APPLICATION ACCEPTED: January 24, 2007
PLANNING COMMISSION: May 16, 2007
BOARD OF SUPERVISORS: Not yet scheduled

County of Fairfax, Virginia

May 2, 2007

STAFF REPORT

APPLICATION SEA 99-S-012-2

SPRINGFIELD DISTRICT

APPLICANT:	The Country Club of Fairfax, Inc.
ZONING:	R-C, WS
LOCATION:	5110 Ox Road, 11001 Braddock Road
PARCEL(S):	68-1 ((1)) 17, 18 and 20
ACREAGE:	150.85 acres
PROPOSED FAR:	0.016
OPEN SPACE:	90%
PLAN MAP:	Private Recreation & .2-.5 du/ac
SEA CATEGORY:	Category 5; Golf courses, country clubs Category 6; Uses in a floodplain
PROPOSAL:	To amend SEA 99-S-012 previously approved for a golf course and country club uses in a floodplain to permit the construction of a 20,400 sf multi-purpose maintenance building which will include golf cart and golf club storage and maintenance offices and functions with parking spaces on the roof of the structure. There is no increase in membership or change in operations proposed.

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Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703 324-1290
FAX 703 324-3924
www.fairfaxcounty.gov/dpz/

STAFF RECOMMENDATIONS:

Staff recommends approval of SEA 99-S-012-2, subject to the proposed development conditions contained in Appendix 1.

Staff recommends approval of a modification of the transitional screening requirements along all property boundaries in favor of that depicted on the SE plat.

Staff recommends approval of a waiver of the barrier requirements along all property boundaries in favor of that depicted on the SE plat.

Staff recommends approval of a waiver of the service drive requirements for Route 123.

Staff recommends approval of a modification of Par. 2, Sect. 9-528 to permit the location of three structures and tennis courts within 50 ft of a lot line.

Staff recommends that the Board of Supervisors direct the Director of DPWES to waive the required construction of frontage improvements on Route 123 in association with this application.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

The approval of this rezoning does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290 or TTY 711 (Virginia Relay Center).

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Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

A GLOSSARY OF TERMS FREQUENTLY USED IN STAFF REPORTS MAY BE FOUND AT THE BACK OF THIS REPORT

DESCRIPTION OF THE APPLICATION

Proposal:

The applicant is requesting to amend SEA 99-S-012 previously approved for a golf course and country club and uses in a floodplain to permit building additions and site modifications. The previous Special Exception Amendment (SEA) permitted the applicant to construct seven new tennis courts and a sixteen (16) space parking lot in the southeast corner of the site directly to the south of the existing tennis courts; an additional surface parking lot containing ninety-four (94) parking spaces located off the main entrance just to the north of the existing pool; a new maintenance facility (which included a new service building, cart barn, relocation of the trash receptacle and small service building); a new forty-six (46) surface parking lot for maintenance vehicles and overflow parking within the existing maintenance area; a snack room addition between holes eight and seventeen; and hole improvements and stream bank restoration throughout the course. The current application seeks to amend only the plans for the proposed maintenance and overflow parking area that where approved with SEA 99-S-012; there is no increase in membership or change in operations.

	Existing	**Proposed***
Size	150.85 acres	150.85 acres
Parking	300 spaces	375 spaces
FAR	.015	.016
Open Space	90%	90%
Employees	120 full and part time*	120 full and part time*
Hours of Operation	7 am – 10:30 pm (Sun – Thurs) 7 am – 1 am (Fri & Sat)**	7 am – 10:30 pm (Sun – Thurs) 7 am – 1 am (Fri & Sat)**
Membership	900	900

* During any work shift maximum is 50 employees.
** With occasional exceptions to accommodate special functions

Requested Waivers/Modifications:

- Modification of the transitional screening requirements along all property boundaries in favor of those depicted on the SE plat.
- Modification of the barrier requirements along all property boundaries in favor of those depicted on the SE plat.
- Waiver of service drive requirement for Route 123.
- Waiver of construction requirements to widen to Route 123.

- Modification to allow proposed structures within fifty (50) feet of adjoining property.

LOCATION AND CHARACTER

The site is located at 5110 Ox Road and 11001 Braddock Road, approximately 2,000 feet south and west of the intersection of Ox Road and Braddock Road. The property is primarily in use as a golf course characterized by a rolling topography with scattered trees and landscaping. The western portion of the site is located in the floodplain for the East Fork of Popes Head Creek.

The site is accessed via Ox Road from an entrance located at the middle of the eastern property line. A clubhouse, associated parking area, cart house, maintenance shop and chemical storage building are located in the northeastern corner of the property. Existing indoor and outdoor tennis courts, tennis pro-shop, swimming pool, pool house, and associated parking area are located in the southeastern corner of the site. The golf course encompasses the majority of the remaining acreage; a bathroom/snack vending facility is located in the middle of the western side of the site.

