



FAIRFAX COUNTY

APPLICATION FILED: June 30, 2000
PLANNING COMMISSION: February 7, 2001
BOARD OF SUPERVISORS: February 26, 2001
@ 4:30 pm

V I R G I N I A

January 31, 2000

STAFF REPORT

APPLICATIONS RZ 2000-MV-030 / SE 00-V-037

MT. VERNON DISTRICT

APPLICANT: Cooper-Page, Inc.

PARCEL(S): 99-1 ((1)) 4, 5D

PRESENT ZONING: Parcel 4: C-8
Parcel 5D: R-1

ACREAGE: C-8: 0.79 acres
R-1: 1.32 acres
Total: 2.11 acres

REQUESTED ZONING: C-8

SE CATEGORY: Category 5; Service station, Quick-service food store, Car wash, and Fast food restaurant with drive through

FAR: 0.13

OPEN SPACE: 16.3%

PLAN: Retail and other

PROPOSAL: Request rezoning to the C-8 District and approval of a Category 5 Special Exception to allow the development of a service station with a quick service food store and a car wash, and an associated retail structure to include a fast food restaurant with a drive through

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2000-MV-030 subject to the execution of proffers consistent with those found in Appendix 1.

Staff recommends approval of SE 00-V-037 subject to the development conditions found in Appendix 2.

Staff recommends approval of a modification of the transitional screening and waiver of the barrier requirement along the eastern property boundary and a portion of the northern property boundary.

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.

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.



SPECIAL EXCEPTION APPLICATION

SE 00-V-037

SE 00-V-037

FILED 06/30/00

COOPER-PAGE, INC.

SERVICE STATION, QUICK SERVICE FOOD STORE,
CAR WASH, FAST FOOD RESTAURANT WITH DRIVE
THROUGH

ZONING DIST SECTION: 04-0804 04-0804 04-0804 04-0804
04-0804

ART 9 CATEGORY/USE: 05-21 05-20 05-03 05-11
05-23

2.11 ACRES OF LAND; DISTRICT - MT VERNON

LOCATED: INTERSECTION OF NEWINGTON RD AND BACKLICK
RD

ZONED C-8

PLAN AREA 4

OVERLAY DISTRICT(S):

TAX MAP 099-1- /01/ /0005-D ,0004-

REZONING APPLICATION

RZ 2000-MV-030

FILED 06/30/00

COOPER-PAGE, INC.

TO REZONE:

