



Fairfax County, Virginia

BOARD OF SUPERVISORS

DRAFT AGENDA

Tuesday
February 17, 2015

Note: This draft agenda is produced two weeks prior to the Board Meeting and is subject to change. A final agenda is available for review in the Office of the Clerk to the Board and at <http://www.fairfaxcounty.gov/government/board/meetings/> by the Friday prior to each Tuesday meeting.

9:30 Presentations
10:30 Report on General Assembly Activities
10:35 Presentation of the County Executive Proposed 2016 Budget
10:40 Board Appointments
10:50 Items Presented by the County Executive
11:00 Matters Presented by Board Members
11:50 Closed Session

3:00 p.m. Public Hearing on SE 2014-SU-059 - CHANTILLY PLAZA LLC, SE Appl. under Sect(s).9-620 of the Zoning Ordinance to permit waiver of certain sign regulations. Located at 13653 A Lee Jackson Memorial Hwy., Chantilly, 20151, on approx. 8.26ac. of land zoned C-6, WS and HC. Sully District. Tax Map 44-2 ((1)) 9C.

3:00 p.m. Public Hearing on DPA A-502-07 - LAKE ANNE DEVELOPMENT PARTNERS LLC, DPA Appl. to permit the 7th amendment of the Development Plan for RZ A-502 to permit a mixed use development with an overall Floor Area Ratio (FAR) of 1.11, associated modifications to site design, and a waiver #8260-WPFM-001-1 for the location of underground storm water facilities in a residential area. Located on the S. side of Baron Cameron Ave. at its intersection with Village Rd., on approx. 24.30 ac. Of land zoned PRC. Comp. Plan Rec: Residential Planned Community. Hunter Mill District. Tax Map 17-2 ((8)) 6 C, 17-2 ((14)) (1) 2 G, 17-2 ((16)) 1 A, and 17-2 ((7)) 6B2 and 6 B3, 17-2 ((1)) 7, 17-2 ((31)) 1645, 17-2 ((31)) common elements (part)(parking lot), and a portion of Village Rd. to be vacated/abandoned. (Concurrent with PCA A-502 and PRC A-502-03). (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Village Rd. to proceed under Section 15.2-2272 (2) of the Code of Virginia).

3:00 p.m. Public Hearing on PRC A-502-03 - LAKE ANNE DEVELOPMENT PARTNERS LLC, PRC Appl. to approve a PRC plan associated with RZ A-502 to permit a mixed use development, with an overall Floor Area Ratio (FAR) of 1.11, and waiver #8260-WPFM-001-1 for the location of underground storm water facilities in a residential area. Located on the S. side of Baron Cameron Ave. at its intersection with Village Rd., on approx. 24.30 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community. Hunter Mill District. Tax Map 17-2 ((8)) 6 C, 17-2((14)) (1) 2 G, 17-2 ((16)) 1 A, 17-2 ((7)) 6 B2 and 6 B3, 17-2 ((1)) 7, 17-2 ((31)) 1645, 17-2 ((31)) common elements (part) (parking lot), and a portion of Village Rd. to be vacated/abandoned. (Concurrent with DPA A-502-07 and PCA A-502). (Approval of this application may enable the vacation and/or abandonment of

portions of the public rights-of-way for Village Rd. to proceed under Section 15.2-2272 (2) of the Code of Virginia).

3:00 p.m. Public Hearing on PCA A-502 - LAKE ANNE DEVELOPMENT PARTNERS LLC, PCA Appl. To add proffers to RZ A-502 previously approved for residential, commercial, institutional, and park uses to permit a mixed use development, associated proffers, and associated modifications to site design with an overall Floor Area Ratio (FAR) of 1.11, and waiver #8260-WPFM-001-1 for the location of underground storm water facilities in a residential area. Located on the S. side of Baron Cameron Ave. at its intersection with Village Rd., on approx. 24.30 ac. Of land zoned PRC. Comp. Plan Rec: Residential Planned Community. Hunter Mill District. Tax Map 17-2 ((8)) 6 C, 17-2 ((14)) (1) 2 G, 17-2 ((16)) 1 A, 17-2 ((7)) 6 B2 and 6 B3, 17-2 ((1)) 7, 17-2 ((31)) 1645, 17-2 ((31)) common elements (part)(parking lot), and a portion of Village Rd. to be vacated/abandoned. (Concurrent with DPA A-502-07 and PRC A-502-03). (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Village Rd. to proceed under Section 15.2-2272 (2) of the Code of Virginia).

