



# *Fairfax County, Virginia*

## **BOARD OF SUPERVISORS**

### **DRAFT AGENDA**

**Tuesday**  
**June 23, 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.*

---

9:00 Reception for Fairfax County World War II Veterans, Forum of the Government Center  
9:00 Reception for 2014 A. Heath Onthank Awardees, Reception Area of the J. Lambert Conference Center  
9:30 Presentations  
10:30 Presentation of the 2014 Onthank Award  
10:40 Appointments  
10:50 Items Presented by the County Executive  
11:00 Matters Presented by Board Members  
11:50 Closed Session

3:00 p.m. Decision Only on Amendments to the Fairfax County Code to: Adopt New Chapter 108.1 (Noise Ordinance), Repeal Chapter 108 (Noise Ordinance), and Repeal Article 6 (Excessive Sound Generation in Residential Areas and Dwellings Ordinance) to Chapter 5 (Offenses)

3:00 p.m. Public Hearing on PCA 76-M-007-02 (Fairfax County School Board) (Mason District)

3:00 p.m. Public Hearing on PCA 82-P-015 (Yue Wang also known as Mike Wang) (Providence District)

3:30 p.m. Public Hearing on SE 2015-SP-002 - TERRY M. PETER / LOVE'N CARE DAY CARE, 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 8388 Crosslake Dr., Fairfax Station, 22039, on approx. 9,911 sq. ft. of land zoned PDH-2. Springfield District. Tax Map 97-3 ((13)) 52.

3:30 p.m. Public Hearing on SE 2015-MV-003 - FIRST YEARS LEARNING CENTER LLC / CLAUDIA TRAMONTANA, 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 6614 Winstead Manor Ct., Lorton, 22079, on approx. 10,488 sq. ft. of land zoned PDH-2. Mt. Vernon District. Tax Map 99-2 ((17)) 34.

3:30 p.m. Public Hearing on SEA 91-S-031 - MILESTONE TOWER LIMITED PARTNERSHIP III, CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS & VIRGINIA ELECTRIC AND POWER COMPANY D/B/A DOMINION VIRGINIA POWER, SEA Appl. under Sect(s). 3 C04 of the Zoning Ordinance to amend SE 91-S-031 previously approved for electric substation to permit a telecommunications facility, change in land area, and associated modifications to site design and

development conditions. Located at 12895 Clifton Creek Dr., Clifton, 20124, on approx. 95.11 ac. of land zoned R-C and WS. Springfield District. Tax Map 75-3 ((1)) 10.

3:30 p.m. Public Hearing on SEA 2004-DR-004 - SHORE ARMANI, TRUSTEE A/K/A SHOREH H. ARMANI, SEA Appl. under Sect(s). 9-622 of the Zoning Ordinance to amend SE 2004-DR-004 previously approved for an existing office use in a residential district to permit change in development. Located at 1580 Chain Bridge Rd., McLean, 22101, on approx. 19,500 sq. ft. of land zoned R-3, CRD, and SC. Dranesville District. Tax Map 30-4 ((2)) (6) 46.

3:30 p.m. Public Hearing on SE 2014-DR-033 - KRISHNA R. MURTHY, SE Appl. under Sect(s). 9-606 and 2 904 of the Zoning Ordinance to permit uses in a floodplain. Located at 8512 Lewinsville Rd., McLean, 22102, on approx. 25,564 sq. ft. of land zoned R-1. Dranesville District. Tax Map 29-1 ((1)) 25. Also, under the Board's Consideration will be the Water Quality Impact Assessment Request #6100-WQ-003-2 and Resource Protection Area Encroachment Exception Request # 6100-WRPA-005-2 under Section 118-6-9 (Chesapeake Bay Preservation Ordinance) of Chapter 118 of the Code of the County of Fairfax to permit encroachment within a Resource Protection Area (RPA) for the purpose of placing fill in the RPA.

3:30 p.m. Public Hearing on RZ 2013-DR-017 - JLB DULLES TECH LLC, RZ Appl. to rezone from I-4 to PRM to permit residential use with an overall Floor Area Ratio (FAR) of 0.99, inclusive of any bonus associated with the provision of ADU's or WDU's, and approval of the conceptual plan. Located on the S. side of Dulles Technology Dr., approx. 450 ft. E. of its intersection with River Birch Rd., on approx. 11.60 ac. of land. Comp. Plan Rec: Mixed Use. Dranesville District. Tax Map 16-3 ((1)) 4 M. (Concurrent with PCA 79-C-037-07, PCA 2002-HM-043, SEA 85-C-119, and SEA 2002-HM-046-02).