2.11 ACRES OF LAND; DISTRICT - MT VERNON

PROPOSED: REZONE FROM THE R-1 AND C-8 TO THE C-8 DISTRICT

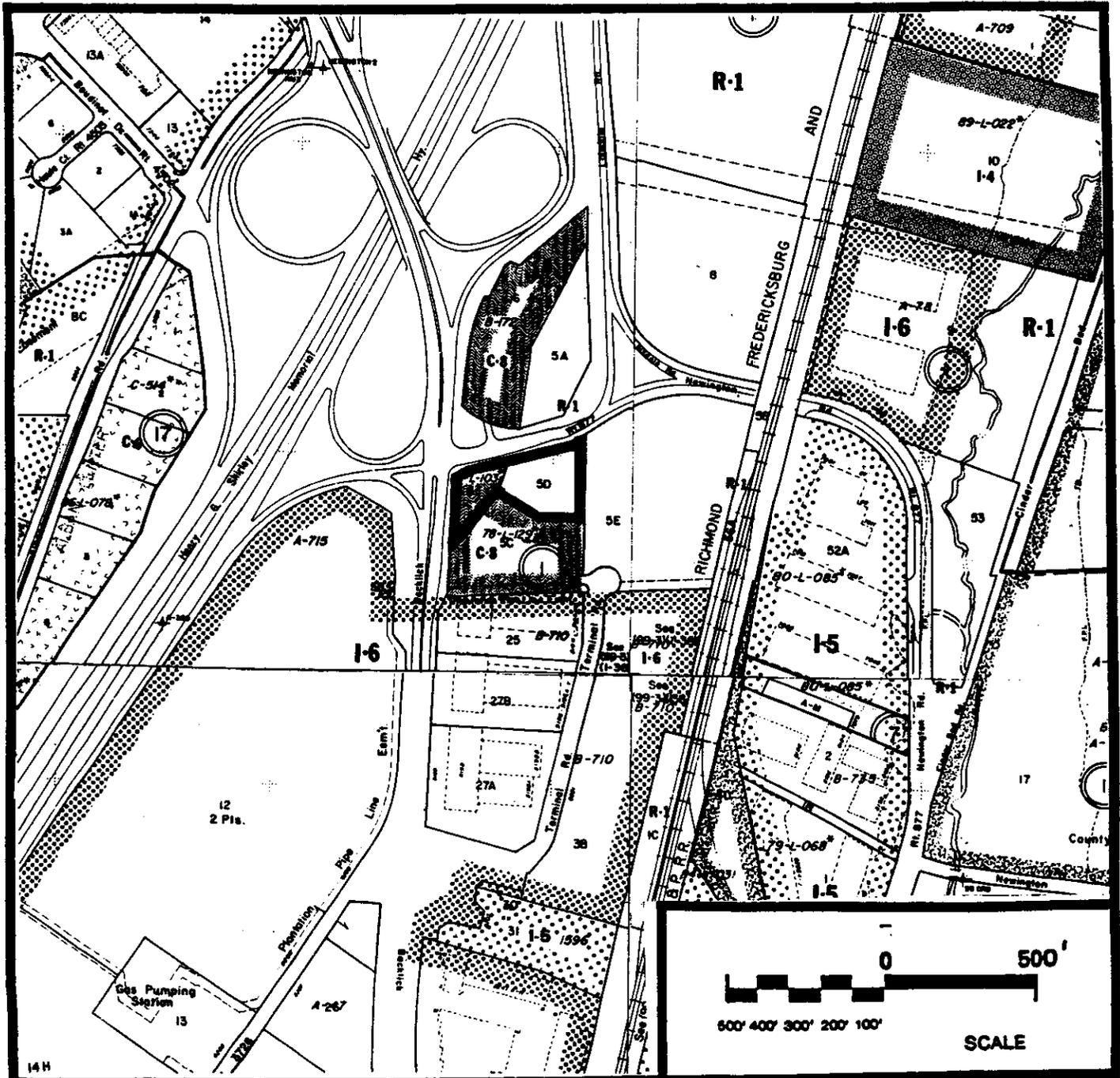
LOCATED: EAST OF NEWINGTON ROAD AND FAIRFAX COUNTY
PARKWAY

ZONING: C-8 R-1

TO: C-8

OVERLAY DISTRICT(S):

MAP REF 099-1- /01/ /0004- ,0005-D



BACKGROUND

NOTE: the following background information refers exclusively to Parcel 99-1 ((1)) 4. Parcel 99-1 ((1)) 5D is undeveloped and has had no previous zoning actions.

- **RZ 78-L-013:** approved June 4, 1979, rezoned Parcel 4 from R-1 to C-8 for service station with 1,600 square feet of gross floor area and an FAR of 0.03. No Development Plan was proffered with the application, but proffers dated May 25, 1979 state that the existing use on the site, a service station, would be retained but not modified in any way until a Special Exception for the use was approved.
- **SE 80-L-086:** approved October 20, 1980, allowed modifications to the service station on Parcel 4. The service station was operated on Parcel 4 until recently, when the lease was renegotiated by the owner of the property, and the previous lease-holder (Exxon) demolished the buildings and left the site. Parcel 4 is currently vacant.

COMPREHENSIVE PLAN PROVISIONS (Appendix 5)

Plan Area: Area IV; Springfield Planning District
I-95 Corridor Industrial Area

Plan Map: Retail and other

Plan Text:

In APR Item 98-IV-2S, adopted by the Board of Supervisors on November 23, 1998, under the heading, "Land Unit K," the Plan states:

"The majority of this land unit, located west of the CSX Railroad tracks, east of Loisdale Road, north and east of Backlick Road, and south of Loisdale Park, is planned for industrial uses up to .35 FAR. Parcels located north and south of Newington Road (Tax Map 99-1 ((1)) 4, 5A, 5C, 5D and 6) are planned for local-serving retail uses up to .25 FAR (access recommendations are shown on Figure 167 in Sector S6)..."

See Appendix 5 for further details.

ANALYSIS

Generalized Development Plan/Special Exception Plat (Copy at front of staff report)

Title of GDP/SE Plat: "Hunter Plaza"

Prepared By: GJB Engineering, Inc.

- Parking is shown at the eastern edge of the site (serving the service station and quick service food store) and around the northern and eastern sides of the community serving retail and fast food. The building is oriented so no customers would have to cross the drive through lane to enter the retail or fast food establishment.
- Signs for the site are proposed at the southwestern and northwestern corners of the site. The applicant has indicated that the sign located at the southwestern corner of the site (Backlick Road frontage) shall be a ground mounted identification sign, while the sign located at the northwestern corner of the site (Backlick Road and Newington Road) will be the primary sign for the site, and shall be generally as shown in Attachment A of the Development Conditions found in Appendix 2. A development condition holds the applicant to these commitments, and states that all signage shall be in conformance with Article 12 of the Zoning Ordinance.
- An existing eight-foot wide asphalt trail is shown to be retained on the northern and western sides of the site.

Sheet Two:

Sheet two shows the landscape plan for the proposed development, and includes a combination of shade trees, evergreens, and ground covers along the periphery of the site and along the entrance aisle.

Land Use Analysis (Appendix 5)

The Comprehensive Plan recommends local serving retail uses up to 0.25 FAR for this property; therefore, the proposed development is in conformance with the Plan recommendations for use and intensity. However, the Plan also includes a recommendation which states that access "should be to Terminal Road." This Plan recommendation appears to be intended to address traffic conflicts on Newington Road (now Loisdale Road); for an analysis, see the Department of Transportation analysis below.

Transportation Analysis (Appendix 6)**Issue: Access to Terminal Road**

The Comprehensive Plan recommends that access for this site be provided via Terminal Road. Provision of such access at this time is complicated by lack of connection to Terminal Road, and by the inability of the applicant to consolidate or otherwise gain access through adjoining properties. Staff was concerned that patrons attempting to exit the site and turning left onto Newington Road would encounter problems because of the length of the queue expected from the Newington Road/Backlick Road intersection.

Resolution:

At the time of site development, the applicant will have to demonstrate to the DPWES that the soil constraints on the site have been addressed.

Issue: Light Pollution

Lighting on a site such as the proposed service station and fast food restaurant should provide for adequate lighting of the use, but should not be over-lit, thus contributing to off-site glare and light pollution.

Resolution:

The applicant has proffered to provide full cut-off fixtures which are focused downward and shielded. The applicant has also proffered that the lights on the gas station canopy will have lenses that are flush with the canopy (do not extend below the bottom of the canopy). Staff feels this issue is satisfactorily addressed.

Public Facilities Analysis (Appendices 8 through 12)**Fairfax County Park Authority (Appendix 8)**

The proposed development will have no adverse impact on the land or resources of the Fairfax County Park Authority.

