



# County of Fairfax, Virginia

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

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Department of Planning & Zoning

FEB 10 2015

Zoning Evaluation Division

January 28, 2015

Mr. Robert M. Freas  
Northern Virginia Radio Control Club  
8006 Chippenham Court  
Fairfax Station, VA 22039

Re: Special Exception Application SE 2014-MV-041

Dear Mr. Freas:

At a regular meeting of the Board of Supervisors held on January 27, 2015, the Board approved Special Exception Application SE 2014-MV-041 in the name of Northern Virginia Radio Control Club. The subject property is located at 9850 Furnace Road, on approximately 47.90 acres of land, zoned R-C in the Mount Vernon District [Tax Map 113-1 ((1)) 14]. The Board's action permits a private club, pursuant to Section 3-C04 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the private club use indicated on the special exception plat approved with the application, as qualified by these development conditions. Other by-right, special permit, and/or special exception uses may be permitted on the application property without the approval of a Special Exception Amendment if such uses do not affect this Special Exception.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "Lorton RC Air Park" that was prepared by Fairfax County Department of Public Works and Environmental Services, Capital Facilities, Land Survey Branch on March 11, 2014, and revised through October 9, 2014, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.

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12000 Government Center Parkway, Suite 533  
Fairfax, Virginia 22035

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<http://www.fairfaxcounty.gov/bosclerk>

4. Use of the Landfill Radio Control Model Aircraft Park (Aircraft Park) shall be restricted to members in good standing of the Northern Virginia Radio Control Club (NVRC) and their guests.
5. The Aircraft Park shall only be available for radio control model aircraft use when a NVRC member is present.
6. The days and hours of the use of the Aircraft Park shall be established by a Memorandum of Agreement (MOA) between the County of Fairfax and NVRC.
7. The name and phone number of the NVRC safety officer shall be provided to the DPWES Solid Waste Management Program and to the County's Insurance Manager in the manner set forth in the MOA and shall be provided each time a new person is designated as a safety officer.
8. NVRC may conduct special events at the Aircraft Park, which shall be approved in advance by the DPWES Solid Waste Management Program. The number of events, attendees, and overflow parking shall be established in the MOA.
9. NVRC shall adhere to the operational restrictions and all terms and conditions set forth in the MOA.
10. NVRC shall be responsible for all site activities at the Aircraft Park as set forth in the MOA.
11. NVRC shall secure and maintain a liability insurance policy covering itself and its members and shall name the County, DPWES employees, and volunteers as "additional insured" on the policy. A copy of the certificate of insurance shall be provided to DPWES and the County's Insurance Manager in the manner set forth in the MOA.
12. NVRC shall be solely responsible for obtaining any necessary licenses and for complying with any applicable Federal, State, and municipal laws, codes, and regulations with the use of the Aircraft Park.
13. Maintenance responsibilities of the Aircraft Park shall be in accordance with the conditions set forth in the MOA.
14. An improved parking area shall be provided in accordance with Article 11 of the Zoning Ordinance and all applicable ordinances.
15. NVRC shall fully and completely comply with the MOA.
16. Use of the Aircraft Park for radio-controlled aircraft operation or maintenance shall not occur during any time period in which the MOA is not in effect, whether by termination or otherwise.

17. Prior to site plan approval, the applicant shall demonstrate that all applicable stormwater regulations have been met.
18. The applicant shall suspend use of the Aircraft Park when the Workhouse Foundation, Inc. provides at least 48 hours' notice to the current NVRC President that outdoor performances may be disturbed by noise from the Aircraft Park, excluding special events at the Aircraft Park previously coordinated between the Workhouse Foundation, Inc. and the applicant.
19. NVRC shall coordinate its special events with the Workhouse Foundation, Inc. by providing a minimum of 60 days' notice of special events to the Workhouse Foundation, Inc. Upon receipt of such notice, the Workhouse Foundation, Inc. shall have two weeks to respond to the applicant in with any concerns.
20. NVRC shall provide notice to Davidson Airfield of its anticipated yearly flight schedule and special events.
21. Aircraft are only permitted to fly in the overflight area as identified on the SE Plat.
22. If the MOA is terminated, this SE shall expire.