SURROUNDING AREA DESCRIPTION			
Direction	**Use**	**Zoning**	**Plan**
North	Church, Single Family Detached Dwellings and George Mason University	R-1; R-2	Residential, 1-2 du/ac and Institutional Facilities
South	Single Family Detached Dwellings & Agricultural and Forest District (AR 83-D-006-2)	R-C	Residential, .l-.2 du/ac
East	(Across Ox Road Dwellings)	R-1; R-2	Residential, 1-2 du/ac
West	Single Family Detached Dwellings	R-C	Residential, .l-.2 du/ac

BACKGROUND

The Country Club of Fairfax was originally developed in the 1960s, prior to the adoption of the Zoning Ordinance provisions which require a special permit for a country club use. On April 17, 1974, Special Permit S-255-73 was approved by the Board of Zoning Appeals to bring the country club site under a special permit. Special Permit amendments were granted through the 1970s to allow alterations or additions, such as pavement of driveways, replacement of maintenance buildings and construction of tennis courts. More recent activities include the following:

- On January 11, 1983, the Board of Zoning Appeals approved S-82-S-102 to permit seasonal installation of an air-supported bubble and enclosure of three tennis courts.

- On January 30, 1990, the Board of Zoning Appeals approved SPA 82-S-102-1 to permit expansion of the clubhouse to include a two-story (17,800 square foot) building addition.

- On April 23, 1992, the Board of Zoning Appeals approved SPA 82-S-102-2 to permit additional parking on the subject property.

- On September 30, 1997, the Board of Zoning Appeals approved SPA 82-S-102-3 to permit a building addition (750 square feet) by enclosing a patio.

- On July 26, 1999, the Board of Supervisors approved SE 99-S-012 to permit fill material in the floodplain and stream bank stabilization and restoration activity. The site plan, which includes the floodplain and stream bank stabilization and restoration work, has been completed. The site remains under bond to allow the applicant to make improvements to the completed work that may be needed due to any future course work that has already been approved.

- On August 4, 1999, the Board of Zoning Appeal approved SPA 82-S-102-4 to permit the construction of a cart barn, service building, additional parking and demolition of existing accessory structures. None of these improvements have been implemented and are now part of the current SEA application which seeks approval of a new layout for the proposed maintenance and overflow parking area. The design change places several separate buildings into one large building. No additional land disturbance is proposed over the already approved plans.

- On August 8, 2001, the Board of Zoning Appeals approved SPA 82-S-102-5 to permit an addition to the tennis house, three additional tennis courts and relocation of the site entrance. It should be noted that the only portion of this request that has been implemented is the additional tennis courts. The remaining pertinent improvements are part of the subject SEA application. This SPA only governs the operations of the country club/golf course facility and not the floodplain and stream stabilization work. The SPA plat and development conditions are included in Appendix 4.

- On October 22, 2001, the Board adopted Zoning Ordinance Amendment ZOA 01-338, which brought country clubs and golf courses under special exception. SEA 99-S-012 amended the previously approved special exception for fill in a floodplain to bring the golf course and country club, previously approved as a special permit, under the special exception and to permit building additions and site modifications.

Approved Projects with SEA 99-S-012		
Project	**Status**	**Part of Current Request**
Additional tennis courts	Not yet Constructed	Yes
Area 2 Parking Addition	Not yet Constructed	Yes
New Maintenance & Parking Ares	Redesigned with this application.	Yes, with new design
Course Improvements	Holes 1, 2, 5, 6, 13, 14, 15 have been completed with work to continue on remaining holes	Yes
Outdoor Snack room	Not yet constructed	Yes
Stream Restoration	Completed	No

COMPREHENSIVE PLAN PROVISIONS

Plan Area: Pohick Planning District; Area III
Planning Sector: Twin Lakes Community Planning Sector (P1)
Plan Map: Private Recreation

"1. The entire PI Planning Sector is located within the watershed of the Occoquan Reservoir. Protection of the Occoquan Reservoir water quality is the primary objective for this area. Almost all of the land in the sector is planned for residential uses within a density range of .l-.2 dwelling units per acre. This conforms with findings in the Occoquan Basin Study and is commensurate with predominant densities and the well-established character of existing development in this sector. [Not Shown]

2. Non-Residential uses requiring special exception or special permit approval should be rigorously reviewed. In general, these uses should be located at the boundary of Low Density Residential Areas and Suburban Neighborhoods or where their impact on existing residences is minimal. These uses should be granted only if the following conditions are met:
   - Access for the use is oriented to an arterial;
   - The use is a size and scale that will not adversely impact the character of the area in which it is located; and
   - The use is designated to mitigate impacts on the water quality of the Occoquan Reservoir. [Not shown]"

ANALYSIS

Special Exception Amendment (SEA) Plat (copy at front of staff report)

Title of SEA Plat: The Country Club of Fairfax

Prepared By: William H. Gordon Associates, Inc.

