



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX



September 4, 1991

STAFF REPORT

APPLICATION NUMBER SEA 81-C-081

SULLY DISTRICT

(FORMERLY CENTREVILLE DISTRICT)

Applicant: Girl Scout Council of the Nation's Capital

Subject Parcel: 37-1 ((1)) 25A, 26, 38, 39A, 40

Present Zoning: R-E

Acreage: 67.68 acres
FAR: 0.007

Proposed Use: To Amend SE 81-C-081 for a Public Benefit Association to Permit Construction of Campsites, Lodge, Caretaker's Quarters, Amphitheatre, An Increase in the Number of Participants and an Adjustment of Land Area

Applicable Zoning Ordinance Provision: 3-E04

Application Filed: April 26, 1991

Amended: June 24, 1991

Planning Commission Hearing Date: July 25, 1991

Board of Supervisors Hearing Date: August 5, 1991

Staff Recommendation: Staff recommends that the Board of Supervisors approve SEA 81-C-081 subject to the proposed development conditions contained in Appendix 1.

Staff recommends that the Board of Supervisors approve a modification of the transitional screening along the entire periphery of the site in favor of the existing vegetation on site.

Staff recommends that the Board of Supervisors approve a waiver of the barrier requirement along the entire periphery of the site in favor of the existing fencing shown on the SEA 81-C-

It should be noted that it is not the intent of the 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 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.

For Information call Zoning Evaluation Division, OCP at 246-1290.

SPECIAL EXCEPTION AMENDMENT APPLICATION

SEA 81-C-081

EA 81-C-081
FILED 04/26/91

Amended 6/24/91

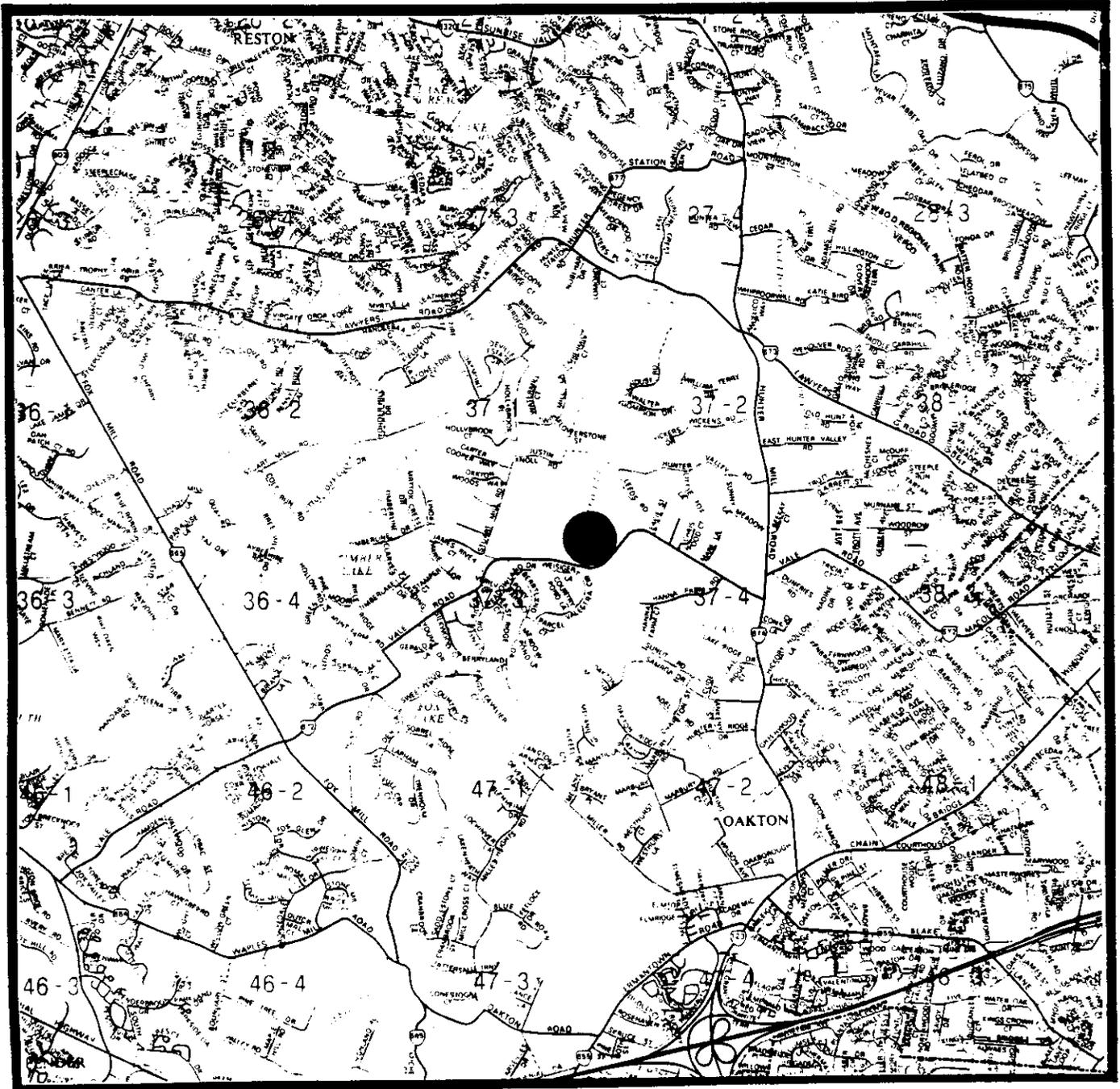
GIRL SCOUT COUNCIL OF THE NATION'S CAPITAL
AMEND SE 81-C-081 FOR PUBLIC BENEFIT ASSOCIATION
TO PERMIT BUILDING ADDITIONS, RELOCATION OF A LODGE,
INCREASE IN NUMBER OF ATTENDEES AND ADJUSTMENTS IN LAND AREA
ZONING DIST SECTION: 03-0E04
ART 9 CATEGORY/USE: 03-07
67.68 ACRES OF LAND; DISTRICT - CENTREVILLE
LOCATED: 10900 VALE ROAD

ZONED R-E
OVERLAY DISTRICT(S):

