



# FAIRFAX COUNTY

OFFICE OF THE CLERK  
BOARD OF SUPERVISORS  
12000 Government Center Parkway, Suite 533  
Fairfax, Virginia 22035-0072

012

V I R G I N I A

Telephone: 703-324-3151

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December 28, 1998

John C. McGranahan, Jr.  
Hunton and Williams  
1751 Pinnacle Drive - Suite 1700  
McLean, Virginia 22102

RE: Rezoning Application  
Number RZ 1998-MV-032  
(Concurrent with RZ 1998-MV-033  
and SEA 81-V-017)

Dear Mr. McGranahan:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on December 7, 1998 granting Rezoning Application Number RZ 1998-MV-032 in the name of Fairfax County Board of Supervisors, to rezone certain property in the Mount Vernon District from the R-C District and Natural Resources (NR) District to the R-1 District and Natural Resources District, subject to the proffers dated December 1, 1998, on subject parcel 106-4 ((1)) Pt. 56 (formerly 106-4 ((1)) Pt. 54) consisting of approximately 141.77 acres.

**The Board also:**

- **Modified the transitional screening and barrier requirements in favor of that shown on the Generalized Development Plan; and**
- **Waived the service drive requirement on Route 123.**

Sincerely,

Nancy Vehrs  
Clerk to the Board of Supervisors

RZ 1998-MV-032  
December 28, 1998

2.

NV/ns

cc: Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration  
Michael R. Congleton, Deputy Zoning Administrator  
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ  
Fred R. Beales, Supervisor Base Property, Mapping/Overlay  
Robert Moore, Trnsprt'n. Planning Div., Dept. of Transportation  
Ellen Gallagher, Project Planning Section, Dept. of Transportation  
Michelle Brickner, Deputy Director Plan Review DPW&ES  
DPW&ES - Bonds and Agreements  
Frank Edwards, Department of Highways - VDOT  
Land Acqu. & Planning Div., Park Authority  
Planning Commission (District)  
Thomas Dorman, Director, Facilities Mgmt. Div., DPW&ES

**RECEIVED**  
DEPARTMENT OF PLANNING AND ZONING  
JAN 19 1999  
ZONING EVALUATION DIVISION

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 7th day of December, 1998, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROPOSAL NUMBER RZ 1998-MV-032  
(CONCURRENT WITH RZ 1998-MV-033 AND SEA 81-V-017)

WHEREAS, Fairfax County Board of Supervisors filed in the proper form an application requesting the zoning of a certain parcel of land from the R-C District and Natural Resources (NR) District to the R-1 District and Natural Resources (NR) District, and

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Mount Vernon District,

Be, and hereby is, zoned to the R-1 District and NR District, and said property is subject to the use regulations of said R-1 District and NR District and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., §15.2-2303(a), which conditions are in addition to the Zoning Ordinance regulations applicable to said parcel.

GIVEN under my hand this 7<sup>th</sup> day of December 1998.



Nancy Vehs

Clerk to the Board of Supervisors

RZ 1998-MV-032; RZ 1998-MV-033

FREDERICK P. GRIFFITH, JR. WATER TREATMENT PLANT

PROFFER STATEMENT

December 1, 1998

Pursuant to Section 15.2-2303(A) of the Code of Virginia, as amended, and subject to the Board of Supervisors' approval of rezoning applications RZ 1998-MV-032 and RZ 1998-MV-033, as proposed for rezoning from the R-C and NR District to the R-1 and NR District, the Fairfax County Water Authority (the "Applicant") proffers that development of Tax Map Parcels 106-4-((1))-56 (formerly 106-4-((1))-54 (part)) (the "Property") shall be developed in accordance with the following proffered conditions:

1. Substantial Conformity. Subject to the provisions of Section 18-204 of the Zoning Ordinance, the Property shall be developed in substantial conformance with the Generalized Development Plan/Special Exception Amendment Plat entitled Frederick P. Griffith, Jr. Water Treatment Plant, prepared by Dewberry & Davis and dated February 5, 1998, and revised through November 30, 1998, as further modified by these proffered conditions.
2. Athletic Fields. The Applicant shall provide to the Board of Supervisors (the "Board") and/or the Fairfax County Park Authority (the "Park Authority") an area in the northeast portion of the Property of approximately 3 acres that is not being used for the proposed water treatment plant, the associated drainfield and/or any other appurtenant facilities, for use as athletic fields. Such area shall be provided pursuant to a written license agreement between the Applicant and the Board and/or Park Authority which includes provisions for appropriate insurance acceptable to the Applicant to cover claims, attorneys fees, costs and the like. The actual location shall be mutually agreed upon by the Applicant and the Board and/or Park Authority prior to final site plan approval for the water treatment and appurtenant facilities. Any fields constructed in such area shall be constructed, operated and maintained at no cost to the Applicant. The Applicant reserves the right to make any use of the designated area by providing the Board and/or Park Authority with one (1) year prior written notice.
3. Successors and Assigns. Each reference to "Applicant" in this proffer statement shall include within its meaning, and shall be binding upon, Applicant's successor(s) in interest and/or the developer(s) of the site or any portion of the site.

APPLICANT/OWNER:

FAIRFAX COUNTY WATER AUTHORITY

By: Charlie Clowder Jr  
Its: General Manager

# FREDERICK P. GRIFFITH JR. WATER TREATMENT PLANT

MT. VERNON DISTRICT  
FAIRFAX COUNTY, VIRGINIA

GENERALIZED DEVELOPMENT PLAN /  
SPECIAL EXCEPTION AMENDMENT PLAT



VICINITY MAP  
SCALE: 1" = 1/2 MI.

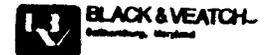
## SHEET INDEX:

1. COVER SHEET
2. NOTES AND TABULATIONS
3. COMPOSITE PLAN-300 SCALE
4. GENERALIZED DEVELOPMENT PLAN/SEA PLAT-100 SCALE
5. GENERALIZED DEVELOPMENT PLAN/SEA PLAT-100 SCALE
6. GENERALIZED DEVELOPMENT PLAN/SEA PLAT-100 SCALE
7. GENERALIZED DEVELOPMENT PLAN/SEA PLAT-100 SCALE
8. GENERALIZED DEVELOPMENT PLAN/SEA PLAT-100 SCALE
9. CROSS SECTION OPTIONS

FEBRUARY 5, 1998

Revised May 7, 1998  
Revised September 9, 1998  
Revised October 9, 1998  
Revised October 14, 1998  
Revised November 18, 1998  
Revised November 30, 1998

82 1000 - NY-022  
82 1000 - NY-023  
82 01 - V-017

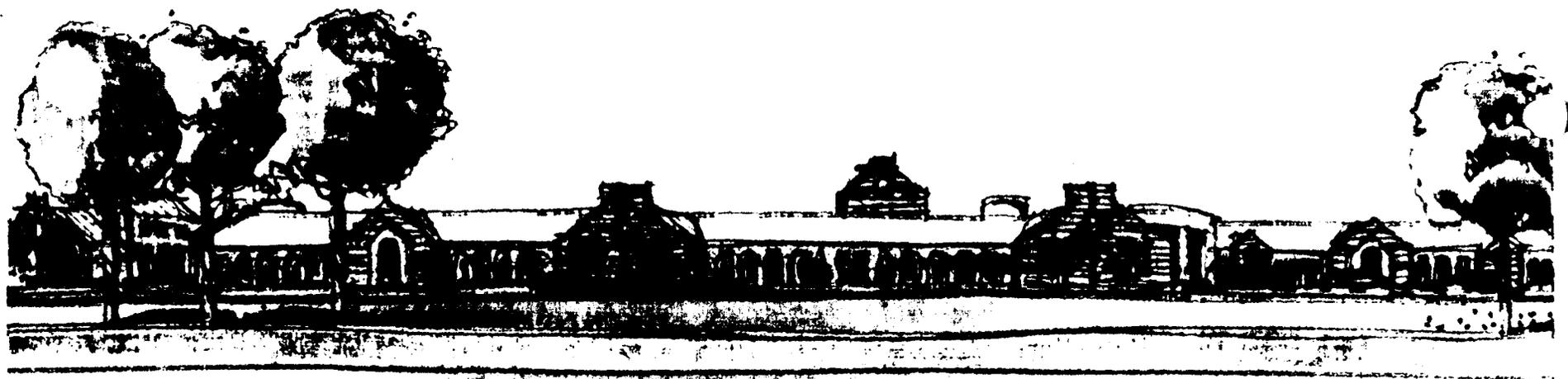


**Dewberry & Davis**  
2401 Arlington Blvd., Fairfax, Va. 22031  
TEL (703) 640-0100 FAX (703) 640-0110

ATTACHMENT 1

DATE  
TIME  
BY

10



(CONCEPTUAL RENDERING)  
**FRED P. GRIFFITH, JR. WATER TREATMENT PLANT**  
(View of the Plant from Route 123)