3:30 p.m. Public Hearing on PCA 79-C-037-07 - JLB DULLES TECH LLC, PCA Appl. to amend the proffers for RZ 79-C-037 previously approved for office use to permit deletion of land area and associated modifications to proffers and site design to permit residential use with an overall Floor Area Ratio (FAR) of 0.99, inclusive of any bonus associated with ADU's or WDU's. Located on the S. side of Dulles Technology Dr., approx. 450 ft. E. of its intersection with River Birch Rd., on approx. 11.60 ac. of land zoned I-4. Comp. Plan Rec: Mixed Used. Dranesville District. Tax Map 16-3 ((1)) 4 M. (Concurrent with RZ/FDP 2013-DR-017, PCA 2002-HM-043, FDPA 2002-HM-043-2, SEA 85-C-119, and SEA 2002-HM-046-02).

3:30 p.m. Public Hearing on PCA 2002-HM-043 - JLB DULLES TECH LLC / FAIRFAX COUNTY PARK AUTHORITY, PCA Appl. to amend the proffers and conceptual plan for RZ 2002-HM-043, previously approved for a stormwater management facility, to permit site modifications and associated modifications to proffers and site design for the construction of a public road. Located in the S.W. quadrant of the intersection of Sunrise Valley Dr. and Centreville Rd., on approx. 10.87 ac. of land zoned PDC. Comp. Plan Rec: Public Parks. Dranesville District. Tax Map 16-3 ((1)) 5 D. (Concurrent with RZ 2013-DR-017, PCA 79-C-037-07, SEA 85-C-119, and SEA 2002-HM-046-02).

3:30 p.m. Public Hearing on SEA 2002-HM-046-02 – JLB DULLES TECH LLC / FAIRFAX COUNTY PARK AUTHORITY, SEA Appl. under Sect(s). 2-904 of the Zoning Ordinance to amend SE 2002-HM-046, previously approved for use in a floodplain, to permit the deletion of land area and associated modifications to site design and development conditions for the construction of a public road. Located in the S.W. quadrant of the intersection of Sunrise Valley Dr. and Centreville Rd., approx. 450 ft. E. of its intersection with River Birch Rd., on approx. 8.10 ac. of land zoned PDC. Dranesville District. Tax Map 16-3 ((1)) 5 D. (Concurrent with RZ 2013-DR-017, PCA 79-C-037-07, PCA 2002-HM-043, and SEA 85-C-119).

3:30 p.m. Public Hearing on SEA 85-C-119 - JLB DULLES TECH LLC / FAIRFAX COUNTY PARK AUTHORITY, SEA Appl. under Sect(s). 2-904 of the Zoning Ordinance to amend SE 85-C-119, previously approved for a stormwater management facility in a floodplain, to permit uses in a floodplain and associated modifications to site design and development conditions. Located on the S. side of Dulles Technology Dr., approx. 450 ft. E. of its intersection with River Birch Rd., on approx. 14.38 ac. of land zoned I-4 and PDC. Dranesville District. Tax Map 16-3 ((1)) 4 M and 5 D. (Concurrent with RZ 2013-DR-017, PCA 79-C-037-07, PCA 2002-HM-043, and SEA 2002-HM-046-02).

4:00 p.m. RZ 2015-BR-001 - AREC 2018, LLC, RZ Appl. to rezone from I-4 to I-5 to permit mini-warehouse, truck, heavy equipment and specialized vehicle rental with an overall Floor Area Ratio (FAR) of 0.90. Located on the E. side of Port Royal Rd., S. of Braddock Rd., on approx. 5.03 ac. of land. Comp. Plan Rec: Industrial. Braddock District. Tax Map 70-4 ((10)) 503 and 503 A. (Concurrent with SE 2015-BR 001).

