



APPLICATION FILED: June 14, 2007  
PLANNING COMMISSION: November 15, 2007  
BOARD OF SUPERVISORS: Not yet Scheduled

# County of Fairfax, Virginia

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October 31, 2007

## STAFF REPORT

### SPECIAL EXCEPTION APPLICATION SE 2007-MV-017

#### MOUNT VERNON DISTRICT

**APPLICANT:** Great Spring Waters of America Inc./  
Richard McConnell

**ZONING:** I-4

**PARCEL(S):** 108-1 ((10)) 7225A & 108-1 ((10)) 7225B

**SITE AREA:** 15,163 sq. ft (Building Footprint)

**FAR:** 0.29 (Overall Industrial Park)

**OPEN SPACE:** 17.5% (Overall Industrial Park)

**PLAN MAP:** Industrial

**SE CATEGORY:** Category 5; Commercial and Industrial  
Uses of Special Impact

**PROPOSAL:** To permit a food and beverage manufacturing and  
processing establishment within an existing  
building on land zoned I-4.

#### STAFF RECOMMENDATIONS:

Staff recommends approval of SE 2007-MV-017 subject to the proposed  
Development Conditions contained in Appendix 1.

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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/](http://www.fairfaxcounty.gov/dpz/)

It should be noted that it is not the intent of staff to recommend that the Board, 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.

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

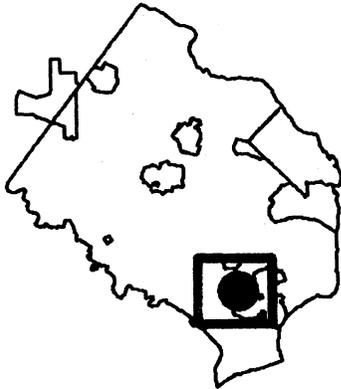
For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.



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).

# Special Exception

SE 2007-MV-017



**Applicant:** GREAT SPRING WATERS OF AMERICA, INC./  
RICHARD MCCONNELL

**Accepted:** 06/14/2007  
**Proposed:** FOOD AND BEVERAGE MANUFACTURING AND  
PRODUCTION AND PROCESSING ESTABLISHMENT

**Area:** 1.68 AC OF LAND; DISTRICT - MOUNT VERNON

**Zoning Dist Sect:** 05-0404

**Art 9 Group and Use:** 5-28

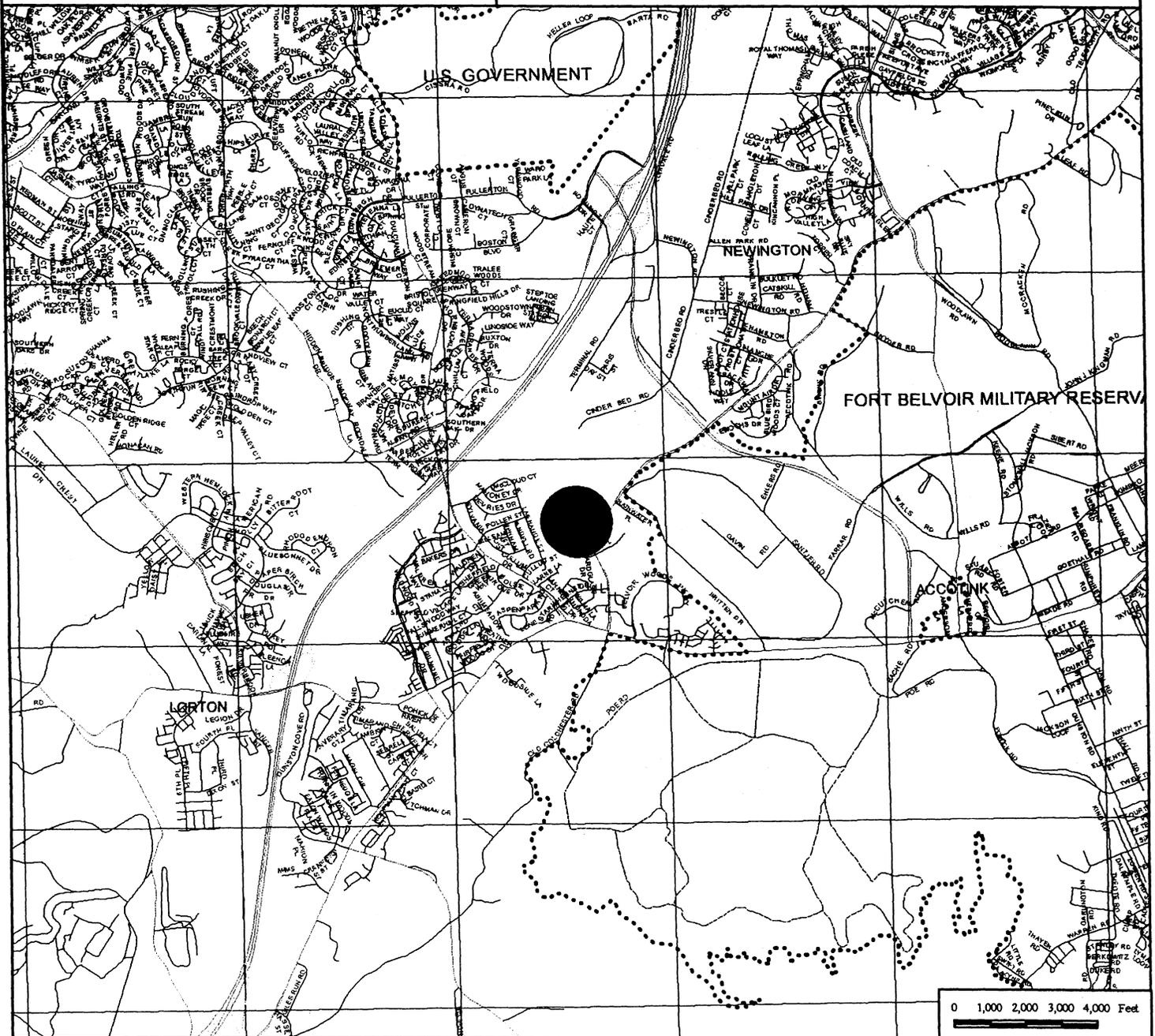
**Located:** 7225 TELEGRAPH SQUARE DRIVE