PLAN AREA 2

TAX MAP

037-1- /01/ /0025-A ,0026- ,0038- ,0039-A ,0040



SPECIAL EXCEPTION AMENDMENT APPLICATION

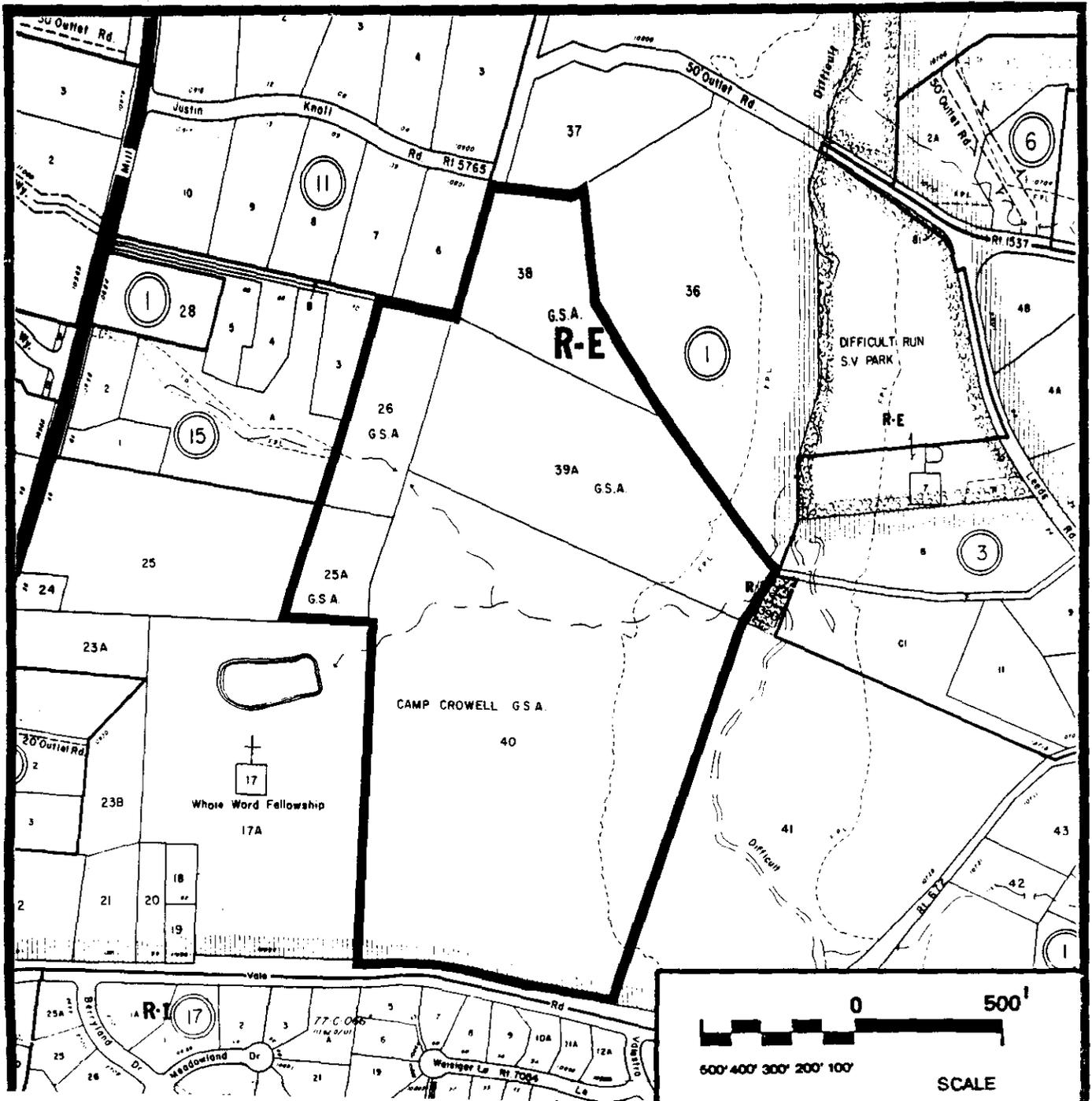
SEA 81-C-081

EA 81-C-081
FILED 04/26/91
Amended 6/24/91

GIRL SCOUT COUNCIL OF THE NATION'S CAPITAL
AMEND SE 81-C-081 FOR PUBLIC BENEFIT ASSOCIATION
TO PERMIT BUILDING ADDITIONS, RELOCATION OF A LODGE,
INCREASE IN NUMBER OF ATTENDEES AND ADJUSTMENTS IN LAND AREA
ZONING DIST SECTION: 03-0E04
ART 9 CATEGORY/USE: 03-07
67.68 ACRES OF LAND; DISTRICT - CENTREVILLE
LOCATED: 10900 VALE ROAD

ZONED R-E PLAN AREA 2
OVERLAY DISTRICT(S):

TAX MAP 037-1- /01/ /0025-A ,0026- ,0038- ,0039-A ,0040





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

DESCRIPTION OF THE APPLICATION

The applicant, the Girl Scout Council of the Nation's Capital, requests approval of an amendment to SE 81-C-081 for a public benefit association in order to allow the construction of three (3) additional campsites (including one (1) handicapped accessible campsite), a lodge, a caretaker's house as an accessory use, an amphitheater, an increase in the number of participants, and an adjustment of land area. The proposed caretaker's house, the amphitheater, the proposed campsite located in the southern portion of the site, and a lodge were previously approved pursuant to SE 81-C-081, but were never constructed. There are no changes proposed to the location of the amphitheater, the campsite in the southern portion of the site, or the caretaker's house, however, the application proposes to relocate and decrease the size of the proposed lodge. The application also requests a modification of the transitional screening and a waiver of the barrier requirements along the entire periphery of the site.

The applicant currently operates an overnight and day camping facility, Camp Crowell, on the approximately 68 acre site. The camping facility is used year-round with peak usage occurring during the summer months between May and August. The applicant proposes to increase the attendance capacity from 230 persons to 300 persons during any designated four-week period during the summer months June through August.

A copy of the proposed development conditions, the applicant's affidavit and statement of justification are included as Appendices 1, 2, and 3 respectively.

A public benefit association is a Category 3 special exception use in the R-E District and subject to the Standards for All Category 3 Special Exceptions specified in Section 9-304 of the Zoning Ordinance, among others.

BACKGROUND

Camp Crowell has been operated at its present location by the Girl Scout Council of the Nation's Capital since 1949. On November 16, 1981, the Board of Supervisors approved SE 81-C-081 for a public benefit association to allow an expansion of Camp Crowell to add a lodge, parking facilities, a caretaker's house as an accessory use, an open-air amphitheater, two (2) additional campsites, including eight (8) camp shelters and two (2) cook shelters, and a main entrance to the facility via Justin Knoll Road. One (1) campsite, the Justin Knoll entrance and parking facilities were constructed. The approved development conditions and a reduction of the approved SE Plat are contained in Appendix 4 of this report.

The development conditions approved pursuant to SE 81-C-081 limited the attendance capacity of the camp to 550 persons during a designated two-week period during the months of June through August, 230 persons during a designated four-week period during the months June through August, 250 persons during a designated twelve (12) weekends (Friday through Sunday) during the months of April, May, June, September, and October, and 130 persons at all other times. The applicant proposes to increase the attendance capacity during any designated four-week period during the summer months (June through August) from 230 persons to 300 persons.

The total land area of the site has been reduced by approximately 0.37 square feet from that approved with the SE 81-C-081. This reduction resulted from dedication of a portion of the EQC as requested by the Park Authority. The development conditions approved pursuant to SE 81-C-081 required dedication of the area to the Park Authority which subsequently, resulted in the subdivision of parcel #39 into parcels 39A and 39B, with parcel 39A retained by the applicant and 39B dedicated to the Park Authority.

