



PCA APPLICATION ACCEPTED: August 2, 2013
2232 APPLICATION ACCEPTED: December 12, 2013
PLANNING COMMISSION: February 27, 2014
BOARD OF SUPERVISORS: Not yet scheduled

County of Fairfax, Virginia

FEBRUARY 13, 2014

STAFF REPORT

PROFFER CONDITION AMENDMENT PCA 2000-MV-034 APPLICATION 2232-V13-17

MOUNT VERNON DISTRICT

APPLICANT: Furnace Associates, Inc.

PRESENT ZONING: I-6 (Heavy Industrial District)

PARCELS: 113-1 ((1)) 12 and 13

ACREAGE: 8.86 acres

INTENSITY: 5,000 square feet

PLAN MAP: Industrial

PROPOSAL: To delete the proffered mixed waste reclamation facility use and permit electrical generating facilities as the proffered use on the property.

STAFF RECOMMENDATIONS:

Staff recommends that the Planning Commission find that the solar electrical generating facility proposed under 2232-V13-17 satisfies the conditions of location, character, and extent as specified in Section 15.2-2232 of the Code of Virginia, as amended, and is in accord with the Comprehensive Plan.

Staff recommends approval of PCA 2000-MV-034 and the Generalized Development Plan (GDP), subject to the execution of proffers consistent with those contained in Appendix 1.

Mary Ann Tsai, AICP

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703-324-1290 FAX 703-324-3924
www.fairfaxcounty.gov/dpz/



Staff recommends approval of a modification of Par. 11 of Sect. 11-102 of the Zoning Ordinance for a dustless surface to that shown on the GDP.

Staff recommends approval to permit off-site vehicular parking for the Observation Point for Special Exception Amendment SEA 80-L/V-061-02, pursuant to Sect. 11-102 of the Zoning Ordinance.

It should be noted that it is not the intent of staff to recommend that the Board of Supervisors, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

The approval of this rezoning does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Proffered Condition Amendment

PCA 2000-MV-034

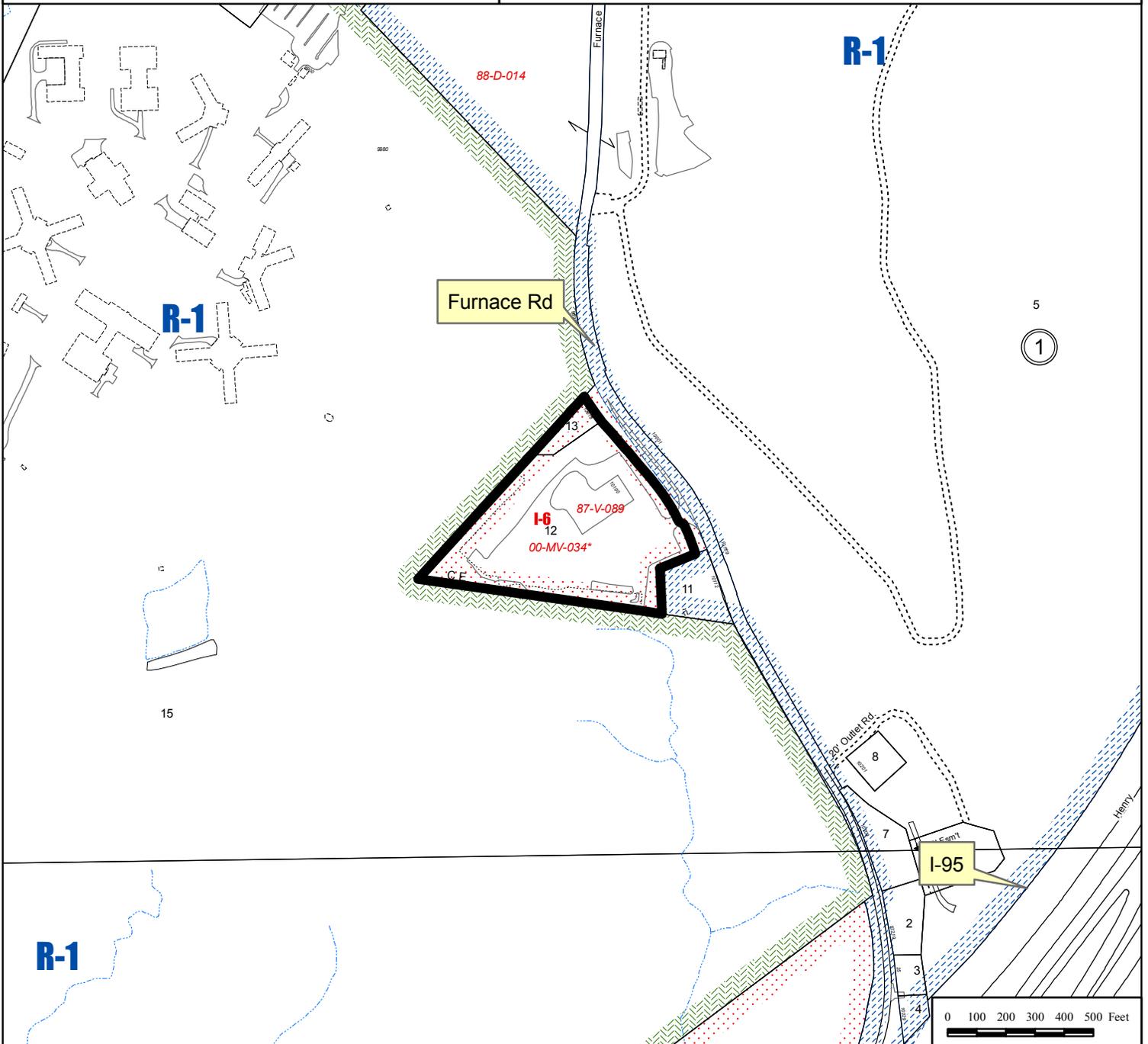
Applicant: FURNACE ASSOCIATES, INC.
Accepted: 08/02/2013
Proposed: TO DELETE THE PROFFERED MIXED WASTE RECLAMATION FACILITY USE AND TO PERMIT ELECTRICAL GENERATING FACILITIES AS THE PROFFERED USE ON THE PROPERTY.



Area: 8.86 AC OF LAND; DISTRICT - MOUNT VERNON

Zoning Dist Sect:
Located: WEST SIDE OF FURNACE ROAD APPROXIMATELY 2,693 FEET SOUTH OF LORTON RD, AND 2,650 FEET NORTH OF I-95 UNDERPASS

Zoning: I-6
Overlay Dist:
Map Ref Num: 113-1- /01/ /0012 /01/ /0013



PROFFERED CONDITION AMENDMENT APPLICATION PCA 2000-MV-034
LORTON SOLAR ENERGY PARK
 GENERALIZED DEVELOPMENT PLAN AMENDMENT

FAIRFAX COUNTY, VIRGINIA

JUNE 7, 2013

JULY 26, 2013

REVISED SEPTEMBER 11, 2013

REVISED OCTOBER 7, 2013

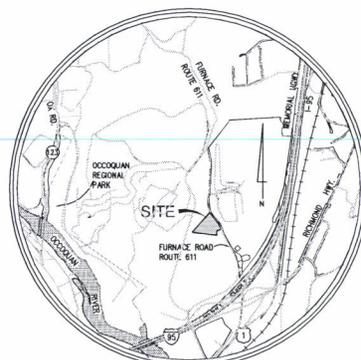
REVISED NOVEMBER 1, 2013

REVISED DECEMBER 10, 2013

REVISED JANUARY 22, 2014

OWNER/APPLICANT

FURNACE ASSOCIATES, INC.
 11220 Asselt Loop
 Suite 201
 Manassas, VA 20109
 Telephone 703.378.0600
 Fax 703.378.0800



VICINITY MAP
 SCALE: 1" = 2,000'

SHEET INDEX

Sheet List Table	
Sheet Number	Sheet Title
1	COVER
2	GENERALIZED DEVELOPMENT PLAN AMENDMENT
3	GENERAL NOTES AND COMMENTS
4	EXISTING CONDITIONS AND VEGETATION MAP
5	LANDSCAPE PLAN
6	LANDSCAPE DETAILS
7	SITE DETAILS
8	STORMWATER MANAGEMENT PLAN
9	STORMWATER MANAGEMENT COMPUTATIONS
10	ADEQUATE OUTFALL

ENGINEER/LANDSCAPE ARCHITECT/PLANNER

THE BC CONSULTANTS
 12600 Fair Lakes Circle
 Suite 100
 Fairfax, VA 22033
 Telephone 703.449.8100
 Fax 703.449.8108

ATTORNEY/AGENT

HUNTON & WILLIAMS LLP
 1751 Pinnacle Drive
 Suite 1700
 McLean, VA 22102
 Telephone 703.714.7400
 Fax 703.714.7410

ENGINEER/ENERGY CONSULTANTS

GEOSYNTEC CONSULTANTS
 9211 Arboretum Parkway
 Suite 200
 Richmond, VA 23236
 Telephone 804.767.2206
 Fax 804.767.2182

BC Consultants
Planners • Engineers • Surveyors • Landscape Architects
 12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
 (703)449-8100 (703)449-8108 (Fax)
 www.bcconsultants.com



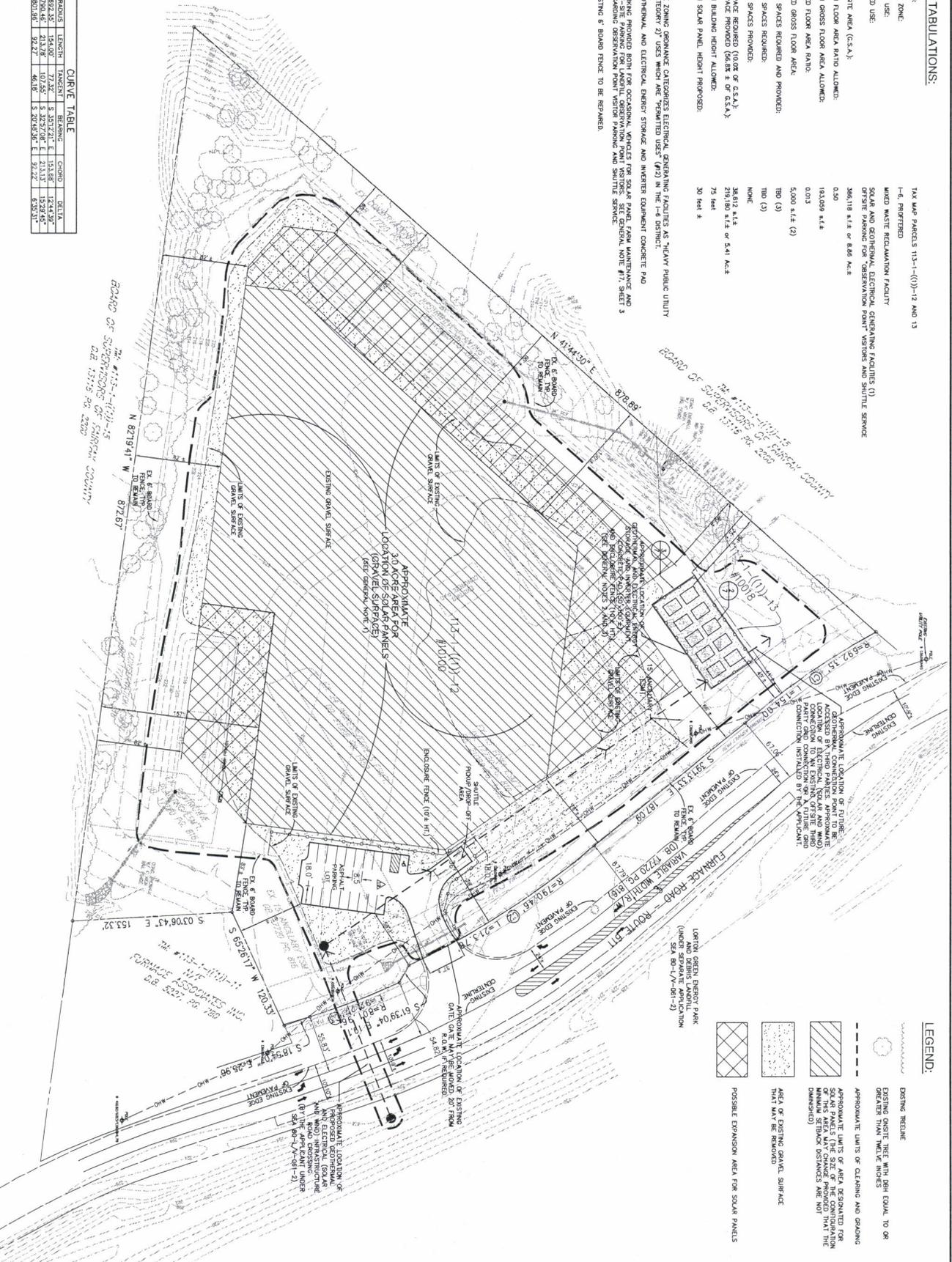
SITE TABULATIONS:

PARCELS:	TAX MAP PARCELS 113-1-(0)-12 AND 13
EXISTING ZONE:	I-6, PROTECTED
PROPOSED USE:	MIXED WASTE RECLAMATION FACILITY
GROSS SITE AREA (G.S.A.):	366,118 s.f. or 8.38 A.C.
MAXIMUM FLOOR AREA ALLOWED:	0.50
MAXIMUM GROSS FLOOR AREA ALLOWED:	183,059 s.f.
PROPOSED FLOOR AREA RATIO:	0.013
PROPOSED GROSS FLOOR AREA:	5,000 s.f. (2)
PARKING SPACES REQUIRED AND PROVIDED:	TBD (3)
LOADING SPACES REQUIRED:	TBD (3)
LOADING SPACES PROVIDED:	NONE
OPEN SPACE REQUIRED (1.0% OF G.S.A.):	3,661 s.f.
OPEN SPACE PROVIDED (5.6% OF G.S.A.):	205,180 s.f. or 4.71 A.C.
MAXIMUM BUILDING HEIGHT ALLOWED:	75 feet
MAXIMUM SOLAR PANEL HEIGHT PROPOSED:	30 feet ±

- (1) THE ZONING ORDINANCE CATEGORIES ELECTRICAL GENERATING FACILITIES AS "HEAVY PUBLIC UTILITY (CATEGORY 2) USES WHICH ARE PERMITTED USES" (#12) IN THE I-6 DISTRICT.
- (2) GEOTECHNICAL AND ELECTRICAL ENERGY STORAGE AND INVERTER EQUIPMENT CONCRETE PAD
- (3) PARKING PROVIDED BOTH FOR OCCASIONAL VISITORS FOR SOLAR PANEL LEASE MAINTENANCE AND OFF-SITE PARKING FOR LANDFILL OBSERVATION POINT VISITORS. (SEE GENERAL NOTE #17, SHEET 3 REGARDING OBSERVATION POINT VISITOR PARKING AND SHUTTLE SERVICE).
- (4) EXISTING 6' BOARD FENCE TO BE REPAIRED.

CLIQUE TABLE

CLIQUE	ROUNDS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C1	892.32	154.00'	77.32'	S 351°22'21" E	154.88'	124.439°
C2	801.86	20.32'	107.25'	S 202°27'08" E	203.33'	152.924°
C3	801.86	20.32'	107.25'	S 202°27'08" E	203.33'	152.924°
C4	801.86	20.32'	107.25'	S 202°27'08" E	203.33'	152.924°



BOARD OF SUPERVISORS OF FAIRFAX COUNTY
 11/13/15
 11/13/15

BOARD OF SUPERVISORS OF FAIRFAX COUNTY
 11/13/15
 11/13/15

LEGEND:

- EXISTING TREE LINE
- EXISTING ONSITE TREE WITH DBH EQUAL TO OR GREATER THAN TWELVE INCHES
- APPROXIMATE LIMITS OF CLEARING AND GRASSING
- APPROXIMATE LIMITS OF AREA DESIGNATED FOR SOLAR PANELS (THE SIZE OF THE CONTIGUATION MINIMUM SETBACK DISTANCES ARE NOT DIMENSIONED)
- AREA OF EXISTING GRAVEL SURFACE THAT MAY BE REMOVED
- POSSIBLE EXPANSION AREA FOR SOLAR PANELS

GENERALIZED DEVELOPMENT PLAN AMENDMENT

LORTON SOLAR ENERGY PARK

MOUNT VERNON DISTRICT
 FAIRFAX COUNTY, VIRGINIA



BC Consultants
 Planners • Engineers • Surveyors • Landscape Architects
 12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
 (703)448-8100 • (703)448-8108 (Fax)
 www.becon.com

DATE: JUNE 7, 2013	SCALE: 1/8" = 1'-0"	SHEET: 2 OF 10
CHECKED BY: MB	DESIGNED BY: CMB	DRAWN BY: CMB
DATE: JUNE 7, 2013	SCALE: 1/8" = 1'-0"	SHEET: 2 OF 10
CHECKED BY: MB	DESIGNED BY: CMB	DRAWN BY: CMB
DATE: JUNE 7, 2013	SCALE: 1/8" = 1'-0"	SHEET: 2 OF 10
CHECKED BY: MB	DESIGNED BY: CMB	DRAWN BY: CMB
DATE: JUNE 7, 2013	SCALE: 1/8" = 1'-0"	SHEET: 2 OF 10
CHECKED BY: MB	DESIGNED BY: CMB	DRAWN BY: CMB
DATE: JUNE 7, 2013	SCALE: 1/8" = 1'-0"	SHEET: 2 OF 10
CHECKED BY: MB	DESIGNED BY: CMB	DRAWN BY: CMB

GENERAL NOTES:

1. PURSUANT TO PARAGRAPH 6 OF SECTION 18-204 OF THE ZONING ORDINANCE, THIS APPLICATION IS FILED TO AMEND THE PROFFERS ACCEPTED IN RZ 2000-MV-034 TO ELIMINATE MIXED WASTE RECLAMATION FACILITY AS AN ALLOWED USE AND REPLACE IT WITH SOLAR AND GEOTHERMAL ELECTRICAL GENERATING FACILITIES, WHICH ARE DESIGNATED AS "PERMITTED" USES IN THE I-B ZONING DISTRICT.
2. THE LAND DELINEATED ON THIS PROFFERED CONDITION AMENDMENT PLAN ARE IDENTIFIED AS TAX ASSESSMENT MAP NO. 113-1 ((1)), PARCELS 12 AND 13 AND ARE ZONED I-B.
3. THE BOUNDARY INFORMATION SHOWN ON THIS PLAN IS BASED ON A DEED OF DEDICATION AND EASEMENT PLAT AS RECORDED IN DEED BOOK 17720 AT PAGE 816 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA. NO TITLE REPORT WAS FURNISHED.
4. THE TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN IS BASED ON INFORMATION OF RECORD FROM A FIELD RUN SURVEY AND IS SHOWN AT TWO (2) FEET CONTOUR INTERVALS.
5. THE PROPERTIES SHOWN ON THIS PLAN ARE IN THE MOUNT VERNON MAGISTERIAL DISTRICT, THE MILL BRANCH SEWER-SHED AND THE MILL BRANCH WATERSHED.
6. TO THE BEST OF OUR KNOWLEDGE THIS DEVELOPMENT IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN AND WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS AND CONDITIONS AS PREVIOUSLY APPROVED, MODIFIED AND/OR WAIVED IN CONJUNCTION WITH RZ 2000-MV-034 AS LISTED BELOW:
 - * MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS AS PREVIOUSLY APPROVED ALONG THE SOUTHERN AND NORTHWESTERN PROPERTY BOUNDARIES AND AS SHOWN ON THE PLAN. PREVIOUSLY APPROVED BARRIERS ARE AS SHOWN ON THE PLAN.
 - * MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS TO PROVIDE APPROPRIATELY SIZED EVERGREEN AND DECIDUOUS TREES UNDER THE OVERHEAD UTILITY WIRES IN LIEU OF THE REQUIRED LARGE AND MEDIUM EVERGREEN TREES AND LARGE DECIDUOUS TREES PROVIDED THAT THE INTENT OF THE TRANSITIONAL SCREENING IS FULFILLED.
 - * MODIFICATION OF BARRIER REQUIREMENTS AS PREVIOUSLY APPROVED ALONG THE EASTERN PROPERTY BOUNDARY (ALONG FURNACE ROAD) AND AS SHOWN ON THE PLAN.
 - * WAIVER OF THE REQUIREMENT FOR A DUSTLESS SURFACE (EXCEPT FOR AREAS SHOWN OTHERWISE ON THE PLAN).
- NOTE: NO TRANSITIONAL SCREENING OR BARRIERS ARE REQUIRED ADJACENT TO TAX ASSESSMENT MAP NO. 113-1 ((1)), PARCEL 11 (AT THE SOUTHEAST CORNER OF THE SITE) FOR A TELECOMMUNICATIONS TOWER.
7. GIVEN PREVIOUS DEDICATION AND IMPROVEMENTS ALONG FURNACE ROAD, NO NEW FRONTAGE IMPROVEMENTS OR ADDITIONAL RIGHT-OF-WAY DEDICATION ARE PROPOSED WITH THIS APPLICATION. ACCESS TO THE SITE WILL BE PROVIDED BY ONE (1) EXISTING ENTRANCE LOCATED ALONG FURNACE ROAD. THE DRIVEWAY ENTRANCE MAY BE MODIFIED BASED ON FURTHER ENGINEERING DESIGN AND VDOT APPROVAL.
8. ACCORDING TO THE FAIRFAX COUNTY-COUNTYWIDE TRAILS PLAN (ADOPTED BY THE BOARD OF SUPERVISORS ON JUNE 16, 2002) AN EIGHT (8) FEET WIDE MAJOR PAVED TRAIL IS REQUIRED ALONG THE EASTERN SIDE OF FURNACE ROAD, AN EXISTING EIGHT (8) FEET WIDE ASPHALT TRAIL IS LOCATED ALONG THE SITE'S FRONTAGE WITH FURNACE ROAD (WESTERN SIDE). THIS TRAIL WILL NOT BE REMOVED WITH APPROVAL OF THIS APPLICATION.
9. THERE ARE NO SCENIC ASSETS ON THE SITE, HOWEVER, TREE PRESERVATION AREAS HAVE BEEN PROVIDED ALONG THE SOUTHERN AND NORTHWESTERN PROPERTY BOUNDARIES WHERE SHOWN ON THE PLAN.
10. THERE IS NO PUBLIC SEWER PROPOSED WITH THIS APPLICATION. AT SOME TIME IN THE FUTURE AND AT THEIR DISCRETION, THE APPLICANT MAY IMPLEMENT A PRIVATE SEPTIC DRAIN FIELD SYSTEM AT A LOCATION TO BE DETERMINED BUT ONLY WITH THE APPROVAL OF THE FAIRFAX COUNTY HEALTH DEPARTMENT.
11. THE SITE IS SERVED BY PUBLIC WATER THROUGH THE FAIRFAX COUNTY WATER AUTHORITY.
12. THIS PLAN SHOWS ALL KNOWN (WITHOUT BENEFIT OF TITLE REPORT INFORMATION) EXISTING UNDERGROUND UTILITIES AND ALL EXISTING UTILITY EASEMENTS OF 20' OR MORE. THE LOCATIONS OF THE EASEMENTS SHOWN ARE FROM TAX RECORDS AND/OR DEEDS AND INFORMATION OF RECORD AND SHOULD NOT BE REGARDED AS CORRECT AND FINAL.
13. ALL NECESSARY PUBLIC UTILITIES ARE READILY ACCESSIBLE TO THE SITE AND WILL BE EXTENDED BY THE DEVELOPER OR UTILITY COMPANY. UTILITY PLANS AND PROFILES WILL BE SUBMITTED IN THE FUTURE FOR CONSTRUCTION PURPOSES.
14. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE AND/OR FEDERAL LAW.
15. THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON SITE.
16. THE PROPOSED LIMITS OF CLEARING AND GRADING ARE SHOWN ON THE PLAN. THESE LIMITS ARE APPROXIMATE AND SUBJECT TO ADJUSTMENT AT THE TIME OF FINAL GRADING, ENGINEERING AND LOCATION OF PROPOSED UTILITIES. WHERE THE LIMITS OF CLEARING AND GRADING ARE SHOWN ADJACENT TO A PROPERTY LINE, IT SHOULD BE ASSUMED THAT THE LIMITS EXTEND TO THE PROPERTY LINE.
17. PARKING SPACES ARE SHOWN ON THE PLAN. PURSUANT TO PARAGRAPH 1 OF SECTION 11-102 OF THE ZONING ORDINANCE, THE APPLICANT REQUESTS AUTHORIZATION BY THE BOARD OF SUPERVISORS TO LOCATE VISITOR PARKING ASSOCIATED WITH THE LANDFILL OBSERVATION POINT OFF-SITE ON THIS CONTIGUOUS I-B PROPERTY, GENERALLY AS DEPICTED ON THIS GDPA. THIS ALTERNATIVE, OFF-SITE PARKING IS NEEDED DUE TO PUBLIC SAFETY CONCERNS ASSOCIATED WITH LANDFILL OPERATIONS AND THE REQUIREMENT THAT FURNACE ASSOCIATES, THE OWNER OF BOTH PROPERTIES, STRICTLY CONTROL PUBLIC ACCESS FOR VISITORS WHO ALL WILL BE REQUIRED TO PRE-REGISTER AND EXECUTE A LIABILITY WAIVER AND RELEASE PRIOR TO TRAVELING TO THE ADJACENT LANDFILL VIA SHUTTLE SERVICE FROM THIS PARKING AREA. THESE VISITOR SPACES WILL BE PERMANENTLY AVAILABLE TO SUPPORT THE OFF-SITE OBSERVATION POINT THROUGH-OUT ITS OPERATION.
18. IN ACCORDANCE WITH PARAGRAPH 5 OF SECTION 18-204 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE APPROVED PROFFERED CONDITIONS MAY BE PERMITTED WHEN IT IS DETERMINED BY THE ZONING ADMINISTRATOR THAT SUCH ARE IN SUBSTANTIAL CONFORMANCE WITH THE PROFFERED CONDITIONS AND THAT SUCH ARE IN RESPONSE TO ISSUES OF TOPOGRAPHY, DRAINAGE, UNDERGROUND UTILITIES, STRUCTURAL SAFETY, LAYOUT, DESIGN, VEHICULAR CIRCULATION OR REQUIREMENTS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR FAIRFAX COUNTY, OR ARE ACCESSORY USES, OR ARE ACCESSORY STRUCTURES OR MINOR BUILDING ADDITIONS AS PERMITTED BY PARAGRAPH 5(A)(7) OR 5B(7) OF SECTION 18-204.
19. NUMBER AND LOCATIONS OF INDIVIDUAL SOLAR PANELS TO BE DETERMINED. EACH SOLAR PANEL IS APPROXIMATELY 50' IN LENGTH, 25' IN WIDTH AND STANDS APPROXIMATELY 30' IN HEIGHT. THE FINAL SIZE AND HEIGHT MAY BE INCREASED OR MAY BE DECREASED PROVIDED THAT NO MINIMUM SETBACK DISTANCES ARE DIMINISHED. REFER TO DETAIL 1 ON SHEET 7 FOR ADDITIONAL INFORMATION. REMAINING SURFACE AREA ON THIS I-B SITE MAY ALSO BE USED FOR ADDITIONAL SOLAR INFRASTRUCTURE, OR OTHER RENEWABLE ENERGY OPERATIONS, SHOULD THE APPLICANT, OR OTHERS WITH THE APPLICANT'S PERMISSION, ELECT TO BUILD-OUT ADDITIONAL RENEWABLE ENERGY CAPACITY.
20. FINAL SIZE AND TYPE OF ENERGY STORAGE AND INVERTER EQUIPMENT TO BE DETERMINED. THE HEIGHT OF THE EQUIPMENT REQUIRED IS APPROXIMATELY 30' IN HEIGHT. ALL EQUIPMENT SHALL BE CONTAINED WITHIN THE LIMITS OF THE CONCRETE PAD. THE FINAL SIZE OF THE CONCRETE PAD AND THE SIZE AND HEIGHT OF ANY EQUIPMENT REQUIRED MAY BE INCREASED OR MAY BE DECREASED PROVIDED THAT NO MINIMUM SETBACK DISTANCES ARE DIMINISHED. REFER TO DETAIL 2 ON SHEET 7 FOR ADDITIONAL INFORMATION.
21. REFER TO DETAIL 3 ON SHEET 7 FOR INFORMATION ON THE CONCRETE PAD ENCLOSURE FENCE.

ZONING ORDINANCE REQUIREMENTS FOR A GENERALIZED DEVELOPMENT PLAN PER PARAGRAPH 10 OF SECTION 18-202:

- A. SCALE AND NORTH ARROW AS SHOWN ON THE PLAN.
- B. THE LOCATION, DIMENSIONS AND MAXIMUM HEIGHT OF THE PROPOSED STRUCTURES ARE SHOWN ON THE PLAN OR INCLUDED IN THE SITE TABULATIONS AND GENERAL NOTES ON SHEET 2. THE ANGLE OF BULK PLANE IS SHOWN BELOW.
- C. THE PROPOSED TRAFFIC CIRCULATION IS AS SHOWN ON THE PLAN. REFER TO GENERAL NOTE 8 FOR INFORMATION CONCERNING COMPREHENSIVE PLAN TRAILS REQUIREMENTS.
- D. OPEN SPACE AREAS AND THE APPROXIMATE LOCATION OF ALL PROPOSED COMMUNITY AND PUBLIC FACILITIES ARE AS SHOWN ON THE PLAN.
- E. REFER TO GENERAL NOTE 10 FOR INFORMATION CONCERNING SANITARY SEWERS.
- F. REFER TO SHEETS 8 THROUGH 10 FOR ALL REQUIRED STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES INFORMATION.
- G. REFER TO GENERAL NOTE 12 FOR INFORMATION CONCERNING EXISTING UTILITY EASEMENTS.
- H. PROPOSED PARKING SPACE INFORMATION IS AS SHOWN ON THE PLAN AND INCLUDED IN THE SITE TABULATIONS ON SHEET 2.
- I. REFER TO GENERAL NOTE 4 FOR TOPOGRAPHIC INFORMATION.
- J. THERE ARE NO SCENIC ASSETS ON THE SITE, HOWEVER, TREE PRESERVATION AREAS HAVE BEEN PROVIDED ALONG THE SOUTHERN AND NORTHWESTERN PROPERTY BOUNDARIES WHERE SHOWN ON THE PLAN.
- K. THE ADJACENT PROPERTIES WILL BE PROTECTED FROM ANY ADVERSE EFFECTS PROMPTED BY THE PROPOSED DEVELOPMENT USING THE TREE PRESERVATION AREAS PROVIDED ALONG THE SOUTHERN AND NORTHWESTERN PROPERTY BOUNDARIES WHERE SHOWN ON THE PLAN AND THROUGH THE USE OF THE TRANSITIONAL SCREENING PROVIDED ALONG FURNACE ROAD AS MAY BE MODIFIED PER NOTE #8.
- L. THERE ARE NO EXISTING STRUCTURES ON THE SITE.
- M. REFER TO THE SITE TABULATIONS ON SHEET 2 FOR INFORMATION CONCERNING GROSS FLOOR AREA AND THE FLOOR AREA RATIO.
- N. NO RESIDENTIAL UNITS ARE PROPOSED WITH THIS APPLICATION. REFER TO THE SITE TABULATIONS ON SHEET 2 FOR INFORMATION CONCERNING OPEN SPACE.
- O. ALL PROPOSED FACILITIES ARE FOR THE BENEFIT OF THE GENERAL PUBLIC AND MAY BE CONSIDERED SPECIAL AMENITIES.
- P. NO FRONTAGE IMPROVEMENTS OR RIGHT-OF-WAY DEDICATION ARE PROPOSED WITH THIS APPLICATION. ALL OTHER IMPROVEMENTS TO THE SITE ARE AS SHOWN ON THE PLAN. REFER TO NOTE Q FOR CONSTRUCTION TIMING INFORMATION.
- Q. THE DEVELOPMENT SCHEDULE FOR THIS PROJECT HAS NOT BEEN DETERMINED BY THE APPLICANT, HOWEVER, IT MAY BE DEPENDENT ON PROFFERED CONDITIONS ASSOCIATED WITH THE APPROVAL OF THIS APPLICATION.
- R. THERE ARE NO KNOWN RESOURCE PROTECTION AREAS, FEMA OR USGS MAPPED FLOOD PLAINS OR ENVIRONMENTAL QUALITY CORRIDORS LOCATED ON THE SITE. THE ENTIRE SITE IS A RESOURCE MANAGEMENT AREA.
- S. THERE ARE NO IMPROVEMENTS TO THE PUBLIC RIGHT-OF-WAY PROPOSED WITH THIS APPLICATION. ALL REQUIRED DIMENSIONS ARE AS SHOWN ON THE PLAN.
- T. THE APPROXIMATE LIMITS OF CLEARING AND GRADING ARE AS SHOWN ON THE PLAN. INFORMATION CONCERNING PROPOSED LANDSCAPING AND SCREENING IS AS SHOWN ON SHEET 5 OR AS LISTED IN GENERAL NOTE 6, REFER TO SHEET 4 FOR INFORMATION CONCERNING EXISTING VEGETATION.
- U. THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL LOCATED ON THE SITE.

FURNACE ASSOCIATES INC.
11220 ASSETT LOOP
SUITE 201
MANASSAS, VA 20109

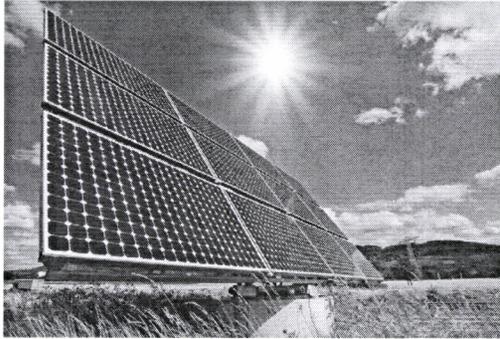


BC Consultants
Planners Engineers Architects
15800 Parkside Blvd., Suite 100
Manassas, VA 20108
(703)449-8100 (Fax)
www.bccoon.com

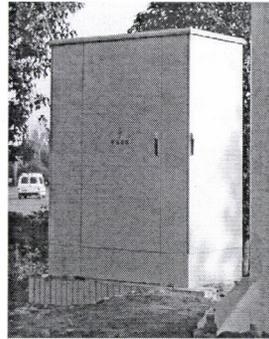


GENERALIZED DEVELOPMENT PLAN AMENDMENT
GENERAL NOTES AND COMMENTS
LORTON SOLAR ENERGY PARK
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

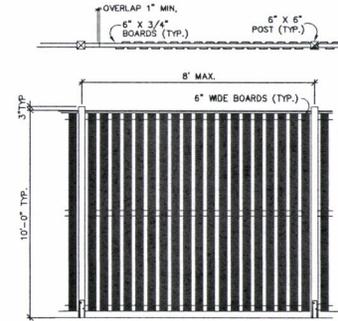
BC REVISIONS	DESIGNED BY: PLR
ADJUSTANCE REVIEW COMMENTS REV. 7-23-13	DRAFTED BY: CAD
REVISION 11-11-13	CHECKED BY: NB
REVISION 12-2-13	DATE: JUNE 7, 2013
REVISION 12-11-13	SCALE: HOR. N/A
REVISION 12-11-13	VERT. N/A
REVISION 12-11-13	SHEET 3 OF 10
REVISION 12-11-13	CO. NO. PCA 2000-MV-034
REVISION 12-11-13	CAD. NAME: PCAST17NOTES
REVISION 12-11-13	LAYOUT: NOTES
REVISION 12-11-13	FILE NO. 05117.31-60



1 **SOLAR PANEL** NO SCALE
 SOLAR PANEL DESIGNATED AREA APPROXIMATELY 3.0 ACRES. EACH SOLAR PANEL IS APPROXIMATELY 50' IN LENGTH, 25' IN WIDTH AND STANDS APPROXIMATELY 30' IN HEIGHT. FINAL SIZE AND HEIGHT MAY BE INCREASED OR MAY BE DECREASED BASED ON THE PREVAILING TECHNOLOGY AT THE TIME OF INSTALLATION.



2 **TYPICAL GEOTHERMAL AND ELECTRICAL STORAGE AND INVERTER EQUIPMENT** NO SCALE
 APPROXIMATE CONCRETE PAD SIZE 50' X 100'. THE HEIGHT OF THE GEOTHERMAL AND ELECTRICAL STORAGE AND INVERTER EQUIPMENT IS APPROXIMATELY 30' IN HEIGHT. FINAL EQUIPMENT SIZE AND HEIGHT MAY BE INCREASED OR MAY BE DECREASED BASED ON THE PREVAILING TECHNOLOGY AT THE TIME OF INSTALLATION BUT SHALL NOT EXTEND BEYOND THE LIMITS OF THE CONCRETE PAD.



3 **TYPICAL CONCRETE PAD ENCLOSURE FENCE** NO SCALE
 APPROXIMATE HEIGHT 10'

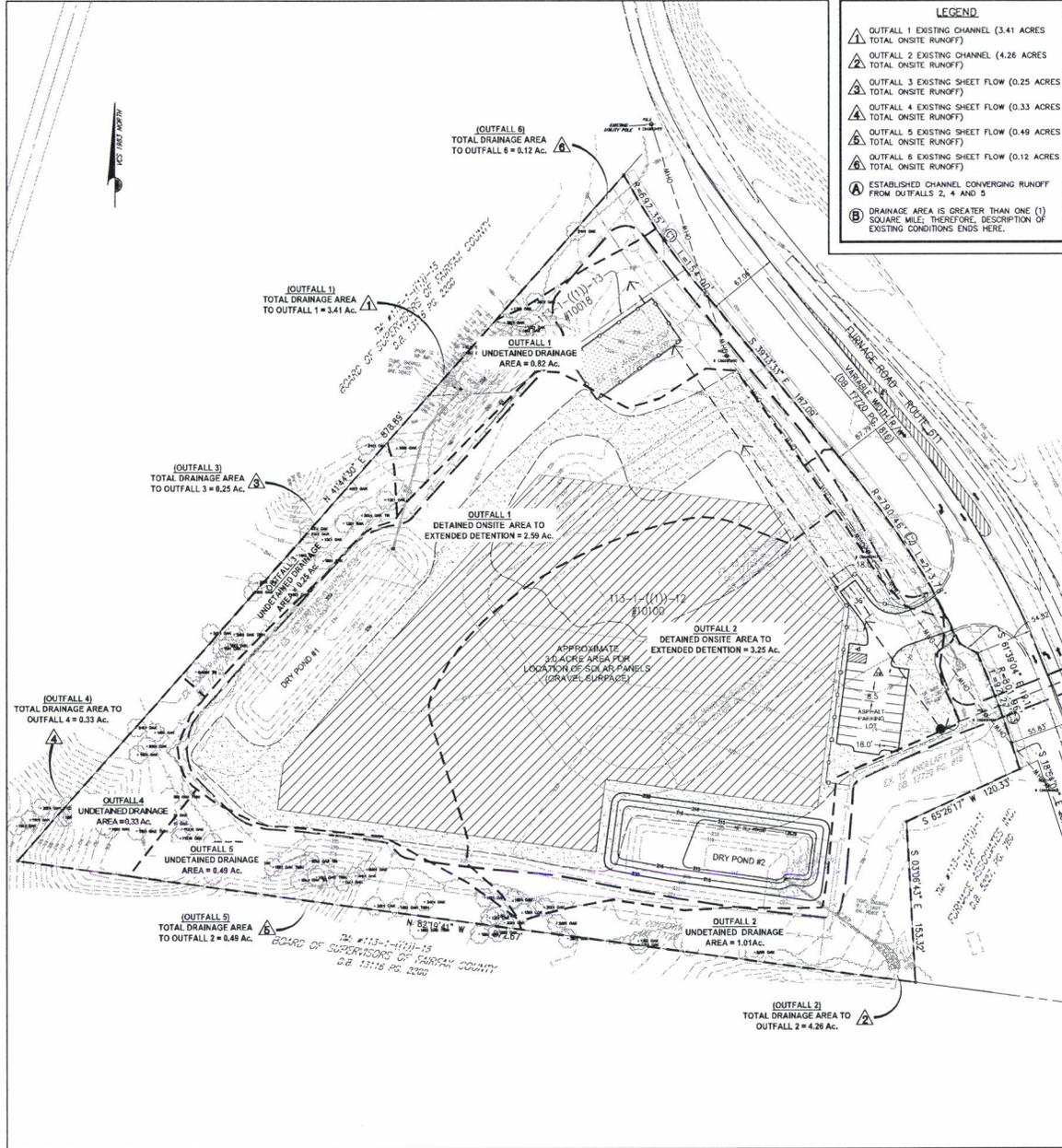
BC Consultants
 Planners · Engineers · Surveyors · Landscape Architects
 12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
 (703)449-1100 (Fax)
 www.bccom.com



GENERALIZED DEVELOPMENT PLAN AMENDMENT
 SITE DETAILS
LORTON SOLAR ENERGY PARK
 MOORE WILSON SERVICES
 FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	ACCEPTANCE REVIEW COMMENTS REV. 7-28-13
PRECISE COMMENTS REV. 8-11-13	
REVISIONS	REVISIONS
REVISED 11-11-13	REVISED 11-22-14
REVISED 11-10-13	
DESIGNED BY: PLR	PROJECT MANAGER: PLR
DRAFTED BY: CAD	PROJECT ASSOCIATES, INC.
CHECKED BY: NB	31250 Ashant Loop
DATE: JUNE 7, 2013	Manassas, VA 20109
SCALE: HOR. AS SHOWN	
VERT.	
SHEET 7 OF 10	
CO. NO. PCA 2000-MY-034	
CAD NAME: PCA511750E1	
LAYOUT: DETAILS	
FILE NO. 05117.31-00	

SITE OUTFALL MAP
SCALE: 1"=50'



LEGEND

- ▲ OUTFALL 1 EXISTING CHANNEL (3.41 ACRES TOTAL ONSITE RUNOFF)
- ▲ OUTFALL 2 EXISTING CHANNEL (4.26 ACRES TOTAL ONSITE RUNOFF)
- ▲ OUTFALL 3 EXISTING SHEET FLOW (0.25 ACRES TOTAL ONSITE RUNOFF)
- ▲ OUTFALL 4 EXISTING SHEET FLOW (0.33 ACRES TOTAL ONSITE RUNOFF)
- ▲ OUTFALL 5 EXISTING SHEET FLOW (0.49 ACRES TOTAL ONSITE RUNOFF)
- ▲ OUTFALL 6 EXISTING SHEET FLOW (0.12 ACRES TOTAL ONSITE RUNOFF)
- ▲ ESTABLISHED CHANNEL CONVERGING RUNOFF FROM OUTFALLS 2, 4 AND 5
- ⓑ DRAINAGE AREA IS GREATER THAN ONE (1) SQUARE MILE; THEREFORE, DESCRIPTION OF EXISTING CONDITIONS ENDS HERE.