3:30 p.m. Public Hearing on SE 2014-BR-063 LAURA BERNHARDT; JOHN BERNHARDT; BERNHARDT'S BUSY BEARS CHILDCARE, INC., SE Appl. under Sect(s). 6-105, 6-106 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 5509 Mitcham Ct., Springfield, 22151, on approx. 1,540 sq. ft. of land zoned PDH-3. Braddock District. Tax Map 79-1 ((8)) 20.

3:30 p.m. Public Hearing on SEA 94-D-002-02 WESLEY HAMEL LEWINSVILLE LLC, SEA Appl. under Sect(s). 3-304 and 9-311 of the Zoning Ordinance to amend SEA 94-D-002 previously approved for alternate use of public facility to permit elderly housing and modifications to site and development conditions, and a waiver #011348-WPFM-001-01 to permit the location of underground stormwater management facilities in a residential area. Located at 1609 Great Falls St., McLean, 22101, on approx. 8.66 ac. of land zoned R-3. Dranesville District. Tax Map 30-3 ((1)) 42.

3:30 p.m. Public Hearing on SE 2014-SU-061 SHALINI RAJKUMAR, SE Appl. under Sect(s). 6-105, 6-106 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 4611 Deerwatch Dr., Chantilly, 20151, on approx. 1,490 sq. ft. of land zoned PDH-8 and WS. Sully District. Tax Map 44-2 ((22)) 53.

3:30 p.m. Public Hearing on SE 2014-SP-038 SEOUL PRESBYTERIAN CHURCH, TRUSTEES, SE Appl. under Sect(s). 3-C04 of the Zoning Ordinance to permit a church with child care and elder care center. Located at 6426 and 6428 Ox Rd., and 6401 Wolf Run Shoals Rd., Fairfax Station, 22039, on approx. 21.05 ac. of land zoned R-C and WS. Springfield District. Tax Map 77-3 ((1)) 35, 36, and 36B.

3:30 p.m. Public Hearing on SE 2014-MV-045 - ZAHIDA BABAR DBA AZEEM DAY CARE HOME, SE Appl. under Sect(s). 6-105 of the Zoning Ordinance to permit a home child care facility. Located at 8467 Byers Dr., Alexandria, 22309, on approx. 1,400 sq. ft. of land zoned PDH-16 and HC. Mt. Vernon District. Tax Map 101-3 ((34)) 127.

4:00 p.m. Public Hearing on SE 2014-SP-053 ROLLING VALLEY MALL LLC, SE Appl. under Sect(s). 9-620 of the Zoning Ordinance to permit waiver of certain sign regulations. Located at 9276 Old Keene Mill Rd., Burke, 22015, on approx. 19.43 ac. of land zoned C-6. Springfield District. Tax Map 88-2 ((1)) 4 A.

4:00 p.m. Public hearing on the matter of amendments to the Public Facilities Manual (PFM), and Chapter 101 (Subdivision Ordinance) and Chapter 112 (Zoning Ordinance) of The Code of the County of Fairfax, Virginia, as follows: Pursuant to Virginia Code Ann. §§15.2-1427 (2012) and 15.2-2204 (Supp. 2014), the proposed amendments revise the County's as-built requirements to include geographic coordinates for stormwater management structures to align with the Stormwater Management Ordinance. This information is necessitated by the Virginia Stormwater Management Program Permit Regulations (9VAC25-870-126) and the Stormwater Management Ordinance. The amendments relocate and consolidate the detailed provisions of the as-built site plan and subdivision plan requirements from the Zoning and Subdivision Ordinances into the new PFM Section 2-1300. In addition, existing as-built provisions in PFM Section 6-1607.3 are being moved to PFM Section 2-1300. The PFM is being revised to clarify existing as-built requirements and add requirements for certain structures and features such as, but not limited to, retaining walls, number of parking spaces, critical slope information, pedestrian bridges and bus shelters.