F A I R F A X C O U N T Y

BOARD OF SUPERVISORS ACTION  
ZONING MAP AMENDMENT  
DATE OF ACTION 12/07/98

APPLICATION NUMBER: RZ 98-V-0~~12~~<sup>2</sup> *OK* MT. VERNON DISTRICT  
APPLICANT: FAIRFAX COUNTY BOARD OF SUPERVISORS  
STAFF: KORTRIGHT

APPLICATION DATA

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EXISTING ZONING AND ACREAGE

ZONING: R- C  
ACRES: 141.77

PROPOSED:

R- 1  
141.77

ACTION:

R- 1  
141.77

TOTAL ACRES

141.77

TOTAL ACRES

141.77

MAP NUMBERS

106-4- /01/ /0054- P

REMARKS:

No Metes +  
Bounds  
Boards Own  
Motion

ZONING MAP AMENDMENT

RZ 98-V-032

ZONING DISTRICT DATA

ZONING DISTRICT: R- 1

PROFFERED/CONDITIONED DWELLING UNIT DATA

| TYPES | UNITS | ACRES | DENSITY | RANGE | LOMOD INCL | LOMOD ADD |
|-------|-------|-------|---------|-------|------------|-----------|
|-------|-------|-------|---------|-------|------------|-----------|

-----

PROFFERED/CONDITIONED NON-RESIDENTIAL GROSS FLOOR AREAS

| USE | GFA | FAR | USE | GFA | FAR |
|-----|-----|-----|-----|-----|-----|
|-----|-----|-----|-----|-----|-----|

|                   |  |  |                   |  |     |
|-------------------|--|--|-------------------|--|-----|
| COMMERICAL-GEN    |  |  | PUBLIC/QUASI PUB  |  |     |
| HOTEL/MOTEL       |  |  | OFFICE            |  |     |
| INDUSTRIAL-GEN    |  |  | TRAN-UTIL-COMM    |  | .08 |
| CULT/EDU/RELG/ENT |  |  | RETAIL-EATING EST |  |     |
| INDUST-WAREHOUSE  |  |  | *****TOTAL*****   |  | .08 |

REMARKS:

ZONING MAP AMENDMENT

RZ 98-V-032

CONDITION/CONTRIBUTION DATA

| COND<br>CODE DESCRIPTION          | COND<br>CODE DESCRIPTION  |
|-----------------------------------|---------------------------|
| 2H RECREATION FACIL/SITES         | 1A GENERALIZED DEVEL PLAN |
| 7A OTHER MISCELLANEOUS - SEE FILE |                           |

|     |          |
|-----|----------|
| \$0 | 00/00/00 |
| \$0 | 00/00/00 |
| \$0 | 00/00/00 |
| \$0 | 00/00/00 |

REMARKS:

12/7/98

4:00 p.m. Items - RZ-1997-MV-032 - BOARD'S OWN MOTION  
RZ-1998-MV-033 - BOARD'S OWN MOTION  
SEA-81-V-017 - FAIRFAX COUNTY WATER AUTHORITY  
Mount Vernon District

On Thursday, December 3, 1998, the Planning Commission voted unanimously to recommend the following actions to the Board of Supervisors pertinent to the subject applications:

- 1) approval of RZ-1998-MV-032 and RZ-1998-MV-033, subject to the execution of proffers consistent with those dated December 1, 1998;
- 2) approval of SEA-81-V-017, subject to the development conditions dated December 2, 1998;
- 3) modification of the transitional screening and barrier requirements in favor of that shown on the GDP and SEA plat; and,
- 4) waiver of the service drive on Route 123.

The Planning Commission also voted 8-2-2 (Commissioners Hall and Kelso opposed; Commissioners Downer and Hunter abstaining) to recommend that the Director of DPW&ES waive the requirements and prepare a site plan in metric scale.

