



# *Fairfax County, Virginia*

## **BOARD OF SUPERVISORS**

### **DRAFT AGENDA**

**Tuesday**  
**November 1, 2016**

*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.*

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9:30 Presentations  
10:00 Board Appointments  
10:10 Items Presented by the County Executive  
10:20 Matters Presented by Board Members  
11:10 Closed Session

3:00 p.m. Public hearing to receive comment from citizens on the proposed legislative program that the County will present to the 2017 Virginia General Assembly. The Board is scheduled to vote on the legislative program on Tuesday, December 6, 2016. Copies of the proposed legislative program will be available on Thursday, October 27, 2016, at <http://www.fairfaxcounty.gov/government/board/>, 12000 Government Center Parkway, Suite 533, Fairfax, Virginia 22035-0072.

3:00 p.m. Decision Only on PCA B-715 (L & F Bock Farm, LLC) (Mount Vernon District); Decision Only on RZ 2015-MV-015 (L & F Bock Farm, LLC) (Mount Vernon District); and Decision Only on SE 2015-MV-030 (L & F Bock Farm, LLC) (Mount Vernon District)

3:30 p.m. SE-2016-PR-014 - CABOOSE BREWING COMPANY, LLC, SE Appl. under Sect(s). 5-504 and 9-610 of the Zoning Ordinance to permit an eating establishment and a waiver of minimum lot width requirement. Located at 8301 Lee Hwy., Fairfax, 22031, on approx. 1.34 ac. of land zoned I-5 and HC. Providence District. Tax Map 49-3 ((1)) 96B and 97.

3:30 p.m. RZ 2015-HM-013 - WIEHLE STATION VENTURES, LLC, RZ Appl. to rezone from I-3 to PRM to permit mixed use development with an overall Floor Area Ratio (FAR) of 2.5 and approval of the conceptual development plan. Located N. of Sunrise Valley Dr., E. of Association Dr., and W. of Commerce Park Dr., on approx. 3.34 ac. of land. Comp. Plan Rec: Transit Station Mixed-Use. Hunter Mill District. Tax Maps 17-4 ((12)) 11B and 11 D9 (part); 17-4 ((33)) C; and 17-4 ((33)) 110-535. (Concurrent with SEA 94-H-049-02).

3:30 p.m. SEA 94-H-049-02 - WIEHLE STATION VENTURES, LLC, SEA Appl. under Sect. 9-618 of the Zoning Ordinance to amend SE 94-H-049, previously approved for an increase in FAR to permit deletion of land area. Located at 11490 Commerce Park Dr., and 1913 Association Dr., Reston, 20191, on approx. 3.34 ac. of land zoned I-3. Hunter Mill District. Tax Maps 17-4 ((12)) 11B and 11 D9 (part); and 17-4 ((33)) C; and 17-4 ((33)) 110-535. (Concurrent with RZ 2015-HM-013).

3:30 p.m. PCA 84-P-114-04 - ARDEN COURTS - FAIR OAKS OF FAIRFAX VA, LLC, PCA Appl. to amend the proffers for RZ 84-P-114, previously approved for housing for the elderly, to permit medical care and assisted living facilities with associated modifications to proffers and site design with no change in the overall approved Floor Area Ratio (FAR) of 0.25. Located at 12469 Lee Jackson Memorial Hwy., Fairfax, 22033, on approx. 8.98 ac. of land zoned R-5, WS, and HC. Comp. Plan Rec: Residential 2-3 du/ac. Springfield District. Tax Map 45-4 ((1)) 6 B. (Concurrent with SEA 84-P-129-04).

3:30 p.m. SEA 84-P-129-04 - ARDEN COURTS – FAIR OAKS OF FAIRFAX VA, LLC, SEA Appl. under Sect. 3-504 of the Zoning Ordinance to amend SE 84-P-129, previously approved for housing for the elderly, medical care, and assisted living facilities, to permit site modifications and modification of development conditions. Located at 12469 Lee Jackson Memorial Hwy., Fairfax, 22033, on approx. 8.98 ac. of land zoned R-5, WS, and HC. Springfield District. Tax Map 45-4 ((1)) 6 B. (Concurrent with PCA 84-P-114-04).