4:00 p.m. Public hearing on the matter of proposed amendments to Chapter 124 (Stormwater Management Ordinance), Chapter 101 (Subdivision Ordinance), and Appendix Q (Land Development Services Fees) of The Code of the County of Fairfax, Virginia. Pursuant to authority granted by Virginia Administrative Code Sections 9VAC25-870-820, 9VAC25-870-825, and 9VAC25-870-830, the amendments propose to implement fees charged under Chapter 124 for Chesapeake Bay Act Land-Disturbing Activities and fees related to the General Permit for Discharges of Stormwater from Construction Activities. The proposed amendments to the Stormwater Management Ordinance include the following: 1) definitions were added and definitions were modified for consistency with state regulations; 2) a minor change was made to one of the exemptions clarifying that the common plan of development or sale referred to in the exemption is one that disturbs one acre or greater of land; 3) new provisions were added and existing provisions were modified indicating that registration statements are not required for coverage under the General Permit for Discharges of Stormwater from Construction Activities for construction activity involving a single-family detached residential structure, within or outside a common plan of development or sale; 4) a requirement was added that a stormwater management plan approved for a residential, commercial, or industrial subdivision governs the development of the individual parcels, including those parcels developed under subsequent owners and that a note be placed on the subdivision plat stating said requirement; 5) the appeals procedure was streamlined and the requirement for a hearing officer to be appointed was eliminated; 6) a clarification was added to the requirements for grandfathered projects and projects subject to time limits that BMPs for such projects are subject to current requirements for testing, inspection, plan submission, and dam standards in effect at the time of plan submission; and 7) additional minor changes and editorial corrections were made. The proposed amendment to the Subdivision Ordinance adds a requirement for a note on the final subdivision plat stating that individual parcels shall be developed in accordance with the approved stormwater management plan for the subdivision. The proposed amendments to Appendix Q: 1) clarify that a permit fee is not required for Chesapeake Bay Preservation Act land-disturbing activities exempt from the Stormwater Management Ordinance; 2) eliminate fees for the modification or transfer of registration statements for the General Permit for Discharges of Stormwater from construction activities for Small Construction Activity/Land Clearing for: i) areas within common plans of development or sale with land-disturbance acreage less than one acre; and ii) sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater than one acre and less than five acres for construction of single-family detached residential structures; 3) eliminates the fee for annual permit maintenance for Chesapeake Bay Preservation Act land-disturbing activities; 4) and eliminate fees for annual permit maintenance for: i) areas within common plans of development or sale with land-disturbance acreage less than one acre; and ii) sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater than one acre and less than

five acres for construction of single-family detached residential structures. The proposed amendments implement the Virginia Stormwater Management Act (§62.1 44.15:24, et seq.) and associated regulations.

4:00 p.m. Public hearing on the proposed adoption of an ordinance amending Appendix G, of The Code of the County of Fairfax, Virginia, to expand the Sunset Manor Residential Permit Parking District, District 18. The proposed amendment will expand the District boundaries to include the following street block faces: Bouffant Boulevard from Dowden Terrace Park boundary to the eastern property boundary of 5600 Bouffant Boulevard (north side only) and from Dowden Terrace Park boundary to Paul Street (south side only). Questions regarding this proposed amendment may be directed to the Department of Transportation at 703-877-5600. (Mason District).