Date: April 4, 2007

Plat Description

The SE Plat consists of 8 sheets.

Sheet 1 is the cover sheet and includes the project team, aerial map, vicinity map and sheet index.

Sheet 2 provides general notes, existing/proposed building tabulations, site tabulations and zoning, landscape calculations and details of angle of bulk plane.

Sheet 3 depicts the existing conditions on the site.

Sheet 4 shows the eastern portion of the site which includes the updated design for the proposed maintenance building and overflow parking structure that had previously been approved with SEA 99-S-012. This sheet also shows previously approved projects that were approved with the previous SEA, but have not been constructed yet. These proposals have not changed in design or function from the previously approved plans.

Sheet 5 shows the western portion of the site. This sheet also shows previously approved projects that have either been constructed or have not been started yet.

Sheet 6 shows an enlargement of the proposed parking/ maintenance structure.

Sheet 7 contains the elevations of the proposed maintenance facility.

Sheet 8 contains the stormwater management, Best Management Practices (BMP) and outfall adequacy calculations.

The site of the proposed maintenance facility is located along the northern property line, approximately 320 feet west of Route 123. The previous Special Exception Amendment (SEA) approved a new maintenance facility which included a new service building, cart barn, relocation of the trash receptacle and small service building, and a new forty-six space surface parking lot for maintenance vehicles and overflow parking, where the existing maintenance area is located. The current SEA plans a redesign of this approved area of the site. Moving south from the northern property line there is a line of transitional screening ranging from 20 to 60 in width. Beyond the screening to the east is a proposed employee parking area and bulk storage area. This area will be connected to the existing lower surface parking lot that is to be reconfigured and will also have a new connection to the existing upper surface parking which is adjacent to the clubhouse. Directly to the west of the lower parking area is the proposed two-story maintenance facility that places addition member parking on the roof (which is at grade with the upper parking lot) and places the cart and club storage and

maintenance garages and offices on the lower level. The maintenance garages open up into a staging area that sits between the building and the northern property boundary. This staging area connects to the proposed employee parking area to the east. The staging area also connects to the main golf course through cart paths which connect into the existing cart path network to the west.

The previous Special Exception Amendment (SEA) also permitted the applicant to construct seven new tennis courts and a sixteen (16) space parking lot in the southeast corner of the site, directly to the south of the existing tennis courts, and an additional surface parking lot containing ninety-four (94) parking spaces located off the main entrance just to the north of the existing pool. Also proposed and approved with the previous SEA was a snack room addition between holes eight and seventeen, and hole improvements and stream bank restoration throughout the course. These improvements remain a part of the current request.

Environmental Analysis (Appendix 5)

Issue: Water Quality Protection

The 150.85 acre subject property falls entirely within the County's Water Supply Protection Overlay District (WSPOD), the Popes Head Creek watershed and the County's Chesapeake Bay watershed. East Fork Resource Protection Area (RPA), a tributary of Popes Head Creek traverses the western boundary of the subject property. The proposed construction of a 20,400 square foot maintenance facility is in the eastern corner of the property adjacent to Ox Road. The improvements are on the opposite side of site, away from the RPA. The new maintenance structure is proposed to be located where an existing maintenance facility is located. New parking is proposed on the northern portion of the property on top of the proposed maintenance building, and reconfiguration of existing parking spaces will be done in the existing northern surface parking lot. Staff noted that the statement of justification and site tabulation on the special exception plat should clearly define the actual increase in new impervious surface over that which currently exists on site.

Note 9 of the SEA plat indicates that the site is served by a total of four ponds located throughout the subject property; however, the proposed improvements will be served by the wet pond located at (golf) hole twelve (12). The stormwater facility will be improved and expanded to accommodate the new impervious surface, but few details are provided. The applicant was encouraged to provide more information regarding the stormwater management and the net change in proposed impervious surface.

Resolution: The SEA plat was revised and Sheet 8 now shows both the existing amount of impervious and the proposed amount. The current application is proposing an increase of 0.58 acres of impervious area. Adequate outfall and

Stormwater Management/BMP narratives have also been included on this sheet to address stormwater concerns. Staff feels that this is a minimal increase of impervious area for a site of this size and that the stormwater narratives now depict the site adequately. It is also noted that all SWM and BMP proposals will be subject to review and approval by DPWES.

Issue: Tree Preservation

Staff has identified a stand of trees as well as individual specimen trees worthy of preservation which will be lost unless the proposal is modified. Staff also identified areas where existing transitional screening should be augmented. The applicant was advised to work with the Forest Conservation Section of DPWES to ensure that this proposal is in harmony with Comprehensive Plan's tree preservation and tree restoration goals.

