



# *Fairfax County, Virginia*

## **BOARD OF SUPERVISORS**

### **DRAFT AGENDA**

**Tuesday**  
**January 24, 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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- 8:30 Human Trafficking Awareness Month Reception, Lambert Conference Center, Conference Room 8
- 9:00 EAC Don Smith Award Reception, Lambert Conference Center, Reception Area
- 9:30 Presentations
- 10:00 Presentation of the EAC Don Smith Award
- 10:10 Report on General Assembly Activities
- 10:20 Board Organization and Appointments of Board Members to Various Regional and Internal Boards and Committees
- 10:30 Board Appointments to Citizen Boards, Authorities, Commissions, and Advisory Groups
- 10:40 Items Presented by the County Executive
- 10:50 Matters Presented by Board Members
- 11:40 Closed Session

3:00 p.m. Annual Meeting of the Fairfax County Solid Waste Authority

3:30 p.m. SEA 85-C-069-03 - CHICK-FIL-A, INC, SEA Appl. under Sect(s). 7-607 and 9-014 of the Zoning Ordinance to amend SE 85-C-069 previously approved for a fast food restaurant with drive-through in a highway corridor overlay district to permit modifications to site design and development conditions for the fast food restaurant. Located at 13962 Lee Jackson Memorial Hwy., Chantilly, 20151, on approx. 13.01 ac. of land zoned C-8, HC, and WS. Sully District. Tax Map 34-4 ((1)) 16C.

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. 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. PCA 88-L-078 - FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY, PCA Appl. to amend the proffers for RZ 88-L-078 previously approved for 195 dwelling units to permit 200 dwelling units at a density of 23.98 dwelling units per acre (du/ac) with associated modifications to proffers. Located W. of Richmond Hwy., S. of Fordson Rd. and N. of Ladson Ln. on approx. 8.34 ac. of land zoned R 20, CRD, and HC. Comp. Plan Rec: Residential. Lee District. Tax Map 101-2 ((6)) 507A.

3:30 p.m. SEA 94-H-009 - MACS RETAIL, LLC, SEA Appl. under Sect. 4-804 of the Zoning Ordinance to amend SE 94-H-009 previously approved for a service station with quick-service food store to permit modification of development conditions. Located at 11515 and 11519 Leesburg Pk., Herndon, 20170, on approx. 40,472 sq. ft. of land zoned C-8. Hunter Mill District. Tax Map 011-2 ((1)) 13A and 13B.

3:30 p.m. SEA 93-Y-059-02 - MACS RETAIL, LLC, SEA Appl. under Sect. 4-804 of the Zoning Ordinance to amend SE 93-Y-059 previously approved for a service station, quick-service food store, and car wash to permit modification of development conditions. Located at 13825 and 13829 Lee Hwy., Centreville, 20121, on approx. 42,470 sq. ft. of land zoned C-8, HC, SC, and WS. Sully District. Tax Map 54-4 ((1)) 103A and 104.

4:00 p.m. SEA 92-Y-016 - MACS RETAIL LLC, SEA Appl. under Sect. 4-804 of the Zoning Ordinance to amend SE 92-Y-016, previously approved for a service station, quick service food store, and car wash, to permit modification of development conditions. Located at 2990 Centreville Rd., Herndon, 20171, on approx. 1.14 ac. of land zoned C-8. Sully District. Tax Map 24-4 ((1)) 5A.

4:00 p.m. SEA 92-Y-030-02 - CRS OIL, INC. T/A CENTREVILLE SHELL, SEA Appl. under Sect. 4-804 of the Zoning Ordinance to amend SE 92-Y-030 previously approved for a service station, quick-service food store, and car wash to permit modification of development conditions. Located at 5501 Union Mill Rd., Centreville, 20121, on approx. 1.44 ac. of land zoned C-8 and WS. Sully District. Tax Map 55-3 ((3)) 39.

4:00 p.m. Public hearing to consider an amendment to Chapter 109.1 (Solid Waste) of the Code of the County of Fairfax, Virginia. 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 administration of the County's solid waste ordinance, Chapter 109.1. Chapter 109.1 is being amended to prohibit the use of plastic bags for the collection of yard waste and the disposal of devices containing cathode ray tubes (CRTs) into the County's solid waste disposal system. These modifications are to take effect on July 1, 2017. Questions regarding the proposed changes may be directed to DPWES, Solid Waste Management Program, 703-324-5230.

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-I-B1 concerns a 20,000 square foot parcel (Tax map # 61-2 ((20)) 7) located at 5914 Seminary Road, Falls Church, VA, and a 15-foot strip of land adjacent to the northern boundary of the subject parcel dedicated as a public right-of-way for Seminary Road that is expected to be vacated and abandoned. The area is planned for mixed uses, office, retail, residential, and institutional. The Plan amendment considers public facilities uses up to .70 Floor Area Ratio (FAR) as a community shelter. 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, VA 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 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 Hilltop 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 Grovemore Lane from Hilltop Road to the cul-de-sac end; and Hilltop Road from the western property line of parcel 49-1((27))-A to the eastern property line of parcel 49 1((18)) A2, north side only; 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. (Providence District).