**Zoning:** I-4

**Plan Area:** 4,

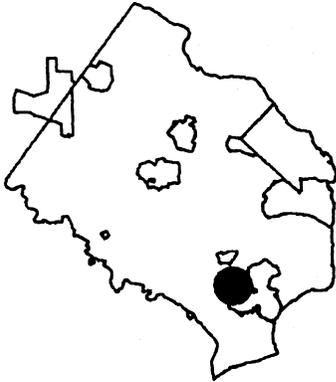
**Overlay Dist:**

**Map Ref Num:** 108-1- /10/ /7225A /10/ /7225B



# Special Exception

SE 2007-MV-017



Applicant: GREAT SPRING WATERS OF AMERICA, INC. / RICHARD MCCONNELL

Accepted: 06/14/2007

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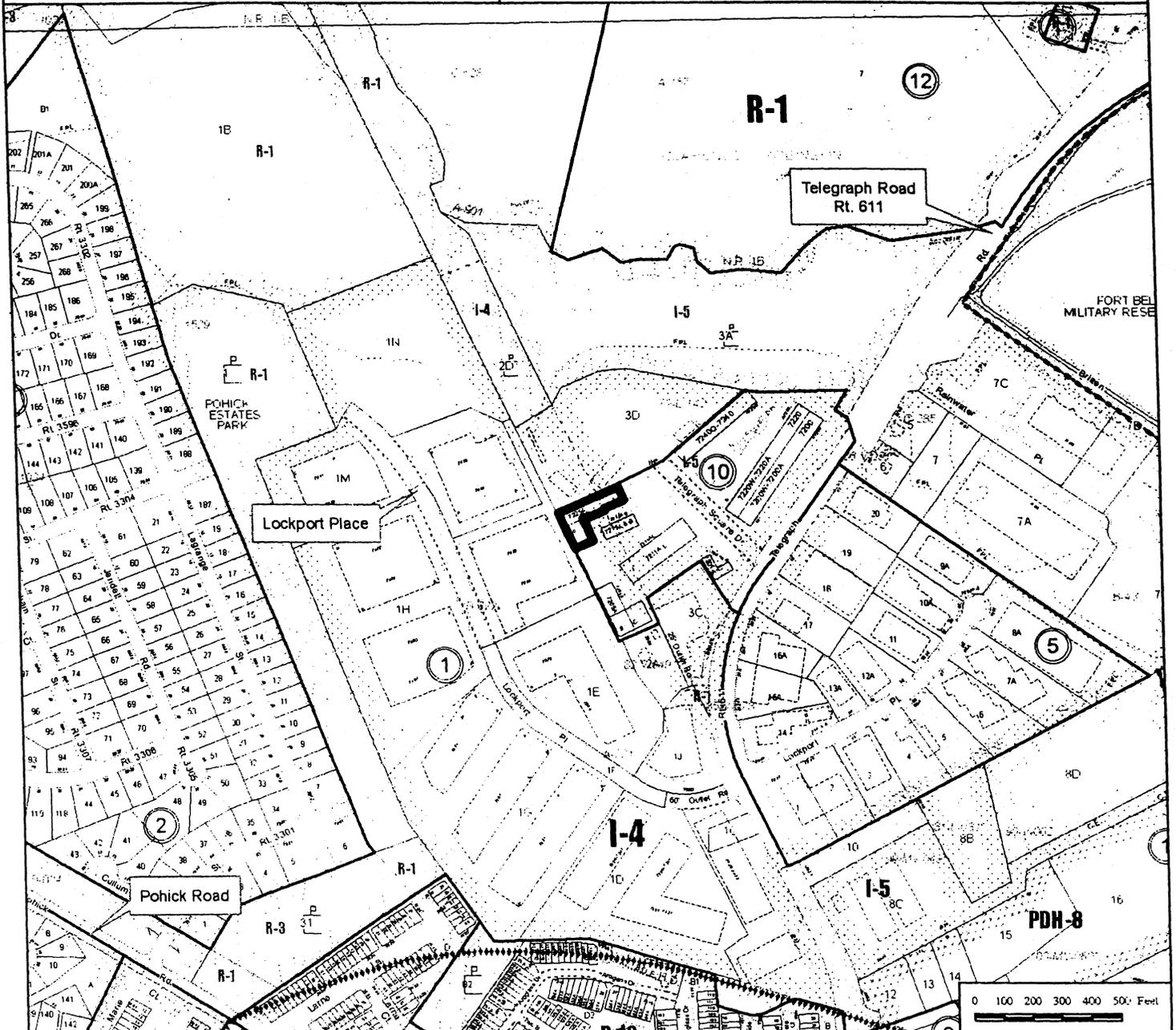
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Zoning: I- 4

Plan Area: 4,

Overlay Dist:

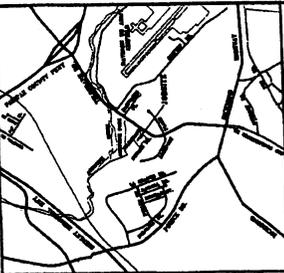
Map Ref Num: 108-1- /10/ /7225A /10/ /7225B