Resolution: The applicant has provided the required interior parking lot landscaping with this application, and has also provided additional supplemental screening along the northern property boundary in the area of the proposed maintenance facility. This proposal is providing a reduction in the amount disturbance to the existing vegetation from that proposed with the already approved maintenance facility planned for the site. The proposed maintenance facility also offers a much better function and improved overall environmental design than the approved plan; therefore, Staff feels that this issue has been addressed.

Issue: Countywide Trails Plan

The Countywide Trails Plan depicts a major paved trail along Braddock Road and Ox Road (Route 123) adjacent to the subject property. The Countywide Trails Plan also depicts an on-road bike lane along this section of Ox Road. Note 13 on page 2 of the Special Exception Plat indicates that there are existing trails in these locations in accordance with the Countywide Trails Plan.

Resolution: The trails that the plans indicate exist are currently in place. The on-road bike lane along Route 123 is conditioned to be constructed when the improvements to Route 123 take place; therefore, this issue has been addressed.

Transportation Analysis (Appendix 6)

Issue: Service Drive Waiver

Ox Road (Route 123) is designated as a principal arterial. In accordance with the Zoning Ordinance, all primary highways must be served by an adjacent and parallel service drive unless the requirement is waived by DPWES.

Resolution: Because the applicant previously provided adequate right-of-way and ancillary easements, staff has no objection to the waiver of the service drive requirement. No other transportation issues have been identified with this request;

however, the applicant has indicated that it will be requesting a waiver of the construction of the additional south bound lane on Ox Road. The waiver will be addressed at the time of site plan review.

Land Use Analysis (Appendix 5)

No Land Use issues were identified with this application.

ZONING ORDINANCE PROVISIONS

BULK REGULATIONS (R-C District)		
Standard	**Required/Allowed**	**Provided**
Lot Size	N/A	150.85 acres
Lot Width	200 feet	Approx. 1320 feet
Max. Building Height	60 feet	36 feet
Front Yard	50° Angle of Bulk Plain (ABP), not less than 40 feet (40 ft)	335 feet
Side Yard	45° ABP, but not less than 20 feet (25 ft)	26 feet
Rear Yard	45° ABP, but not lees than 25 feet (25 ft)	2050 feet
FAR	0.10	0.016
Open Space	N/A	90%
Parking[1]	225	375
Transitional Screening		
North	TS 1[2]	Modification to permit existing vegetation to satisfy requirement.
South	TS 1	
East	TS 1	
West	TS 1	

Standard	Required	Provided
Barrier		
North	D, E or F[3]	Waiver of barrier.
South	D, E or F	
East	D, E or F	
West	D, E or F	

1. Article 11 of the Zoning Ordinance requires country clubs to provide 1 parking space per 4 members based on maximum anticipated membership. The site currently contains 274 parking spaces which exceeds the minimum required parking of 257 spaces, which was imposed by the original SE.

2. Transitional Screening 1 shall consist of an unbroken strip of open space a minimum of 25 feet wide and planted with: One large evergreen tree with an ultimate height of 40 feet or greater for every 10 linear feet, plus one medium evergreen tree with an ultimate height of 20 to 40 feet for every 5 linear feet, OR, With approval of the Director, one large deciduous tree with an ultimate height of 50 feet or greater for every 15 linear feet, plus one medium evergreen tree with an ultimate height of 20 to 40 feet for every 5 linear feet.

3. Barrier D shall consist of a 42-48 inch chain link fence and may be required by the Director to have inserts in the fence fabric, to be coated, or to be supplemented by trees and/or shrubs. Barrier E shall consist of a 6 foot wall, brick or architectural block faced on the side facing the existing use and may be required to be so faced on both sides as determined by the Director. Barrier F shall consist of a 6 foot high solid wood or otherwise architecturally solid fence.

Waivers and Modifications:

The applicant is requesting a modification of the transitional screening and waiver of the barrier requirements along all property boundaries in favor of that shown on the SEA plat, as previously approved. The proposed development is showing supplemental screening in addition to that previously approved along the northwest boundary, and is also decreasing the area of disturbance to the western. The building being proposed is also considerably further from the property line than the previously approved plan. Consequently, staff feels that these requests are justified, and supports the modification and waiver requests.

The applicant has also requested a waiver of both the required service drive and the construction requirements to widen Route 123. Since the application is not proposing any changes to the membership or operation of the country club there is no increased need for any additional turn lanes or other such improvements on Route 123 as a result of this application. The right-of-way has already been dedicated for any future improvements to Route 123 in accordance with the Comprehensive Plan recommendation for the site. A previous SE plat had shown a realignment of the entrance into the site that would shift the entrance to the north slightly to align with Portsmouth Road across Route 123. This entrance change is no longer being proposed, which why it is not shown on the current SEA plat, and the configuration of the current entrance will remain unchanged. This waiver request was granted with the former SEA approval; staff feels that the continuation of this waiver is justified, and supports the waiver request. The applicant has also requested a waiver of the service drive requirement along Route 123. As the property has only one entrance along Route 123 and there is no existing service drive to connect to the north or south, staff supports the requested waivers.