LOCATION AND CHARACTER OF THE AREA

The property is located on approximately 67.68 acres on the north side of Vale Road approximately 1800 feet east of its intersection with Stuart Mill Road. The area surrounding the site is characterized by large lot residential development (single-family detached dwellings) and natural open space. Two (2) residential subdivisions, Stuart Mill Estates and Holly Acres, are located on the northwestern property line of the site. The Whole World Fellowship church is located on the southwestern boundary. The southern boundary is opposite the Berryland Farm single-family detached residential subdivision on the south side of Vale Road. It is developed at 0.62 dwelling unit per acre under R-1 zoning. The surrounding area is generally planned for residential use at densities of .1-.2, .2-.5 and .5-1 dwelling unit per acre, private open space and public park.

The eastern portion of the site is located within the Difficult Run floodplain. Pursuant to the approval of SE 81-C-081 in November of 1981, the applicant dedicated parcel 39B (0.37 acres) located adjacent to the subject property along the eastern boundary to the Park Authority. Additional land within the Difficult Run floodplain, open space and parkland are located along most of the eastern boundary of the site.

The site is forested with mature vegetation. As mentioned previously a portion of the Difficult Run EQC is located in the eastern section of the site. The existing secondary access road from Vale road traverses this EQC area. There is no new disturbance proposed to the EQC.

COMPREHENSIVE PLAN CITATIONS

The 67.68-acre property is located in Community Planning Sector F4 (Fox Lake) of the Fairfax Planning District in Area II. An assessment of the proposal for conformance with the Comprehensive Plan should be guided by the following citations from the Plan:

On page II 55, the Area II Plan, Sector F4, Land Use Recommendations states:

"A....The primary environmental objectives concerning this area relate directly to the impacts created by urbanization such as: increased percentages of impervious surfaces, increased stormwater runoff values, increased non-point source pollution loadings, stream channel enlargement, loss of high quality forested vegetation, loss of high quality wildlife habitats, increased number of septic fields, and possible soil overburden and groundwater contamination from septic effluent. The study area was reviewed for its sensitivity to these impacts...

Two to five acre lots (.2-.5 units per acre) are proposed for areas adjacent to streams where topography is relatively steep, overburden moderately thick (10-50 feet) and soils moderately erosive. Areas on plateaus or ridge lines where thick overburden (50 feet +), gently sloping topography, good septic suitability soils, mixed vegetation and varied access points are present combine to form areas capable of accommodating somewhat higher density development (.5-1 units per acre)."

The Comprehensive Plan map shows that the property is planned for private open space in the central and eastern portion of the site and residential use at densities of 0.2-0.5 and 0.5-1 dwelling unit per acre in the northwestern and southwestern portion of the site.

ANALYSIS

Special Exception Amendment Plat Description

The Special Exception Amendment Plat shows the 67.68 acre site developed with seven (7) campsites, one of which is handicapped accessible. Four (4) campsites currently exist on-site. A fifth campsite located in the southern portion of the site, was approved pursuant to SE 81-C-081, but never established. The applicant requests approval of the previously approved campsite in the southern portion of the site and two (2) additional sites in the northeastern portion of the site.

The SEA Plat also shows the proposed lodge relocated northwest of the location approved pursuant to SE 81-C-081. The lodge proposed with this application will be a one-story log structure with approximately 7,000 square feet of gross floor area rather than the previously proposed two-story, 12,000 square foot structure. There are no changes proposed to the approximately 2,500 square foot 2-story caretaker's house, the open-air amphitheater or the campsite at the southeastern portion of the site approved, but not constructed, pursuant to SE 81-C-081.

Primary access to the site is provided via a two-lane access road from Justin Knoll Road; there is no change to the proposed access to the site. A total of 66 car and 4 bus parking spaces exist along this access road. Secondary access to the site is provided from Vale Road with 27 car and 4 bus parking spaces existing at the terminus of the access road.

The existing and proposed campsites shown on the SEA Plat depict each site developed with a cluster of camp shelters, a cook shelter, and pit privy. Limits of clearing and grading have been depicted around the proposed relocated lodge, a mesh wire fence is shown along the eastern boundary and two proposed drainfields located in the northwest portion of the site are also depicted on the SEA Plat. It should be noted that the proposed pit privies and all proposed drainfields must be approved by the Health Department.

The SEA Plat also shows an adjustment in the total land area of the site resulting from the dedication of 0.37 acres of EQC to the Park Authority.

Land Use Analysis:

The following analysis identifies and discusses pertinent planning issues that relate to the proposed use on the application property. The complete land use analysis is contained in Appendix 5.

The proposed campsite additions, increase in attendance capacity during any designated four-week period during the summer months, adjustment of land area, and relocated lodge will not have an adverse impact on adjacent residential subdivisions northwest of the site.

Environmental Analysis

The environmental analysis contained in Appendix 6 identifies the following environmental concerns:

Environmental Quality Corridor. An extensive Environmental Quality Corridor (EQC) exists on the eastern portion of the site. The EQC consists of the 100 year floodplain and adjacent steep slopes within the stream valley of Difficult Run. No clearing or grading should occur within the area designated as EQC except for the removal of dead or dying trees. The proposed amendment does not propose any new disturbance to the EQC area; with the adoption of the proposed development conditions, this concern will be addressed.

Clearing and Grading. The site is forested with a mixture of mature hardwoods which contribute to the atmosphere of the camp. The location of the proposed campsites is sensitive to tree preservation and the site for the relocated lodge on an existing knoll is preferred over the original location. However, the Urban Forester should review and approve the limits of clearing and grading for the relocated lodge and proposed drainfields in order to ensure sensitivity to the preservation of trees. This concern has been addressed in the proposed development conditions.

Transportation Analysis

The following transportation issues were identified in the transportation analysis contained in Appendix 7.

Dedication. Staff recommends that the applicant dedicate right-of-way to 45 feet from the centerline along the site's Vale Road frontage to accommodate the potential future improvement of Vale Road to current two-lane roadway design standards. The applicant has addressed this issue with a revised SE Plat which shows dedication to 45 feet from the centerline of Vale Road.

Vale Road Entrance. Staff recommends that the existing Vale Road entrance to the site be improved to current VDOT Standards as determined by DEM and VDOT. It must be noted that the VDOT commercial entrance standards require site entrances to be a minimum of 30 feet wide and at least 12.5 feet from the property line. Fairfax County standards require a minimum of 20 feet between an entrance and the adjacent property line. This concern has been addressed in the proposed development conditions.

Trails Analysis

The trails map indicates that a Type 1 asphalt trail, 8 feet wide within a 12 foot wide public access easement is required along the north side of Vale Road. The SE Plat does not depict a trail or sidewalk along the Vale Road frontage of the site. However, according to the Office of Transportation the proposed trail can be accommodated within the 45 feet of right-of-way from the centerline of Vale Road which is to be dedicated to the County for the widening of Vale Road. This issue has been addressed in the proposed development conditions.

