



Board Meeting Highlights: January 28, 2020

A Message from Kathy Smith

Below you will find information from the Board of Supervisors' meeting that took place on Tuesday, January 28, 2020. The full [meeting agenda and board package](#) are available online. You can also watch a [video](#) of the meeting online on the county's website.

Sincerely,

A handwritten signature in cursive script that reads 'Kathy'.

Appointments



Evelyn Spain

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Supervisor Smith appointed Evelyn Spain to the [Planning Commission](#). Her term is for four years. The purpose of the Planning Commission is to advise the Board of Supervisors on all matters related to the orderly growth and development of Fairfax County, and will approve or disapprove the location, character, and extent of all public facilities in Fairfax County.

Ms. Spain is a Sully District resident, and is a Project Manager for Perspecta, a global technology services provider in Herndon. She received her Master's in Business Administration from American Intercontinental University and her Bachelor's in Education from Bradely University.



Elizabeth Walker

Supervisor Smith appointed Liz Walker to the [Library Board](#). Her term is for four years. The purpose of the Library Board is to establish and enact policies, approve an annual budget for library services, and to select and appoint the Director of Public Libraries.

Ms. Walker is a long-term resident of the Sully District having lived here since 1992. She is currently enjoying her September 2019 retirement from a professional career in Human Resources, Resource Management, Senior Citizens Program Coordinator, and Medical Social Work. Ms. Walker received her BA in Sociology with dual minors in Psychology and German from the University of North Texas and her MA in Human Resources Management from Marymount University.

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Som Govender

Supervisor Smith appointed Som Govender to the [Chesapeake Bay Preservation Ordinance Exception Review Committee](#). His term is for four years. The purpose of the Chesapeake Bay Preservation Ordinance Exception Review Committee is to conduct public hearings for approval/disapproval of exception requests to permit encroachments in the RPA.

Mr. Govender is an accomplished, Civil Engineer and Project Manager with a vast experience in design and delivery of commercial, federal, residential, and local government projects. He is currently a Project Manager with the Fairfax County Park Authority.

Reappointments

Supervisor Smith reappointed:

- **Mike Coyle to the [A. Heath Onthank Memorial Award Selection Committee](#).** His term is for one year. He has served on this committee since 2017.
- **Nancy Rice to the [Civil Service Commission](#).** Her term is for two years. She has served on this commission since 2016.
- **Dennis Carlton to the [Information Technology Policy Advisory Committee](#).** His term is for three years. He has served on this committee since 2016.
- **Marguerite Godbold to the [Park Authority](#).** Her term is for four years. She has served on the Park Authority since 2016.
- **Karen Ampeh to the [Trails, Sidewalks, and Bikeways Committee](#).** Her term is for two years. She has served on this committee since 2018.

Administrative Items

Supervisor Gross made a motion to approve Administrative Items 1-6. The motion carried by unanimous vote.

ADMINISTRATIVE - 1

Additional Time to Establish Use or Commence Construction for Special Exception SE 2017-SU-008, Vigario Management Corp. (Sully District)

The Board approved eighteen months additional time for SE 2017-SU-008 to April 10, 2021.

Background:

On April 10, 2018, the Board of Supervisors approved Special Exception SE 2017 SU-008, subject to development conditions. The application was filed in the name of Vigario Management Corp to permit a fast food restaurant with drive through window in highway corridor overlay district and waiver of minimum lot size requirements. The property is zoned C-8, HC, SC, and WS and is located at 13839 Lee Highway, Tax Map 54-4 ((1)) 103 and 103B.

Fast Food Restaurants in a Highway Corridor Overlay District, and Waiver of Minimum Lot Size Requirements, which are Category 6 special exception uses, are permitted pursuant to Section 9-611 and 9-610 of the Fairfax County Zoning Ordinance. The Special Exception was approved with a provision that the use be established, or construction be commenced and diligently prosecuted as evidenced by the issuance of a Non-Residential Use Permit for the fast food restaurant with a drive-thru within 18 months of the approval date unless the Board grants additional time. The development conditions for SE 2017-SU-008 are included as part of the Clerk to the Board's letter contained in [Attachment 2](#).