Finally, the applicant is seeking a modification to allow proposed structures within fifty (50) feet of adjoining property. The two areas that this waiver is needed are along the northern property boundary where the maintenance facility and overflow parking area is proposed to be located and along the southern property boundary where the proposed tennis courts are located. The tennis courts are located approximately twenty (20) feet from the southern property line, but approximately one hundred (100) feet from the closest neighboring building structure. The proposed maintenance area along the northern boundary has three structures located closer than fifty (50) feet from the neighboring property boundary. These structures include a Hazardous Materials storage shed that is twelve feet tall and forty (40) feet from the property boundary, the proposed employee parking area and oil, gas, and diesel fuel storage tanks are located thirty-five (35) feet from the property boundary, and the open bulk storage bins which are located forty-five (45) feet from the property boundary. The closest structure on the neighboring property is located approximately two hundred (200) feet from the nearest

structure being proposed. With the distance from any of the proposed structure on site to the closest neighboring structures being at least one hundred (100) feet away Staff feels that this waiver request is justified, and supports the request.

Special Exception Requirements (Appendix 7)

General Special Exception Standards (Sect. 9-006)

General Standards 1 and 2 require that the proposed use be in harmony with the adopted Comprehensive Plan and be harmonious with the general purpose and intent of the applicable zoning district regulations. The Comprehensive Plan recommends the property for private recreation and low density residential uses (.2 - .5 du/ac). The property currently operates as a country club and golf course, which will continue with this application with the addition of a new maintenance facility, additional tennis courts, parking lot additions, and hole and stream bank restoration throughout the course which are permitted with the applicant's Special Exception under the current Zoning Ordinance requirements within the R-C district. Therefore, staff believes that the proposal is in harmony with the Comprehensive Plan for use and intensity.

General Standards 3 and 4 require that the proposed use be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted Comprehensive Plan and that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood. Since there is no increase in membership and the improvements proposed are internal to the site and do not impact either vehicular or pedestrian traffic, Staff feels that the country club and golf course will no adverse impact upon adjacent residential properties.

General Standard 5 requires that landscaping and screening be in accordance with the provisions of Article 13. The applicant requests a modification of the transitional screening and a waiver of the barrier requirements along all property boundaries. The development conditions of SEA 99-S-012 required the applicant to maintain the existing vegetation as shown on the SEA Plat, and that supplemental landscaping shown on the Landscape Plan shall be maintained as described in Development Condition 27. This condition has been implemented and the property continues to be well screened from the adjacent residential properties. Therefore, staff supports the requested to reaffirm the waiver and modification with this application.

General Standards 6, 7 and 8 require that open space, adequate utility, drainage, signage, parking and loading spaces are to be regulated in accordance with the Zoning Ordinance; however, the Board of Supervisors may impose more strict requirements for a given use than those set forth in this Ordinance. Though there is no open space requirement in the R-C District for this use, 90% of the site will

remain as open space that is primarily composed of an 18-hole golf course that includes a floodplain that runs along the western portion of the property. Stormwater management and best management practices (SWM/BMPs) for both the existing and proposed development are adequately provided for on-site by existing wet pond. Sufficient parking is provided on-site to accommodate the current maximum membership (900).

Category 5 Standards (Sect. 9-503)

Category 5 standards provide that all uses shall comply with lot size, bulk regulations and performance standards of the applicable zoning district. The subject application complies with the lot size and bulk regulations of the R-C District and the performance standards that permit non-residential uses compatible with the low density residential character of the R-C District. The applicant has not submitted a new sports illumination plan with the application because the areas approved to be lit are not being altered by this SEA as discussed earlier in this report. The approved SEA sheets have been included with this application as a reference. All previous development conditions pertaining to lighting have been carried forward and any additional lighting will comply with Part 9 of Article 14 of the Zoning Ordinance.

Additional Standards for Golf Courses, Country Clubs (Sect. 9-528)

Additional standards for golf courses and country clubs require that 1) the minimum lot size be 15 acres; 2) that no structures used in connection with the use shall be located closer than 50 feet to any lot line; and 3) that no off-street parking or loading space shall be located within 50 feet of any adjoining property which is in an R District. This application satisfies additional standards 1 and 3, but requires a modification of additional standard number 2. The tennis courts are located approximately twenty (20) feet from the southern property line, but approximately one hundred (100) feet from the closest neighboring building structure. The proposed maintenance area along the northern boundary has three structures located closer than fifty (50) feet from the neighboring property boundary. These structures include a Hazardous Materials storage shed that is twelve feet tall and forty (40) feet from the property boundary, the proposed employee parking area and oil, gas, and diesel fuel storage tanks are located thirty-five (35) feet from the property boundary, and the open bulk storage bins which are located forty-five (45) feet from the property boundary. The closest structure on the neighboring property is located approximately two hundred (200) feet from the nearest structure being proposed. With the distance from any of the proposed structure on site to the closest neighboring structures being at least one hundred (100) feet away a modification request has been requested to address this standard.

