



APPLICATION ACCEPTED: February 5, 2009
PLANNING COMMISSION: June 11, 2009
BOARD OF SUPERVISORS: June 22, 2009 @ 3:30 pm

County of Fairfax, Virginia

RC WSPOD

May 26, 2009

STAFF REPORT

**SPECIAL EXCEPTION APPLICATION SEA 83-S-036
(COMPANION TO AF 2008-SP-001)**

SPRINGFIELD DISTRICT

APPLICANT: Russell G. Hall

ZONING: R-C, WS

PARCEL(S): 85-2 ((1)) 38

ACREAGE: 15.84 acres

PLAN MAP: Residential use at 0.1-0.2 du/ac

SE CATEGORY: Category 1, Use 5: Telecommunication facilities, including central offices and repeat stations, but not including ordinary telephone or telegraph transmission poles and lines located in public rights-of-way or easements of not more than twenty-five (25) feet in width.

PROPOSAL: Amend SE 83-S-036, previously approved for an existing microwave facility including ground tower and telecommunication facility, to permit a reduction in land area to 9,406 square feet.

Suzie Zottl

STAFF RECOMMENDATIONS:

Staff recommends approval of SEA 83-S-036, subject to the proposed development conditions in Appendix 1.

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 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.

O:\sbatt\SEA\SEA 83-S-036 Hall\Hall_ SEA Cover.doc



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 Amendment

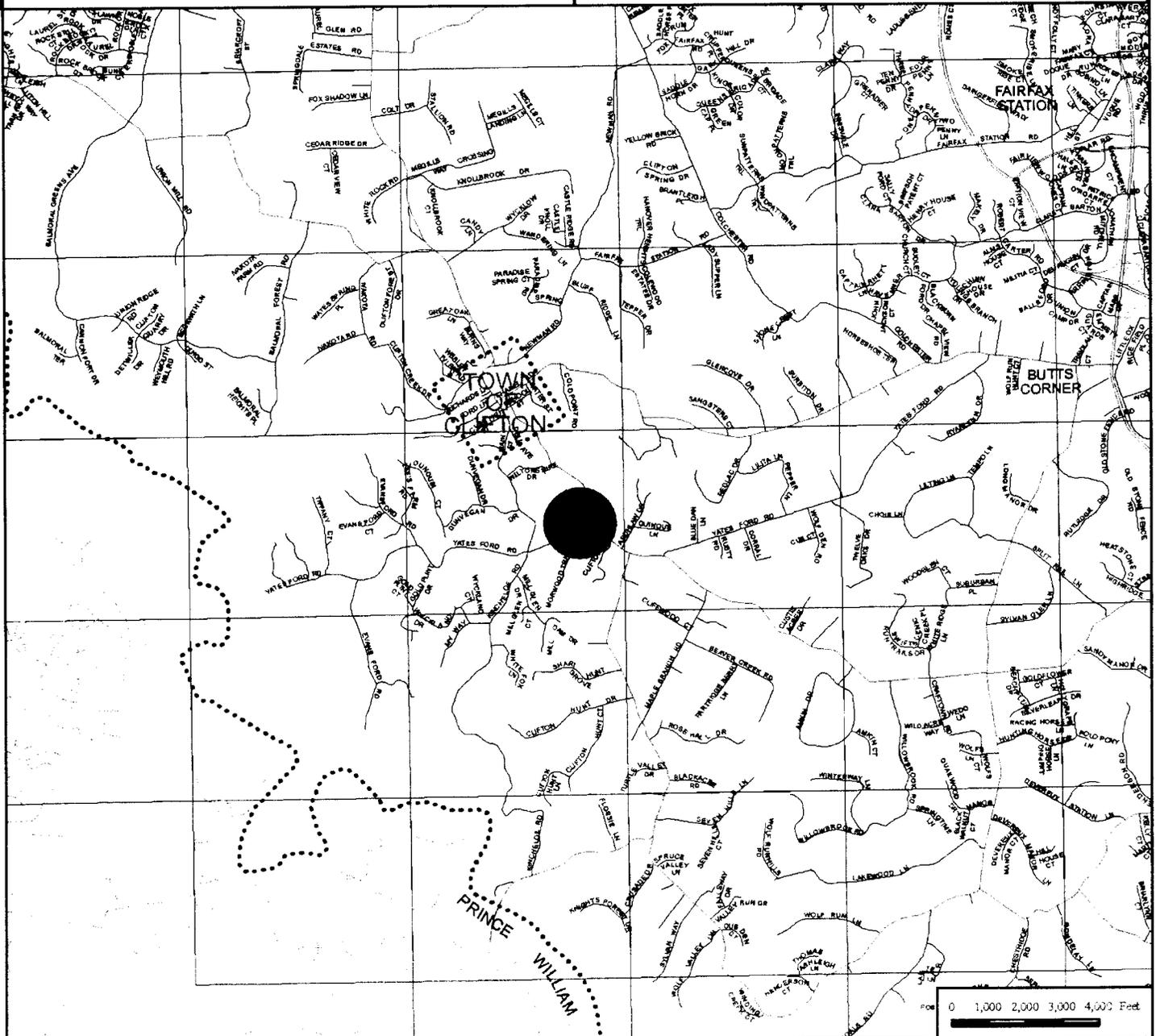
SEA 83-S-036

Applicant: RUSSELL G. HALL
Accepted: 02/05/2009
Proposed: AMEND SE 83-S-036 PREVIOUSLY APPROVED FOR TELECOMMUNICATION FACILITY TO PERMIT REDUCTION IN LAND AREA
Area: 15.84 AC OF LAND; DISTRICT - SPRINGFIELD
Zoning Dist Sect: 03-0C04
Art 9 Group and Use: 1-05
Located: 12510 YATES FORD ROAD
Zoning: R- C
Plan Area: 3,
Overlay Dist: WS
Map Ref Num: 085-2- /01/ /0038

A&F District

AF 2008-SP-001

Applicant: RUSSELL G HALL
Accepted: 02/05/2009
Proposed: AGRICULTURAL FORESTRAL DISTRICT
Area: 20.65 AC OF LAND; DISTRICT - SPRINGFIELD
Zoning Dist Sect:
Located: 12510 YATES FORD ROAD
Zoning: R- C
Overlay Dist: WS
Map Ref Num: 085-2- /01/ /0033 /01/ /0038