Fire and Rescue (Appendix 9)

The subject property is serviced by the Fairfax County Fire and Rescue Department Station #22, Springfield. The subject property currently meets fire protection guidelines, as determined by the Fire and Rescue Department.

Sanitary Sewer Analysis (Appendix 10)

The subject property is located within the Accotink Creek (M-6) watershed and would be sewered into the Norman M. Cole, Jr. Pollution Control Plant. An existing 8 inch line located in Newington Road, approximately 20 feet from the property is adequate for the proposed use.

Fairfax County Water Authority (Appendix 11)

The subject property is located within the Fairfax County Water Authority service area. Adequate domestic water service is available at the site from an existing 12 inch main located at the property.

Utilities Planning and Design, DPWES (Appendix 12)

The analysis notes no issues raised by the proposed development.

Other Zoning Ordinance Requirements:**Special Exception Requirements (Appendix 13)**

- General Special Exception Standards (Sect. 9-006)
- Category 5 Standards (Sect. 9-503)
- Additional Standards for Automobile-Oriented Uses, Car Washes, Drive-In Banks, Drive-Through Pharmacies, Fast Food Restaurants, Quick Service Foods Stores, Service Stations, and Service Stations/Mini-Marts (Sect. 9-505)

General Special Exception Standards (Sect. 9-006)

The General Special Exception Standards require, among other things, that the proposal be in harmony with the Comprehensive Plan, that there be a finding of no significant negative impacts on surrounding properties, and that safe and adequate vehicular and pedestrian access be provided. The use and development proposed in SE 00-V-037, as shown on the GDP/SE Plat, satisfies all of these standards.

Category 5 Standards (Sect. 9-503)

The Category 5 Standards require that the proposed development meet lot size and bulk requirements for the Zoning District, comply with performance standards, and be subject to site plan review. The proposed use meets these standards.

Additional Standards for Automobile-Oriented Uses, Car Washes, ... Fast Food Restaurants, Quick Service Foods Stores, Service Stations, ... (Sect. 9-505)

For districts where these uses are permitted by special exception, Paragraph 1A states that the use have the same architectural features on all sides, or are compatible with the building group or neighborhood. The development is, at this point, a stand alone development with no closely related "building group" or neighborhood." The applicant has proffered to design the two principal structures on the site with similar building materials and consistent roof designs and treatments. This standard has been addressed.

Paragraph 1B requires the use to be designed so that pedestrian and vehicular circulation is coordinated with adjacent properties. As noted in the transportation analysis, the applicant has included a future interparcel access point to be connected when the adjacent parcel develops. This standard has been addressed.

Paragraph 1C requires the site be designed to minimize the potential for turning movement conflicts, and to facilitate safe and efficient on-site circulation. The applicant has provided a site that "splits" the trips into the site between the retail/fast food portion and the gas station/car wash portion. Patrons wishing to visit both sides can do so via the travel aisle towards the back of the site without unduly impacting in- or out-bound traffic. The stacking lanes for both the drive-through car wash and the fast food drive-through window are located behind the respective buildings, so no

Staff recommends approval of a modification of the transitional screening and waiver of the barrier requirement along the eastern property boundary and a portion of the northern property boundary.

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 recommendations of staff; it does not reflect the position of the Board of Supervisors.

APPENDICES

1. Draft Proffers
2. Proposed Development Conditions
3. Affidavits
4. Statement of Justification
5. Plan Citations and Land Use Analysis
6. Transportation Analysis
7. Environmental Analysis
8. Fairfax County Park Authority
9. Fire and Rescue
10. Sanitary Sewer Analysis
11. Fairfax County Water Authority
12. Utilities Planning and Design, DPWES
13. Applicable Zoning Ordinance Provisions
14. Glossary

through January 25, 2001, and entitled Generalized Development Plan & Special Exception Plat, Hunter Plaza.

2. Use of the property shall be in conformance with the GDP and the provisions of the C-8 District, provided the following uses shall be prohibited on the site: bowling alley, contractors office, funeral home, hotel, kennels, plant nursery and theatre.

DESIGN

3. All buildings on the site shall be designed to incorporate a uniform and consistent architecture, bulk, mass, quality of material and general level of amenity, as determined by DPWES at the time of site plan and/or building permit review. The two (2) principal structures on the property shall be designed with the same building materials on all four sides and consistent roof designs and treatments.

4. Outdoor lighting fixtures used to illuminate the parking area shall not exceed 14 feet in height, and shall be designed to focus directly on the subject property. All outdoor pole lighting fixtures shall be full cut-off; focused downward and fully shielded to minimize glare, and shall meet the Performance Standards set forth in Article 14 of the Zoning Ordinance. Lights located on the bottom of the service station canopy shall be recessed in design. Illumination of the area beneath the service station canopy shall not exceed an average of 30 foot candles.