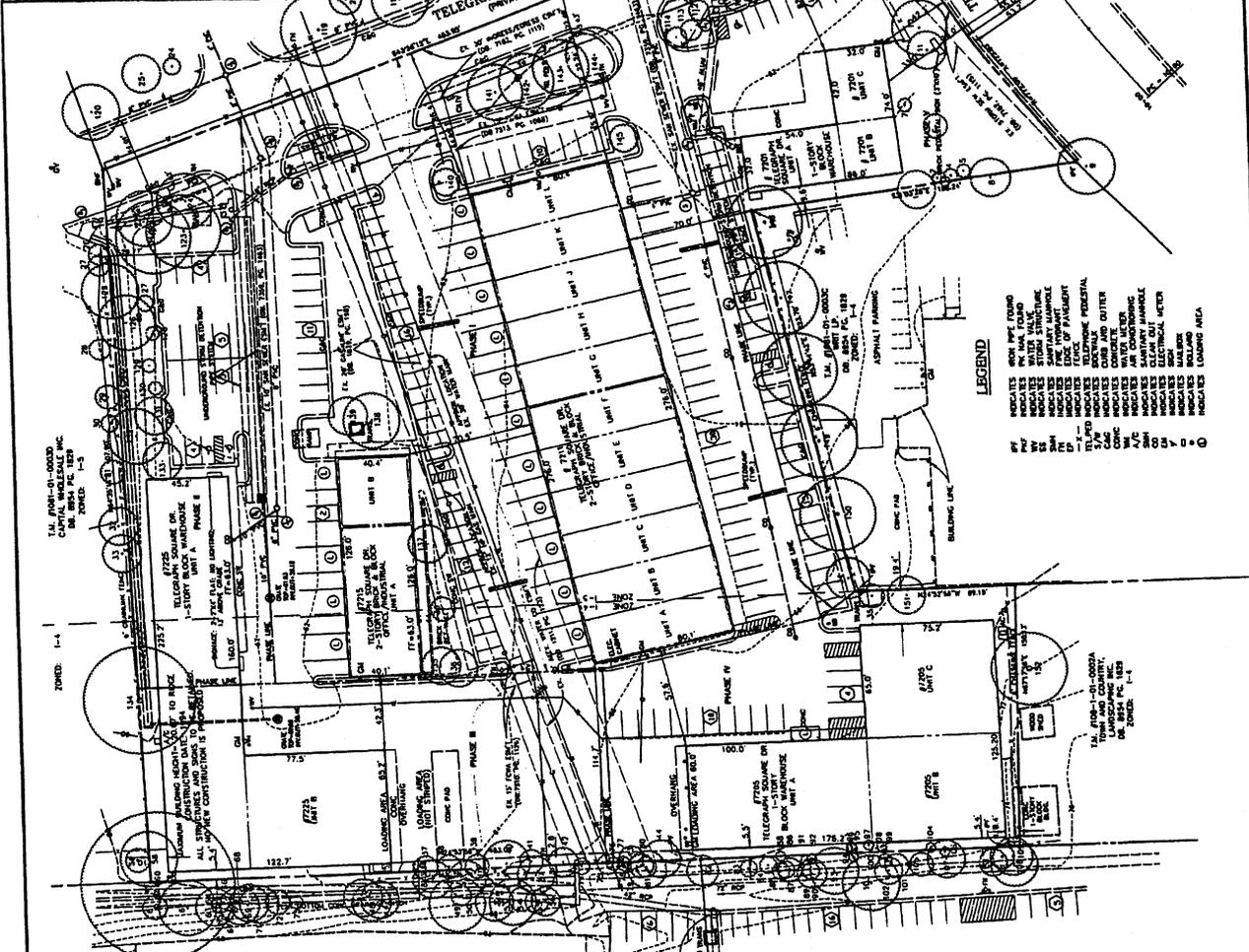


**PROBE SURVEY AND  
PARKING EXHIBIT  
TELEGRAPH SQUARE II  
A CONDOMINIUM**

BY: URBAN ENGINEERING & ASSOCIATES, INC.  
CITY ENGINEER: LANDSCAPE ARCHITECT: LAND SURVEYOR:  
APPROVED: TELEGRAPH SQUARE II CONDO UNIT 1000



VICINITY MAP  
SCALE: 1" = 200'



- LEGEND**
- BY INDICATES BOUNDARY FOUND
  - BY INDICATES PROPERTY LINE
  - BY INDICATES EXISTING STRUCTURE
  - BY INDICATES EXISTING DRIVEWAY
  - BY INDICATES EXISTING DRIVE
  - BY INDICATES EXISTING SIDEWALK
  - BY INDICATES EXISTING CURB
  - BY INDICATES EXISTING FENCE
  - BY INDICATES EXISTING UTILITY
  - BY INDICATES EXISTING LIGHTING
  - BY INDICATES EXISTING SIGN
  - BY INDICATES EXISTING LANDSCAPE
  - BY INDICATES EXISTING PAVEMENT
  - BY INDICATES EXISTING ASPHALT DRIVEWAY
  - BY INDICATES EXISTING ASPHALT DRIVE
  - BY INDICATES EXISTING ASPHALT SIDEWALK
  - BY INDICATES EXISTING ASPHALT CURB
  - BY INDICATES EXISTING ASPHALT FENCE
  - BY INDICATES EXISTING ASPHALT UTILITY
  - BY INDICATES EXISTING ASPHALT LIGHTING
  - BY INDICATES EXISTING ASPHALT SIGN
  - BY INDICATES EXISTING ASPHALT LANDSCAPE
  - BY INDICATES EXISTING ASPHALT PAVEMENT

UNIT NO.	TYPE	AREA (SQ. FT.)	REMARKS
1001	CONDO	1,200	UNIT A
1002	CONDO	1,200	UNIT B
1003	CONDO	1,200	UNIT C
1004	CONDO	1,200	UNIT D
1005	CONDO	1,200	UNIT E
1006	CONDO	1,200	UNIT F
1007	CONDO	1,200	UNIT G
1008	CONDO	1,200	UNIT H
1009	CONDO	1,200	UNIT I
1010	CONDO	1,200	UNIT J
1011	CONDO	1,200	UNIT K
1012	CONDO	1,200	UNIT L
1013	CONDO	1,200	UNIT M
1014	CONDO	1,200	UNIT N
1015	CONDO	1,200	UNIT O
1016	CONDO	1,200	UNIT P
1017	CONDO	1,200	UNIT Q
1018	CONDO	1,200	UNIT R
1019	CONDO	1,200	UNIT S
1020	CONDO	1,200	UNIT T
1021	CONDO	1,200	UNIT U
1022	CONDO	1,200	UNIT V
1023	CONDO	1,200	UNIT W
1024	CONDO	1,200	UNIT X
1025	CONDO	1,200	UNIT Y
1026	CONDO	1,200	UNIT Z