Zoning Ordinance Provisions

The application property is zoned R-E and, as indicated below, the application satisfies the provisions of the R-E District:

	<u>Required</u>	<u>Provided</u>
Minimum Lot Size	75,000 sq. ft.	67.68 acres
Minimum Lot Width	200 feet	855 feet (Vale Rd.)
Maximum Bldg. Height	40 feet	35 feet
Front Yard	55° ABP, but not less than 50 feet	135 ft.-Vale Rd.)
Side Yard	45° ABP, but not less than 20 feet	50 feet
Rear Yard	45° ABP, but not less than 25 feet	N/A
Maximum FAR	0.15	0.0073
Open Space	No Requirement	N/A

The above table indicates that the application satisfies the bulk regulations of the Zoning Ordinance.

The proposed public benefit association use is a Category 3 Special Exception subject to the Standards for All Category 3 Uses specified in Section 9-304 of the Zoning Ordinance. Standards 2, 3 and 4 regarding compliance with the lot size, bulk requirements and use(s) stipulated for the underlying zoning district, have been met as discussed previously in this report. Standard 5, specifying that all uses shall be subject to the approval of a site plan, has been addressed by proposed Development Condition Number 3. Therefore, the application satisfies the applicable standards of Section 9-304 of the Zoning Ordinance.

All Special Exception Uses must satisfy the General Standards contained in Section 9-006 of the Zoning Ordinance. In staff's opinion, this application meets these standards as follows:

General Standard #1 notes that the proposed use at the proposed location shall be in harmony with the Comprehensive Plan. The proposed use of the site by a public benefit association is in harmony with the recommendations of the Comprehensive Plan and retains the private open space character of the site. Further the application proposes no disturbance to the Environmental Quality Corridor, thereby satisfying the policies of the Comprehensive Plan relative to EQC protection. Therefore, this General Standard has been satisfied.

General Standard #2 notes that the proposed use shall be in harmony with the purpose and intent of the applicable zoning district regulations. The purpose and intent of the R-E (Residential Estate)

which are compatible with the open and rural character of the district. The proposed additions to the campsite maintain the forested, and open character of the site and the resultant FAR of .0073 is well below the maximum floor area ratio allowed within the district. Therefore, this standard has been satisfied.

General Standard #3 notes that the proposed use shall be harmonious with and not adversely impact the use or development of neighboring properties. The proposed additions to the campgrounds and relocation of the lodge will be located such that the existing wooded buffer areas will be retained along the entire periphery of the site. With the retention of natural screening and buffers which range from 50 feet in width to over 400 feet in width, there are no negative impacts to the use and/or development of neighboring parcels.

General Standard #4 notes that the proposed use shall be such that pedestrian and vehicular traffic will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood. The application proposes to dedicate 45 feet of right-of-way along the Vale Road frontage of the site to accommodate the future widening of the roadway. Further a development condition has been included which addresses the provision of a trail along the northside of Vale Road and improvement of the Vale Road entrance to the site as determined by VDOT. Therefore, this standard has been satisfied.

General Standard #5 notes that the Board shall require landscaping and screening in accordance with Article 13 of the Zoning Ordinance. According to Article 13 of the Zoning Ordinance, Transitional Screening 2 (a 35 foot wide landscaped buffer) and Barriers D, E or F (42-48 inch chain link fence or a 6 foot high wall or solid fence) are required along the entire periphery of the application property. The application requests a modification of the transitional screening and a waiver of the barrier requirement pursuant to Par. 3 of Sect. 13-304 of the Zoning Ordinance as the design of the campsite is such that large undisturbed buffer areas are provided which include mature trees over 40 feet high to screen the campgrounds from the adjacent properties. Staff supports a modification of the transitional screening and a waiver of the barrier requirement in this instance as the existing vegetation serves as an effective buffer to the adjacent residential parcels. The site is densely screened by mature vegetation along the entire periphery of the site. To replace this vegetation, which includes a large number of trees over 40 feet high, with the plantings and barrier required by the Zoning Ordinance would remove valuable environmental resources. Therefore, this standard has been satisfied.

General Standard #6 notes that open space shall be provided in an amount equivalent to that specified for the zoning district. As mentioned previously there is no open space requirement specified for the R-E District. Therefore this standard is not applicable.

It should be 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.

APPENDICES

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. Approved Development Conditions SE 81-C-081
5. Land Use Analysis
6. Environmental Analysis
7. Transportation Analysis
8. Trails Analysis
9. Glossary of Terms



PROPOSED DEVELOPMENT CONDITIONS

SEA 81-C-081

July 10, 1991

If it is the intent of the Board of Supervisors to approve SEA 81-C-081 located as Tax Map 37-1 ((1)) 25A, 26, 38, 39A, and 40 to amend SE 81-C-081 pursuant to Section 3-E04 of the of the Fairfax County Zoning Ordinance for a public benefit association, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception Amendment is granted only for the purpose(s), structure(s), and/or use(s) indicated with the special exception application, as qualified by these development conditions.
3. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to this special exception amendment shall be in conformance with the approved Special Exception Amendment Plat, prepared by Land Services Group Limited and dated May 10, 1990 as revised through July 8, 1991, and these conditions. In addition, this Special Exception is subject to the provisions of Article 14, Performance Standards.
4. Use of the subject property shall be limited to the following attendance capacities in each time period:
 - A. Attendance shall not exceed 550 persons (children and adults) at any one time during a designated two week period during the summer months (June through August).
 - B. Attendance shall not exceed 300 persons (children and adults) at any one time during a designated four week period during the summer months (June through August).
 - C. Attendance shall not exceed 250 persons (children and adults) at any one time during twelve (12) designated weekends (Friday evening through Sunday evening) during the months of April, May, June, September and October.
 - D. At all other times, attendance shall not exceed 130 persons (children and adults) at any one time.

5. Daily attendance records shall be kept; and such records shall be made available to the Zoning Administration Division, OCP, of Fairfax County upon written request.
6. A Type I (asphalt) trail eight (8) feet wide within a twelve (12) foot wide public access easement shall be provided along the entire Vale Road frontage of the site at site plan, as determined by DEM.
7. All limits of clearing and grading for the relocated lodge and the proposed drainfields shall be reviewed and approved by the Urban Forester prior to site plan approval to minimize the loss of quality vegetation. There shall be no disturbance to the Environmental Quality Corridor (EQC) on site beyond that necessary for the removal of dead or dying trees and for the installation of necessary public utilities.
8. The Vale Road entrance shall be improved to a standard determined by DEM and VDOT at the time of site plan review.
9. Right-of-way to forty-five feet from the centerline of Vale Road along the entire frontage of the site shall be dedicated to the Board of Supervisors, in fee simple, at the time of site plan or within sixty 60 day upon demand by DEM or VDOT, whichever first occurs.