EXTENT OF REVIEW, OUTFALL NARRATIVE

THIS SITE HAS SIX (6) OUTFALL LOCATIONS THAT ARE INITIALLY DRAINING IN SEPARATE DIRECTIONS. THE MAJORITY OF THE PROPERTY IS DRAINING INTO TWO DRY DETENTION PONDS. THESE PONDS DISCHARGE INTO THE WESTERN AND SOUTHERN OUTFALLS. OUTFALL 1 AND OUTFALL 2, RESPECTIVELY, AS SHOWN ON THE SITE OUTFALL MAP. THE RUNOFF FROM THE REMAINDER SITE GENERALLY SHEET FLOW AND CONVEYS TO ESTABLISHED CHANNELS LOCATED AT OUTFALLS 3, 4 AND 5. THE DESCRIPTION OF THE EXISTING CONDITIONS FOR EACH OUTFALL ENDS AT POINT 'B', WHICH IS THE POINT FROM THIS SITE REACHES A DRAINAGE AREA WITHIN THE OCCOQUAN RIVER WATERSHED THAT IS GREATER THAN ONE SQUARE MILE. PER Z.O. 3-0112.02(C), A DESCRIPTION OF THE OUTFALLS AND EXISTING CONDITIONS IS DESCRIBED IN THE FOLLOWING PARAGRAPHS:

OUTFALL 1
APPROXIMATELY 3.41 ACRES OF ONSITE RUNOFF DRAINS INTO AN EXTENDED DRY DETENTION. THE DETAINED RUNOFF AND APPROXIMATELY 0.02 ACRES OF UNDETAINED SHEET FLOW WILL DISCHARGE OFFSITE, IN A WESTERLY DIRECTION AND INTO AN EXISTING ESTABLISHED CHANNEL LOCATED AT POINT '1'. SINCE THE EXTENDED DRY DETENTION IS SIZED USING THE 1-YEAR DETENTION METHOD AND DISCHARGES INTO A DEFINED CHANNEL, IT SHALL BE PRESUMED THAT NO ADVERSE IMPACT WILL OCCUR TO THE DOWNSTREAM CHANNEL, AS DEFINED BY FPM 9-0303.C. THE RUNOFF DISCHARGING FROM THE SITE AT POINT '1' CONTINUES EAST SOUTH FOR APPROXIMATELY 1,750 FEET BEFORE THE ESTABLISHED CHANNEL IS DIRECTED WEST AND CONVERGES WITH ANOTHER ESTABLISHED CHANNEL. THE ESTABLISHED DITCH CONTINUES DRAINING SOUTH AND REACHES AN EXISTING POND. THIS POND DRAINS SOUTH FOR APPROXIMATELY 3,700 FEET WITHIN AN ESTABLISHED CHANNEL, BEFORE OUTFALLING INTO OCCOQUAN RIVER AT POINT 'B'.

OUTFALL 2
APPROXIMATELY 4.26 ACRES OF ONSITE RUNOFF DRAINS INTO AN EXTENDED DRY DETENTION. THE DETAINED RUNOFF AND APPROXIMATELY 1.01 ACRES OF UNDETAINED SHEET FLOW WILL DISCHARGE OFFSITE, IN A SOUTHERN DIRECTION AND INTO AN EXISTING ESTABLISHED CHANNEL LOCATED AT POINT '2'. SINCE THE EXTENDED DRY DETENTION IS SIZED USING THE 1-YEAR DETENTION METHOD AND DISCHARGES INTO A DEFINED CHANNEL, IT SHALL BE PRESUMED THAT NO ADVERSE IMPACT WILL OCCUR TO THE DOWNSTREAM CHANNEL, AS DEFINED BY FPM 9-0303.C. THE RUNOFF DISCHARGING FROM THE SITE AT POINT '2' CONTINUES EAST SOUTH FOR APPROXIMATELY 1,750 FEET BEFORE THE ESTABLISHED CHANNEL IS DIRECTED WEST AND CONVERGES WITH ANOTHER ESTABLISHED CHANNEL. AT POINT 'A', RUNOFF CONTINUES WEST UNTIL THE CHANNEL IS DIRECTED SOUTH AND EVENTUALLY REACHES AND OUTFALLS INTO OCCOQUAN RIVER AT POINT 'B'.

OUTFALL 3
APPROXIMATELY 0.25 ACRES OF ONSITE RUNOFF SHEET FLOWS GENERALLY NORTH-EAST AND DISCHARGES INTO AN EXISTING ESTABLISHED CHANNEL LOCATED AT POINT '3'. APPROXIMATELY 1,000 FEET DOWNSTREAM OF THE OUTFALL THE RUNOFF IS DIRECTED INTO AN ESTABLISHED DITCH AND CONVERGES WITH ANOTHER STORM SYSTEM. THE ESTABLISHED DITCH RUNS SOUTH AND REACHES AN EXISTING POND. THIS POND DRAINS SOUTH FOR APPROXIMATELY 3,700 FEET WITHIN AN ESTABLISHED CHANNEL, BEFORE OUTFALLING INTO OCCOQUAN RIVER AT POINT 'B'.

OUTFALL 4
APPROXIMATELY 0.33 ACRES OF ONSITE RUNOFF SHEET FLOWS GENERALLY SOUTH-WEST AND DISCHARGES INTO AN ESTABLISHED CHANNEL LOCATED AT POINT '4'. RUNOFF CONTINUES SOUTH WITHIN THE CHANNEL FOR APPROXIMATELY 450 FEET BEFORE CONVERGING WITH RUNOFF FROM OUTFALL 5. THE RUNOFF FROM BOTH OUTFALLS CONTINUES SOUTH WITHIN THE ESTABLISHED CHANNEL, BEFORE CONVERGING WITH THE ESTABLISHED CHANNEL, DOWNSTREAM OF OUTFALL 2 AT POINT 'A'. THE ESTABLISHED CHANNEL AT POINT 'A' IS DIRECTED WEST UNTIL THE CHANNEL HEADS SOUTH AND EVENTUALLY REACHES AND OUTFALLS INTO OCCOQUAN RIVER AT POINT 'B'.

OUTFALL 5
APPROXIMATELY 0.49 ACRES OF ONSITE RUNOFF SHEET FLOWS GENERALLY SOUTH AND DISCHARGES INTO AN ESTABLISHED CHANNEL LOCATED AT POINT '5'. RUNOFF CONTINUES SOUTH WITHIN THE CHANNEL FOR APPROXIMATELY 450 FEET BEFORE CONVERGING WITH RUNOFF FROM OUTFALL 4. THE RUNOFF FROM BOTH OUTFALLS CONTINUES SOUTH WITHIN THE ESTABLISHED CHANNEL, BEFORE CONVERGING WITH THE ESTABLISHED CHANNEL, DOWNSTREAM OF OUTFALL 2 AT POINT 'A'. THE ESTABLISHED CHANNEL AT POINT 'A' IS DIRECTED WEST UNTIL THE CHANNEL HEADS SOUTH AND EVENTUALLY REACHES AND OUTFALLS INTO OCCOQUAN RIVER AT POINT 'B'.

OUTFALL 6
APPROXIMATELY 0.12 ACRES OF ONSITE RUNOFF SHEET FLOW OFFSITE, IN A WESTERLY DIRECTION AND INTO AN EXISTING ESTABLISHED CHANNEL, JUST DOWNSTREAM OF OUTFALL 1. THE RUNOFF CONVERGES WITH AN ESTABLISHED DRAINAGE SYSTEM APPROXIMATELY 1,000 FEET DOWNSTREAM OF THE OUTFALL BEFORE TURNING SOUTH. THE ESTABLISHED DITCH CONTINUES DRAINING SOUTH AND REACHES AN EXISTING POND. THIS POND DRAINS SOUTH FOR APPROXIMATELY 3,700 FEET WITHIN AN ESTABLISHED CHANNEL, BEFORE OUTFALLING INTO OCCOQUAN RIVER AT POINT 'B'.

OVERALL DRAINAGE MAP
SCALE: 1"=500'



BC Consultants
Planners - Engineers - Surveyors - Landscape Architects
15880 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703) 449-8100 (Fax)
www.bccon.com



GENERALIZED DEVELOPMENT PLAN AMENDMENT
ADEQUATE OUTFALL
LORTON SOLAR ENERGY PARK
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	ACCEPTANCE REVIEW COMMENTS REV. 7-24-13
DESIGNED BY: PLR	DESIGNED BY: PLR
DRAFTED BY: CAD	DRAFTED BY: CAD
CHECKED BY: NB	CHECKED BY: NB
DATE: JUNE 7, 2013	DATE: JUNE 7, 2013
SCALE: HOR. AS SHOWN	SCALE: HOR. AS SHOWN
VERT:	VERT:
SHEET 10 OF 10	SHEET 10 OF 10
CO. NO. PCA 2000-MY-034	CO. NO. PCA 2000-MY-034
CAD NAME: PEARIT-3M-OUT	CAD NAME: PEARIT-3M-OUT
LAYOUT: OUTFALL	LAYOUT: OUTFALL
FILE NO. 05117-31-00	FILE NO. 05117-31-00

DESCRIPTION OF THE APPLICATION

The applicant requests approval to delete the proffered mixed waste reclamation facility use as the sole use of the subject property and to replace it with an electrical generating facility (solar panel farm), as the proffered use of the property. Concurrent with this application is 2232-V13-17, for which the applicant seeks the Planning Commission's determination that the proposed electrical generating facility satisfies the criteria of location, character, and extent pursuant to Section 15.2-2232 of the Code of Virginia and therefore may be determined to be in substantial conformance with the Comprehensive Plan.

The County Attorney determined that a Section 15.2-2232 review is required because the proposed solar electrical generating facility is not a feature shown on the Fairfax County Comprehensive Plan and energy produced by a solar electrical generating facility and sold to the electrical grid (as proposed) is deemed to be a public utility. Therefore, the Planning Commission must make a determination on whether the proposed solar electrical generating facility is in substantial conformance with the Comprehensive Plan. The County Attorney further determined that the proposed geothermal infrastructure is not deemed a public utility because it is excluded from the definition of public utility, in accordance with Section 15.2-2232. Section 15.2-2232 requires that all public areas, public buildings or structures, and public utility or public service corporation facilities be in accord with the Comprehensive Plan.

A geothermal and electrical access point and geothermal and electrical energy storage and exchange equipment also are proposed on the subject property to receive and store energy generated from the proposed electrical generating facilities (wind, solar, methane gas, and geothermal) proposed as part of pending Special Exception Amendment SEA 80-L/V-061-02 on the construction, demolition, and debris (CDD) landfill, located across Furnace Road on Tax Map Parcels 113-1 ((1)) part 5, 7, 8 and 113-1 ((1)) 1,2,4 (SEA Property).

Waivers and Modifications

The applicant requests the following waivers and modifications:

- Modification of Par. 11 of Sect. 11-102 of the Zoning Ordinance for a dustless surface to that shown on the Generalized Development Plan (GDP) and;
- Board of Supervisors' approval to permit off-site vehicular parking for the Observation Point proposed for Special Exception Amendment SEA 80-L/V-061-02 pursuant to Sect. 11-102 of the Zoning Ordinance.

The applicant's proffered conditions, statement of justification, and affidavit are provided as Appendices 1-3, respectively.

LOCATION AND CHARACTER

The subject property consists of two parcels that together are triangular in shape and located on the west side of Furnace Road, approximately half way between Lorton Road to the north and Interstate-95 (I-95) to the south. The subject property contains approximately 8.86 acres and is currently developed with a mixed waste reclamation facility. The site consists of a cleared gravel lot with a concrete pad in the center of the site and no structures. Trees, shrubs, and grass vegetation are located around the perimeter of the site. The site is bound on the north, south, and west by the Occoquan Regional Park; to the southeast by a telecommunications facility; and on the east by Furnace Road. The surrounding uses are shown in Figure 1.

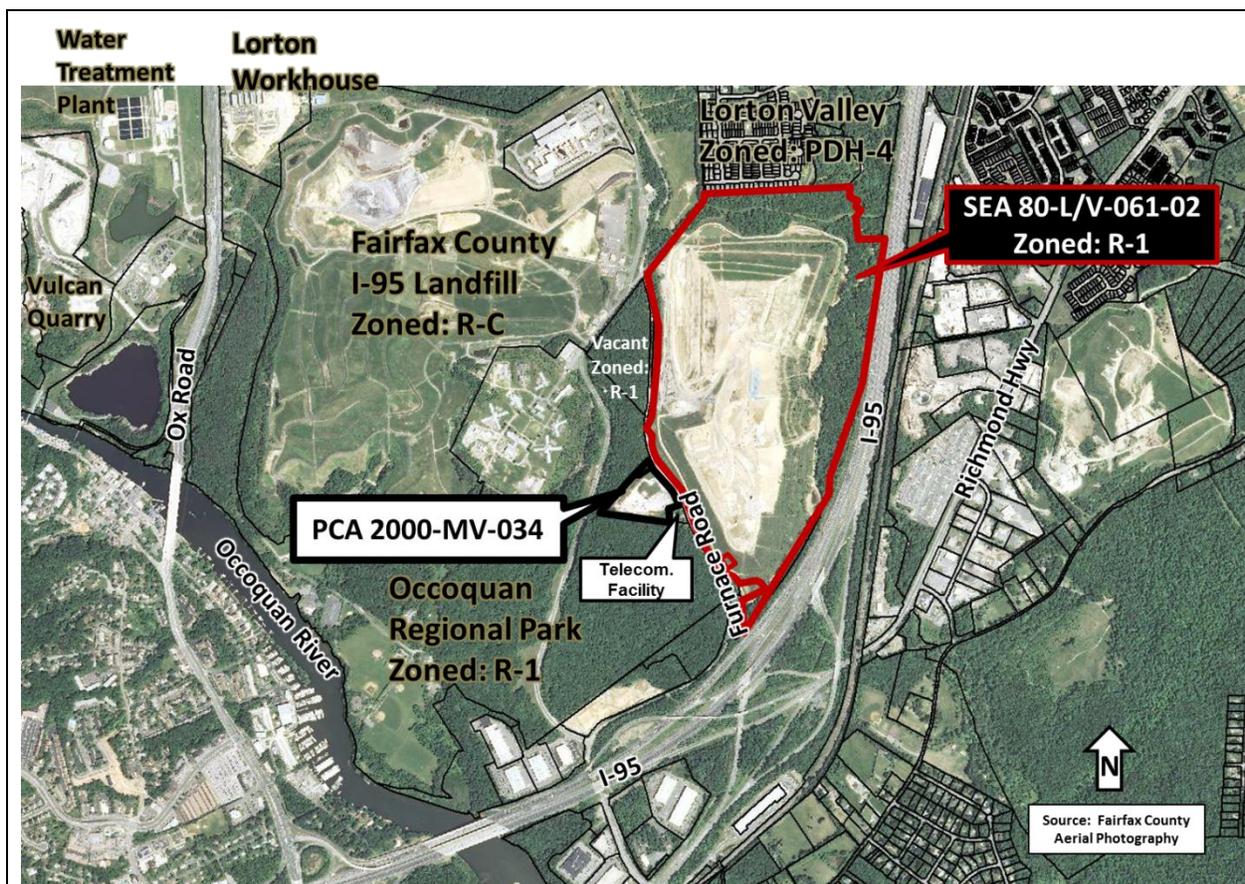


Figure 1: Surrounding uses

BACKGROUND

On October 29, 1987, Rezoning RZ 87-V-089 was filed and amended on February 2, 1988, to rezone the subject property to the I-5 District for industrial uses, such as a warehouse, storage yard, and/or vehicle major service. The rezoning was concurrent with Rezoning RZ 88-V-014 on non-adjacent Tax Map 113-1 ((1)) part 5.

The applications were indefinitely deferred on June 8, 1989, and the applications were dismissed on January 11, 1995. No staff report was written, but the Land Use memo contained in the rezoning file indicated that the proposal was not in conformance with the Comprehensive Plan recommendation of low-density residential and private open space uses.

On July 1, 1991, the Board of Supervisors adopted Out-of-Turn Plan Amendment (OTPA) S91-IV-MV1 to amend the Comprehensive Plan recommendation for the subject property and an approximately 17 acre parcel located at Tax Map Parcel 113-1 ((1)) part 5, on the west side of Furnace Road. The following was the adopted Comprehensive Plan text for Sub-unit B3: "These two triangular-shaped pieces of property west of Furnace Road together contain about 27 acres and are planned for industrial use for a recycling center and/or recycling-related industries with an option in the long range for public open space when the adjacent landfills are covered."

On September 28, 2010, the Board of Supervisors adopted Area Plan Review (APR) #09-IV-2LP, which provides the current Comprehensive Plan language for the subject property.

On January 8, 2001, the Board of Supervisors approved Rezoning RZ 2000-MV-034 to rezone the subject property from the R-1 District to the I-6 District. This rezoning was concurrent with Special Exception SE 00-V-040, which was also approved on January 8, 2001, to permit a mixed waste reclamation facility (Category 5 Use). The approved proffered conditions and Generalized Development Plan for RZ 2000-MV-034 is at <http://ldsnet.fairfaxcounty.gov/ldsnet/ZAPSMain.aspx?cde=RZ&seq=4009585> and the approved development conditions and SE Plat for SE 00-V-040 is located at <http://ldsnet.fairfaxcounty.gov/ldsnet/ZAPSMain.aspx?cde=SE&seq=3200183>.

On October 4, 2005, Site Plan #3800-SP-001-3 was approved for a mixed waste reclamation building. On August 10, 2010, the revised site plan was approved.

On January 2, 2013, Building Permit #130020253 was filed but has not yet been issued for a one-story pre-engineered metal building on the subject property.

On August 2, 2013, Special Exception Amendment SEA 80-L/V-061-02 was accepted, which proposes to extend landfill operations until January 1, 2040, or until a final debris elevation of 412 feet above sea level is reached, whichever occurs first; to permit electrical generating facilities (wind, solar, methane gas, geothermal); a private club (model airplane field); a baseball hitting range, and a golf driving range.

GENERALIZED DEVELOPMENT PLAN (GDP) (A copy is located at the front of the staff report.)

The Generalized Development Plan entitled, "Lorton Solar Energy Park," was prepared by BC Consultants on June 7, 2013 and revised through January 22, 2014, consists of 10 sheets, and is reviewed below.

Site Layout

The applicant is proposing to locate solar panels within an approximately 3-acre gravel area in the center of the site. A geothermal/electrical hook-up connection is proposed along the northeast boundary line to allow for geothermal connection to an off-site facility, which has not yet been determined. A geothermal and electrical energy storage and exchange equipment and equipment pad are proposed in the northern portion of the site. This storage and exchange equipment would store geothermal and electrical energy received from the landfill site. The geothermal and electrical storage and exchange equipment contains 5,000 square feet (50 feet x 100 feet) and is approximately 30 feet in height. While the GDP notes that the final equipment height and size may be increased or decreased based on the prevailing technology at the time of installation, the equipment is subject to the bulk regulations of the I-6 District contained in Article 5 of the Zoning Ordinance at <http://www.fairfaxcounty.gov/dpz/zoningordinance/articles/art05.pdf>.

Also located within the geothermal and electrical equipment pad area is an inverter or similar device that would convert the direct current energy produced from the Phase 1 wind turbines on the SEA property to alternate current. A fence 10 feet in height is proposed to surround the geothermal and electrical energy equipment pad area.

Access/Transportation

Ingress and egress to the site is provided from Furnace Road from an existing gated entrance on the east side of the property.

A 19-space asphalt parking lot is proposed in the southeastern portion of the site for a proposed shuttle service pick-up and drop-off area. This parking lot is proposed as the off-site parking area and shuttle service area for visitors to the proposed Observation Point located on the SEA property. The parking lot is proposed to be gated and fenced.

Frontage improvements along Furnace Road were previously required with the approval of RZ 2000-MV-034, and the applicant has demonstrated that such improvements were completed, which consist of two through lanes (north and south), a right turn entry lane from the north, and a left turn entry lane from the south. The applicant dedicated up to 68 feet of right-of-way from the centerline along Furnace Road and an additional dedication was provided on the east side of Furnace Road to accommodate improvements to Furnace Road. In addition, an 8-foot wide major paved trail was

provided along the property's Furnace Road frontage to satisfy the Countywide Trails Plan requirement.

Landscaping

A 25-foot wide landscaped area is provided along the site's eastern property line and a 30-foot wide landscaped area is provided along the site's northern, southern, and western property lines. A 6-foot tall board-on-board fence is located along each of the site's property lines. These landscaped areas and barrier were required with the approval of RZ 2000-MV-034 and are proposed to remain. The previously approved landscaped areas are proposed as tree preservation and conservation areas with supplemental landscaping in the form of Category II-IV evergreen trees.

There is a total of 52,159 square feet of existing tree canopy on-site. A total of 53,560 square feet of total tree canopy is provided through tree preservation along the property lines and an additional 4,375 square feet of tree canopy area is proposed through additional tree plantings. As such, a total of 57,935 square feet of 10-year tree canopy is proposed to be provided, which exceeds the 10-year tree canopy requirement of 10% or 38,612 square feet.

Stormwater Management

The subject property is located in the Mill Branch watershed. Two existing dry stormwater management detention ponds are located in the southwestern and southeastern portions of the site. Approximately 5.84 acres on-site are detained within the two dry detention ponds. Dry detention pond 1, located along the western property line, detains 12,530 square feet, currently serves 2.59 acres and is proposed to continue to serve 2.59 acres. Dry detention pond 2, located along the southern property line, contains 17,700 square feet and currently serves 3.25 acres and is proposed to continue to serve 3.25 acres.

Best Management Practices (BMPs) currently are served by the two dry detention ponds and conservation areas along the southern and western property lines. Under the post-development condition, the dry detention ponds are proposed to continue to serve as BMP facilities. The combination of the dry detention ponds and the conservation areas are proposed to provide 47.39% phosphorous removal, which is greater than the required 40% to meet water quality control.

