



# County of Fairfax, Virginia

*To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County*

June 5, 2013

Janell Hancock  
701 E. Cary Street, 11<sup>th</sup> Floor  
Richmond, VA 23219

Re: Special Exception Application SE 2012-SU-015

Dear Ms. Hancock:

At a regular meeting of the Board of Supervisors held on June 4, 2013, the Board approved Special Exception Application SE 2012-SU-015 in the name of Virginia Electric and Power Company D/B/A Dominion Virginia Power. The subject property is located at 14600 Compton Road, on approximately 43,212 square feet of land, zoned R-1 and WS in the Sully District [Tax Map 65-3 ((1)) 35]. The Board's action permits expansion of an existing electric utility substation, pursuant to Section 3-104 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception is granted for 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. Any plan submitted pursuant to the Special Exception shall be in substantial conformance with the approved Special Exception (SE) Plat entitled "Harrison Substation," consisting of ten sheets prepared by Dewberry & Davis, LLC, dated June 15, 2012, as revised through January 15, 2013, 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.

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**Office of the Clerk to the Board of Supervisors**  
12000 Government Center Parkway, Suite 533  
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903  
Email: [clerktothebos@fairfaxcounty.gov](mailto:clerktothebos@fairfaxcounty.gov)  
<http://www.fairfaxcounty.gov/bosclerk>

4. The applicant shall reserve right-of-way along the Compton Road frontage to match that of the adjacent properties. The right-of-way shall be dedicated in fee simple to the Board of Supervisors upon request by either Fairfax County or the Virginia Department of Transportation, whichever occurs first.
5. The entrances to the substation and the adjacent transmission line easement to the west of the site shall be improved to meet the commercial entrance standards of the Virginia Department of Transportation, as depicted on the plat and subject to the conditions of the easement.
6. An 8-foot wide asphalt trail shall be constructed across the site and extended onto the adjacent properties to connect with the trail sections to the west and the east. The applicant shall work with, and gain permission from, the Crofton Commons Homeowners' Association (CCHOA) for trail extensions within property owned by the CCHOA; the final location and design of the trail connection will be determined at site plan review.
7. Stormwater management shall be provided as generally depicted on the plat and as approved by the Department of Public Works and Environmental Services (DPWES), unless waived or modified at site plan review.
8. The limits of clearing and grading shall be outside the drip line of existing vegetation, as depicted on the plat.
9. Any construction within the existing swale, such as gravel installed for check dams, shall be installed by hand to minimize disturbance to existing vegetation, which will be coordinated with the site review engineer and the Urban Forest Management Division. Any vegetation damaged or removed shall be replaced as determined and recommended by the Urban Forest Management Division.
10. The applicant shall provide management practices for the protection of understory plant materials, leaf litter, and soil conditions found in areas to be left undisturbed, subject to the approval of the Urban Forest Management Division. The applicant shall actively monitor the site to ensure that inappropriate activities such as the storage of construction materials, dumping of construction debris, and traffic by construction equipment and personnel do not occur within these areas. The applicant shall restore understory plant materials, leaf litter, and soil conditions to the satisfaction of the Urban Forest Management Division if these are found to be damaged, removed, or altered in a manner not allowed in writing by the Urban Forest Management Division.
11. The applicant shall provide additional landscaping both on and off-site, as depicted on the plat, in order to meet the intent of the Type 2 Transitional Screening requirement subject to the review and approval of the Urban Forest Management Division. The applicant shall work with, and gain permission from, the Crofton

Commons Homeowners' Association (CCHOA) for plantings within property owned by the CCHOA.

12. All areas designated to be left undisturbed shall be protected by tree protection fencing and signage, as coordinated with the Urban Forest Management Division and as depicted on the plat. Tree protection shall include 4-foot tall 14-gauge welded wire attached to 6-foot tall steel posts driven 18 inches into the ground and placed no further than 10 feet apart.
13. Construction activities shall be limited to Monday through Friday and 7:30 a.m. to 5:30 p.m. Saturday construction will be allowed if the hours of construction are coordinated with the Crofton Commons Homeowners' Association. No work shall be performed on the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day.
14. Construction traffic access to the site will be limited to Compton Road.
15. The applicant shall obtain a Virginia Stormwater Management Program permit from the Virginia Department of Conservation and Recreation prior to the commencement of construction. The site will be maintained in accordance with the Stormwater Pollution Prevention Plan and the requirements of the aforementioned General Permit for Discharges of Stormwater from Construction Activities (VAR10).

