FAIRFAX COUNTY
BOARD OF SUPERVISORS
October 14, 2025

AGENDA

9:30	**Done**	Presentations
9:30	**Done**	Presentation of the Volunteer Fire Commission Awards and Annual Report
10:00	**Done**	Matters Presented by Board Members
10:00	**Done**	Items Presented by the County Executive

ADMINISTRATIVE ITEMS

1	**Approved**	Authorization to Advertise a Public Hearing on the Acquisition of Certain Land Rights Necessary for the Construction of Columbia Pike Complete Streets Phase I and Project 2G40-188-000 AKA Columbia Pike Streetscapes, Phase I - AA1400159-21 (Mason District)
2	**Approved**	Authorization to Advertise Public Hearings on Adoption of Amendments to Chapter 124.1 (Erosion and Stormwater Management Ordinance) of the Code of the County of Fairfax, Virginia to Implement Changes to the Virginia Erosion and Stormwater Management Regulation
3	**Approved**	Authorization to Advertise Public Hearings on a Proposed Zoning Ordinance Amendment Re: Residential Manufactured Home Park District and Related Revisions
4	**Approved**	Approval of a “Watch for Children” Sign as Part of the Residential Traffic Administration Program – Bright Pond Lane (Hunter Mill District)
5	**Approved**	Additional Time to Obtain a Non-Residential Use Permit (Non-RUP) for Special Exception SE-2014-PR-018, Beyer I Limited Liability Company (Providence District)

ACTION ITEMS

1	**Approved**	Adoption of the Updated 2025 Countywide Flood Risk Reduction Policy

FAIRFAX COUNTY
BOARD OF SUPERVISORS
October 14, 2025

	ACTION ITEMS (continued)	
2	**Approved**	Approval of Historic Overlay District Property Classifications
	CLOSED SESSION	
	Held	Closed Session
	PUBLIC HEARINGS	
3:30	**Approved**	Public Hearing on PCA 2005-LE-027 (RZPA 2025-FR-00022) (The Koinonia Foundation Inc.) (Franconia District) (Concurrent with SE 2025-FR-00032)
3:30	**Approved**	Public Hearing on SE 2025-FR-00032 (The Koinonia Foundation Inc.) (Franconia District) (Concurrent with PCA 2005-LE-027 (RZPA 2025-FR-00022)
3:30	**Approved**	Public Hearing on PCA 2016-HM-035-03/CDPA 2016-HM-035-03 (RZPA 2024-HM-00052) (Comstock Reston Station Holdings, LC) (Hunter Mill District)
3:30	**Approved**	Public Hearing on PCA 2000-HM-044-04/ CDPA 2000-HM-044-03 (RZPA 2024-HM-00031) (Maple Multi-Family Land East Coast, L.P., PCA and CDPA) (Hunter Mill District)
3:30	**Approved**	Public Hearing on Proposed Plan Amendment (SSPA) 2023-II-1M, 7600 Leesburg Pike (Dranesville District) (Concurrent with RZ 2024-DR-00006)
3:30	**Approved**	Public Hearing on RZ 2024-DR-00006 (GACM 2019-FL1 REO (7600 Leesburg), LLC (Dranesville District) (Concurrent with SSPA 2023-II-1M)
4:00	**Approved**	Public Hearing to Convey Certain Land Rights in Board-Owned Property to the Virginia Department of Transportation for the Richmond Highway Corridor Improvements Project (Mount Vernon District)

FAIRFAX COUNTY
BOARD OF SUPERVISORS
October 14, 2025

	PUBLIC HEARINGS (continued)	
4:00	**Approved**	Public Hearing for the De-Creation/Re-Creation of Teton Place Area Sanitary District to Remove Vacuum Leaf Collection and the Contraction of Graham Park Plaza to Remove Refuse/Recycling and Vacuum Leaf Collection Services (Mason District)
4:00	**Approved for Brittany Parc Court Area and Welcome Drive Area; Decision Only Deferred to 11/18/2025 at 4:00 p.m. for Aylors Overlook HOA**	Public Hearing for the De-Creation/Re-Creation of Brittany Parc Court Area Sanitary District to Remove Vacuum Leaf Collection, the Contraction of Welcome Drive Area to Remove Vacuum Leaf Collection Services, and the Contraction of Aylors Overlook HOA to Remove Refuse/Recycling and Vacuum Leaf Collection Services (Providence District)
4:00	**Approved**	Public Hearing for the Enlargement of Lupine Lane Area Sanitary District for Refuse/Recycling Collection Services (Dranesville District)
4:30	**Approved**	Public Hearing to Consider an Ordinance Establishing the Gambrill Residential Permit Parking District, District 51 (Springfield District)
4:30	**Approved**	Public Hearing to Consider an Ordinance Expanding the West Springfield Residential Permit Parking District, District 7 (Braddock District)
4:30	**Approved**	Public Hearing to Consider Adopting an Ordinance Establishing Parking Restrictions on South Street (Mason District)

Fairfax County, Virginia

BOARD OF SUPERVISORS AGENDA

Tuesday
October 14, 2025

9:30 a.m.

PRESENTATIONS

PROCLAMATION — To designate October as Domestic Violence Awareness Month in Fairfax County. Requested by Chairman McKay and Supervisor Palchik.

RESOLUTION — To celebrate the 20th anniversary of the Northern Virginia Affordable Housing Alliance. Requested by Chairman McKay and Supervisor Alcorn.

RESOLUTION — To recognize Fairfax Alliance for Better Bicycling's 20th anniversary. Requested by Chairman McKay, Supervisor Alcorn and Supervisor Storck.

PROCLAMATION — To designate October 15, 2025, as Support Your Local Chamber of Commerce Day in Fairfax County. Requested by Chairman McKay.

STAFF:
Tony Castrilli, Director, Office of Public Affairs
Jeremy Lasich, Office of Public Affairs
Imtiaz Ali, Office of Public Affairs

Board Agenda Item
October 14, 2025

9:30 a.m.

Presentation of the Volunteer Fire Commission Awards and Annual Report

ENCLOSED DOCUMENTS:
None.

PRESENTED BY:
Shawn Stokes, Chair, Volunteer Fire Commission

Board Agenda Item
October 14, 2025

10:00 a.m.

Matters Presented by Board Members

Board Agenda Item
October 14, 2025

10:00 a.m.

Items Presented by the County Executive

Board Agenda Item
October 14, 2025

ADMINISTRATIVE – 1

Authorization to Advertise a Public Hearing on the Acquisition of Certain Land Rights Necessary for the Construction of Columbia Pike Complete Streets Phase I and Project 2G40-188-000 AKA Columbia Pike Streetscapes, Phase I - AA1400159-21 (Mason District)

ISSUE:
Board of Supervisors' (Board) authorization to advertise a public hearing on the acquisition of certain land rights necessary for the construction of the Columbia Pike Complete Streets Phase I project. Funding for this project is supported by a combination of the Columbia Pike Complete Streets Phase I grant (1400159-2021) in Fund 50000, Federal-State Grant Fund, and the Columbia Pike Complete Streets Phase I project (2G40-188-000) in Fund 40010, County and Regional Transportation Projects.

RECOMMENDATION:
The County Executive recommends that the Board authorize advertisement of a public hearing on November 18, 2025, at 4:30 p.m.

TIMING:
Board action is requested on October 14, 2025, to provide sufficient time to advertise the proposed public hearing on November 18, 2025, at 4:30 p.m., on the acquisition of certain land rights necessary to keep this project on schedule.

BACKGROUND:
This project consists of constructing approximately 600 linear feet of new sidewalk along the south side of Columbia Pike between Backlick Road and Tom Davis Drive. The new sidewalk will enhance pedestrian accessibility and safety, providing a seamless connection to existing pathways in the area. The project also includes driveway modifications to improve connections with the new sidewalk and a new pedestrian crossing at Columbia Pike and Tom Davis Drive.

Land rights for these improvements are required on six properties, none of which have been acquired by the Land Acquisition Division (LAD) in the Department of Public Works and Environmental Services. The construction of this project requires the acquisition of dedications for public street purposes, grading agreement and temporary construction easements on Tax Map numbers 071-1-01-0092, 071-1-01-0092C, 071-101-0093, 071-1-01-0094, 071-1-01-0113, and 071-1-01-0113A.

Negotiations are in progress with the affected property owners; however, because resolution of these acquisitions is not imminent, it may be necessary for the Board to utilize quick-take eminent domain powers to commence construction of this project on schedule.

These powers are conferred upon the Board by statute, namely, *Va. Code Ann. Sections 15.2-1901 through 15.2-1905* (as amended). Pursuant to these provisions, a public hearing is required before property interests can be acquired in such an accelerated manner.

EQUITY IMPACT:
This project supports the One Fairfax Policy, ensuring decisions, programs, and services are intentionally developed with the goal of providing an equitable opportunity for every resident to succeed. Communities affected by this Board Item lie within a high or very high vulnerability index. The project has the potential to advance equity.

As a transportation project, the proposed walkway directly aligns with multiple focus areas of the One Fairfax Policy. It advances focus area 2 by safely connecting more housing units, particularly those in mixed-use areas, to multiple modes of transport. Improved walkability furthers focus area 8's goal of enhancing neighborhood quality of life by providing a safe, well-maintained route between communities. The project also supports focus area 11 by protecting stable neighborhoods and green spaces while enabling access to transportation that connects residents with employment, housing, amenities, and services. Finally, it advances focus area 14 by strengthening a multi-modal transportation system that contributes to economic growth, health, congestion mitigation, and community prosperity through sustainable, inclusive mobility options.

FISCAL IMPACT:
Funding is available in the Columbia Pike Complete Streets Phase I grant (1400159-2021), in Fund 50000, Federal-State Grant Fund, and in the Columbia Pike Complete Streets Phase I project (2G40-188-000) in Fund 40010, County and Regional Transportation Projects. This project is included in the FY 2026-FY 2030 Adopted Capital Improvement Program (With future Fiscal Years to FY 2035). No additional funding is being requested from the Board.

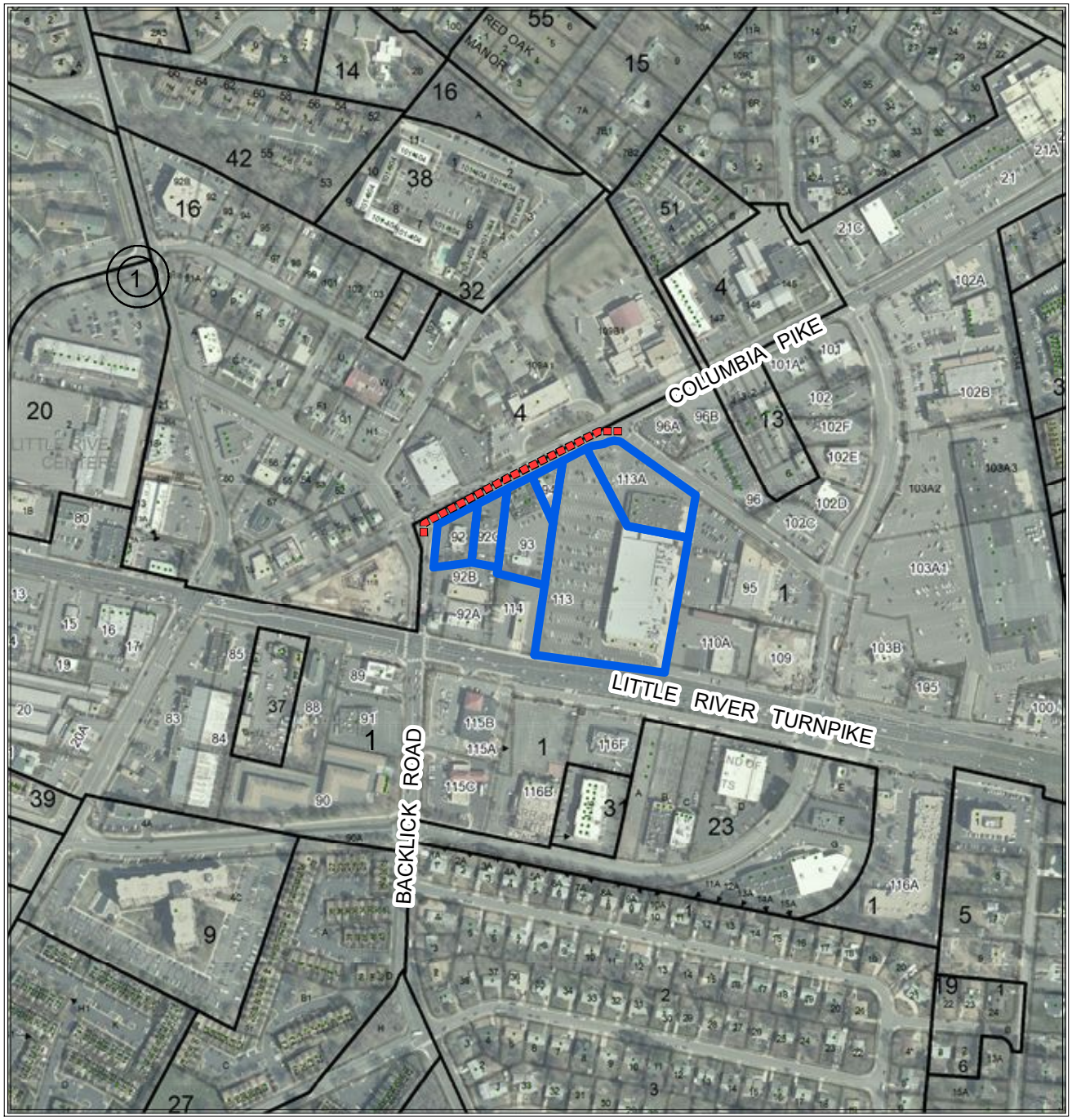
ENCLOSED DOCUMENTS:
Attachment A - Project Location Map
Attachment B - Listing of Affected Properties