The site has six outfall locations. The majority of the property drains into the two dry detention ponds. These ponds discharge into the western and southern outfalls (Outfall 1 and 2, respectively). The runoff from the remaining site generally sheet flows and conveys into established channels located at Outfalls 3-6. Based on the Outfall Narrative provided on Sheet 10, the applicant has demonstrated adequate outfall.

ANALYSIS

Section 15.2-2232 of the Code of Virginia Analysis (Appendices 4 and 5)

As previously discussed, the County Attorney determined that a Section 15.2-2232 (2232 Review) is required because the proposed solar electrical generating facility is not a feature shown on the Fairfax County Comprehensive Plan and energy produced by a solar electrical generating facility and sold to the electrical grid (as proposed) is deemed a public utility.

Section 15.2-2232 of the Code of Virginia requires that all public areas, public buildings or structures, and public utility or public service corporation facilities be reviewed by the Planning Commission to determine if the general or approximate location, character, and extent are substantially in accord with the Fairfax County Comprehensive Plan. Accordingly, the applicant filed a concurrent 2232 Application with this PCA and the 2232 Review has been included in this staff report as Appendix 5.

The Comprehensive Plan, 2011 Edition Area IV, Lower Potomac Planning District, amended through April 9, 2013, LP2-Lorton-South Route 1 Community Planning Sector Page 75, states:

Sub-unit B3

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

Location

The solar electrical generating facility (solar panels) is proposed to be centrally located on the site within a proposed 3-acre area. While the subject property is not located in a historic district, during the 2232 Review, staff indicated that there are two locations listed on the National Register of Historic Districts in the vicinity of the subject property: the Town of Occoquan and the D.C. Workhouse and Reformatory. Staff noted that if federal licensing or permitting for the installation of the proposed solar panels is required, this may require a review based on Section 106 of the National Historic Preservation Act of 1966 (NHPA), and the applicant should contact the Virginia Department of Historic Resources for guidance. Section 106 of the NHPA requires federal agencies to consider the effects on historic properties of projects they carry out, assist, fund, permit, license, or approve. Further, when authorized by federal statute non-federal entities may be delegated legal responsibility for Section 106 compliance.

The applicant indicated that a Section 106 review is not required since they will not need federal permits for the use. Staff forwarded the application to the Town of Occoquan for review and has not received any comments.

Character

In the Environmental Section of the Policy Plan in the Comprehensive Plan, Objective 13 encourages application of energy conservation in the design and construction of new development and redevelopment projects and the use of renewable energy sources, efficient use of energy and water resources, and encourages energy conservation through the use of renewable energy resources. As such, staff stated in the 2232 Review, that the proposed solar panel use maintains the industrial use of the subject property and is consistent with the Comprehensive Plan objectives. Staff further stated that the proposed reuse of an already industrially zoned parcel maintains the character of the property and of surrounding properties. In addition, staff stated that the proposed solar electrical generating facility appears to be a much less intense use than the currently approved recycling reclamation facility given that no landfill related or recycling related truck traffic will occur with the approval of the proposed solar energy park.

The applicant indicated that if the proposed SEA application for the CDD landfill is not approved and the closure date of the CDD landfill remains on January 1, 2019, then the applicant would withdraw this PCA application and would instead increase the recycling activities on the subject project. With the closure of the landfill, the trucks that would normally travel to the landfill to dispose of waste would instead come to the subject property for waste to be sorted and recycled. All other waste would then be transferred to sites where it could be reused or disposed. The applicant noted that the existing truck restriction from Lorton Road to southbound Furnace Road does not apply to the subject property, as it does with the landfill site. As such, the applicant indicated that the closure of the landfill would mean an increase in truck traffic on southbound Furnace Road to the subject property. With the proposed solar panel farm, the truck traffic anticipated would be from those used to deliver and to install the solar infrastructure/panels and to perform minimal maintenance associated with the use.

Extent

The solar panels are proposed to be a maximum of 10 feet in height. In the 2232 Review, staff stated that the existing 30-foot wide transitional screening area along the western and southern property lines and the existing 25-foot wide transitional screening area along the eastern property line would provide a vegetative buffer to screen the solar panels. No outdoor lighting is proposed with the solar panels. Due to their relatively low height, it is staff's understanding that no airplane warning lights are required.

Also in the 2232 Review, staff addressed the visual impact from glare off of the solar panels. According to the applicant, solar panels are now designed with at least one anti-reflective layer and may have multiple layers to further reduce reflectivity. The applicant indicates that glare from summertime sun at high noon would have the highest potential for impact to the surrounding area. Based on the analysis provided by the applicant's renewable energy consultant, Geosyntec Consultants, the potential for glare on surrounding residents was found to be minimal because the reflection would be primarily away from residents. Geosyntec further stated that no special precautions are needed for aircraft and that reflection on airplanes has been reported to be less than that from large industrial rooftops and significantly less than from lakes or seas. Geosyntec noted that there is no evidence of solar panels causing significant issues for birds. As such, the applicant has demonstrated to staff's satisfaction that no substantial visual, noise, and bird impacts are anticipated with the proposed solar panels.

As stated in the 2232 Review, "any potential visual, noise, light, air and water quality, environmental, and transportation impacts associated with the proposed solar energy park would not have an adverse impact on surrounding properties given the property is surrounded by dense wooded areas and road frontage along Furnace Road."

Land Use Analysis

As previously noted in the Background section of this report, Site Plan SP #3800-SP-001-3, was approved on October 4, 2005, for a mixed waste reclamation building on the subject property. This building has not been constructed; the site plan remains valid. However, staff and the applicant are in disagreement as to when the site plan will expire. The applicant has stated that this site plan will expire on July 1, 2014; however, the Department of Public Works and Environmental Services (DPWES) and the County Attorney maintain that the Virginia General Assembly's approval of House Bill 571 on April 4, 2012 (currently codified at Va. Code Ann. §15.2-2209.1), extended the time limit for site plans valid as of January 1, 2011, to July 1, 2017. DPWES has determined that the applicant's site plan was valid as of January 1, 2011, and, in accordance with this statute, has further determined that the applicant's site plan does not expire until July 1, 2017, subject to bonds being continued in force. However, the applicant continues to express concern about the applicability of this statute to its site plan, and it has not conceded that its site plan will continue to be valid through July 1, 2017, as a result of House Bill 571. A copy of House Bill 571 is provided as Appendix 6.

Staff provides the following comments on the proffers:

- Proffer #9, Permitted Uses, the applicant proffers "[u]se of the property for mixed waste reclamation, including recycling and a wheelchair collection facility, shall be permitted to continue until...January 19, 2019..."

It is staff's understanding that the wheelchair collection facility would be a temporary, ancillary use consisting of one storage container for the storage of wheelchairs by an organization. Staff recommends that the mixed waste reclamation, including recycling and the wheelchair collection facility should cease on July 1, 2017, which is the date that the County maintains is when the current site plan for the property expires.

- Proffer #10, Solar Renewable Energy, states "within 24 months of receipt of all local, state, and Federal approvals required to implement the landfill use as requested in SEA 80-L/V-061-02, the applicant shall provide at least a one-half megawatt peak (0.5MW peak) generating solar infrastructure on three acres of Parcel 12 for distribution and sale on the electrical grid."

As previously discussed in Proffer #9, staff recommends that the mixed waste reclamation facility use cease on July 1, 2017, when the current site plan for the mixed waste reclamation building expires. In staff's opinion, the installation of the proposed solar panels should not be tied to the necessary approvals required to implement the landfill use, as proposed in pending SEA 80-L/V-061-02. Staff would propose installation of the solar panels by a date certain of no later than December 31, 2018. Staff notes that the applicant has proffered that in the event that the solar infrastructure cannot be provided within 24 months after having received all local, state, and federal approvals required for the implementation of SEA 80-L/V-061-02, then the applicant shall contribute to the Board of Supervisors (Board) \$3 million for local community uses with preference given to the Lorton area, as determined by the Board.

As previously described in the Location and Character section of this report, the subject property contains no building structures and consists mostly of a gravel surface. As such, no demolition of buildings is required and there does not appear to be a reason why there should be a delay in implementing the proposed solar electrical generating facility.

Transportation Analysis (Appendix 7)

The Virginia Department of Transportation's (VDOT) stated that there does not appear to be a curb ramp for the trail on the south side of the site's entrance. The applicant clarified that there is a curb ramp for the trail on the south side of the site's entrance. This issue has been addressed. In addition, the applicant has addressed VDOT's comment to move the existing gate back 20 feet back from the right-of-way, which is noted on the GDP. VDOT also stated that sight distance lines could have been depicted on the GDP in order to confirm sight distance. With the proposed use, there is no proposed change to the site's entrance. Sight distance for the site's entrance would have been confirmed with the approval of the current site plan for the subject property.

The applicant is providing one van-accessible parking space, as requested by the Fairfax County Department of Transportation. There are no outstanding issues.

Urban Forest Management Analysis

No transitional screening or barrier was required along the northern, western, and southern property lines at the time of the rezoning for the subject property. However, the applicant did provide a 30-foot wide transitional screening area and 6-foot tall board-on-board fence along the northern, western, and southern property lines with the approval of RZ 2000-MV-034. A 25-foot wide transitional screening and barrier were required and provided along the eastern property line, adjacent to the landfill with the approval of RZ 2000-MV-034.

With the proposed solar panels (Category 2 Use, electrical generating facility), no transitional screening or barriers are required along any of the site's property lines. According to the Transitional Screening and Barrier Matrix in Article 13 of the Zoning Ordinance, a Category 2 Use (solar electrical generating facilities) adjacent to the Occoquan Regional Park (Category 3, quasi-public use) does not require transitional screening or a barrier. However, the applicant has proposed to retain the existing 30-foot wide transitional screening area along the north, west, and southern property lines as a tree preservation and conservation area. The existing 6-foot tall board-on-board fence along these property lines also is proposed to remain.

In addition, along the eastern property line, the proposed solar panels are adjacent to a Category 2 Use (landfill), which ultimately is proposed to be developed as a Category 3 Use (radio controlled aircraft field, a private club use) and Category 5 Uses (baseball hitting range and/or golf driving range) after the landfill operations cease in 2040 and after the Virginia Department of Environmental Quality's approximately 10-year post-closure landfill monitoring period ends. As such, according to the Transitional Screening and Barrier Matrix in Article 13 of the Zoning Ordinance, the proposed solar panel use does not require a transitional screening or a barrier along the eastern property line. However, the applicant has proposed to retain the existing 25-foot wide transitional screening area along the eastern property line and has indicated supplemental plantings consisting of a mixture of large and medium evergreen trees under the existing overhead utility wires on the GDP. While no barrier is required along the eastern property line, the applicant has proffered to retain the existing 6-foot tall board-on-board fence or replace it with an alternative security fence.

In addition, no transitional screening is required for the southeastern portion of the site adjacent to Tax Map Parcel 113-1 ((1)) 11, since this parcel is developed with a telecommunications facility.

Stormwater Management Analysis (Appendix 8)

The subject property is located in the Mill Branch watershed. There are two existing stormwater management dry detention ponds located in the southwestern and southeastern portions of the site. A total of approximately 5.84 acres on-site are detained within the two dry detention ponds.

The two dry detention ponds and conservation areas along the southern and western property lines also serve as Best Management Practices (BMP) facilities. The combination of the dry detention ponds and the conservation areas are proposed to provide 47.39% phosphorous removal, which is greater than the required 40% and meets water quality control.

ZONING ORDINANCE PROVISIONS

Waivers, Modifications, and Board of Supervisor Approval

The applicant requests the following waivers, modifications, and approval.

Modification of Par. 11 of Sect. 11-102 of the Zoning Ordinance for a dustless surface to that shown on the Generalized Development Plan

Par. 11 of Sect. 11-102 of the Zoning Ordinance provides “[a]ll off-street parking area, including aisles and driveways, except those required for single family detached dwellings, shall be constructed and maintained with a dustless surface...”

The solar panels are proposed to be located on a gravel surface and only maintenance vehicles would be permitted to drive on this area to install or to maintain the solar panels. The proposed parking area would be paved. Staff does not oppose this modification request.

Board of Supervisors’ approval to permit off-site vehicular parking for the Observation Point for Special Exception Amendment SEA 80-L/V-061-02, pursuant to Sect. 11-102 of the Zoning Ordinance

As previously discussed, the applicant requests the Board of Supervisor’s approval to permit a 19-space, off-site vehicular parking area for visitors to the applicant’s proposed Observation Point. The Observation Point is proposed as part of pending SEA 80-L/V-061-02 on the southern portion of the CDD landfill at Tax Map Parcel 113-1 ((1)) part 5, and provides an elevated view of the surrounding area and of three wind turbines, also in this general area, proposed in Phase 1 of the landfill development. The applicant proposes this off-site parking, citing safety concerns with having the general public park on an active landfill site, and proposes to provide a shuttle service from the proposed off-site parking area on the subject property to the Observation Point at no cost to visitors.

The applicant has proffered to provide an easement for parking related to the off-site Observation Point for the duration of the Observation Point use. Staff supports the requested Board approval.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusion

The proposed proffered solar electrical generating facility is a less intense use in the I-6 District than a mixed waste reclamation facility. However, as previously discussed, this application is proposed to move forward if the Board of Supervisors approves SEA 80-L/V-061-02 to extend the landfill operations to 2040 and to permit electrical generating facilities. If the SEA application is not approved, then the applicant will withdraw this application and the mixed waste reclamation facility will remain.

Staff concluded in the 2232 Review that the proposed solar electrical generating facility (solar panel farm) satisfies the criteria of general or approximate location, character, and extent as specified in Va. Code Sec. 15.2-2232 and recommends that the Planning Commission find Application 2232-V13-17 substantially in accord with provisions of the adopted Comprehensive Plan. Staff recommends the mixed waste reclamation use cease on July 1, 2017, staff concludes the proposed application is in harmony with the Comprehensive Plan and in conformance with applicable Zoning Ordinance provisions.

Staff Recommendation

Staff recommends that the Planning Commission find that the solar electrical generating facility proposed under 2232-V13-17 satisfies the conditions of location, character, and extent as specified in Section 15.2-2232 of the Code of Virginia, as amended, and is in accord with the Comprehensive Plan.

Staff recommends approval of Proffered Condition Amendment PCA 2000-MV-034, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of a modification of Par. 11 of Sect. 11-102 of the Zoning Ordinance for a dustless surface to that shown on the Generalized Development Plan.

Staff recommends approval to permit off-site vehicular parking for the Observation Point for Special Exception Amendment SEA 80-L/V-061-02, pursuant to Sect. 11-102 of the Zoning Ordinance.

It should be noted that it is not the intent of staff to recommend that the Board of Supervisors, in adopting any proffered conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

The approval of this proffered condition amendment does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

APPENDICES

1. Proffered Conditions
2. Statement of Justification
3. Affidavit
4. Environmental Assessment Analysis
5. 2232 Review
6. Virginia General Assembly House Bill 571
7. Transportation Analysis
8. Stormwater Management Analysis
9. Glossary

**PCA 2000-MV-034
FURNACE ASSOCIATES, INC.
DRAFT PROFFER STATEMENT**

**September 11, 2013
October 7, 2013
December 10, 2013
January 22, 2014
February 4, 2014
February 10, 2014**

Pursuant to Section 15.2-2303(A) of the Code of Virginia, as amended, and subject to the Board of Supervisors' approval of this Application and Special Exception Amendment application SEA 80-L/V-061-2, as proposed, Furnace Associates, Inc. (the "Applicant"), for itself and its successors and assigns, hereby proffers that development of Tax Map Parcels 113-1-((1))-12 and -13 (the "Property") containing approximately 8.86 acres shall be in accordance with the following proffered conditions:

1. **Substantial Conformity.** Subject to provisions of Section 18-204 of the Zoning Ordinance, the Property shall be developed in substantial conformance with the Generalized Development Plan Amendment prepared by BC Consultants, Inc., dated June 7, 2013 as revised through January 22, 2014 (the "GDPA"), as further modified by these proffered conditions.
2. **Minor Modifications to Design.** Pursuant to Paragraph 5 of Section 18-204 of the Zoning Ordinance, the Applicant may make minor adjustments which may be required as a result of final engineering to modify the layout, if such changes are in substantial conformance with the GDPA and these proffers, and if the changes do not decrease the distance to property lines as shown on this GDP or reduce open space.
3. **Limits of Clearing and Grading.** The Applicant shall conform to the limits of clearing and grading shown on the GDPA, subject to the installation of utilities, trails, and stormwater management facilities, if necessary, as approved by the Department of Public Works and Environmental Services ("DPWES"). Any such installation shall occur in the least disruptive manner practicable, considering cost and engineering, as determined in consultation with DPWES.
4. **Density Credit.** All intensity of use (i.e., density credit) attributable to land areas dedicated and conveyed to the Board of Supervisors pursuant to these proffers shall be subject to the provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance and is hereby reserved to the residue of the Property.
5. **Stormwater Management.** Unless waived by DPWES, the Applicant shall implement stormwater management techniques to control the quantity and quality of stormwater runoff from the Property as determined by DPWES. The Applicant shall provide

stormwater management facilities for the Property in accordance with the PFM standards, as generally depicted on the GDPA.

6. **Fencing**. The Applicant shall have an option to either repair and maintain the existing six-foot (6') board-on-board fence around the perimeter of the site, or to replace it with alternative security fencing, as shown on the GDPA. Along the Furnace Road frontage, however, the Applicant may, in its discretion, provide any combination of fencing, berming and/or landscaping in addition to the landscaping shown on the GDPA in order to screen utility uses from the roadway, as approved by DPWES; the landscaping shown on the GDPA along the Furnace Road frontage shall be provided in any event.
7. **Lighting**. All on-site lighting shall be directed downward and inward, to prevent light spilling onto adjacent properties. In order to provide maximum security, energy efficiency and quality ambient lighting, full cut-off light fixtures shall be used for all parking lot and outdoor security lighting.
8. **Loudspeakers**. No outdoor loudspeakers shall be permitted.
9. **Permitted Uses**. The site shall be utilized solely for solar and geothermal-related electrical generating facilities and for off-site vehicle parking provided to serve the Observation Point use located on the adjacent landfill on Parcels 113-1-((1))-5(pt.), -7 and -8, and 113-3-((1))-1, -2 and -4. An easement shall be provided, but only for the duration of the Observation Point use, for parking related to the off-site Observation Point, including the one van-accessible parking space which shall be provided. Use of the property for mixed waste reclamation, including recycling and a wheelchair collection facility, shall be permitted to continue until construction commences for the "Permitted Uses" referenced above or January 1, 2019, whichever occurs earlier.
10. **Solar Renewable Energy**. Within 24 months of receipt of all local, state and Federal necessary approvals required to implement the landfill use approved as requested in SEA 80-L/V-061-2, the Applicant shall provide at least a one-half megawatt peak (0.5MW peak) generating solar infrastructure on three acres of Parcel 12 for distribution and sale on the electrical grid. All costs associated with the purchase, installation, operation, and electricity distribution of the solar infrastructure shall be the responsibility of the Applicant. The solar infrastructure will be operated by the Applicant for its useful life. Fifty percent of any revenue, in excess of 2.5 cents per kilowatt hour, the Applicant receives from the sale of the electricity produced by this solar infrastructure shall be donated to the County. Notwithstanding Proffer 9 above, remaining surface area on this I-6 site, as identified on the GDPA, may also be used for additional solar infrastructure, or other renewable energy operations, should the Applicant elect to build out additional renewable energy capacity.
11. **Geothermal Renewable Energy**. Within 24 months after having received all local, state and Federal necessary approvals required for implementation of the landfill use as requested in SEA 80-L/V-061-2, the Applicant shall begin to install geothermal recovery infra-structure at the landfill with capacity to support one million square feet of building structure(s) and shall provide an access point for hook-up to such system by the County

at the County's cost, on the boundary of the Property. There shall be no charge to the County for use of said geothermal energy. The Applicant shall maintain the geothermal recovery infra-structure and related access point until DEQ Release.

12. **Potential Payment Penalty.** In the event the solar infra-structure cannot be provided within the 24-month time-frame committed to in Proffer 10, then \$3,000,000.00 shall be paid by the Applicant to the Fairfax County Board of Supervisors for local community uses with preference given to the Lorton area, as determined by the Board of Supervisors.
13. **Successors and Assigns.** Each reference to "Applicant" in this proffer statement shall include within its meaning, shall inure to the benefit of, and shall be binding upon, Applicant's successor(s) in interest and/or developer(s) of the site or any portion of the site.

[SIGNATURE ON FOLLOWING PAGE]

FURNACE ASSOCIATES, INC.
Applicant and Title Owner

By: _____
Title: _____

FURNACE ASSOCIATES, INC.
APPLICANT'S STATEMENT OF JUSTIFICATION
PROFFERED CONDITION AMENDMENT PCA 2000-MV-034
Revised February 4, 2014

Proposal

Pursuant to Sections 5-602 and 18-204 of the Fairfax County Zoning Ordinance (the "Zoning Ordinance"), Furnace Associates, Inc. (the "Applicant" or "Furnace") requests approval to amend the proffered conditions accepted in Rezoning RZ 2000-MV-034 which the Fairfax County Board of Supervisors (the "Board") rezoned to the "I-6 Heavy Industrial District" on January 8, 2001, subject to proffers dated December 11, 2000. The purpose of this Proffered Condition Amendment ("PCA") Application is to delete "mixed waste reclamation facility" as a proffered use (i.e. eliminate Proffer #14) and proffer to provide an extensive solar panel farm and limited geothermal infrastructure electrical generation facilities. Approval of a "Solar Panel Farm" is sought in accordance with the recommendations of the County's "Energy Alliance Task Force" and with the broader, long-term sustainable energy goals established by the Board. One recommended goal of the Task Force was to establish a "Green Energy Triangle" as a transformational energy project in Lorton, which the Applicant seeks to initiate with this Application. A draft proffer statement dated February 4, 2014 has been filed with the PCA.