ENVIRONMENTAL

5. Water quality shall be managed in accordance with the Best Management Practice ("BMP") requirements of Chapter 118 of County Code, as determined by DPWES. In addition to that described on the GDP, the Applicant preserves the right to employ innovative alternative BMP measures subject to review and approval by DPWES.

to Newington Road remain in general accord with the conclusions of the existing analysis prepared by the firm of Patton, Harris, Rust and Associates dated October 30, 2000 and contained in the files of this approved rezoning (the "existing analysis"). The general methodology of this potential future analysis (the "future analysis") shall be subject to review and approval by the Fairfax County Department of Transportation and be in substantial conformance with that used in connection with the existing analysis, further provided that traffic volumes for Newington Road shall utilize the same background growth as relied on in the existing analysis, or actual new field counts, whichever is less. In the event this future analysis of these exiting left turn movements shows that the average vehicle delay for the exiting left turn movement(s) from the Newington Road entrance in the a.m. and p.m. peak periods is within 120% of that amount described in the existing analysis, no further action shall be required and this proffer shall be deemed to be fulfilled. In the event the future analysis of these exiting left turn movements shows a 20% or greater increase in the average vehicle delay for exiting left turn movements in the a.m. and p.m. peak from that described in the existing analysis, in order to attempt to restore the average vehicle delay for exiting left turn movements to within 120% of that described in the exiting analysis, based on the findings of the future analysis and in consultation with County DOT and/or VDOT, the Applicant shall implement any or all of the following alternatives: (1) potential changes to the configuration of the site entrance to Newington Road to potentially eliminate left turn exit movements; (2) changes to the configuration of the interparcel connection to Terminal Road to potentially offer both ingress and egress to Terminal Road; or (3) other potential alternatives warranted by the future analysis, or recommended by County DOT and/or VDOT. The selection of the appropriate alternative shall be both coordinated with and subject to review and approval by VDOT and DPWES, but shall

APPLICANT AND LESSEE

Cooper-Page, Inc.

By: _____
Roy P. Page, President

8. No major vehicular repairs shall occur on the property.
9. No abandoned, wrecked, or inoperable vehicles shall be stored outdoors on the property.

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.

PROPOSED DEVELOPMENT CONDITIONS

If it is the intent of the Board of Supervisors to approve SE-80-L-086 located as Tax Map 99-1((1))4 for use as a service station pursuant to Sect. 4-804 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval 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 applicaiton only.
3. A copy of this Special Exception SHALL NOT 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 prepared in accordance with the provisions of Article 17 will be submitted. The site plan will be generally as shown in this application and will satisfy ordinance requirements for parking, landscaping and screening.
5. Construction of road widening on Backlick Road with the face of curb set 35 feet from centerline shall be made.
6. Dedication of right-of-way on Newington Road to 45 feet from conterline shall be made.
7. Construction of road widening on Newington Road with the face of curb set 35 feet from centerline shall be made.
8. No abandoned, wrecked or inoperable vehicle shall be stored outdoors on the premises for a period exceeding 72 hours.
9. 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 complied with.

“The majority of this land unit, located west of the CSX Railroad tracks, east of Loisdale Road, north and east of Backlick Road, and south of Loisdale Park, is planned for industrial uses up to .35 FAR. Parcels located north and south of Newington Road (Tax Map 99-1 ((1)) 4, 5A, 5C, 5D and 6) are planned for local-serving retail uses up to .25 FAR (access recommendations are shown on Figure 167 in Sector S6)...

Map:

The Comprehensive Plan map shows that the property is planned for retail and other related uses.

Analysis:

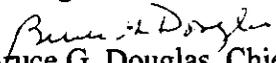
The application and development plan propose local serving retail uses up to .14 FAR which is in conformance with the use and intensity recommendations of the Comprehensive Plan. However, the development plan does not show an access oriented to Terminal Road. If the applicant can address this access problem to the satisfaction of the Fairfax County Department of Transportation, then the application and development plan will be in conformance with this development criterion.

BGD: ALC

COUNTY OF FAIRFAX, VIRGINIA

MEMORANDUM

TO: Barbara A. Byron, Director
Zoning Evaluation Division, DPZ

FROM: 
Bruce G. Douglas, Chief
Environment and Development Review Branch, DPZ

SUBJECT: ENVIRONMENTAL ASSESSMENT for: RZ 2000-MV-030
Cooper-Page

DATE: 14 December 2000

BACKGROUND:

This report, prepared by Irish Grandfield, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. The citations are followed by a discussion of environmental concerns, including a description of potential impacts that may result from the proposed development as depicted on the Development Plan dated June 20, 2000. The report also identifies possible solutions to remedy environmental impacts. Alternative solutions may be acceptable provided that they achieve the desired degree of mitigation and are compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

The Comprehensive Plan is the basis for the evaluation of this application. The assessment of the proposal for conformity with the environmental recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

1. **Chesapeake Bay Ordinance** (Objective 3, p. 87, The Policy Plan)

“Protect the Potomac Estuary and the Chesapeake Bay from avoidable impacts of land use activities in Fairfax County.

Policy a. Ensure that new development and redevelopment complies with the County’s Chesapeake Bay Ordinance.”

ENVIRONMENTAL ANALYSIS:

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed use. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions.

1. Chesapeake Bay Ordinance

Issue: Redevelopment of a property not currently served by one or more BMPs, is required to reduce by at least 10% the total phosphorous runoff pollution (sec 118-3-2(3) of the Codified Ordinances).

Suggested Solution: At site development, the applicant will have to demonstrate to DPWES that Chesapeake Bay requirements for SWM are being met.

2. Water Quality

Issue: This site had been used previously for commercial uses. Staff is concerned with the potential for contamination of soil and water from products that were used and/or stored on this site. The applicant should provide information regarding past uses on the site and whether or not such uses may have resulted in the release of environmental contaminants.

The proposed development will result in most of the site being covered by impervious surface. Water quality is directly related to the amount of impervious surface. Typically, high levels of impervious surface result in increased stormwater runoff and pollutant loads while decreasing natural infiltration. Innovative SWM techniques such as infiltration ditches, rain gardens, and depressed parking lot islands can help filter runoff and recharge groundwater.

