



FAIRFAX COUNTY

APPLICATION FILED RZ: July 12, 2000
SE: June 23, 2000
PLANNING COMMISSION: November 30, 2000
BOARD OF SUPERVISORS: not scheduled

V I R G I N I A

November 15, 2000

STAFF REPORT

APPLICATIONS RZ 2000-MV-034 / SE 00-V-040

MT. VERNON DISTRICT

APPLICANT:	W&N Company
PARCEL(S):	113-1 ((1)) 12, 13
PRESENT ZONING:	R-1
ACREAGE:	9.49 acres
REQUESTED ZONING:	I-6
SE CATEGORY:	Category 5, Mixed Waste Reclamation Facility
FAR:	0.11
OPEN SPACE:	20%
PLAN:	Industrial
PROPOSAL:	Request rezoning to the I-6 District and approval of a Category 5 Special Exception to allow the development of a mixed waste reclamation facility

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2000-MV-034 subject to the execution of proffers consistent with those found in Appendix 1.

Staff recommends approval of SE 00-V-040 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 as requested to that shown on the GDP/SE Plat.

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

REZONING APPLICATION

SE 00-V-040

RZ 2000-MV-034

SE 00-V-040

FILED 06/23/00

W & N COMPANY

MIXED WASTE RECLAMATION FACILITY

ZONING DIST SECTION: 05-0604

ART 9 CATEGORY/USE: 05-31

LOCATED: 10100, 10018 FURNACE ROAD

ZONED I-6

PLAN AREA 4

OVERLAY DISTRICT(S):

X MAP 113-1- /01/ /0012- ,0013-

FILED 07/12/00

W & N COMPANY

TO REZONE: 9.49 ACRES OF LAND; DISTRICT - MT VERNON

PROPOSED: REZONE FROM THE R-1 TO THE I-6 DISTRICT

LOCATED: WEST SIDE OF FURNACE ROAD APPROX. 6,250

FEET SOUTH OF LORTON ROAD AND APPROX.

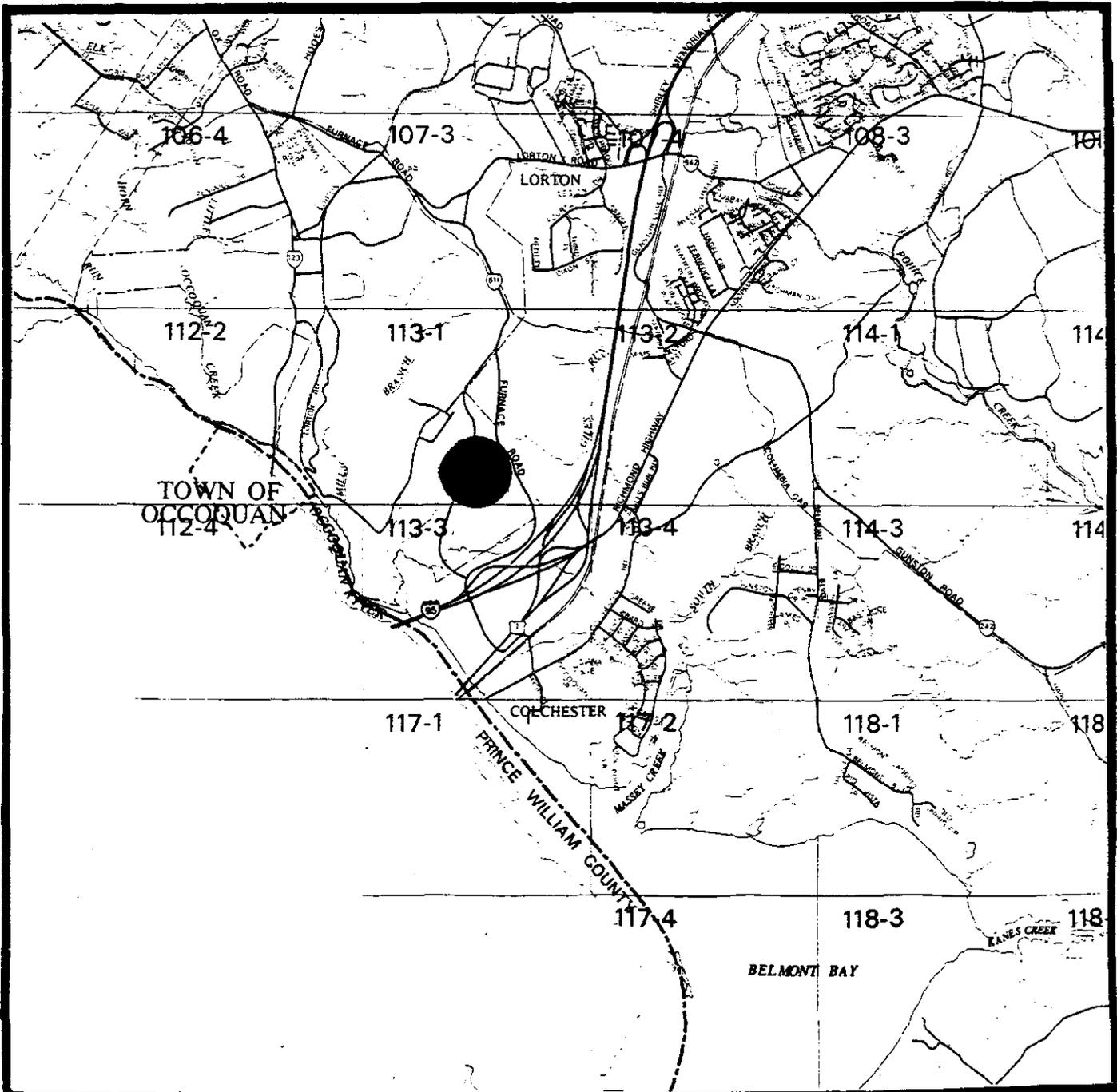
4,250 FEET NORTH OF I-95

ZONING: R-1

TO: I-6

OVERLAY DISTRICT(S):

MAP REF 113-1- /01/ /0012- ,0013-



SPECIAL EXCEPTION APPLICATION

REZONING APPLICATION

SE 00-V-040

RZ 2000-MV-034

SE 00-V-040
FILED 06/23/00

W & N COMPANY
MIXED WASTE RECLAMATION FACILITY
ZONING DIST SECTION: 05-D604
ART 9 CATEGDRY/USE: 05-31
9.49 ACRES OF LAND; DISTRICT - MT VERNON
LOCATED: 10100, 10018 FURNACE ROAD