The Zoning Ordinance classifies electrical generation facilities as "Heavy Public Utility Use (Category 2)", which Paragraph 12 of Section 5-602 deems as "Permitted" in the I-6 District. No amendment to SE 00-V-040, which was approved in 2001 concurrent with the rezoning for the mixed waste reclamation facility, is necessary because that Special Exception ("SE") use is to be vacated with its deletion as a proffered use in this PCA. No other permitted uses or special exception uses are being requested in conjunction with this PCA. Pursuant to Section 11-102 of the Zoning Ordinance, a permanent, 19-space visitor parking lot with shuttle service is proposed to be located on the subject property in order to serve the "Observation Point" proposed on Furnace's adjacent landfill.

Background

The approximately 8.86-acre site is identified as Fairfax County Tax Map Parcels 113-1-((1))-12 and -13 (the "Property") and is located on the west side of Furnace Road, generally south of the Fairfax County landfill, incinerator, and the Landfill Energy Systems ("LES") facility. Adjacent Parcel 113-1-((1))-11 is owned by the Applicant, occupied by a cell monopole, zoned R-1 and not included within the PCA land area.

The Applicant owns and operates a Construction Debris and Demolition ("CDD") Landfill (the "Landfill") on approximately 250 acres of land located on the east side of Furnace Road directly across from the Property, and also owns vacant Parcel 113-1-((1))-5 (Part) on approximately 17 acres located immediately north of the Property. The Landfill is the subject of pending Special Exception Amendment Application SEA 80-L/V-061-2 ("SEA-2"), which seeks approval of a wind, solar, geothermal and methane collection "Green Energy Park" on the Landfill site. If approved, these green energy facilities would complement the sustainable solar electrical generating facilities proposed for the Property.

The currently proffered Generalized Development Plan ("GDP") was combined as a special exception plat, is dated November 2, 2000 and permits development of a "mixed use reclamation facility". The GDP depicts an industrial building up to 45,424 gross square feet in size at a maximum 0.11 floor area ratio ("FAR"), 50 feet in height, approximately 44 parking spaces for employees and off-site trucks, waste deliveries and haul-aways, and sorting bins.

The current rezoning and special exception approvals on the Property allow for the sorting and separation of CDD for recycling from 7:00 a.m. to 8:00 p.m. Monday through Saturday. The current use would be expanded to accept the CDD waste stream from the Landfill, should the Landfill cease operation on January 1, 2019 (as required by Development Condition 12 of SEA 80-L/V-061, hereafter "SEA-1"), and sort that CDD for recycling. Truck traffic currently entering the Applicant's Landfill site is prohibited from approaching the site from Lorton Road, which is a major transportation artery for local residents. The Property has no such restriction and has no required closure date. Cessation of Landfill activity and redirection of related truck traffic to the Property would result in a significant increase in truck traffic on Lorton Road and adjoining feeder roads. The Property's mixed waste reclamation use would require, by its nature, that all material delivered to the site be transported out to end-users or CDD landfills. This would increase the volume of truck traffic on neighboring roads (as opposed to the Landfill use which does not require the transportation of CDD away from the site), and would require long distance transportation which would consume, over a 22 year period, approximately 21 million gallons of diesel fuel and produce approximately 236,000 tons of carbon dioxide equivalent. Avoidance of such impacts through extension of the Landfill closure date and removal of the mixed waste reclamation use directly supports the County's objective to meet Clean Air Act National Ambient Air Quality Standards.

Site Plan SP #3800-SP-001-3 was approved on October 4, 2005 for the mixed waste reclamation use in accordance with that shown on the proffered GDP/SE Plat. A Building Permit Application was filed in January 2013 for construction of the building shown on the GDP/SE Plat. The Applicant previously dedicated right-of way from the Property along the Furnace Road frontage, constructed a southbound right turn lane, and escrowed funds for construction of a half-section of a four-lane Furnace Road across the Property's frontage in accordance with Proffers 4, 5 and 6 accepted in RZ 2000-MV-034. The Applicant further has installed transitional screening and the County-wide trail along the Furnace Road frontage of the Property.

Proposed Proffer Amendments

The Applicant proposes to abandon the "mixed waste reclamation facility" use and to erect a solar electric generating facility, complementary to green energy uses proposed for the Landfill. The Applicant will proffer to install and operate, within 24 months of having received all necessary local, state and Federal approvals for SEA-2, at least a one-half megawatt peak (0.5MW peak) generating solar infrastructure on three acres of Parcel 12 for distribution and sale on the electrical grid. All costs associated with the purchase, installation, operation, and electricity distribution of the solar infrastructure will be the responsibility of the Applicant. The solar infrastructure will be operated for its useful life. Fifty percent of any revenue, in excess of 2.5 cents per kilowatt hour, the Applicant receives from the sale of the electricity produced by this solar infrastructure will be donated to the County. Remaining surface area on this I-6 site will allow for additional solar infrastructure, or other renewable energy operations, should the

Applicant, or others with the Applicant's permission, elect to build out additional renewable energy capacity.

With this PCA Application, Furnace Associates, Inc. has submitted a revised Generalized Development Plan Amendment (the "GDPA") dated June 7, 2013 as revised through January 22, 2014 and prepared by The BC Consultants, generally depicting the three-acre Solar Panel Farm and showing an equipment pad and stubbed geothermal infrastructure connecting from the Landfill, as well as off-site visitor parking and shuttle service for the landfill "Observation Point." Electrical generation uses are "Permitted" in the I-6 Heavy Industrial District; consequently, the GDPA has been prepared to provide the public a representation of how the proposed "permitted" uses would be accommodated on the Property.

Previously, the Applicant submitted with the PCA Application package a copy of the determination by the County Department of Transportation on March 19, 2013 that no Chapter 870 (formerly 527) study is required because no material increase in trip generation is projected with the proposed, permitted electrical generating uses.

Summary

Applicant believes that this proposed Solar Panel Farm would create a unique opportunity for green energy-producing facilities that functionally relate to other proposed green energy uses on the adjacent Landfill and in the surrounding Green Energy Triangle area. Approval of amended proffers on the Property would eliminate the Applicant's right to operate the existing mixed waste reclamation use or any other heavy industrial use except the Category 2 utility uses depicted on the GDPA. This Application for a low-intensity industrial and renewable energy use conforms with the intent of the Comprehensive Plan which recommends "industrial use for a recycling center and/or recycling related industries." The proposed large solar panel farm is categorized as industrial in the Ordinance and the purpose of the use is to capture and reuse energy generated from the sun for distribution into the electrical grid. Approval of this PCA would implement the Board's sustainable energy goals by initiating the Green Energy Triangle and providing environmental sustainability and economic benefits to the County in the immediate future. This Application complies with all applicable ordinances, regulations and standards, except that the Applicant seeks Board approval of the following modification which was granted previously for a mixed waste reclamation use: modification of the dustless surface requirement for unpaved sections of the site, as depicted on the GDPA.



Francis A. McDermott
Attorney/Agent for Applicant

REZONING AFFIDAVIT

DATE: December 30, 2013
(enter date affidavit is notarized)

122014a

I, Charles B. Fromm, do hereby state that I am an
(enter name of applicant or authorized agent)

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

in Application No.(s): PCA 2000-MV-034
(enter County-assigned application number(s), e.g. RZ 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES of the land described in the application,* and, if any of the foregoing is a TRUSTEE,** each BENEFICIARY of such trust, and all ATTORNEYS and REAL ESTATE BROKERS, and all AGENTS who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in BOLD print must 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(s) in the Relationship column.)

Table with 3 columns: NAME, ADDRESS, RELATIONSHIP(S). Includes entries for Furnace Associates, Inc. and Hunton & Williams LLP.

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

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.
** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Rezoning Attachment to Par. 1(a)DATE: December 20, 2013
(enter date affidavit is notarized)

122014a

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

(NOTE): All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Francis A. McDermott John C. McGranahan, Jr. Nicholas H. Grainger	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	Attorneys/Agents for Applicant
Elaine O'Flaherty Cox Susan K. Yantis	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	Planners/Agents for Applicant
Jeannie A. Mathews	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	Paralegal/Agent for Applicant
The BC Consultants, Inc.(11) \ Agents: James H. Scanlon Matthew S. Lawrence Dennis D. Dixon	12600 Fair Lakes Circle, Suite 100 Fairfax, VA 22033	Engineers/Agents for Applicant
Geosyntec Consultants, Inc.(12) \ Agents: Scott K. Sheridan Kyle E. LaClair Thomas B. Ramsey Jeremy W. F. Morris	9211 Arboretum Parkway, Suite 200 Richmond, VA 23832	Environmental Engineers/Agents for Applicant
Lecos & Associates, LLC(13) \ Agent: William D. Lecos	6324 Beachway Drive Falls Church, VA 22044	Consultant/Agent for Applicant
M. J. Wells & Associates, Inc.(14) \ Agents: William F. Johnson Robin L. Antonucci Kevin R. Fellin Brian J. Horan	1420 Spring Hill Road, Suite 600 McLean, VA 22102	Traffic Consultants/Agents for Applicant
Wetland Studies and Solutions, Inc.(15) \ Agents: Kimberly A. Snyder Mark W. Headley Benjamin N. Rosner	5300 Wellington Branch Drive, Suite 100 Gainesville, VA 20155	Cultural and Natural Resource Consultants/Agents for Applicant

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

122014a

REZONING AFFIDAVIT

DATE: December 20, 2013
(enter date affidavit is notarized)

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

1(b). The following constitutes a listing*** of the SHAREHOLDERS of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:

(NOTE: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)

CORPORATION INFORMATION

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

(1)Furnace Associates, Inc.
11220 Assett Loop, Suite 201
Manassas, VA 20109

DESCRIPTION OF CORPORATION: (check one statement)

- [x] 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 SHAREHOLDERS: (enter first name, middle initial, and last name)

EnviroSolutions Real Property Holdings, Inc.(2)

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

Lawrence A. First, Dir; Anthony D. Minella, Dir; Salvatore Giannetti III (nmi), Dir; Charles A. Wilcox, Dir; Eric K. Wallace, Dir/Pres; Marc L. Bourhis, VP/Asst Sec; Charles B. Fromm, VP/Sec; Clayton L. Walton, VP-Gov Affairs; Gary R. Hewes, VP-Operations; Robert B. Gretz, Region VP-Mid-Atlantic; Marc H. Shaener, Dir New Business & Market Devel

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

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, 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 stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Rezoning Attachment to Par. 1(b)

DATE: December 20, 2013
(enter date affidavit is notarized)

12204a

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

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

(2)EnviroSolutions Real Property Holdings, Inc.
11220 Assett Loop, Suite 201
Manassas, VA 20109

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 SHAREHOLDER: (enter first name, middle initial, and last name)

EnviroSolutions Holdings, Inc.(3)

=====

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g.

President, Vice-President, Secretary, Treasurer, etc.)

Lawrence A. First, Dir.	Charles A. Wilcox, Dir	Charles B. Fromm, VP/GC/Sec
Anthony D. Minella, Dir.	Eric K. Wallace, Dir/CEO/Pres	
Salvatore Giannetti III (nmi), Dir	Marc L. Bourhis, VP/CFO/Asst Sec	

=====

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

(3)EnviroSolutions Holdings, Inc.
11220 Assett Loop, Suite 201
Manassas, VA 20109

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, and last name)

ASOF II Investments, LLC(4)
NZG Guggenheim Master Fund Limited(6)
PennantPark Investment Corporation(9)

=====

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g.

President, Vice-President, Secretary, Treasurer, etc.)

Lawrence A. First, Dir.	Eric K. Wallace, Dir/CEO/Pres	Gary R. Hewes, VP-Operations
Anthony D. Minella, Dir.	Marc L. Bourhis, VP/CFO/Asst Sec	Robert B. Gretz, Region VP-Mid-Atlantic
Salvatore Giannetti III (nmi), Dir	Charles B. Fromm, VP/GC/Sec	Scott M. Cunningham, Region VP-NE
Charles A. Wilcox, Dir	Clayton L. Walton, VP-Gov Affairs	Marc H. Shaener, Dir New Business & Market Devel

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

Rezoning Attachment to Par. 1(b)

DATE: December 30, 2013
(enter date affidavit is notarized)

122014a

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

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(4)ASOF II Investments, LLC
299 Park Avenue, 34th Floor
New York, NY 10171

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 SHAREHOLDER: (enter first name, middle initial, and last name)
American Securities Opportunities Fund II(B), L.P. (Does not own 10% of Furnace Associates, Inc.)
American Securities Opportunities Fund II, L.P.(5)

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

=====
NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(6)NZN Guggenheim Master Fund Limited (a Cayman Islands exempted company)
c/o Guggenheim Investment Management, LLC
135 East 57th Street, New York, NY 10022

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, and last name)
NZN Guggenheim Fund LLC(7)
NZN Guggenheim Fund Ltd.(8)

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

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

Rezoning Attachment to Par. 1(b)

DATE: December 30, 2013
(enter date affidavit is notarized)

122014a

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

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

(7)Nzc Guggenheim Fund LLC
c/o Guggenheim Investment Management, LLC
135 East 57th Street
New York, NY 10022

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 SHAREHOLDER: (enter first name, middle initial, and last name)

=====

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

=====

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

(8)Nzc Guggenheim Fund Ltd.
c/o Guggenheim Investment Management, LLC
135 East 57th Street, New York, NY 10022

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, and last name)

=====

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

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

Rezoning Attachment to Par. 1(b)

DATE: December 30, 2013
(enter date affidavit is notarized)

122014a

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

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(9) Pennant Park Investment Corporation
590 Madison Avenue, 15th Floor
New York, NY 10022

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 SHAREHOLDER: (enter first name, middle initial, and last name)
Publicly Traded

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

=====
NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(11) The BC Consultants, Inc.
12600 Fair Lakes Circle, Suite 100
Fairfax, VA 22033

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, and last name)
James H. Scanlon (sole shareholder)

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

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

Rezoning Attachment to Par. 1(b)

DATE: December 30, 2013
(enter date affidavit is notarized)

172014a

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

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(12)Geosyntec Consultants, Inc.
9211 Arboretum Parkway, Suite 200
Richmond, VA 23832

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 SHAREHOLDER: (enter first name, middle initial, and last name)

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

=====
NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(13)Lecos & Associates, LLC
6324 Beachway Drive
Falls Church, VA 22044

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, and last name)
William D. Lecos

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

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

Rezoning Attachment to Par. 1(b)

DATE: December 30, 2013
(enter date affidavit is notarized)

122014a

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

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

(14)M. J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 600
McLean, VA 22102

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 SHAREHOLDER: (enter first name, middle initial, and last name)

M. J. Wells & Associates, Inc. Employee Stock Ownership Trust (ESOT)
(All employees are eligible Plan participants; however, none owns 10% or more of any class of stock.)

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

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

(15)Wetland Studies and Solutions, Inc.
5300 Wellington Branch Drive, Suite 100
Gainesville, VA 20155

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, and last name)

Michael S. Rolband

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

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

REZONING AFFIDAVIT

DATE: December 20, 2013
(enter date affidavit is notarized)

122014a

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

1(c). The following constitutes a listing*** of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

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

(5)American Securities Opportunities Fund II, L.P. >
299 Park Avenue, 34th Floor
New York, NY 10171

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

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

GENERAL PARTNER:

ASOF Associates II, LLC (Does not own 10% of Furnace Associates, Inc.)

LIMITED PARTNERS:

There are 83 limited partners/private equity investors, none of whom owns 10% or more of Furnace Associates, Inc.

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

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, 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 stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Rezoning Attachment to Par. 1(c)DATE: December 30, 2013
(enter date affidavit is notarized)

17204a

for Application No. (s): PCA 2000-MV-034
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)(10)Hunton & Williams LLP
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102(check if applicable) The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)Robert A. Acosta-Lewis
Lawrence C. Adams
Michael F. Albers
Kenneth J. Alcott
Fernando C. Alonso
Walter J. Andrews
Charles E. G. Ashton
Chinawat Assavapokee (nmi)
L. Scott Austin
Ian Phillip Band
Sean M. Beard
John J. Beardsworth, Jr.
Ryan A. Becker
Steven H. Becker
Stephen John Bennett
Melinda R. Beres
Lucas Bergkamp (nmi)
Lon A. Berk
Mark B. Bierbower
Stephen R. Blacklocks
Jeffry M. Blair
Matthew P. Boshier
James W. Bowen
Lawrence J. Bracken, II
James P. Bradley
Sheldon T. Bradshaw
David F. Brandley, Jr.
Craig A. Bromby
Benjamin P. Browder
A. Todd Brown, Sr.
Tyler P. Brown
F. William Brownell
Kevin J. Buckley
Kristy A. Niehaus Bulleit
Joseph B. Buonanno
Nadia S. Burgard
Eric R. Burner
M. Brett Burns
P. Scott BurtonEllis M. Butler
Ferdinand A. Calice
Matthew J. Calvert
Daniel M. Campbell
Thomas H. Cantrill
Curtis G. Carlson
Jean Gordon Carter
Charles D. Case
James N. Christman
Whittington W. Clement
Herve' Cogels (nmi)
Cassandra C. Collins
Stacy M. Colvin
S. Gregory Cope
Ashley Cummings (nmi)
Alexandra B. Cunningham
Samuel A. Danon
Barry R. Davidson
John A. Decker
John J. Delionado
Stephen P. Demm
Dee Ann Dorsey
Edward L. Douma
Colleen P. Doyle
Alison M. Dreizen
Sean P. Ducharme
Deidre G. Duncan
Roger Dyer (nmi)
Frederick R. Eames
Heather Archer Eastep
Maya M. Eckstein
W. Jeffery Edwards
John C. Eichman
Emmett N. Ellis
Edward W. Elmore, Jr.
Frank E. Emory, Jr.
Juan C. Enjamio
John D. Epps
Phillip J. EskenaziJoseph P. Esposito
Kelly L. Faglioni
Susan S. Failla
Eric H. Feiler
Kevin C. Felz
Edward F. Fernandes
Jamillia Padua Ferris
Norman W. Fichthorn
Andrea Bear Field
Kevin J. Finto
Melanie Fitzgerald (nmi)
Michael F. Fitzpatrick, Jr.
Robert N. Flowers
William M. Flynn
Laura M. Franze
David S. Freed
Lauren E. Freeman
Steven C. Friend
Edward J. Fuhr
Charles A. Gall
Daniel C. Garner
Douglas M. Garrou
Richard D. Gary
Kevin M. Georgerian
John T. Gerhart, Jr.
Jeffrey W. Giese
Neil K. Gilman
C. Christopher Giragosian
Douglas S. Granger
Laurie A. Grasso
J. William Gray, Jr.
Charles E. Greef
Christopher C. Green
Robert J. Grey, Jr.
Greta T. Griffith
Brett L. Gross
Bradley W. Grout
Steven M. Haas
Brian L. Hager(check if applicable) There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)DATE: December 20, 2013
(enter date affidavit is notarized)

122014a

for Application No. (s): PCA 2000-MV-034
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)(10)Hunton & Williams LLP (continued)
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102(check if applicable) The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

Robert J. Hahn	David A. Kelly	Michael C. McCann
Jarrett L. Hale	Douglas W. Kenyon	T. Allen McConnell
Leslie S. Hansen	Michael C. Kerrigan	Francis A. McDermott
Eric J. Hanson	Ryan T. Ketchum	Alexander G. McGeoch
Ronald M. Hanson	Scott H. Kimpel	John C. McGranahan, Jr.
Jason W. Harbour	Robert A. King	Gustavo J. Membiela
Ray V. Hartwell, III	Edward B. Koehler	Mark W. Menezes
Jeffrey L. Harvey	John T. Konther	Gary C. Messplay
John D. Hawkins	Torsten M. Kracht	Peter J. Mignone
Rudene Mercer Haynes	Christopher G. Kulp	Patrick E. Mitchell
Mark S. Hedberg	David Craig Landin	Jack A. Molenkamp
Gregory G. Hesse	Gregory F. Lang	T. Justin Moore, III
David A. Higbee	Andrew W. Lawrence	Thurston R. Moore
Thomas Y. Hiner	Daniel M. LeBey	Robert J. Morrow
D. Bruce Hoffman	Bradley T. Lennie	Ann Marie Mortimer
Robert E. Hogfoss	L. Steven Leshin	Michael J. Mueller
John R. Holzgraefe	Catherine D. Little	Eric J. Murdock
Cecelia Philipps Horner	Steven R. Loeshelle	Ted J. Murphy
George C. Howell, III	David C. Lonergan	Thomas P. Murphy
Paul C. Huck, Jr.	Nash E. Long, III	David A. Mustone
Kevin F. Hull	Kirk A. Lovric	James P. Naughton
Donald P. Irwin	David S. Lowman, Jr.	Wim Nauwelaerts (nmi)
Jamie Zysk Isani	Kimberly C. MacLeod	Eric J. Nedell
Judith H. Itkin	Michael J. Madden, Jr.	Michael Nedzbala (nmi)
Makram B. Jaber	Tyler Maddry (nmi)	William L. Newton
Timothy L. Jacobs	Manuel E. Maisog	Henry V. Nickel
Lori Elliott Jarvis	Douglas M. Mancino	Lonnie D. Nunley, III
Matthew D. Jenkins	Alan J. Marcuis	Michael A. Oakes
Harry M. Johnson, III	Brian R. Marek	Peter K. O'Brien
James A. Jones, III	Fernando Margarit (nmi)	John T. O'Connor
Kevin W. Jones	Laura C. Marshall	Leslie A. Okinaka
Laura Ellen Jones	Thelma Marshall (nmi)	John D. O'Neill, Jr.
Dan J. Jordanger	Jeffrey N. Martin	Pam Gates O'Quinn
Roland Juarez (nmi)	John S. Martin	Michael A. O'Shea
Thomas R. Julin	J. Michael Martinez de Andino	Brian V. Otero
W. Alan Kailer	Walfredo J. Martinez	Raj Pande (nmi)
Andrew Kamensky (nmi)	Laurie Uustal Mathews	Randall S. Parks
Michael G. Keeley	John Gary Maynard, III	Peter S. Partee, Sr.
G. Roth Kehoe, II	William H. McBride	J. Steven Patterson