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 Amendment shall not be valid until this has been accomplished.

Under Section 9-015 of the Zoning Ordinance, this Special Exception Amendment shall automatically expire, without notice, eighteen (18) months after the approval date of the Special Exception Amendment unless the activity authorized has been established, or unless construction was commenced and is diligently pursued, or unless additional time is approved by the Board of Supervisors because of the occurrence of conditions unforeseen at the time of the approval of this Special Exception Amendment. A request for additional time shall be justified in writing, and must be filed with the Zoning Administrator prior to the expiration date.

SPECIAL EXCEPTION AFFIDAVIT

DATE: June 25, 1991
 (enter date affidavit is notarized)

I, Robert A. Lawrence, Esquire; Thomas W. Smith, III, Esquire, 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

9159a

in Application No(s): SEA 81-C-081
 (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)
Girl Scout Council of the Nation's Capital	2233 Wisconsin Avenue, N.W. Washington, D.C. 20007	Owner/Applicant
Agents: Lois E. Bell		President
Jan Verhage		Executive Director
Tammy Woodbury		Assistant Executive Director
Bill Ensor		Property Manager
Angela Lancaster		Treasurer
Hazel & Thomas, P.C.	P.O. Box 12001	Attorneys/Agents for Applicant
Agents: Robert A. Lawrence	Falls Church, Va. 22042	
Grayson P. Hanes		
William E. Donnelly, III		
John F. Cahill		
John H. Foote		
Patrick M. Via		
John L. McBride		
Thomas W. Smith, III		

(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).

SPECIAL EXCEPTION AFFIDAVIT

DATE: June 25, 1991
(enter date affidavit is notarized)

for Application No(s): SEA-81-C-081 91-59a
(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)
Girl Scout Council of the Nation's Capital is a non-profit, non-stock corporation.

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)
[Blank lines for shareholder names]

(check if applicable) [X] 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: June 25, 1991
(enter date affidavit is notarized)

91-59a

for Application No(s): SEA 81-C-081
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Hazel & Thomas, P.C. (formerly Hazel, Thomas, Fiske, Weiner,
P.O. Box 12001 Beckhorn & Hanes, P.C.)
Falls Church, Virginia 22042

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.

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

William G. Thomas
David G. Fiske

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

Land Services Group Limited
166 Fort Evans Road, N.W.
Leesburg, Virginia 22075

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.

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

Eric E. Zicht
Beckham W. Dickerson, Jr.

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

DATE: June 25, 1991
(enter date affidavit is notarized)

for Application No(s): SEA 81-C-081
(enter County-assigned application number(s))

91-59a

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

Land Engineering Limited
166 FORT EVANS ROAD, N.E.
Leesburg, Virginia 22075

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)

Eric E. Zicht
Beckham W. Dickerson, Jr.

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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



SPECIAL EXCEPTION AFFIDAVIT

DATE: June 25, 1991
(enter date affidavit is notarized)

for Application No(s): SEA 81-C-081 91-59a
(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.)

NONE

(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:

Thomas W. Smith III
(check one) Applicant Applicant's Authorized Agent

Thomas W. Smith, III, Esq., Agent
(type or print first name, middle initial, last name & title of signee)

A. Type of Operations

Camp Crowell has been operated by the Girl Scout Council of the Nation's Capital since 1949 for the enjoyment and physical, social and educational development of girls and young women. One of seven sites operated by the council, this camp is unique in that it is most convenient to much of the membership. The Camp Crowell property is comprised of sixty-seven wooded acres diverse in its topography and relatively secluded from all other neighboring landowners.

The council will continue to provide multiple-use type activities of both an active and passive nature. Included are day and overnight camping, hiking, sports, performing arts, environmental education and nature study, in addition to adult training and coeducational gatherings.

The council proposed additional development of this property in 1981. While some of the proposed projects were completed, others were not accomplished. After serious study and evaluation, the council has decided to scale down some of their initial plans for development, including building a smaller troop lodge than anticipated previously and developing more moderate facilities reducing the amount of disturbance of the natural environment. The council believes by capitalizing on the use of existing facilities and with a

few proposed additions we can still achieve our service needs.

B. Hours of Operation

The property is and will continue to be available for year-round use. Projected use patterns will principally be weekends from September to June, with occasional weekday use; and extensive Summer Day Programs operating in June, July and August. These hours of operation are the same as those used in the past few years and there should be no change as perceived by the local community.

C. Estimated Number of Patrons

1. 550 persons (children and adults) during a designated two (2) week period during the summer months (June through August).
2. 300 persons (children and adults) during a designated four (4) week period during the summer months (June through August).
3. 250 persons (children and adults) during a designated twelve (12) weekends (Friday evening through Sunday

evening) during the months of April, May, June, September and October.

4. At all other times, 130 persons (children and adults).

D. Number of Employees and Attendants

The council employs a caretaker who visits the site several days a week to perform security checks and general maintenance. All groups using the property will maintain an adult to child ratio of a least 1 to 10; when young children are participating, the number of adults normally increases. Thus, the number of adults and attendants is directly proportional to the number and age of girls participating. This practice is in accordance with security standards and regulations established by Girl Scouts of the USA regarding proper supervision of girls in outdoor education and camping activities.

E. Traffic Impact

The Crowell property operations will generate trips to and from the site by the users. The mode of transportation will be principally automobile with some busing during July and August for Summer Day Programs. Because programming and usage will remain substantially the same, there is no

increased traffic impact. Parking on the 67 acre site is currently dispersed in seven small parking areas with eight bus parking spaces and a total of 93 spaces for cars. The maximum parking required on site, based on intensity of use, is determined to be in the vicinity of 60 to 70 automobiles at any one time. Buses that deliver campers do not remain at the site. Arrival at the property will be predominately a pick-up and walk or drop-off and walk basis. Troops predominately car pool (which is strongly encouraged) averaging three to four passengers per car.

Additionally, the times of arrival and departure will depend on the type of activity or program scheduled. Typical patterns might be: Friday afternoon/evening for arrival, and Sunday midday for departure of weekend users; and mid-morning arrival and mid-afternoon departure of Summer Day users. These hours typically do not coincide with the peak traffic hours for commuters, reducing potential conflicts and providing greater safety for our patrons. This also reduces any burden on local roads.

F. Vicinity/Area to Be Served

The Crowell property is available for use by all council members. The council serves Fairfax, Arlington, Prince William, Fauquier, and Loudoun Counties and Alexandria City

in Northern Virginia; Montgomery, Prince George's, Charles, St. Mary's and Calvert Counties in Maryland; and the District of Columbia. Youths and adults from throughout this region, including occasional non-scouting community groups, may request the use of the property. The facility exists to serve the community, and the council makes it available as scheduling allows.