Special Exception Amendment

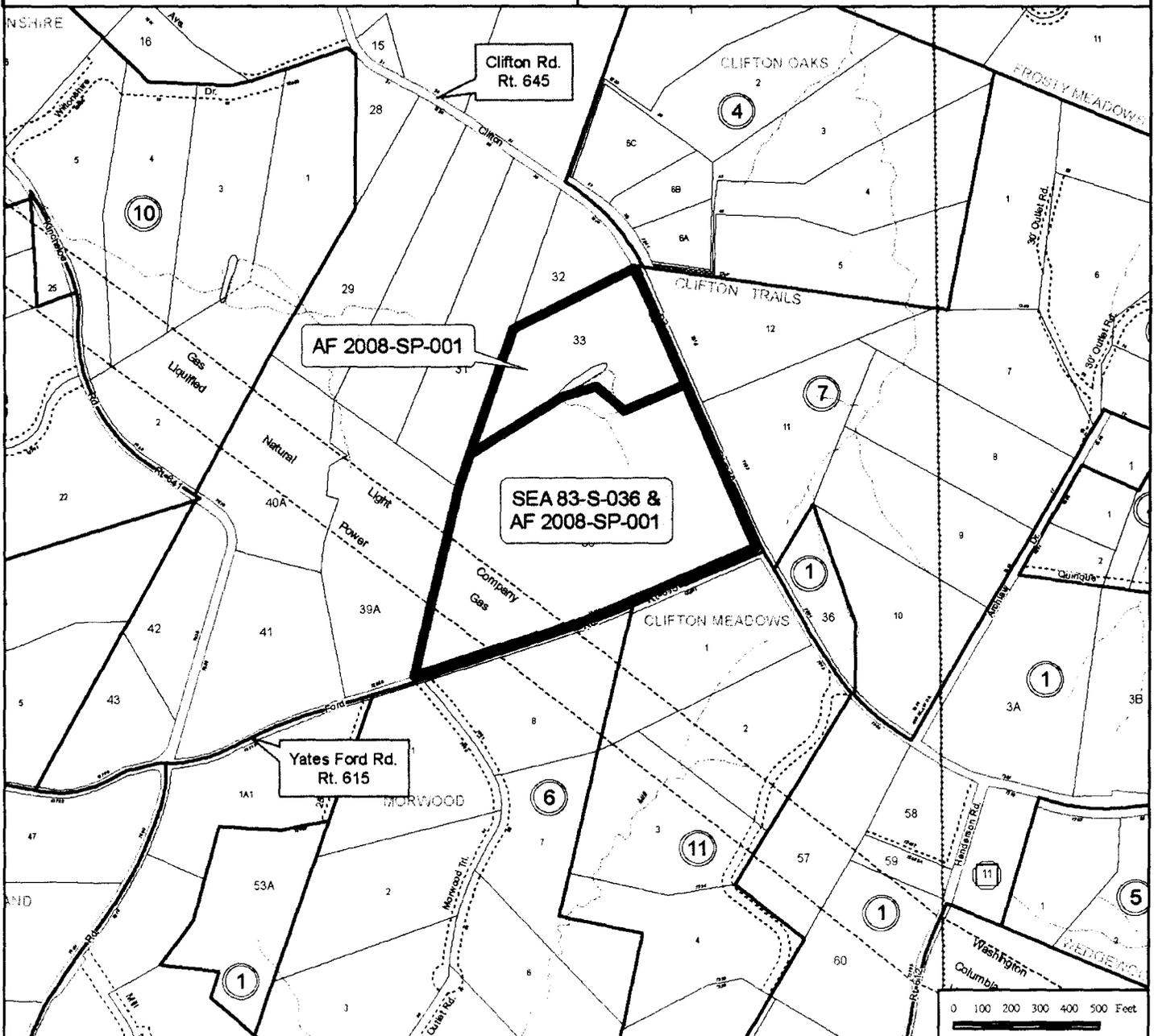
SEA 83-S-036

A&F District

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Applicant: RUSSELL G. HALL
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**A GLOSSARY OF TERMS FREQUENTLY
USED IN STAFF REPORTS WILL BE
FOUND AT THE BACK OF THIS REPORT**

DESCRIPTION OF THE APPLICATION

Proposal:

This application is a request to amend SE 83-S-036, previously approved for an existing microwave facility including ground tower and telecommunication facility, to permit a reduction in land area to 9,406 square feet.

The applicant seeks to establish an Agricultural and Forestal (A&F) District on the subject property and a contiguous parcel that is 5.02 acres (companion application AF 2008-SP-001). The current governing SE encumbers the entire parcel that is the subject of this SEA application, or 15.84 acres. With the approval of this amendment, the land area for the telecommunications use would be reduced to 9,406 square feet to reflect the actual area utilized by the telecommunications facility. Without the approval of this SEA, the applicant will not meet the minimum acreage required for an A&F District of local significance, or 20 acres. Therefore, the applicant filed this amendment in order to reduce the land area encumbered by the special exception use.

The applicant requests no other changes to the approved Special Exception other than to reduce the land area as described above. No waivers or modifications of the Zoning Ordinance requirements are requested.

The applicant's Statement of Justification can be found in Appendix 3.

LOCATION AND CHARACTER

The property is located at 12510 Yates Ford Road, in the Springfield District. It is bordered by Clifton Road to the east, Yates Ford Road to the south, and low-density single family dwellings to the north and west. The subject property is zoned R-C and WS and is planned for residential use at 0.1 to 0.2 dwelling units per acre. The property contains a single family residence built in 1850, a barn built in 1900, a storage shed built in 2005, and a microwave tower and compound that encompass 9,406 square feet.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Single-family residential	R-C, WS	Residential at 0.1-0.2 du/ac
South	Single-family residential	R-C, WS	Residential at 0.1-0.2 du/ac, Private open space
East	Single-family residential	R-C, WS	Residential at 0.1-0.2 du/ac
West	Single-family residential	R-C, WS	Residential at 0.1-0.2 du/ac, Private open space

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The applicant requests no other changes to the approved Special Exception other than to reduce the land area as described above. No waivers or modifications of the Zoning Ordinance requirements are requested.

The applicant's Statement of Justification can be found in Appendix 3.

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West	Single-family residential	R-C, WS	Residential at 0.1-0.2 du/ac, Private open space

BACKGROUND

On July 11, 1983, the Board of Supervisors approved Special Exception SE 83-S-036, to allow a telecommunications facility, including a 150' ground tower, to be built on parcel 85-2 ((1)) 38. This SE encompassed the entire land area of this parcel, or 15.84 acres. In order to establish an Agricultural and Forestal District on this property as proposed in the companion application AF 2008-SP-001, SEA 83-S-036 has been filed to reduce the land area encumbered by the special exception use. With the approval of SEA 83-S-036, the SEA will govern only 9,406 square feet; pending approval of the A&F District, the reduced land use value through the A&F land use assessment will apply to the remaining 20.65 acres.

COMPREHENSIVE PLAN PROVISIONS

Plan Area: Area III

Planning District: Pohick Planning District

Planning Sector: P3- Johnny Moore Community Planning Sector

Plan Map: Residential use at 0.1-0.2 du/ac

Relevant Plan text can be found in Appendix 5; there is no site specific text for the subject property.

ANALYSIS

Special Exception Amendment Plat (See Appendix 4)

This application is for a reduction in land area only; therefore, the plat submission requirements were waived. The plat previously approved with SE 83-S-036 has been included as Appendix 4, and a description detailing the reduced land area has been provided as part of Appendix 3.

Land Use/Environmental Analysis (Appendix 5)

The Special Exception Amendment to reduce the land area of an existing microwave facility which includes a tower for cable communications does not raise any land use or environmental issues.

Transportation Analysis (Appendix 6)

The Fairfax County Department of Transportation (FCDOT) has noted that the proposed application would not create any significant additional impacts on the surrounding public street system. Therefore, FCDOT does not object to the approval of the subject application.

ZONING ORDINANCE PROVISIONS

Special Exception Requirements (Appendix 7)

General Special Exception Standards (Sect. 9-006)

Category 1 Standards (Sect. 9-104)

Additional Standards for Mobile and Land Based Telecommunication Facilities (Sect. 9-105)

Overlay District Requirements

Water Supply Protection (WSPOD) (Sect. 7-800)

The standards listed above were reviewed with SE 83-S-036. The previous evaluation of the criteria still applies to this application, as no changes to site layout, use, or intensity are proposed with this application. Staff believes these standards continue to be met.

