



Fairfax County, Virginia

BOARD OF SUPERVISORS

DRAFT AGENDA

Tuesday
July 11, 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.

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

3:30 p.m. Public hearing to propose an ordinance for passage that would amend Chapter 3 (County Employees), of *The Code of the County of Fairfax, Virginia*. The proposed amendments to Chapter 3, Article 5, Section 2.1, include the following primary substantive changes to the ordinance: The proposed amendments to Section 3-5-2.1 will require that members of certain Boards, Authorities, and Commissions and certain employees, who are designated by County Ordinance to file a Statement of Economic Interests to file the Statement, with the Clerk of the Board of Supervisors, on or before the date the office or position of employment is assumed.

3:30 p.m. Public Hearing on PCA 2006-SU-025-03/CDPA 2006-SU-025-02 - REGENCY CENTERS ACQUISITION, LLC/TOLL VA VII, L.P., CO-APPLICANTS, PCA and CDPA Appls. to amend the proffers and conceptual development plan for RZ 2006-SU-025, previously approved for mixed-use development, to permit approx. 650,000 sq. ft. of retail/commercial/residential uses and associated modifications to proffers and site design. Located N. of the Eastern intersection of Westfields Blvd. and Newbrook Dr. in the N.E. quadrant of the Route 28/Westfield Blvd. interchange, Chantilly, 20151, on approx. 36.78 ac. of land zoned PDC and WS. Comp. Plan Rec: Mixed-Use. Sully District. Tax Map 44-1 ((1)) 6 (pt).

3:30 p.m. Public Hearing on SE 2017-MA-005 - FAIRFAX COUNTY BOARD OF SUPERVISORS, SE Appl. under Sects. 9-618 and 9-622 of the Zoning Ordinance to permit a Fairfax County Community Shelter and Supportive Housing and waivers/modifications in the CRD. Located at 5914 Seminary Rd., Falls Church, 22041 on approx. 21,849 sq. ft. of land zoned C-8, CRD, and SC. Mason District. Tax Map 61-2 ((20)) 7. Right-of-way to be vacated and/or abandoned along a part of Seminary Rd. (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Seminary Rd. to proceed under Section 15.2-2272 (2) of the Code of Virginia).

3:30 p.m. Public Hearing on PCA 2012-SU-010 - NVHI I, LLC AND CHANTILLY AL INVESTORS, LLC, PCA Appl. to amend the proffers for RZ 2012-SU-010 previously approved for age-restricted multi-family residential and medical care facility to permit age-restricted multi-family residential and medical care

facility and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.67. Located on the W. side of Centreville Rd. approx. 150 ft. N. of its intersection with McLearn Rd. on approx. 8.36 ac. of land zoned PRM. Comp. Plan Rec: office or optional uses. Sully District. Tax Map. 24-4 ((1)) 11C and 11D.

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 (Ordinance Designating Long Term Parking Restrictions) to prohibit commercial vehicles, recreational vehicles, and all trailers as defined in Chapter 82 of the Fairfax County Code from parking on Pennell Street, from Williams Drive to the end, from 7 p.m. to 7 a.m., 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. (Providence District).