ZONED I-6
OVERLAY DISTRICT(S): PLAN AREA 4

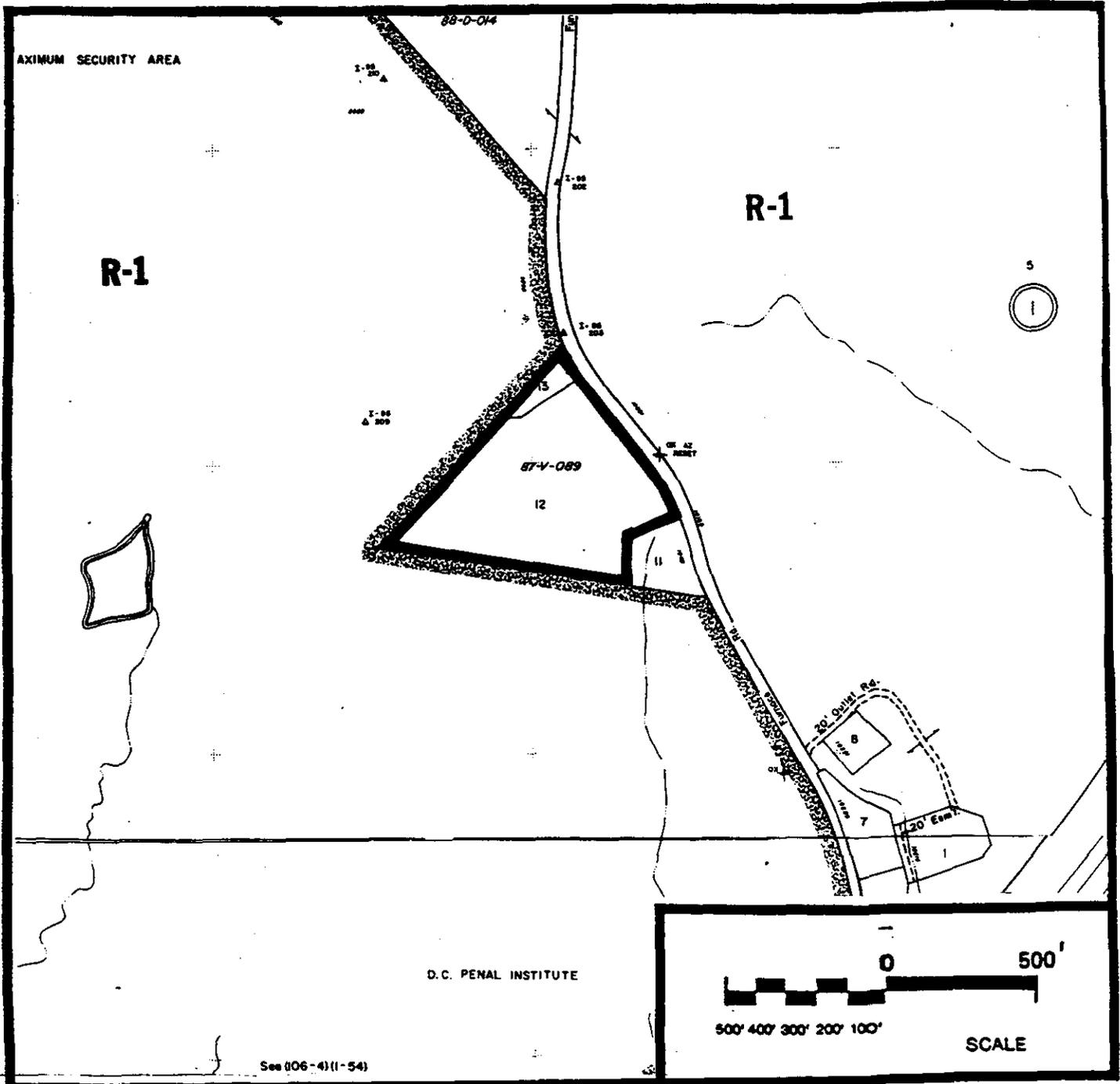
TAX MAP 113-1- /01/ /0012- ,0013-

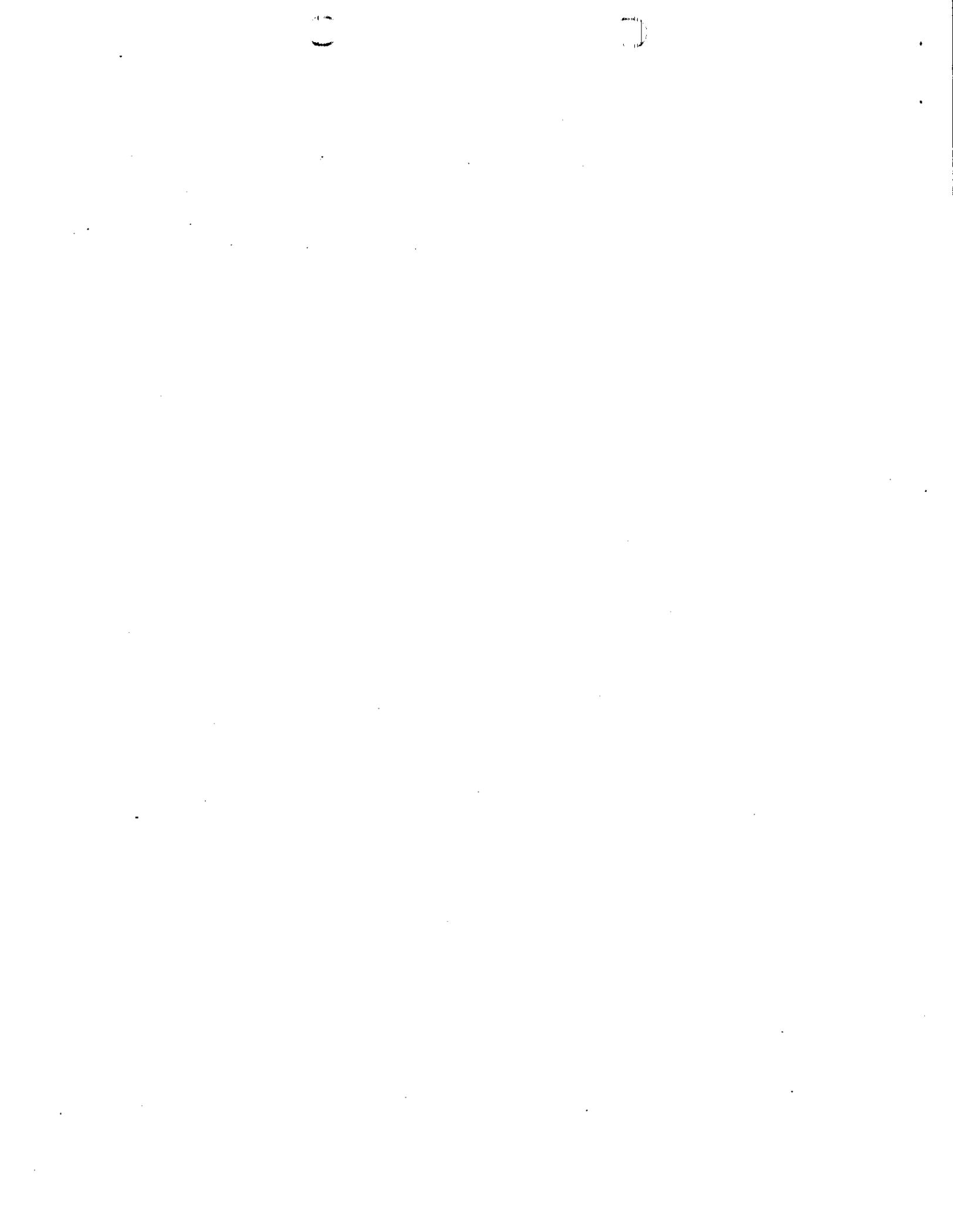
FILED 07/12/00

W & N COMPANY
TO REZONE: 9.49 ACRES OF LAND; DISTRICT - MT VERN
PROPOSED: REZONE FROM THE R-1 TO THE I-6 DISTRICT
LOCATED: WEST SIDE OF FURNACE ROAD APPROX. 6,250
FEET SOUTH OF LORTON ROAD AND APPROX.
4,250 FEET NORTH OF I-95

ZONING: R- 1
TO: I- 6

OVERLAY DISTRICT(S):
MAP REF 113-1- /01/ /0012- ,0013-





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

DESCRIPTION OF THE APPLICATION

Proposal: The applicant requests rezoning of two parcels from the R-1 Zoning District to the I-6 District, and concurrent approval of a Category 5 Special Exception to allow the development of a mixed waste reclamation facility.

The proposed facility will be privately operated, (not open to the general public) and will function as follows: The company will provide roll-off containers or other similar containers to various construction or demolition sites for the collection of construction debris. When the containers are full, they will be transported to the subject property for material sorting. Sorting will occur by hand and with various small machinery (such as a bobcat). Recyclable materials will be transported off-site for recycling, non-recyclable materials will be taken to the private debris and inert material landfill directly across the street. The site will handle materials such as cardboard, wood and metal construction debris, and white goods (washing machines, etc.). The facility will not accept household garbage or recyclables.

Gross Floor Area: 45,424 square feet

FAR: 0.11

Open space: 20%

Waivers & Modifications: Modification of transitional screening on all sides, waiver of barrier requirement to the east

LOCATION AND CHARACTER

The subject property consists of two parcels located on the west side of Furnace Road, approximately halfway between Lorton Road and Interstate 95. The property measures 9.49 acres and is currently vacant. The central portions of the site are largely cleared with scattered trees. More heavily wooded areas are located along the edges and to the rear of the site.

The site is surrounded to the northwest and south by the Lorton Correctional Facility site. Immediately to the south is Parcel 113-1 ((1)) 11, which is the site of a telecommunications tower, and across the street is a private debris landfill.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
Northwest & South	Vacant (Lorton Correctional Facility)	R-1	Public parks
Southeast	Telecommunications lattice tower	R-1	Industrial
East	Private debris landfill	R-1	Private recreation

HISTORY

Application RZ 87-V-089, filed on October 29, 1987, and amended on February 2, 1988, was a request to rezone the property to I-5 for industrial uses such as warehouse, storage yard, and/or vehicle major service. The request was concurrent with Application RZ 88-V-014 on non-adjacent Tax Map Parcel 113-1 ((1)) 5 pt. The applications were indefinitely deferred on June 8, 1989, and dismissed on January 11, 1995. No staff report was written, but the Land Use Memo contained in the file indicated that the proposal was not in conformance with the Comprehensive Plan recommendation of low-density residential and private open space uses.

The Comprehensive Plan language was subsequently amended to that discussed below.

COMPREHENSIVE PLAN PROVISIONS (Appendix 5)

- Plan Area:** Area IV; Lower Potomac Planning District
Lorton-South Route 1; Sub-unit B
- Plan Map:** Industrial
- Plan Text:**

The following site specific text is found on Page 52 of the Area IV volume of the Comprehensive Plan, 1991 edition as amended through June 26, 1995:

"These two triangular-shaped pieces of property west of Furnace Road together contain about 27 acres and are planned for industrial use for a recycling center and/or recycling-related industries with an option in the long range for public open space with the adjacent landfills are covered."

Note: the other triangular-shaped piece of land referred to in the text is part of Tax Map Parcel 113-1 ((1)) 5, located about 500 feet north of the subject property.

See Appendix 5 for further details.

ANALYSIS

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

Title of GDP/SE Plat: "Wiser / Furnace Road"
Prepared By: William H. Gordon Associates, Inc.
Original and Revision Dates: June 2000 as revised through
November 2, 2000

The combined Generalized Development Plan/Special Exception Plat (GDP/SE Plat) for RZ 2000-MV-034 and SE 00-V-040 consists of a single sheet including the site tabulations and notes, and showing the following features:

- The majority of the site (approximately 80%) is paved to allow optimum location of containers, and free movement for trucks and equipment.
- A one-story (50 feet in height) building designated for maintenance and office purposes is located generally in the center of the site's frontage.
- A building envelope (210 feet by 255 feet) is shown around the proposed building, generally in the center of the site. The building envelope is provided to allow the location of the proposed building to shift within that envelope to accommodate a potential shift in the location of the septic drainage field. If the proposed building were to shift, it could not shift outside of the designated building envelope shown on the GDP/SE Plat, nor could its gross floor area increase. The proposed building envelope would not permit a reduction in the current building setbacks from Furnace Road than is currently shown on the GDP/SE Plat.
- Parking for employees (44 spaces) is located surrounding the proposed building.
- Access is provided via a single entrance onto Furnace Road. A gate is shown across the entrance.
- Right-of-way reservation measuring 56 feet from centerline is shown along Furnace Road.
- A minimum of 25 feet of landscaping is depicted across the entire Furnace Road frontage. The GDP/SE Plat also notes that the applicant reserves the right to provide either a fence, landscaped berm, or a combination thereof along Furnace Road.
- A minimum of 30 feet of existing vegetation is preserved in a buffer along the northwestern and southern property boundaries. Supplemental plantings are

shown in locations where the existing vegetation does not completely fill the 30 foot buffer area.

- A six foot high solid wood fence is shown interior to the screening yard on the northwestern and southern property boundaries.
- Stormwater management is provided by 20 foot wide gravel trenches running the length of the northwestern and southern property boundaries (interior to the proposed fence and screening yard).
- A septic drainage field is shown in the northern corner of the site, adjacent to Furnace Road. A note states that the exact location may shift at the time of approval by the Health Department.

Land Use Analysis (Appendix 5)

The Comprehensive Plan text specifically recommends industrial use for a recycling center for this property, with a long range option for conversion to public open space when the adjacent land fill is closed. The application proposal is in conformance with the use recommendation for this property. Revisions to the GDP/SE Plat address the intensity issues as discussed below. With these revisions, in addition to the draft proffers and proposed development conditions, this proposal is in harmony with the Comprehensive Plan.