Suggested Solution: Prior to site plan approval, a Phase I investigation of the property should be submitted to DPWES for review and approval in coordination with the Fire and Rescue Department, the Health Department, and other appropriate agencies as determined by DPWES (hereinafter referred to as the "reviewing agencies"). This investigation should be generally consistent with the procedures described within the American Society for Testing and Materials document entitled "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" as determined by DPWES in coordination with the reviewing agencies.

Suggested Solution: All lighting provided on the property should be focused directly on parking/driving areas and sidewalks. No lighting should project beyond the property line. Full cut-off lighting should be provided for any proposed outdoor lighting. Lighting for property name signage should be designed to minimize glare. One way to minimize glare is to use front-lit rather than backlit signs and direct any light downward on the sign rather than upward or horizontally.

BGD:JPG

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

July 18, 2000

TO: Barbara Byron, Director
Zoning Evaluation Division
Office of Comprehensive Planning

FROM: Ralph Dulaney (246-3868)
Planning Section
Fire and Rescue Department

SUBJECT: Fire and Rescue Department Preliminary Analysis of Rezoning Application RZ 2000-MV-030 and Special Exception Application SE 00-V-037.

The following information is submitted in response to your request for a preliminary Fire and Rescue Department analysis for the subject:

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station #22, Springfield.
2. After construction programmed for FY 19__, this property will be serviced by the fire station planned for the _____ area.
3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:
 - a. currently meets fire protection guidelines.
 - b. will meet fire protection guidelines when a proposed fire station becomes fully operational.
 - c. does not meet current fire protection guidelines without an additional facility; however, a future station is projected for this area.
 - d. does not meet current fire protection guidelines without an additional facility. The application property is ___/10 outside the fire protection guidelines. No new facility is currently planned for this area.

FAIRFAX COUNTY WATER AUTHORITY
8570 Executive Park Avenue- P. O. Box 1500
Merrifield, Virginia 22116-0815
(703) 289-6000

July 20, 2000

MEMORANDUM

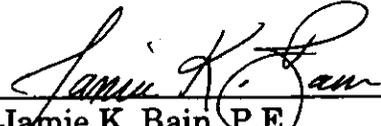
TO: Staff Coordinator (Tel. 324-1250)
Zoning Evaluation Division-Suite 800
12055 Government Center Parkway
Fairfax, Virginia 22035

FROM: Planning Branch (Tel. 289-6363)
Planning and Engineering Division

SUBJECT: Water Service Analysis, Rezoning Application SE 00-V-037
RZ 00-MV-030

The following information is submitted in response to your request for a water service analysis for the subject rezoning application:

1. The application property is located within the franchise area of the Fairfax County Water Authority.
2. Adequate domestic water service is available at the site from an existing 12 inch main located at the property. See enclosed property map.
3. Depending upon the configuration of the onsite water mains, additional system improvements may be necessary to satisfy fire flow requirements and accommodate water quality concerns.



Jamie K. Bain, P.E.
Manager, Planning Department

Attachment

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Barbara Byron, Director
Zoning Evaluation Division
Department of Planning and Zoning

DATE: December 8, 2000 ✓

FROM: Scott St. Clair, Director
Stormwater Planning Division
Department of Public Works & Environmental Services

SRS

SUBJECT: Rezoning Application Review

Name of Applicant/Application: Cooper-Page Inc.

Application Number: RZ2000-MV-030
SE-00-V-037

Information Provided: Application - Yes
Development Plan - Yes
Other - Statement of Justification

Date Received in SWPD: 7/17/00

Date Due Back to DPZ: 7/28/00

Site Information: Location - 099-1-01-00-0005D, -0004
Area of Site - 2.11 acres
Rezone from - C-8, R-1 to C-8
Watershed/Segment - Accotink Creek / Long Branch (A)

Stormwater Planning Division (SWPD), Maintenance and Stormwater Management Division (MSMD), and Planning and Design Division (PDD) Information:

I. Drainage:

- MSMD/PDD Drainage Complaints: **There are no downstream complaints on file with PSB, relevant to this proposed development.**
- Master Drainage Plan, proposed projects, (SWPD): **Channel stabilization project AC211Is located approximately 3000 feet downstream of site.**
- Ongoing County Drainage Projects (SWPD): **None.**
- Other Drainage Information (SWPD): **None.**

Application Name/Number: **Cooper-Page Inc. / RZ2000-MV-030**

******* SWPD AND PDD, DPWES, RECOMMENDATIONS*******

Note: The SWPD and PDD recommendations are based on the SWPD and PDD involvement in the below listed programs and are not intended to constitute total County input for these general topics. It is understood that the current requirements pertaining to Federal, State and County regulations, including the County Code, Zoning Ordinance and the Public Facilities Manual will be fully complied with throughout the development process. The SWPD and PDD recommendations are to be considered additional measures over and above the minimum current regulations.

DRAINAGE RECOMMENDATIONS (SWPD): None.

TRAILS RECOMMENDATIONS (PDD): None.

SCHOOL SIDEWALK RECOMMENDATIONS (PDD): None.

SANITARY SEWER E&I RECOMMENDATIONS (PDD): None.

Yes **NOT REQUIRED** Extend sanitary sewer lines to the development boundaries on the _____ sides for future sewer service to the existing residential units adjacent to or upstream from this rezoning. Final alignment of the sanitary extension to be approved by Department of Public Works and Environmental Services during the normal plan review and approval process.

Other E&I Recommendations (PDD): None.

OTHER SWPD and PDD PROJECT/PROGRAM RECOMMENDATIONS: None.