Board Agenda Item
October 14, 2025

STAFF:
Jennifer Miller, Deputy County Executive
Christopher Herrington, Director, Department of Public Works and Environmental Services (DPWES)
Gregg Steverson, Director, Fairfax County Department of Transportation
Tiya Raju, Deputy Director, Capital Facilities, DPWES

ASSIGNED COUNSEL:
Randall Greehan, Assistant County Attorney

ATTACHMENT A



COLUMBIA PIKE STREETSCAPES - PHASE 1

Project AA1400159-21

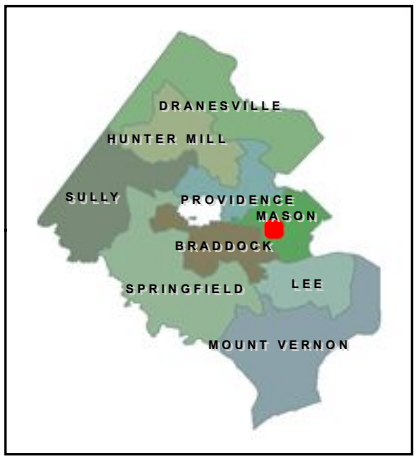
Tax Map: 071-1

Mason District

Affected Properties:

Proposed Improvements:

0 0.05 0.1 0.2 Miles



ATTACHMENT B

LISTING OF AFFECTED PROPERTIES
Project
Columbia Pike Complete Streets Phase I. aka Columbia Pike Streetscapes, Phase I -
AA1400159-21 (Mason District)

PROPERTY OWNER(S)	Tax Map Parcel
1. ANJL LLC Address: 4301 Backlick Road Annandale, VA 22003-3141	071-1-01-0092
2. KAYBAR ASSOC LP Address: 7219 Columbia Pike Annandale, VA 22003-3109	071-1-01-0092C
3. Kee Cho Han and Ae Young Han Address: 7139 Columbia Pike Annandale, VA 22003-3146	071-1-01-0093
4. Kee Cho Han and Ae Young Han Address: 7201 Columbia Pike Annandale, VA 22003-3109	071-1-01-0094
5. NNN AGP OPP II OWNER 1, LLC Address: 7142 Little River Turnpike Annandale, VA 22003-3101	071-1-01-0113
6. Young Ho Kim and Wulsoon Kim Trustees, Under the KIM Living Trust Address: 7133 Columbia Pike Annandale, VA 22003-3146	071-1-01-0113A

Board Agenda Item
October 14, 2025

ADMINISTRATIVE – 2

Authorization to Advertise Public Hearings on Adoption of Amendments to Chapter 124.1 (Erosion and Stormwater Management Ordinance) of the Code of the County of Fairfax, Virginia to Implement Changes to the Virginia Erosion and Stormwater Management Regulation

ISSUE:
Board of Supervisors (Board) authorization to advertise public hearings on adoption of amendments to *Chapter 124.1* (Erosion and Stormwater Management Ordinance) of *The Code of the County of Fairfax, Virginia* to implement changes to the Virginia Erosion and Stormwater Management Regulation.

RECOMMENDATION:
The County Executive recommends that the Board authorize the advertisement of the amendments to the Erosion and Stormwater Management Ordinance (ESMO) as set forth in Attachment A to the Staff Report dated October 14, 2025.

The proposed amendments have been prepared by the Department of Land Development Services (LDS) and the Office of the County Attorney.

TIMING:
Board action is requested on October 14, 2025, to provide sufficient time to advertise the public hearing before the Planning Commission on November 12, 2025, and the Board on December 9, 2025, at 4:30 p.m. If adopted by the Board, the proposed ordinance will become effective at 12:01 a.m. on December 10, 2025.

BACKGROUND:
This past year, the State Water Control Board (SWCB) adopted two separate amendments to the Virginia Stormwater Management Regulation (Regulation). Approvals of the amendments to the Regulation were fast-tracked under the Virginia Administrative Process Act. County staff provided comments on the proposed changes which resulted in additional clarifications being included in the amendments. The substantive changes in the amendments were known for more than a year before they were adopted by the SWCB. Staff had been advising the regulated community periodically of the upcoming changes throughout the drafting process.

The first set of amendments, which became effective July 1, 2025, are described by the DEQ as "updating compliance alternatives used to meet and demonstrate water quality and water quantity requirements, which account for improvements in best management practice methods and technology and better information about land use patterns and water quality in the Chesapeake Bay Watershed. The changes reflect the application of data and information in the models that the U.S. Environmental Protection Agency and other researchers use to study, monitor, and predict conditions in the Chesapeake Bay and other watersheds in Virginia." (Virginia Register of Regulations Vol. 41 Iss. 10, December 30, 2024).

The second set of amendments, which became effective August 14, 2025, are described by the DEQ as "improving clarity and certainty by making the regulation internally consistent, removing outdated requirements, and accurately reflecting requirements in the State Water Control Law (§ 62.1-44.2 et seq. of the Code of Virginia)." [Virginia Register of Regulations Vol. 41. Iss. 23, June 30, 2025].

The SWCB's process leading up to the adoption of the amendments to the Regulation prevented staff from preparing the required amendments to the County's ESMO for Board consideration before the effective dates. To comply with the substantive changes to the Regulation, staff began enforcing the changes to the water quality control requirements in the Regulation on July 1, 2025. The DEQ allowed the regulated community the option of using the changes to the water quality control requirements in the Regulation for a year before the effective date. As a result, designers prepared plans that were to be submitted after the effective date without any issues.

Outreach

Staff advised the regulated community of the status and substance of the amendments to the Regulation via periodic LDS Letters to Industry and announcements at meetings of the NVBIA/NAIOP Fairfax Committee and the Engineers and Surveyors Institute (ESI) Fairfax Committee. A final Technical Bulletin was published on June 6, 2025, advising the regulated community that LDS would begin enforcing the new water quality control requirements of the Regulation on July 1, 2025, and that plans submitted before the effective date would remain subject to the pre-July 1, 2025, requirements.

PROPOSED AMENDMENTS:

The purpose of the proposed amendments is to implement changes to the Regulation and clarify existing requirements in the ESMO, including a clarification that failure to maintain installed stormwater management facilities, as prescribed in a maintenance agreement, is a violation of the ordinance. In addition to the amendments made in response to the changes to the Regulation, an amendment to the right of entry provision is also proposed in accordance with HB2008/SB1093. The major changes are to the

water quality control requirement for new development, the methodology for demonstrating compliance with the water quality control requirement for both new and redevelopment, and the design of both construction (erosion and sediment controls) and post-construction facilities (Best Management Practices) as follows:

- The allowable phosphorus load from land-disturbing activity for new development is reduced from 0.41 pounds/acre/year to 0.26 pounds/acre/year for plans submitted on or after July 1, 2025. The requirement for redevelopment is unchanged. Development projects submitted before July 1, 2025, and subsequently deemed complete, remain subject to pre-July 1, 2025, requirements. Revisions to pre-July 1, 2025, plans that increase phosphorous load must meet the new requirements for those areas causing the increase.
- Compliance with the water quality control criteria for both new development and redevelopment must be demonstrated using the updated Virginia Runoff Reduction Method (VRRM).
- Water quality controls and erosion and sediment controls must be designed in accordance with the Virginia Stormwater Management Handbook (Handbook).

The Staff Report includes a list of specific sections of the ESMO proposed to be amended and the proposed amendments are included as Attachment A to the Staff Report.

REGULATORY IMPACT:
The regulatory impact is the result of mandatory changes to local ordinances needed to comply with amendments to the Regulation and HB2008/SB1093. The major change relates to the criteria for water quality control which: reduces the allowable phosphorus discharge from land-disturbing activity; requires use of an updated method for determining the amount of phosphorus runoff generated by various land cover types; and requires use of the new Handbook for the design of water quality control and erosion and sediment control facilities. The changes to the method for determining compliance somewhat offset the reduction in allowable phosphorus discharge. The result is that phosphorus reductions for sites with a higher proportion of maintained lawns will rise slightly and the reduction for sites with a higher proportion of impervious will be slightly lower. To mitigate any disruption to projects in process, construction plans submitted prior to July 1, 2024, are allowed to continue under the old criteria.

EQUITY IMPACT:
None. This action would not positively or negatively impact a vulnerable geographic area or marginalized population. The amendments are necessary to comply with recent changes to state regulations and apply countywide.

Board Agenda Item
October 14, 2025

FISCAL IMPACT:
None.

ENCLOSED DOCUMENTS:
Attachment 1 – Staff Report dated May 21, 2024. Attachment A Included (Amendments to Chapter 124.1(Erosion and Stormwater Management Ordinance))

STAFF:
Jennifer Miller, Deputy County Executive
William Hicks, P.E., Director, Land Development Services

ASSIGNED COUNSEL:
Erin L. Blanch, Assistant County Attorney
Marc. E. Gori, Assistant County Attorney

LAND DEVELOPMENT SERVICES
October 14, 2025

STAFF REPORT

PREPARED BY SITE DEVELOPMENT AND INSPECTIONS DIVISION

- [√] PROPOSED COUNTY CODE AMENDMENT
- [ ] PROPOSED PFM AMENDMENT
- [ ] PROPOSED ZONING ORDINANCE AMENDMENT
- [ ] APPEAL OF DECISION
- [ ] WAIVER REQUEST

Adoption of Amendments to Chapter 124.1 (Erosion and Stormwater Management Ordinance) of The Code of the County of Fairfax, Virginia to Implement Changes to the Virginia Erosion and Stormwater Management Regulation

PUBLIC HEARING DATES

Authorization to Advertise:	October 14, 2025
Planning Commission Hearing:	November 12, 2025 at 7:30 p.m.
Board of Supervisors Hearing:	December 9, 2025 at 4:30 p.m.

Prepared By: John A. Friedman P.E., Engineer IV
Site Code Research & Development Branch, Land Development Services
(703) 324-1773

Staff Report

STAFF RECOMMENDATION

Staff recommends that the Board of Supervisors (Board) adopt the proposed amendments to Chapter 124.1 (Erosion and Stormwater Management Ordinance) of The Code of the County of Fairfax, Virginia.

Coordination

The proposed amendments have been prepared by the Department of Land Development Services (LDS) and the Office of the County Attorney.

BACKGROUND

This past year, the State Water Control Board (SWCB) adopted two separate amendments to the Virginia Stormwater Management Regulation (Regulation). Approvals of the amendments to the Regulation were fast-tracked under the Virginia Administrative Process Act. County staff provided comments on the proposed changes which resulted in additional clarifications being included in the amendments. The substantive changes in the amendments were known for more than a year before they were adopted by the SWCB. Staff had been advising the regulated community periodically of the upcoming changes throughout the drafting process.

The first set of amendments, which became effective July 1, 2025, are described by the DEQ as “updating compliance alternatives used to meet and demonstrate water quality and water quantity requirements, which account for improvements in best management practice methods and technology and better information about land use patterns and water quality in the Chesapeake Bay Watershed. The changes reflect the application of data and information in the models that the U.S. Environmental Protection Agency and other researchers use to study, monitor, and predict conditions in the Chesapeake Bay and other watersheds in Virginia.” Virginia Register of Regulations Vol. 41 Iss. 10, December 30, 2024.

The second set of amendments, which became effective August 14, 2025, are described by the DEQ as “improving clarity and certainty by making the regulation internally consistent, removing outdated requirements, and accurately reflecting requirements in the State Water Control Law (§ 62.1-44.2 et seq. of the Code of Virginia).” Virginia Register of Regulations Vol. 41. Iss. 23, June 30, 2025.

The SWCB’s process leading up to the adoption of the amendments to the Regulation prevented staff from preparing the required amendments to the County’s ESMO for Board consideration before the effective dates. To comply with the substantive changes to the Regulation, staff began enforcing the changes to the water quality control requirements in the Regulation on July 1, 2025. The DEQ allowed the regulated

community the option of using the changes to the water quality control requirements in the Regulation for a year before the effective date. As a result, designers prepared plans that were to be submitted after the effective date without any issues.