4:00 p.m. Public hearing to consider an ordinance to amend and readopt Fairfax County Code Sections, 7-2-9, 7-2-10, 7-2-11, and 7-2-13 relating to Election Precincts and Polling Places to 1) change the name and address of the polling location for Chesterbrook precinct; 2) consolidate Lorton Center precinct into the southern portion of Belvoir precinct, establish a new polling location for the Belvoir precinct, and create a new precinct, Army, from the northern portion of Belvoir precinct; 3) divide the Merrifield precinct to add a new precinct and establish its polling place; 4) move and correct a boundary between Rotonda and Tysons precincts; 5) combine Newgate North and Newgate South precincts; 6) move the polling location for Fair Oaks precinct; and 7) change the name of the polling location for Centreville precinct. 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 7, 2017, General and Special Elections, and in advance of the August 29, 2017, Special Election called to fill the current vacancy in the Fairfax County Public Schools School Board. The proposed ordinance would amend and readopt Sections 7-2-9, 7-2-10, 7-2-11, and 7-2-13 to 1) change the name and address of the polling place for Chesterbrook precinct from Vinson Hall, 6251 Old Dominion Drive, McLean, to Vinson Hall Community Room, 1735 Kirby Road, McLean, alleviating voter confusion by providing a more accurate name and address for the polling place; 2) consolidate Lorton Center precinct with the southern portion of Belvoir precinct and establish its polling place at the Newington DVS Facility, 6900 Newington Road, Lorton, and create a new precinct to be named Army containing the northern portion of Belvoir precinct and establish its polling location at the Kingstowne Library, 6500 Landsdowne Center, Alexandria; 3) divide the Merrifield precinct to create a new precinct to be named Gallows East and establish its polling place at the Gatehouse Administration Center, 8115 Gatehouse Road, Falls Church; 4) move and correct the boundary between Tysons and Rotonda precincts to move 77 voters from Rotonda into Tysons; 5) combine Newgate North and Newgate South precincts into one precinct to be named Newgate; 6) move the polling location for Fair Oaks precinct from the Expectation Church Recreation Center, 4531 West Ox Road, Fairfax, to the Virginia Department of Transportation Building, 4975 Alliance Drive, Fairfax; and 7) change the name of the polling location for Centreville precinct from Centreville Adult Education Center to Mountain View High School to match the current name of the building. A copy of the full text of the proposed ordinances, the proposed maps and precinct descriptions, and other information related to this proposal are available for public inspection online at: <http://www.fairfaxcounty.gov/government/board/meetings/>.

4:00 p.m. Public hearing on the matter of amendments to Chapters 1, 2, 4, 30, 61, 63, 68.1, 71, 101, 102, 103, 104, 107, 112, 117, 118, 119, 122, and 124 and Appendices A and Q of the Code of the County of Fairfax, Virginia (County Code), related to the reorganization of the Department of Public Works and Environmental Services (DPWES) and the creation of the Department of Land Development

Services (the new department). The proposed amendments will implement the reorganization and transfer administration of Chapters of the County Code to the Director of the new department and the Director of the Department of Code Compliance (DCC). The proposed amendments provide for the following:

- In Chapter 1, creates a separate Department of Land Development Services from DPWES to perform the current functions of Land Development Services (LDS).
- Assigns administration of Chapters 2 (part), 63, 101, 102, 104, 107, 112 (part), 117, 118, 122, and 124 and Appendix Q of the County Code, and the Public Facilities Manual to the Director of the new department.
- Assigns administration of Chapters 61, 64, 65, 66, and 71 of the County Code to the Director of the new department through the Building Official whom he appoints.
- Assigns administration of Chapter 119 of the County Code to DCC.
- Replaces references to DPWES and the Director of DPWES in Chapters 2, 4, 30, 61, 63, 68.1, 71, 101, 102, 103, 104, 107, 112, 117, 118, 119, 122, 124, and Appendices A and Q of the County Code with references to the new department and its Director.
- In Chapter 61 of the County Code, adds employees of the new department to the list of County agencies whose employees cannot be a member of the Board of Building and Fire Prevention Code Appeals.
- In Chapter 103 of the County Code, adds the new department to the list of agencies notified during an air pollution episode.
- In Chapter 1 of the County Code, the Director of the new department, or the Director's designee(s), shall be the agent of the Board of Supervisors with approval authority over all documents, plats and plans related to the subdivision and site plan process, as provided in Chapter 22, Planning, Subdivision of Land and Zoning, Title 15.2 of the Virginia Code. More specifically, the following provisions of the Zoning Ordinance (ZO), which apply to the entire County, shall be amended to replace the Director of the DPWES with the Director of the new department:
 - The definitions in ZO § 20-200 shall define the term "Director" as the Director of the Department of "Land Development Services;"
 - ZO § 2-803 shall vest authority to review site plans or preliminary subdivision plats with the Director of the Department of Land Development Services;
 - ZO § 2-814 shall allow a representative on the Affordable Dwelling Unit Advisory Board to be an employee of either the Department of Land Development Services or the Department of Planning and Zoning, and not the Department of Public Works and Environmental Services;
 - ZO § 7-808 shall transfer the Department of Public Works and Environmental Services' responsibilities for Water Supply Overlay Districts to the Department of Land Development Services;
 - ZO § 11-202 shall transfer the Department of Public Works and Environmental Services' responsibilities for Off-Street Parking and Loading to the Department of Land Development Services;
 - ZO § 18-101 shall transfer the Department of Public Works and Environmental Services' responsibilities for administration of the ZO to the Department of Land Development Services;
 - ZO § 19-501 shall add that the Tree Commission's purposes shall also include assistance to the Department of Land Development Services in the development and maintenance of technical specifications and guidelines;
 - ZO § 19-601 shall modify the purpose of the Geotechnical Review Board to include advice and recommendations to the Director of the Department of Land Development Services instead of the Director of the Department of Public Works and Environmental Services;
 - ZO § 19-603 shall set forth that the Board of Supervisors shall determine the rate for the salaries of the members of the Geotechnical Review Board for the work performed in connection