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

Rezoning Attachment to Par. 1(c)

122014a

DATE: December 30, 2013
(enter date affidavit is notarized)

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

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

(10)Hunton & Williams LLP (continued)
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

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

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

William S. Patterson
Eric R. Pogue
Robert Dean Pope
Curtis D. Porterfield
Laurence H. Posorske
Kurtis A. Powell
Lewis F. Powell, III
J. Waverly Pulley, III
Robert T. Quackenboss
Dionne C. Rainey
Katherine E. Ramsey
John Jay Range
Stuart A. Raphael
Robert S. Rausch
Belynda B. Reck
Baker R. Rector
Shawn Patrick Regan
Sona Rewari (nmi)
Thomas A. Rice
Michael P. Richman
Jennings G. ("J. G.") Ritter, II
Kathy E. B. Robb
Daryl B. Robertson
Gregory B. Robertson
Patrick L. Robson
Robert M. Rolfe
Ronald D. Rosener
Trevor K. Ross
Brent A. Rosser
William L. S. Rowe
Ronald L. Rubin
Marguerite R. ("Rita") Ruby
D. Alan Rudlin
Mary Nash K. Rusher
D. Kyle Sampson
Karen M. Sanzaro
Stephen M. Sayers
Arthur E. Schmalz
Gregory J. Schmitt

John R. Schneider
Howard E. Schreiber
Jeffrey P. Schroeder
Robert M. Schulman
Carl F. Schwartz
P. Watson Seaman
James S. SeEVERS, Jr.
Douglass P. Selby
Joel R. Sharp
Michael R. Shebelskie
Rita A. Sheffey
Ryan A. Shores
George P. Sibley, III
Donald F. Simone
Aaron P. Simpson
Jo Anne E. Sirgado
Laurence E. Skinner
Thomas G. Slater, Jr.
Caryl Greenberg Smith
John R. ("J. R.") Smith
Yisun Song (nmi)
Lisa J. Sotto
Joseph C. Stanko, Jr.
Todd M. Stenerson
John J. Stenger
Gregory N. Stillman
Fradyn Suarez (nmi)
Yeongyo Anna Suh
C. Randolph Sullivan
Jeffrey M. Sullivan
Andrew J. Tapscott
Robert M. Tata
Rodger L. Tate
W. Lake Taylor, Jr.
Wendell L. Taylor
John Charles Thomas
Gary E. Thompson
Paul M. Tiao
B. Cary Tolley, III

Bridget C. Treacy
Andrew J. Turner
Julie I. Ungerman
Daniel E. Uyesato
Surasak Vajasit (nmi)
Mark C. Van Deusen
Emily Burkhardt Vicente
Daniel G. Vivarelli, Jr.
Mark R. Vowell
Amanda L. Wait
Linda L. Walsh
William A. Walsh, Jr.
William L. Wehrum
Peter G. Weinstock
Malcolm C. Weiss
Kevin J. White
Amy McDaniel Williams
Mitchell G. Williams
Holly H. Williamson
Michael G. Wilson
Allison D. Wood
David C. Wright
Richard L. Wyatt, Jr.
David R. Yates
Lee B. Zeugin
Manida Zimmerman (nmi)

FORMER PARTNERS:\nThomas J. Cawley
Cameron N. Cosby
Cyane B. Crump
Andrew E. Jillson
Stephen S. Maris
Fraser A. McAlpine
Frank J. Murphy, Jr.
Brooks M. Smith
Lynnette R. Warman
Evan D. Wolff

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

REZONING AFFIDAVIT

DATE: December 30, 2013
(enter date affidavit is notarized)

122014a

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

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, 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 the line below.)

NONE

(check if applicable) There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

REZONING AFFIDAVIT

DATE: December 30, 2013
(enter date affidavit is notarized)

122014a

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

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, 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 more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

Conrad R. Mehan, Agent for Applicant, contributed in excess of \$100 each to Supervisors Cook, Herrity, Gross and McKay.

Francis A. McDermott of Hunton & Williams LLP, Attorneys for Applicant, contributed in excess of \$100 each to Supervisors Herrity and Cook.

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)

Applicant

Applicant's Authorized Agent

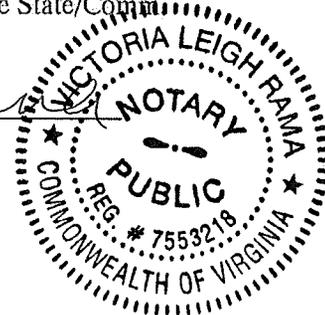
Charles B. Fromm, Agent for Applicant

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

Subscribed and sworn to before me this 30th day of December, 2013, in the State/County of Virginia, County/City of Prince William.

My commission expires: 8/31/17

Victoria Leigh Rama
Notary Public





County of Fairfax, Virginia

MEMORANDUM

DATE: November 1, 2013

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Pamela G. Nee, Chief *PNN*
Environment and Development Review Branch, DPZ

SUBJECT: ENVIRONMENTAL ASSESSMENT for: PCA 2000-MV-034
Furnace Associates, Inc.

This memorandum, prepared by Maya Dhavale, is based on the revised Generalized Development Plan (GDP) dated October 7, 2013.

The application proposes to construct a solar energy generation facility on a property adjacent to the landfill under review in SEA 80-L-061-2. Fairfax County emphasizes protection and stewardship of the environment through many County policies and programs. The proposed solar energy park is in harmony with Fairfax County's environmental vision, and as such we do not have any outstanding environmental issues with this application.

PGN: MPD

Department of Planning and Zoning
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5509
Phone 703-324-1380
Fax 703-324-3056
www.fairfaxcounty.gov/dpz/



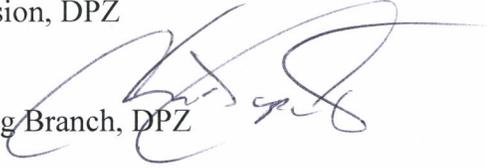


County of Fairfax, Virginia

MEMORANDUM

DATE: December 16, 2013

TO: Barbara C. Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Chris Caperton, Chief
Public Facilities Planning Branch, DPZ 

SUBJECT: Section 15.2-2232 Review
Application 2232-V13-17 (concurrent with **PCA 2000-MV-034**)
Furnace Associates, Inc.
Lorton Solar Energy Park
10018 and 10100 Furnace Road, Lorton 22079
Tax Map 113-1 ((1)) 12 and 13

Pursuant to Va. Code Sec. 15.2-2232, the Facilities Planning Branch of the Planning Division offers the following comments and recommendation on the proposed Furnace Associates, Inc., Lorton Solar Energy Park.

PROJECT DESCRIPTION

The applicant, Furnace Associates, Inc., proposes to construct a solar energy generation facility on an 8.86 acre parcel adjacent to an existing landfill as described in the 2232 Review Application. The proposal is also subject to review and approval of PCA 2000-MV-034. The proposed state-of-the-art solar energy electric generating facility ("solar energy park") would eliminate the previously approved use on the site.

BACKGROUND

The Office of the County Attorney opined that a solar farm is considered a public utility and therefore requires 2232 review and approval. The proposed facility is summarized below and within the 2232 Review Application (Attachment A) and includes, by reference, the plans within the PCA 2000-MV-034 staff report.

Location: The 8.86 acre property is located on the west side of Furnace Road generally south and/or east of the Fairfax County landfill, incinerator, and the Landfill Energy Systems facility at 10018 Furnace Road, Lorton 22079 and 10100 Furnace Road, Lorton 22079.

Site: The site is currently zoned to the I-6 Heavy Industrial District, subject to proffers dated January 8, 2001, and is approved and planned to be utilized as a mixed waste reclamation facility. Preliminary site preparation work for the reclamation facility is completed. The industrial zoning of the subject property will remain unchanged.

Proposed Facility: As depicted on Sheet 7 of the Plan submission included within the application materials, the applicant proposes a solar panel area of approximately three (3) acres in size. Each of the proposed individual solar panels is approximately 50 feet in length x 25 feet in width x 30 feet in height. The applicant states that the size proposed may be increased or decreased based upon the prevailing technology at the time of installation. Additionally, the actual number and location of the individual solar panels may be adjusted provided that no minimum setback distances are affected by their locations. As stated in the application, the remaining surface area on this property may also be used for additional solar infrastructure, or other renewable energy options, should the applicant elect to build out additional renewable energy capacity.

The applicant has also applied concurrently for an amendment to a special exception on the adjacent landfill property which is addressed via 2232-V13-18. To support the proposal on the adjacent parcel, the applicant proposes the 8.86 application parcel also provide for a permanent, 19 space visitor parking lot with shuttle service to serve the uses proposed on the adjacent parcel, subject to approval of the special exception amendment.

COMPREHENSIVE PLAN CITATIONS

Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Lower Potomac Planning District as amended through April 9, 2013, LP2 Lorton-South Route 1 Community Planning Sector, pages 58-105, page 75 specifically states:

“Sub-unit B3

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

Policy Plan

Fairfax County Comprehensive Plan, Policy Plan, 2013 Edition; Environment, as amended through February 12, 2013, pages 19-20 state:

“Objective 13: Design and construct buildings and associated landscapes to use energy and water resources efficiently and to minimize short- and long-term negative impacts on the environment and building occupants.

Policy a. Consistent with other Policy Plan objectives, encourage the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. These practices can include, but are not limited to:

- Environmentally-sensitive siting and construction of development.
- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*).
- Optimization of energy performance of structures/energy-efficient design.
- Use of renewable energy resources. . . .”

STAFF ANALYSIS

Fairfax County Department of Planning and Zoning (DPZ) - Planning Division – Historic Preservation (Attachment B)

- o Because there are two National Register of Historic Places (NR) Historic Districts in the vicinity of the application property, one of which the applicant has documented will be visible from the proposed installation of the solar panels and wind turbines, staff recommends the applicant comply with Section 106 of the National Historic Preservation Act of 1966, as amended, as may be necessary. If federal licensing or permitting for the installation of the solar panels and wind turbines is required, this may be considered an undertaking that requires Section 106 review. The applicant should contact the VDHR for guidance.
- o The applicant should provide to the DPZ, Planning Division, documentation as to whether or not Section 106 review is required in order to be reviewed and included in the staff report for PCA 2000-MV-034. If Section 106 review is required, or has been previously completed, the applicant should provide a copy of the completed Section 106 to DPZ, Planning Division, in order to be reviewed and included in the staff report for the PCA application.
- o The Town of Occoquan should be given the opportunity to comment on this 2232 application.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

Va. Code Sec. 15.2-2232, as amended, requires the Planning Commission to determine whether the general location or approximate location, character, and extent of the proposed facility, as amended, are substantially in accord with the adopted Comprehensive Plan:

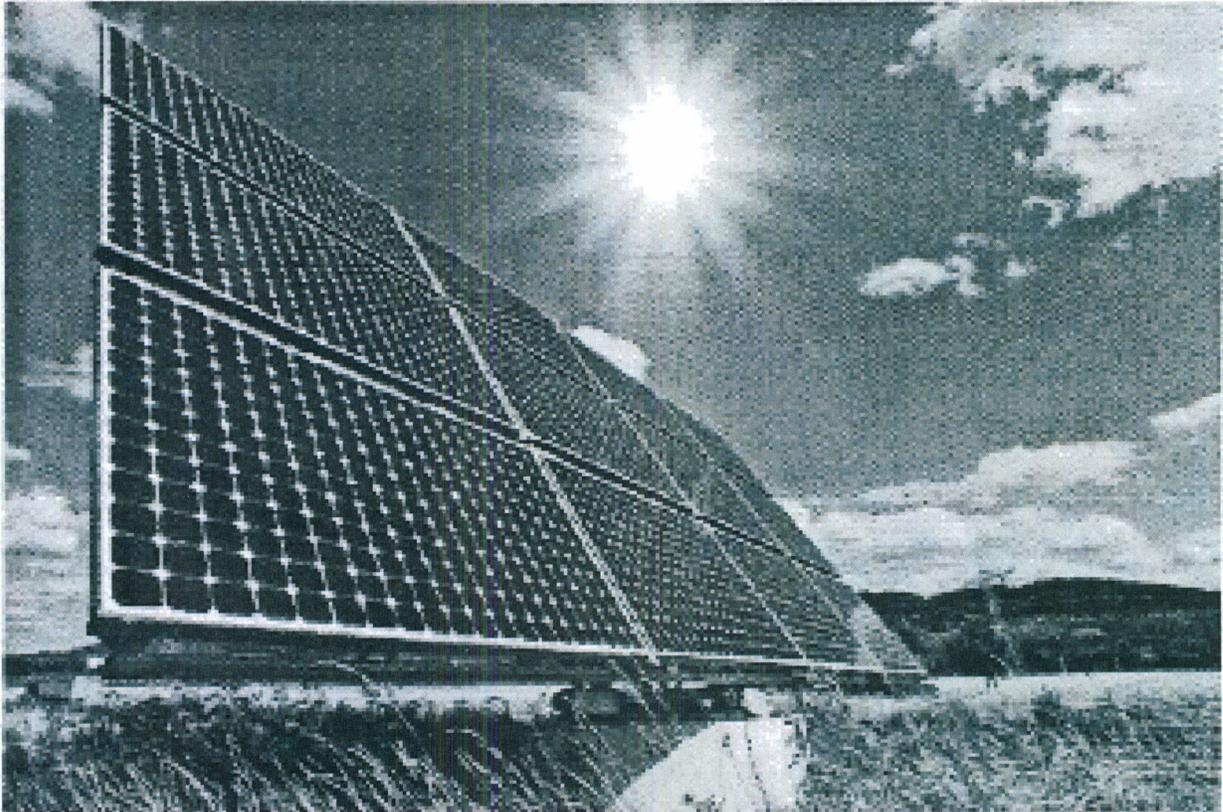
Location, Character and Extent

As noted in the Historic Preservation memorandum (included as Attachment B), the subject property is not included within the boundaries of an Historic Overlay District and is not listed in the Inventory of Historic Sites or the National Register of Historic Places. However, it is noted that the D.C. Workhouse and Reformatory National Register Historic District extends across 511 acres in the vicinity of and/or adjacent to the application property.

The proposed solar electric generating use is a permitted use in the I-6 zoning district and as stated by the applicant, "would capture and reuse energy. . ." As noted in the applicant's submission, redevelopment of the site provides a unique opportunity to create and operate a pilot renewable energy project within Fairfax County. By maintaining the I-6 zoning and character of the 8.86 parcel of land by replacing a waste reclamation facility with a solar energy park, the proposal maintains the industrial use and is consistent with Plan objectives previously noted, which encourage application of energy conservation in the design and construction of new development and redevelopment projects and the use of renewable energy sources. Staff believes the proposed reuse of an already industrially zoned parcel maintains the character of the property and surrounding properties. It is noted that although the solar infrastructure will be operated by the applicant for its useful life, fifty percent (50%) of any revenue the applicant receives, in excess of 2.5 cents per kilowatt hour, from the sale of the electricity produced by this solar infrastructure is proposed to be donated to Fairfax County.

As shown in the image on the following page, the type of solar panel facilities proposed would be approximately 50 feet in length, 25 feet in width and 30 feet in height. As outlined in the statement of justification, most solar panels now are designed with at least one anti-reflective layer and may have multiple layers thereby further reducing reflectivity. It is noted that the glare from summertime sun at high noon would have the highest potential for impact to the surrounding area; however, based on a Geosyntec analysis provided by the applicant, the potential for glare on surrounding residents was found to be minimal because the reflection would be primarily away from those residents.

The proposed solar energy facility appears to be much less intense than the currently approved recycling reclamation facility given that no landfill related or recycling related truck traffic will occur with approval of the proposed solar energy park. The only truck traffic would be that required to deliver and install the solar energy park and to perform minimal maintenance associated with the renewable energy uses proposed for the property. Additionally, as shown on Sheet 5 of the Plan submission dated June 7, 2013, as revised through December 10, 2013,



Illustrative image as shown on Sheet 7 of the Plan submission included within the application materials

the previously approved 25' transitional screening along Furnace Road and 30' transitional screening along the northwestern and southern property boundaries will be retained with approval of the new use.

It is staff's opinion that any potential visual, noise, light, air and water quality, environmental, and transportation impacts associated with the proposed solar energy park would not have an adverse impact on surrounding properties given the property is surrounded by dense wooded areas and road frontage along Furnace Road.

CONCLUSION AND RECOMMENDATION

Staff concludes that the subject proposal, as amended, by Furnace Associates, Inc. at 10018 and 10100 Furnace Road, Lorton 22079, satisfies the criteria of general or approximate location, character, and extent as specified in Va. Code Sec. 15.2-2232, as amended.

Therefore, staff recommends that the Planning Commission find the subject Application **2232-V13-17** substantially in accord with provisions of the adopted Comprehensive Plan.

CBC/DLP



**COUNTY OF FAIRFAX, VIRGINIA
APPLICATION FOR DETERMINATION
PURSUANT TO VIRGINIA CODE SECTION 15.2-2232**

*** This area to be completed by staff ***

APPLICATION NUMBER 2232-V13-17
 Date application received November 5, 2013 by DRJ
 Date(s) Revised _____
 Date application accepted December 12, 2013 by Debra Pemberton

(Please Type or Clearly Print)



PART I: APPLICATION SUMMARY

LOCATION OF PROPOSED USE

Address 10018, 10100 Furnace Road
 City/Town Lorton, VA Zip Code 22079
 Place Name (example: Dale High School) Lorton Solar Energy Park
 Tax Map I.D. Number(s) 113-1-((1))-12, 13
 Fairfax County Supervisor District Mt. Vernon

APPLICANT(S)

Name (Company or Agency) Furnace Associates, Inc.
 Agent Name Francis A. McDermott
 (Note: Failure to notify County of a change in agent may result in application processing delays)
 Agent's Mailing Address Hunton & Williams LLP, 1751 Pinnacle Drive, Suite 1700
 City/Town McLean State VA Zip Code 22102
 Telephone Number (703) 714-7422 Fax (703) 714-7410
 E-mail fmcdermott@hunton.com
 Secondary Contact Elaine O'Flaherty Cox
 Telephone Number (703) 714-7450 E-mail ecox@hunton.com

BRIEF DESCRIPTION OF PROPOSED USE

Solar energy park

VIRGINIA CODE § 15.2-2232 APPLICATION

**PROPOSED SOLAR ENERGY PARK
10018, 10100 FURNACE ROAD**

**STATEMENT OF JUSTIFICATION
November 4, 2013**



A. Description of the Proposed Solar Electric Generating Use

Furnace Associates, Inc. ("Furnace"), the Applicant in pending Proffered Condition Amendment Application PCA 2000-MV-034 (the "PCA"), seeks to amend the proffers and Generalized Development Plan in the prior zoning approval to eliminate the mixed waste reclamation facility use and replace it with a privately owned and operated, state-of-the-art solar energy electric generating facility ("solar energy park").

This request – filed pursuant to Section 15.2-2232 of the Code of Virginia – is limited solely to solar panels, i.e. electric generating uses, on land located at 10018 and 10100 Furnace Road and identified as Fairfax County Tax Map Parcels 113-1-((1))-12 and 13 (the "Property"). A "Property Identification Map" is enclosed highlighting the approximately 8.86 acres subject to this Section 2232 Application. The Property is zoned to the I-6 Heavy Industrial District, subject to proffers dated January 8, 2001, and is located on the west side of Furnace Road generally south and/or east of the Fairfax County landfill, incinerator, and the Landfill Energy Systems ("LES") facility. The County Attorney has opined that no Section 2232 Review is necessary for the additional geothermal and methane recovery infrastructure also proposed on the Property. Adjacent Parcel 113-1-((1))-11 is owned by Furnace, occupied by a cell tower, zoned R-1, and is not part of this Section 2232 Application or the PCA.

The proposed Generalized Development Plan Amendment (the "GDPA") filed in the pending PCA, dated June 7, 2013 as revised through November 1, 2013 and consisting of ten sheets, has been prepared by BC Consultants in consultation with Geosyntec Consultants ("Geosyntec") the Applicant's green energy and landfill consultant, and is included to fulfill the proposed facility plan Section 2232 submission requirement. In addition to the proposed solar energy park, an electrical and geothermal storage and equipment pad is shown in the northeast corner of the Property. No other permitted uses or special exception uses are being requested in the PCA. A draft proffer statement dated October 7, 2013 has been filed in conjunction with the PCA. The PCA is contingent upon Board of Supervisors (the "Board") approval of SEA 80-L/V-061-2 ("SEA-2") on the adjacent Lorton Construction Demolition Debris Landfill Property (the "Landfill"). Please note that, pursuant to Section 11-102 of the Zoning Ordinance, a permanent, 19-space visitor parking lot with shuttle service is proposed to be located on the subject property in order to serve the "Observation Point" proposed on Furnace's Landfill site.