Issue: Landscaping and Buffering

Although no transitional screening would be required between the proposed use and the planned land uses surrounding it (public park), the land use analysis prepared by the Environmental and Development Branch of DPZ states that it would be desirable for the applicant to provide 25 to 35 feet of screening and a solid barrier around the property to buffer adjacent properties. In addition, it would be desirable for the applicant to provide additional screening and landscaping along the Furnace Road frontage.

Resolution:

With revisions to the GDP/SE Plat, the applicant has shown a 30 foot wide minimum transitional screening yard and a six foot high solid wood fence on both the northeast and southern sides of the property. Along the Furnace Road frontage, the GDP/SE Plat now depicts a minimum of 25 feet of screening, and additional plantings. In addition, a development condition requires that a landscape plan be submitted with the site plan for review and approval by the Urban Forestry Branch. Staff considers this issue to be resolved.

Transportation Analysis (Appendix 6)

All transportation issues other than those listed below have been addressed by revisions to the GDP/SE Plat.

Issue: Interim right-turn deceleration lane

The applicant has proffered to escrow funds for the eventual widening of Furnace Road to a four-lane divided roadway. Because of the high percentage of truck traffic expected at this site, it would be desirable for the applicant to provide an interim right-turn deceleration lane to serve the site until the road is improved.

Resolution:

This issue is not resolved. It should be noted that this issue will be addressed again at the time of site plan approval, and if the applicant cannot demonstrate to the satisfaction of DPWES and VDOT that the interim turn lane is not necessary, the applicant will be required to provide the improvement.

Issue: Lorton Road Fund

Other development applications in this area have provided a contribution to the Lorton Road Fund; staff has requested that the applicant provide such a contribution.

Resolution:

Because of other transportation improvements being provided at the site, the applicant has chosen not to make a contribution to the Lorton Road Fund. This issue is not resolved.

Issue: Right-of-way Dedication

The applicant should dedicate 56 feet of right-of-way for the future improvement of Furnace Road to a four lane divided highway. The applicant should also provide an additional 12 feet of right-of-way where necessary for a right turn lane, provide ancillary construction easements, and escrow funds for these future improvements.

Resolution:

The applicant has reserved 56 feet of right-of-way and proffered to dedicate this land at such time as the proposed road improvements are designed, and the dedication is requested by Fairfax County. A development condition requires the applicant to provide the additional 12 feet of right-of-way for the right turn lane if so required at the time of site plan approval. The applicant has proffered to provide ancillary easements and escrow funds for the future improvements. Staff believes this issue is adequately addressed.

Environmental Analysis (Appendix 7)***Issue: Water Quality***

The applicant is showing stormwater management to be provided through a pair of 20 foot wide gravel filled trenches along the sides of the paved area. The applicant should provide documentation that the proposal will adequately serve this use.

Resolution:

The applicant has not provided the requested documentation. Stormwater management will be addressed at the time of site plan approval by the Department of Public Works and Environmental Services. Provision of additional stormwater management facilities may necessitate amendments to the Rezoning and Special Exception applications.

Public Facilities Analysis (Appendices 8 through 13)**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.

County Archaeological Services, Park Authority (Appendix 9)

The County Archaeological Services (CAS) has conducted a field reconnaissance of the subject property and located a prehistoric archaeological site of undetermined age. Therefore, CAS requests that, prior to any land disturbing activities on the site, the applicant conduct a tight interval Phase I archaeological survey and, if necessary, Phase II and Phase III surveys. The applicant has proffered to conduct a Phase I survey in those areas identified by the Resource Management Division, including a tight interval survey on the westernmost of the two areas indicated. The applicant has also proffered to allow the County access to conduct Phase II and Phase III surveys, if deemed necessary, but has not proffered any contribution of funds towards those future surveys.

Fire and Rescue (Appendix 10)

The subject property is serviced by the Fairfax County Fire and Rescue Department Station #19, Lorton. The subject property does not currently meet fire protection guidelines, as determined by the Fire and Rescue Department. No new facilities are currently planned for this area.

Sanitary Sewer Analysis (Appendix 11)

There are no sanitary sewer facilities located in the vicinity of the subject property. The applicant is providing a septic system for the site. A development condition has been proposed stating that the Special Exception will be null and void if the applicant does not receive the approval of the Health Department for the proposed septic system.

Fairfax County Water Authority (Appendix 12)

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 13)

The analysis notes no issues raised by the proposed development.

ZONING ORDINANCE PROVISIONS (Appendix 14)

BULK REGULATIONS (I-6)		
Standard	Required	Provided
Lot Size	20,000 sq ft	206,474 sq ft
Lot Width	100 feet	670 feet
Building Height	75 feet	50 feet
Front Yard	45° ABP (no less than 40 feet)	70 feet minimum
Side Yard	NA	
Rear Yard	NA	
FAR	0.5	0.11
Open Space	10%	20%
Parking Spaces	35 spaces	44 spaces
Transitional Screening and Barrier		
Northwest and South (R-1)	50' and barrier D,E, F	30' and barrier F ¹
East (R-1)	50' and barrier D,E, F	Minimum of 25', no barrier ¹

¹ The applicant is requesting a modification of transitional screening on all sides, and a waiver of barrier requirements on the east

Waivers/Modifications

Waiver/Modification: *Modification of transitional screening on all sides, waiver of barrier requirement to the east*

The applicant requests a modification of the transitional screening requirement along the northwestern and southern boundaries of the site pursuant to Par. 5 of Sect. 13-304, which states that transitional screening may be waived where the adjoining land is designated in the Comprehensive Plan for a use that would not require the provision of transitional screening. The land surrounding the subject property is currently part of the now closed Lorton Correctional Facility and is planned for public facilities, parkland. Although the entire area is zoned R-1, it has been designated as "Public Recreation" and "Private Recreation" in the Comprehensive Plan, a use which requires only a barrier, not transitional screening. The land across Furnace Road to the east, also zoned R-1, is used as a private landfill, a use which would require neither transitional screening nor barrier.

The applicant is providing a minimum of 30 feet of screening along the northwestern and southern property boundaries, with the exception of the boundary shared with the existing telecommunications tower. To the east (Furnace Road), the applicant is providing a minimum of 25 feet of transitional screening as well as additional landscaping. A six foot high solid wood fence will be provided along the northwest and south sides, and the applicant has reserved the right to provide a similar fence along the Furnace Road frontage, possibly in combination with a landscaped berm. Therefore, staff supports the requested modifications and waiver to that shown on the GDP/SE Plat.

Other Zoning Ordinance Requirements:**Special Exception Requirements (Appendix 14)**

General Special Exception Standards (Sect. 9-006)

Category 5 Standards (Sect. 9-503)

Additional Standards for Mixed Waste Reclamation Facilities (Sect. 9-523)

General Special Exception Standards (Sect. 9-006)

The General Special Exception Standards require 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, among others. The use and development proposed in SE 00-V-040, 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 Mixed Waste Reclamation Facilities (Sect. 9-523)

The additional standard states that "All such uses shall comply with the siting, design, and operation standards of the Virginia Department of Environmental Quality Solid Waste Management Facility Standards for Materials Recovery Facilities." A development condition requiring compliance with this requirement has been proposed. Staff believes that this standard has been satisfied.

Summary of Zoning Ordinance Provisions

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

CONCLUSIONS AND RECOMMENDATIONS**Staff Conclusions**

Staff finds that the proposal for a mixed waste reclamation facility is in harmony with the Comprehensive Plan, and in conformance with all applicable Zoning Ordinance provisions.

Recommendation

Staff recommends approval of RZ 2000-MV-034 subject to the execution of proffers consistent with those found in Appendix 1.

Staff recommends approval of SE 00-V-040 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 as requested to that shown on the GDP/SE Plat.

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 Analysis
9. County Archaeological Services Analysis, Park Authority
10. Fire and Rescue Analysis
11. Sanitary Sewer Analysis
12. Fairfax County Water Authority
13. Utilities Planning and Design Analysis, DPWES
14. Applicable Zoning Ordinance Provisions
15. Glossary

DRAFT

**RZ-2000-MV-034
W&N COMPANY
PROFFER STATEMENT**

**OCTOBER 13, 2000
NOVEMBER 2, 2000
NOVEMBER 7, 2000
NOVEMBER 14, 2000**

Pursuant to Section 15.2-2303(A) of the Code of Virginia, as amended, and subject to the Board of Supervisors' approval of rezoning application RZ-2000-MV-034, as proposed, for rezoning from the R-1 to the I-6 District, W&N Company (the "Applicant"), for themselves and their successors and assigns, hereby proffer that development of Tax Map Parcels 113-1-((1))-12 and 13 (the "Property"), containing approximately 9.48645 acres, shall be in accordance with the following proffered conditions:

1. **Substantial Conformity.** Subject to provisions of Section 18-204 of the Zoning Ordinance, the Property shall be developed in substantial conformance with the Generalized Development Plan and Special Exception Plat prepared by William H. Gordon Associates, Inc., dated June, 2000 with revisions through November 2, 2000 (the "GDP/SE Plat"), as further modified by these proffered conditions.
2. **Minor Modifications to Design.** Pursuant to Paragraph 5 of Section 18-204 of the Zoning Ordinance, the Applicant may make minor adjustments which may be required as a result of final engineering to modify the layout, if such changes are in substantial conformance with the GDP and these proffers, and if the changes do not decrease the distance to property lines as shown on this GDP/SE Plat or reduce open space.
3. **Limits of Clearing and Grading.** The Applicant shall conform to the limits of clearing and grading shown on the GDP/SE Plat, subject to the installation of utilities, trails, and stormwater management facilities, if necessary, as approved by DPWES. Any such installation shall occur in the least disruptive manner practicable, considering cost and engineering, as determined in consultation with DPWES.
4. **Reservation for Potential Furnace Road Improvements.** The Applicant shall reserve the area along the Furnace Road frontage of the Property to a depth of 56 feet, from centerline for potential future improvements to Furnace Road. The Applicant or its successor shall, upon request of Fairfax County, dedicate in fee simple to the Board of Supervisors all or the necessary portion of the aforesaid reservation area when the

expansion of Furnace Road has been designed for construction in a configuration that would require all or such portion of the reserved area from the subject property. Prior to dedication, the Applicant will be permitted to use said area for open space purposes. No structures shall be constructed in the reservation area.