NO.	TYPE	AREA (SQ. FT.)	REMARKS
1	CONDO	1,200	UNIT A
2	CONDO	1,200	UNIT B
3	CONDO	1,200	UNIT C
4	CONDO	1,200	UNIT D
5	CONDO	1,200	UNIT E
6	CONDO	1,200	UNIT F
7	CONDO	1,200	UNIT G
8	CONDO	1,200	UNIT H
9	CONDO	1,200	UNIT I
10	CONDO	1,200	UNIT J
11	CONDO	1,200	UNIT K
12	CONDO	1,200	UNIT L
13	CONDO	1,200	UNIT M
14	CONDO	1,200	UNIT N
15	CONDO	1,200	UNIT O
16	CONDO	1,200	UNIT P
17	CONDO	1,200	UNIT Q
18	CONDO	1,200	UNIT R
19	CONDO	1,200	UNIT S
20	CONDO	1,200	UNIT T
21	CONDO	1,200	UNIT U
22	CONDO	1,200	UNIT V
23	CONDO	1,200	UNIT W
24	CONDO	1,200	UNIT X
25	CONDO	1,200	UNIT Y
26	CONDO	1,200	UNIT Z
27	CONDO	1,200	UNIT AA
28	CONDO	1,200	UNIT AB
29	CONDO	1,200	UNIT AC
30	CONDO	1,200	UNIT AD
31	CONDO	1,200	UNIT AE
32	CONDO	1,200	UNIT AF
33	CONDO	1,200	UNIT AG
34	CONDO	1,200	UNIT AH
35	CONDO	1,200	UNIT AI
36	CONDO	1,200	UNIT AJ
37	CONDO	1,200	UNIT AK
38	CONDO	1,200	UNIT AL
39	CONDO	1,200	UNIT AM
40	CONDO	1,200	UNIT AN
41	CONDO	1,200	UNIT AO
42	CONDO	1,200	UNIT AP
43	CONDO	1,200	UNIT AQ
44	CONDO	1,200	UNIT AR
45	CONDO	1,200	UNIT AS
46	CONDO	1,200	UNIT AT
47	CONDO	1,200	UNIT AU
48	CONDO	1,200	UNIT AV
49	CONDO	1,200	UNIT AW
50	CONDO	1,200	UNIT AX
51	CONDO	1,200	UNIT AY
52	CONDO	1,200	UNIT AZ
53	CONDO	1,200	UNIT BA
54	CONDO	1,200	UNIT BB
55	CONDO	1,200	UNIT BC
56	CONDO	1,200	UNIT BD
57	CONDO	1,200	UNIT BE
58	CONDO	1,200	UNIT BF
59	CONDO	1,200	UNIT BG
60	CONDO	1,200	UNIT BH
61	CONDO	1,200	UNIT BI
62	CONDO	1,200	UNIT BJ
63	CONDO	1,200	UNIT BK
64	CONDO	1,200	UNIT BL
65	CONDO	1,200	UNIT BM
66	CONDO	1,200	UNIT BN
67	CONDO	1,200	UNIT BO
68	CONDO	1,200	UNIT BP
69	CONDO	1,200	UNIT BQ
70	CONDO	1,200	UNIT BR
71	CONDO	1,200	UNIT BS
72	CONDO	1,200	UNIT BT
73	CONDO	1,200	UNIT BU
74	CONDO	1,200	UNIT BV
75	CONDO	1,200	UNIT BW
76	CONDO	1,200	UNIT BX
77	CONDO	1,200	UNIT BY
78	CONDO	1,200	UNIT BZ
79	CONDO	1,200	UNIT CA
80	CONDO	1,200	UNIT CB
81	CONDO	1,200	UNIT CC
82	CONDO	1,200	UNIT CD
83	CONDO	1,200	UNIT CE
84	CONDO	1,200	UNIT CF
85	CONDO	1,200	UNIT CG
86	CONDO	1,200	UNIT CH
87	CONDO	1,200	UNIT CI
88	CONDO	1,200	UNIT CJ
89	CONDO	1,200	UNIT CK
90	CONDO	1,200	UNIT CL
91	CONDO	1,200	UNIT CM
92	CONDO	1,200	UNIT CN
93	CONDO	1,200	UNIT CO
94	CONDO	1,200	UNIT CP
95	CONDO	1,200	UNIT CQ
96	CONDO	1,200	UNIT CR
97	CONDO	1,200	UNIT CS
98	CONDO	1,200	UNIT CT
99	CONDO	1,200	UNIT CU
100	CONDO	1,200	UNIT CV
101	CONDO	1,200	UNIT CW
102	CONDO	1,200	UNIT CX
103	CONDO	1,200	UNIT CY
104	CONDO	1,200	UNIT CZ
105	CONDO	1,200	UNIT DA
106	CONDO	1,200	UNIT DB
107	CONDO	1,200	UNIT DC
108	CONDO	1,200	UNIT DD
109	CONDO	1,200	UNIT DE
110	CONDO	1,200	UNIT DF
111	CONDO	1,200	UNIT DG
112	CONDO	1,200	UNIT DH
113	CONDO	1,200	UNIT DI
114	CONDO	1,200	UNIT DJ
115	CONDO	1,200	UNIT DK
116	CONDO	1,200	UNIT DL
117	CONDO	1,200	UNIT DM
118	CONDO	1,200	UNIT DN
119	CONDO	1,200	UNIT DO
120	CONDO	1,200	UNIT DP
121	CONDO	1,200	UNIT DQ
122	CONDO	1,200	UNIT DR
123	CONDO	1,200	UNIT DS
124	CONDO	1,200	UNIT DT
125	CONDO	1,200	UNIT DU
126	CONDO	1,200	UNIT DV
127	CONDO	1,200	UNIT DW
128	CONDO	1,200	UNIT DX
129	CONDO	1,200	UNIT DY
130	CONDO	1,200	UNIT DZ
131	CONDO	1,200	UNIT EA
132	CONDO	1,200	UNIT EB
133	CONDO	1,200	UNIT EC
134	CONDO	1,200	UNIT ED
135	CONDO	1,200	UNIT EE
136	CONDO	1,200	UNIT EF
137	CONDO	1,200	UNIT EG
138	CONDO	1,200	UNIT EH
139	CONDO	1,200	UNIT EI
140	CONDO	1,200	UNIT EJ
141	CONDO	1,200	UNIT EK
142	CONDO	1,200	UNIT EL
143	CONDO	1,200	UNIT EM
144	CONDO	1,200	UNIT EN
145	CONDO	1,200	UNIT EO
146	CONDO	1,200	UNIT EP
147	CONDO	1,200	UNIT EQ
148	CONDO	1,200	UNIT ER
149	CONDO	1,200	UNIT ES
150	CONDO	1,200	UNIT ET
151	CONDO	1,200	UNIT EU
152	CONDO	1,200	UNIT EV
153	CONDO	1,200	UNIT EW
154	CONDO	1,200	UNIT EX
155	CONDO	1,200	UNIT EY
156	CONDO	1,200	UNIT EZ
157	CONDO	1,200	UNIT FA
158	CONDO	1,200	UNIT FB
159	CONDO	1,200	UNIT FC
160	CONDO	1,200	UNIT FD
161	CONDO	1,200	UNIT FE
162	CONDO	1,200	UNIT FF
163	CONDO	1,200	UNIT FG
164	CONDO	1,200	UNIT FH
165	CONDO	1,200	UNIT FI
166	CONDO	1,200	UNIT FJ
167	CONDO	1,200	UNIT FK
168	CONDO	1,200	UNIT FL
169	CONDO	1,200	UNIT FM
170	CONDO	1,200	UNIT FN
171	CONDO	1,200	UNIT FO
172	CONDO	1,200	UNIT FP
173	CONDO	1,200	UNIT FQ
174	CONDO	1,200	UNIT FR
175	CONDO	1,200	UNIT FS
176	CONDO	1,200	UNIT FT
177	CONDO	1,200	UNIT FU
178	CONDO	1,200	UNIT FV
179	CONDO	1,200	UNIT FW
180	CONDO	1,200	UNIT FX
181	CONDO	1,200	UNIT FY
182	CONDO	1,200	UNIT FZ
183	CONDO	1,200	UNIT GA
184	CONDO	1,200	UNIT GB
185	CONDO	1,200	UNIT GC
186	CONDO	1,200	UNIT GD
187	CONDO	1,200	UNIT GE
188	CONDO	1,200	UNIT GF
189	CONDO	1,200	UNIT GG
190	CONDO	1,200	UNIT GH
191	CONDO	1,200	UNIT GI
192	CONDO	1,200	UNIT GJ
193	CONDO	1,200	UNIT GK
194	CONDO	1,200	UNIT GL
195	CONDO	1,200	UNIT GM
196	CONDO	1,200	UNIT GN
197	CONDO	1,200	UNIT GO
198	CONDO	1,200	UNIT GP
199	CONDO	1,200	UNIT GQ
200	CONDO	1,200	UNIT GR