Outreach
Staff advised the regulated community of the status and substance of the amendments to the Regulation via periodic LDS Letters to Industry and announcements at meetings of the NVBIA/NAIOP Fairfax Committee and the Engineers and Surveyors Institute (ESI) Fairfax Committee. A final Technical Bulletin was published on June 6, 2025, advising the regulated community that LDS would begin enforcing the new water quality control requirements of the Regulation on July 1, 2025, and that plans submitted before the effective date would remain subject to the pre-July 1, 2025, requirements.

PROPOSED AMENDMENTS

The purpose of the proposed amendments is to implement changes to the Regulation and clarify existing requirements in the ESMO, including a clarification that failure to maintain installed stormwater management facilities, as prescribed in a maintenance agreement, is a violation of the ordinance. In addition to the amendments made in response to the changes to the Regulation, an amendment to the right of entry provision is also proposed in accordance with HB2008/SB1093. The major changes are to the water quality control requirement for new development, the methodology for demonstrating compliance with the water quality control requirement for both new and redevelopment, and the design of both construction (erosion and sediment controls) and post-construction facilities (Best Management Practices) as follows:

- The allowable phosphorus load from land-disturbing activity for new development is reduced from 0.41 pounds/acre/year to 0.26 pounds/acre/year for plans submitted on or after July 1, 2025. The requirement for redevelopment is unchanged. Development projects submitted before July 1, 2025, and subsequently deemed complete, remain subject to pre-July 1, 2025, requirements. Revisions to pre-July 1, 2025, plans that increase phosphorous load must meet the new requirements for those areas causing the increase.
- Compliance with the water quality control criteria for both new development and redevelopment must be demonstrated using the updated Virginia Runoff Reduction Method (VRRM).
- Water quality controls and erosion and sediment controls must be designed in accordance with the Virginia Stormwater Management Handbook (Handbook).

The following table lists the sections of the ESMO proposed to be amended along with a brief description of the changes:

Section Number	Section Title	Description
124.1-1-2	Authority	Rewritten for clarity.
124.1-1-4	Purpose and Administration	Clarify that DEQ acts as the Virginia Erosion and Stormwater Management Program (VESMP) authority for any state agency, federal entity, or public or private entity that is authorized to submit standards and specifications to the DEQ in accordance with § 62.1-44.15:31 of the Code of Virginia.
124.1-2-1	Regulated Land-Disturbing Activity	Rewritten for clarity.
124.1-2-2	Legacy Land-Disturbing Activity	Add additional criteria that land disturbance must have commenced before July 1, 2019, for the land-disturbing activity to remain subject to the technical criteria for legacy projects until construction is complete. Includes a provision that any modifications to a previously approved plan that result in an increase in the amount of phosphorus leaving any point of discharge, or an increase in the volume or rate of runoff, or additional land-disturbing activities not previously authorized, must comply with the current technical criteria.
124.1-2-4	Chesapeake Bay Preservation Act Land-Disturbing Activity	Rename section to Land-Disturbing Activity in Chesapeake Bay Preservation Areas. Additional edits for clarity.
124.1-2-5	Review and Approval of Plans; Issuance of County Land-Disturbance Permit for Land-Disturbing Activity	Minor editorial changes.
124.1-2-6	Long-term maintenance of stormwater management facilities	Add a provision that failure to maintain stormwater management facilities in accordance with the terms of a recorded maintenance agreement is a violation of the ESMO.
124.1-2-7	Inspections; Records and Reports	Minor editorial changes.
124.1-2-8	Right of Entry	Revised to comply with HB2008/SB1093 from the 2025 session of the Virginia Legislature. The right of entry provision now includes areas that do not discharge stormwater to the County's Municipal Separate Storm Sewer System (MS4).

124.1-2-9	Annual Standards and Specifications for State Agencies, Federal Entities, and Other Specified Entities	Replace reference to “erosion and sediment control plan” with reference to “soil erosion and stormwater management plan.”
124.1-3-1	Stormwater Pollution Prevention Plan Requirements	Minor editorial change.
124.1-4-2	Water Quality Design Criteria	Reduce the allowable phosphorus load from land-disturbing activity for new development from 0.41 pounds/acre/year to 0.26 pounds/acre/year for plans submitted on or after July 1, 2025. The requirement for redevelopment is unchanged. Development projects submitted before July 1, 2025, and subsequently deemed complete, remain subject to pre-July 1, 2025, requirements.
124.1-4-3	Water Quality Compliance	Compliance with the water quality control criteria for both new development and redevelopment must be demonstrated using the updated VRRM. The updated VRRM includes new land cover types and changes to the phosphorus loads for the various land cover types. Changes the reference for designs and specifications for nonpropriety BMPs from the regulations to the Handbook. References for these BMPs were deleted from the regulations and replaced with a reference to the updated BMP designs and specifications in the Handbook.
124.1-6-2	Erosion and Sediment Control Plans	Clarify that Erosion and Sediment Control Plans must be designed to meet minimum standards. Add a requirement for erosion and sediment controls to be maintained and maintenance responsibilities must be included in the approved plan.
124.1-6-3	Erosion and sediment control criteria, techniques, and methods: minimum standards	Clarify that all land-disturbing activities must be conducted in accordance with applicable standards and delete county modifications to the state standards for temporary sediment traps and sediment basins that duplicate existing modifications listed in the Public Facilities Manual.

The proposed amendments are included as Attachment A.

DISCUSSION

Changes to the VRRM, effective April 27, 2024, described below, mitigate the impacts of the reduction in the allowable phosphorus load from 0.41 pounds/acre/year to 0.26 pounds/acre/year. Modeling by the DEQ and their contractor (Virginia Tech) show that the total phosphorus reduction required for projects with moderate or higher levels of impervious cover is lower at the loading rates in the updated VRRM than it is in the older version. Conversely, the phosphorus reduction required for projects with moderate or higher levels of maintained turf cover is higher at the loading rates in the updated VRRM than it is in the older version. The updated VRRM includes a new land cover type and changes to the phosphorus loads from the various land cover types. The new land cover type is “mixed open,” a category between “forest/open” and “managed turf”. The phosphorus load from impervious areas has been decreased and the phosphorus load from managed turf has been increased. The changes reflect the application of data and information in the models that the U.S. Environmental Protection Agency and other researchers use to study, monitor, and predict conditions in the Chesapeake Bay and other watersheds in Virginia. The current Handbook (effective July 1, 2024) updates and consolidates prior versions of the Handbook and the Erosion and Sediment Control Handbook. The 15 Best Management Practices (BMPs) previously listed in the Regulation have been moved to the Handbook and new BMPs have been added. The two new BMPs in the Handbook are Regenerative Stormwater Conveyance (RSC) and Tree Planting. Neither of the two new BMPs are suitable for use on infill lot grading plans. The RSC BMP is essentially a type of channel restoration and may be too land intensive for use outside of large-lot subdivisions. The Tree Planting BMP allows credit for the planting of individual trees but its’ use is limited because such trees: cannot be used to meet both the water quality control requirement and the tree cover requirement; may unduly restrict property owners use of their land; and require arrangements for perpetual maintenance which are problematic to enforce.

REGULATORY IMPACT

The regulatory impact is the result of mandatory changes to local ordinances needed to comply with amendments to the Regulation and HB2008/SB1093. The major change relates to the criteria for water quality control which: reduces the allowable phosphorus discharge from land-disturbing activity; requires use of an updated method for determining the amount of phosphorus runoff generated by various land cover types; and requires use of the new Handbook for the design of water quality control and erosion and sediment control facilities. The changes to the method for determining compliance somewhat offset the reduction in allowable phosphorus discharge. The result is that phosphorus reductions for sites with a higher proportion of maintained lawns will rise slightly and the reduction for sites with a higher proportion of impervious will be slightly lower. To mitigate any disruption to projects in process, construction plans submitted prior to July 1, 2024, are allowed to continue under the old criteria.

ATTACHED DOCUMENT

Attachment A – Amendments to Chapter 124.1 (Erosion and Stormwater Management Ordinance)

Attachment A

AN ORDINANCE AMENDING CHAPTER 124.1 OF THE FAIRFAX COUNTY CODE, RELATING TO EROSION AND STORMWATER MANAGEMENT

Draft of October 14, 2025

In the amendments shown below, text to be deleted is identified with strike-through and text to be added is underlined.

AN ORDINANCE to amend the Fairfax County Code by amending and adopting Sections 124.1-1-2, 124.1-1-4, 124.1-2-1, 124.1-2-2, 124.1-2-4, 124.1-2-5, 124.1-2-6, 124.1-2-7, 124.1-2-8, 124.1-2-9, 124.1-3-1, 124.1-4-2, 124.1-4-3, 124.1-6-2, and 124.1-6-3, relating to erosion and stormwater management.

Be it ordained by the Board of Supervisors of Fairfax County:

1. That Sections 124.1-1-2, 124.1-1-4, 124.1-2-1, 124.1-2-2, 124.1-2-4, 124.1-2-5, 124.1-2-6, 124.1-2-7, 124.1-2-8, 124.1-2-9, 124.1-3-1, 124.1-4-2, 124.1-4-3, 124.1-6-2, and 124.1-6-3 of the Fairfax County Code are amended and readopted, as follows:

CHAPTER 124.1 Erosion and Stormwater Management Ordinance.

ARTICLE 1. – General Provisions.

Section 124.1-1-2. - Authority.

This ordinance is enacted pursuant to the authority and mandates of the Virginia Erosion and Stormwater Management Act, Article 2.3 (§ 62.1-44.15:24 et seq.) of Chapter 3.1 of Title 62.1 of the Virginia Code, the Virginia and Erosion Stormwater Management Regulation, Chapter 875 of Title 9 of the Virginia Administrative Code, and Title 15.2 of the Virginia Code. Nothing contained in this ordinance will excuse compliance with all other applicable provisions of the Virginia Code and the Virginia Erosion and Stormwater Management Regulation, as amended. Should this ordinance conflict with subsequent amendments to the Virginia Code or the Regulations, the Virginia Code and the Regulations will control except for the requirements and standards set forth in this Chapter adopted in accordance with Virginia Code § 62.1-44.15:33 that are more stringent than necessary to comply with the Regulations.

Section 124.1-1-4. - Purpose and Administration.

This Chapter establishes a local erosion and stormwater management program administered in conjunction with the County's MS4 program as implemented herein. The purpose and intent of this Chapter is to ensure the general health, safety, and welfare of the citizens of Fairfax County and to protect the quality and quantity of state waters from the potential harm of unmanaged stormwater and soil erosion, including protection from a land disturbing activity causing

unreasonable degradation of properties, water quality, stream channels, and other natural resources, and to establish procedures whereby stormwater requirements related to water quality, water quantity, soil erosion, sediment deposition, and non-agricultural runoff shall be administered and enforced.

The County will be the Virginia Erosion and Stormwater Management Program (VESMP) Authority except that the Virginia Department of Environmental Quality (DEQ) will act as the VESMP authority for state agency or federal entity land-disturbing activities and land-disturbing activities subject to the standards and specifications approved by DEQ in accordance with Va. Code § 62.1-44.15:31. The Director of Land Development Services is responsible for the administration and enforcement of this Chapter except for Article 10, which is administered and enforced by the Director of the Department of Public Works and Environmental Services.

ARTICLE 2. - Requirements for Land Disturbing Activity.

Section 124.1-2-1. - Regulated Land-Disturbing Activity.

~~(A)~~ Unless exempt under Section 124.1-1-7, or unless Section 124.1-2-2 or 124.1-2-3 of this Chapter applies, land-disturbing activity that meets one of the criteria in this section is regulated as follows~~otherwise set forth in subsection (B), the following land-disturbing activities are subject to the criteria set forth in Article 4 and Article 6 of this Chapter~~:

~~(1)land-disturbing activity that disturbs 2,500 square feet or more, and~~

~~(2)land-disturbing activity that is part of a larger common plan of development or sale that disturbs one acre or more.~~

(A) Land-disturbing activity that disturbs 2,500 square feet or more and is less than one acre is subject to the criteria set forth in Section 124.1-2-4 and Article 6 of this Chapter; and

(B) Land-disturbing activity that disturbs one acre or more, or that disturbs less than one acre but is part of a larger common plan of development or sale that disturbs one acre or more, is subject to the criteria set forth in Article 4 and Article 6 of this Chapter.

~~(B) Land-disturbing activities exempt per Section 124.1-1-7 are not required to comply with the requirements of the VESMA and this Chapter unless otherwise required by federal law.~~

~~(C) Land-disturbing activities determined to be in accordance with Sections 124.1-2-2 or 124.1-2-3 are subject to the technical criteria set forth in Article 5 of this Chapter.~~

Section 124.1-2-2. - Legacy Land-Disturbing Activity.