G. Description of Building and Facilities

The council intends to reduce the scope of the proposed construction of a troop camp lodge. The troop lodge will be approximately 80' x 75' with a 45' x 40' attachment and will include a small office area, a small service kitchen, storage rooms, restrooms and a multi-purpose meeting room. The lodge will be one story in height of stick construction. The proposed location of the lodge is in a central location of the property, removed from any neighboring property owner. Each neighbor will have several hundred feet of natural woods buffering them from the lodge and any of the activities conducted at the facility. The proposed caretaker's house, the proposed amphitheater, and the proposed camp site at the southeastern end of the camp are substantially the same as approved in SE 81-C-081.

The proposed sleep shelters are non-permanent 14' x 16' structures with wooden roofs and floors and canvas drop sides. They are one story in height and will be located harmoniously within the wooded areas so as not to disturb neighbors and requiring minimal, if any, disturbance of trees and other vegetation.

The picnic/cook shelters will be 24'x 14'. They will be constructed of wood and will also be located harmoniously within wooded areas.

H. It is not anticipated that hazardous or toxic substances will be generated, utilized, stored, treated, or disposed of on site. If hazardous or toxic substances are used however, such use will comply with all applicable laws and regulations.

I. Conformance with Standards & Regulations

The proposed use will conform to the provisions of all applicable ordinances, regulations, adopted standards and any applicable conditions; or with the conditions of any waiver, exception or variance, granted in accordance with law.

Item 8 - Statement of Ownership

The subject property is owned by the Girl Scout Council of the Nation's Capital. The Girl Scout Council operates seven program properties in the Washington metropolitan area, and has extensive, long-term experience in property management and programming. The council has conducted programs for girls in and out-of-doors for 60 years and on the Crowell property for 40 years. The council is chartered by the Girl Scouts of the United States of America (parent organization) to "Manage, maintain, and develop Girl Scouting throughout the area of its jurisdiction". GSUSA provides high standards for operation. Further, our operations come under the review of the American Camping Association, whose standards for property management and program administration are applied to all activities.

November 30, 1981

construction has commenced or an extension has been granted by the Board of Supervisors because of the occurrence of conditions unforeseen at the time of the granting of this Special Exception. Any request for extension should cite justification for the extension and be filed with the Zoning Administrator not less than thirty (30) days prior to the expiration date.

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

Very truly yours,


for Ethel Wilcox Register
Clerk to the Board

EWR/mg

cc: Mr. Patteson
Mr. Knowlton
Mr. Covington
Mr. Montenegro



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030

November 30, 1981



Mr. Robert A. Lawrence
Hazel, Beckhorn and Hanes
Post Office Box 547
Fairfax, Virginia 22030

Re: Special Exception
Number 81-C-081

Dear Mr. Lawrence:

At a regular meeting of the Board of Supervisors held on November 16, 1981, the Board approved Special Exception Number 81-C-081 in the name of Girl Scout Council of the Nation's Capital, located as Tax Map 37-1 ((1)) 25A, 26, 38, 39 and 40 for a public benefit association pursuant to Section 3-EO4 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception is granted for the location indicated in the application and is not transferable to other land.
2. This Special Exception is granted for the building and uses indicated on the plats submitted with the application as modified by the following conditions only.
3. A copy of this Special Exception SHALL BE POSTED in a conspicuous place along with the Non-Residential Use Permit on the property of the use and be made available to all Departments of the County of Fairfax during hours of operation of the permitted use.
4. Unless specifically waived by the Director, Department of Environmental Management, a site plan shall be submitted and approved subject to the provisions of Article 17, Site Plan. Said site plan shall conform to the design represented in the preliminary site plan. The site plan for the development of this property shall be returned to the Planning Commission for review and approval prior to final approval by the Director, Department of Environmental Management.

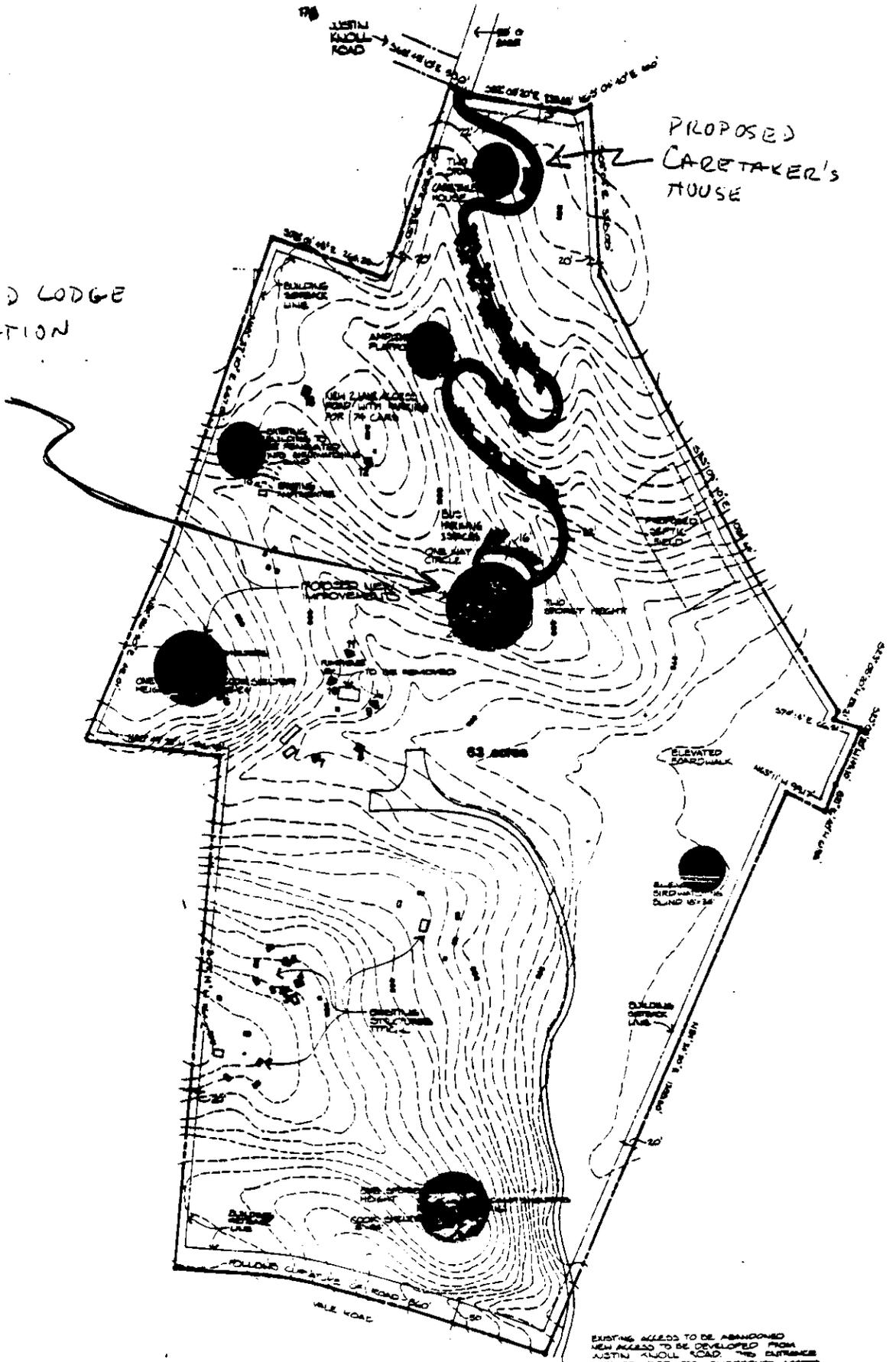
5. A twenty foot wide access easement along the eastern boundary of the property as better described in Appendix 8 shall be conveyed to the Fairfax County Park Authority.
6. That portion of the Difficult Run floodplain on the easternmost corner of the property better described in Appendix 8 shall be dedicated to the Fairfax County Park Authority.
7. The septic facilities shall not be located closer than one-hundred feet from any adjacent property line.
8. There shall be not less than eight (8) parking spaces provided of a size sufficient to accommodate buses.
9. Use of the subject property shall be limited to the following attendance capacities in each time period:
 1. Attendance shall not exceed 550 persons (children and adults) during a designated two week period during the summer months (June through August).
 2. Attendance shall not exceed 230 persons (children and adults) during a designated four week period during the summer months (June through August).
 3. Attendance shall not exceed 250 persons (children and adults) during a designated twelve weekends (Friday evening through Sunday evening) during the months of April, May, June, September and October.
 4. At all other times, attendance shall not exceed 130 persons (children and adults).
10. The applicant shall keep Camp attendance records on a daily basis and shall make such records available to the Zoning Administration Division of Fairfax County upon written request.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been complied with.