4:00 p.m. Public Hearing on SE 2015-BR-001 - AREC 2018, LLC, SE Appl. under Sect(s). 9-618 of the Zoning Ordinance to permit an increase in Floor Area Ratio (FAR) to 0.90. Located at 5271 and 5285 Port Royal Rd., Springfield, 22151, on approx. 5.03 ac. of land proposed to be zoned from I-4 to I-5. Braddock District. Tax Map 70-4 ((10)) 503 and 503 A. (Concurrent with RZ 2015-BR-001).

4:00 p.m. Public hearing on the matter of an amendment to Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: (1)Revises the administration of Historic Overlay District regulations, as set forth in Part 2 of Article 7, by: a.no longer requiring Architectural Review Board (ARB) approval for building permits for additions to buildings and structures, or for accessory structures, when such proposed development is not adjacent to nor visible from a major thoroughfare, historic byway, or road listed or determined to be eligible for listing in the National Register; and b. removing the redundant phrase "within a Historic Overlay District" from several paragraphs. (2)Revises the membership criteria of the ARB, as set forth in Part 3 of Article 19, to: a. allow the member from the History Commission to vote; b. modify the professional standards required which members must possess to serve on the ARB; c. require that ARB membership include one historian who meets the Secretary of the Interior's Professional Qualification Standards for History; d. enlarge the pool of professional groups from which ARB membership draws; e. clarify that the History Commission member is selected by the History Commission and not appointed, and therefore not subject to the appointment terms which affect the remaining ARB membership; and f. require that members possess a demonstrated interest, competence, or knowledge of historic preservation. For the convenience of the public, access to the full text will also be available for review at the County's website, [www.fairfaxcounty.gov/dpz](http://www.fairfaxcounty.gov/dpz) under the Zoning heading by clicking on Pending Zoning Ordinance Amendments.

4:00 p.m. Public hearing on the matter of restating and amending the Upper Occoquan Service Agreement dated May 15, 1972, as most recently restated and mended as of 2007 between the Upper Occoquan Sewage Authority (UOSA) and the City of Manassas, City of Manassas Park, Fairfax County, and Prince William County. The proposed amendments will: 1) allow member jurisdictions the option of participating in a UOSA bond sale as currently done, or cash funding the participant's share of the capital program; 2) allow a responsible officer of a member jurisdiction to execute the disclosure agreements associated with bonds issued by UOSA. These amendments were approved by the UOSA Board of Directors at their November 2014 Board meeting. The advertisement for this public hearing was May 22, 2015 in the Washington Times.

4:00 p.m. Public hearing, regarding 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 Mason Community Parking District (CPD). The proposed CPD establishment would encompass all public secondary streets in residential areas within the Mason Magisterial District including the previously established CPDs of Pinecrest and Old Columbia Pike; and prohibit the parking of watercraft, boat trailers, motor homes, and 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. These restrictions shall not 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 District 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. (Mason District).

4:30 p.m. Public hearing to receive citizen input on the proposed amendments to the Code of the County of Fairfax, Chapter 82, Motor Vehicles and Traffic, Section 82-1-6, Adoption of State Law.

4:30 p.m. Public Hearing on RZ 2014-LE-010 - PINEY RUN ELM INVESTMENTS LC., RZ Appl. to rezone from R-1 and NR to R-1 and NR to permit independent living facilities with a total density of 5.46 units/ac., and a waiver of the minimum lot size and lot width requirements. Located on the N. side of Telegraph Rd., approx. 2,000 ft. E. of its intersection with Beulah St., on approx. 47.40 ac. of land. Comp. Plan Rec: 3-4 du/ac., and Private Recreation. Lee District. Tax Map 100-1 ((1)) 9B pt., 19, 20, 23A, 24, and 25. Also, under the Board's Consideration will be the Water Quality Impact Assessment Request # 7239-WQ-002-1 and Resource Protection Area Encroachment Exception Request # 7239-WRPA-004-1 under Section 118-6-9 (Chesapeake Bay Preservation Ordinance) of Chapter 118 of the Code of the County of Fairfax to permit encroachment within a Resource Protection Area (RPA) for the purpose of stormwater management and related improvements. (Concurrent with SEA 2005-LE-028 and SEA 2005-LE-027-02).