5. Ancillary Easements. The Applicant shall grant temporary construction and grading easements to the Board of Supervisors up to a maximum of fifteen (15) feet parallel to the Furnace Road right-of-way ultimately dedicated pursuant to Proffer 4, above. Said easements shall be granted by the Applicant at the time of dedication, or upon demand of Fairfax County or VDOT, and shall not preclude the Applicant from developing the Property as shown on the GDP/SE Plat.
6. Escrow of Funds for Furnace Road. At the time of final site plan approval the Applicant shall escrow with DPWES funds equal to the total estimated cost for construction of ½ section of the planned four-lane divided Furnace Road. The total estimated cost shall not include, and the Applicant shall not be responsible for, any costs associated with the relocation of fiber optic lines.
7. Density Credit. All intensity of use (i.e., density credit) attributable to land areas dedicated and conveyed to the Board of Supervisors pursuant to these proffers shall be subject to the provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance and is hereby reserved to the residue of the subject Property.
8. Stormwater Management. Unless waived by DPWES, the Applicant shall implement stormwater management techniques to control the quantity and quality of stormwater runoff from the Property as determined by DPWES. The Applicant shall provide stormwater management facilities for the Property in accordance with the PFM standards, as generally depicted on the GDP.
9. Archeology. Prior to any construction or grading activity, the Applicant shall perform a Phase I archeological survey, including a tight interval survey only for the westernmost area identified in the staff referral dated August 2, 2000. If a Phase II and/or Phase III Archeological Study is determined by the County Archeologist to be necessary, the Applicant shall grant permission to the County Archeologist or his agents, at their own risk, to enter the property to perform any necessary tests and to remove artifacts for examination, provided that testing and removal do not unreasonably interfere with or delay the Applicant's construction schedule.
10. Fencing. The Applicant shall install a six-foot (6') board-on-board fence around the perimeter of the site, as shown on the GDP/SE Plat. Along the Furnace Road frontage, however, the Applicant may, in its discretion, provide any combination of fencing,

berming and/or additional landscaping in order to screen the building from the roadway, as approved by DPWES.

11. Lighting. All on-site lighting shall be directed downward and inward, to prevent light spilling onto adjacent properties. In order to provide maximum security, energy efficiency and quality ambient lighting, full cut-off light fixtures shall be used for all parking lot and outdoor security lighting.
12. Loudspeakers. No outdoor loudspeakers shall be permitted.
13. Limitation of Time for On-site Storage. Materials which are brought on site to be sorted shall be sorted and removed from the site within thirty (30) days.
14. Permitted Use. The site shall be utilized as a mixed waste reclamation facility, consistent with the GDP/SE Plat.
15. 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 developer(s) of the site or any portion of the site.
16. Counterparts. To facilitate this execution, this Proffer Statement may be executed in as many counterparts as may be required. It shall not be necessary that the signature on behalf of all the parties to the Proffer Statement appear on each counterpart of this Proffer Statement. All counterparts of this Proffer Statement shall collectively constitute a single instrument.

[SIGNATURE ON FOLLOWING PAGE]

W&N COMPANY, INC.
Applicant and Title Owner

By: _____
Title: _____

PROPOSED DEVELOPMENT CONDITIONS**SE 00-V-040****November 15, 2000**

If it is the intent of the Board of Supervisors to approve SE 00-V-040 located at 10100 and 10018 Furnace Road, Tax Map 113-1 ((1)) 12 and 13, for a mixed waste reclamation facility pursuant to Sect. 5-604 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 and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat 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 "Wiser / Furnace Road," prepared by William H. Gordon Associates, Inc., and dated June 2000 as revised through November 2, 2000, 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. Prior to the issuance of a Non-residential Use Permit (Non-RUP), the Applicant shall obtain approval of the septic system from the Health Department. If such approval is not received, this Special Exception shall be null and void. If final approval of the septic system requires a relocation of that system from that depicted on the GDP/SE Plat, such a relocation may occur provided that it causes no reduction in parking, landscaping buffers, or open space.
5. The proposed building may be relocated within the "building envelope" depicted on the GDP/SE Plat, provided that such relocation does not cause an increase in gross floor area or a reduction in the minimum building setbacks from Furnace Road as depicted on the GDP/SE Plat.
6. This use shall comply with the siting, design, and operation standards of the Virginia Department of Environmental Quality Solid Waste Management Facility Standards for Materials Recovery Facilities.
7. Hours of operation shall be limited to 7:00 am to 8:00 pm, Monday through Saturday.

8. Any fence installed along the Furnace Road frontage shall be a solid wood fence constructed of the same materials and in the same style as the fencing proposed on the other two sides of the property, pursuant to Proffer # 10 of RZ 2000-MV-034.
9. A landscaping plan that is consistent with that shown on the GDP/SE Plat shall be submitted with the first submission of the site plan for review and approval by the Urban Forestry Branch of DPWES.
10. If required by VDOT or DPWES, at the time of site plan approval, the applicant shall provide an additional 12 feet of right-of-way for a future right turn lane in addition to the frontage reserved for the future widening of Furnace Road as shown on the GDP/SE Plat.

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.

REZONING AFFIDAVIT

DATE: October 26, 2000
(enter date affidavit is notarized)

I, Elmer Wiser, 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 2000-16/a

in Application No(s): RZ 2000-MV-034
(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 relationships listed in BOLD above)
W & N Company	9685-D Main Street Fairfax, VA 22031	Applicant/Title Owner
George M. Neall, 2nd Elmer Wiser	9685-D Main Street Fairfax, VA 22031	Agents for Applicant
Hunton & Williams	1751 Pinnacle Drive Suite 1700 McLean, VA 22102	Attorneys for Applicant
Francis A. McDermott John C. McGranahan, Jr.	1751 Pinnacle Drive Suite 1700 McLean, VA 22102	Attorneys and Agents for Applicant

(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.

DATE: October 26, 2000
 (enter date affidavit is notarized)

2000-16/a

for Application No(s): RZ 2000-MV-034
 (enter County-assigned application number(s))

(NOTE: All relationships to the application 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 80L0 in Par. 1(a))
Meaghan S. Kiefer Karen F. Gavrilovic	1751 Pinnacle Drive Suite 1700 McLean, VA 22102	Planners and Agents for Applicant
Jeannie A. Mathews	1751 Pinnacle Drive Suite 1700 McLean, VA 22102	Paralegal and Agent for Applicant
William H. Gordon & Associates	4501 Daly Drive Chantilly, VA 22021	Engineers for Applicant
Steven E. Gleason Joseph W. McClellan Jeffrey Woods	4501 Daly Drive Chantilly, VA 22021	Planner/Agent for Applicant

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

DATE: October 26, 2000
(enter date affidavit is notarized)

2000-1619

for Application No(s): RZ 2000-MV-034
(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, and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:

(NOTE: Include sole proprietorships herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
William H. Gordon & Associates
4501 Daly Drive
Chantilly, VA 22021

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)

<u>William H. Gordon</u>	<u>R. Steven Hulsey</u>
<u>Joseph W. McClellan</u>	<u>C. Terry Titus</u>
<u>Eugene C. Dorn</u>	<u>Robert W. Walker</u>

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

_____	_____
_____	_____
_____	_____
_____	_____

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

REZONING AFFIDAVIT

DATE: October 26, 2000
(enter date affidavit is notarized)

88DD-161a

for Application No(s): RZ 2000-MV-034
(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 & number, street, city, state & zip code)

W&N Company
9685-D Main Street
Fairfax, VA 22031

(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)

George M. Neall, 2nd
Elmer Wiser

(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: October 26, 2000
 (enter date affidavit is notarized)

2000-161a

for Application No(s): RZ 2000-MV-034
 (enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)
Hunton & Williams
1751 Pinnacle Drive, Suite 1700
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 & title, e.g. General Partner, Limited Partner, or General and Limited Partner)

- | | | |
|------------------------------|----------------------------|---------------------------|
| Benjamin C. Ackerly | Charles D. Case | Thomas J. Flaherty |
| Robert A. Acosta-Lewis | Thomas J. Cawley | William M. Flynn |
| Stanislaus Aksman | Cynthia S. Cecil | Lejb Fogelman |
| Jennifer A. Albert | James N. Christman | Lauren E. Freeman |
| Virginia S. Albrecht | Randolph W. Church | Ira L. Freilicher |
| Kenneth J. Alcott | R. Noel Clinard | David R. Fricke |
| W. Tinley Anderson, III | Herve' Cogels | Edward J. Fuhr |
| John B. Ashton | Myron D. Cohen | Douglas M. Garrou |
| Randall D. Avram | Cassandra C. Collins | Richard D. Gary |
| Gerald L. Baliles | Joseph P. Congleton | Manning Gasch, Jr. |
| Jeffery R. Banish | Cameron N. Cosby | James G. Gatto |
| A. Neal Barkus | T. Thomas Cottingham, III | David F. Geneson |
| Michael B. Barr | Donald L. Creach | C. Christopher Giragosian |
| Philip M. Battles, III | Maria Currier | Timothy S. Goettl |
| John J. Beardsworth, Jr. | William D. Dannelly | Allen C. Goolsby |
| Michael T. Bennett | Samuel A. Danon | L. Raul Grable |
| Lucas Bergkamp | Barry R. Davidson | Douglas S. Granger |
| Mark B. Bierbower | Douglas W. Davis | Mark E. Grantham |
| Thomas M. Blasey | Stephen P. Demm | Patti L. Grant-Wilkinson |
| Andrew Z. Blatter (former) | Robert C. Dewar | J. William Gray, Jr. |
| Russel S. Bogue, III | Edward L. Douma | Anne Gordon Greever |
| Lawrence J. Bracken, II | Richard N. Drake | John Owen Gwathmey |
| William S. Bradley | Mark S. Dray | Virginia H. Hackney |
| David F. Brandley, Jr. | L. Traywick Duffie | Catherine M. Hall |
| Arthur D. Brannan | Bradley R. Duncan (former) | Ray V. Hartwell, III |
| Craig A. Bromby | W. Jeffery Edwards | Robert W. Hawkins |
| Robert F. Brooks, Sr. | L. Neal Ellis, Jr. | Timothy G. Hayes |
| A. Todd Brown | Juan C. Enjamio | Mark S. Hedberg |
| Tyler P. Brown | John D. Epps | George H. Hettrick |
| F. William Brownell | Patricia K. Epps | Louanna O. Heuhsen |
| Christopher G. Browning, Jr. | Lathan M. Ewers, Jr. | Thomas Y. Hiner |
| Kevin J. Buckley | Kelly L. Faglioni | Scott M. Hobby |
| Kristy A. Niehaus Bulleit | James E. Farnham | D. Bruce Hoffman |
| John F. Cafferky | Kevin L. Fast | Robert E. Hogfoss |
| Matthew J. Calvert | James W. Featherstone, III | John E. Holloway |
| Christopher C. Campbell | Norman W. Fichthorn | Stephen J. Horvath, III |
| Grady K. Carlson | Andrea Bear Field | George C. Howell, III |
| David M. Carter | Edward S. Finley, Jr. | Roszell D. Hunter |
| Jean Gordon Carter | Kevin J. Finto | Donald P. Irwin |