Under provisions of Section 9-014 of the Zoning Ordinance, this Special Exception shall automatically expire without notice eighteen months after the effective date of the exception unless

PROPOSED LODGE
LOCATION

PROPOSED
CARETAKER'S
HOUSE



EXISTING ACCESS TO BE ABANDONED
NEW ACCESS TO BE DEVELOPED FROM
JUSTIN KNOLL ROAD. THE ENTRANCE
MAY BE USED FOR EMERGENCY ACCESS.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

DATE: 10/2/81

FROM: *Lynda L. Stanley*
Lynda L. Stanley, Director
Planning Division, OCP

FILE NO: 759.1 (ZONING)

SUBJECT: Planning Analysis for: SEA 81-C-081

This memorandum provides guidance from the Comprehensive Plan and a planning analysis of application SEA 81-C-081 which requests building relocation and additions. The issues identified in this analysis should be satisfactorily addressed before this application is considered favorably.

COMPREHENSIVE PLAN CITATIONS:

The 63-acre property is located in Community Planning Sector F4 (Fox Lake) of the Fairfax Planning District in Area II. An assessment of the proposal for conformance with the Comprehensive Plan should be guided by the following citations from the Plan:

On page II 55, the Area II Plan, Sector F4, Land Use Recommendations states:

"A....The primary environmental objectives concerning this area relate directly to the impacts created by urbanization such as: increased percentages of impervious surfaces, increased stormwater runoff values, increased nonpoint source pollution loadings, stream channel enlargement, loss of high quality forested vegetation, loss of high quality wildlife habitats, increased number of septic fields, and possible soil overburden and groundwater contamination from septic effluent. The study area was reviewed for its sensitivity to these impacts...

Two to five acre lots (.2-.5 units per acre) are proposed for areas adjacent to streams where topography is relatively steep, overburden moderately thick (10-50 feet) and soils moderately erosive. Areas on plateaus or ridge lines where thick overburden (50 feet +), gently sloping topography, good septic suitability soils, mixed vegetation and varied access points are present combine to form areas capable of accommodating somewhat higher density development (5-1 units per acre) "

Barbara A. Byron
SEA 81-C-081
Page Two

On page 33 of the Policy Plan under "Land Use, Countywide Objectives and Policies, Land Use Intensity," the Plan states:

"Objective 12: The location and level of development intensity should be utilized as a means of achieving a broad range of County goals. . . .

Policy g: Locate and limit development intensity in a manner which will not adversely impact sensitive environmental areas."

The Comprehensive Plan map shows that the property is planned for public park, private open space, residential use at densities of .2-.5 and .5-1 dwelling unit per acre.

PLANNING ANALYSIS:

The following analysis identifies and discusses pertinent planning issues that relate to the proposed use on the application property.

Character of the Surrounding Area:

The site is located in an area that is characterized by large lot residential development (single-family detached dwellings) and natural open space. Two large residential subdivisions, Stuart Mill Estates and Holly Acres, are located on the northwestern property line of the site. The Whole World Fellowship religious institutional use is located on the southwestern boundary. The southern boundary is opposite the Berryland Farm single-family detached residential subdivision on the south side of Vale Road. It is developed at .62 dwelling per acre under R-1 zoning. Floodplain and open space parkland is located along most of the eastern boundary of the site. The surrounding area is generally planned for residential use at densities of .1-.2, .2-.5 and .5-1 dwelling unit per acre, private open space and public park.

Planning Issues:

The proposed changes do not have any adverse impact on adjacent residential land or development. The request for a waiver of the transitional screening requirement along the Stuart Mill Estates subdivision boundary is reasonable given the fact that the natural vegetation is adequate. To remove this vegetation with 50-foot trees for a planted area and fence would remove valuable environmental resources.

Special Measures to Address Planning Issues:

FAIRFAX COUNTY, VIRGINIA

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING

MAY 28 1991

MEMORANDUM

ZONING EVALUATION DIVISION

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

DATE: 28 MAY 1991

THRU: *Bruce G. Douglas*
Bruce G. Douglas, Chief
Environmental And Heritage Resources Branch, OCPFROM: Paula P. Stouder, Planning Technician *PAJ*
Environmental and Heritage Resources Branch, DCP

FILE NO.: PEAK 366

SUBJECT: ENVIRONMENTAL ASSESSMENT for: SEA 81-C-081
Girl Scout Council of the
Nation's Capitol
37-1 ((1)) 25A, 26, 3B, 39B, 40

This environmental assessment includes citations from the Comprehensive Plan that establish environmental policy for this property and a discussion of environmental concerns including a description of potential impacts that may result from the proposed development. Possible solutions to remedy identified environmental impacts are suggested.

COMPREHENSIVE PLAN CITATIONS:

Comprehensive Plan guidance is the basis for the evaluation of this application. The following citations have been determined to have relevance to the application property and the development proposal.

On pages 91 and 92 of the Policy Plan for Fairfax County, the Comprehensive Plan states the following:

" Objective 1D: Identify, protect and enhance an integrated network of ecologically valuable land and surface waters for present and future residents of Fairfax County.