Summary of Zoning Ordinance Provisions

All applicable standards have been satisfied with the proposed development conditions.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

In staff's opinion, with the adoption of the proposed development conditions, the Special Exception Amendment is in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions.

Staff Recommendations

Staff recommends that the Board of Supervisors approve SEA 83-S-036, subject to the proposed development conditions in Appendix 1.

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.

The approval of this special exception 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. Statement of Justification (including Meets & Bounds Description)
4. Clerk's Letter and Plat for SE 83-S-036
5. Land Use and Environmental Analysis
6. Transportation Analysis
7. Applicable Zoning Ordinance Provisions
8. Glossary

PROPOSED DEVELOPMENT CONDITIONS

SEA 83-S-036

May 26, 2009

If it is the intent of the Board of Supervisors to approve SEA 83-S-036 located at 12510 Yates Ford Road (Tax Map Number 85-2 ((1)) 38) to permit a reduction in land area (to 9,406 sf) for the previously approved use as a microwave facility, including a ground supported tower pursuant to Section 3-C04 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 (9,406 sf) 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 approved with the application, as qualified by these development conditions.
3. 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 Special Exception Plat entitled Media General Cable Clifton Hub Site, prepared by Dewberry & Davis, and dated March 21, 1983, 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.
4. The project shall conform to National Electric and Safety Code Standards and the regulations of the Federal Communications Commission with respect to electromagnetic radiation.
5. The tower shall not be lighted or illuminated unless required by the Federal Aviation Administration (FAA), the Federal Communications Commission (FCC), or the County. A steady marker light shall be installed and operated at all times, unless the Zoning Administrator waives the red marker light requirement upon a determination by the Police Department that such marker light is not necessary for the flight safety of police and emergency helicopters.
6. Except during periods of construction and installation of equipment, there shall be no outdoor storage of materials, equipment, or vehicles within the wireless compound for the telecommunications facility.
7. No signs shall be permitted on the subject property for the advertisement of the users of the telecommunications facility.

8. Any component(s) of the telecommunication facility shall be removed within 120 days after such components are no longer in use.

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.

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, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. 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: MAY 1 1 2009
 (enter date affidavit is notarized)

I, David R. Gill, Esquire, 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

1035596

in Application No.(s): SEA 83-S-036
 (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.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Russell G. Hall	12510 Yates Ford Road Clifton, VA 20124	Applicant/Title Owner of Tax Map No. 85-2 ((1)) 38
Thomas E. Reed	4031 Chain Bridge Road, Suite 301 Fairfax, VA 22030	Real Estate Broker/Agent
McGuireWoods LLP Agents: Carson Lee Fifer, Jr. Joanna C. Frizzell David R. Gill Jonathan P. Rak Gregory A. Riegle Mark M. Viani Kenneth W. Wire Lisa M. Chiblow Lori R. Greenlief Sheri L. Hoy	1750 Tysons Boulevard, Suite 1800 McLean, VA 22102	Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Planner/Agent Planner/Agent Planner/Agent

(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: MAY 11 2009
(enter date affidavit is notarized)

103559 ✓

for Application No. (s): SEA 83-S-036
(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)

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 AFFIDAVIT

DATE: MAY 11 2009
(enter date affidavit is notarized)

103559u

for Application No. (s): SEA 83-S-036
(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)
McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
McLean, VA 22102

(check if applicable) [X] 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)

Equity Partners of McGuireWoods LLP

- List of names: Alphonso, Gordon R.; Anderson, Arthur E., II; Anderson, Mark E.; Andre-Dumont, Hubert; Bagley, Terrence M.; Barger, Brian D.; Barnum, John W.; Barr, John S.; Becker, Scott L.; Becket, Thomas L.; Beil, Marshall H.; Belcher, Dennis I.; Bell, Craig D.; Beresford, Richard A.; Bilik, R. Eric; Blank, Jonathan T.; Boland, J. William; Brenner, Irving M.; Brooks, Edwin E.; Brown, Thomas C., Jr.; Buchan, Jonathan E.; Busch, Stephen D.; Cabaniss, Thomas E.; Cacheris, Kimberly Q.; Cairns, Scott S.; Capwell, Jeffrey R.; Cason, Alan C.; Chaffin, Rebecca S.; Cobb, John H.; Cogbill, John V., III

(check if applicable) [X] 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 Attachment to Par. 1(c)

DATE: MAY 11 2009
(enter date affidavit is notarized)

10355945

for Application No. (s): SEA 83-S-036
(enter County-assigned application number (s))

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

McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
McLean, VA 22102

(check if applicable) The above-listed partnership has no limited partners.

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

- | | | |
|-------------------------------|----------------------------|----------------------------|
| Covington, Peter J. | Gordon, Alan B. | Krueger, Kurt J. |
| Cramer, Robert W. | Grant, Richard S. | Kutrow, Bradley R. |
| Cromwell, Richard J. | Greenberg, Richard T. | La Fratta, Mark J. |
| Culbertson, Craig R. | Grieb, John T. | Lias-Booker, Ava E. |
| Cullen, Richard (nmi) | Harmon, Jonathan P. | Lieberman, Richard E. |
| de Cannart d'Hamale, Emmanuel | Harmon, T. Craig | Little, Nancy R. |
| De Ridder, Patrick A. | Harmon, Yvette (nmi) | Long, William M. |
| Dickerman, Dorothea W. | Hartsell, David L. | Manning, Amy B. |
| DiMattia, Michael J. | Hayden, Patrick L. | Marianes, William B. |
| Dooley, Kathleen H. | Hayes, Dion W. | Marks, Robert G. |
| Dorman, Keith A. | Heberton, George H. | Marshall, Gary S. |
| Downing, Scott P. | Horne, Patrick T. | Marshall, Harrison L., Jr. |
| Edwards, Elizabeth F. | Hosmer, Patricia F. | Marsico, Leonard J. |
| Ey, Douglas W., Jr. | Hutson, Benne Cole | Martin, Cecil E., III |
| Feller, Howard (nmi) | Isaf, Fred T. | Martin, George Keith |
| Fennebresque, John C. | Jackson, J. Brian | Martinez, Peter W. |
| Foley, Douglas M. | Jarashow, Richard L. | Mason, Richard J. |
| Fox, Charles D., IV | Jeffcoat, Brenton D. | Mathews, Eugene E., III |
| France, Bonnie M. | Johnston, Barbara Christie | Mayberry, William C. |
| Freedlander, Mark E. | Kanazawa, Sidney (nmi) | McCallum, Steven C. |
| Fuhr, Joy C. | Katsantonis, Joanne (nmi) | McDonald, John G. |
| Getchell, E. Duncan, Jr. | Keenan, Mark L. | McElligott, James P. |
| Gibson, Donald J., Jr. | Kennedy, Wade M. | McElroy, Robert G. |
| Glassman, Margaret M. | King, Donald E. | McFarland, Robert W. |
| Glickson, Scott L. | King, Sally Doubet | McIntyre, Charles Wm. |
| Gold, Stephen (nmi) | Kittrell, Steven D. | McLean, J. Dickson |
| Goldstein, Philip (nmi) | Kratz, Timothy H. | McRill, Emery B. |

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

Special Exception Attachment to Par. 1(c)

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

McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
McLean, VA 22102

(check if applicable) The above-listed partnership has no limited partners.