Additional Standard for Uses in a Floodplain (Sect. 9-606)

This standard has been met with prior approvals.

CONCLUSIONS AND RECOMMENDATIONS

Conclusions

The applicant requests approval of a special exception to permit certain building additions and site modifications to improve the existing facilities. The application is in harmony with the Comprehensive Plan and in accordance with the applicable provisions of the Zoning Ordinance with the implementation of the proposed development conditions.

Recommendations

Staff recommends approval of SEA 99-S-012-2 subject to the proposed development conditions contained in Appendix 1.

Staff recommends approval of a modification of the transitional screening requirements along all property boundaries in favor of that depicted on the SE plat.

Staff recommends approval of a waiver of the barrier requirements along all property boundaries in favor of that depicted on the SE plat.

Staff recommends approval of a waiver of the service drive requirements for Route 123.

Staff recommends approval of a modification of Par. 2, Sect. 9-528 to permit the location of three structures and tennis courts within 50 ft of a lot line.

Staff recommends that the Board of Supervisors direct the Director of DPWES to waive the required construction of frontage improvements on Route 123 in association with this application.

It should be noted that it is not the intent of Staff to recommend that the Board of Supervisors, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

The approval of this rezoning does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

It should be further noted that the content of this report reflects the analysis and recommendations of Staff; it does not reflect the position of the Board of Supervisors.

APPENDICES

1. Proposed Development Conditions
2. Affidavit
3. Statements of Justification
4. Approved Development Conditions and Plats for SEA 99-S-021-2 and SPA 82-S-102-5
5. Land Use/Environmental Analysis
6. Transportation Analysis
7. Applicable Zoning Ordinance Provisions
8. Glossary of Terms

APPENDIX 1

PROPOSED DEVELOPMENT CONDITIONS

SEA 99-S-012-2

May 2, 2007

If it is the intent of the Board of Supervisors to approve SEA 99-S-012-2 located at 5110 Ox Road and 11001 Braddock Road (Tax Map 68-1 ((I)) 17, 18 and 20) previously approved for uses in a floodplain, a country club, a golf course, and site modifications, to permit building additions and related site modifications, pursuant to Sect. 2-904 and 3-C04 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions. These conditions supersede all previous conditions for the application property. Conditions previously approved by the BOS or those with minor modifications are marked with an asterisk (*)

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.*

2. This Special Exception Amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Plat approved with the application, as qualified by these development conditions *

3. A copy of this Special Exception Amendment and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.*

4. This Special Exception Amendment is subject to the provisions of Article 17. Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Special Exception shall be in substantial conformance with the approved Special ' Exception Amendment plat entitled "The Country Club of Fairfax", prepared by William H. Gordon Associates, Inc. consisting of 8 sheets dated April 2007, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.

Operations

5. The hours of operation shall be limited to the following:

    - Use of the clubhouse shall be limited to 7:00 a.m. to 10:30 p.m. on Sundays through Thursdays, and 7:00 a.m. to 1.00 a.m. on Fridays

and Saturdays; occasional exceptions to these hours of operation shall be allowed to accommodate special functions. These functions shall not include the use of the lighted tennis courts, and the special functions shall conclude by 1:30 a.m.

- Use of the enclosed tennis courts shall be limited to 7:00 a.m. to midnight, seven days a week.

- Use of the lighted outdoor tennis courts shall be limited to 7:00 a.m. to 10:00p.m., seven days a week, and the lights shall be shut-off within 15 minutes after the closing time.

- Use of the swimming pool and all golf course facilities shall be limited to hours between sunrise and sunset, seven days a week, with exceptions for the swimming pool to accommodate special functions, not to exceed 10 times per year.*

6. The total membership shall not exceed 900.*

7. Parking shall be provided as shown on the SEA plat. Accessible parking shall be provided in accordance with Article 11 of the Zoning Ordinance, as determined by DPWES. All parking shall be onsite.*

8. All new or replacement outdoor lighting shall comply with Part 9 of Article 14 of the Zoning Ordinance. The combined height of said new or replacement outdoor lighting shall be measured from grade to the top of the fixture shall not exceed twelve (12) feet, in conformance with the Photometric Plan for the pool area on file with Department of Planning and Zoning.*

9. The tennis courts which are the southernmost existing courts on the SEA plat may continue to be lighted as described below; however, when such lighting is replaced, it must comply with the Zoning Ordinance.

   - The lights shall be designed to focus light directly on the subject property. The height of any light fixture shall be measured from grade to the top of the fixture shall not exceed twenty-two (22) feet in height; all fixtures shall utilize full cut-off lights.