On October 9, 2019, the Department of Planning and Development (DPD) received a letter dated October 8, 2019, from Sara Mariska, agent for the Applicant, requesting eighteen (18) months of additional time ([see Attachment 3](#)). While the current expiration date is October 10, 2019, the approved Special Exception will not expire pending the Board's action on the request for additional time.

Staff has reviewed Special Exception SE 2017-SU-008 and has established that, as approved, it is still in conformance with all applicable provisions of the Fairfax County Zoning Ordinance. Further, staff knows of no change in land use circumstances that affects compliance of SE 2017-SU-008 with the special exception standards applicable to this use, or which should cause the filing of a new special exception application and review through the public hearing process. Finally, the conditions associated with the Board's approval of SE 2017-SU-008 are still appropriate and remain in full force and effect. Staff believes that approval of the request for eighteen (18) months additional time is in the public interest and recommends that it be approved.

ADMINISTRATIVE - 6

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Approval of "\$200 Additional Fine for Speeding" Signs and "Watch for Children" Signs as Part of the Residential Traffic Administration Program (Springfield, Dranesville, Providence, Braddock, and Sully Districts)

The Board approved "Watch for Children" signs on the following road:

- One "Watch for Children" sign on King Charles Drive (Sully District)

Background:

The Residential Traffic Administration Program (RTAP) allows for installation of "Watch for Children" signs at the primary entrance to residential neighborhoods, or at a location with an extremely high concentration of children relative to the area, such as playgrounds, day care centers, or community centers. FCDOT reviews each request to ensure the proposed signs will be effectively located and will not be in conflict with any other traffic control devices.

On December 4, 2019, FCDOT received verification from the Sully District Supervisor's Office confirming community support for a "Watch for Children" sign on King Charles Drive.

Public Hearings

Public Hearing on SE 2019-SU-019 (Milestone Tower Limited Partnership IV D/B/A Milestone: T-Mobile) to Permit a Telecommunication Facility, Located on Approximately 12.26 Acres of Land Zoned R-1 and WS (Sully District)

Supervisor Smith made a motion to defer the public hearing for SE 2019-SU-019 to a date certain of February 11, 2020 at 3:30 p.m. The motion carried by unanimous vote.

Background:

This property is located adjacent to 4920 Stringfellow Road, Centreville, VA 20120. Tax Map 55-1 ((3)) 45, 46, and 46A. The applicant, Milestone Tower Limited Partnership IV d/b/a Milestone and T-Mobile has filed for review by the Planning Commission to determine whether a proposed telecommunications facility satisfies the criteria of location, character, and extent pursuant to [Sect. 15.2-2232 of the Code of Virginia](#) and requests a Special Exception approval to construct and operate a wireless telecommunications facility and associated equipment in a fenced compound area.

County staff recommends that the Planning Commission find that the facility proposed under 2232-Y19-18 satisfies the criteria of location, character, and extent as specified in Section 15-2.2232 of the Code of Virginia, and therefore is substantially in accord with the provisions of the Comprehensive Plan. Staff recommends approval of SE 2019-SU-019, subject to the [proposed development conditions](#) contained in Appendix 1 of the [Staff Report](#).

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Staff recommends approval of a modification of the transitional screening and barrier requirements along the eastern, northern, and western boundaries in favor of the existing vegetation and proposed landscaping depicted on the SE plat.

The Planning Commission voted 12-0 to find that the telecommunications facility proposed under 2232-Y-19-8 satisfies the criteria of location, character, and extent as specified in Sect. 15.2-2232 of the *Code of Virginia*, as amended, and is substantially in accord with the provisions of the Comprehensive Plan.

Public Hearing on AF 2019-SU-003 (Zafarallah Khan) to Permit the Creation of an Agricultural and Forestal District, Located on Approximately 22.91 Acres of Land Zoned R-C and WS (Sully District)

Supervisor Smith made a motion to approve AF 2019-SU-003 to amend Appendix F of the Fairfax County Code to establish the Khan Local Agricultural and Forestal District, subject to proposed ordinance provisions found in Appendix 1 of the [Staff Report](#) dated November 26, 2019. The motion carried by unanimous vote.

Background:

This property is located at 6745 Bull Run Post Office Road, Centreville, VA 20120. Tax Map 53-3 ((1)) 5. The applicant, Zafarallah Khan proposed the establishment of new Agricultural and Forestal District.