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

Muckenfuss, Robert A.
Murphy, Sean F.
Nesbit, Christopher S.
Nunn, Daniel B., Jr.
O'Grady, Clive R. G.
O'Grady, John B.
O'Hare, James P.
Oakey, David N.
Oostdyk, Scott C.
Padgett, John D.
Pankey, David H.
Parker, Brian K.
Phears, H.W.
Plotkin, Robert S.
Potts, William F., Jr.
Pryor, Robert H.
Pusateri, David P.
Rak, Jonathan P.
Rakison, Robert B.
Reid, Joseph K., III
Richardson, David L.
Riegler, Gregory A.
Rifken, Lawrence E.

Riley, James B., Jr.
Riopelle, Brian C.
Roberts, Manley W.
Robinson, Stephen W.
Rogers, Marvin L.
Rohman, Thomas P.
Rust, Dana L.
Satterwhite, Rodney A.
Scheurer, P. Christian
Schewel, Michael J.
Schill, Gilbert E., Jr.
Schmidt, Gordon W.
Sellers, Jane Whitt
Shelley, Patrick M.
Simmons, L. D., II
Simmons, Robert W.
Skinner, Halcyon E.
Stone, Daniel K.
Spahn, Thomas E.
Spitz, Joel H.
Stallings, Thomas J.
Steen, Bruce M.
Stein, Marta A.

Stone, Jacquelyn E.
Swan, David I.
Tackley, Michael O.
Tarry, Samuel L., Jr.
Thornhill, James A.
Tirone, Joseph G.
Vick, Howard C., Jr.
Viola, Richard W.
Wade, H. Landis, Jr.
Walker, John Tracy, IV
Walsh, James H.
Watts, Stephen H., II
Werlin, Leslie M.
Westwood, Scott E.
Whelpley, David B., Jr.
White, H. Ramsey, III
White, Walter H., Jr.
Williams, Steven R.
Wilson, Ernest G.
Wilson, James M.
Wren, Elizabeth G.
Young, Kevin J.
Younger, W. Carter

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(check if applicable) The above-listed partnership has no limited partners.

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(Former Equity Partner List)

Anderson, Corby C.
Baril, Mary Dalton
Beane, John C.
Carter, Joseph C., III
Cordell, Stephen L.
Culbreth, James H., Jr.
Cutchins, Clifford A., IV
Dillon, Lee Ann
Dimitri, James C.
Douglass, W. Birch, III
Dyke, James Webster, Jr.
Evans, David E.
Fifer, Carson Lee, Jr.
Freye, Gloria L.
Germaise, Susan L.
Goodall, Larry M.
Grandis, Leslie A.

Iselin, Benjamin B.
McArver, R. Dennis
McGoogan, E. Graham, Jr.
Menges, Charles L.
Menson, Richard L.
Michels, John J., Jr.
Middlebrooks, James. G.
Milton, Christine R.
Newman, William A.
Pilkington, Kathy L.
Rappaport, Richard J.
Ricciardi, James P.
Russell, Deborah M.
Samson, Gary D.
Samuels, Lawrence R.
Sipprelle, Keith A.
Smith, Stuart (nmi)

Summers, W. Dennis
Suzumoto, Mark K.
Swartz, Charles R.
Van Etten, David B.
Vaughn, Scott P.
Walker, Howard W.
Wells, David M.
Whittemore, Anne Marie
Williamson, Mark D.
Wood, R. Craig
Zirkle, Warren E.

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: MAY 11 2009
(enter date affidavit is notarized)

10355915

for Application No. (s): SEA 83-S-036
(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.

Application No.(s): SEA 83-S-036
(county-assigned application number(s), to be entered by County Staff)

SPECIAL EXCEPTION AFFIDAVIT

DATE: MAY 11 2009
(enter date affidavit is notarized)

103559 ✓

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:

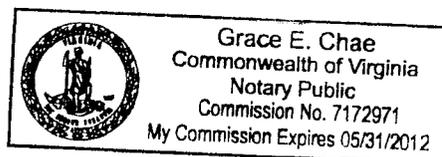
(check one) Applicant Applicant's Authorized Agent

David R. Gill, Esquire, Agent
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 11th day of May, 2009, in the State/Comm. of Virginia, County/City of Fairfax.

Grace E. Chae
Notary Public

My commission expires: 5/31/2012



Hall Property – Special Exception Amendment

Statement of Justification

November 4, 2008

I. Summary of Proposal

The purpose of this proposal is to request the reduction of land area subject to the existing Special Exception for a microwave facility which includes a ground supported tower for cable communications, referenced as SE 83-S-036 approved by the Board of Supervisors on July 15, 1983. The request is to limit the Special Exception to the area of the tower pad as well as the access road to Yates Ford Road. This land area is equal to 9,406 sq. ft. There are no land disturbing activities proposed with this application. Responses to Zoning Ordinance Section 9-011 (7) are attached as Exhibit 1.

Under a separate application, the property owner has applied for an Agricultural and Forestal (A&F) District overlay on the remainder of the subject property as well as the adjacent property to the north (same ownership).

II. Existing Zoning

The subject property is zoned Residential Conservation (RC). The microwave facility which includes a tower for cable communications is allowed as a Special Exception use under the RC Zoning District.

III. Comprehensive Plan

The subject property is located within the P3 Johnny Moore Community Planning Sector of the Pohick Planning District of Area III. The existing facility is consistent with the land use recommendation which encourages the protection of the Occoquan Reservoir and low residential density ranging between .1 - .2 dwelling units per acre.

The facility is also consistent with the Energy and Communications Chapter of the Comprehensive Plan which encourages locating utility and similar service facilities to provide maximum service levels as unobtrusively as possible. There are telecommunications facilities co-located on the tower. The facility is also well screened by existing landscaping which minimizes any impact on adjacent properties

IV. **Conclusion.**

The proposed development is consistent with the current Comprehensive Plan recommendations and shall comply with all ordinances, regulations and adopted standards of Fairfax County. For all of the aforementioned reasons, the Applicant respectfully requests Staff and the Planning Commission to endorse, and the Board of Supervisors to approve this Special Exception Amendment request.

Respectfully Submitted,

McGuireWoods, LLP

A handwritten signature in black ink, appearing to read 'Lisa M. Chiblow', written over a horizontal line.

Lisa M. Chiblow, Land Use Planner
Agent for Applicant

Exhibit 1

Special Exception Criteria

The following information is provided pursuant to the provisions of Section 9-011 of the Fairfax County Zoning Ordinance.

1. Type of operation: Cable Microwave Facility.
2. Hours of Operation: 24 hours per day, 7 days per week.
3. Proposed number of employees: The site is unmanned.
4. Estimated number of patrons: Zero. The site is not open to the public and is unmanned and operates automatically.
5. Qualifications of Operator/Applicant: The operator shall be the lessee, Coxcom Cable, Inc. This company has been servicing the public broadcasting needs of Fairfax County since 2001 when it became the successor of the prior operator via merger with Media General Cable of Fairfax County.
6. Traffic Impact: There will be no traffic impact. The only trips to the site will be for occasional maintenance.
7. Area served: Fairfax County.
8. Architectural compatibility: Not applicable.
9. Hazardous or toxic substances: There will be no hazardous or toxic substances generated, utilized, stored or otherwise located on the property as a result of the proposed use.
10. Statement of conformance: The proposed use will conform to the applicable standards and other regulations related a cable microwave facility.