with the review of projects assigned by the Director of the Department of Land Development Services instead of the Director of the Department of Public Works and Environmental Services;

- ZO § 19-604 shall designate the Director of the Department of Land Development Services as the Secretary for the Geotechnical Review Board instead of the Director of the Department of Public Works and Environmental Services;
- ZO § 19-605 shall state that meetings shall be held at the request of the Director of the Department of Land Development Services instead of the Director of the Department of Public Works and Environmental Services;
- ZO § 19-606 shall state that the records and soils reports for all meetings and correspondence for the Geotechnical Review Board shall be maintained in the Office of the Director of the Department of Land Development Services instead of the Director of the Department of Public Works and Environmental Services; and
- ZO § 19-607 shall state that the Geotechnical Review Board shall review reports, plans and specifications submitted in accordance with the provisions of Article 17 of the ZO, the Public Facilities Manual, and Chapters 101 and 107 of the Fairfax County Code to the Director of the Department of Land Development Services instead of the Director of the Department of Public Works and Environmental Services and that the Geotechnical Review Board's recommendations for approval, approval with modifications or disapproval of said plans and specifications shall not be binding on the Director of the Department of Land Development Services.
- In Chapter 1 of the County Code, the Director of the new department, or the Director's designee(s), may continue to execute and enforce all subdivision and site plan documents, plats and plans, agreements, bonds, letters of credit, escrows and other performance guarantees in the name of the Director of DPWES or the Director of the Department of Environmental Management.
- In Chapter 1 of the County Code, the Building Official of Fairfax County, Virginia shall be appointed by the Director of the new department.
- In Chapter 1 of the County Code, the reorganization of DPWES into the DPWES and the new department shall not affect any act done, any penalty incurred or any right established, accrued or accruing on or before July 12, 2017, or any proceeding, prosecution, suit or action pending on that day.
- Corrections to outdated references are included in the amendments.

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: Amend the Planned Residential Mixed Use (PRM) District by revising the use limitations in Par. 2 of Sect. 6-406 to encourage, but not require the concurrent filing of the Conceptual Development Plan (CDP) and Final Development Plan (FDP) for all or a portion of the proposed development subject to a rezoning; and make an editorial revision to Par. 5 of 16-401 relating to Conceptual Development Plan approval to correct the numerical reference of the submission requirements referenced in this paragraph. 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 under the Zoning heading by clicking on Pending Zoning Ordinance Amendments.

4:30 p.m. Public Hearing on SEA 79-M-121-02 - ANNANDALE CHRISTIAN COMMUNITY FOR ACTION, INC. (ACCA, INC.), SEA Appl. under Sects. 3-404, 4-604, 9-301, and 9-622 of the Zoning Ordinance to amend SE 79-M-121 previously approved for an alternate use of public facilities to modify development conditions and associated modifications to site design and to permit waivers and modifications in the CRD. Located at 7200 Columbia Pike, Annandale, 22003, on approx. 3.66 ac. of land zoned R-4, C-6, SC, HC, and CRD. Mason District. Tax Map 71-1 ((4)) 109A1.

4:30 p.m. Public Hearing on SEA 99-P-046-02 - FLINT HILL SCHOOL, SEA Appl. under Sect. 3-104 of the Zoning Ordinance to amend SE 99-P-046 previously approved for a private school of general education to permit the construction of a middle school resulting in an increase in enrollment from 700 to

800 and associated modifications to site design and development conditions. Located at 10900, 10824, 10816 Oakton Rd. and 3400, 3320, 3310, 3300, 3308, and 3408 Jermantown Rd., Oakton, 22124, on approx. 34.16 ac. of land zoned R-1. Providence District. Tax Map 47-3 ((1)) 17A, 18, 19, 19A, 20, 20A, 20B, 21A, 22, 22A, 23, 24, 34A, 34B, 34C.