**NOTE:** The Planning Commission further voted unanimously to approve 2232-V98-3, a concurrent application by the Fairfax County Water Authority related to the above applications, and found that the application for the proposed water purification facility was substantially in accord with the Code of Virginia and the Comprehensive Plan.

**RECEIVED**  
DEPARTMENT OF PLANNING AND ZONING

DEC 4 1998

ZONING EVALUATION DIVISION

Planning Commission Meeting  
December 3, 1998  
Verbatim Excerpts

RZ-1998-MV-032 - FAIRFAX COUNTY BOARD OF SUPERVISORS  
RZ-1998-MV-033 - FAIRFAX COUNTY BOARD OF SUPERVISORS  
SEA 81-V-017 - FAIRFAX COUNTY WATER AUTHORITY  
2232-V98-3 - FAIRFAX COUNTY WATER AUTHORITY

After Close of the Public Hearing

Chairman Murphy: The public hearing is closed; recognize Mr. Byers.

Commissioner Byers: Thank you, Mr. Chairman. This is, with the exception of perhaps one issue, this is a fairly open and shut application that has been presented to and approved by the Federation of Lorton Communities and the Mount Vernon Council. I particularly want to thank Mr. McGranahan, Charlie Crowder and Marty Sultan for the work they've done in accommodating the desires of the community. And I'd like to give special thanks to Bill Evans who is the Mount Vernon representative on the Water Authority. He's been very helpful in getting this case organized. Mr. Chairman, I RECOMMEND THAT THE PLANNING COMMISSION, IN ACCORDANCE WITH SECTION 15.2-2232 OF THE CODE OF VIRGINIA, FIND THAT THE PROPOSED WATER PURIFICATION FACILITY PROPOSED IN CASE 2232-V98-3 IS SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE COMPREHENSIVE PLAN.

Commissioner Thomas: Second.

Chairman Murphy: Seconded by Mr. Thomas. Is there a discussion of the motion? All those in favor of the motion to approve application 2232-V98-3, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. Byers.

Commissioner Byers: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD APPROVE RZ-1998-MV-032 AND 1998-MV-033, SUBJECT TO THE PROFFERS DATED DECEMBER 1ST, 1998 AND PROVIDED TO THE COMMISSION.

Commissioner Thomas: Second.

Chairman Murphy: Seconded by Mr. Thomas. Discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve RZ-1998-MV-032 and 033, say aye.

Commissioners: Aye.

Chairman Murphy: Motion carries. Mr. Byers.

Commissioner Byers: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF SEA-81-V-017, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED DECEMBER 2ND, 1998.

Commissioner Thomas: Second.

Chairman Murphy: Seconded by Mr. Thomas. Discussion of that motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve SEA-81-V-017, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. Byers.

Commissioner Byers: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD APPROVE THE MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS IN FAVOR OF THAT SHOWN ON THE GDP AND SEA PLAT.

Commissioner Thomas: Second.

Chairman Murphy: Seconded by Mr. Thomas. Discussion of that motion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. Byers.

Commissioner Byers: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE A WAIVER OF THE SERVICE DRIVE ON ROUTE 123.

Commissioner Thomas: Second.

Chairman Murphy: Seconded by Mr. Thomas. Discussion of the motion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. Byers.

Commissioner Byers: And finally, Mr. Chairman, I RECOMMEND THAT THE PLANNING COMMISSION -- I MOVE THAT THE PLANNING COMMISSION RECOMMEND THE BOARD DIRECT THE DIRECTOR OF DPW&ES TO WAIVE THE REQUIREMENTS AND PREPARE A SITE PLAN IN METRIC SCALE.

Commissioner Thomas: Second.

Chairman Murphy: Seconded by Mr. Thomas. Discussion of that motion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Hunter: Abstain, Mr. Chairman.

Chairman Murphy: Hold on. All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed?

Commissioners Hall and Kelso: No.

Commissioner Downer: Abstain.

Chairman Murphy: Who said -- Mr. Kelso and Ms. Hall say no. Abstain? Ms. Downer abstains. Mr. Hunter abstains.

Commissioner Byers: Thank you, Mr. Chairman.

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(The first five motions carried unanimously.)

(The sixth motion carried by a vote of 8-2-2 with Commissioners Hall and Kelso opposed; Commissioners Downer and Hunter abstaining.)

LBG