SWPD and PDD Internal sign-off by:

Planning Support Branch (Ahmed Rayyan) kcm

Utilities Design Branch (Walt Wozniak) ww

Transportation Design Branch (Larry Ichter) nc

Stormwater Management Branch (Fred Rose) FR

RS M

SRS/rz2000mv030

cc: Gordon Lawrence, Coordinator, Office of Safety, Fairfax County Public Schools (only if sidewalk recommendation made)

Gilbert Osei-Kwadwo, Chief, Engineering Analysis Planning Branch

Bruce Douglas, Chief, Environment and Development Review Branch

9-503 Standards For All Category 5 Uses

In addition to the general standards set forth in Sect. 006 above, all Category 5 special exception uses shall satisfy the following standards:

1. Except as qualified in the following Sections, all uses shall comply with the lot size and bulk regulations of the zoning district in which located.
2. All uses shall comply with the performance standards specified for the zoning district in which located.
3. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

- E. Service stations shall not be used for the performance of major repairs, and shall not include the outdoor storage of more than two (2) abandoned, wrecked or inoperable vehicles on the site for more than seventy-two (72) hours, subject to the limitation that there shall be no dismantling, wrecking or sale of said vehicles or parts thereof. In addition, in no event shall any one (1) abandoned, wrecked or inoperable vehicle be stored outdoors for a period exceeding seventy-two (72) hours.

NA 3. In the C-5 and C-6 Districts, in addition to Par. 1 above:

- A. There shall be no outdoor storage or display of goods offered for sale except for the outdoor storage or display of goods permitted at a service station or service station/mini-mart.
- B. Service stations and service station/mini-marts shall not be used for the performance of major repairs, and shall not include the outdoor storage of more than two (2) abandoned, wrecked or inoperable vehicles on the site for more than seventy-two (72) hours, subject to the limitation that there shall be no dismantling, wrecking or sale of said vehicles or parts thereof. In addition, in no event shall any one (1) abandoned, wrecked or inoperable vehicle be store outdoors for a period exceeding seventy-two hours.

4. In the C-7, C-8 and C-9 Districts, in addition to Par. 1 above:

NA A. In the C-7 or C-9 District, there shall be no outdoor storage or display of goods offered for sale except for the outdoor storage or display of goods permitted at a service station or service station/mini-mart.



B. Service stations and service station/mini-marts shall not be used for the performance of major repairs, and shall not include the outdoor storage of more than four (4) abandoned, wrecked or inoperable vehicles on the site for more than seventy-two (72) hours, subject to the limitation that there shall be no dismantling, wrecking or sale of said vehicles or parts thereof. In addition, in no event shall any one (1) abandoned, wrecked or inoperable vehicle be stored outdoors for a period exceeding seventy-two (72) hours.

NA C. The outdoor area devoted to any use such as vehicle or tool rental shall be limited to the area so designated on an approved special exception plat.

NA 5. In the I-3, I-4, I-5 and I-6 Districts, in addition to Par. 1 above:

A. All such uses, except drive-in banks, shall be an integral design element of a site plan for an industrial building or building complex containing not less

- B. In the PDC District, fast food restaurants may be permitted only in accordance with the provisions of Sect. 6-206.

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.

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	PD	Planning Division
ADU	Affordable Dwelling Unit	PDC	Planned Development Commercial
ARB	Architectural Review Board	PDH	Planned Development Housing
BMP	Best Management Practices	PFM	Public Facilities Manual
BOS	Board of Supervisors	PRC	Planned Residential Community
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	SP	Special Permit
DP	Development Plan	TDM	Transportation Demand Management
DPWES	Department of Public Works and Environmental Services	TMA	Transportation Management Association
DPZ	Department of Planning and Zoning	TSA	Transit Station Area
DU/AC	Dwelling Units Per Acre	TSM	Transportation System Management
EQC	Environmental Quality Corridor	UP & DD	Utilities Planning and Design Division, DPWES
FAR	Floor Area Ratio	VC	Variance
FDP	Final Development Plan	VDOT	Virginia Dept. of Transportation
GDP	Generalized Development Plan	VPD	Vehicles Per Day
GFA	Gross Floor Area	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	ZAD	Zoning Administration Division, DPZ
Non-RUP	Non-Residential Use Permit	ZED	Zoning Evaluation Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZPRB	Zoning Permit Review Branch
PCA	Proffered Condition Amendment		

(3) Car Wash. The car wash facility will be fully automated and not require any outside manual drying operations. The car wash will also employ water recycling technology.

(4) Vehicle light service facility (quick lube facility) – proposed is a facility intended to be occupied by Jiffy Lube or similar franchise.

(5) Retail/Eating establishment. This proposed use will compliment the other automobile oriented uses and may take the form of conventional retail or a restaurant without drive-through facilities.

(6) Fast food with drive through window. This portion of the application will include approximately 80 seats and a single drive through window. Staking spaces for the drive-through meet all minimum requirements and are strategically located at the rear of the building where they are not visible from the public right-of-way and removed from any conflict with other traffic on the site.

B. Hours of Operation. 24 hours per day, seven (7) days per week.

C. Estimate the number of patrons. The estimated number of patrons is approximately 800 – 2,000 per day.

D. Proposed number of employees. There will be approximately 50 employees on a full and part time basis associated with the proposed uses.

E. Estimated traffic impact. Based on the Institute of Transportation Engineers (ITE) Manual, it is estimated that the proposed uses will generate approximately 800 - 1,200 vehicles per day. However, with the strategic location on Newington Road and the Fairfax County Parkway, this site is not a generator of traffic, rather, virtually all the trips to and from the site are capture trips from existing background traffic on the Fairfax County Parkway and/or Newington Road.