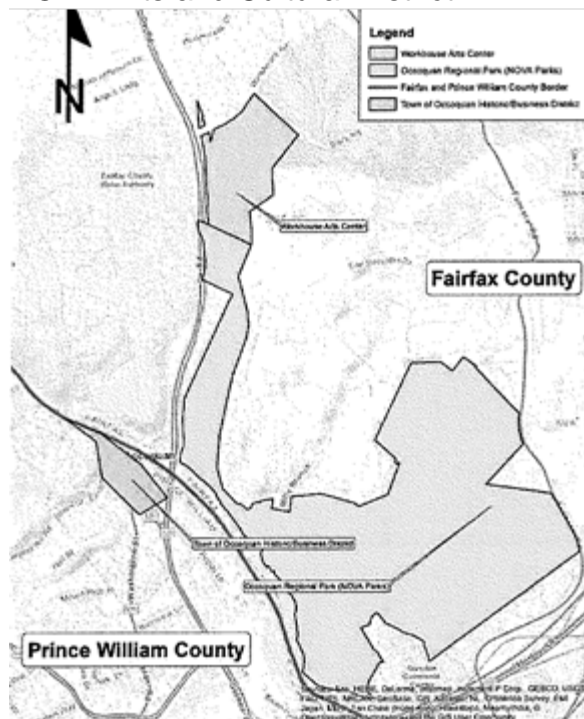
4:30 p.m. Public Hearing on PCA/CDPA 2010-PR-021-02 - CAPITAL ONE BANK (USA), NATIONAL ASSOCIATION, PCA and CDPA Appls. to amend the proffers and conceptual development plan for RZ 2010-PR-021, previously approved for mixed use. Located on the E. side of Capitol Beltway, N. side of Dolly Madison Blvd., S.W. side of Scotts Crossing Rd., Tysons, 22102, on approx. 24.56 ac. of land zoned PTC and HC. Comp. Plan Rec: Transit Station Mixed-Use. Providence District. Tax Map 29-4 ((5)) A2.

4:30 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 (Ordinance Designating Long Term Parking Restrictions) to prohibit commercial vehicles, recreational vehicles, and all trailers as defined in Chapter 82 of the Fairfax County Code from parking on Holly Hill Road, from Richmond Highway to the western property boundary of 3100 Holly Hill Road, north side; and to the eastern boundary of parcel 92-4((01))19B, south side, from 6 p.m. to 9 a.m., 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).

4:30 p.m. Public hearing on a proposed revision to Chapter 3, Articles 2 and 3 of the *Code of the County of Fairfax*; revise service-connected disability benefits provided by the Uniformed and Employees' Retirement Systems by reducing the offset for Social Security benefits.

5:00 p.m. Public hearing to consider the adoption of Chapter 126 (Arts and Cultural District Ordinance) to The Code of the County of Fairfax, Virginia. Pursuant to Virginia Code Section 15.2-1129.1, the amendment proposes to add Chapter 126 (Arts and Cultural District Ordinance) to the County Code to establish the NOVA Arts and Cultural District. Va. Code Section 15.2-1129.1 enables localities or a combination of localities to create, by ordinance, "one or more arts and cultural districts for the purpose of increasing awareness and support for the arts and culture in the locality." The NOVA Arts and Cultural District is proposed as a cooperative and collaborative initiative between Fairfax County, the Town of Occoquan,

NOVA Arts and Cultural District
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Park, and the Town of Occoquan Historic District as depicted on the map above.

and NOVA Parks (Northern Virginia Regional Park Authority) with an endorsement from Prince William County to promote awareness and support for the arts, cultural assets, and leisure activities within the district. The district boundaries include the Workhouse Arts Center, Occoquan Regional

5:00 p.m. Public Hearing on RZ 2016-PR-012 - SEKAS HOMES, LTD., RZ Appl. to rezone from R-1 to PDH-1 to permit residential with an overall density of 0.81 dwelling units per acre (du/ac) and approval of the conceptual plan. Located on the S. Side of Arlington Blvd. approx. 430 ft. W. of its intersection with Barkley Dr. on approx. 26.98 ac. of land. Comp. Plan Rec: Residential Use 0.5-1 du/ac. Providence District. Tax Map 48-4 ((01)) 42A.

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.