Policy a: For ecological resource conservation, identify, protect and restore an Environmental Quality Corridor system (EQC). Lands may be included within the EQC system if they can achieve any of the following purposes:

- Habitat Quality: The land has a desirable or scarce habitat type, or one could be readily restored, or the land hosts a species of special interest.

"Connectedness": This segment of an environmental corridor is a

- Aesthetics: This land could become part of a green belt separating land uses, providing passive recreational opportunities to people.
- Pollution Reduction Capabilities: Preservation of this land would result in significant reductions to nonpoint source water pollution, and/or, micro climate control, and/or reductions in noise.

The core of the EQC system will be the County's stream valleys. Additions to the stream valleys should be selected to augment the habitats and buffers provided by the stream valleys, and to add representative elements of the landscapes that are not represented within stream valleys. The stream valley component of the EQC system shall include the following elements:

- All 100 year flood plains as defined by the Zoning Ordinance;
- All areas of 15% or greater slopes adjacent to the flood plain, or if no flood plain is present, 15% or greater slopes that begin within 50 feet of the stream channel;
- All wetlands connected to the stream valleys; and
- All the land within a corridor defined by a boundary line which is 50 feet plus 4 additional feet for each % slope measured perpendicular to the stream bank. The % slope used in the calculation will be the average slope measured within 110 feet of a stream channel or, if a flood plain is present, between the flood plain boundary and a point fifty feet up slope from the flood plain. This measurement should be taken at fifty foot intervals beginning at the downstream boundary of any stream valley on or adjacent to a property under evaluation.

Modifications to the boundaries so delineated may be appropriate if the area designated does not benefit habitat quality, connectedness, aesthetics, or pollution reduction as described above. In addition, some intrusions that serve a public purpose such as unavoidable public infrastructure easements and rights of way are appropriate. Such intrusions should be minimized and occur perpendicular to the corridor's alignment, if practical.

Preservation should be achieved through dedication to the Fairfax County Park Authority, if such dedication is in the public interest. Otherwise, EQC land should remain in private ownership in separate undeveloped lots with appropriate commitments for preservation."

On page 93 of the Policy Plan for Fairfax County, the Comprehensive Plan states the following:

- * 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 or restore the maximum amount of tree cover on developed sites consistent with planned land use and good silvicultural practices."

ENVIRONMENTAL CONCERNS AND SUGGESTIONS FOR THEIR RESOLUTION:

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed use. Proposed solutions are acceptable remedies to the concerns that have been identified. There may be other acceptable solutions that have not been identified by staff. Particular emphasis is given to opportunities provided by this application to conserve the County's remaining environmental resources.

Environmental Quality Corridor (EQC)

Concern: An extensive Environmental Quality Corridor (EQC) exists on the eastern portion of the Girl Scout camp. The EQC consists of the 100 year floodplain and adjacent steep slopes within the stream valley of Difficult Run (please see attached locator map).

Suggested Solution: No clearing or grading should occur within the area designated as EQC except for the removal of dead and dying trees.

The relocated site for the proposed lodge on an existing knoll is preferred over the original location near the sloping stream valley.

Tree Preservation

The property is forested with a mixture of mature hardwoods which contribute to the atmosphere of the camp. The lay out of the proposed campgrounds appears to be sensitive to tree protection. Location and installation of the proposed drainfields should also be sensitive to the preservation of trees. The County Arborist should review and approve the limits of clearing and grading for the proposed lodge and drainfields.

As a final note, the applicants may need to acquire permits from the Fairfax County Health Department for the proposed pit privies and the proposed drainfields.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

DATE: May 13, 1991

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

FILE: 3-5 (SE 81-C-081)/SITE1 1171

SUBJECT: Transportation Impact

REFERENCE: SEA 81-C-081; Girl Scout Council of the Nation's Capital
Traffic Zone: 1183
Land Identification Map: 37-1 ((1)) 25A, 26, 38, 39A, 38B and 40

Transmitted herewith are the comments of the Office of Transportation with respect to the subject application. These comments are based on plans made available to this Office dated April 25, 1991. Since this review is based in part on the submitted development plan, this plan should be made a condition of approval with modifications as may be noted below.

This Office has reviewed the subject application to allow building additions and relocation of lodge. The approval of this application would not create any significant impacts on the surrounding public street system. However, accommodation of the potential future improvement of Vale Road to current two lane roadway design standards, and site access designed and constructed to current VDOT standards should be provided. Commitments that would address these concerns are:

- Dedication of right-of-way to 45 feet from centerline along the site's Vale Road frontage.
- Site entrance should be a minimum of 30 feet wide and located at least 12.5 feet from the property line under VDOT standards. County standards require 20 feet between an entrance and adjacent property line.

AKR/SU:tsb

cc: John Winfield, Deputy Director, Design Review, Department of Environmental Management
Dennis A. Randolph, Chief, Highway Operations Division, Office of Transportation

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Barbara Byron, Director DATE: May 15, 1991
Zoning Evaluation Division, OCP

FROM: John E. Hardy *JEH*
Public Facilities and Services Branch, OCP

FILE NO. 232.30 TRAILS

SUBJECT: Trails Program Requirements for SEA 81-C-081

The trails plan map indicates that trails will be required in the following locations:

- o **Vale Road (North Side)** -- A Type I (asphalt) trail, 8 feet wide within a public access easement 12 feet wide.

Additional trails recommendations may be forthcoming from the Fairfax County Park Authority, the Northern Virginia Regional Park Authority and/or the Department of Public Works.

Final determination of trail location and design will be made by DEM in consultation with the Trails Planner at the time of the subdivision or site plan review.

JEH

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 456 REVIEW PROCESS: A public hearing process pursuant to 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 plan. 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.

BASEMENT: 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 be 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. 15.1-491 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 Environmental Management.

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 DEM 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 FLAT: The engineering plan for a subdivision of land submitted to DEM 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	PDC	Planned Development Commercial
ADU	Affordable Dwelling Unit	PDH	Planned Development Housing
ARB	Architectural Review Board	PFM	Public Facilities Manual
BMP	Best Management Practices	PPRB	Permit, Plan Review Branch
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	Central Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
DEM	Department of Environmental Management	SE	Special Exception
DDR	Division of Design Review, DEM	SP	Special Permit
DP	Development Plan	TDM	Transportation Demand Management
DPW	Department of Public Works	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPW
FDP	Final Development Plan	UMTA	Urban Mass Transit Association
GDP	Generalized Development Plan	VC	Variance
GFA	Gross Floor Area	VDOT	Virginia Dept. of Transportation
HCD	Housing and Community Development	VPD	Vehicles Per Day
LOS	Level of Service	VPH	Vehicles per Hour
Non-RUP	Non-Residential Use Permit	WMATA	Washington Metropolitan Area Transit Authority
OCP	Office of Comprehensive Planning	ZAD	Zoning Administration Division, OCP
OT	Office of Transportation		