(A) Any land-disturbing activity is considered legacy by the County and subject to the technical criteria of Article 5 of this Chapter provided:

(1) A currently valid proffered rezoning or P district rezoning or other rezoning with a plan of development, special exception, special permit, variance, preliminary or final subdivision plat, subdivision construction plan, preliminary or final site plan, or grading plan, was approved by the County prior to July 1, 2012; and

(2) The proffered rezoning or P district rezoning or other rezoning with a plan of development, special exception, special permit, variance, preliminary or final subdivision plat, subdivision construction plan, preliminary or final site plan, or grading plan provides sufficient information to demonstrate that the resulting land-disturbing activity will comply with the technical requirements of Article 5 and include, as a minimum, the following: (i) a conceptual drawing that identifies the location of the proposed stormwater facilities; (ii) pre- and post-development calculations that detail the required pollutant reduction necessary to comply with the water quality design criteria; and (iii) calculations necessary to determine compliance with the water quantity design criteria; and

(3) The proffered rezoning or P district rezoning or other rezoning with a plan of development, special exception, special permit, variance, preliminary or final subdivision plat, subdivision construction plan, preliminary or final site plan, or grading plan has not been subsequently modified or amended in a manner resulting in an increase over the previously approved plat or plan in the amount of phosphorus leaving each point of discharge or the volume or rate of runoff; and,

(4) A state permit ~~has~~ was not ~~been~~ issued prior to July 1, 2014; ~~and~~

(5) Land disturbance did not commence prior to July 1, 2014~~.~~; and

(6) Land disturbance commenced prior to July 1, 2019.

(B) Local, state, and federal projects are considered legacy by the County and are subject to the technical criteria of Article 5 of this Chapter provided:

(1) There has been an obligation of locality, state, or federal funding, in whole or in part, prior to July 1, 2012, or the Department has approved a stormwater management plan prior to July 1, 2012;

(2) A state permit ~~has~~ was not ~~been~~ issued prior to July 1, 2014; ~~and~~

(3) Land disturbance did not commence prior to July 1, 2014~~.~~; and

(4) Land disturbance commenced prior to July 1, 2019.

(C) Land disturbing activities that meet the conditions under subsections A ~~and~~ or B of this Section remain subject to the technical criteria of Article 5 of this Chapter ~~for one additional permit cycle~~until construction is completed. ~~After such time, portions of the project not under construction are subject to any new technical criteria adopted by the board~~. To remain subject to the technical criteria of Article 5 of this Chapter, subsequent modifications or amendments to a previously approved stormwater management plan cannot increase the amount of phosphorus leaving each point of discharge or increase the volume or rate of runoff. Any modifications or amendments to a previously approved stormwater management plan that result in an increase in the amount of phosphorus leaving any point of discharge or an increase in the volume or rate of runoff, or additional land-disturbing activities not previously authorized, must comply with the technical criteria in Article 4, 6, or Section 124.1-2-4 of this Chapter, as applicable.

(D) In cases where governmental bonding or public debt financing has been issued for a project prior to July 1, 2012, such project ~~is~~ remains subject to the technical criteria of Article 5 of this Chapter.

(E) Nothing in this Section precludes an operator from constructing to a more stringent standard at the operator's discretion.

Section 124.1-2-4. ~~–~~ Land-Disturbing Activity in Chesapeake Bay Preservation ~~Act Land-Disturbing Activity~~Areas.

(A) In accordance with Section 124.1-2-1(A), and in order to protect the quality of state waters and to control the discharge of stormwater pollutants from land-disturbing activities, runoff associated with land-disturbing activities in Chesapeake Bay Preservation Areas that are equal to or greater than 2,500 square feet but less than one acre are subject to the ~~Chesapeake Bay Preservation Act or, in the case of state and federal agency projects, DEQ~~requirements of subsection (B) of this section.

(B) Unless part of a common plan of development or sale that disturbs one or more acre, ~~excluded by Section 124.1-1-7, land-disturbing activities with state permits issued after June 30, 2014~~, land-disturbing activities in Chesapeake Bay Preservation Areas that are equal to or greater than 2,500 square feet but less than one acre do not require completion of a registration statement or require coverage under the General VPDES Permit for Discharges of Stormwater from Construction Activities but are subject to the following technical criteria and program and administrative requirements:

(1) An erosion and sediment control plan consistent with the requirements of Section 124.1-6-2 must be designed, submitted and pre-approved by the County, and implemented during all land-disturbing activities~~.~~;

(2) A stormwater management plan must be designed, developed and submitted to and pre-approved by the County consistent with the requirements of Sections 124.1-3-2 and 124.1-2-5 and must be implemented during all the land-disturbing activity~~.~~;

(3) Long-term maintenance of stormwater management facilities in accordance with Section 124.1-2-6;

(4) Water quality design criteria in accordance with Article 4;

(5) Water quality compliance in accordance with Section 124.1-4-3;

(6) Channel protection and flood protection in accordance with Article 4;

(7) Offsite compliance options in accordance with Section 124.1-4-5; and

(8) Design storm and hydrologic methods in accordance with Sections 124.1-4-6, 124.1-4-8, and 124.1-4-10.

(9) Exceptions may be requested to the County in accordance with Article 7 of this Chapter.

Section 124.1-2-5. - Review and Approval of Plans; Issuance of County Land-Disturbance Permit for Land-Disturbing Activity.

(A) Except for activities set forth in Section 124.1-1-7 of this Chapter, prior to commencing any regulated land-disturbing activity, a person seeking to conduct such regulated land-disturbing activity must file an application to LDS that includes a state permit registration statement, if

required, and a soil erosion control and stormwater management plan, ~~if required~~ and receive a land-disturbance permit from the County.

(B) The County will review and approve or disapprove an ESM plan in accordance with the requirements set forth in Sections 124.1-3-2 and 124.1-6-2.

(C) The County must determine the completeness of any application within 15 days after receipt and must act on any application within 60 days after it has been determined by the County to be complete.

(D) Applicants may resubmit a previously disapproved application and the County will determine whether any resubmission is complete within 15 days after receipt and must act on the resubmitted application within 45 days after receipt.

(E) An applicant seeking land-disturbance approval must submit to the County the name of the individual who will be assisting the owner in carrying out the activity and holds a Responsible Land Disturber certificate pursuant to Va. Code § 62.144.15:30. Failure to provide the name of an individual holding a Responsible Land Disturber certificate prior to engaging in land-disturbing activities may result in revocation of the land-disturbance approval and is a violation of this Chapter.

(F) Excluding state agencies and federal entities, an applicant seeking land-disturbance approval must submit to the County a reasonable performance bond with surety, cash escrow, letter of credit, any combination thereof, or such other legal arrangement acceptable to the County, to ensure that measures could be taken by the County at the applicant's expense should the applicant fail, after proper notice, within the time specified to comply with conditions imposed by imposed by the County as a result of the applicant's land-disturbing activity. If the County takes such action upon such failure by the applicant, the County may collect from the applicant for the difference should the amount of the reasonable cost of such action exceed the amount of the security held. Within 60 days of the completion of the County's conditions, such bond, cash escrow, letter of credit or other legal arrangement, or the unexpended or unobligated portion thereof, will be refunded to the applicant or terminated. These requirements are in addition to all other provisions of law relating to the issuance of state permits and are not intended to otherwise affect the requirements for such state permits including performance guarantees for items unrelated to the County land-disturbance permit.

(G) Prior to issuing a land-disturbance approval, the County is required to obtain evidence of state permit coverage when such coverage is required.

(H) The County must issue either land-disturbance approval in the form of a County land-disturbance permit or denial and provide written rationale for any denial.

(I) The County may require changes to an approved soil erosion control and stormwater management plan in the following cases:

(1) An inspection has revealed that the plan is inadequate to satisfy applicable regulations or ordinances; or

(2) The owner finds that because of changed circumstances or for other reasons the plan cannot be effectively carried out, and proposed amendments to the plan consistent with the requirements of this Chapter are agreed to by the County and the owner.

(J) In order to prevent further erosion, the County may require approval of an erosion and sediment control and a stormwater management plan for any land it identifies as an erosion impact area.

(K) The County may enter into an agreement with an adjacent VESMP authority regarding the administration of multijurisdictional projects, specifying who will be responsible for all or part of the administrative procedures. If the County and the adjacent VESMP authority fail to reach such an agreement, each will be responsible for administering the area of the multijurisdictional project that lies within its jurisdiction.

(L) The County may cooperate with and enter into agreements with any federal or state agency in connection with the requirements for land-disturbing activities in accordance with Va. Code §62.1-44.15:50.

(M) No exception to, or waiver of, post-development nonpoint nutrient runoff compliance requirements will be granted unless offsite options have been considered and found not available in accordance with Va. Code § 62.1-44.15:35(D).

Section 124.1-2-6. - Long-term maintenance of stormwater management facilities.

(A) The operator of any permanent stormwater management facility in the County must submit a construction record drawing in accordance with the Public Facilities Manual including a statement signed by a professional registered in the Commonwealth of Virginia pursuant to Chapter 4 (§ 54.1-400 et seq.) of Title 54.1 of the Code of Virginia, stating that to the best of the professional's knowledge, the construction record drawing shows all adjustments and revisions to the stormwater management plan made during construction and serves as a permanent record of the actual location of all constructed elements. The property owner is required to provide for long-term responsibility and maintenance of stormwater management facilities and other techniques specified to manage the quality or quantity of runoff. Such requirements must be delineated in an instrument recorded in the Fairfax County land records prior to approval to begin land-disturbing activities and must at a minimum:

(1) Be submitted to the County for review and approval prior to the approval of the stormwater management plan;

(2) Be stated to run with the land;

(3) Provide for all necessary access to the property for purposes of maintenance and regulatory inspections;

(4) Provide for inspections and maintenance and the submission of inspection and maintenance reports to the County; and

(5) Be enforceable by all appropriate governmental parties.

(6) Ensure that measures could be taken by the County to maintain the stormwater management facilities or perform inspections at the owner's expense should the owner

fail to maintain the stormwater management facilities in good working order in accordance with the maintenance specifications in the agreement or perform the periodic inspections required by the agreement;

(7) Provide that in the event the County, pursuant to the agreement, performs work of any nature or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the owner will reimburse the County for all costs incurred by the County; and

(8) Provide for liens to be placed on the property should the owner fail to reimburse the County for costs incurred by the County.

(B) Failure by a property owner to provide for the long-term responsibility and maintenance of a stormwater management facility and other techniques specified to manage the quality or quantity of runoff in accordance with the terms of the recorded instrument described in subsection (A) above is a violation of this Chapter, enforceable under Article 8.

Section 124.1-2-7. - Inspections; Records and Reports

(A) The County will periodically inspect land-disturbing activities during construction~~, in accordance with the County's Inspection Program as set forth in the Public Facilities Manual,~~ for:

(1) Compliance with the approved erosion and sediment control plan;

(2) Compliance with the approved stormwater management plan;

(3) Development, updating, and implementation of a pollution prevention plan; and

(4) Development and implementation of any additional control measures necessary to address a TMDL.

(B) The County will conduct periodic inspections ~~in accordance with the County's Inspection Program as set forth in the Public Facilities Manual~~ to ensure that permanent stormwater management facilities are being adequately maintained as designed after completion of land-disturbing activities. Such inspections will be made by the County or the County's designee, not to include the owner, except as provided in subsections D of this section, at least once every five years.

(C) The County may ~~utilize~~ use the inspection reports of the owner of a stormwater management facility as part of an inspection program established in subsection B of this Section if the inspection is conducted by a person who is licensed as a professional engineer, architect, landscape architect, or land surveyor pursuant to Article 1 (§ 54.1-400 et seq.) of Chapter 4 of Title 54.1 of the Code of Virginia; a person who works under the direction and oversight of the licensed professional engineer, architect, landscape architect, or land surveyor; or a person who holds an appropriate certificate of competence from the DEQ.

(D) Subject to the limitations and conditions set forth in 9 VAC 25-875-900**,** every owner, applicant or state permittee must furnish when requested such application materials, plans, specifications, and other pertinent information as may be necessary to determine the effect of permit applicant's or permittee's discharge on the quality of state waters, or such other information as may be necessary to accomplish the purposes of the State Water Control Law

and this Chapter. Any personal information will not be disclosed except to an appropriate official of the Department or the County or as may be ~~authorized pursuant~~mandated by the Virginia Freedom of Information Act (§ 2.2-3700 et seq. of the Code of Virginia).

(E) The County will perform inspections to ensure compliance with Article 10.

Section 124.1-2-8. - Right of Entry.

(A) The County or any duly authorized agent thereof, may, at reasonable times and under reasonable circumstances, enter any establishment or upon any property, public or private, for the purpose of obtaining information or conducting surveys or investigations necessary in the enforcement of the provisions of this Chapter. ~~This authority applies only to those properties from which a discharge enters the County's municipal separate storm sewer system.~~

(B) In accordance with a performance bond with surety, cash escrow, letter of credit, any combination thereof, or such other legal arrangement, the County may also enter any establishment or upon any property, public or private, for the purpose of initiating or maintaining appropriate actions that are required by conditions imposed by the County on a land-disturbing activity when an owner, after proper notice, has failed to take acceptable action within the time specified.

(C) A warrant may be obtained in accordance with applicable local, state, and federal law when necessary to carry out the provisions of this Chapter.

Section 124.1-2-9. - Annual Standards and Specifications for State Agencies, Federal Entities, and Other Specified Entities.