   - The lights shall be controlled with an automatic shut-off device, and shall be turned off when the site is not in use.*

10. Outdoor storage of sand, gravel and mulch within concrete bins shall be permitted on-site, as depicted on the SEA Plat next to the new "Maintenance Building" and labeled as "Material Storage Yard (Concrete Pad)".*

Floodplain, Water Quality and Stormwater Management

11. All permitted land disturbing activities within the floodplain/RPA shall be completed consistent with the Special Exception Amendment plat in the least disruptive manner practicable, as reviewed and determined by DPWES and the Urban Forester.*

12. Unless already completed, prior to issuance of any permits or initiation of any activities which are subject to this Special Exception Amendment, the applicant shall demonstrate compliance with the Chesapeake Bay Preservation Ordinance (CBPO) to the satisfaction of DPWES, subject to any approved exceptions or modifications. In conjunction with any application for activities within the RPA/floodplain deemed other than maintenance activities, per the CBPO, as defined by the DPWES, a Water Quality Impact Assessment (WQIA) has been submitted and approved by DPWES. A water quality conservation plan has been competed titled, “Soil and Water Quality Conservation Plan and Stream Restoration Management Plan for the Country Club of Fairfax” and prepared by William H. Gordon Associates, Inc. and dated April 26, 2000 to maintain any work that has been completed. The Soil and Water Quality Conservation Plan and Stream Restoration Management Plan for the Country Club of Fairfax contains any and all conditions pertaining to approved CBPO exceptions, the floodplain study and WQIA.

13. All plans or permits for any area(s) affected by this Special Exception Amendment shall be issued subject to the floodplain study titled “Country Club of Fairfax Minor Flood Plain Study prepared by William H. Gordon Associates, Inc., and dated April 1999 as approved by DPWES.*

14. Outfall within the subject Special Exception Amendment area will be treated with appropriate and adequate outfall protection to meet all Virginia and Fairfax County Erosion and Sedimentation Control regulations, to satisfaction of DPWES.*

15. Stream restoration measures shall be implemented and maintained along the East Fork Branch of Popes Head Creek in the locations identified on and consistent with the Stream Restoration Plan detailed in the “Soil and Water Quality Conservation Plan and Stream Restoration Management Plan for the Country Club of Fairfax” prepared by William H. Gordon Associates, Inc. and dated April 26, 2000, to maintain and further the rehabilitation of the existing stream banks to a more natural condition, to maintain the riparian buffer zones and/or aquatic benches to improve water quality and to continue to stabilize existing eroded areas of the site.

16. In order to address the objectives of the Water Supply Protection Overlay District (WS) and to protect the water quality of the East Fork Branch of the Popes Head Creek, a Golf Course Water Quality Management Plan for the 18-hole golf course has been developed and implemented. This Plan consists of the following elements:

    A. An Integrated Pest Management Plan (IPM) dated April 26, 2000, has been developed using the guidelines established by the Virginia Cooperative Extension Service Pest Management Guide and has been designed to manage and limit the excessive applications of fertilizers, herbicides and other chemicals to protect water quality. The IPM provides for periodic monitoring and adjustments in order to achieve the objective of reducing the overall amounts of nutrients and pesticides applied to the property over time. The IPM and all parameters to be monitored shall be reviewed by Fairfax County Office of the Virginia Cooperative Service and approved by the Northern Virginia Soil and Water Conservation District Office as determined by DPWES. A copy of the pesticide management program and records of all chemical applications shall be kept on site at all times, and shall be made available to county staff upon request.

    B. A long term Stream Restoration Management Plan (SRMP) has been provided titled “Soil and Water Quality Conservation Plan and Stream Restoration Management Plan for the Country Club of Fairfax” prepared by William H. Gordon Associates, Inc. and dated April 26, 2000, which is designed to provide for erosion control for those areas of the proposed construction improvements noted in the Stream Restoration Plan. The SRMP includes the establishment and maintenance of the riparian buffers and guidelines for stream bank stabilization, and has been reviewed and approved by the Northern Virginia Soil and Water Conservation District Office.*

17. Stormwater management and BMP facilities shall be configured and constructed to the satisfaction of DPWES in a location that is in substantial conformance with the SEA Plat.*

18. Erosion and sediment control measures shall be installed at all stages of construction. A "super silt fence" shall be installed along the limits of clearing and grading for new areas of land disturbance, as well as along all RPA boundaries, and shall remain for the duration of all land disturbing activity or until it is determined by DPWES that the area is stabilized. If deemed necessary by DPWES, controls shall be designed to achieve greater erosion and sediment control than that achieved by the minimum design standards set forth in the Public Facilities Manual and the Virginia Erosion and Sediment Control Handbook.*

