



# *Fairfax County, Virginia*

## **BOARD OF SUPERVISORS**

### **DRAFT AGENDA**

**Tuesday**  
**February 14, 2017**

*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 Report on General Assembly Activities  
10:30 Budget Presentation  
11:00 Items Presented by the County Executive  
11:10 Matters Presented by Board Members  
12:00 Closed Session

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)

3:00 P.M. Decision Only on SE 2015-MV-030 (L & F Bock Farm, LLC) (Mount Vernon District)

3:30 P.M. Public hearing on SE 2016-SP-019 - VIRGINIA ELECTRIC AND POWER COMPANY D/B/A DOMINION VIRGINIA POWER, SE Appl. under Sect. 3-C04 of the Zoning Ordinance to permit an electric substation and construction of a security fence. Located at 8234 Roseland Dr., Fairfax, 22039 on approx. 56.13 ac. of land zoned R-C and WS. Springfield District. Tax Map 97-3 ((01)) 14, 97-3 ((15)) 8, 106-1 ((01)) 1 and 2.

3:30 P.M. Public hearing on PCA 78-V-125 - CHPPENN I, LLC., PCA Appl. to amend the proffers for RZ 78-V-125 to permit deletion of land area totaling 11.49 ac. Located N. and S. Side of Dart Dr. E. of its intersection with Richmond Hwy. on approx. 25.24 ac. of land zoned R-MHP and HC. Comp. Plan Rec: the site for public park, with an option for residential use comprising up to 279 workforce and affordable multifamily units, which may include affordable independent living units, and up to 196 townhomes and approximately 11 acres public park land. Mount Vernon District. Tax Map 92-4 ((01)) 82A (pt.). (Concurrent with RZ 2016-MV-014)

3:30 P.M. Public hearing on RZ 2016-MV-014 - CHPPENN I, LLC., RZ Appl. to rezone from C-8, R-2, R-MHP and HC to PDH-20 and HC to permit residential development with an overall density of 13.0 dwelling units per acre (du/ac) and approval of the conceptual development plan. Located in the N.E. quadrant of the intersection of Richmond Hwy and Dart Dr. on approx. 34.88 ac. of land. Comp. Plan Rec: the site for public park, with an option for residential use comprising up to 279 workforce and affordable multifamily units, which may include affordable independent living units, and up to 196 townhomes and approximately 11 acres public park land. Mount Vernon District. Tax Map 92-4 ((01)) 82A (pt.). (Concurrent with PCA 78-V-125).

3:30 P.M. Public hearing on RZ 2011-HM-012 - CARS-DB1, LLC., RZ Appl. to rezone from C-7, HC and SC to PTC, HC and SC to permit mixed use development with an overall Floor Area Ratio (FAR) of 7.25 and approval of a conceptual development plan. Located in the N.W. quadrant of the intersection of Spring Hill Rd. and Leesburg Pike on approx. 7.63 ac. of land. Comp. Plan Rec: Transit Station Mixed Use, Residential Mixed Use and Park/Open Space. Hunter Mill District. Tax Map 29-3 ((01)) 2C1, 2C2 and 2D.

3:30 P.M. Public hearing on PCA 2008-SP-012 - CHURCH OF THE APOSTLES (ANGLICAN), PCA Appl. to amend the proffers for RZ 2008-SP-012 previously approved for office to permit associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.24. Located on the S. side of Lee Hwy, E. of its intersection with McKenzie Ave. on approx. 1.78 ac. of land zoned C-2. Comp. Plan Rec: Fairfax Center Area. Braddock District. Tax Map 56-2 ((1)) 66.

4:00 p.m. Public hearing to consider adopting an amendment to The Code of the County of Fairfax, Virginia (Fairfax County Code), which will be set forth in Appendix R to prohibit all vehicles from parking along the south side of Fielding Street from Ashton Street to the western driveway of Mount Vernon Woods Elementary School, 24 hours per day, seven days per week. The proposed restrictions would be established in accordance with and be subject to the provisions set forth in the Fairfax County Code Section 82-5-37. Questions regarding this proposed amendment may be directed to the Fairfax County Department of Transportation at 703-877-5600. (Lee District)

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) Modify the existing riding/boarding stable definition to add clarity to the existing provisions and to increase the maximum number of horses or ponies that can be boarded by right on a property from 3 horses on any lot, to up to 5 horses on lots containing a minimum of 2 acres and less than 5 acres, and up to 8 horses on lots containing 5 or more acres. The maximum number of horses that may kept, boarded or maintained shall not include the horses owned by the resident of the property (2) Revise Sect. 10-304, Home Occupation Use Limitations, to require that all outdoor lighting must be in accordance with the Zoning Ordinance outdoor lighting provisions; and, except for schools of special education and horseback riding lessons, there shall be no customers or clients. (3) Amend Sections 10-302 and 10-303 to allow horseback riding lessons as a home occupation use requiring Zoning Administrator approval provided that on lots containing a minimum of 2 acres but less than 5 acres, no more than 2 students are permitted at any given time and up to 8 students in any one day; and on lots containing 5 or more acres, a maximum of 4 students are permitted at any given time and up to 8 students in any one day. (4) Require horseback riding home occupations to be subject to the same use limitations contained in Sect. 10-304 as other home occupation uses, except as noted in Par. 5 below. (5) Add a new Par. 12 to Sect. 10-304 which adds use limitations that are specific to horseback riding lesson home occupations and which minimize the impacts of such activity on surrounding properties. Par. 12 may include, but is not limited to, the following: (a) the resident of the property shall be the applicant and shall not be required to conduct the horseback riding lessons and/or care for the horses; (b) allows one nonresident person to assist with the horseback riding lessons and/or care for the horses; (c) limits the hours of horseback riding lessons, the attendance of any nonresident person described in 5(b) above, and the use of lighted outdoor riding rings or riding areas for riding lessons; (d) requires that all horses used in the horseback riding lessons be kept on the property and no horses can be transported or ridden onto the property for the lessons; (e) may require the submission of a Conservation Plan approved by the Northern Virginia Soil and Water Conservation District for the property and all activity on the property must conform to such Plan; and (f) riding lessons, other than as permitted by Sections 10-302 and 10-304, shall require special permit approval in those districts where permitted. 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 an amendment to Chapter 122 (Tree Conservation Ordinance) of The Code of the County of Fairfax, Virginia, related to the posting of signs on private property when an infill lot grading plan is submitted to the County for review, as follows: The proposed amendment to Chapter 122 (Tree Conservation Ordinance) will add a new Article 8, Notice, and renumber the subsequent article accordingly. Pursuant to the authority granted by § 15.2-961.2 of The Code of Virginia, the new provision authorizes the Director of Land Development Services to post a sign on private property to notify the public that an infill lot grading plan has been submitted to the County for review. The proposed provision specifies the minimum information that will be included on the sign and incorporates the State-mandated limitation that the County cannot disapprove the plan for the failure to post the notice.

4:30 P.M. Public hearing on SE 2016-DR-011 - H&M OF VIRGINIA, LLC, SE Appl. under Sect. 9-610 of the Zoning Ordinance to permit a reduction in the lot width requirement from 100 ft. to 40 ft. Located at 7072 Idylwood Rd., Falls Church, 22043, on approx. 1.27 ac. of land zoned R-2. Dranesville District. Tax Map 40-1 ((1)) 12.

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.