4:30 p.m. Public Hearing on SEA 2005-LE-027-02 - PINEY RUN ELM INVESTMENTS LC., SEA Appl. under Sect(s). 3-104 of the Zoning Ordinance to amend SEA 2005-LE-027 previously approved for a golf course to permit deletion of land area and associated modifications to site design and development conditions. Located at 7928 and 7836 Telegraph Rd., Alexandria, 22315, on approx. 79.20 ac. of land zoned R-1 and NR. Lee District. Tax Map 100-1 ((1)) 9B pt., 17 and 23A pt. (Concurrent with RZ 2014-LE-010 and SEA 2005-LE-028).

4:30 p.m. Public Hearing on SEA 2005-LE-028 - PINEY RUN ELM INVESTMENTS LC., SEA Appl. under Sect(s). 3-104 of the Zoning Ordinance to amend SE 2005-LE-028 previously approved for an independent living facility to permit an increase in land area and associated modifications to site design and development conditions. Located at 7906, 7908, 7912, and 7836 Telegraph Rd., Alexandria, 22315, on approx. 47.40 ac. of land zoned R-1 and NR. Lee District. Tax Map 100-1 ((1)) 9B pt., 19, 20, 23A, 24, and 25. (Concurrent with RZ 2014-LE-010 and SEA 2005-LE-027-02).

4:30 p.m. Public hearing before the Board of Supervisors of Fairfax County, Virginia, to consider an ordinance to amend and readopt Fairfax County Code Sections 7-2-7, 7-2-10, 7-2-12, and 7-2-13 relating to Election Precincts and Polling Places to (1) divide Pioneer precinct to add a new precinct and establish its polling place; (2) combine Thoreau and Stenwood precincts; (3) adjust the boundary between Clearview and Sugarland precincts; (4) relocate polling places for Vienna No. 2, Chesterbrook, Hunters Branch, Lees Corner No. 1, and Kinross East precincts; (5) rename Lees Corner No. 1, Lees Corner No. 2, Kinross East and Kinross West precincts; and (6) amend the description of University precinct to change the name of the polling place building. Virginia Code permits the governing body of each county and city to establish by ordinance as many precincts as it deems necessary with one polling place for each precinct. The Board of Supervisors is authorized to change precinct boundaries and polling place locations subject to the requirements of Virginia Code Sections 24.2-305, 24.2-307, 24.2-310 and 24.2-310.1. All active registered voters who are affected by a change in their precinct or polling place will be mailed a notice in advance of the November general election. The proposed ordinance would amend Sections 7-2-7, 7-2-10, 7-2-12, and 7-2-13 of the Fairfax County Code to (1) amend the description of University precinct to change the name of the polling place building from "University Hall" to "Merten Hall"; (2) temporarily move the polling place for Vienna No. 2 precinct from the Vienna Community Center located at 120 Cherry Street, SE, Vienna, to the Vienna Elementary School located at 128 Center Street, S, Vienna; (3) move the polling place for Chesterbrook precinct from Saint Dunstan's Episcopal Church located at 1830 Kirby Road, McLean, to the Arleigh Burke Pavilion located at 1739 Kirby Road, McLean; (4) adjust the boundary between Clearview and Sugarland precincts to move 343 voters from Clearview into Sugarland; (5) divide the Pioneer precinct to create a new precinct to be named "Forestdale" and establish its polling place at the Forestdale Elementary School located at 6530 Elder Avenue, Springfield; (6) move the polling place for Hunters Branch precinct from the Regent's Park Clubhouse located at 9333 Clocktower Place, Fairfax, to the Providence Community Center located at 3001 Vaden Drive, Fairfax; (7) combine Thoreau and Stenwood precincts into one precinct to be named "Thoreau" and establish its polling place at the Thoreau Middle School; (8) move the polling place for Lees Corner No. 1 precinct from the Lees Corner Elementary School located at 13500 Hollinger Avenue, Fairfax, to the Chantilly Regional Library located at 4000 Stringfellow Road, Chantilly, and rename the precinct "Stringfellow" or, as an alternative, move the polling place to Franklin Middle School located at 3300 Lees Corner Road, Chantilly and rename the precinct "Armfield"; (9) rename Lees Corner No. 2, "Lees Corner"; (10) move the polling place for Kinross East from Oak Hill Elementary School located at 3210 Kinross Circle, Herndon, to The Episcopal Church of the Epiphany located at 3301 Hidden Meadow Drive, Herndon, and rename the precinct "Hidden Meadow"; and (11) rename Kinross West, "Oak Hill."

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, 03-324-3151, 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.