(A) As an alternative to submitting ~~erosion and sediment control~~soil erosion control and stormwater management plans for its land-disturbing activities, the Virginia Department of Transportation must, and any other state agency or federal entity may, submit standards and specifications for its conduct of land-disturbing activities to the Virginia Department of Environmental Quality for approval. Approved standards and specifications must be consistent with the VESMA and Article 2 of Part V of the Virginia Erosion and Stormwater Management Regulation~~s~~.

(B) As an alternative to submitting ~~erosion and sediment control~~soil erosion control and stormwater management plans, electric, natural gas, and telephone utility companies, interstate and intrastate natural gas pipeline companies, railroad companies and authorities created pursuant to Va. Code § 15.2-5102 may submit standards and specifications to Virginia Department of Environmental Quality for approval that describe how land-disturbing activities must be conducted. Such standards and specifications may be submitted for the following types of projects:

(1) Construction, installation, or maintenance of electric transmission and distribution lines, oil or gas transmission and distribution pipelines, communication utility lines, and water and sewer lines; and

(2) Construction of the tracks, rights-of-way, bridges, communication facilities, and other related structures and facilities of a railroad company.

(C) As an alternative to submitting ~~erosion and sediment control~~ soil erosion control and stormwater management plans, any person engaging in more than one jurisdiction in the creation and operation of a wetland mitigation or stream restoration bank that has been approved and is operated in accordance with applicable federal and state guidance, laws, or regulations for the establishment, use, and operation of a wetlands mitigation or stream restoration bank, pursuant to a mitigation banking instrument signed by the department, the Virginia Marine Resources Commission, or the U.S. Army Corps of Engineers, may submit standards and specifications to the Department of Environmental Quality for approval that describe how land-disturbing activities must be conducted.

(D) Approval of standards and specifications by the Virginia Department of Environmental Quality does not relieve the owner or operator of the duty to comply with any other applicable county ordinances or regulations.

ARTICLE 3. – Stormwater Management: Plan Requirements

Section 124.1-3-1. - Stormwater Pollution Prevention Plan Requirements.

(A) Stormwater pollution prevention plans must include an approved erosion and sediment control plan, an approved stormwater management plan, a pollution prevention plan for regulated land-disturbing activities, and a description of any additional control measures necessary to address a TMDL pursuant to subsection E of this section.

(B) Erosion and sediment control plans must be designed and implemented throughout construction activities consistent with the requirements of Sections 124.1-6-2 and 124.1-6-3 and must be approved by the County prior to any land disturbance.

(C) Stormwater management plans must be designed and implemented consistent with the requirements of Section 124.1-3-2 throughout all construction activities and must be approved by the County prior to any land disturbance.

(D) Pollution prevention plans identifying potential sources of pollutants that may reasonably be expected to affect the quality of stormwater discharges from the construction site and describe control measures that will be used to minimize pollutants in stormwater discharges from the construction site must be developed before land disturbance commences.

(E) In addition to the requirements of subsections A through D of this section, if a specific wasteload allocation for a pollutant has been established in an approved TMDL and is assigned to stormwater discharges from a construction activity, additional control measures must be identified and implemented by the operator so that discharges are consistent with the assumptions and requirements of the wasteload allocation.

(F) The stormwater pollution prevention plan (SWPPP) must address the following requirements as specified in 40 CFR 450.21, to the extent otherwise required by state law or regulations and any applicable requirements of a permit:

(1) Control of stormwater volume and velocity within the site to minimize soil erosion;

(2) Control of stormwater discharges, including both peak flow rates and total stormwater volume, to minimize erosion at outlets and to minimize downstream channel and stream bank erosion;

(3) Minimization of the amount of soil exposed during construction activity;

(4) Minimization of the disturbance of steep slopes;

(5) Minimization of sediment discharges from the site. The design, installation, and maintenance of erosion and sediment controls must address factors such as the amount, frequency, intensity, and duration of precipitation, the nature of resulting stormwater runoff, and soil characteristics, including the range of soil particle sizes expected to be present on the site;

(6) Provisions for and maintenance of natural buffers around surface waters, direct stormwater to vegetated areas to increase sediment removal, and maximize stormwater infiltration, unless infeasible;

(7) Minimization of soil compaction and, unless infeasible, preserve topsoil;

(8) Stabilization of disturbed areas must, at a minimum, be initiated immediately whenever any clearing, grading, excavating, or other ~~earth~~ earth-disturbing activities have permanently ceased on any portion of the site, or temporarily ceased on any portion of the site and will not resume for a period exceeding 14 calendar days. Stabilization must be completed within a period of time determined by the County. In arid, semi-arid, and drought-stricken areas where initiating vegetative stabilization measures immediately is infeasible, alternative stabilization measures must be employed as specified by the County; and

(9) Utilization of outlet structures that withdraw water from the surface, unless infeasible, when discharging from basins and impoundments.

(G) The SWPPP must be timely amended whenever there is a change in design, construction, operation, or maintenance that has a significant effect on the discharge of pollutants to state waters and that has not been previously addressed in the SWPPP. The SWPPP must be maintained at a central location ~~onsite~~on site. If an onsite location is unavailable, notice of the SWPPP's location must be posted near the main entrance at the construction site.

Section 124.1-4-2. - Water Quality Design Criteria Requirements.

(A) In order to protect the quality of state waters and to control the discharge of stormwater pollutants from regulated activities, the following minimum design criteria and standards for stormwater management must be applied to the site:

(1) New development.

(a) For plans submitted on or after July 1, 2025, t~~T~~he total phosphorus load of new development projects must not exceed ~~0.41~~ 0.26 pounds per acre per year, as calculated pursuant to Section 124.1-4-3.

(b) For plans submitted and deemed complete pursuant to Section 124.1-2-5 before July 1, 2025, the total phosphorus load of new development projects must not exceed 0.41 pounds per acre per year, as calculated using the Virginia Runoff Reduction Method Version 3.0, May 2, 2016, or another equivalent methodology that is approved by the DEQ.

(c) Plans submitted that were not deemed complete before July 1, 2025, must meet the requirements set forth in subsection (a). Any revisions, modifications, or amendments to a previously approved plan that increase the phosphorus load from the development site must meet the requirements in subsection (a) for those changes that cause the increased phosphorus load.

(2) Development on prior developed lands.

(a) For land-disturbing activities disturbing greater than or equal to one acre that result in no net increase in impervious cover from the predevelopment condition, the total phosphorus load must be reduced at least 20% below the predevelopment total phosphorus load.

(b) For regulated land-disturbing activities disturbing less than one acre that result in no net increase in impervious cover from the predevelopment condition, the total phosphorus load must be reduced at least 10% below the predevelopment total phosphorus load.

(c) For land-disturbing activities that result in a net increase in impervious cover over the predevelopment condition, the design criteria for new development must be applied to the increased impervious area. Depending on the area of disturbance, the criteria of ~~subdivisions~~ subsections (A)(2)(a) or (A)(2)(b) above, must be applied to the remainder of the site.

(d) In lieu of ~~subdivision~~ subsection (A)(2)(c), the total phosphorus load of a linear development project occurring on prior developed lands shall be reduced 20% below the predevelopment total phosphorus load.

(e) The total phosphorus load shall not be required to be reduced to below the applicable standard for new development unless a more stringent standard has been established by the County.

(f) For plans submitted and deemed complete pursuant to Section 124.1-2-5 before July 1, 2025, for land-disturbing activities on prior developed lands, compliance with subsections (A)(2)(a) through (e) of this Section must be determined using the Virginia Runoff Reduction Method Version 3.0, May 2, 2016, Section 124.1-4-3, or another equivalent methodology that is approved by the DEQ.

(B) The Board has established a Water Supply Protection Overlay District (WSPOD) in the Occoquan Watershed to prevent water quality degradation of the Occoquan Reservoir due to

pollutant loadings within the watershed. WSPOD boundaries have been established on the Official Zoning Map. Any subdivision that is subject to the provisions of Chapter 101 of the County Code or any use requiring the approval of a site plan in accordance with the provisions of subsection 8100.7 must provide water quality control measures designed to reduce the projected phosphorus runoff pollution by one-half for the proposed use. Such water quality control measures or Best Management Practices (BMPs) will be reviewed, modified, waived, or approved by the LDS Director in accordance with the Public Facilities Manual. The requirement for BMPs may be modified or waived only where existing site characteristics make the provision impractical or unreasonable on-site, an alternative provision is not or cannot be accommodated off-site, and where it can be established that the modification or waiver will not affect the achievement of the water quality goals for the public water supply watershed as set forth in the Comprehensive Plan.

(C) Compliance with subsections (A) and (B) above must be determined in accordance with Section 124.1-4-3.

(D) Requirements of all applicable TMDL action plans developed by the County in accordance with the County's MS4 permit must be met.

Section 124.1-4-3. - Water Quality Compliance.

(A) Compliance with the water quality design criteria set out in subsections A and B of Section 124.1-4-2 will be determined by utilizing the Virginia Runoff Reduction Method ~~(Instructions and Documentation, March 28, 2011~~effective April 27, 2024,~~)~~ or another equivalent methodology that is approved by the DEQ.

(B) The BMPs listed in ~~9 VAC 25-875-590.B~~the Virginia Stormwater Management Handbook are approved for use, subject to the restrictions and conditions in the PFM, as necessary to effectively reduce the phosphorus load and runoff volume in accordance with the Virginia Runoff Reduction Method, effective April 27, 2024, or another equivalent methodology that is approved by the DEQ. Other approved BMPs found through the Virginia Stormwater BMP Clearinghouse may also be utilized, subject to review and approval by the Director. Design specifications and the pollutant removal efficiencies for all approved BMPs are found through the Virginia Stormwater Management Handbook and the Virginia Stormwater BMP Clearinghouse. Modifications to the design specifications, to address local requirements, are included in the PFM.

(C) Nonproprietary BMPs differing from those ~~listed in 9 VAC 25-875-590.B~~referenced in subsection (B) of this Section may be reviewed and approved for use by the director of the DEQ in accordance with procedures established by the DEQ.

(D) Proprietary BMPs listed through the Virginia Stormwater BMP Clearinghouse are approved for use in accordance with the Virginia Runoff Reduction Method, effective April 27, 2024, or

another equivalent methodology that is approved by the DEQ. Any proprietary BMP approved for use after July 1, 2020, must meet the requirements of Va. Code § 62.1-44.15:28(A)(9).

(E) The Director may establish limitations on the use of specific BMPs in accordance with Va. Code § 62.1-44.15:33.

(F) Where a site drains to more than one HUC, the pollutant load reduction requirements must be applied independently within each HUC unless reductions are achieved in accordance with a comprehensive watershed stormwater management plan in accordance with Section 124.1-4-9. Pollutant load reduction requirements to meet TMDL action plans developed by the County in accordance with the County's MS4 permit must be applied independently to the areas of the site subject to the TMDL.

(G) Offsite alternatives where allowed in accordance with Section 124.1-4-5 may be utilized to meet the design criteria of subsection A of Section 124.1-4-2.

(H) Any publicly owned treatment works that is permitted under the watershed general VPDES permit pursuant to Va. Code § 62.1-44.19:14 and is constructing or expanding the treatment works, wastewater collection system, or other facility used for public wastewater utility operations may, in accordance with Va. Code § 62.1-44.19:21.2 C, permanently retire a portion of the publicly owned treatment works' wasteload allocation to meet the design criteria of subsection A of Section 124.1-4-2. Notice must be given by such applicant to the County and to the DEQ.

ARTICLE 6. – EROSION AND SEDIMENT CONTROL: PLAN REQUIREMENTS AND MINIMUM STANDARDS FOR TECHNICAL CRITERIA

Section 124.1-6-2. - Erosion and Sediment Control Plans.

(A) An erosion and sediment control plan must be ~~filed~~ submitted to the County for any development and the buildings constructed within, regardless of the phasing of construction. The erosion and sediment control plan must include all major conservation decisions to ensure that the entire unit of land will be treated to achieve the conservation objectives and minimum standards in Section 124.1-6-3. In addition to the mandatory elements, the erosion and sediment control plan may include:

(1) Appropriate maps;

(2) An appropriate soil and water plan inventory and management information with needed interpretations; and

(3) A record of decisions contributing to conservation treatment.

(B) The person responsible for carrying out the plan must provide the name of an individual holding a certificate who will be in charge of and responsible for carrying out the land-disturbing activity to the County.

(C) If individual lots or sections in a residential development are being developed by different property owners, all land-disturbing activities related to the building construction must be covered by an erosion and sediment control plan.

(D) Land-disturbing activity of less than 2,500 square feet on individual lots in a residential development is not exempt from the provisions of the VESMA~~, ESCL,~~ or this C~~c~~hapter if the total land-disturbing activity in the development is equal to or greater than 2,500 square feet.

(E) All erosion and sediment control structures and systems must be maintained, inspected, and repaired as needed to ensure continued performance of their intended function. A statement describing the maintenance responsibilities of the individual responsible for carrying out the land-disturbing activity must be included in the approved erosion and sediment control plan.

Section 124.1-6-3. - Erosion and sediment control criteria, techniques, and methods: minimum standards.