County staff recommends that [Appendix F of the Fairfax County Code](#) be amended to establish the Local Agricultural and Forestal (A&F) District subject to the proposed Ordinance Provisions contained in Appendix 1 of the Staff Report.

On December 11, 2019, the Planning Commission voted 12-0 to recommend to the Board of Supervisors approval of AF 2019-SU-003 to amend Appendix F of the Fairfax County Code to establish the Khan Local Agricultural and Forestal District, subject to proposed ordinance provisions found in Appendix 1 of the Staff Report dated November 26, 2019. To view the Planning Commission Verbatim Excerpt, [click here](#).

Public Hearing on SE 2019-SU-016 (Sadaf Azhar Rashid Khan) to Permit a Home Child Care Facility, Located on Approximately 1,267 Square Feet of Land Zoned PRM and WS (Sully District)

Supervisor Smith made a motion to approve SE 2019-SU-016, subject to the [proposed development conditions dated November 26, 2019](#). The motion carried by unanimous vote.

Background:

This property is located at 13967 Endeavour Drive, Herndon, VA 20171 in the Sully District. The applicant (Sadaf Azhar Radhid Khan) is proposing to permit a home child care facility for up to 12 children at any one time.

County staff recommends approval of SE 2019-SU-016, subject to the proposed development conditions contained in Appendix 1 of the [Staff Report](#).

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On December 11, 2019, the Planning Commission voted 12-0 to recommend to the Board of Supervisors approval of SE 2019-SU-016, subject to proposed development conditions dated November, 26, 2019. The Planning Commission Verbatim Excerpt is available [online](#).

Public Hearing on PCA 84-S-038-02 (Dominion Electric Supply Company, Inc.) to Amend RZ 84-S-038 Previously Approved for Warehouse with Associated Office and Retail Uses to Permit Modifications to Proffers and Site Design with an Overall Floor Area Ratio of 0.22, Located on Approximately 3.59 Acres of Land Zoned I-5, WS, AN, and HC (Sully District)

Supervisor Smith made a motion to approve PCA 84-S-038-02, subject to the execution of [proffered conditions consistent with those dated October 18, 2019](#). The motion carried by unanimous vote.

Background:

The applicant (Dominion Electric Supply Company, Inc.) is proposing to amend PCA 84-S-038, previously approved for warehousing with associated office and retail uses, to permit modifications to the approved proffers and site design.

County staff recommends approval of PCA 84-S-038-02, subject to the proffers contained in Appendix 1 of the [Staff Report](#).

On November 20, 2019, the Planning Commission voted 11-0 (Commissioner Niedzielski-Eichner was absent from the meeting) to recommend to the Board of Supervisors approval of PCA 84-S-038-02, subject to the proffers dated October 18, 2019. The Planning Commission Verbatim Excerpt is available [online](#).

Public Hearing on a Proposed Zoning Ordinance Amendment Re: Lot Line and Lot Width

Supervisor Smith made a motion to adopt the proposed Zoning Ordinance Amendment entitled Lot Line and Lot Width, as advertised and as set forth in the [Staff Report dated October 29, 2019](#). The motion carried by unanimous vote.

Background:

The proposed amendment is on the 2019 Zoning Ordinance Amendment Priority 1 Work Program and amends the definition of lot line and clarifies how lot width is measured on through lots, reverse frontage lots, and lots with curved frontage. The purpose of this amendment is to provide clarity and consistency regarding the methodology used to determine lot lines and measure lot width. Specifically, the amendment:

1. Deletes the portion of the lot line definition which states that “[w]here a lot line is curved, all dimensions related to said lot line shall be based on the chord of the arc”. As a result and based on the lot width definition, lot width is measured at a line parallel to the front lot line at a distance equal to the minimum required front yard on all lots, regardless of whether the frontage of the lot has a linear or curvilinear orientation;
2. Revises the lot width definition to clarify that: On reverse frontage lots, lot width is measured in the yard facing the local street; and On through lots, lot width may be measured from any street line.

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On December 11, 2019, the Planning Commission voted 11-0 (Commissioner Strandlie abstained) to recommend to the Board of Supervisors the adoption of the proposed Zoning Ordinance Amendment entitled Lot Line and Lot Width, as advertised and as set forth in the Staff Report dated October 29, 2019. To view the Planning Commission Verbatim Excerpt, [click here](#).