GDPA Sheet 7 presents typical photographs of the type of solar panel facilities proposed in this Section 2232 Application. The solar panel area is approximately three acres, and each individual solar panel would be approximately 50 feet in length, 25 feet in width and 30 feet in height. Size may be increased or decreased based upon the prevailing technology at the time of installation,

and the actual number and location of the individual solar panels may be adjusted provided that no minimum setback distances are diminished.

Furnace (the "Applicant") has committed in the draft proffers that, within 24 months after receipt of all necessary County, Virginia and Federal approvals required to implement the landfill use approved as requested in SEA-2, it shall provide solar panels having the collective capacity of a one-half megawatt peak (0.5MWp) of electricity on three acres of Parcel 12 for distribution and sale on the electrical grid. All costs associated with the purchase, installation, operation, and electricity distribution of the solar infrastructure shall be the responsibility of the Applicant. The solar infrastructure will be operated by the Applicant for its useful life. Fifty percent of any revenue, in excess of 2.5 cents per kilowatt hour, the Applicant receives from the sale of the electricity produced by this solar infrastructure shall be donated to the County. The remaining surface area on this I-6 site may also be used for additional solar infrastructure, or other renewable energy operations, should the Applicant elect to build out additional renewable energy capacity.

Detailed documentation has been filed pertaining to both the pending PCA and SEA-2. This includes studies prepared by Geosyntec evaluating the feasibility of renewable energy technologies on both sites as filed with the Department of Planning and Zoning ("DPZ") on August 15, 2013. Geosyntec's analyses have been included in this Section 2232 Application package. The technical information in this Statement reflects Geosyntec's reports.

Pursuant to Section 11-102 of the Zoning Ordinance, a permanent, 19-space visitor parking lot with shuttle service is proposed to be located on the subject I-6 Property in order to serve the "Observation Point" proposed on the adjacent Landfill. If approved in the PCA and SEA-2 Applications, this "Observation Point" on the top deck of the Landfill beginning in Phase 1 would provide both a viewing area and an educational opportunity for the public to learn about the pilot renewable energy technologies being implemented on Furnace's two properties and on the County land within the "Green Energy Triangle."

B. Requirement for Proposed Use

Solar energy is a clean, non-polluting source of energy. Approval of a solar energy park on the Property is sought in accordance with the recommendations of the County's "Energy Alliance Task Force" and with the broader, long-term sustainable energy goals established by the Board. One recommended goal of the Task Force was to establish a "Green Energy Triangle" as a transformational energy project in Lorton, which the Applicant seeks to initiate with this Application. Numerous Board policies, reports, task forces and motions call for sustainability and use of renewable energy, including creation of a pilot, green energy program in Lorton. The proposed solar facilities on the Property will implement the vision of the County's Energy Alliance Task Force (the "Task Force") and the broader, long-term sustainable energy goals established by the Board. One recommended goal of the Task Force specifically was to establish a "Green Energy Triangle" as a transformational use in Lorton.

The proposed solar energy park would implement (i) County Energy Policy, which includes the objective of the "use of alternative and sustainable energy options" based on the Board's Environmental Agenda to "support alternative energy sources"; (ii) the "Cool Counties Climate Stabilization Declaration" to which the County is signatory and which the County states is the

cornerstone of renewable energy and commits to reducing greenhouse gases; and (iii) the County's 2014 Environmental Improvement Program ("EIP") which calls for development of a "Renewable Energy Demonstration Park."

This pilot green energy project proposed by Furnace on the Property and the adjacent Landfill site, has been contemplated by the Board in Lorton for several years. In its October 16, 2012 Motion the Board enthusiastically and unanimously endorsed the Chairman's "Private Sector Green Energy Task Force" recommendations with the purpose of "*stimulating a transformational energy project*" and creating "*with the private sector, pilot projects to demonstrate the use of local alternative energy sources for small and large scale development. These projects should: a) Not require legislative changes, nor changes to county policy; b) Be revenue neutral for the county or have the potential for revenue generation; and c) Could be initiated within 24 months. The Lorton Green Energy Triangle is a potential example.*"

One key component of the February 5, 2013 DPWES Staff Report to the Board Environmental Committee recommends development of the Green Energy Triangle in Lorton to rebrand the Lorton area. The Applicant's proposal further manifests the County Executive's FY 2014 report to the Board, which specifically cites the Green Energy Triangle as "leading to a re-branding of the Lorton area, changing its identity from being a site of the County's waste and debris disposal facilities to becoming a tangible expression of the County's renewable energy commitment." Furnace's green energy package is a direct result of the work of the Green Energy Task Force and the Board's Environmental Committee.

C. Anticipated Impacts/Mitigation

The Applicant submits that any potential visual, noise, light, air and water quality, environmental, and transportation impacts associated with the proposed solar energy park will be insignificant and immeasurable, especially when compared to impacts associated with the mixed waste reclamation use currently entitled and operating on the Property. No landfill-related or recycling-related truck traffic will occur any longer on the Property. The only truck traffic will be that required to deliver and install the solar energy park and to perform the minimal maintenance associated with the clean solar and geothermal renewable energy uses proposed for the Property.

Energy will be produced in form of electricity from solar power using PV cells on the solar panels. PV systems consist of multiple cells which convert sunlight directly into electric energy (direct current, or "DC") using the photoelectric effect, which in simple terms is the movement (excitement) of electrons caused by interaction between sunlight energy and the semiconductor materials. The electrons are collected to form DC electricity. The primary impact of PV cells is reflectivity. Current PV cells absorb about two-thirds of the total incident sunlight and reflect one-third of the sunlight reaching their surface. Most solar panels now are designed with at least one anti-reflective layer and may have multiple layers thereby further reducing reflectivity. The glare from summertime sun at high noon would have the highest potential for impact to the surrounding area. Based on the sun path (east to west and southeast to southwest), topographic elevations, locations, and the southern inclination of the solar arrays, however, the potential for glare on surrounding residents was found to be minimal in Geosyntec's analysis because of its reflecting primarily away from those residents.

PV systems provide one of the most sustainable methods of electricity generation without producing greenhouse gas emissions. Using the "Clean Energy Calculator" on the California Energy Commission "Go Solar California" website, a modest 2MWp solar system that generates about 2 million kWh per year prevents/substitutes for the emission of approximately 2.3 million pounds of carbon dioxide, 2,500 pounds of sulfur dioxide, and 3,500 pounds of nitrous oxide every year. This is equivalent to an annual reduction in automobile driving of nearly three million miles or planting over 180 acres of trees. (Each of the above quantities should be multiplied by .25 to pro-rate green energy efficiency to the subject to .5 MWp solar infrastructure capacity.) Operation and maintenance costs for PV systems are minimal due to the absence of moving parts and are estimated to be around 0.5% of the capital investment annually.

D. Conformance with the Comprehensive Plan and other Standards

Page 75 of the Area IV Plan for the "Lower Potomac Planning District" recommends for this Property which is located with Plan Sub-unit B3: *"These two triangular-shaped pieces of property west of Furnace Road together contain about 27 acres. The northern piece of property is planned for light industrial use and for public open space when the adjacent landfills are covered. The southern piece of property is planned for industrial use for a recycling center and/or recycling related industries with an option in the long range for public open space when the adjacent landfills are covered."*

Industrial zoning of the Property will remain unchanged. The proposed solar "electric generating use" is a "Permitted Use" in the I-6 zoning district (Paragraph 12 of Section 5-602) and would capture and reuse energy generated from the sun for distribution into the electrical grid. Further, the proposed solar energy facility would be much less intense than that currently approved. The renewable energy features proposed on the Property (and on the adjacent SEA-2 land) support policies in the "Environment Element" of the Comprehensive Plan which encourage, in Objective 13, Policy a, ". . . application of energy conservation . . . in the design and construction of new development and redevelopment projects" and "Use of renewable energy sources".

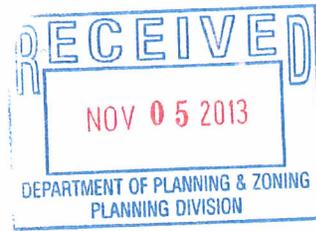
Truck traffic currently entering Furnace's Landfill is prohibited from approaching the Landfill from Lorton Road, which is a major transportation artery for local residents. Under the current I-6 zoning for a mixed waste reclamation facility, the Property has no such restriction and no required closure date. Cessation of activity on the adjacent Landfill and redirection of recycling-related truck traffic to the Property would result in a significant increase in truck traffic on Lorton Road and adjoining feeder roads. The Property's mixed waste reclamation use would require, by its nature, that all material delivered to the site be transported out to end-users or distant CDD landfills. This would increase the volume of truck traffic on neighboring roads (as opposed to the Landfill use which does not require the transportation of CDD away from the site), and would require long distance transportation which would consume, over a 22-year period, approximately 44 million gallons of diesel fuel and produce approximately 475,000 tons of carbon dioxide equivalent. Avoidance of such impacts through extension of the adjacent Landfill closure date, deletion of mixed waste reclamation use as a permitted use on the Property, and substitution of a much less intense, clean solar renewable energy use directly supports the County's objective to meet Clean Air Act National Ambient Air Quality Standards.

E. Alternative Sites Considered for These Uses

Solar energy parks theoretically could be developed on numerous sites with southern exposure throughout the County. However, given the current economics associated with implementation of solar in the U.S., the Property is particularly appropriate for a solar energy facility because it is situated adjacent to and part of a pilot project proposed in conjunction with the Landfill by a single private property owner. As described above, both this site and the adjacent Landfill site are uniquely situated, and the synergy of the four renewable energy uses requested on the combination of the Property and the Landfill, immediately adjacent to the existing and proposed potential users of this renewable energy on the County property, provide a unique and extraordinary opportunity.

Conclusion

As described above, the proposed solar electric generating facility satisfies the location, character and extent requirements of Section 15.2-2232. This presents a unique opportunity for Fairfax County for a private entity to create and operate a pilot renewable energy project with four renewable energy technologies. The proposed solar energy park on the Property will functionally relate to other proposed green energy uses on the adjacent Landfill and envisioned for the surrounding "Green Energy Triangle" area. Approval of amended proffers on the Property would eliminate the Applicant's right to operate the existing mixed waste reclamation use or any other heavy industrial use with the sole exception of the Category 2 utility uses depicted on the GDPA filed in conjunction with the PCA. This Section 2232 Application for a low-intensity industrial, renewable energy use conforms with the intent of the Comprehensive Plan which recommends "industrial use for a recycling center and/or recycling related industries." The proposed solar energy park is categorized as industrial in the Ordinance and the purpose of the use is to capture and reuse energy generated from the sun for distribution onto the electric grid. Approval of this Section 2232 Application would implement the Board's sustainable energy goals by initiating the Green Energy Triangle and providing environmental sustainability and economic benefits to the County in the immediate future.



Total Area of Subject Parcel(s) ±8.86 acres

Zoning District I-6

Previous Zoning Approvals for all uses on site (proffered conditions, special permits, special exceptions, variances, development plans)

RZ 2000-MV-034

SE 00-V-040

PCA 2000-MV-034 (pending)

PROPERTY OWNER(S) OF RECORD

Owner Furnace Associates, Inc.

Street Address 11220 Assett Loop, Suite 201

City/Town Manassas

State VA

Zip Code 20109

Has property owner been contacted about this proposed use? YES NO

SIGNATURE

The undersigned acknowledges that additional Fairfax County land use review requirements may be identified during the review of this 2232 Review application and the fulfillment of such requirements is the responsibility of the applicant. The undersigned also acknowledges that all Fairfax County Zoning Ordinance requirements pertaining to this project shall be fulfilled.

In the event a new agent is assigned responsibility for this application, the applicant agrees to provide a letter to the Department of Planning and Zoning authorizing the transfer of responsibility for the application and providing all new contact information. In the event the applicant fails to notify County staff of a change in agent, the application may be subject to processing delays.

Signature of Applicant or Agent *Francis Auto*

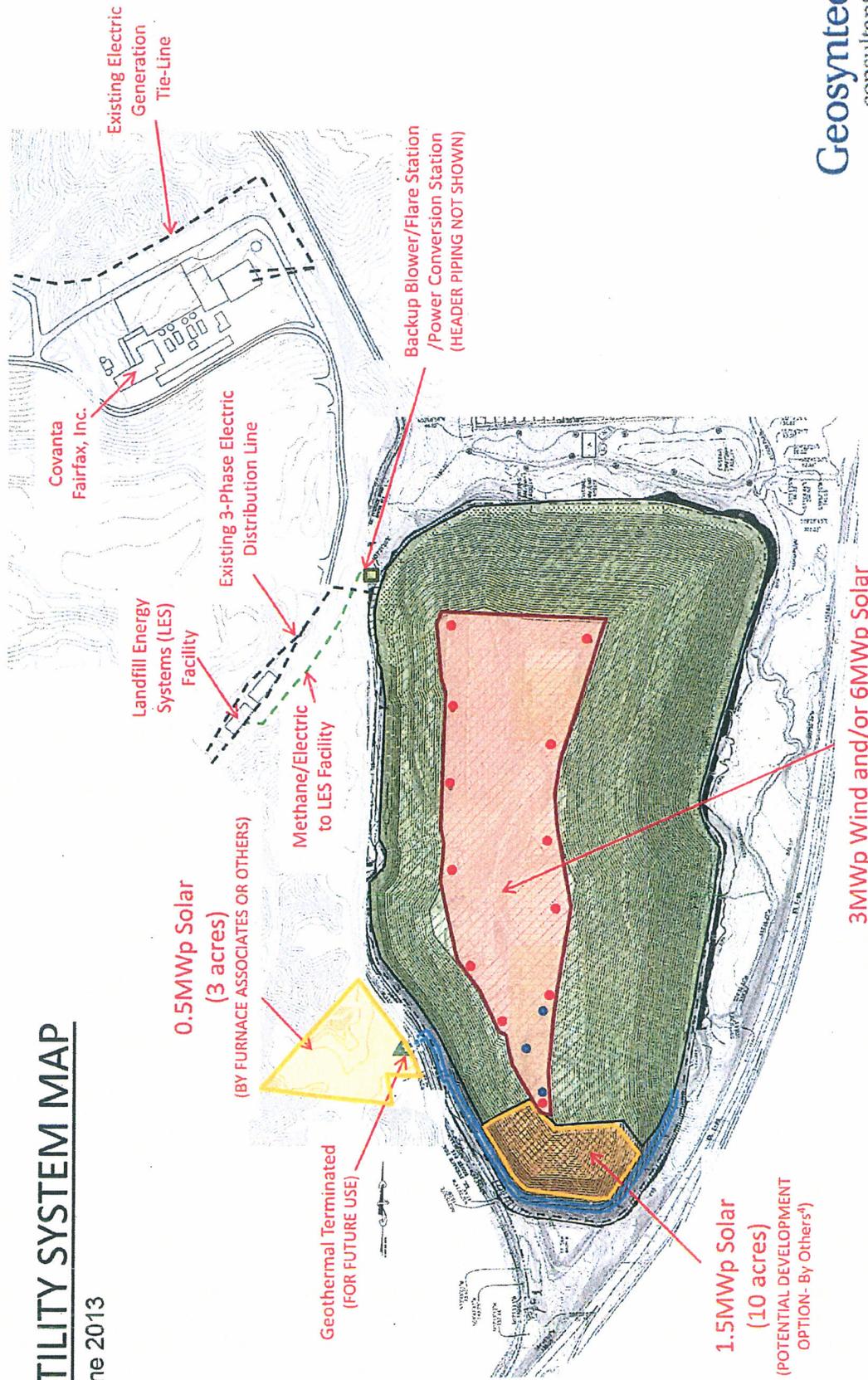
Date 11/4/13

Submit completed application to:

**Chris Caperton, Chief, Facilities Planning Branch
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5507
(703) 324-1380**

UTILITY SYSTEM MAP

June 2013



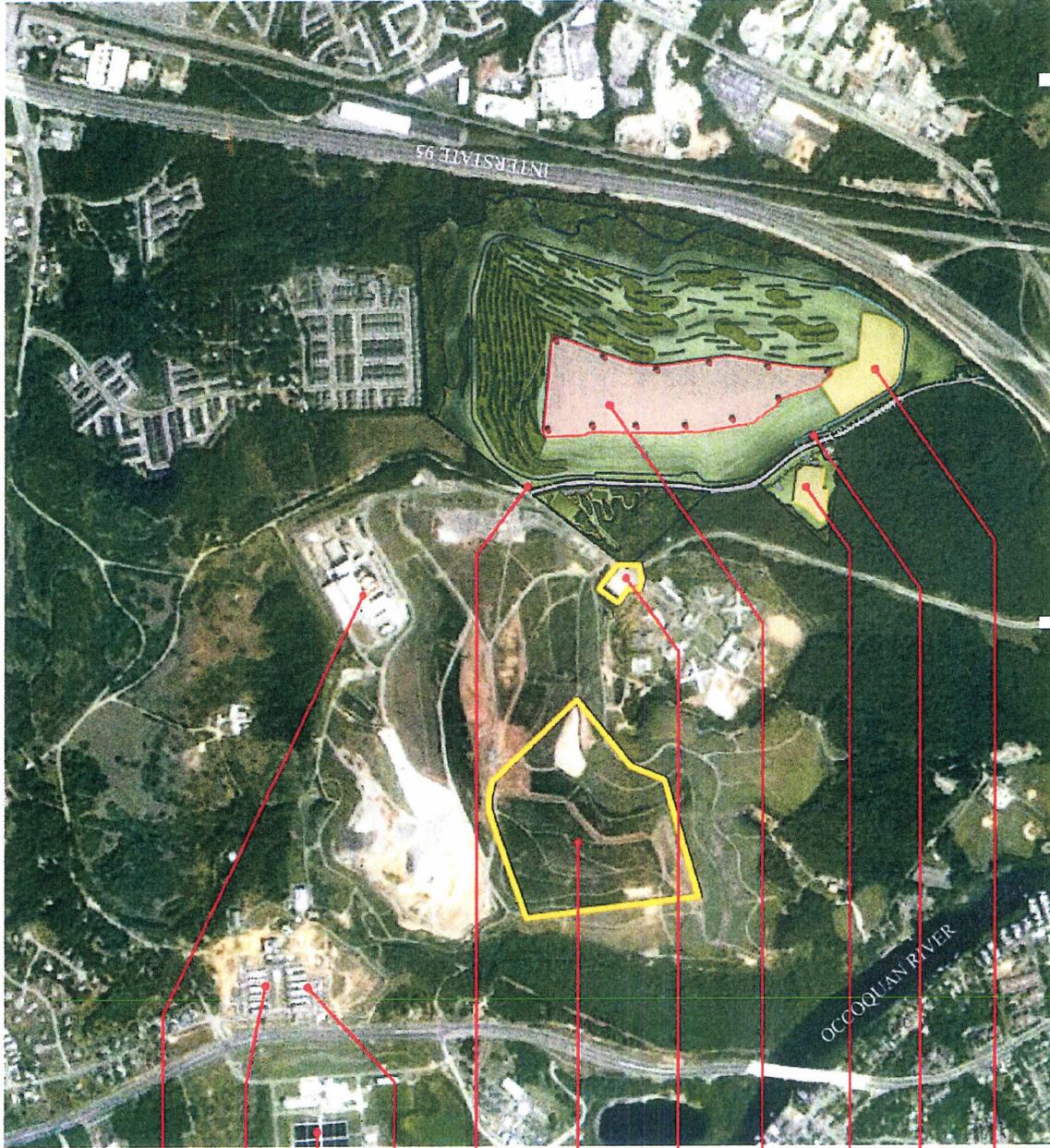
Geosyntec
consultants

NOTES:

1. Methane Collection area also includes the area within the "Wind or Solar Electric Generation" area.
2. Geothermal infrastructure piping to be installed with the landfill operations and terminated for future use
3. The initial three (3) wind turbines to be constructed by the Applicant during Phase 1 of the landfill development and then removed after the useful life in accordance with the landfill phasing plans.
4. Potential Solar development options available within Phase 4 of the landfill development.
5. At the conclusion of Phase 5 of development, the area denoted could include 12 turbines or include additional solar development by others.