RECEIVED
Department of Planning & Zoning
NOV 05 2008
Zoning Evaluation Division

October 17, 2008

**METES AND BOUNDS DESCRIPTION
FOR A
TEN (10') AND FIFTEEN (15') INGRESS EGRESS EASEMENT
AND
HUB SITE (FOR CELL TOWER)
AS SHOWN ON A
SPECIAL EXCEPTION PLAT
(Prepared by Dewberry & Davis, dated 3-21-83)
ON THE PROPERTY OF
RUSSELL G. HALL
DEED BOOK 9945 PAGE 1031
WILL BOOK 553 PAGE 1549**

**TAX MAP 85-2-01-0038
Springfield Transportation District
FAIRFAX COUNTY, VIRGINIA**

TEN (10') AND FIFTEEN (15') INGRESS EGRESS EASEMENT

08-133-H

Beginning at a point being at the intersection of the west right-of-way line of Clifton Road – Route 645 (variable width), and the north right-of-way line of Yates Ford Road –Route 615 (variable width), said point being the southeast corner of Tax Map 85-2-01-0038, thence running with the north right-of-way line of Yates Ford Road the following 2 courses and distances;

S72°12'20"W 564.96' to a point,
125.03' along the arc of a curve to the right, having a radius of 1,737.62', a delta of 4°07'20", and a chord of S74°16'00"W 125.00' to a point, said point being the True Point of Beginning of a Ten (10') and Fifteen (15') Ingress Egress easement described herein, thence departing the north right-of-way line of Yates Ford Road and running through the property and with a west line of a Ten (10') Ingress Egress easement the following 5 courses and distances;

N00°39'26"W 154.85' to a point,
N18°39'29"E 81.92' to a point,
N20°13'37"E 43.81' to a point,
N14°12'11"E 46.53' to a point,
56.24' along the arc of a curve to the left, having a radius of 55.00', a delta of 58°35'04", and a chord of N19°58'14"W 53.82' to a point, thence continuing with a westerly and southerly line of a Fifteen (15') Ingress Egress easement the following 3 courses and distances;

107.21' along the arc of a curve to the left, having a radius of 92.50', a delta of 66°24'28", and a chord of N25°09'47"W 101.31' to a point,

115.55' along the arc of a curve to the left, having a radius of 182.50', a delta of $36^{\circ}16'35''$, and a chord of $N86^{\circ}38'32''W$ 113.63' to a point, $S64^{\circ}57'52''W$ 42.60' to a point, said point (**designated as "Point A"**) being in the east line of the Hub Site (for cell tower), thence with said east line;

$N17^{\circ}47'44''W$ 15.12' to a point, said point being the westernmost point of the Fifteen (15') Ingress Egress easement, thence departing the east line of the Hub Site (for cell tower) and running with a northerly and easterly line of the Fifteen (15') Ingress Egress easement the following 3 courses and distances;

$N64^{\circ}57'52''E$ 42.00' to a point, 127.72' along the arc of a curve to the right, having a radius of 197.50', a delta of $37^{\circ}03'13''$, and a chord of $S86^{\circ}39'07''E$ 125.51' to a point, 125.05' along the arc of a curve to the right, having a radius of 107.50', a delta of $66^{\circ}39'00''$, and a chord of $S25^{\circ}45'48''E$ 118.12' to a point, said point being in the east line of a Ten (10') Ingress Egress easement, thence continuing with the east line of said easement the following 5 courses and distances;

54.70' along the arc of a curve to the right, having a radius of 65.00', a delta of $48^{\circ}13'00''$, and a chord of $S14^{\circ}23'43''E$ 53.10' to a point, $S14^{\circ}12'11''W$ 47.46' to a point, $S20^{\circ}13'37''W$ 44.19' to a point, $S18^{\circ}39'29''W$ 80.08' to a point, $S00^{\circ}39'26''E$ 150.82' to a point, said point being in the north right-of-way line of Yates Ford Road – Route 615 (variable width), thence running with said north right-of-way line;

10.27' along the arc of a curve to the right, having a radius of 1,737.62', a delta of $0^{\circ}20'19''$, and a chord of $S76^{\circ}13'06''W$ 10.27' to the True Point and place of beginning and containing 8,002 square feet or 0.1837 acres, more or less.

HUB SITE (FOR CELL TOWER)

Beginning at a point being designated as "Point A" within the previous description, said point being in the east line of the Hub Site (for cell tower), thence running through the property and with the line of the Hub Site (for cell tower) the following 5 courses and distances;

$S17^{\circ}47'45''E$ 22.00' to a point,
 $S72^{\circ}12'15''W$ 27.00' to a point,
 $N17^{\circ}47'45''W$ 52.00' to a point,

N72°12'15"E 27.00' to a point,
S17°47'45"E 30.00' to the point and place of beginning and containing 1,404 square feet or
0.0322 acres, more or less.

The Ingress Egress and Hub Site (for cell tower) as described herein do not represent the results
of an actual field-run survey, but are based upon computations of the information shown on a
plat entitled "SPECIAL EXCEPTION PLAT, MEDIA GENERAL CABLE CLIFTON HUB
SITE, dated 3-21-83 and prepared by Dewberry & Davis.

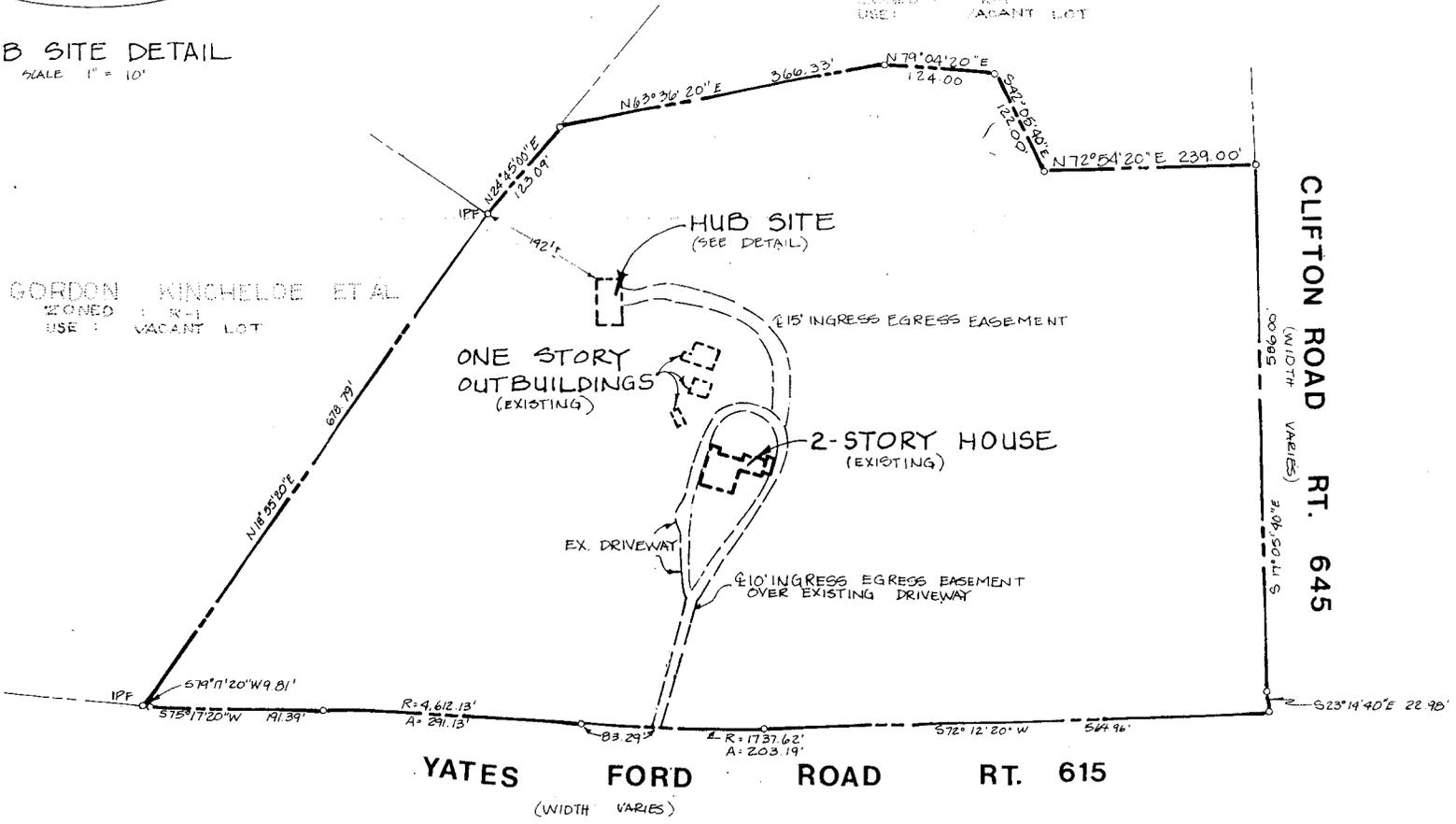
30'