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

DATE: October 26, 2000
 (enter date affidavit is notarized)

2000-161a

for Application No(s): RZ 2000-MV-034
 (enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)
Hunton & Williams (Continued)
1751 Pinnacle Drive, Suite 1700
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 & title, e.g. General Partner, Limited Partner, or General and Limited Partner)

- | | | |
|----------------------------|----------------------------|---------------------------|
| Judith H. Itkin | Jack E. McClard | Bruce D. Peterson |
| Matthew D. Jenkins | J. Burke McCormick | R. Dean Pope |
| Harry M. Johnson, III | Francis A. McDermott | Kurtis A. Powell |
| David E. Johnston (former) | John C. McGranahan, Jr. | Lewis F. Powell, III |
| James A. Jones, III | Christina S. Meador | Virginia W. Powell |
| Dan J. Jordanger | Jacek Michalski | J. Waverly Pulley, III |
| Leslie O. Juan | John B. Miller, Jr. | Arnold H. Quint |
| Thomas R. Julin | Thomas McN. Millhiser | Gordon F. Rainey, Jr. |
| Tomasz M. Kacymirow | Patrick J. Milmoie | John Jay Range |
| E. Peter Kane | Jack A. Molenkamp | Stuart A. Raphael |
| Thomas F. Kaufman | Charles R. Monroe, Jr. | Scott M. Ratchick |
| Joseph C. Kearfott | T. Justin Moore, III | John M. Ratino |
| Daniel O. Kennedy | Thurston R. Moore | Robert S. Rausch |
| Douglas W. Kenyon | Dewey B. Morris | William M. Richardson |
| Edward B. Koehler | Sandra P. Mazingo (former) | Rick J. W. Riggers |
| John T. Konther | Zbigniew Mrowiec | James M. Rinaca |
| Steven J. Koorse | Robert J. Muething | Renee E. Ring |
| Dana S. Kull | Eric J. Murdock | Jennings G. Ritter, II |
| David Craig Landin | Edmond P. Murphy | Kathy E. B. Robb |
| Wood W. Lay | J. Andrew Murphy | Gregory B. Robertson |
| David O. Ledbetter | Thomas P. Murphy | Scott L. Robertson |
| Darryl S. Lew | David A. Mustone | Robert M. Rolfe |
| Michael J. Lockerby | James P. Naughton | Kevin A. Ross |
| David S. Lowman, Jr. | Michael Nedzbala | William L. S. Rowe |
| John A. Lucas | Kimberly A. Newman | Marguerite R. Ruby |
| Harrison D. Maas | Jerry C. Newsome | D. Alan Rudlin |
| Robert C. MacDonald | Henry V. Nickel | Mary Nash Rusher |
| Benjamin V. Madison, III | Lonnie D. Nunley, III | Adam L. Salassi (former) |
| C. King Mallory, III | Michael P. Oates | Vance E. Salter |
| Thomas J. Manley | Jonathan A. Olick | Stephen M. Sayers |
| Michael F. Marino, III | John D. O'Neill, Jr. | Pauline A. Schneider |
| Catherine M. Marriott | Brian V. Otero | Jeffrey P. Schroeder |
| Jeffrey N. Martin | Randall S. Parks | Melvin S. Schulze |
| Walfrido J. Martinez | Peter S. Partee | Patricia M. Schwarzschild |
| Christopher M. Mason | R. Hewitt Pate | Thomas J. Scott, Jr. |
| Richard E. May | William S. Patterson | P. Watson Seaman |
| William H. McBride | S. Tammy Pearson (former) | James W. Shea |
| Milby A. McCarthy | Charles A. Perry | Jo Anne E. Sirgado |
| Gerald P. McCartin | W. Ray Persons | Laurence E. Skinner |

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

DATE: October 26, 2000
(enter date affidavit is notarized)

2880-161a

for Application No(s): RZ 2000-MV-034
(enter County-assigned application number(s))

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

Hunton & Williams (Continued)1751 Pinnacle Drive, Suite 1700McLean, 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 & title, e.g. General Partner, Limited Partner, or General and Limited Partner)

Thomas G. Slater, Jr.
 B. Darrell Smelcer
 Caryl Greenberg Smith
 Turner T. Smith, Jr.
 Kristen H. Sorensen
 Lisa J. Sotto
 Stephen S. Stallings
 Marty Steinberg
 Gregory N. Stillman
 Franklin H. Stone
 Chanmanu Sumawong
 Andrew J. Tapscott
 Michael L. Teague
 John Charles Thomas
 Gary E. Thompson
 Paul M. Thompson
 B. Cary Tolley, III
 Randolph F. Totten
 Guy T. Tripp, III
 C. Porter Vaughan, III
 C. L. Wagner, Jr.
 William A. Walsh, Jr.
 Harry J. Warthen, III
 Abigail C. Watts-FitzGerald
 David B. Weisblat
 Mark G. Weisshaar
 Hill B. Wellford, Jr.
 G. Thomas West, Jr.
 Peter H. White
 Stephen F. White
 Jerry E. Whitson
 Amy McDaniel Williams
 David H. Williams
 Edwin Williamson
 David C. Wright
 William F. Young
 Lee B. Zeugin

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

DATE: October 2
(enter date aff

00
is notarized)

2000-161a

for Application No(s): RZ 2000-MV-034
(enter County-assigned app)

on 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 "Rezoning 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.)
William H. Gordon has contributed in excess of \$200.00 to Supervisor Frey.

(check if applicable) [] There are more disclosures to be listed and Par. 3 is continued on a "Rezoning 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 [X] Applicant's Authorized Agent

Elmer Wiser, Agent for Applicant
(type or print first name, middle initial, last name & title of signee)

Subscribed and sworn to before me this 26th day of October, 2000, in the state of Virginia.

My commission expires: August 31, 2001. James A. [Signature] Notary Public

SPECIAL EXCEPTION AFFIDAVIT

DATE: October 26, 2000
(enter date affidavit is notarized)

I, Elmer Wiser, 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 2000-131 a

in Application No(s): SE 00-V-040
(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 relationships listed in BOLD above)
W & N Company	9685-D Main Street Fairfax, VA 22031	Applicant/Title Owner
George M. Neall, 2nd Elmer Wiser	9685-D Main Street Fairfax, VA 22031	Agents for Applicant
Hunton & Williams	1751 Pinnacle Drive Suite 1700 McLean, VA 22102	Attorneys for Applicant
Francis A. McDermott John C. McGranahan, Jr.	1751 Pinnacle Drive Suite 1700 McLean, VA 22102	Attorneys and Agents for Applicant

(check if applicable) [X] There are more relationships to be listed and Par. 1(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: October 26, 2000
(enter date affidavit is notarized)

2000-131a

for Application No(s): SE 00-V-040
(enter County-assigned application number(s))

(NOTE: All relationships to the application 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 in Par. 1(a))
Meaghan S. Kiefer Karen F. Gavrilovic	1751 Pinnacle Drive Suite 1700 McLean, VA 22102	Planners and Agents for Applicant
Jeannie A. Mathews	1751 Pinnacle Drive Suite 1700 McLean, VA 22102	Paralegal and Agent for Applicant
William H. Gordon & Associates	4501 Daly Drive Chantilly, VA 22021	Engineers for Applicant
Steven E. Gleason Joseph W. McClellan Jeffrey Woods	4501 Daly Drive Chantilly, VA 22021	Planner/Agent for Applicant

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

DATE: October 26, 2000
(enter date affidavit is notarized)

2000-131a

for Application No(s): SE oo-V-040
(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 herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
William H. Gordon & Associates
4501 Daly Drive
Chantilly, VA 22021

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 & title)

- William H. Gordon
- Joseph W. McClellan
- Eugene C. Dorn
- R. Steven Hulsey
- C. Terry Titus
- Robert W. Walker

(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 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: October 26, 2000
 (enter date affidavit is notarized)

2800-131a

For Application No(s): SE 00-V-040
 (enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (complete enter name & number, street, city, state & zip code)
Hunton & Williams
1751 Pinnacle Drive, Suite 1700
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 & title, e.g. General Partner, Limited Partner, or General and Limited Partner)

