



# *Fairfax County, Virginia*

## **BOARD OF SUPERVISORS**

### **DRAFT AGENDA**

**Tuesday**  
**July 26, 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. SE 2015-MV-019 - CHARLES COUNTY SAND & GRAVEL COMPANY, INC., SE Appl. under Sect. 5-604 of the Zoning Ordinance to permit heavy industrial use (concrete batching plant). Located at 9520 Gunston Cove Rd., Lorton, 22079, on approx. 5.23 ac. of land zoned I-6. Mt. Vernon District. Tax Map 107-4 ((1)) 62A (part).

3:00 p.m. RZ 2016-MV-011 - ARTIS SENIOR LIVING, LLC, RZ Appl. to rezone from R-1 to R-2 to permit an assisted living facility with an overall Floor Area Ratio (FAR) of 0.17. Located on the N. side of Ox Rd. (Rt. 123) approx. 400 ft. E. of its intersection with Blu Steel Way, on approx. 5.29 ac. of land. Comp. Plan Rec: Residential 0.5-1 du/ac. Mt. Vernon District. Tax Map 106-2 ((1)) 8. (Concurrent with SE 2015-MV-032).

3:00 p.m. SE 2015-MV-032 - ARTIS SENIOR LIVING, LLC, SE Appl. under Sect(s). 3-104 and 10-104 of the Zoning Ordinance to permit an assisted living facility and an increase in maximum permitted fence height. Located at 8911 Ox Rd., Lorton, 22079, on approx. 5.29 ac. of land zoned R-1. Mt. Vernon District. Tax Map 106-2 ((1)) 8. (Concurrent with RZ 2016-MV-011).

3:30 p.m. SEA 88-S-077-08 - WILLARD ROAD MART, INC., SEA Appl. under Sect. 4-604 of the Zoning Ordinance to amend SE 88-S-077, previously approved for a service station/quick-service food store, car wash, drive-in financial institutions, fast-food restaurants with drive-thru windows, hotels, vehicle rental establishments, increase in building height, and a waiver of sign regulations, to permit modification to development conditions associated with the service station. Located at 4475 Daly Dr., Chantilly, 20151, on approx. 1.45 ac. of land zoned C-6, WS. Sully District. Tax Map 44-1 ((9)) 9(part) and 10.

3:30 p.m. AR 83-S-008-04 - CAROL C. MATTUSCH AND RICHARD S. MASON, Local A&F District Appl. Renewal authorized by Chapter 115 (County Code), effective June 30, 1983, to permit renewal of a previously approved agricultural and forestal district. Located at 12301 Fairfax Station

Rd., Clifton, 20124, on approx. 31.87 ac. of land zoned R-C, WS. Please call the Zoning Evaluation Division at 703-324-1290 after July 14, 2016 to obtain the A&F District Advisory Committee and Planning Commission recommendations. Springfield District. Tax Map 76-3 ((1)) 4Z and 24Z.

3:30 p.m. RZ 2016-SU-003 - CARRHOMES, LLC, RZ Appl. to rezone from R-1, WS and HC to R-12, WS and HC, to permit residential development with a total density of 10.3 dwelling units per acre (du/ac). Located in the S.W. quadrant of the intersection of Vernon St. and Elmwood St., on approx. 2.34 ac. of land. Comp. Plan Rec: Residential, 16-20 du/ac. Sully District. Tax Maps 34-4 ((6)) 49, 68, 69, 70, and A2.

3:30 p.m. PRC -C-020 - TALL OAKS DEVELOPMENT COMPANY LLC AND TALL OAKS COMMERCIAL CENTER LLC, PRC Appl. to approve a PRC plan associated with RZ -C-020 to permit mixed-use development at a density of 19.43 dwelling units per acre (du/ac) and Floor Area Ratio (FAR) of 0.06. Located E. of Wiehle Ave., N. and W. of North Shore Dr., on approx. 7.46 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community. Hunter Mill District. Tax Map 18-1 ((5)) 8 A1 and 8 A2. (Concurrent with SE 2016-HM-012).

3:30 p.m. SE 2016-HM-012 - TALL OAKS DEVELOPMENT COMPANY LLC AND TALL OAKS COMMERCIAL CENTER LLC, SE Appl. under Sect(s). 6-304 of the Zoning Ordinance to permit a fast food restaurant and quick-service food store uses. Located at 12000 and 12054 North Shore Dr., Reston, 20190, on approx. 7.46 ac. of land zoned PRC. Hunter Mill District. Tax Map 18-1 ((5)) 8 A1 and 8 A2. (Concurrent with PRC -C-020).