ONE STORY HUB BUILDING

MARTHA C. JOHNSON
ZONED R-1
USE: VACANT LOT

JB SITE DETAIL
SCALE 1" = 10'

GORDON KINCHELOE ET AL
ZONED R-1
USE: VACANT LOT



YATES FORD ROAD RT. 615
(WIDTH VARIES)

CLIFTON ROAD RT. 645
(WIDTH VARIES)



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030



July 15, 1983

Mr. Richard W. Hausler
P.O. Box #547
Fairfax, Virginia 22030

Re: Special Exception
Number SE 83-S-036

Dear Mr. Hausler:

At a regular meeting of the Board of Supervisors held on July 11, 1983, the Board approved Special Exception Number SE 83-S-036, in the name of Media General Cable of Fairfax County, Inc., located as Tax Map 85-2((1))38 for use as a microwave facility including a ground supported tower pursuant to Section 3-104 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception is granted for the location indicated in the application and is not transferable to other land.
2. This Special Exception is granted for the building and uses indicated on the plats submitted with the application only.
3. A copy of this Special Exception SHALL BE POSTED in a conspicuous place along with the Non-Residential Use Permit on the property of the use and be made available to all Departments of the County of Fairfax during hours of operation of the permitted use.
4. A site plan generally in conformance with the preliminary site plan herein, will be submitted for approval in accordance with the provisions of Article 17.
5. No further additions to the proposed tower will be permitted without first seeking approval through the Special Exception process.

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 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.

July 15, 1983

Under Section 9-015 of the Zoning Ordinance, this Special Exception shall automatically expire, without notice, eighteen (18) months after the effective date of the Special Exception unless the activity authorized has been established, or unless construction has commenced, or unless an extension is granted by the Board of Supervisors because of the occurrence of conditions unforeseen at the time of granting the Special Exception. A request for extension should be justified in writing, and should be filed with the Zoning Administrator not less than thirty (30) days prior to the expiration date.

If you have any questions concerning this Special Exception, please give me a call.

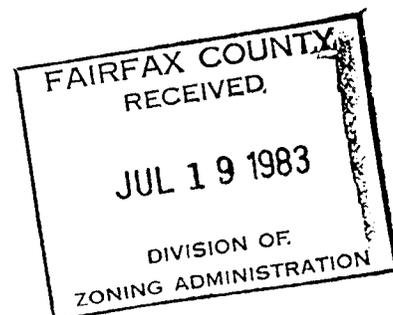
Very truly yours,

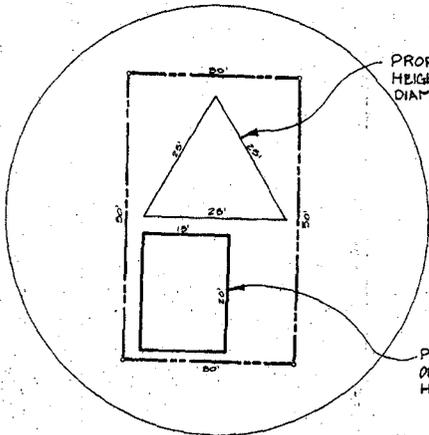


Ethel Wilcox Register, CMC
Clerk to the Board of Supervisors

EWR/vlt

cc: Mr. Patteson
✓ Mr. Knowlton
Mr. Covington
Mr. Wiltse
Mr. Ted Austell, III
Executive Assistant to the County Executive





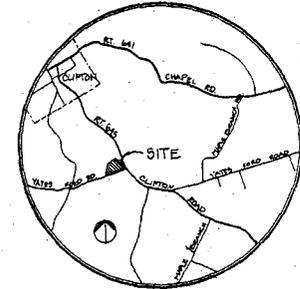
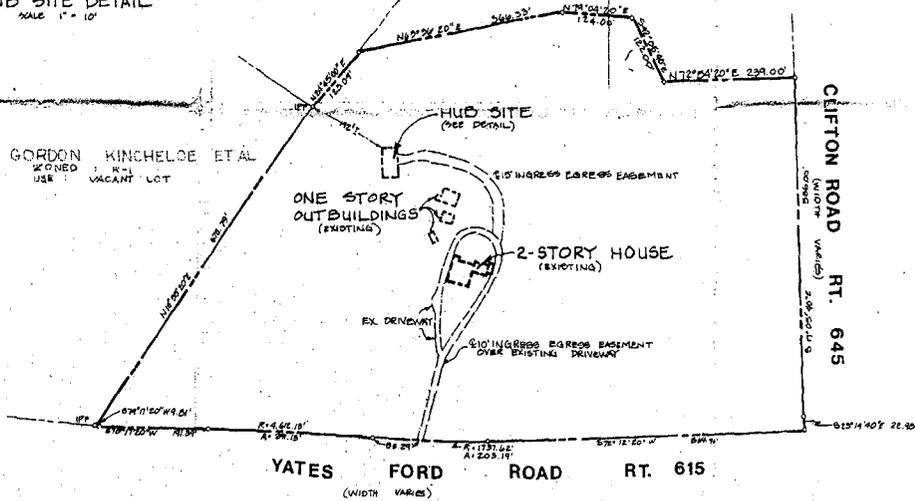
PROPOSED HUB TOWER
HEIGHT: 150'±
DIAMETER OF ANTENNAS 6'± 6"

PROPOSED
ONE STORY
HUB BUILDING

HUB SITE DETAIL
SCALE 1" = 10'

J. GORDON KINCHELOE ET AL
ZONED R-1
USE VACANT LOT

MARTHA S. JOHNSON
ZONED R-1
USE VACANT LOT



VICINITY MAP
SCALE 1" = 600'

TABULATION

ZONED R-1
TOTAL AREA WITHIN BOUNDARY: 15,804 AC.
EXISTING USE: RESIDENTIAL - SINGLE FAMILY DETACHED

NOTES

1. THE PROPERTY ON THIS PLAN IS LOCATED ON WIRK COUNTY ASSESSMENT MAP 89-E 0 LOT 22.
2. BOUNDARY INFORMATION BY OTHERS (D.O.) ASSUMES NO RESPONSIBILITY FOR DRAIN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN SAID BOUNDARY INFORMATION SHOWN HEREON.
3. THE HUB SITE IS BEING LEASED FROM THE PROPERTY OF PRODEK I ANNABELLE ASHEMURST.
4. THE ANTENNA FACILITY IS UNMANNED AND DOES NOT REQUIRE PUBLIC UTILITY, SERVICE OR ADDITIONAL PARKING.
5. THE HUB ANTENNA TOWER IS A SELF SUPPORTING STRUCTURE.
6. THE PRECISE LOCATION & CONFIGURATION OF THE ANTENNAS MAY CHANGE AS A RESULT OF FINAL ENGINEERING.