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

**DESCRIPTION OF THE APPLICATION**

This application is a request for a Category 5 Special Exception to permit a food and beverage manufacturing, production and processing establishment within an existing building located at 7225 Telegraph Square Drive in the Mount Vernon Magisterial District. This application addresses only the portion of the property (1.68 acres) which is zoned 1-4, as the proposed use is permitted by right on the portion of the property zoned I-5.

**Hours of operation:** 5:30 a.m. - 4:00 p.m. Monday - Friday.

**Number of Employees:** Approximately 8 on site at any one time.

The applicant's affidavit and statement of justification can be found in Appendices 2-3, respectively.

**LOCATION AND CHARACTER**

**Site Description:**

The subject property comprises 1.68 acres. The existing building is located at 7225 Telegraph Square Drive within the Telegraph Square II Industrial Park in the Mount Vernon District. It is a one-story warehouse building with a gross floor area of 14,425 sq ft. The application has been filed for a portion of the building, which is zoned I-4. The remaining portion of the building is zoned I-5. The site is located on the south side of Telegraph Square Drive near its intersection with Telegraph Road, within the Telegraph Square Industrial Park. There are no exterior site improvements or modifications proposed with this application.

**Surrounding Area Description:**

<b>SURROUNDING AREA DESCRIPTION</b>			
<b>Direction</b>	<b>Use</b>	<b>Zoning</b>	<b>Plan</b>
<b>North</b>	Wholesale, Warehousing, storage	I-4, I-5	Industrial
<b>South</b>	Office (Town & Country Landscaping)	I-4	Industrial
<b>South</b>	Wholesale, Warehousing, storage	1-4	Industrial
<b>East</b>	Wholesale, Warehousing, storage	I-5	Industrial
<b>West</b>	Wholesale, Warehousing, storage	1-4	Industrial

**BACKGROUND****COMPREHENSIVE PLAN PROVISIONS**

**Plan Area:** Area IV, Lower Potomac District  
**Planning Sector:** LP2-Lorton-South Route 1  
**Plan Map:** Industrial

In the Fairfax County Comprehensive Plan, Area IV, 2007 Edition Lower Potomac District, Amended through 12-4-2006 LP2-Lorton-South Route 1 Community Planning Sector Page 74, the Plan states:

**Land Unit D**

This land unit is surrounded by Accotink Creek, Pohick Estates and Rose Heights subdivisions and Southgate Woods and Worthington Woods townhouse developments. The area is characterized by existing industrial uses. Primary uses are wholesale/ warehouse activities.

Land Unit D is planned for industrial use. New or infill development should be compatible with existing industrial uses up to .35 FAR and should provide for substantial buffering when located adjacent to planned or existing residential uses.

The area generally adjacent to Accotink Creek is planned for public park.

**Special Exception Plat** (copy at front of staff report)

The only change requested with this application is to permit a food and beverage manufacturing, production and processing establishment within the existing building located at 7225 Telegraph Square Drive. Since no physical changes are proposed to the existing structures and no new exterior construction is proposed with this application, a waiver of the requirement for submission of a special exception amendment plat was granted in accordance with Sect. 9-011 of the Zoning Ordinance in favor of the submission of a topographic survey on the Telegraph Square II industrial park.

**Title of SE Plat:** Topographic Survey on the property of Telegraph Square II, A Condominium, Fairfax County, Virginia  
**Prepared By:** Urban Engineering & Associates, Inc.  
**Original and Revision Dates:** Dated August 2006  
revised September 6, 2007

**Plat Description:**

The submitted materials consist of two sheets.