(A) An erosion and sediment control plan must be consistent with the criteria, techniques, and methods contained in 9VAC25-875-560 of the VESM Regulation, the Standards & Specifications as contained in the current Virginia Stormwater Management Handbook and the Public Facilities Manual. ~~except that the minimum standard for design and construction of sediment traps and sediment basins (9VAC25-875-560(6)) is modified as follows:~~

~~(1a) Temporary Sediment Trap For land areas designated as Resource Protection Areas (RPAs), the minimum storage volume is 202 cubic yards per acre of disturbed area. Pipe outlet sediment traps are required for drainage areas of one to three acres. For land areas designated as RPAs, pipe outlet sediment traps may also be required for areas of less than one acre where topographical and drainage conditions are favorable for field implementation (see Plate 2-11 of the current Public Facilities Manual for details). Stone outlets for temporary sediment traps under one acre of drainage area outside of RPAs must be constructed according to current Virginia Stormwater Management Handbook specifications.~~

~~(2b) Temporary Sediment Basin For land areas designated as RPAs, the minimum storage volume is 202 cubic yards per acre of disturbed area.~~

When the standards vary between the publications, the most stringent standard will apply.

(B) All land-disturbing activities must be conducted in a manner that is consistent with the applicable requirements of subsection (A) of this section.

2. That the provisions of this ordinance shall take effect on [date].

GIVEN under my hand this _____ day of _____, 2025.

_____
Jill G. Cooper
Clerk for the Board of Supervisors

Board Agenda Item
October 14, 2025

ADMINISTRATIVE – 3

Authorization to Advertise Public Hearings on a Proposed Zoning Ordinance Amendment Re: Residential Manufactured Home Park District and Related Revisions

ISSUE:
The proposed Zoning Ordinance amendment updates the provisions for manufactured homes to address nonconformities, remove unnecessary requirements, and introduce special permit and special exception applications that provide additional pathways for manufactured homes and manufactured home parks to reduce nonconformities.

RECOMMENDATION:
The County Executive recommends the authorization of the proposed Zoning Ordinance amendment by adopting the Resolution set forth in Attachment 1.

TIMING:
Board action is requested on October 14, 2025, to provide sufficient time to advertise the proposed Planning Commission public hearing on November 12, 2025, at 7:30 p.m., and the proposed Board of Supervisors (Board) public hearing on December 9, 2025, at 4:00 p.m.

BACKGROUND:
The Zoning Ordinance provisions for manufactured homes have remained largely unchanged since 1978. The Fiscal Year (FY) 2025/2026 Zoning Ordinance Work Program, endorsed by the Board, includes considering zoning changes and strategies to incentivize preservation of manufactured home communities through a review of use standards and bulk regulations as a Priority 1 item. This item was carried forward from the FY 2022-2023 Work Program where it was introduced in response to the Fairfax County Manufactured Housing Task Force recommendations accepted by the Board on October 11, 2022. The proposed Zoning Ordinance amendment revises the purpose statement, removes unnecessary requirements, and addresses nonconformities by revising lot and building standards and including new special permit and special exception application types. The amendment also includes editorial revisions. The proposed Zoning Ordinance amendment is in coordination with a proposed Comprehensive Plan amendment by the Planning Division and changes to Relocation Guidelines by the Department of Housing and Community Development.

Lot and Building Standards

The proposed amendment includes the following changes to lot and building standards:

- Deletes unnecessary requirements, such as average lot area and monuments marking the corners of lots.
- Reduces the district size requirement to align with existing parks and eliminate nonconformities.
- Increases the maximum allowed density from 6 units per acre to 10 units per acre to account for the existing density in all but two parks.
- Maintains the minimum required side-to-side separation of 15 feet but reduces the required side-to-end and end-to-end separation to 10 feet, and reduces the distance of an open or roofed deck to another structure to 5 feet.
- Reduces the minimum distance from structures to a private street to 5 feet.
- Reduces the maximum building height for other principal uses from 90 to 50 feet.
- Changes religious assembly from allowed by right to allowed with special permit (SP).
- Removes certain special exception and special permit permissions: residence hall, college or university, funeral home, transit facility, solar power facility, golf course or country club, marina (commercial), marina (private), interim off-street parking in metro station area.
- Removes the special exception requirement for replacement of a manufactured home in the floodplain to be consistent with *Va. Code Sect. 15.2-2307(H)*.

Standards

The proposed substantive changes to the standards are highlighted below. These proposed changes would apply to new pad sites or any reconfiguration of the site and would not require changes to the existing parks.

- Transitional Screening – The proposed change revises the transitional screening and barrier requirements to include manufactured homes in the single-family dwelling requirements, effectively removing the requirement for a Type 1 (25-foot) screening and a 6-foot solid fence or wall barrier between manufactured homes and single-family detached or attached homes.
- Parking – The proposed change increases the parking rate from 1.5 spaces/unit to 2 spaces/unit, which aligns better with other single-family dwelling requirements but is still less than the required 3 spaces/unit with frontage on a private street for single-family dwellings.
- Density Penalty – The proposed amendment would expand the ability for the Board, as part of the approval of proffered conditions or a special exception, to modify or waive the density penalty for manufactured home parks when more than 30% of a site is impacted by marine clay, floodplains and adjacent steep slopes, quarries, and existing water bodies.
- Special Permit for Reduction in Minimum Distance – A new special permit application type is proposed that would allow the Board of Zoning Appeals (BZA) to permit a reduction of the minimum distance requirements for manufactured homes.

This is intended to allow residents to build additions to homes that would be closer than the proposed district standards but still comply with the building code. In addition, the minimum distance requirement is proposed to be added to the authorized reductions by the Zoning Administrator for errors in building location to allow for an administrative reduction of the minimum distance requirement of up to 10 percent.

- Nonconformities and Special Exception – The proposed text codifies the longstanding zoning interpretation providing for the use of the R-MHP District provisions to review proposed additions to an existing manufactured home, even if the home is in a park zoned to another zoning district. Additionally, a new special exception application is proposed for nonconforming manufactured home parks to permit the potential expansion or reconfiguration of a nonconforming manufactured home park.

A more detailed discussion of these and other proposed changes is contained in the Staff Report (Attachment 2).

EQUITY IMPACT:
This Zoning Ordinance amendment relates to One Fairfax Policy Area of Focus 11, which encourages "[a] quality built and natural environment that . . . supports a high quality of life . . . for all people." The One Fairfax policy encourages expansive community engagement to ensure that all people are heard and considered. Community meetings were advertised specifically to residents of each of the seven parks and held in both English and Spanish with live interpretation. All meeting materials were translated into Spanish in order to solicit feedback on the proposed amendment, as described in the Staff Report. The proposed special permit application would give manufactured homeowners the same rights as other types of dwellings to seek approval to allow a reduction in the minimum distance requirement. In addition, the proposed parking rate and use permissions are aligned with the rates and permissions for other single-family residential districts.

REGULATORY IMPACT:
The proposed amendment revises the permissions and standards for the manufactured home park district. Changes include reducing the minimum required end-to-side and end-to-end distances between homes, as well as the minimum required distance between decks and homes. The amendment would also introduce a new special permit type to reduce the distance between homes to the Uniform Statewide Building Code requirements or 5 feet, which would be processed similarly to the existing reduction in setback special permit application. A new special exception application is proposed to permit the potential expansion or reconfiguration of a nonconforming manufactured home park.

Board Agenda Item
October 14, 2025

FISCAL IMPACT:
None.

ENCLOSED DOCUMENTS:
Attachment 1 – Resolution
Attachment 2 – Staff Report

STAFF:
Jennifer Miller, Deputy County Executive
Tracy Strunk, Director, Department of Planning and Development (DPD)
Leslie Johnson, Zoning Administrator, DPD
William Mayland, Assistant Zoning Administrator, DPD
Carmen Bishop, Deputy Zoning Administrator, DPD
Jennan Qato, Senior Planner, DPD
Jennifer Tran, Planner, DPD

ASSIGNED COUNSEL:
T. David Stoner, Deputy County Attorney
Laura S. Gori, Senior Assistant County Attorney
Sara G. Silverman, Assistant County Attorney

RESOLUTION

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, on October 14, 2025, at which meeting a quorum was present, the following resolution was adopted:

WHEREAS, in a Board Matter dated October 11, 2022, the Board accepted the Fairfax County Manufactured Housing Task Force's recommendations for the preservation of the County's manufactured homes and policy strategies to address the needs of those residents, and therefore, the topic was included as a Priority 1 item on the approved Zoning Ordinance Work Program; and

WHEREAS, a manufactured home is a type of residential dwelling, and a manufactured home park is a parcel of land designed for use by one or more manufactured homes; and

WHEREAS, manufactured home parks are currently allowed by right in the Residential Manufactured Home Park District and exist in other zoning districts as legally nonconforming uses; and

WHEREAS, many of the manufactured home parks were established under previous Zoning Ordinances and the evolution of standards after their development has created nonconformities due to the district, density, setbacks, and/or required separation distances between structures; and

WHEREAS, a comprehensive review of the standards for manufactured home parks has not occurred since the adoption of the 1978 Zoning Ordinance; and

WHEREAS, the amendment would address existing nonconformities including district size, density, setbacks, and distances between structures; and

WHEREAS, the amendment would recognize that manufactured homes within the floodplain may be replaced in accordance with Va. Code Sect. 15.2-2307(H) without special exception approval or the need to meet the required 15-foot minimum setback from the floodplain; however, the units would need to meet all other applicable floodplain regulations; and

WHEREAS, the amendment would introduce a new special permit application for a reduction in the minimum distance requirement for homes, and introduces a new special exception application to allow for updates to the existing nonconforming parks; and

WHEREAS, the public necessity, convenience, general welfare, and good zoning practice require consideration of the proposed revisions to the Zoning Ordinance.

NOW, THEREFORE BE IT RESOLVED, for the foregoing reasons and as further set forth in the Staff Report, the Board of Supervisors authorizes the advertisement of the proposed Zoning Ordinance amendment as recommended by staff.

A Copy Teste:

_____
Jill G. Cooper
Clerk for the Board of Supervisors

FAIRFAX COUNTY

PROPOSED ZONING ORDINANCE AMENDMENT

STAFF REPORT

Residential Manufactured Home Park District and Related Revisions

October 14, 2025

Hearing Dates
Planning Commission: November 12, 2025, at 7:30 p.m.
Board of Supervisors: December 9, 2025, at 4:00 p.m.

Staff Contacts
Jennan Qato, Senior Planner
Jennifer Tran, Planner

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).

PLANNING & DEVELOPMENT

Zoning Administration Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5507
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Introduction

On October 11, 2022, the Board of Supervisors accepted the Fairfax County Manufactured Housing Task Force recommendations to support the preservation of the County's manufactured home parks. This topic was included on the Zoning Ordinance Work Program approved by the Board of Supervisors (Board) for fiscal years (FY) 2025-2026 (Priority 1, item 3.b), carried forward from its introduction in the FY 2022-2023 Work Program. The proposed Zoning Ordinance amendment is in coordination with a proposed Comprehensive Plan amendment being prepared by the Planning Division and changes to Relocation Guidelines being developed by the Department of Housing and Community Development.

Background

Current Manufactured Home Parks and Countywide Regulations

A manufactured home is a type of residential dwelling under the Zoning Ordinance and is currently defined, in part, as a dwelling that was "fabricated at an off-site manufacturing facility on a permanent chassis... [not including] a modular dwelling or recreational vehicle." A manufactured home park is defined in part as "a parcel of land designed for use by one or more manufactured homes that provides the infrastructure and utilities necessary for single-family occupancy of those homes." Manufactured homes are allowed by right in the Residential Manufactured Home Park District (R-MHP) and Rural Agricultural District (R-A). Manufactured home parks also exist in other districts, as shown in Table 1, as lawfully nonconforming uses. Based on longstanding interpretation, the entire manufactured home park, not individual pad sites or units, is considered a nonconforming use; however, certain structures within those parks may be in violation.

Manufactured home parks in the R-MHP District are subject to the district standards, found in subsection 2102.14, and other provisions of the Zoning Ordinance. Some of the standards include:

- Minimum District size: 15 acres[1]
- Maximum Density: 6 manufactured homes/acre; up to 9 homes/acre with approval by the Board to encourage housing for low- and moderate-income families
- Front setback: 35 feet; rear and side setbacks: 25 feet[2]

[1] Per subsection 5100.2.A(1)(c), district size is only applicable to proposed rezonings and amendments thereto (e.g., proffered condition amendments), and cluster subdivisions.
[2] The setbacks apply to the overall park boundaries.

- Distance between manufactured homes: 15 feet
- Distance between manufactured homes and private street: 10 feet
- Manufactured homes must bear a U.S. Department of Housing and Urban Development certification
- Parking: 1.5 spaces per unit
- An individual manufactured home lot (pad site) may not extend into a floodplain

By long standing interpretation, the R-MHP District requirements for minimum separation between homes and setbacks have been applied to manufactured homes in the C-8 and I-3 Districts.