4:00 p.m. Public Hearing on RZ 2014-MA-011 - SPECTRUM DEVELOPMENT, LLC, RZ Appl. to rezone from R-3, C-2, CRD, HC, and SC to C-6, CRD, HC, and SC to permit retail, pharmacy with drive-through and fast food uses with an overall Floor Area Ratio (FAR) of 0.22 and waivers and modifications in a CRD. Located on the S. side of Leesburg Pk., between Charles St. and Washington Dr. on approx. 2.72 ac. of land. Comp. Plan Rec: Retail and Office. Mason District. Tax Map 61-2 ((17)) (D) 1, 3, 4 and 5; and 61-2 ((18)) 1, 2, 3, 4 and 5. (Concurrent with SE 2014-MA-013).

4:00 p.m. Public Hearing SE 2014-MA-013 - SPECTRUM DEVELOPMENT, LLC, SE Appl. Under Sect.(s) 4-604 and 9-622 of the Zoning Ordinance to permit a pharmacy with drive-through and fast food restaurant(s) and waivers and modifications in a CRD. Located at 5885 Leesburg Pk., 3408 & 3410 Washington Dr., and 3425 & 3401 Charles St., Falls Church, 22041, on approx. 2.72 ac. of land zoned C-6, CRD, HC, and SC. Mason District. Tax Map 61-2 ((17)) (D) 1, 3, 4 and 5; and 61-2 ((18)) 1, 2, 3, 4 and 5.

4:30 p.m. Public hearing on the proposed adoption of an ordinance amending Appendix G, of The Code of the County of Fairfax, Virginia, to expand the Springdale Residential Permit Parking District, District 33. The proposed amendment will expand the District boundaries to include the following street block faces: Arnet Street from Munson Road to Lacy Boulevard and from Lacy Boulevard to the eastern cul-de-sac end (south side only); Munson Road from Summers Lane to Arnet Street (west side only) and from Arnet Street to Reservoir Heights Avenue (east side only). Questions regarding this proposed amendment may be directed to the Department of Transportation at 703-877-5600. (Mason District)

4:30 p.m. Public hearing for approval of modifications to the County's Solid Waste Ordinance, Chapter 109.1. The Fairfax County Department of Public Works and Environmental Services (DPWES) regulates the collection, recycling, and disposal of municipal solid waste from residents and businesses within the County through the County's solid waste ordinance, Chapter 109.1. Proposed modifications to this ordinance, Chapter 109.1, are necessary to clarify existing requirements and streamline portions of the code to aid collection companies and other businesses in complying with county requirements. The proposed modifications include the following:

- Clarifies that the recycling requirements apply to any entity that contracts for solid waste collection services including property managers, homeowners' or community associations, and solid waste brokers.
Requires can and bottle recycling in multi-family properties built before July 1, 2007.
- Clarifies that putrescible municipal solid waste cannot be collected in an open-top container and that waste and recycling cannot be collected together in the same container.
- Clarifies that waste must be collected weekly but provides an opportunity to apply for approval of a reduced collection frequency from the County.

- Removes details regarding the application process for permits and approvals; this information is now provided in a guidance manual.
Adds requirements for solid waste brokers operating in the County.
- Clarifies the requirements that apply to the residential collection and recycling of waste as compared to the commercial collection and recycling of waste.
Clarifies that violations of Chapter 109.1 are Class II misdemeanors punishable with a fine up to \$1000, which aligns with other applicable portions of Virginia code.

Questions regarding the proposed changes may be directed to the Department of Public Works and Environmental Services, Solid Waste Management Program, 703-324-5230.

4:30 p.m. Public hearing on the proposed adoption of an ordinance amending Appendix G, of The Code of the County of Fairfax, Virginia, to expand the Graham Residential Permit Parking District, District 34. The proposed amendment will expand the District boundaries to include the following street block faces: Elmwood Drive from Rogers Drive to Stuart Drive. Questions regarding this proposed amendment may be directed to the Department of Transportation at 703 877-5600. (Providence District).