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

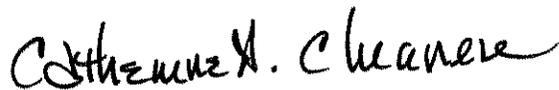
Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, 30 months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

**The Board also:**

- Approved a waiver of Par. 1 of Sect. 13-202 of the Zoning Ordinance for interior parking lot landscaping

- Directed the Director of the Department of Public Works and Environmental Services to approve a waiver of the dustless surface requirement pursuant to Par. 11 of Sect. 11-102 of the Zoning Ordinance

Sincerely,



Catherine A. Chianese  
Clerk to the Board of Supervisors

cc: Chairman Sharon Bulova  
Supervisor Gerry Hyland, Mount Vernon District  
Tim Shirocky, Acting Director, Real Estate Division, Dept. of Tax Administration  
Barbara C. Berlin, Director, Zoning Evaluation Division, DPZ  
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning  
Thomas Conry, Dept. Manager, GIS, Mapping/Overlay  
Michael Davis, Section Chief, Transportation Planning Division  
Donald Stephens, Transportation Planning Division  
Ken Williams, Plans & Document Control, ESRD, DPWES  
Department of Highways-VDOT  
Sandy Stallman, Park Planning Branch Manager, FCPA  
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division  
Jill Cooper, Executive Director, Planning Commission  
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation



# SE 2014-MV-041

## Zoning Application Closeout Summary Report

Printed: 1/30/2015

### General Information

**APPLICANT:** NORTHERN VIRGINIA RADIO CONTROL CLUB  
**DECISION DATE:** 01/27/2015  
**CRD:** NO  
**HEARING BODY:** BOS  
**SUPERVISOR DISTRICT:**  
**ACTION:** APPROVE  
**STAFF COORD:** MARY ANN TSAI  
**DECISION SUMMARY:**  
 ON JANUARY 27, 2015, THE BOARD OF SUPERVISORS UNANIMOUSLY APPROVED SE 2014-MV-041 ON A MOTION BY SUPERVISOR HYLAND SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JANUARY 9, 2015.

### Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
<u>DISTRICT</u>	<u>AREA</u>	<u>DISTRICT</u>	<u>AREA</u>	<u>DISTRICT</u>	<u>AREA</u>
				R- C	47.90 ACRES

### Tax Map Numbers

113-1- /01/ /0014-

### Approved Land Uses

Zoning District: R- C

APPROVED RESIDENTIAL DEVELOPMENT				APPROVED NON-RESIDENTIAL DEVELOPMENT		
<u>LAND USE</u>	<u>DWELLING</u> UNITS	<u>LAND AREA</u>	<u>NO. OF</u> ADU'S	<u>GFA</u>	<u>LAND AREA</u>	<u>FAR</u>
PRIV/CLUB					47.89 ACRES	

### Approved Waivers/Modifications

MODIFY INTERIOR PARKING LOT LANDSCAPING  
 WAIVE DUSTLESS SURFACE

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**Approved Development Conditions**DEVELOPMENT CONDITION STATEMENT DATE: 01-09-2015

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<u>DEVELOPMENT CONDITION</u>	<u>DUE</u>	<u>TRIG #</u>	<u>TRIG EVENT</u>	<u>CONTRIB</u>	<u>EXPIR DTE</u>
PARKING	01-01-0001	0	N/A	0	01-01-0001
OTHER - GENERAL	01-01-0001	0	N/A	0	01-01-0001
HOURS OF OPERATION	01-01-0001	0	N/A	0	01-01-0001
COMMUNITY COORDINATION / LIAISON	01-01-0001	0	N/A	0	01-01-0001
SWM / BEST MANAGEMENT PRACTICES (BMP)	01-01-0001	0	N/A	0	01-01-0001
NOTIFICATION - GENERAL	01-01-0001	0	N/A	0	01-01-0001