Table 1: Manufactured Home Parks

	Park Size	Zoning/Magisterial District	Density (dwelling units/acre)
Alexandria Mobile Home Park (8501 Richmond Highway)	12.22 acres	C-8/Mount Vernon	9.82 du/ac 120 units
Audubon Estates (7930 Audubon Avenue)	83.73 acres	R-MHP/Franconia	8.36 du/ac 700 units
Harmony Place (8018 Richmond Highway)	5.26 acres	C-8/Franconia	12.9 du/ac 17.3 du/ac (with RVs)[3] 68 MH units 23 RVs
Meadows of Chantilly (4200 Airline Parkway)	81.1 acres	I-3/ Sully	6.2 du/ac 500 units
Penn Daw Terrace (6240 Shields Avenue)	6.86 acres	C-8/Mount Vernon	13 du/ac 91 units
Waples Mobile Home Estates (11209 Route 29)	25.55 acres	R-MHP/Braddock	5.9 du/ac 152 units
Woodley Hills Estates (2816 Camellia Drive)	13.77 acres	R-MHP/Mount Vernon	8.4 du/ac 115 units

There are currently seven manufactured home parks in Fairfax County. Additional information about each of the parks is included in Appendix 1. As noted, while manufactured home parks are now only permitted in the R-MHP District, four out of the seven parks are located in commercial or industrial districts and exist as lawfully nonconforming uses. Most of the existing manufactured home parks do not conform to other current Zoning Ordinance standards due, in part, to changes in the Zoning Ordinance over the years. For example, in the 1941 Zoning Ordinance, manufactured homes were originally

[3] As defined in the Zoning Ordinance, recreational vehicles (RVs) are for "use as temporary living quarters for travel, camping, recreational, or vacation use." An RV is not approved for use as a permanent dwelling.

referred to as “Trailer Camps” and were allowed only in Industrial Districts. With the adoption of the 1959 Zoning Ordinance, manufactured homes were referred to as “Mobile Dwellings” and “mobile dwelling parks” or “trailer parks” and were permitted in the RM-3 (Mobile Dwelling) District or as a Special Permit use in the C-G (Commercial General) and Industrial Districts with no density restriction. Among other standards, the 1959 Ordinance required a minimum 15-foot separation between units, or when placed end-to-end, a minimum separation of 10 feet. In 1964, the Ordinance was amended to add a maximum density of 10 homes/acre for mobile home parks. The maximum density was reduced to 6 homes/acre with the 1978 Ordinance, which also rezoned the RM-3 District to the R-MHP (Residential Mobile Home Park) District. The 1978 Ordinance permitted the density of a mobile home park to be increased by the Board by 50 percent (up to 9 units/acre) to encourage housing for low- and moderate-income families and allowed the Board to waive other regulations of the R-MHP District. In addition, the 1978 Ordinance removed the allowance for a 10-foot separation for units placed end-to-end and uniformly required a 15-foot separation. In 2021 with the adoption of the modernized Zoning Ordinance, the term “mobile homes” was replaced with “manufactured homes.” Otherwise, the current Zoning Ordinance made no substantive changes.

Due to the establishment of standards after the development of many of the parks, most parks are considered nonconforming due to their district, density, and/or setbacks. Currently, many manufactured homes within the parks also do not meet the required separation distances, largely due to additions and decks, many of which are unpermitted. Therefore, the legal status of nonconformities must be reviewed on a case-specific basis.

Jurisdictional Research

Staff researched the zoning regulations related to manufactured homes in neighboring jurisdictions including Prince William County, Montgomery County, Loudoun County, Prince George’s County, and the City of Manassas.

Table 2: Jurisdictional Comparisons of Manufactured Home Standards

Jurisdiction	Allowed Zoning Districts	Maximum Density	Minimum Separation	Notes
Prince William County	Agricultural District; Residential Mobile Home District	6 units/acre	• 10’ from public/internal roads and lot lines • 8’ from deck/landing to next home	
Montgomery County, MD	Individual mobile homes allowed in single family zones per MD state code; also allowed in conjunction with agricultural use	N/A	• 10’ side-to-side • 8’ end-to-side • 6’ end-to-end • 6’ from park property lines	Not regulated in the Zoning Ordinance but regulated elsewhere in the County code
Loudoun County	Parks are not allowed; homes are allowed by right or SE in rural/suburban zones	Based on district	Setbacks and standards vary by district; homes must be on a permanent foundation	Only nonconforming parks remain; new parks not permitted

Jurisdiction	Allowed Zoning Districts	Maximum Density	Minimum Separation	Notes
City of Manassas	Agriculture District; Manufactured Home Park	6 units/acre	• 35’ from street or 75’ from arterial centerline • 10’ from driveways/parking or open space • 15’ from adjoining lot or per adjacent zoning • 25’ side-to-side, 20’ end-to-end	Nonconforming structures: expansions no closer than 15’ to another unit, 5’ to lot line, 15’ to street centerline
Prince George’s County, MD	Rural and Agricultural Districts, Mobile Home District (RMH)	7 units/acre	• 20’ from other principal buildings • 25’ from public streets • 20’ from internal roads/boundaries • 8’ from driveways and shared amenities	RMH is a legacy zone. Only existing RMH-zoned properties may develop under the previous standards. No new parks are permitted.

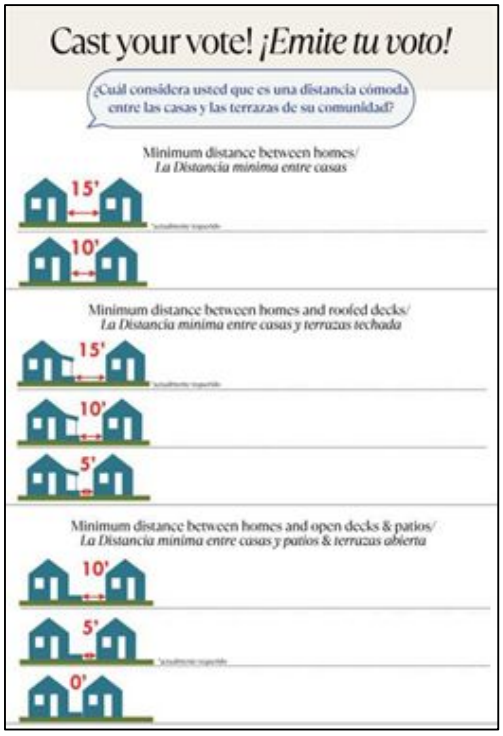
Stakeholder Outreach

Community outreach for the proposed Zoning Ordinance amendment, and associated Comprehensive Plan amendment and relocation guidelines, included a broad effort to engage a range of stakeholders and ensure the proposed changes reflect the needs of manufactured home park residents. Staff coordinated with the manufactured home park owners or property managers for each park, manufactured home park residents, and the Manufactured Housing Roundtable, which consists of residents, property owners and managers, and affordable housing advocates. Staff also consulted with the Department of Code Compliance and Office of the Fire Marshal.

Community outreach was conducted in two rounds. In the first round, individual meetings were held at or near each of the seven manufactured home parks. Approximately 231 residents attended the first round of meetings. Meeting materials included poster boards for outdoor meetings and presentation slides for indoor meetings, as well as handouts with a summary of presentation materials. Additionally, a poster, as shown in Figure 1, allowed residents to indicate their preferred minimum distance between structures. All materials were provided in both English and Spanish, and live interpretation was provided in coordination with the Department of Neighborhood and Community Services. Following the staff presentation, residents were invited to provide their comments and ask questions.

Feedback from residents included the need to preserve affordability, increase parking, and ensure safety and lighting. Staff also received mixed feedback on the preferred distances between structures. Residents at the meetings indicated a slight preference for maintaining the currently required distance between homes of 15 feet, reducing the required distance between homes and roofed decks to 10 feet, and increasing the required distance between homes and open decks to 10 feet.

Figure 1: Voting Poster Used at Outreach



The second round of community outreach included two in-person meetings — one located on Richmond Highway and one in the western area of the County — and two virtual meetings, with a total attendance of about 118 residents. Staff also followed up with the manufactured home park owners and the Manufactured Housing Roundtable. During these meetings, staff presented the proposed changes, which incorporated feedback from the first round of outreach. The feedback received was generally in support of the proposed zoning changes. Residents expressed a desire not to increase the current park densities and not to reduce the minimum distances between units. Other comments also noted redevelopment and property maintenance concerns. Manufactured home park owner comments included a desire for increased density, further reduction in setbacks, allowance for storage, including commercial vehicles, reduced fees, and not increasing the parking rate. Written comments submitted by the Legal Aid Justice Center and Tenants Workers United expressed a desire for a reduction in the permit fees proposed and prioritizing the elevation or relocation of units within the floodplain.

Staff presented draft text and an overview of the research and outreach to the Board's Land Use and Policy Committee on July 8, 2025; the Planning Commission's Land Use Process Review Committee on July 24, 2025; and the Affordable Housing Advisory Council on June 13, 2025.

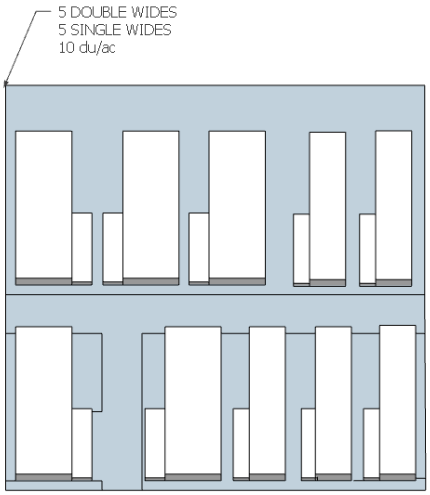
Proposed Changes

The proposed changes are intended to update the Zoning Ordinance provisions for manufactured homes, which have remained largely unchanged since 1978. The draft text addresses some of the existing nonconformities, including district size, density, setbacks, and distances between homes; removes unnecessary requirements; introduces a new special permit application for a reduction in the minimum distance requirement between homes; and introduces a new special exception application that will allow for updates and site improvements to the existing nonconforming manufactured home parks.

Residential Manufactured Home Park District (R-MHP)
Proposed changes include the following:

- The purpose statement is revised to state that manufactured home parks offer an opportunity for an affordable type of housing product.
- The lot and building standards (Table 2102.23) contain a number of proposed changes, including, but not limited to:
    - Deleting unnecessary requirements, such as average lot area, since individual lots are not typically delineated for each pad site on approved plans, and the setback to public streets because that is addressed by the overall park setbacks.
    - Revising certain requirements to align with other residential districts and reduce nonconformities, such as district size and setbacks around the periphery of the park.
    - Increasing the maximum density for the R-MHP District from 6 units/acre to 10 units/acre. As indicated in Table 1 above, this density would accommodate the existing density for all but two of the existing parks. Most of the parks were at least partly developed under previous versions of the Zoning Ordinance, which either did not include a maximum density or, as of 1964, allowed 10 units/acre. The rationale behind the decrease to 6 units/acre with the 1978 Ordinance is unknown. A graphical analysis (see Figure 2) reveals that a mix of single- and double-wide units with covered patios, typical for the parks in the County, can be accommodated with a density of 10 units/acre and the proposed minimum distances between units.

Figure 2: 10 units/acre Feasibility Test



    - The proposed amendment would maintain the minimum required side-to-side distance between units of 15 feet and would reduce the minimum end-to-side and end-to-end distances to 10 feet. The Uniform Statewide Building Code (USBC) would allow for units to be located as close as 10 feet side-to-side, 8 feet end-to-side, and 6 feet end-to-end. As noted above, the 15-foot separation and 10 feet from end-to-end was first established in 1959 and was updated in 1978 to uniformly require 15 feet, but the reasoning for that change is unknown. The USBC would also allow an addition that is built with a fire-resistance rated wall in accordance with the Virginia Residential Code to be located as close as 5 feet to another structure. However, based on feedback received during community outreach meetings, the proposed amendment maintains the current distance for the side-to-side measurement. Also, to allow a manufactured home to be replaced with a single-family detached dwelling, the amendment applies the same minimum distance requirements to single-family detached dwellings and removes the minimum lot area requirement for single-family detached dwellings.
    - The proposed amendment would allow for a roofed deck to be located 5 feet from another structure. Currently, only open decks are allowed (by interpretation) to be 5 feet from another structure. Many of the homes have an existing roofed deck that does not meet the current minimum separation distance of 15 feet. In addition, a majority of the pending building permits that do not conform with the current

requirements (and therefore cannot be issued) are for roofed decks. Although a majority of the residents at the community meetings indicated a preference for separation of 10 feet from a roofed deck to another structure, the proposed minimum distance of 5 feet recognizes that the current conditions and pending permits also reflect resident preferences. An open or roofed deck has less bulk than an enclosed structure and therefore will have less impact on surrounding properties than an addition. (See Figure 3 below.)

Figure 3: Roofed Deck



- The amendment proposes to reduce the minimum distance between buildings and private streets within the manufactured home park to 5 feet, consistent with the proposed setbacks for the periphery of the park. As discussed below, the change will reduce nonconformities and maintain safety and access.
- The proposed text also deletes the minimum distance to common open space areas, as open space areas are not separated from the units by a property line. The amendment also clarifies how open space is calculated for a manufactured home park and allows for open space to be owned by the park owner instead of a homeowners or condominium association.
- The maximum height for "other principal uses" is proposed to be reduced from 90 feet to 50 feet for better compatibility with the height of manufactured homes, which typically have a height of about 15 feet.