F. Vicinity to be served. These proposed uses will serve commuters and travelers in the I-95 corridor, as well as residents and businesses in the Newington area of Fairfax County, which presently do not have the benefit of convenient access to the services proposed to be offered in connection with these applications.

G. Description of the building façade. All new structures on the property will have a coordinated architectural design, likely incorporating brick, glass, concrete, wood, and pre-cast materials. Detailed architectural renderings will be submitted under separate cover.

H. List of all hazardous substances. The proposed use will be utilized to store gasoline and petroleum products as defined in Title 40, Code of Federal Regulations, Part 280.

SPECIAL EXCEPTION AFFIDAVIT

DATE: January 18, 2001
(enter date affidavit is notarized)

SE 00-V-037

2000-1264

for Application No(s): _____
(enter County-assigned application number(s))

2. That no member of the Fairfax County Board of Supervisors or 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 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.

3. That within the twelve-month period prior to the filing of this application, no member of the Fairfax County Board of Supervisors or 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 \$200 or more, with any of those listed in Par. 1 above.
EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

In the twelve (12) month period prior to the hearing on the matter, Michael J. Giguere, partner with McGuire Woods LLP has made a contribution in excess of \$200 to Chairman of the Board of Supervisors, Katherine Hanley; and Roy P. Page of Cooper-Page, Inc. has made a contribution to Supervisor Gerald Hyland in excess of \$200.

(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 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:

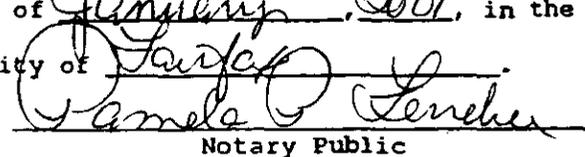


(check one) Applicant Applicant's Authorized Agent

Gregory A. Riegle, Applicant's Agent

(type or print first name, middle initial, last name & title of signee)

Subscribed and sworn to before me this 18th day of January, 2001, in the State/Comm. of Virginia, County/City of Fairfax


Notary Public

My commission expires: 3/31/02
(AREA 48607.1)

DATE: January 18, 2001
(enter date affidavit is notarized)for Application No(s): SE 00-V-037 2000-1266
(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, Virginia 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 & title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)

Fifer, Carson Lee, Jr.
 Flemming, Michael D.
 France, Bonnie M.
 Franklin, Stanley M.
 Getchell, E. Duncan, Jr.
 Gieg, William F.
 Giguere, Michael J.
 Gillece, James P., Jr.
 Glassman, M. Melissa
 Good, Dennis W., Jr.
 Goodall, Larry M.
 Gordon, Alan B.
 Grandis, Leslie A.
 Grimm, W. Kirk
 Hampton, Glenn W.
 Harmon, T. Craig
 Hay, Jeffrey S.
 Heberton, George H.
 Isaf, Fred T.
 Johnston, Barbara Christie
 Kane, Richard F.
 Katsantonis, Joanne
 Keefe, Kenneth M., Jr.
 King, Donald E.
 King, William H., Jr.
 Kittrell, Steven D.
 Krueger, Kurt J.
 La Frata, Mark J.
 Lawrie, Jr., Henry deVos
 Lindquist, Kurt E., II
 Little, Nancy R.
 Mack, Curtis L.
 Marshall, Gary S.

Martin, George K.
 McArver, R. Dennis
 McCallum, Steve C.
 McElligott, James P., Jr.
 McFarland, Robert W.
 McGee, Gary C.
 McGonigle, Thomas J.
 McMenamin, Joseph P.
 Melson, David E.
 Menges, Charles L.
 Menson, Richard L.
 Michels, John J.
 Milton, Christine R.
 Nunn, Daniel B. Jr.
 O'Grady, Clive R. G.
 O'Grady, John B.
 Oakey, David N.
 Page, Rosewell, III
 Pankey, David H.
 Pollard, John O.
 Price, James H., III
 Pusateri, David P.
 Richardson, David L., II
 Robertson, David W.
 Robinson, Stephen W.
 Rohman, Thomas P.
 Rogers, Marvin L.
 Rooney, Lee Ann
 Rosen, Greg M.
 Russell, Deborah M.
 Rust, Dana L.
 Sable, Robert G.
 Schewel, Michael J.

(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.

DATE: January 18, 2001
(enter date affidavit is notarized)

for Application No(s): SE 00-V-037
(enter County-assigned application number(s))

2000-1266

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

Patton Harris Rust & Associates, PC 14532 Lee Road
Chantilly, VA 20151

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Thomas D. Rust	Jeffrey D. Frank
John M. Harris	Charles P. Blackley

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

GJB Engineering, Inc. P. O. Box 1214
Newington, VA 22122

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Sole Shareholder is Gregory J. Budnik - President.

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: January 18, 2001
(enter date affidavit is notarized)

I, Gregory A. Riegler, Agent for Applicant, do hereby state that I am an
(enter name of applicant or authorized agent)

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

2000-1266

in Application No(s): SE 00-V-037
(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.)