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 explain why additional time is required, specify the amount of additional time requested, and explain the basis for the amount of time requested.

**The Board also approved:**

- The transitional screening and barrier requirements modification in lieu of the alternatives as shown on the proposed plat, and as conditioned.

- A modification to the 10-year canopy requirement in lieu of the alternatives as shown on the proposed plat, and as conditioned.
- A deviation of the tree preservation target in lieu of the alternatives as shown on the proposed plat, and as conditioned.

Please note that on April 25, 2013, the Planning Commission approved Public Facilities Application 2232-Y12-5, as amended, noting that the application satisfied the criteria of location, character, and extent as specified in Section 15.2-2232 of the *Code of Virginia*, as amended, and was substantially in accord with the provisions of the Comprehensive Plan.

Sincerely,



Catherine A. Chianese  
Clerk to the Board of Supervisors

cc: Chairman Sharon Bulova  
Supervisor Michael Frey, Sully District  
Tim Shirocky, Acting Director, Real Estate Division, Dept. of Tax Administration  
Barbara C. Berlin, Director, Zoning Evaluation Division, DPZ  
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning  
Angela K. Rodeheaver, Section Chief, Transportation Planning Division  
Donald Stephens, Transportation Planning Division  
Ken Williams, Plans & Document Control, ESRD, DPWES  
Department of Highways-VDOT  
Sandy Stallman, Park Planning Branch Manager, FCPA  
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division  
Planning Commission  
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation



**COUNTY OF FAIRFAX**  
**Department of Planning and Zoning**  
**Zoning Evaluation Division**  
12055 Government Center Parkway, Suite 801  
Fairfax, VA 22035 (703) 324-1290, TTY 711  
[www.fairfaxcounty.gov/dpz/zoning/applications](http://www.fairfaxcounty.gov/dpz/zoning/applications)

**APPLICATION No:** SE 2012-SU-015  
(Staff will assign)

**RECEIVED**  
Department of Planning & Zoning  
JUL 19 2012  
Zoning Evaluation Division

**APPLICATION FOR A SPECIAL EXCEPTION**  
(PLEASE TYPE or PRINT IN BLACK INK)

<b>APPLICANT</b>	<b>NAME</b> Virginia Electric & Power Company d/b/a Dominion Virginia Power
	<b>MAILING ADDRESS</b> 701 E. Cary Street Richmond, Virginia 23219
	<b>PHONE HOME</b> ( ) <b>WORK</b> (804 ) 771-6948
	<b>PHONE MOBILE</b> (804 ) 205-8949
<b>PROPERTY INFORMATION</b>	<b>PROPERTY ADDRESS</b> 14600 Compton Road Centerville, Virginia 20121
	<b>TAX MAP NO.</b> 65-3-((1))-35 <b>SIZE (ACRES/SQ FT)</b> 0.992 <b>43,212</b>
	<b>ZONING DISTRICT</b> R-1 WS <b>MAGISTERIAL DISTRICT</b> Sully
	<b>PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION:</b> N/A
<b>SPECIAL EXCEPTION REQUEST INFORMATION</b>	<b>ZONING ORDINANCE SECTION</b> Section 3-104, Special Exception Uses, R-1 Residential District
	<b>PROPOSED USE</b> Expansion of existing electric utility facility
<b>AGENT/CONTACT INFORMATION</b>	<b>NAME</b> Jonathon Schultis of Dominion Virginia Power
	<b>MAILING ADDRESS</b> 701 E. Cary Street Richmond, Virginia 23219
	<b>PHONE HOME</b> ( ) <b>WORK</b> (804 ) 771-6948
	<b>PHONE MOBILE</b> (804 ) 205-8949
<b>MAILING</b>	Send all correspondence to (check one): <input type="checkbox"/> Applicant -or- <input checked="" type="checkbox"/> Agent/Contact
<b>The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application.</b>	
Jonathon W. Schultis	
<b>TYPE/PRINT NAME OF APPLICANT/AGENT</b>	<b>SIGNATURE OF APPLICANT/AGENT</b>