Benjamin C. Ackerly	David M. Carter	Norman W. Fichthorn
Robert A. Acosta-Lewis	Jean Gordon Carter	Andrea Bear Field
Stanislaus Aksman	Charles D. Case	Edward S. Finley, Jr.
Jennifer A. Albert	Thomas J. Cawley	Kevin J. Finto
Virginia S. Albrecht	Cynthia S. Cecil	Thomas J. Flaherty
Kenneth J. Alcott	James N. Christman	William M. Flynn
W. Tinley Anderson, III	Randolph W. Church	Lejb Fogelman
John B. Ashton	R. Noel Clinard	Lauren E. Freeman
Randall D. Avram	Herve' Cogels	Ira L. Freilicher
Gerald L. Baliles	Myron D. Cohen	David R. Fricke
Jeffery R. Banish	Cassandra C. Collins	Edward J. Fuhr
A. Neal Barkus	Joseph P. Congleton	Douglas M. Garrou
Michael B. Barr	Cameron N. Cosby	Richard D. Gary
Philip M. Battles, III	T. Thomas Cottingham, III	Manning Gasch, Jr.
John J. Beardsworth, Jr.	Donald L. Creach	James G. Gatto
Michael T. Bennett	Maria Currier	David F. Geneson
Lucas Bergkamp	William D. Dannelly	C. Christopher Giragosian
Mark B. Bierbower	Samuel A. Danon	Timothy S. Goettel
Thomas M. Blasey	Barry R. Davidson	Allen C. Goolsby
Andrew Z. Blatter (former)	Douglas W. Davis	L. Raul Grable
Russel S. Bogue, III	Stephen P. Demm	Douglas S. Granger
Lawrence J. Bracken, II	Robert C. Dewar	Mark E. Grantham
William S. Bradley	Edward L. Douma	Patti L. Grant-Wilkinson
David F. Brandley, Jr.	Richard N. Drake	J. William Gray, Jr.
Arthur D. Brannan	Mark S. Dray	Anne Gordon Greever
Craig A. Bromby	L. Traywick Duffie	John Owen Gwathmey
Robert F. Brooks, Sr.	Bradley R. Duncan (former)	Virginia H. Hackney
A. Todd Brown	W. Jeffery Edwards	Catherine M. Hall
Tyler P. Brown	L. Neal Ellis, Jr.	Ray V. Hartwell, III
F. William Brownell	Juan C. Enjamio	Robert W. Hawkins
Christopher G. Browning, Jr.	John D. Epps	Timothy G. Hayes
Kevin J. Buckley	Patricia K. Epps	Mark S. Hedberg
Kristy A. Niehaus Bulleit	Lathan M. Ewers, Jr.	George H. Hettrick
John F. Cafferky	Kelly L. Faglioni	Louanna O. Heuhsen
Matthew J. Calvert	James E. Farnham	Thomas Y. Hiner
Christopher C. Campbell	Kevin L. Fast	Scott M. Hobby
Grady K. Carlson	James W. Featherstone, III	D. Bruce Hoffman

(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: October 26, 2000
 (enter date affidavit is notarized)

2000-131a

for Application No(s): SE 00-V-040
 (enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (complete enter name & number, street, city, state & zip code)
Hunton & Williams (Continued)
1751 Pinnacle Drive, Suite 1700
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 & title, e.g. General Partner, Limited Partner, or General and Limited Partner)

- | | | |
|----------------------------|----------------------------|---------------------------|
| Robert E. Hogfoss | Catherine M. Marriott | Jonathan A. Olick |
| John E. Holloway | Jeffrey N. Martin | John D. O'Neill, Jr. |
| Stephen J. Horvath, III | Walter J. Martinez | Brian V. Otero |
| George C. Howell, III | Christopher M. Mason | Randall S. Parks |
| Roszell D. Hunter | Richard E. May | Peter S. Partee |
| Donald P. Irwin | William H. McBride | R. Hewitt Pate |
| Judith H. Itkin | Milby A. McCarthy | William S. Patterson |
| Matthew D. Jenkins | Gerald P. McCartin | S. Tammy Pearson (former) |
| Harry M. Johnson, III | Jack E. McClard | Charles A. Perry |
| David E. Johnston (former) | J. Burke McCormick | W. Ray Persons |
| James A. Jones, III | Francis A. McDermott | Bruce D. Peterson |
| Dan J. Jordanger | John C. McGranahan, Jr. | R. Dean Pope |
| Leslie O. Juan | Christina S. Meador | Kurtis A. Powell |
| Thomas R. Julin | Jacek Michalski | Lewis F. Powell, III |
| Tomasz M. Kacymirow | John B. Miller, Jr. | Virginia W. Powell |
| E. Peter Kane | Thomas McN. Millhiser | J. Waverly Pulley, III |
| Thomas F. Kaufman | Patrick J. Milmoie | Arnold H. Quint |
| Joseph C. Kearfott | Jack A. Molenkamp | Gordon F. Rainey, Jr. |
| Daniel O. Kennedy | Charles R. Monroe, Jr. | John Jay Range |
| Douglas W. Kenyon | T. Justin Moore, III | Stuart A. Raphael |
| Edward B. Koehler | Thurston R. Moore | Scott M. Ratchick |
| John T. Konther | Dewey B. Morris | John M. Ratino |
| Steven J. Koorse | Sandra P. Mozingo (former) | Robert S. Rausch |
| Dana S. Kull | Zbigniew Mrowiec | William M. Richardson |
| David Craig Landin | Robert J. Muething | Rick J. W. Riggers |
| Wood W. Lay | Eric J. Murdock | James M. Rinaca |
| David O. Ledbetter | Edmond P. Murphy | Renee E. Ring |
| Darryl S. Lew | J. Andrew Murphy | Jennings G. Ritter, II |
| Michael J. Lockerby | Thomas P. Murphy | Kathy E. B. Robb |
| David S. Lowman, Jr. | David A. Mustone | Gregory B. Robertson |
| John A. Lucas | James P. Naughton | Scott L. Robertson |
| Harrison D. Maas | Michael Nedzbala | Robert M. Rolfe |
| Robert C. MacDonald | Kimberly A. Newman | Kevin A. Ross |
| Benjamin V. Madison, III | Jerry C. Newsome | William L. S. Rowe |
| C. King Mallory, III | Henry V. Nickel | Marguerite R. Ruby |
| Thomas J. Manley | Lonnie D. Nunley, III | D. Alan Rudlin |
| Michael F. Marino, III | Michael P. Oates | Mary Nash Rusher |

(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: October 26, 2000
(enter date affidavit is notarized)

2000.13/a

for Application No(s): SE 00-V-040
(enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (complete enter name & number, street, city, state & zip code)
Hunton & Williams (Continued)
1751 Pinnacle Drive, Suite 1700
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 & title, e.g. General Partner, Limited Partner, or General and Limited Partner)

- | | |
|-----------------------------|-----------------------|
| Adam L. Salassi (former) | Mark G. Weisshaar |
| Vance E. Salter | Hill B. Wellford, Jr. |
| Stephen M. Sayers | G. Thomas West, Jr. |
| Pauline A. Schneider | Peter H. White |
| Jeffrey P. Schroeder | Stephen F. White |
| Melvin S. Schulze | Jerry E. Whitson |
| Patricia M. Schwarzschild | Amy McDaniel Williams |
| Thomas J. Scott, Jr. | David H. Williams |
| P. Watson Seaman | Edwin Williamson |
| James W. Shea | David C. Wright |
| Jo Anne E. Sirgado | William F. Young |
| Laurence E. Skinner | Lee B. Zeugin |
| Thomas G. Slater, Jr. | |
| B. Darrell Smeicer | |
| Caryl Greenberg Smith | |
| Turner T. Smith, Jr. | |
| Kristen H. Sorensen | |
| Lisa J. Sotto | |
| Stephen S. Stallings | |
| Marty Steinberg | |
| Gregory N. Stillman | |
| Franklin H. Stone | |
| Chanmanu Sumawong | |
| Andrew J. Tapscott | |
| Michael L. Teague | |
| John Charles Thomas | |
| Gary E. Thompson | |
| Paul M. Thompson | |
| B. Cary Tolley, III | |
| Randolph F. Totten | |
| Guy T. Tripp, III | |
| C. Porter Vaughan, III | |
| C. L. Wagner, Jr. | |
| William A. Walsh, Jr. | |
| Harry J. Warthen, III | |
| Abigail C. Watts-FitzGerald | |
| David B. Weisblat | |

(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: October 26, 2000
(enter date affidavit is notarized)

2000-13/a

for Application No(s): SE 00-V-040
(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.

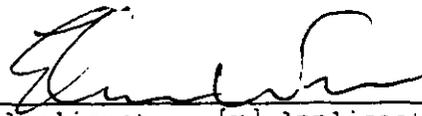
3. That within the twelve-month period prior to the filing of this application, no member of the Fairfax County Board of Supervisors or Planning Commission or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or 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.)
William H. Gordon has contributed in excess of \$200.00 to Supervisor Frey.

(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 [X] Applicant's Authorized Agent
Elmer Wiser, Agent for Applicant
(type or print first name, middle initial, last name & title of signee)

Subscribed and sworn to before me this 26th day of October, 2000, in the state of Virginia.

My commission expires: August 31, 2001. Jerry B. Pugh Notary Public

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
NOV 8 2000
ZONING EVALUATION DIVISION

November 7, 2000

**W&N COMPANY
REVISED STATEMENT OF JUSTIFICATION
REZONING AND SPECIAL EXCEPTION**

W&N Company, Owner and Applicant ("the Applicant"), is requesting approval to rezone approximately 9.48645 acres identified as Tax Map Parcels 113-1-((11))-12 and 13 (the "Property") from R-1 to I-6. Concurrent with this rezoning request, the Applicant is requesting approval of a Category 5 Special Exception to allow a mixed waste reclamation facility. The Property is located on the west side of Furnace Road, approximately 6,250 feet south of Lorton Road and 4,250 north of I-95. The Property is vacant. The property located directly across Furnace Road is zoned R-1 and is used as a private debris landfill. The Property is also adjacent to R-1 zoned Lorton Correctional Facility.

The Applicant proposes to rezone the Property to I-6 for storage of roll-off containers and for trucks transporting non-perishable debris to and from the proposed on-site recycling facility. An approximately 45,500 square foot office and repair/maintenance facility (for the trucks and roll-off containers) is also proposed. The Special Exception request is to permit a mixed waste reclamation facility that would specialize in sorting and recycling construction debris such as wood, metal and cardboard as well as "white goods" (large appliances such as refrigerators and washing machines). No household waste or putrescible materials will be handled at the site. All materials would be brought to the site in roll-off containers or company-owned vehicles. Once the debris is sorted, materials deemed unusable would be delivered to the privately-owned Lorton Landfill directly across Furnace Road and recyclable materials would be transported to a private recycling facility.

The County's Comprehensive Plan map designates the Property for industrial use. The proposed rezoning and Special Exception requests conform to Comprehensive Plan policies for Sub-Unit B-3 of the Lorton-South Route 1 Community Planning Sector (Area Plan IV, Lower Potomac Planning District) which state that the Property is "planned for industrial use for a recycling center and/or recycling related industries..." The proposed F.A.R. of .11 is well below the .5 F.A.R. permitted in the I-6 zoning district. To minimize off-site impacts, the Applicant will maintain a buffer of undisturbed vegetation, a minimum of 30' in depth, at the perimeter of the site along two of the triangular-shaped property boundaries. Fencing, berming and/or planting are proposed along the Furnace Road frontage of the Property. The Applicant reserves the right to construct perimeter fencing for security purposes.