19. Maintenance materials, fuels, herbicides, pesticides, fertilizers or toxic or hazardous substances as set forth in Title 40, Code of Federal Regulations. Parts 115.4 and 261.30 et. seq. shall be stored outside of the 100 year floodplain zone, as approved by DPWES. Appropriate measures shall be implemented for the storage and use of potentially hazardous materials associated with the golf course operation. These measures are contained in the Golf Course Water Quality Management Plan dated April 26, 2000, and reviewed by the Northern Virginia Soil and Water Conservation District and DPWES.*

20. Any areas of the stream bank previously restored that may be damaged or eroded due to stormwater runoff, stormwater event or golf course use shall be stabilized within 30 days following damage occurrence. Any such required restoration of stream riparian buffer areas, stream banks or stream beds shall be performed at the earliest time that is conducive due to weather or soil conditions, as determined by DPWES.*

21. Minor adjustments as may be permitted by the Zoning Ordinance to the Golf Course improvements within the 100-year floodplain and RPA shall be permitted consistent with the final approvals of the Environmental and Site Review Division of DPWES.*

    To minimize disturbances in the RPA and to restore the existing eroded stream channel, dam reconstruction measures on Fairway #I4 shall be maintained as shown on the Stream Restoration Plan (Attachment 1), and as approved by DPWES. Other appropriate environmentally sensitive solutions and engineered solutions, which are mutually acceptable to the Country Club of Fairfax and DPWES may be employed. It shall be understood that the resulting solution may require modifications and/or waivers to the Public Facilities Manual (PFM) and/or State standards.*

Landscaping and Tree Save

22. All proposed evergreen trees shall measure a minimum of six (6) feet in height at the time of planting. All other proposed landscaping species and methods of installation shall be to the satisfaction of UFM. All plantings shall he maintained in good health and replaced with like-kind plantings when necessary, as determined by UFM. Prior to the issuance of a Non-Residential Use permit for the tennis courts and maintenance building, an effective vegetative screening and buffer area shall be provided, as determined by UFM.*

23. Plantings proposed to be installed along the stream shall include native riparian species and those species that tolerate extreme hydrologic conditions, to the satisfaction of UFM. Common ornamental plants and hybridized landscaping species shall not be included in the stream bank

preservation and restoration areas. Boundary limits shall be delineated to mark the vegetated riparian areas, and signs shall be posted to discourage encroachment by foot or by golf cart into the vegetated riparian areas.*

24. Existing vegetation within the RPA defined in conjunction with the removal of the culverts on the 15th fairway, as determined by DPWES, shall be preserved and protected in accordance with the CBPO. The proposed relocated 7th tee and the proposed cart path for the 15th green and fairway shall be constructed outside of the protected and preserved vegetated areas within the RPA boundary, to the satisfaction of DPWES in accordance with CBPO. No construction of the relocated 7th tee shall commence until the removal of the culverts on the 15th fairway is completed, m accordance with the design details established under the Stream Restoration Management Plan, as detailed for "Zone C" Attachment 1 of these development conditions, to the satisfaction of DPWES.*

25. All trees shown to be preserved shall be protected by a tree protection fence. Tree protection fencing to consist of four foot high, orange plastic fence attached to 6 foot steel posts driven 18” inches into the ground and placed no further than twelve (12) feet apart shall be erected at the limits of clearing and grading as shown on the plat. All tree protection fencing shall be installed, as approved by UFM, prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fence, except super silt fence, shall be performed under the supervision of a certified arborist. Three days prior to the commencement of any clearing, grading, or demolition activities, the UFM shall be notified and given the opportunity to inspect the site to assure that all tree protection devices have been correctly installed.*

Miscellaneous

26. Unless already dedicated, right-of-way along the site's frontage on Route 123 shall be dedicated in accordance with the adopted Comprehensive Plan in order to provide a six-lane divided roadway, sixty-five (65) feet from centerline, with the additional eleven (11) feet for a right-turn lane, 250 feet in length, to the site entrance, and all ancillary easements for construction; ancillary easements not to exceed fifteen (15) feet in width for construction. Fencing within the dedication area shall be relocated for the length of the right turn lane. The right-of-way shall be dedicated to the Board of Supervisors and conveyed in fee simple at the time of site plan approval of upon demand by Fairfax County, whichever happens first. All intensity of use attributable to land areas dedicated and conveyed to the Board of Supervisors pursuant to these conditions shall be subject to the

provisions of Par. 4, of Sect. 2-308 of the Zoning Ordinance and is hereby reserved to the residue of the subject property.*

27. The exterior elevations of the proposed maintenance building in the northeastern corner of the site shall be consistent with the conceptual elevations shown on Sheet 7 of the SEA plat, all as determined by DPWES. All sides of each structure shall be similar in regard to design, colors and materials.*

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required permits through established procedures, and this Special Exception Amendment shall not be valid until this has been accomplished.

Pursuant to Sect. 9-015 of the Zoning Ordinance, this special exception amendment shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is tiled with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.