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Cooper-Page Inc. Agent: Roy P. Page	8105 Loisdale Road P. O. Box 970 Newington, VA 22122	Lessee/Applicant
T. William Dowdy & Shirley M. Hunter, Trustees Beneficiary: Edith Hunter Hornberger	P. O. Box 644 Springfield, VA 22150	Property Owners Tax Map 99-1-((1))-4 & 5D
McGuire Woods LLP Agents: Gregory A. Riegler, Esquire Meagan E. Micozzi, Urban Planner	1750 Tysons Blvd., Ste. 1800 McLean, VA 22102	Attorneys / Agent
GJB Engineering, Inc. Agent: Gregory J. Budnik	P. O. Box 1214 Newington, VA 22122	Engineers / Agent
Patton Harris Rust & Associates, PC Agents: Douglas R. Kennedy, P.E. Maha L. Gilini	14532 Lee Road Chantilly, VA 20151	Traffic Engineers / Agent

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

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

DATE: January 18, 2001
 (enter date affidavit is notarized)

2000-1216

for Application No(s): RZ 2000-MV-030
 (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, Virginia 22102-3915

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

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

Schill, Gilbert E., Jr.
 Scruggs, George L., Jr.
 Shelley, Patrick M.
 Skinner, Halcyon E.
 Slaughter, Alexander H.
 Slone, Daniel K.
 Smith, James C.
 Smith, R. Gordon
 Sooy, Kathleen Taylor
 Spahn, Thomas E.
 Stone, Jacquelyn E.
 Story, J. Cameron, III
 Strickland, William J.
 Stroud, Robert E.
 Summers, W. Dennis
 Swartz, Charles R.
 Swindell, Gary W.
 Tashjian-Brown, Eva S.
 Taylor, D. Brooke
 Terry, David L.
 Thornhill, James A.
 Van der Mersch, Xavier
 Waddell, William R.
 Walsh, James H.
 Watts, Stephen H., II
 Wells, David M.
 Whitt-Sellers, Jane R.
 Whittemore, Anne M.
 Williams, Stephen E.
 Williamson, Mark D.
 Wilson, Ernest
 Whitham, C. Lamont
 Whitham, Michael E.

Wood, R. Craig
 Word, Thomas S., Jr.
 Worrell, David H., Jr.
 Younger, W. Carter
 Zirkle, Warren E.

These are the only equity partners in the above-referenced firm.

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

REZONING AFFIDAVIT

DATE: January 18, 2001
(enter date affidavit is notarized)

for Application No(s): RZ 2000-MV-030
(enter County-assigned application number(s))

2000-1216

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 & number, street, city, state & zip code)

McGuireWoods LLP

1750 Tysons Boulevard, Suite 1800
McLean, Virginia 22102-3915

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

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

Equity Partners of McGuireWoods LLP

Adams, Michael
Adams, Robert T.
Ames, W. Allen, Jr.
Anderson, Arthur E., II
Anderson, Donald D.
Armstrong, C. Torrence
Atkinson, Frank B.
Aucutt, Ronald D.
Bagley, Terrence M.
Barr, John S.
Bates, John W., III
Belcher, Dennis I.
Boland, J. William
Bracey, Lucius H., Jr.
Brittin, Jocelyn W.
Broaddus, William G.
Brown, Thomas C., Jr.
Burke, John W., III
Burkholder, Evan A
Burrus, Robert L., Jr.

Busch, Stephen D.
Cabaniss, Thomas E.
Cairns, Scott S.
Capwell, Jeffrey R.
Carter, Joseph C., III
Cogbill, John V., III
Courson, Gardner G.
Cranfill, William T., Jr.
Cullen, Richard
Dabney, H. Slayton, Jr.
Deem, William W.
Den Hartog, Grace R.
Douglass, W. Birch, III
Dudley, Waller T.
Dyke, James Webster, Jr.
Earl, Marshall H., Jr.
Edwards, Elizabeth F.
Evans, David E.
Feller, Howard
Fennebresque, John C.

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

** All listings which include partnerships or corporations 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 the stock. 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.

DATE: January 18, 2001
(enter date affidavit is notarized)

2000-121a

for Application No(s): RZ 2000-MV-030
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Cooper-Page, Inc. 8105 Loisdale Road
P. O. Box 970
Newington, VA 2212

DESCRIPTION OF CORPORATION: (check one statement)
 There are 10 or less shareholders, and all of the shareholders are listed below.
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

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

Roy P. Page

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

Roy P. Page, President Kevin D. Page, Vice President
Roy P. Page, Treasurer Kevin D. Page, Secretary

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

DESCRIPTION OF CORPORATION: (check one statement)
 There are 10 or less shareholders, and all of the shareholders are listed below.
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

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

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

\\REA\48194.1

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

REZONING AFFIDAVIT

DATE: January 18, 2001
(enter date affidavit is notarized)I, Gregory A. Riegler, Agent for Applicant, 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

2000-126

in Application No(s): RZ 2000-MV-030
(enter County-assigned application number(s). e.g. RZ 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.)

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relation- ships listed in BOLD above)
Cooper-Page Inc. Agent: Roy P. Page	8105 Loisdale Road P. O. Box 970 Newington, VA 22122	Lessee/Applicant
T. William Dowdy & Shirley M. Hunter, Trustees Beneficiary: Edith Hunter Hornberger	P. O. Box 644 Springfield, VA 22150	Property Owners Tax Map 99-1-((1))-4 & 5D
McGuire Woods LLP Agents: Gregory A. Riegler, Esquire Meagan E. Micozzi, Urban Planner	1750 Tysons Blvd., Ste. 1800 McLean, VA 22102	Attorneys <i>/Agent</i>
GJB Engineering, Inc. Agent: Gregory J. Budnik	P. O. Box 1214 Newington, VA 22121	Engineers <i>/Agent</i>
Patton Harris Rust & Associates, PC Agents: Douglas R. Kennedy, P.E. Maha L. Gilini	14532 Lee Road Chantilly, VA 20151	Traffic Engineers <i>/Agent</i>

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued on a "Rezoning Attachment to Par. 1(a)" form.* List as follows: (name of trustee), Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

NOTE: This form is also for Final Development Plans not submitted in conjunction with Conceptual Development Plans.