Access to the site will be via Furnace Road. The Applicant is proposing to dedicate up to 56' from the centerline of Furnace Road to accommodate the planned four-laning of Furnace Road. Stormwater management and BMP requirements will be met on-site with the use of a gravel infiltration trench system.

The proposed rezoning and Special Exception conform to all applicable standards, regulations and provisions of the I-6 Zoning District with the exception of the following proposed waivers:

- The Applicant is requesting a modification of the transitional screening yard and barrier requirement, pursuant to 13-304, paragraph 5, adjacent to the Lorton Correctional Facility;
- A modification of the transitional screening yard and waiver of the barrier requirement is also requested along Furnace Road, pursuant to 13-304, paragraph 3; and
- The Applicant is requesting a waiver of full frontage improvement construction since the use will not generate new trips but will only divert truck traffic already on the road heading to landfill facilities in the area.

The following Special Exception information is provided pursuant to Paragraph 7 of Section 9-011 of the Fairfax County Zoning Ordinance:

A. Type of Operation:

The Applicant proposes to operate a mixed waste reclamation facility that would specialize in sorting and recycling construction debris such as steel and cardboard as well as "white goods" which would include large appliances such as refrigerators and washing machines. No household waste or putrescible materials will be handled at the site. All materials would be brought to the site in roll-off containers or company-owned vehicles. Once the debris is sorted, materials deemed unusable would be delivered to the private Lorton Landfill facility and recyclable materials would be transported to a private recycling facility.

B. Hours of Operation:

The facilities will operate Monday through Saturday, 7:00 a.m. to 8:00 p.m.

C. Estimated Number of Patrons/Clients, etc.:

The estimated number of patrons or clients visiting the office facility would be approximately two (2) per day.

D. Proposed Number of Employees/Attendants, etc.:

Up to 10 employees per shift will be working on-site at the office and maintenance facility. However, up to 25 additional truck drivers would park their private vehicles on-site during their truck driving shift.

E. Estimate of Traffic Impact:

Approximately 10 vehicles will visit the site per day to unload and approximately 25 vehicles will be parked on the site when not in use. Up to thirty-five (35) employees will also travel to and from the site each day.

F. Vicinity or General Area to be Served by the Use:

The facilities will serve primarily Fairfax County.

G. Description of Building Façade and Architecture of Proposed New Building or Additions:

The proposed building will be a metal, pre-fabricated structure.

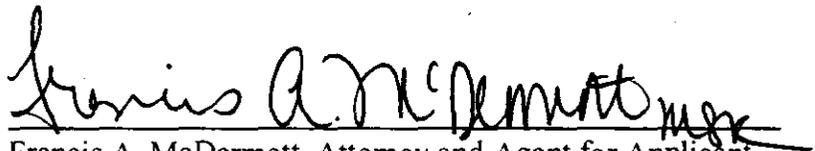
H. To the Best of the Applicant's Knowledge, This Site Does Not Contain any Hazardous or Toxic Substances:

The Applicant is not aware of any past or proposed use of hazardous or toxic substances on the Property.

I. Conformance to Ordinances, Regulations, Standards and Conditions:

The proposed use conforms to the provisions of all applicable ordinances, regulations, and adopted standards, except in specific instances where modifications or waivers have been noted.

This Special Exception request complies with the standards set forth in Section 9-006 of the Fairfax County Zoning Ordinance. The proposed uses will be in harmony with the Comprehensive Plan and with the general purpose and intent of the I-6 Zoning District regulations.


Francis A. McDermott, Attorney and Agent for Applicant

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

SUBJECT: LAND USE ANALYSIS: RZ 2000-MV-034 & SE 00-V-040
W & N Company

DATE: 31 October 2000

RECEIVED
NOV 1 2000
ZONING EVALUATION DIVISION

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of the subject rezoning/special exception application and the Generalized Development Plan (GDP) and Special Exception (SE) plat dated June, 2000. The extent to which the proposed use, intensity, and development plan are consistent with the guidance contained in the Comprehensive Plan is noted.

DESCRIPTION OF THE APPLICATION

The application seeks approval to rezone 9.49 acres of land from the R-1 to the I-6 District and requests special exception approval to permit the establishment of a mixed waste reclamation facility. The proposed operation would permit the transfer and storage of roll-off containers from trucks transporting non-perishable debris to and from the proposed recycling facility on the site. In addition, a 45,500 square foot building is to be constructed in the center of the site that is proposed to be used for office space and for the maintenance and storage of the trucks and roll-off containers. The statement of justification indicates that the proposed facility would specialize in sorting and recycling construction debris (wood, metal and cardboard) and large household appliances. The tabulations on the combined GDP/SE plat indicate a maximum FAR of .11, a total of 44 parking spaces and 20% open space. Gravel infiltration trenches are proposed for stormwater management along the edge of the paved surfaces. The applicant is requesting waivers of screening and barrier requirements and a waiver of frontage improvements.

LOCATION AND CHARACTER OF THE AREA

The property is located on the west side of Furnace Road, south of Lorton Road and north of I-95. The site is immediately adjacent to land formerly occupied by the Lorton Correctional Facility and across from a private landfill. The surrounding area is zoned R-1. Land to the northwest and southwest is planned for public facilities, parkland and open space. The area to

the east is planned for private recreation. A telecommunications tower is located on Parcel 11 immediately south of the site. The central portions of the site are largely cleared. Some existing vegetation is located in the westernmost portion of the site and along sections of the periphery.

COMPREHENSIVE PLAN CITATIONS

Plan Area: IV **Planning Sector:** Lorton-South Route 1; Sub-unit B-3;
Lower Potomac Planning District

On Page 52 of the 1991 edition of the Area IV Plan, as amended through June 26, 1995, under the heading "Land Use, Recommendations", the Plan states:

"Sub-unit B3

These two triangular-shaped pieces of property west of Furnace Road together contain about 27 acres and are planned for industrial use for a recycling center and/or recycling-related industries with an option in the long range for public open space when the adjacent landfills are covered."

PLAN MAP: Industrial

ANALYSIS

The request to rezone the site to an industrial zoning district, I-6, in order to develop a recycling facility conforms to the land use guidance contained in the Comprehensive Plan. However, the proposal to provide a minimum 15 foot wide screening yard along the lot lines is not sufficient to buffer the adjacent to R-1 zoned land that is planned for public facility and park and open space. Supplemental evergreen landscape plantings, a screening yard of 25-35 feet in depth and a solid barrier are recommended to protect the surrounding properties. The landscaping and screening depicted along Furnace Road varies from approximately 10 to 35 feet. The requested modification to reduce the screening along the site frontage across from the private landfill operation may not be appropriate as shown on the development plan in light of the residential redevelopment that is planned further south. It would be desirable to increase those 10 foot wide screening yards sections to a minimum depth of 25 to 30 feet in order to provide adequate open space in which to establish and maintain the landscaping and enhance the views from the road over the long term.

BGD/DMJ

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

FILE: 3-4 (RZ 2000-MV-034)

SUBJECT: RZ 2000-MV-034; W & N Company
Land Identification Map: 113-1 ((1)) 12, 13

DATE: October 9, 2000

Comments by the Department of Transportation (FxDOT) regarding the subject application are noted below. These comments are based upon a generalized development plan (GDP) dated June 2000, made available to this department.

- This department recommends that the two entrances to the site depicted on the GDP be consolidated to one entrance.
- Right-of-way dedication to 56 feet from centerline in accordance with Comprehensive Plan recommendations with additional dedication for a future right-turn deceleration lane to the site should be provided. Ancillary easements should also be provided.
- The applicant should construct one-half of a 4-lane roadway cross-section on the Furnace Road frontage of the site. In lieu of construction, the applicant may escrow monies equivalent to the cost of construction of this roadway.
- An interim right-turn deceleration lane should be constructed at the entrance to the site.
- The applicant should ensure that sight-distance requirements are met. It is of particular concern with the anticipated number of large vehicles utilizing the site.
- Other development applications in the area have provided a contribution to the Lorton Road Fund. It would be desirable for this applicant to make a similar contribution.

AKR/MAD

Attachment

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

FAIRFAX COUNTY, 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-034**
W&N Company **SE 00-V-040**

DATE: 31 October 2000

RECEIVED
 NOV 1 2000
 ZONING EVALUATION DIVISION

This memorandum, prepared by Mary Ann Welton, 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 revised development plan dated, October 12, 2000. Possible solutions to remedy identified environmental impacts are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also 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:

On pages 86 through 87 of the 1990 Policy Plan as amended on February 10, 1997, under the heading "Water Quality", the Comprehensive Plan states:

"Objective 2: Prevent and reduce pollution of surface and groundwater resources.

- Policy a. Implement a best management practices (BMP) program for Fairfax County, and ensure that new development and redevelopment complies with the County's best management practice (BMP) requirements.
- Policy c. In order to reduce stormwater runoff volumes and increase groundwater recharge, minimize the amount of impervious surface created as a result of development consistent with planned land uses.

Development proposals should implement best management practices to reduce runoff pollution.”

On page 87 of the 1990 Policy Plan as amended on February 10, 1997, under the heading “Water Quality” the Comprehensive Plan states:

“Objective 3: Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.

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

On page 93 of the 1990 Policy Plan as amended on February 10, 1997, under the heading “Environmental Resources”, the Comprehensive Plan states:

“The retention of environmental amenities on developed and developing sites is also important. The most visible of these amenities is the County’s tree cover. It is possible to design new development in a manner that preserves some of the existing vegetation in landscape plans. It is also possible to restore lost vegetation through replanting. An aggressive urban forestry program could retain and restore meaningful amounts of the County’s tree cover.

Objective 11: 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 and restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices ...”

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.

Water Quality

Issue:

The subject property is a 9.49-acre site located in the Mill Branch Watershed, specifically, and within the Chesapeake Bay Watershed, generally. A small tributary associated with Giles Run is situated adjacent to the southeastern corner of the subject property. No sensitive environmental features are situated within the boundaries of the property.

The property is generally triangular in shape. The development plan depicts a twenty-foot wide gravel trench parallel to the southern and the western periphery of the site to accommodate stormwater quality and quantity requirements.