4:30 p.m. Public hearing to consider the adoption of an amendment to The Code of the County of Fairfax, Virginia (Fairfax County Code), which will be set forth in Appendix M to establish the Cardinal Forest II Community Parking District (CPD). The proposed CPD would be established in accordance with and be subject to the provisions set forth in Article 5B of Chapter 82 of the Fairfax County Code; encompass Dominican Drive from Sherborn Lane to Roxbury Avenue; Grigsby Drive from Sherborn Lane to Roxbury Avenue; Roxbury Avenue from Sherborn Lane to Winslow Avenue; Sherborn Lane From Forrester Boulevard to Roxbury Avenue; and at all times prohibit the parking of watercraft, boat trailers, motor homes, camping trailers, any other trailer or semi-trailer, regardless of whether such trailer or semi-trailer is attached to another vehicle; any vehicle with three or more axles; any vehicle that has a gross vehicle weight rating of 12,000 or more pounds except school buses used on a current and regular basis to transport students; any vehicle designed to transport 16 or more passengers including the driver, except school buses used on a current and regular basis to transport students; and any vehicle of any size that is being used in the transportation of hazardous materials as defined in Virginia Code § 46.2-341.4. No such CPD shall apply to (i) any commercial vehicle when discharging passengers or when temporarily parked pursuant to the performance of work or service at a particular location or (ii) utility generators located on trailers and being used to power network facilities during a loss of commercial power or (iii) restricted vehicles temporarily parked on a public street within any such CPD for a maximum of 48 hours for the purpose of loading, unloading, or preparing for a trip or (iv) restricted vehicles that are temporarily parked on a public street within any such CPD for use by federal, state, or local public agencies to provide services. Questions regarding this proposed amendment may be directed to the Fairfax County Department of Transportation at 703-877-5600. (Braddock District).

5:00 p.m. Public hearing to consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. Plan Amendment 2014-III-P1 contains approx. 4.95 ac. generally located at 9617 Burke Lake Road (Tax Map Reference 78-3 ((1)) 4) in the Springfield Supervisor District. The area is planned for residential use at 1-2 dwelling units per acre. The amendment will consider an option for residential use at 2-3 dwelling units per acre or assisted living facility. Recommendations relating to the transportation network may also be modified. Copies of the staff report for this proposed amendment may be obtained from the Dept. of Planning & Zoning, 7th floor, Herrity Bldg. 12055 Government Center Pkwy., Fairfax, Virginia, and can also be viewed on the Web at <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planamendments.htm>. Copies of the Planning

Commission (PC) recommendation may be obtained from the PC, 12000 Government Center Pkwy., Suite 330, Fairfax, VA. Any questions may be directed to the Planning Div. at 703-324-1380.

5:00 p.m. Citizens and Businesses of Fairfax County are encouraged to present their views on issues of concern. The Board will hear public comment on any issue except: issues under litigation, issues which have been scheduled for public hearing before the Board (this date and future dates), personnel matters and/or comments regarding individuals. Each speaker may have up to three minutes and a maximum of 10 speakers will be heard. Speakers may address the Board only once during a six-month period.

All persons wishing to present their views on these subjects may call the Office of the Clerk to the Board at 703-324-3151 to be placed on the Speakers List, or may appear and be heard. As required by law, copies of the full text of proposed ordinances, plans and amendments, as applicable, as well as other documents relating to the aforementioned subjects, are on file and may be examined at the Office of the Clerk to the Board of Supervisors, Suite 533 of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia. For the convenience of the public, copies may also be distributed to the County's Regional and Community Public Libraries.



Fairfax County is committed to nondiscrimination on the basis of disability in all county programs, services and activities and supports the Americans with Disabilities Act by making reasonable accommodations for persons with disabilities. Open captioning will be provided in the Board Auditorium. For sign language interpreters or other accommodations, please call the Clerk's Office, 703 324 3151, TTY: 703-324-3903, as soon as possible but no later than 48 hours before the public hearing. Assistive listening devices are available at the meeting.