PROFESSIONALLY
CERTIFIED BY

Robert W. Davis



Dewberry & Davis
Engineers, Architects, Planners, Surveyors
8401 Antington Blvd., Fairfax, VA 22031
☎ 703 849-0100

SPECIAL EXCEPTION PLAT
**MEDIA GENERAL CABLE
CLIFTON HUB SITE**
SPRINGFIELD DISTRICT
FAIRFAX COUNTY VIRGINIA

Scale
1" = 100'
Sheet
1 of 1
Date
8/21/05
File Number
M-44/C4



County of Fairfax, Virginia

MEMORANDUM

DATE: March 18, 2009

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

FROM: Pamela G. Nee, Chief *PGN*
Environment and Development Review Branch, DPZ

SUBJECT: Comprehensive Plan Land Use and Environmental Assessment for:
AF 2008-SP-001/SEA 83-S-036 Hall

This memorandum, prepared by Maya Dhavale, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the above referenced application and lists and explains land use guidance and environmental policies for this property. The application requests establishment of an Agricultural and Forestal District for approximately twenty (20.65) acres and an amendment to a Special Exception to allow a reduction in land area to 9,406 square feet for an existing cable microwave facility. The extent to which the proposed use, intensity, and development plan are consistent with the land use and environmental guidance contained in the Comprehensive Plan is noted.

DESCRIPTION OF THE APPLICATION

The 20.65 acre Hall property within the Springfield Magisterial District is a newly proposed Agricultural and Forestal District. The district is located in the Wolf Run watershed in southern central Fairfax County in the Johnny Moore Community Planning Sector (P3) of the Pohick Planning District of Area III.

The proposed district is comprised of two contiguous parcels, owned by Mr. Russell Hall since 1987 and 1997. The land has been used for residential purposes by Mr. Hall since he purchased the property. The property does not have a soil and water conservation plan prepared by the Northern Virginia Soil and Water Conservation District (NVSWCD) or a Forestry Management Plan developed by the Virginia Department of Forestry (VDOF). There is a main residence, barn, and equipment shed on the property.

The proposed district produces nominal amounts of fruit from fruit trees, grapes, and vegetables from a garden. The property is also periodically used for horse grazing. Of the approximately twenty acres, over thirteen acres are in active agricultural uses (meaning cleared and mowed), over four acres are forested or undeveloped, and two are used for residential purposes.

LOCATION AND CHARACTER

The subject property is located in the south central portion of the County in the Wolf Run watershed and zoned R-C and planned for residential use at 0.1-0.2 dwelling unit per acre (du/ac). The southwestern corner of the property is part of a Washington Gas easement. The properties surrounding the subject property are all zoned R-C and planned for 0.1-0.2 du/ac except for areas to the west, to the northeast, and the south that are planned for private open space. A small part of the subject property is also planned for private open space as part of this area.

COMPREHENSIVE PLAN CITATIONS

Plan Map: Residential use at 0.1 to 0.2 du/ac (5 to 10-acre lots)

Plan Text: In the Fairfax County Comprehensive Plan, Area III Volume, 2007 Edition, Pohick Planning District Overview, as amended through September 8, 2008 under the heading, "District-wide Recommendations, Environment," beginning on page 9, the Plan states:

"The Pohick Planning District contains much of the wildlife habitat and rural landscape that remains in Fairfax County. Past actions taken by the governing body to protect water quality in the Occoquan Reservoir by restricting development to very low densities will help to perpetuate this character. . . .

Preservation policies are most suitable for the Occoquan Reservoir watershed. . . .

Land use controls have been used effectively throughout this district to maintain high water quality standards. Low densities, limited expansion of public facilities, and development designs that encourage preservation of water features and other sensitive lands will contribute to water quality protection. A land use approach to maintaining water quality should be continued and broadened throughout the district. The following guidelines are suggested to achieve this objective:

- Maintain very low density development in the portions of the district that drain into the Occoquan Reservoir and in the area above Burke Lake

The Pohick Planning District remains one of the largest areas of wildlife habitat in the County. Unlike other areas, the possibility exists for this district to support an ecosystem that would include carnivores at the top of the food chain that need a large range in order to survive. Low density development goes far in maintaining this habitat; however, more controls may become necessary as the rest of the County continues to accommodate more people. Environmental Quality Corridor (EQC) boundaries should be defined and preserved not only to protect water quality, but for the preservation of valuable habitat."

Plan Text: In the Fairfax County Comprehensive Plan, Area III Volume, 2007 Edition, Pohick Planning District, P3- Johnny Moore Community Planning Sector, as

amended through September 8, 2008 under the heading, "Land Use," beginning on page 46, the Plan states:

- "1. The entire P3 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. Land in this sector should be planned for residential use within a density range of .1-.2 dwelling unit 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. . . .

3. Agricultural and forestal uses are alternatives to residential uses in Low Density Residential Areas. Such uses, depending upon the techniques used, can have positive impacts on water quality. Careful attention should be paid to insure that agricultural and forestal techniques are supportive of water quality goals for the Occoquan Reservoir watershed. . . ."

In the Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition, Environment section as amended through February 25, 2008, beginning on page 7, the Plan states:

"Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County. . . .

Policy c. Minimize the application of fertilizers, pesticides, and herbicides to lawns and landscaped areas through, among other tools, the development, implementation and monitoring of integrated pest, vegetation and nutrient management plans. . . .

"Objective 10: Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.

Policy a: Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices. . . ."

LAND USE ANALYSIS

The proposed Agricultural and Forestal District is consistent with the goal of the Comprehensive Plan which seeks to maintain the low density residential character of this portion of the County. The Special Exception amendment to reduce the land area of an existing microwave facility which includes a tower for cable communications does not raise any land use issues.

ENVIRONMENTAL ANALYSIS:

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed land use. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions. Particular emphasis is given to opportunities provided by this application to conserve the County's remaining natural amenities.

ENVIRONMENTAL ANALYSIS

Water Quality Protection and Tree Preservation

There are no Resource Protection Areas (RPA) or Environmental Quality Corridors (EQC) on this property.

Agricultural activities within the County's Chesapeake Bay Preservation Area comply with the Chesapeake Bay Preservation Ordinance (CBPO) through the development of a Water Quality Management Plan as implemented and administered by the Northern Virginia Soil and Water Conservation District. The property does not have a Soil and Water Conservation Plan developed by the Northern Virginia Soil and Water Conservation District (NVSWCD). However the property was reviewed by the Senior Conservation Specialist from the NVSWCD in September 2008, and he judged that the agricultural activity was not active enough to require a plan.

