

**County of Fairfax, Virginia  
Planning Commission Meeting  
November 20, 2019  
Verbatim Excerpt**

*PCA 84-S-038-02 - DOMINION ELECTRIC SUPPLY COMPANY, INC. – Appl. to amend RZ 84-S-038 previously approved for warehouse with associated office and retail uses to permit modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.22. Located on the S. side of Lee Jackson Memorial Hwy., approx. 300 ft. E. of its intersection with Westfax Dr. on approx. 3.59 ac. of land zoned I-5, WS, AN and HC. Comp. Plan Rec: Industrial. Tax Map 34-3 ((1)) 2A. (Sully District)*

After Close of Public Hearing

Commissioner Tanner: Thank you, Mr. Chairman. I just have before us a pretty straightforward case. It's a PCA with Dominion Electric Supply Company. I agree with staff's recommendation and conclusions and I will be moving for approval tonight. Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE PCA 84-S-038-02, SUBJECT TO THE PROFFERS DATED OCTOBER 18<sup>TH</sup>, 2019.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve PCA 84-S-038-02, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

The motion carried by a vote of 11-0. Commissioner Niedzielski-Eichner was absent from the meeting.

SL

**PROFFER STATEMENT**  
**PCA 84-S-038-02**  
**October 18, 2019**

Proffered condition amendment application PCA 84-S-038-02 (the "Application") has been filed by Dominion Electric Supply Company, Inc. (the "Applicant") for the property identified as Tax Map Reference No. 34-3 ((1)) 2A (hereinafter referred to as the "Property").

Pursuant to Section 15.2-2303 (A), Code of Virginia, 1950, as amended, and Section 18-204 of the Zoning Ordinance of Fairfax County, 1978, as amended, the Applicant, for itself, the owners, and their respective successors and/or assigns, hereby proffers that redevelopment of the Property will be in accordance with the following conditions (the "Proffers") if, and only if, the Application, as proposed by the Applicant, is granted by the Board of Supervisors (the "Board"). If the Application is granted by the Board, certain proffers as identified below will replace and supersede the existing proffered conditions applicable to the Property. All other proffers dated May 18, 1995, and accepted previously in conjunction with PCA-84-S-038 (the "Existing Proffers") will remain in full force and effect and be unchanged, except as noted herein. In the event this application is denied by the Board, the Proffers will immediately be null and void and all Existing Proffers accepted in PCA-84-S-038 will remain in full force and effect.

The following proffer changes (noted with an asterisk) and additions pertain to the Property only and will modify the Existing Proffers with respect to the Property, as described below.

9. Retail/Office Uses\*

Office and retail uses combined will not exceed forty percent (40%) of the developed gross enclosed floor space.

12. Generalized Development Plan

Development of the Property will be in substantial conformance with the plan set titled "Dominion Electric Supply Company," consisting of five sheets, prepared by Tri-Tek Engineering, dated March 7, 2019, and revised through October 1, 2019 (the "GDP").

13. Minor Modifications

Pursuant to § 18-204 of the Zoning Ordinance, minor modifications from the GDP may be permitted as determined by the Zoning Administrator. The Applicant will have the flexibility to modify the layouts shown on the GDP without requiring approval of an amended GDP provided such changes are in substantial conformance with the GDP as determined by the Zoning Administrator.

14. Landscaping Along Boundary with Adjacent Property

The Applicant will, at the time of site plan, plant trees/landscaping along the subject property's boundary with the neighboring vacant parcel, identified by Tax Map number 34-3-01-0003. The purpose of such trees/landscaping will be to eliminate the existing means of ingress/egress between that parcel and the subject property.

15. Restoration of Formerly Paved Areas and Resource Protection Areas (RPA)

The Applicant will, at the time of site plan, submit an RPA restoration plan that will include the removal of all encroachments in the RPA and include a replanting plan in consultation with Urban Forest Management Division (UFMD) and Land Development Services (LDS) generally consistent with the Parking Redesignation/Landscape Plan prepared by Tri-Tek Engineering and dated January 5, 2006, as revised through October 1, 2019.

16. Urban Forestry


- A. Project Arborist/Pre-construction Meeting: Prior to the pre-construction meeting the Applicant will have the approved limits of clearing and grading flagged with a continuous line of flagging. The Applicant will retain the services of a Certified Arborist or Registered Consulting Arborist (Project Arborist) to attend the pre-construction meeting to review the limits of clearing and grading with an UFMD representative to determine where adjustments to the clearing limits can be made to increase the area of the tree preservation and/or to increase the survivability of trees at the limits of clearing and grading. Such adjustments will be recorded by the Project Arborist and tree protection fencing will be implemented under the Project Arborist's supervision based on these adjustments.
- B. Tree Preservation Measures: Tree preservation measures will be clearly identified, labeled, and detailed on the Erosion and Sediment Control Plan sheets and Tree Preservation Plan. Tree preservation measures may include, but are not limited to the following: root pruning, crown pruning, mulching, watering, etc. Specifications will be provided on the plan detailing how preservation measures will be implemented. Tree preservation activities will be completed during implementation of Phase 1 of the Erosion and Sediment Control Plan.
- C. Demolition: The demolition of all existing structures and site features within or adjacent to tree preservation areas will be accomplished in the least disruptive manner practical as reviewed and approved by UFMD. All tree protection fencing will be in place and verified by a County representative prior to commencement of demolition activities.
- D. Soil Remediation. Soil in planting areas that contain construction debris and rubble, are compacted or are unsuitable for the establishment and long-term survival of landscape plants, will be the subject of remedial action to restore planting areas to satisfy cultural requirements of trees, shrubs and groundcovers specified in the landscape planting plan. The applicant will provide notes and details specifying how the soil will be restored for the establishment and long-term survival of landscape plants for review and approval by UFMD.

17. Stormwater Management

The stormwater facilities shown on the GDP will be in conformance with the Stormwater Ordinance and will be reviewed for adequacy by LDS at the time of site plan. If any inadequacies are identified appropriate corrective measures will be employed to satisfaction of LDS prior to site plan approval provided those measures are in substantial conformance with the Parking Redesignation/Landscape Plan prepared by Tri-Tek Engineering and dated January 5, 2006, as revised through October 1, 2019.

SIGNATURES BEGIN ON NEXT PAGE

PCA 84-S-038-02

  
\_\_\_\_\_  
Dominion Electric Supply Company, Inc.  
Applicant

10/18/19  
\_\_\_\_\_  
Date

By: \_\_\_\_\_

Name: Stephen Knecht

Title: CEO

[SIGNATURES CONTINUE ON NEXT PAGE]

[SIGNATURES CONTINUE ON NEXT PAGE]

\_\_\_\_\_  
MHS Associates  
Title Owner

\_\_\_\_\_  
Date

10/18/2019

By:   
\_\_\_\_\_

Name: RICHARD SHARLIN, GENERAL PARTNER

Title: GENERAL PARTNER

[SIGNATURES END]