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 #2015-III-FC1 concerns approx. 400 ac. generally located west of West Ox Road to Stringfellow Road, north of Interstate-66, and south of Monument Dr. and Melville Lane in the Springfield Supervisor District. The area is planned for office mixed use up to .25 70 Floor Area Ratio (FAR) at Overlay level (Fair Lakes within Subunit E1 (formerly G, H, and I) of the Fairfax Center Area). Additional options for more intense retail, office, residential, and hotel uses are planned on specific parcels. The Plan amendment will consider modifying options to allow greater flexibility for the subject area to enable a quicker response to market demands. 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, VA, 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.

4:30 p.m. Public hearing , to consider the lease of Board-owned property in the Lee Magisterial District, located at 8350 Richmond Highway, Alexandria, and identified by Tax Map No. 101-3 ((1)) 16A, to T-Mobile Northeast LLC.

4:30 p.m. Public hearing to consider an amendment to The Code of the County of Fairfax, Virginia – Chapter 82 (Motor Vehicles and Traffic), Article 2 (Signs, Signals, and Markets), to add a new Section 82-2-8 relating to the authorization for the Fairfax County School Board to install and operate a video monitoring system to enforce the law against passing stopped school buses.

4:30 p.m. PCA 95-Y-016-05 - LIDL US OPERATIONS, LLC, PCA Appl. to amend the proffers for RZ 95-Y-016, previously approved for a mixed-use commercial development, to permit retail and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.22. Located on the S.E. corner of the intersection of Lee Rd. with Chantilly Crossing Ln., on approx. 5.09 ac. of land zoned C-8, HC (part), and WS. Comp. Plan Rec: Industrial. Sully District. Tax Map 34-3 ((13)) 3. (Concurrent with SEA 95-Y-024-05).

4:30 p.m. SEA 95-Y-024-05 - LIDL US OPERATIONS, LLC, SEA Appl. under Sect(s). 4-802 and 4-804 of the Zoning Ordinance to amend SE 95-Y-024, previously approved for an increase in building height and a waiver of certain sign regulations, to permit deletion of land. Located on the S.E. corner of the intersection of Lee Rd. with Chantilly Crossing Ln., on approx. 5.09 ac. of land zoned C-8, HC (part), and WS. Sully District. Tax Map 34-3 ((13)) 3. (Concurrent with PCA 95-Y-016-05).


4:30 p.m. PCA 95-Y-016-06 - COSTCO WHOLESALE CORPORATION, PCA Appl. to amend the proffers for RZ 95-Y-016, previously approved for a retail, hotel, and recreational uses, to permit a service station and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.26. Located on the S.W. quadrant of Sully Rd. and Lee Jackson Memorial Hwy., on approx. 13.39 ac. of land zoned C-8, WS, and HC (part). Comp. Plan Rec: Industrial. Sully District. Tax Map 34-3 ((1)) 41 B. (Concurrent with SEA 95-Y-024-06).

4:30 p.m. SEA 95-Y-024-06 - COSTCO WHOLESALE CORPORATION, SEA Appl. under Sect. 4-804 of the Zoning Ordinance to amend SE 95-Y-024, previously approved for an increase in building height and a waiver of certain sign regulations to permit an increase in the size and height of two (2) freestanding signs, to permit a service station in a Highway Corridor Overlay District with associated modifications to site design and development conditions. Located at 14390 Chantilly Crossing Ln., Chantilly, 20151, on approx. 13.39 ac. of land zoned C-8, WS, and HC (part). Sully District. Tax Map 34-3 ((1)) 41 B. (Concurrent with PCA 95-Y-016-06).

5:00 p.m. RZ 2015-DR-009 - GULICK GROUP, INC., RZ Appl. to rezone from R-A to R-1 to permit residential cluster development with a total density of 0.82 dwelling units per acre (du/ac). Located S. of the terminus of Challedon Rd., on approx. 11.00 ac. of land. Comp. Plan Rec: Residential, 0.5-1 du/ac. Dranesville District. Tax Map 12-4 ((30)) A (Formerly known as Tax Map 12-4 ((30)) Z).

5:00 p.m. PCA 74-7-047-02/CDPA 74-7-047-02- INOVA HEALTH CARE SERVICES, PCA/CDPA Appls. to amend the proffers and conceptual development plan for RZ 74-7-047, previously approved for office, to permit additional uses and associated modifications to proffers and site design with a Floor Area Ratio (FAR) of 0.33. Located E. and N. side of Gallows Rd., S. of Arlington Blvd and W. of the Capital Beltway on approx. 116.78 ac. of land zoned PDC. Providence District. Tax Map 49-4 ((01)) 57. (Concurrent with CSP 74-7-047-02).

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.