3:30 p.m. SE 2016-LE-005 - RUTH VILLANUEVA DBA THE LITTLE HOME DAYCARE, 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 6007 Southward Way, Alexandria, 22315, on approx. 1,760 sq. ft. of land zoned PDH-4, NR. Lee District. Tax Map 91-3 ((11)) (21) 106.

3:30 p.m. RZ 2015-HM-005 - PULTE HOME CORPORATION, RZ Appl. to rezone from I 4 to R-30 to permit residential development with a total density of 27.8 dwelling units per acre (du/ac) with a waiver of the minimum district size and open space requirements. Located S. of Sunset Hills Rd., N. of Dulles Toll Rd., and E. of Michael Faraday Dr., on approx. 1.58 ac. of land. Comp. Plan Rec: Residential/Mixed-Use. Hunter Mill District. Tax Map 18-3 ((6)) 5.

3:30 p.m. RZ 2016-DR-021 - THE BOARD OF SUPERVISORS, RZ Appl. to rezone from R 1 to R-1, HD to permit the expansion of Langley Historic Overlay District with a total density of 1 dwelling units per acre (du/ac). Located on the E. side of Turkey Run Rd., approx. 250 ft. N. of its intersection with Georgetown Pike, on approx. 1.44 ac. of land. Comp. Plan Rec: Residential. Dranesville District. Tax Map 22-3 ((1)) 50 and 51. (Concurrent with PA 2016-II-M1).

4:00 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 #2016-II-M1 concerns approx. 1.44 ac. generally located at 1013 and 1011 Turkey Run Road (Tax map # 022-3((01)) 51 and 50) in the Dranesville Supervisor District. The Amendment proposes to amend the Comprehensive Plan Map to designate these two parcels as being included within the boundaries of the Langley Fork Historic Overlay District. PA #2016-II-M1 is concurrently under review with Rezoning application RZ 2016-DR-021. Consult <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentInProcessBOS.aspx> for a description and information on the status of the rezoning. 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.

4:00 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 #2016-II-M2 concerns approx. 7.6 ac. generally located at 1350, 1356, 1360, 1364, and 1368 Beverly Road (Tax maps# 30-2((1)) 27A, 27B, 27C, 30B and 30-2((10))(6) 9) in the Dranesville Supervisor District. The area is planned for office and ground floor retail uses at an intensity up to .50 floor area ratio (FAR) on Tax maps# 30-2((1)) 27A, 27B, 27C and on Tax map# 30 2((10))(6)) 9 and residential use at a density of 20+ DU/AC on Tax maps#30-2((1)) 30B. The Plan Map also shows residential use at 16-20 du/ac planned on a portion of Tax maps# 27A, 27B, and 27C. The Amendment will consider mixed-use development to include multifamily residential, office, and ground floor retail uses at an intensity up to 3.0 FAR and subdivision of Subarea 29 if necessary. 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.

4:00 p.m. Public hearing on the adoption of a proposed amendment to Chapter 4 (Geotechnical Guidelines) of the Public Facilities Manual (PFM) as follows: the proposed amendment to PFM Chapter 4 (Geotechnical Guidelines) would revise provisions in § 4-0300 (Geotechnical Report) and § 4-0400 (Construction Plans) related to the soil types that are expansive, the design of foundations and ground-supported floor slabs in areas with expansive soils, laboratory testing methodologies, global slope stability analyses, design criteria for retaining walls and clarification of terminology. Editorial corrections are also included.

4:00 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 # 2016-CW-1CP considers the revision of locational and character criteria for public schools in the Public Facilities section of the Policy Plan element of the County's Comprehensive Plan. 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.

4:00 p.m. Public Hearing on SE 2016-HM-017 - MILESTONE TOWER LIMITED PARTNERSHIP III, SE Appl. under Sect. 3-204 of the Zoning Ordinance to permit a telecommunications facility (monopine). Located at 2791 Fox Mill Rd., Herndon, 20171, on approx. 14.20 ac. of land zoned R-2 (Cluster). Hunter Mill District. Tax Map 36-1 ((10)) G.

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.



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: 771, as soon as possible but no later than 48 hours before the public hearing. Assistive listening devices are available at the meeting.