- Wind or Solar Electric Generation⁵
- Solar Electric Generation
- Methane Collection¹
- Geothermal Infrastructure²
- Potential Future Wind Turbine (by others)
- Phase 1 Wind Turbine (by Applicant)³

FAIRFAX COUNTY GREEN ENERGY TRIANGLE



- PUBLIC/PRIVATE WASTE TO ENERGY FACILITY EXPORTS ELECTRICITY TO GRID
- WORKHOUSE ARTS CAMPUS OFF ELECTRICAL GRID
- FAIRFAX WATER
- RENEWABLE-ENERGY EDUCATION CENTER AT LORTON ARTS FOUNDATION (FUNDED BY CORPORATE PARTNERS)
- ESI METHANE CONNECTION TO CO-GENERATION PLANT
- SOLAR FARM ELECTRICITY TO GRID (POSSIBLE WORKHOUSE SUPPLIER) DEPENDENT ON PRIVATE INVESTMENT
- METHANE CO-GENERATION FACILITY PUBLIC/DPW/PARTNERSHIP
- WIND FARM (ADDED POTENTIAL FOR SOLAR FARM) ELECTRICITY TO DISTRIBUTION POINT FOR GRID
- SOLAR PARK ELECTRICITY TO GRID
- GEOHERMAL CONNECTION FOR FUTURE USE ON COUNTY PROPERTY
- SOLAR FARM ELECTRICITY TO DISTRIBUTION POINT FOR GRID

RECEIVED

NOV 05 2013

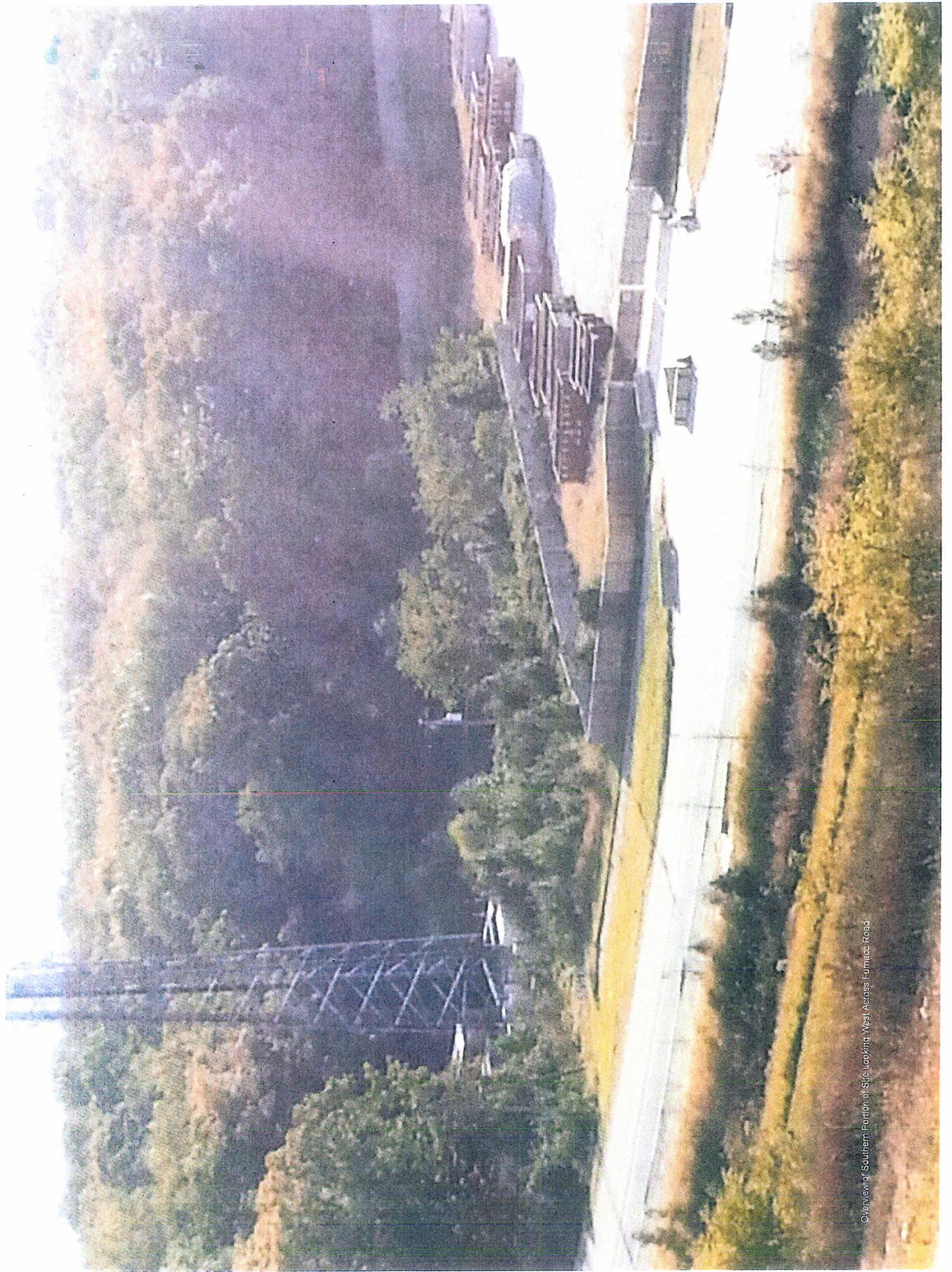
DEPARTMENT OF PLANNING & ZONING
PLANNING DIVISION



Over View of Site Looking West Across Furnace Road.



Overview of Site Looking West Across Furnace Road



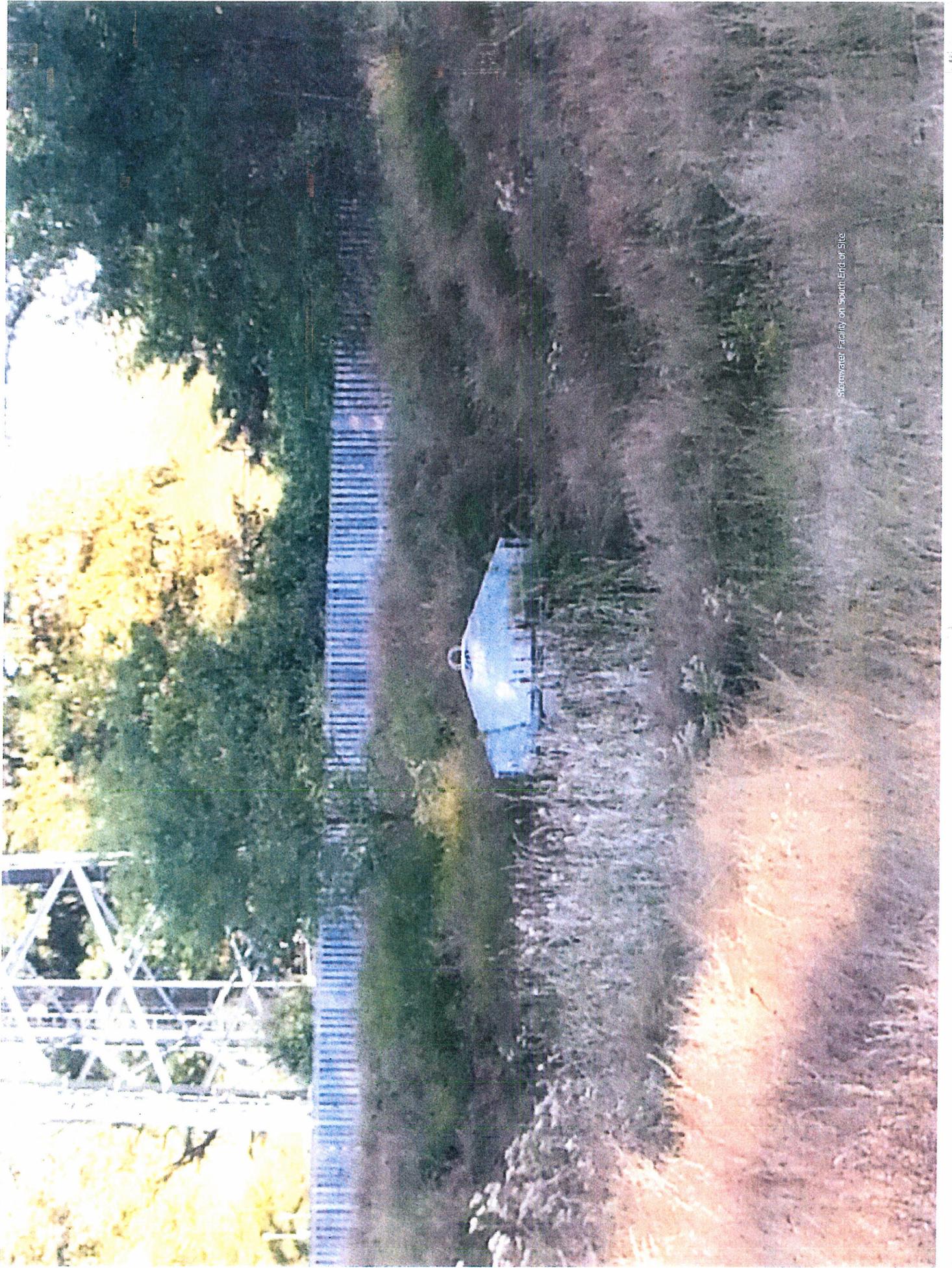
Overview of Southern Portion of Site Looking West Across Furnace Road



Looking South on Furnace Road at Entrance of Site on Right



Looking East Across Furnace Road From Site Entrance



Wastewater Facility on South End of Site



Looking South on Furnace Road at Right Turn Lane Into Site on Right



County of Fairfax, Virginia

MEMORANDUM

DATE: 21 November 2013

TO: Debbie Pemberton, Planner, Facilities Planning Branch

FROM: Linda Cornish Blank, Historic Preservation Planner *ACB*

SUBJECT: 2232-V13-17 & 18; 10000, 10100 & 10200 blocks various Furnace Road; Tax Maps 113-1 ((1)) parcels various and 113-3 ((1)) parcels various, to establish Solar Energy Park for wind turbine and solar panel generating facilities and quasi-public use

Background: The subject parcels are not included within the boundaries of a Fairfax County Historic Overlay District (HOD), are not listed in the Fairfax County Inventory of Historic Sites or the National Register of Historic Places (NR) or documented in the historic structures survey file. There are properties in the immediate vicinity of and/or adjacent to the application property that are within the boundaries of a property treated as a Fairfax County HOD by a Memorandum of Agreement (MOA), listed in the Fairfax County Inventory of Historic Sites and in the NR that would be effected by the installation of the solar panels and wind turbines.

Findings:

1. The DC Workhouse and Reformatory NR Historic District extends across 511 acres in the vicinity of and/or adjacent to the application property.
2. The area that is treated as a Fairfax County HOD by a MOA is also in the vicinity of and/or adjacent to the application property; its boundaries differ somewhat from the NR boundaries.
3. The applicant provided photo simulations indicating that the solar panels and wind turbines would be visible from the Lorton Workhouse Arts Foundation. The arts foundation is located with the boundaries of the NR Historic District and the area treated like a county HOD. This appears to be the only photo simulations that the applicant provided from within the boundaries of the historic district; the extent of the visual effect on the district is not known.
4. The applicant stipulates on page 4 of the Statement of Justification dated November 4, 2013 that the: "Industrial zoning of the Property will remain unchanged. The proposed solar 'electric generating use' is a 'Permitted Use' in the I-6 zoning district . . . ". The DC Workhouse and Reformatory NR Historic District is significant in the area of industry for its association with the industrial and manufacturing operation at the Workhouse and Reformatory. Although, the extent of the visual effect on the historic district is not known, staff does not consider the introduction of solar panels and wind turbines, considered industrial, incompatible with the historic district which is significance in the area of industry.
5. A photo simulation provided by the applicant indicates that the solar panels and wind turbines would not be visible from the intersection of Washington and Commerce Streets

Department of Planning and Zoning
 Planning Division
 12055 Government Center Parkway, Suite 730
 Fairfax, Virginia 22035-5509
 Phone 703-324-1380
 Fax 703-324-3056
www.fairfaxcounty.gov/dpz/



Excellence * Innovation * Stewardship
 Integrity * Teamwork * Public Service

DEPARTMENT OF
**PLANNING
 & ZONING**

located in the Town of Occoquan. This intersection is within the Occoquan NR Historic District. It is not known if this simulation is representative of views from the entire historic district and therefore it is not known if there is a visual effect on the historic district. Nor if there is an effect, if it would be adverse.

6. The applicant indicated in the application Statement of Justification dated November 4, 2013 that “. . . within 24 months after receipt of all necessary County, Virginia and Federal approvals required to implement the landfill use . . .” If the installation as proposed by the applicant requires federal permitting or licensing it may be considered an undertaking under Section 106 of the National Historic Preservation Act of 1966, as amended.
7. Staff is not aware if the applicant has contacted the Virginia Department of Historic Resources (VDHR) for guidance in determining if review under Section 106 of the National Historic Preservation Act of 1966, as amended, is required.

Recommendations:

1. Because there are two NR Historic Districts in the vicinity, one of which the applicant has documented will be visually effected by the proposed installation, staff recommends the applicant comply with Section 106 of the National Historic Preservation Act of 1966, as amended, as may be necessary. If federal licensing or permitting for the installation of the solar panels and wind turbines is required, this may be considered an undertaking that requires Section 106 review. Applicant should contact the VDHR for guidance.
2. The applicant provide to the Department of Planning and Zoning (DPZ), Planning Division documentation as to whether or not Section 106 review is required in order to be reviewed and included in the staff report for the application. If Section 106 review is required, or has been previously completed, the applicant provide a copy of the completed Section 106 to DPZ, Planning Division in order to be reviewed and included in the staff report for the application.
3. The Town of Occoquan be given the opportunity to comment on this application.

CHAPTER 508

An Act to amend and reenact §§ 15.2-2209.1 and 15.2-2303.1:1 of the Code of Virginia and to amend and reenact the second enactment of Chapter 193 of the Acts of Assembly of 2009, relating to extension of measures to address housing crisis.

[H 571]

Approved April 4, 2012

Be it enacted by the General Assembly of Virginia:

1. That §§ 15.2-2209.1 and 15.2-2303.1:1 of the Code of Virginia are amended and reenacted as follows:

§ 15.2-2209.1. Extension of approvals to address housing crisis.

A. Notwithstanding the time limits for validity set out in § 15.2-2260 or 15.2-2261, or the provisions of subsection F of § 15.2-2260, any subdivision plat valid under § 15.2-2260 and outstanding as of January 1, ~~2009~~ 2011, and any recorded plat or final site plan valid under § 15.2-2261 and outstanding as of January 1, ~~2009~~ 2011, shall remain valid until July 1, ~~2014~~ 2017, or such later date provided for by the terms of the locality's approval, local ordinance, resolution or regulation, or for a longer period as agreed to by the locality. Any other plan or permit associated with such plat or site plan extended by this subsection shall likewise be extended for the same time period.

B. Notwithstanding any other provision of this chapter, for any valid special exception, special use permit, or conditional use permit outstanding as of January 1, ~~2009~~ 2011, and related to new residential or commercial development, any deadline in the exception permit, or in the local zoning ordinance that requires the landowner or developer to commence the project or to incur significant expenses related to improvements for the project within a certain time, shall be extended until July 1, ~~2014~~ 2017, or longer as agreed to by the locality. The provisions of this subsection shall not apply to any requirement that a use authorized pursuant to a special exception, special use permit, conditional use permit, or other agreement or zoning action be terminated or ended by a certain date or within a set number of years.

C. Notwithstanding any other provision of this chapter, for any rezoning action approved pursuant to § 15.2-2297, 15.2-2298, or 15.2-2303, valid and outstanding as of January 1, ~~2009~~ 2011, and related to new residential or commercial development, any proffered condition that requires the landowner or developer to incur significant expenses upon an event related to a stage or level of development shall be extended until July 1, ~~2014~~ 2017, or longer as agreed to by the locality. However, the extensions in this subsection shall not apply (i) to land or right-of-way dedications pursuant to § 15.2-2297, 15.2-2298, or 15.2-2303, (ii) when completion of the event related to the stage or level of development has occurred, or (iii) to events required to occur on a specified date certain or within a specified time period. Any proffered condition included in a special exception, special use permit, or conditional use permit shall only be extended if it satisfies the provisions of this subsection.

D. The extension of validity provided in subsection A and the extension of certain deadlines as provided in subsection B shall not be effective unless any *unreleased* performance bonds and agreements or other financial guarantees of completion of public improvements in or associated with the proposed development are continued in force; however, if the locality has enacted a bonding moratorium or deferral option, the performance bonds and agreements or other financial guarantees of completion may be waived or modified by the locality, in which case the extension of validity provided in subsection A and the extension of certain deadlines provided in subsection B shall apply. The landowner or developer must comply with the terms of any bonding moratorium or deferral agreement with the locality in order for the extensions referred to in this subsection to be effective.

§ 15.2-2303.1:1. (Expires July 1, 2017) When certain cash proffers collected or accepted.

A. Notwithstanding the provisions of any cash proffer requested, offered, or accepted pursuant to § 15.2-2298, 15.2-2303, or 15.2-2303.1 for residential construction on a per-dwelling unit or per-home basis, cash payment made pursuant to such a cash proffer shall be collected or accepted by any locality only after completion of the final inspection and prior to the time of the issuance of any certificate of occupancy for the subject property.

B. In addition to any other relief provided, the court may award reasonable attorney fees, expenses, and court costs to any person, group, or entity that prevails in an action successfully challenging an ordinance, administrative or other action as being in conflict with this section.

C. The provisions of this section shall expire on July 1, ~~2015~~ 2017.

2. That the second enactment of Chapter 193 of the Acts of Assembly of 2009 is amended and reenacted as follows:

2. That the provisions of this act shall expire on July 1, ~~2014~~ 2017; however, any certified check, cash escrow, bond, or letter of credit offered or renewed after July 1, ~~2009~~ 2011, and

prior to July 1, 2014 2017, and meeting the requirements of this statute shall be deemed to continue to meet the requirements of subdivision 5 of § 15.2-2241 of the Code of Virginia after expiration of this act.



County of Fairfax, Virginia

MEMORANDUM

DATE: October 30, 2013

TO: Barbara Berlin, Director
Zoning Evaluation Division
Department of Comprehensive Planning

FROM: Angela Kadar Rodeheaver, Chief *AKR for ALR*
Site Analysis Section
Department of Transportation

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

SUBJECT: Transportation Impact

REFERENCE: PCA 2000-MV-034; Furnace Associates
Traffic Zone: 1634 ; Land ID # 113-1 ((01)) 12

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. These comments are based on the proposed general development plan dated October 7, 2013 and proffers dated September 11, 2013.

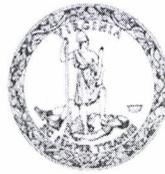
This department provides the following:

- The applicant should designate and construct Van Accessible parking as demonstrated per the County's Public Facility Manual.

AKR/ak :RZPCA2000MV034FurnaceAssociates

Fairfax County Department of Transportation
4050 Legato Road, Suite 400
Fairfax, Virginia 22033-2898
Phone: (703) 877-5600 TTY: 771
Fax: (703) 877 5723
www.fairfaxcounty.gov/fcdot





COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

4975 Alliance Drive
Fairfax, VA 22030

GREGORY A. WHIRLEY
COMMISSIONER

December 13, 2013

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

From: Paul J. Kraucunas, P.E.
Land Development Program Manager

Subject: Lorton Solar Energy Park
PCA 2000-MV-034

This office has reviewed the plans for the subject application received on December 12, 2013 and offers the following comments.

Sheet 2

1. There appears to be a existing curb ramp for the trail on the north side of the entrance but there does not appear to be one the south side. If no curb and gutter is installed, only a detectable warning surface need be shown on the plans.
2. While not clear, there appears to be a gate for this entrance. This gate needs to be moved at least 20' back from the ROW and shown on the plans.
3. It would be helpful if a sight distance drawing were provided with this plan set to confirm that it is adequate.

Please contact me if have any questions.



County of Fairfax, Virginia

MEMORANDUM

DATE: January 28, 2013

TO: Mary Ann Tsai; Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Thakur Dhakal, Senior Engineer III *FPD Dhakal*
Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: Proffered Condition Amendment Plat #PCA 2000-MV-034; Furnace Associate Inc; GDP dated September 12, 2013; LDS Project #15687-ZONA-001-1; Tax Map #113-1-1-0012, 0013; Mill Branch Watershed; Mount Vernon District

We have reviewed the subject application, development plan and offer the following Stormwater management comments.

Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Area (RPA) on this property. The plan indicates that conservation easement and an extended dry detention pond will be utilized to satisfy the BMP removal requirements. Approximate location of the pond and conservation easement has been identified on the plan.

Water quality controls must be satisfied for this development unless it is waived. (PFM 6-0401.2) Preliminary phosphorus removal computation has been provided. A 47% phosphorus removal has been proposed. In the site plan submission detailed phosphorous removal efficiency computations based on Occoquan method must be shown.

Floodplain

The site does not fall within regulated floodplains.

Downstream Drainage Complaints

There are no recent downstream drainage complaints on file.

Department of Public Works and Environmental Services
Land Development Services, Site Development and Inspections Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720 • TTY 711 • FAX 703-324-8359



Stormwater Detention

Applicant indicates that existing two dry detention pond will be used to meet the detention requirements. The location of detention pond has been identified in the plat. In the site plan submission, a detailed detention computation must be provided. (PFM 6-0301.3)

Onsite Major Storm Drainage System and Overland Relief

The applicant needs to show that no buildings will be flooded with a 100-year design flow, even if the minor system should fail due to blocking. Applicant needs to provide an overland relief narrative and arrows showing runoff flow path of the 100-year storm event. Cross-sections at key locations including the building entrances must be shown on the site plan submission.

Downstream Drainage System

Stormwater outfall narrative has been provided. Applicant indicates that proportional improvement will be provided to address the outfall issues. A detailed hydrologic and hydraulic computation must be provided on site plan.

Drainage Diversion

During the site plan submission, the natural drainage divide shall be honored. If natural drainage divides cannot be honored, a drainage diversion justification narrative must be provided. (PFM 6-0202.2A)

Stormwater Planning Comments

This case is located in the Mill Branch Watershed. There are no watershed management plans near the subject site. Please visit http://www.fairfaxcounty.gov/dpwes/watersheds/publications/lo/01_lo_wmp_full_ada.pdf or contact Stormwater Planning Division for more details.

Dam Breach

This property is not located within the dam breach inundation zone.

Mary Ann Tsai; Staff Coordinator
Proffered Condition Amendment Plat #PCA 2000-MV-034
Page 3 of 3

These comments are based on the 2011 version of the Public Facilities Manual (PFM). A new Stormwater ordinance and updates to the PFM's Stormwater requirements are being developed as a result of changes to state code (see 4VAC50-60 adopted May 24, 2011). The site plan for this application may be required to conform to the updated PFM and the new ordinance.

Please contact me at 703-324-1720 if you require additional information.

TD/

cc: Fred Rose, Chief, Watershed Planning & Assessment Branch, Stormwater Planning
Division, DPWES
Clinton Abernathy, Acting Chief, South Branch, SDID, DPWES
Zoning Application File

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 by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dba: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	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, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		