Sheet one is the topographic survey containing a vicinity map, general notes, owner tabulations, and the existing site layout for the entire Telegraph Square II industrial park, which contains the subject property. As shown, access to the site is provided from Telegraph Square Drive at the eastern end of the existing parking area for the subject site. The survey depicts the subject property as a one-story building at the northwest corner of the industrial park and is split zoned I-4 and I-5.

Sheet two contains the Tree Survey and Parking Exhibit for the same area depicted on Sheet one.

**ANALYSIS****Land Use Analysis**

The subject 1.68 acre property is located within Land Unit D in the Lorton-South Route 1 Community Planning Sector, and is planned for industrial use. The proposed food and beverage manufacturing, production and processing establishment is an industrial use and in conformance with the recommendations of the Comprehensive Plan. Therefore, no land use issues have been identified with this application.

**Environmental Analysis**

No significant environmental issues were identified as a result of the environmental evaluation of this special exception application. As there are no site improvements proposed with this application, no issues were identified with this application.

**Transportation Analysis (See Appendix 4)****Parking****Issue:**

The initial analysis of the parking associated with this application indicated that the amount of on-site parking provided (18 parking spaces) was insufficient, based on a facility that is intended for 84 employees, which would require 94 parking spaces.

**Resolution:**

The applicant provided staff with supplemental information clarifying that although the total number employees for Great Spring Waters of America Inc. will be 84 employees, only 8 employees will be working at the building at any one time. The required number of parking spaces required for a facility that is intended for 8 employees is 18 parking spaces. Therefore this issue has been satisfied.

**Urban Forest Management Analysis (See Appendix 5)****Tree cover and interior and peripheral parking lot landscaping****Issue:**

Tree cover, interior and peripheral parking lot landscaping calculations were not included with the noted plans or Tree Survey. Approximately half of the trees shown on the Survey have trunks located off-site. In accordance with the Fairfax County Public Facilities Manual and the Zoning Ordinance, only trees with trunks on the subject property count towards tree cover. (PFM 12-0702.1A (5)). In order to assess whether the tree requirements are being met, detailed tree cover, interior and peripheral parking lot landscaping calculations must be provided.

**Resolution:**

As discussed previously, the only change requested with this application is to permit a food and beverage manufacturing, production and processing establishment within the existing building located at 7225A&B Telegraph Square Drive. The approved As-Built Plan (7064-AB-01) for the Telegraph Square II Industrial Park indicates that the site met the interior parking lot landscaping requirements for the site at the time of approval. Since no physical changes are proposed with this application, staff believes this issue has been resolved.

**Stormwater Management Analysis**

As there are no site improvements proposed with this application, there are no additional stormwater detention or water quality control requirements associated with the application.

**ZONING ORDINANCE PROVISIONS** (See Appendix 7)

<b>Bulk Standards (I-4 Zoning)</b>		
<b>Standard</b>	<b>Required</b>	<b>Existing</b>
Min. Lot Area	20,000 square feet	213,257 square feet
Lot Width	100 ft.	190 ft.
Building Height	75 ft.	20.67 ft.
Front Yard	45 degree angle of bulk plane, but not less than 40 ft.	42.3 ft.
Side Yard	N/A	N/A
Rear Yard	N/A	N/A
F.A.R.	0.50	0.29 (Overall Industrial Park)
Open Space	15%	17.5% (Overall Industrial Park)
Parking Spaces	1 per employee+1 per company vehicle 8 employees + 10 delivery trucks = <b>18 spaces</b>	18 spaces

**OTHER ZONING ORDINANCE REQUIREMENTS:****Special Exception Requirements** (See Appendix 7)General Standards (Sect. 9-006)

Par. 1 requires that the proposed use be in harmony with the Comprehensive Plan. As described in the Land Use Analysis section, the subject 1.68 acre property is located within Land Unit D in the Lorton-South Route 1 Community Planning Sector, and is planned for industrial use. The proposed food and beverage manufacturing, production and processing establishment is an industrial use and in conformance with the recommendations of the Comprehensive Plan. Therefore, this Standard has been met.

Par. 2 requires that the proposed use be in harmony with the purpose and intent of the applicable zoning district regulations. Staff has concluded that the purpose and intent of the I-4 District are met. All of the surrounding properties are zone I-4 or I-5 and are developed with industrial uses. Therefore, this Standard has been met.

Par. 3 requires that the proposed use be harmonious with and not adversely affect the use or development of neighboring properties in accordance with applicable zoning district regulations and the adopted Comprehensive Plan. It further states

that the location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof. The current structure and uses on the site are in harmony with the Comprehensive Plan recommendations for the site and do not hinder or discourage development and use of surrounding properties. The application proposes a food and beverage manufacturing, production and processing establishment within an existing building. The approved As-Built Plan for the Telegraph Square II Industrial Park indicates that the site met the maximum building height, open space, and interior parking lot landscaping requirements for the site at the time of approval. As there are no site improvements proposed with this application, staff feels that this standard has been met.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Staff Conclusions**

Staff concludes that the application is in harmony with the land use recommendations of the Comprehensive Plan and is in conformance with the applicable Zoning Ordinance provisions.

### **Staff Recommendations**

Staff recommends approval of SE 2007-MV-017 subject to the proposed Development Conditions contained in Appendix 1.

It should be noted that it is not the intent of 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 recommendations of staff; it does not reflect the position of the Board of Supervisors.