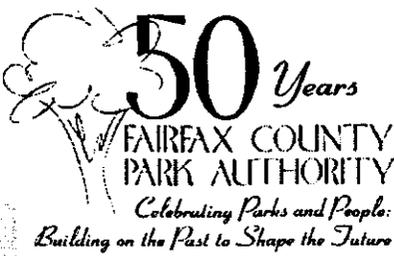
Resolution:

The applicant is encouraged to provide verification from DPWES that the stormwater facility that has been proposed for the recycling facility and that has been referenced in Note 17 will be appropriate and adequate for this land use. In addition the applicant is encouraged to provide a narrative about the proposed recycling process and chemicals that will be used for daily operation of the facility. If the runoff generated by the processing contains cleansers and other constituents, then such information will influence the selection of water quality management practices.

TRAILS:

The Trails Plan Map depicts bicycle trails on the east side of Furnace Road across the street from the subject property. At the time of site plan review, the Director of the Department of Public Works and Environmental Services will determine what trail requirements may apply to the subject property.

BGD: MAW



1950

2000

12055 Government Center Parkway ❖ Suite 927

Fairfax, Virginia 22035-1118 ❖ 703/324-8701

MEMORANDUM

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

FROM: Lynn Tadlock, Director
 Planning and Development Division

SUBJECT: RZ 00-MV-034/SE 00-V-040
 Wiser/Furnace
 Loc: 113-1((1)) 12, 13

August 17, 2000

The Fairfax County Park Authority staff has reviewed the above referenced application. Based upon that review, staff has determined that this application bears no adverse impact on land or resources of the Fairfax County Park Authority.

cc: Kirk Holley, Manager, Planning and Land Management Branch
 Karen Lanham, Supervisor, Planning and Land Management Branch
 Dorothea L. Stefen, Plan Review Case Manager, Planning and Land Management
 Gail Croke, Plan Review Team, Planning and Land Management
 File Copy



MEMORANDUM

DATE: August 2, 2000

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
AUG 7 2000
PLANNING EVALUATION DIVISION

TO: Barbara Byron, Director
ZED/OCP

FROM: Donald M. Sweig, Ph.D.
Heritage Resources Specialist -III
Resource Management Division
Fairfax County Park Authority



REFERENCE: RZ 2000-MV034 conc w/ SE00-V-040

APPLICANT/PROPERTY NAME: W & N Co.

RECOMMENDATION: Prior to any land disturbing activities on the Application Property, applicants should conduct a tight interval (25 ft.) Phase-I, and if necessary a Phase-II, and Phase-III archaeological surveys on the areas shown on the attached map. C A S requests permission to monitor construction and recover artifacts. Scope of assessments may be coordinated with Mike Johnson at County Archaeological Services at 237-4881.

RATIONALE: CAS conducted field reconnaissance of subject parcel and located one prehistoric archaeological of undetermined age (See map).

cc: M. Johnson
B. Naef

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

July 28, 2000

RECEIVED

DEPARTMENT OF PLANNING AND ZONING

JUL 28 2000

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

ZONING EVALUATION DIVISION

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

SUBJECT: Fire and Rescue Department Preliminary Analysis of Rezoning Application RZ 2000--MV-034 and Special Exception Application SE 00-V-040.

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 #19, Lorton.
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 6/10 of a mile, outside the fire protection guidelines. No new facility is currently planned for this area.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Gilbert Osei-Kwadwo, Chief 
Engineering Analysis and Planning Branch
Wastewater Planning and Monitoring Division

SUBJECT: Sanitary Sewer Analysis Report

REF: Application No. RZ 2000-MV-034 CONC.W/ SE 00-V-040

DATE: September 12, 2000

There are no sanitary sewer facilities in the vicinity of the property for the above referenced application.

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

July 25, 2000

MEMORANDUM

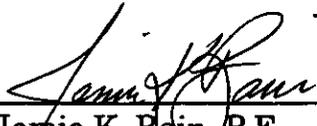
TO: Staff Coordinator (Tel. 324-1250)
Zoning Evaluation Division-Suite 800
12055 Government Center Parkway
Fairfax, Virginia 22035

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

SUBJECT: Water Service Analysis, Rezoning Application SE 00-V-040
RZ 00-MV-034

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

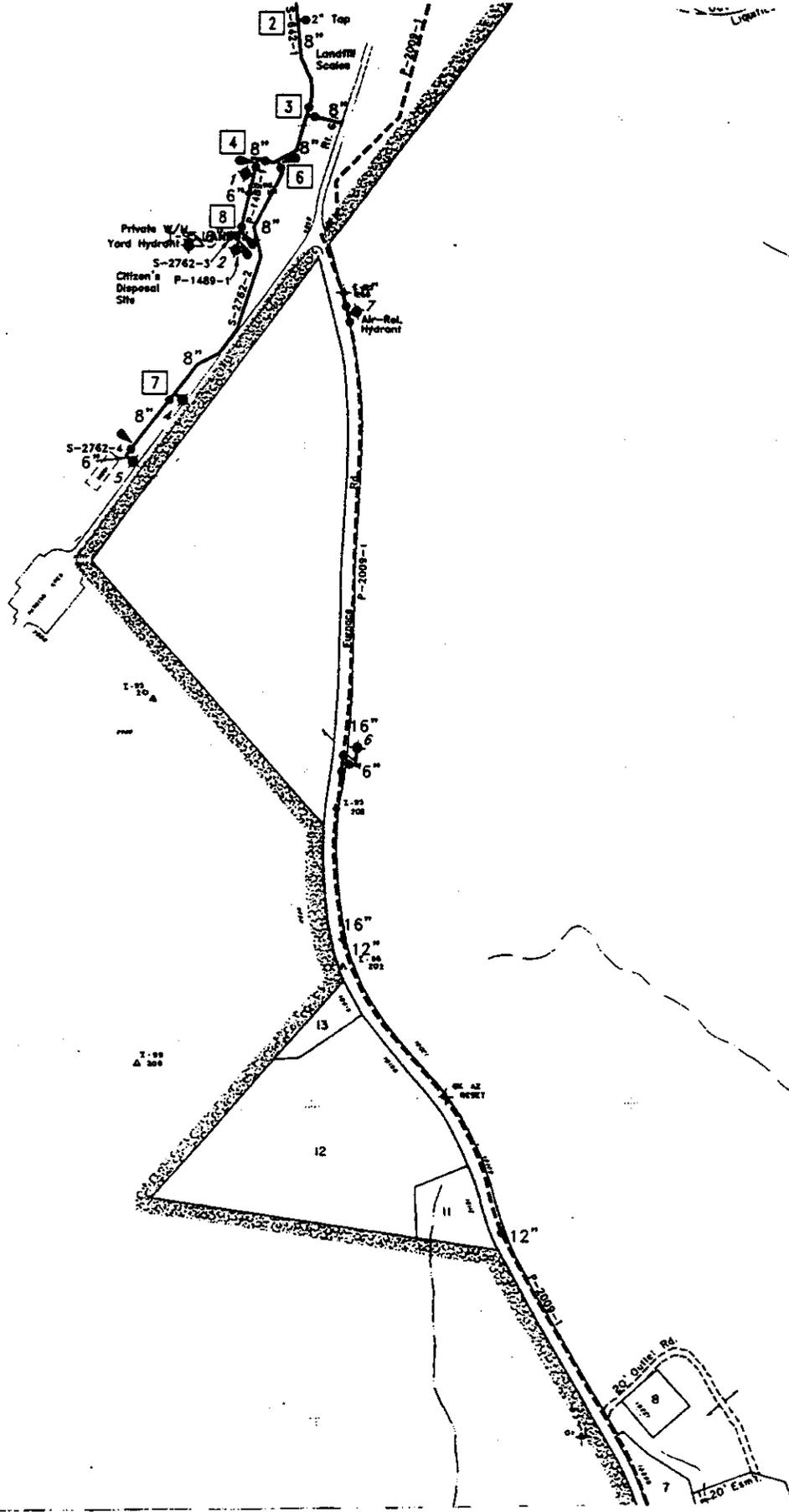
Attachment

2

D.C. PENAL INSTITUTE

See (106-4)(1-54)

MAXIMUM SECURITY AREA



FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

DATE: November 6, 2000

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

SRS

SUBJECT: Rezoning Application Review

Name of Applicant/Application: W&N Company

Application Number: RZ2000-MV-034
SE00-V-040

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

Date Received in SWPD: 7/26/00

Date Due Back to DPZ: 8/11/00

Site Information: Location - 113-1-01-00-0012, -0013
Area of Site - 9.49 acres
Rezone from - R-1 to I-6
Watershed/Segment - Mill Branch / na

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): No downstream deficiencies are identified in the Fairfax County Master Drainage Plan.
- Ongoing County Drainage Projects (SWPD): None.
- Other Drainage Information (SWPD): None.

Post-It* Fax Note	7671	Date	# of pages ▶
To		From	Matt Meyers
Co./Dept.	DPZ	Co.	DPWES/SWPD
Phone #	43924	Phone #	45651
Fax #		Fax #	

RE: Rezoning Application Review

II. Trails (PDD):

Yes No Any funded Trail projects affected by this application?

If yes, describe:

Yes No Any Trail projects on the Countywide Trails priority list or other significant trail project issues associated with this property?

If yes, describe:

III. School Sidewalk Program (PDD):

Yes No Any sidewalk projects pending funding approval or on the School Sidewalk Program priority list for this property?

If yes, describe:

Yes No Any funded sidewalk projects affected by this application?

If yes, describe:

IV. Sanitary Sewer Extension and Improvement (E&I) Program (PDD):

Yes No Any existing residential properties adjacent to or draining through this property that are without sanitary sewer facilities?

If yes, describe:

Yes No Any ongoing E&I projects affected by this application?

If yes, describe:

V. Other Projects or Programs (PDD):

Yes No Any Board of Road Viewers (BORV) or Fairfax County Road Maintenance Improvement Projects (FCRMIP) affected by this application?

If yes, describe:

Yes No Any Commercial Revitalization Program (CRP) projects affected by this application?

If yes, describe:

Yes No Any Neighborhood Improvement Program (NIP) projects affected by this application?

If yes, describe:

Other Program Information (PDD): None.

RE: Rezoning Application Review

Application Name/Number: W&N Company / RZ2000-MV-034 and SE00-V-040

******* 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

SRS/rz2000mv034

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

9-006 General Standards

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

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

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.

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 in the zoning district if the site were developed as a conventional subdivision. See 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	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		