Silvicultural activities comply with CBPO through the development of a Forestry Management Plan as prescribed by the Virginia Department of Forestry's Best Management Practices Handbook for Forestry Operations and prepared in conjunction with the Virginia Department of Forestry (VDOP). The applicant does not yet have a plan. The property was evaluated by the Urban Forest Conservationist from the VDOP in August 2008. The applicant should work with the VDOP to establish a Forestry Management Plan to preserve and maintain the natural resources on the property.

The proposed creation of this Agricultural and Forestal District is consistent with the environmental goals and objectives of the Comprehensive Plan. The Special Exception amendment to reduce the land area of an existing microwave facility which includes a tower for cable communications does not raise any environmental issues.

COUNTYWIDE TRAILS PLAN

The Countywide Trails map depicts a minor paved trail along the subject property on Clifton Road.

PGN: MD



County of Fairfax, Virginia

MEMORANDUM

DATE: March 4, 2009

TO: Regina Coyle, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Angela Kadar Rodeheaver, Chief
Site Analysis Section
Department of Transportation

FILE: 3-5 (SE 83-S-036)

SUBJECT: Transportation Impact

REFERENCE: SEA 83-S-036; Russell G. Hall
Land Identification Map: 85-2 ((1)) 33 & 38

Transmitted herewith are the comments of the Department of Transportation with respect to the referenced application. These comments are based on plats made available to this department dated November 24, 2008.

The proposed application would not create any significant additional impacts on the surrounding public street system. Therefore, this department would not object to the approval of the subject application.

AKR

FAIRFAX COUNTY ZONING ORDINANCE

- (7) Include the addition of any building or additions to buildings except that accessory structures clearly subordinate to the use, and minor additions to buildings may be permitted, provided that:
 - (a) the sum total of all such structures or additions shall not exceed the greater of 500 square feet of gross floor area, or five (5) percent of the approved gross floor area up to a maximum of 2500 square feet of gross floor area; and
 - (b) the maximum permitted FAR for the zoning district shall not be exceeded.
- C. For all approved special exception uses, any request for an addition shall require the provision of written notice by the requester in accordance with the following:
- (1) the notice shall include the letter of request with all attachments as submitted to the Zoning Administrator, a statement that the request has been submitted, and where to call for additional information; and
 - (2) the notice shall be sent to the last known address of the owners, as shown in the real estate assessment files of the Department of Tax Administration, of all property abutting and across the street from the site, or portion thereof, which is the subject of the request, and shall be delivered by hand or sent by certified mail, return receipt requested.

The request for an addition submitted to the Zoning Administrator shall include: an affidavit from the requester affirming that the required notice has been provided in accordance with the above; the date that the notice was delivered or sent; the names and addresses of all persons notified; and the Tax Map references for all parcels notified. No request for an addition shall be considered by the Zoning Administrator unless the affidavit has been provided in accordance with this paragraph.

When it is determined by the Zoning Administrator that a modification is not in substantial conformance with the approved special exception, such modification shall require the approval of an amendment to the special exception in accordance with Sect. 014 below or a new special exception.

9-005 Establishment of Categories

For purposes of applying specific conditions upon certain types of special exception uses, and for allowing special exception uses to be established only in those zoning districts which are appropriate areas for such uses, all special exception uses are divided into categories of associated or related uses, as hereinafter set forth in this Article 9.

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:

SPECIAL EXCEPTIONS

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.

9-007

Conditions and Restrictions

In addition to those standards set forth in this Article, the Board, in approving a special exception, may impose such conditions and restrictions upon the proposed use as it may deem necessary in the public interest to secure compliance with the provisions of this Ordinance and to protect the viability of the implementation of the adopted comprehensive plan. Such conditions or restrictions may include but need not be limited to a time limitation on the length of the exception in accordance with the provisions of Sect. 008 below and may require the posting of a guarantee or bond in a reasonable amount by the applicant.

9-008

Time Limitations, Extensions, Renewals

In addition to the time limits set forth in this Article, the Board may require, as a condition of the approval of any special exception, that it shall be approved for a specified period of time; that it may be subsequently extended for a designated period by the Zoning Administrator; or that it may be periodically renewed by the Board. The procedure of granting an extension or renewal shall be as presented in Sections 012 and 014 below.

FAIRFAX COUNTY ZONING ORDINANCE

2. Category 1 uses may be allowed by special exception in the following districts:

R-A District: Limited to uses 5, 6, 7 and 8

All other R Districts: All uses

All C Districts: All uses

I-I District: Limited to use 4

I-1, I-2 Districts: All uses

I-3, I-4, I-5, I-6 Districts: Limited to uses 3 and 8

9-103 Additional Submission Requirements

In addition to the submission requirements set forth in Sect. 011 above, all applications for Category 1 uses shall be accompanied by the following items:

1. Four (4) copies of a map showing the utility system of which the proposed use will be an integral part, together with a written statement outlining the functional relationship of the proposed use to the utility system.
2. Four (4) copies of a statement, prepared by a certified engineer, giving the exact technical reasons for selecting the particular site as the location for the proposed facility and certifying that the proposed use will meet the performance standards of the district in which located.

9-104 Standards for all Category 1 Uses

In addition to the general standards set forth in Sect. 006 above, all Category 1 special exception uses shall satisfy the following standards:

1. Category 1 special exception uses shall not have to comply with the lot size requirements or the bulk regulations set forth for the zoning district in which located.
2. No land or building in any district other than the I-5 and I-6 District shall be used for the storage of materials or equipment, or for the repair or servicing of vehicles or equipment, or for the parking of vehicles except those needed by employees connected with the operation of the immediate facility.
3. If the proposed location of a Category 1 use is in an R district, there shall be a finding that there is no alternative site available for such use in a C or I district within 500 feet of the proposed location; except that in the case of electric transformer stations and telecommunication central offices, there shall be a finding that there is no alternative site available in a C or I district within a distance of one (1) mile, unless there is a substantial showing that it is impossible for satisfactory service to be rendered from an available location in such C or I district.
4. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

SPECIAL EXCEPTIONS

9-105 Additional Standards for Mobile and Land Based Telecommunication Facilities

1. Except for antennas completely enclosed within a structure, all antennas and their supporting mounts shall be of a material or color that closely matches and blends with the structure on which it is mounted.
2. Except for a flag mounted on a flagpole as permitted under the provisions of Par. 2 of Sect. 12-203, no commercial advertising or signs shall be allowed on any monopole, tower, antenna, antenna support structure, or related equipment cabinet or structure.
3. If any additions, changes or modifications are to be made to monopoles or towers, the Director shall have the authority to require proof, through the submission of engineering and structural data, that the addition, change, or modifications conforms to structural wind load and all other requirements of the Virginia Uniform Statewide Building Code.
4. No signals, lights or illumination shall be permitted on an antenna unless required by the Federal Communications Commission, the Federal Aviation Administration or the County, provided, however, that on all antenna structures which exceed 100 feet in height, a steady red marker light shall be installed and operated at all times, unless the Zoning Administrator waives the red marker light requirement upon a determination by the Police Department that such marker light is not necessary for flight safety requirements for police and emergency helicopter operations. All such lights shall be shielded to prevent the downward transmission of light.
5. All antennas and related equipment cabinets or structures shall be removed within 120 days after such antennas or related equipment cabinets or structures are no longer in use.

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		