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

## **APPENDICES**

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. Transportation Analysis
5. Urban Forest Management Analysis
6. Zoning Ordinance Provisions
7. Glossary of Terms

**DEVELOPMENT CONDITIONS**

**SE 2007-MV-017**

**October 31, 2007**

If it is the intent of the Board of Supervisors to approve SE 2007-MV-017 located at 7225 Telegraph Square Drive (Tax Map 108-1((10)) 7225A&B) to permit a food and beverage manufacturing, production and processing establishment pursuant to Section 5-404 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s), and/or use(s) indicated on the Special Exception Plat (SE Plat) approved with this application, as qualified by these development conditions.
3. A copy of this Special Exception and the Non-Residential Use Permit (Non-RUP) 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 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 SE Plat entitled "Topographic Survey on the property of Telegraph Square II, A Condominium," Prepared By Urban Engineering & Associates, Inc., consisting of 2 sheets, dated August 2006, as revised through September 6, 2007. Minor modifications to the approved Special Exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
5. All signage on site shall conform to the provisions of Article 12 of the Zoning Ordinance.
6. All lighting, including streetlights, canopy lighting, security, pedestrian, and/or other incidental lighting shall be in accordance with the Performance Standards contained in Part 9 of Article 14 of the Zoning Ordinance.
7. Off-street parking shall be provided in accordance with Article 11 of the Zoning Ordinance.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

## **APPENDIX 1**

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 Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, eighteen (18) months after the date of approval unless a Non-Residential Use Permit has been obtained. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed 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.

**SPECIAL EXCEPTION AFFIDAVIT**

DATE: 8/06/07  
 (enter date affidavit is notarized)

I, Henry K. Edquist (Faithful + Gould), do hereby state that I am an  
 (enter name of applicant or authorized agent)

(check one)             applicant  
                               applicant's authorized agent listed in Par. 1(a) below

96370a

in Application No.(s): SE 2007-MV-017  
 (enter County-assigned application number(s), e.g. SE 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,\* and, if any of the foregoing is a **TRUSTEE,\*\*** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

**(NOTE:** All relationships to the application listed above in **BOLD** print are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Great Spring Waters Of America, Inc	7225 Telegraph Square Dr., Lorton, VA 22079	Applicant/Title Owner
Richard McConnell	7225 Telegraph Square Dr., Lorton, VA 22079	Co- Applicant/Agent For Title Owner
Faithful + Gould	1725 Duke St, Suite 200 Alexandria, VA., 22314	Agent for Applicant/Title Owner
Henry K. Edquist	1725 Duke St, Suite 200 Alexandria, VA., 22314	Agent for Applicant/Title Owner

(check if applicable)             There are more relationships to be listed and Par. 1(a) is continued on a "Special Exception Attachment to Par. 1(a)" form.

\* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

\*\* List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

SPECIAL EXCEPTION AFFIDAVIT

DATE: 8/06/07  
(enter date affidavit is notarized)

96370u

for Application No. (s): SE 2007-MV-017  
(enter County-assigned application number(s))

1(b). The following constitutes a listing\*\*\* of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

**(NOTE:** Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

**NAME & ADDRESS OF CORPORATION:** (enter complete name and number, street, city, state, and zip code)

Great Spring Waters Of America Inc. , 7225 Telegraph Square Dr., Lorton, VA 22079

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF SHAREHOLDERS:** (enter first name, middle initial and last name)

(check if applicable)  There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit Attachment 1(b)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Special Exception Attachment to Par. 1(b)

DATE: 8/06/07  
(enter date affidavit is notarized)

96370a

for Application No. (s): SE 2007-MV-017  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Faithful + Gould, 1725 Duke St, Suite 200, alexandria, VA 22314

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: 8/06/07  
(enter date affidavit is notarized)

96370a

for Application No. (s): SE 2007-MV-017  
(enter County-assigned application number(s))

1(c). The following constitutes a listing\*\*\* of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, and number, street, city, state, and zip code)

(check if applicable) [ ] The above-listed partnership has no limited partners:

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

NONE

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued on a "Special Exception Affidavit Attachment to Par. 1(c)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

SPECIAL EXCEPTION AFFIDAVIT

DATE: 8/06/07  
(enter date affidavit is notarized)

96370a

for Application No. (s): SE 2007-MV-017  
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

**EXCEPT AS FOLLOWS:** (NOTE: If answer is none, enter "NONE" on the line below.)

NONE

(check if applicable)  There are more interests to be listed and Par. 2 is continued on a "Special Exception Attachment to Par. 2" form.

**SPECIAL EXCEPTION AFFIDAVIT**

DATE: 8/06/07  
(enter date affidavit is notarized)

96370a

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

**EXCEPT AS FOLLOWS:** (NOTE: If answer is none, enter "NONE" on line below.)

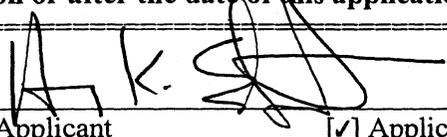
NONE

**NOTE:** Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [ ] There are more disclosures to be listed and Par. 3 is continued on a "Special Exception Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

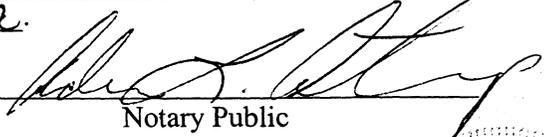
WITNESS the following signature:



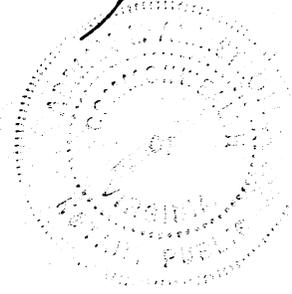
(check one) [ ] Applicant [x] Applicant's Authorized Agent

Henry K. Edquist  
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 6th day of August 2007, in the State/Comm. of Virginia, County/City of Alexandria.

  
Notary Public

My commission expires: \_\_\_\_\_



1725 DUKE STREET SUITE 200 ALEXANDRIA VA 22314 PH 703.684.6550 FX 703.684.8590

**To: Fairfax County**
 Department of Planning & Zoning  
 12055 Government Center Pkwy,  
 Fairfax, Virginia 22035
**From: Faithful + Gould**
 Suite 200, 1725 Duke St.  
 Alexandria, VA 22314

 RECEIVED  
 Department of Planning & Zoning

MAY 01 2007

Zoning Evaluation Division

**Owner: Great Spring Waters of America, Inc.**
 7235 Telegraph SQ Drive,  
 Lorton, VA 22079
**To Whom It May Concern:**

This request for a special exception for the property located at 7235 Telegraph SQ Drive, Lorton, VA 22079 is hereby made for the owner of the above referenced property by its representative Faithful + Gould.