3:30 p.m. SEA 94-P-040-03 - PENTAGON FEDERAL CREDIT UNION, SEA Appl. under Sect. 9-620 of the Zoning Ordinance to amend SE 94-P-040, previously approved for increase in building height, waiver of certain sign regulations, hotel, and additional uses and associated modifications to site design and development conditions to permit a waiver of certain sign regulations and associated modifications to development conditions. Located at 7940 Jones Branch Dr., Tysons, 22102, on approx. 5.97 ac. of land zoned C-3. Providence District. Tax Maps 29-2 ((15)) 5, 6, and 7; and 29-4 ((15)) 1 and 2.

4:00 p.m. PCA 2006-PR-027 - WM/OLAYAN HOLDINGS, LLC, PCA Appl. to amend the proffers for RZ 2006-PR-027 previously approved for residential development to permit modifications to the proffers. Located in the N.W. quadrant of Fairfax Ridge Rd. and Waples Mill Rd., on approx. 3.19 ac. of land zoned PDH-30, HC. Comp. Plan Rec: Mixed Use. Providence District. Tax Map 56-2 ((1)) 18A. (Concurrent with SEA 00-P-050-02).

4:00 p.m. SEA 00-P-050-02 - WM/OLAYAN HOLDINGS LLC, SEA Appl. under Sect. 9-609 of the Zoning Ordinance to amend SE 00-P-050 previously approved for commercial parking in a residential district to permit modifications to development conditions. Located at 3887 Fairfax Ridge Rd., Fairfax, 22030, on approx. 3.19 ac. of land zoned PDH-30, HC. Providence District. Tax Map 56-2 ((1)) 18A. (Concurrent with PCA 2006-PR-027).

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 expand the Little Rocky Run Community Parking District (CPD). The proposed CPD would be expanded in accordance with and be subject to the provisions set forth in Article 5B of Chapter 82 of the Fairfax County Code; encompass Braddock Road from Old Centreville Road to the eastern property line of parcel 54-4((01))(00)83B, south side only; and Old Centreville Road from the northern property boundary of parcel 65-2(04)B to the southern property boundary of parcel 65-2(04)A, east 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. (Sully 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 #2014-III-FC2 concerns approx. 22.8 ac. generally located at 12200 West Ox Rd, Fairfax, VA 22033 at the intersection of West Ox Road and Monument Drive (Tax Map Parcel 46-3((1))24A) in the Springfield Supervisor District. The area is planned for office/mix use up to an intensity of 0.45 floor area ratio (FAR) at the overlay level with a retail and residential use option in Sub-unit J1 of the Fairfax Center Area. The amendment will consider mixed-use redevelopment of the shopping center that may include multifamily residential, retail/commercial, hotel, and office uses up to a maximum intensity of 1.2 FAR. 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.

4:30 p.m. Public hearing to consider the lease of County-owned property at 7936 Telegraph Road to Cellco Partnership D/B/A Verizon Wireless. Lee District

4:30 p.m. RZ 2014-DR-022 - BASHEER/EDGEMOORE-BROOKS, LLC, RZ Appl. to rezone from R-A and R-E to R-E (Cluster) to permit residential development with a total density of 0.37 dwelling units per acre (du/ac). Located approx. 600 ft. E. of Springvale Rd. and N. of Parkerhouse Dr., on approx. 51.97 ac. of land. Comp. Plan Rec: Residential 0.2-0.5 du/ac. Dranesville District. Tax Map 7-2 ((1)) 17 and 23.

4:30 p.m. RZ 2015-HM-012/FDP 2015-HM-012 - SEKAS HOMES, LTD, RZ and FDP Appl(s). to rezone from I-5, PRC, and R-E to PDH-12 to permit residential development with an overall density of 9.56 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located in the NE quadrant of the intersection of Sunrise Valley Dr. and Roland Clarke Pl., on approx. 4.60 ac. of land. Comp. Plan Rec: Office or Residential 30 du/ac. Hunter Mill District. Tax Map 17-4 ((14)) 1B1 and 2. (Concurrent with DPA –HM-117).

4:30 p.m. DPA–HM-117 - SEKAS HOMES, LTD, DPA Appl. to permit an amendment of the Development Plan for RZ B-846 to permit deletion of land area. Located on the E. side of Roland Clarke Pl., 400 ft. N. of its intersection with Sunrise Valley Dr., on approx. 22,834 sq. ft. of land zoned

PRC. Comp. Plan Rec: Residential Planned Community. Hunter Mill District. Tax Map 17-4 ((14)) 1B1. (Concurrent with RZ/FDP 2015-HM-012).

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.



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.