DO NOT WRITE IN THIS SPACE

SE 2012-0095

mpe  
7/30/12

Date Application accepted: July 30, 2012

Application Fee Paid: \$ 16,375.00

*Virginia Ruffan*



# SE 2012-SU-015

## Zoning Application Closeout Summary Report

Printed: 6/26/2013

### General Information

**APPLICANT:** VIRGINIA ELECTRIC & POWER COMPANY D/B/A DOMINION VIRGINIA POWER  
**DECISION DATE:** 06/04/2013  
**CRD:** NO  
**HEARING BODY:** BOS  
**ACTION:** APPROVE  
**STAFF COORDINATOR:** JOE GORNEY  
**SUPERVISOR DISTRICT:** SULLY (PREV P)

**DECISION SUMMARY:**

ON JUNE 4, 2013, ON A MOTION BY SUPERVISOR FREY, THE BOARD VOTED TO APPROVE SE 2012-SU-015 SUBJECT TO THE DEVELOPMENT CONDITIONS DATED APRIL 3, 2013.

**APPLICATION DESCRIPTION:**

EXISTING ELECTRIC UTILITY SUBSTATION EXPANSION

### Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
DISTRICT	AREA	DISTRICT	AREA	DISTRICT	AREA
				R-1	43,212.00 SQ FEET

### Tax Map Numbers

0653 ((01))( )0035

### Approved Land Uses

Zoning District: R-1

LAND USE	DU'S	RES LAND AREA	ADU'S	WU'S	GFA	FAR	NRES LAND AREA	SQ FEET
ELEC/SUBST					560	0.01	43,212.00	
TOTALS								

### Approved Waivers/Modifications

DEVIATION FROM TREE PRESERVATION TARGET PERCENTAGE

MODIFY TRANSITIONAL SCREENING REQUIREMENT

MODIFY 10-YEAR TREE CANOPY REQUIREMENT

6/26/2013

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**Approved Development Conditions**DEVELOPMENT CONDITION STATEMENT DATE: 04-03-2013

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<u>DEVELOPMENT CONDITION</u>	<u>DUE</u>	<u>TRIG #</u>	<u>TRIG EVENT</u>	<u>CONTRIB</u>	<u>EXPIR DTE</u>
DRAINAGE IMPROVEMENT - ON-SITE	01-01-0001	0	N/A	0	01-01-0001
CONSTRUCTION VEHICLE RESTRICTIONS	01-01-0001	0	N/A	0	01-01-0001
HOURS OF OPERATION	01-01-0001	0	N/A	0	01-01-0001
CONDITION - DEVELOPMENT PLAN	01-01-0001	0	N/A	0	01-01-0001
MINOR MODIFICATIONS	01-01-0001	0	N/A	0	01-01-0001
EXPIRES IN NUMBER MONTHS / YEARS UNLESS IMPLEMENTED	01-01-0001	0	N/A	0	01-01-0001
LANDSCAPING - ENVIRONMENT	01-01-0001	0	N/A	0	01-01-0001
OTHER - ENVIRONMENT	01-01-0001	0	N/A	0	01-01-0001
LIMITS OF CLEARING AND GRADING	01-01-0001	0	N/A	0	01-01-0001
ENTRANCE IMPROVEMENTS	01-01-0001	0	N/A	0	01-01-0001
APPROVED FOR LOCATION/STRUCTURE/USES ETC ON PLATS	01-01-0001	0	N/A	0	01-01-0001
SIDEWALK / TRAIL	01-01-0001	0	N/A	0	01-01-0001
OTHER - TRANSPORTATION	01-01-0001	0	N/A	0	01-01-0001
TREE PRESERVATION / SURVEY	01-01-0001	0	N/A	0	01-01-0001
TREE SAVE FENCING	01-01-0001	0	N/A	0	01-01-0001
LANDSCAPING - OFF-SITE	01-01-0001	0	N/A	0	01-01-0001

6/26/2013