**Justification of proposed use.**

- **Type of operation(s)**
  - a. This property will be used as a water processing and bottling plant.
- **Hours of operation**
  - a. 5:30am to 4:00pm
- **Number of patrons/clients**
  - a. 1 Health inspector & 1 product Representative
- **The proposed number of employees**
  - a. 84 employees including 8 plant, 38 route, 13 sales and administration and 25 Virginia retail sales.
- **The estimated traffic impact of the proposed use**
  - a. Approximately 10 incoming and outgoing delivery trucks daily (5-incoming & 5 outgoing), carrying 1,008 bottles of water each (outbound trips only). (Time of day 5:30am to 4:00pm).
- **The areas to be served.**
  - a. Baltimore, MD (65 miles)
  - b. Lanham, MD (40 miles)
  - c. Chesapeake, VA (181 miles)
  - d. Lorton, VA (1 mile)
- **Description of building façade and architecture**
  - a. existing portal steel frame building with brick and metal panel façade and metal roof.
- **A list of all hazardous or toxic substances used or stored at facility**

- a. No hazardous or toxic materials are used in the water purification process.
- **Statement of compliance**
  - a. The application conforms to all provisions, ordinances, regulations, adopted standards and applicable conditions for zoning ordinance requirements part 5, 9-500, category commercial & industrial uses of special impact. See attached highlighted sections.



## County of Fairfax, Virginia

**MEMORANDUM**

DATE: October 4, 2007

TO: Regina Coyle, Director  
Zoning Evaluation Division, DPZ

FROM: Angela Kadar Rodeheaver, Chief   
Site Analysis Section, DOT

FILE: 3-4(RZ 2007-MV-07)

SUBJECT: SE 2007-MV-07; Great Spring Waters of America, Inc.  
Land Identification Map: 108-1-(10)-7225A and 7225B

This department has reviewed the special exception plat revised through September 2007. We have the following comments.

- Comment: On-site parking is insufficient for the number of employees at the plant. The applicant notes that the facility is intended for 84 employees, yet only 18 parking spaces are provided. Consequently, the lack of sufficient parking has the potential to cause stress on the parking lots of adjacent buildings.  
Outcome: The applicant has indicated that the building will only have 8 employees on site at any given time. Considering the reduced number of employees, the current parking available should be sufficient.

AKR/MEC

cc: Michelle Brickner, Director, Office of Site Development Services, Department of Public Works and Environmental Services



# County of Fairfax, Virginia

## MEMORANDUM

September 13, 2007

**TO:** St. Clair Williams, Staff Coordinator  
Zoning Evaluation Division, DPZ

**FROM:** Jessica Strother, Urban Forester II  
Forest Conservation Branch, UFM, DPWES

**SUBJECT:** Telegraph Square II A Condominium, (Great Spring Waters of America)  
SE 2007-MV-017

This review is based on the Topographic Survey, Tree Survey and Parking Exhibit plans stamped as received by the Department of Planning and Zoning on September 7, 2007. Cursory comments were provided to you in July 2007. A site visit was conducted on 9/12/07.

1. **Comment:** Tree cover, interior and peripheral parking lot landscaping calculations were not included with the noted plans or Tree Survey. It is noted that approximately half of the trees shown on the Survey have trunks located off-site. In accordance with the Fairfax County Public Facilities Manual and the Zoning Ordinance, only trees with trunks on the subject property shall be counted towards tree cover. (PFM 12-0702.1A(5))

**Recommendation:** In order to assess whether the three requirements are being met, detailed tree cover, interior and peripheral parking lot landscaping calculations must be provided.

JGS/  
UFMIQ #: 127808

cc: RA File  
DPZ File

Department of Public Works and Environmental Services  
Land Development Services, Urban Forest Management Division  
12055 Government Center Parkway, Suite 518  
Fairfax, Virginia 22035-5503  
Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769  
[www.fairfaxcounty.gov/dpwes](http://www.fairfaxcounty.gov/dpwes)



**9-006 General Standards**

In addition to the specific standards set forth hereinafter with regard to particular special exception uses, all such uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will 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. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

## GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

**ABANDONMENT:** Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

**ACCESSORY DWELLING UNIT (OR APARTMENT):** A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

**AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT:** Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

**AGRICULTURAL AND FORESTAL DISTRICTS:** A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

**BARRIER:** A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

**BEST MANAGEMENT PRACTICES (BMPs):** Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

**BUFFER:** Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

**CHESAPEAKE BAY PRESERVATION ORDINANCE:** Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

**CLUSTER DEVELOPMENT:** Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

**COUNTY 2232 REVIEW PROCESS:** A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

**dBA:** The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

**DENSITY:** Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

**DENSITY BONUS:** An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

**DEVELOPMENT CONDITIONS:** Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

**DEVELOPMENT PLAN:** A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

**EASEMENT:** A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

**ENVIRONMENTAL QUALITY CORRIDORS (EQCs):** An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

**ERODIBLE SOILS:** Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

**FLOODPLAIN:** Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

**FLOOR AREA RATIO (FAR):** An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

**FUNCTIONAL CLASSIFICATION:** A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

**GEOTECHNICAL REVIEW:** An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

**HYDROCARBON RUNOFF:** Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

**IMPERVIOUS SURFACE:** Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

**INFILL:** Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

**INTENSITY:** The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

**Ldn:** Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

**LEVEL OF SERVICE (LOS):** An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

**MARINE CLAY SOILS:** Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

**OPEN SPACE:** That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

**OPEN SPACE EASEMENT:** An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

**P DISTRICT:** A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

**PROFFER:** A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

**PUBLIC FACILITIES MANUAL (PFM):** A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

**RESOURCE MANAGEMENT AREA (RMA):** That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

**RESOURCE PROTECTION AREA (RPA):** That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

**SITE PLAN:** A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

**SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP):** Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

**STORMWATER MANAGEMENT:** Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

**SUBDIVISION PLAT:** The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

**TRANSPORTATION DEMAND MANAGEMENT (TDM):** Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

**TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS:** This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

**URBAN DESIGN:** An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

**VACATION:** Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

**VARIANCE:** An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

**WETLANDS:** Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

**TIDAL WETLANDS:** Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

#### Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		