- The amendment includes a provision to allow the Board to modify or waive the requirements of the R-MHP District with proffered conditions or a special exception. This would allow for nonconforming manufactured home parks to request modification of the standards as part of an application for a rezoning or special exception. The proposed standard relocates and modifies the current provision under the Affordable Dwelling Unit (ADU) program in subsection 5101.5.D that allows the Board to waive the regulations of the R-MHP District (and the density penalty for marine clays as discussed below) as part of the approval of moderately priced housing units. As

noted in the proposed revision to the purpose statement for the R-MHP District, it is recognized that manufactured homes typically represent an affordable housing product; however, they are not regulated under the ADU program.

- The proposed amendment would also allow the minimum separation distance between manufactured homes to be administratively reduced for errors in building location, similar to setbacks for single-family homes.
- Additional changes include reorganizing certain provisions and deleting unnecessary requirements, which are footnoted in the Proposed Text. New graphics and editorial changes are also included for clarity, such as changing the references from a manufactured home lot to a pad site.

Use Table Permissions: The proposed amendment removes from the R-MHP District certain special exception and special permit uses that would not be compatible with the district, such as a residence hall, college or university, funeral home, and transit facility. No applications for these uses have been submitted within the R-MHP District or a manufactured home park. Other special exception and special permit uses are not proposed to be removed, such as congregate living facility and medical care facility because they may be compatible with the manufactured home park use. Additionally, a religious assembly is proposed to be changed from permitted by right to permitted with a special permit to align with the permissions in other single-family residential districts.

Density Penalty: When residential development (of any type) is proposed in an area that is impacted by more than 30 percent of marine clay soils, floodplains and adjacent slopes, quarries, and water bodies, a density penalty is imposed. The proposed amendment would expand the ability for the Board, as part of the approval of proffered conditions or a special exception, to modify or waive the density penalty applied to manufactured home parks. Currently, the Board may waive the penalty for manufactured home parks with 30 percent or more of marine clay soils. This provision was added to the Ordinance on November 22, 1982, in association with the rezoning for Woodley Hills. In addition to marine clay soils, the proposed amendment would include the other areas subject to the density penalty provision, including floodplains and adjacent slopes, quarries, and water bodies. A review of the parks indicates that only two parks would be subject to the density penalty provision – Harmony Place, due to the presence of floodplain on the property, and Woodley Hills for marine clays. Audubon Estates and Meadows of Chantilly also have areas within the floodplain, but they do not exceed 30 percent of the land area of the respective parks. The rezoning for Woodley Hills waived the density penalty and allowed a density of up to 9 units/acre.

Floodplain Regulations: Both Audubon Estates and Harmony Place have units that are located in the floodplain. Audubon Estates has approximately 128 manufactured homes within the floodplain, and Harmony Place currently has approximately 23 manufactured homes and 3 recreational vehicles within the floodplain. The manufactured homes are allowed to remain as nonconforming structures and may be replaced in accordance with Va. Code Sect. 15.2-2307(H). Recreational vehicles are not permitted to be replaced as they have no nonconforming rights under the Zoning Ordinance or state code. Currently, the Zoning Ordinance requires a special exception for the replacement of a structure in a floodplain, which conflicts with this state code provision allowing replacement by right. The proposed amendment would exempt replacement of manufactured homes from the special exception requirement and from the 15-foot setback from the floodplain. Although special exception approval is not required to replace units in accordance with the Virginia Code, they are required to be elevated above the floodplain per

Section 5105. Additions to units within the floodplain or new manufactured homes would not be allowed without special exception approval.

Transitional Screening: The proposed changes include revising the transitional screening and barrier requirements for single-family dwellings to include manufactured homes. This change would remove the requirement for Type 1 (25-foot width) transitional screening and a 6-foot solid fence or wall barrier between manufactured homes and single-family detached or attached homes. Currently, most parks do not maintain this transitional screening and barrier. The proposed amendment would treat manufactured homes the same as other single-family homes.

Parking: The proposed changes include an increase in the minimum required parking rate from 1.5 spaces per unit to 2 spaces per unit. The proposed increase would better align with the parking rate for single-family detached dwellings, which requires 2 spaces per unit when located on a public street and 3 spaces per unit with frontage on a private street. Manufactured homes are located on private streets. The parking rate of 1.5 spaces per unit for manufactured homes dates to the 1959 Zoning Ordinance, and current residents expressed concerns about the need for more parking. Based on staff visits to the parks, it appears that many of the units have 2 spaces per unit. The proposed increase in the parking rate would only apply to new pad sites and/or the development of new parks. The new rate also would not allow for current parking spaces to be removed unless the minimum required parking is provided. However, the new rate would not require new parking to be added for existing homes.

Special Permit for Reduction of Minimum Distance Requirements: A new special permit application type is proposed that would allow the Board of Zoning Appeals (BZA) to permit a reduction of the minimum distance requirements for manufactured homes. As proposed, the minimum distance required between homes would be 15 feet when units are oriented side-to-side, and 10 feet end-to-end or side-to-end. The new special permit would allow the BZA to reduce the minimum distance requirements to the applicable USBC requirements or 5 feet, whichever is greater. This special permit is intended to be used by the owners of individual manufactured homes (with consent of the manufactured home park owner). Unit owners that have current violations or would like to construct an addition that does not meet the minimum distance requirements could pursue special permit approval. This special permit application would be available regardless of the zoning district, since, as described below, the proposed text codifies the use of the setbacks and minimum distance requirements of the R-MHP District for the enlargement of a manufactured home within the parks zoned to the C-8 and I-3 Districts. The proposed standards are similar to those for the special permit for a reduction of setbacks in subsection 5100.2.D(11)(e) of the Zoning Ordinance. In addition, all special permits are subject to the general standards in subsection 4102.1.F. The proposed submission requirements would require a professionally prepared plat[4] that is limited to the subject home and the surrounding area within 20 feet. The proposed fee is $1,230, which is the same as the fee for other special permits for modification of setback requirements. A range from $0 to $1,230 is included for consideration. The special exception process described below would be applicable for revisions that apply to the entire park.

Nonconformities and Special Exception: New subsection 8104.2.F is proposed to address nonconforming manufactured home parks. Most of the manufactured home parks do not conform with the current R-MHP District regulations to some extent. The proposed text codifies the current practice of using the provisions of the R-MHP District for review of proposed additions to an existing manufactured home, even if the home is located in a manufactured home park zoned to another zoning

[4] A professionally prepared plat is estimated to cost between $1500 to $4000

district. The amendment also references Va. Code Sect. 15.2-2307(H), which allows for the replacement of an existing manufactured home with a similar unit. A new special exception application is included for nonconforming manufactured home parks. This process has been added to permit potential expansion, reconfiguration, or other modifications to a nonconforming manufactured home park, such as adding manufactured homes or reducing setbacks or minimum required distances park-wide. This approval would be available for any of the parks, regardless of the current zoning, and would allow for the park to be approved by the Board, subject to development conditions, such that the park would no longer be nonconforming. The Board could modify the standards for the R-MHP District as part of the process. The special exception could potentially bring an entire manufactured home park into compliance, whereas the special permit is intended for an individual resident to permit a reduction in the minimum distance requirements for their home.

Table 3, below, compares existing manufactured home parks to current and proposed zoning standards for density, district size, and separation distances. Overall, the parks would become more conforming with the proposed changes, but certain nonconformities would remain. These nonconformities could be considered as part of a special exception application.

Table 3: Nonconformities reduced with amendment

Park	Density	District Size	Distance to private street	Distance between homes
Current Standard	6 du/ac[5]	15 ac	10 feet	15 feet
Proposed	10 du/ac	5 ac	5 feet	15 feet side-to-side 10 feet end-to-side, end-to-end 5 feet roofed deck to other buildings
Alexandria	✓	✓	X	Δ
Audubon Estates	✓	—	Δ	Δ
Harmony Place	X	✓	X	Δ
Meadows of Chantilly	✓	—	Δ	Δ
Penn Daw Terrace	X	✓	X	Δ
Waples	—	—	Δ	Δ
Woodley Hills[6]	✓	✓	—	Δ

Legend: ✓ = Conforms with amendment, X = Does not conform, Δ = Partially conforms, — = Conforms with current Zoning Ordinance

Key takeaways in the review of nonconformities include:

[5] Density may be increased to 9 du/ac by the Board.
[6] The density and district size were modified by the Board as part of RZ-78-V-125.

- The **density** of the parks ranges from 5.9 du/ac (Waples) to 13 du/ac (Penn Daw)(17.3 du/ac with RVs at Harmony Place). The proposed 10 du/ac would eliminate this nonconformity for all parks except Harmony Place and Penn Daw Terrace.
- The reduction of the **district size** requirement would eliminate this nonconformity for all the parks.
- **Distance between homes and private streets:** The proposed 5-foot distance to a private street would mostly eliminate this nonconformity for Waples and Audubon Estates. Woodley Hills is already in conformance with this requirement. Penn Daw Terrace and Alexandria have some homes that come right up to the street line so bringing the requirement down to 0 feet would be the only way to eliminate this nonconformity for all the parks, but that could pose safety and access concerns. Those individual units may continue as lawful nonconformities; however, for the parks to become fully conforming, a property owner could pursue the proposed special exception and request a waiver from the Board.
- **Distance between homes** varies widely across the parks. Many of the parks have units that were initially placed at least 15 feet apart, but over time the distance between some of the units has been reduced by the replacement of single-wide units with double-wide units, as well as by unpermitted additions, covered decks, and patios. Community feedback indicated that residents prefer a greater separation between homes. While the proposed standards would not allow for approval of all existing configurations, a path to conformance for others would be provided through the proposed special permit process.

Definition: The definition of a manufactured home is proposed to be revised to comply with Va. Code Sects. 36-85.3 and 36-85.11, which dictate how local jurisdictions are required to define manufactured homes constructed after July 1, 1986 or on or after June 15, 1976, and formerly subject to regulation under the National Manufactured Housing Construction and Safety Standards Act of 1974 or the Industrialized Building Unit and Mobile Home Safety Law.

Summary

The proposed amendment intends to update outdated standards for manufactured home parks and reduce nonconformities related to district size, density, setbacks, and separation distances. These proposed changes better align with existing conditions in the parks and allow for more flexibility while maintaining safety in accordance with the USBC. Also, the new special permit and special exception application types provide additional pathways for residents and park owners to bring their homes and parks into conformance, potentially allowing for desired improvements. Overall, the changes are expected to reduce nonconformities in the parks, provide a clearer process for reviewing additions, and support the preservation of manufactured home parks as a source of affordable housing. Since the proposed changes are not more restrictive than the current Ordinance, draft text is not included for provisions relating to previous approvals (Appendix 1 of the Zoning Ordinance). It is recommended that the amendment become effective at 12:01 a.m. on the day following adoption.

Proposed Text

In the revisions shown below, text to be deleted is identified with ~~strike-through~~ and text to be added is underlined. The footnotes are descriptive and will not be included in the Zoning Ordinance. Options for consideration are provided ***[in brackets, italics and bold]***. The proposed changes are based on provisions of the adopted Zoning Ordinance in effect as of July 1, 2025.

INSTRUCTION: Revise the standards for the Manufactured Home Park District, subsection 2102.14, as shown below. In addition, add "Modification or Waiver of R-MHP District Standards" to Table 8100.1, Summary of Special Exceptions, with a reference to subsection 2102.14.C(6).

14. R-MHP Residential District, Manufactured Home Park

A. Purposes

The R-MHP District provides for manufactured home parks, which offer an opportunity for a more affordable type of housing product. The district also ~~and~~ allows single-family detached dwellings and other uses that are compatible with the residential character of the district.

Figure 2102.28: R-MHP District Aerial Example







B. R-MHP Lot and Building Dimensional Standards

Table 2102.23: R-MHP Lot and Building Standards [1]

	Manufactured home		Single-family detached		Other principal uses	
District size, minimum ~~[2]~~	5 ~~15~~ acres[7]					
Density, maximum [~~3~~]	10 ~~6~~ manufactured homes per acre ***[6 – 12 homes/acre]***		10 ~~6~~ du/ac ***[6 – 12 homes/acre]***		n/a	
Open space, minimum [2 ~~4~~]	20 percent of the gross area					
~~Lot area, average~~	~~4,000 sf~~[8]		~~No requirement~~		~~No requirement~~	
Lot area, minimum	No requirement		No requirement ~~5,000 sf~~		10,000 sf[9]	
Lot width, minimum ~~[2]~~	n/a[10]		n/a			
	~~**Manufactured Home Park**~~	~~**Manufactured Home Lot**~~	~~**Interior**~~	~~**Corner**~~	**Interior**	**Corner**
	~~70 feet~~	~~No dimension less than 50 feet~~	~~50 feet~~	~~70 feet~~	75 feet	100 feet[11]
A[12] Front setback, minimum	5 ~~35~~ feet ***[5 – 35 feet]*** from front lot line of manufactured home park[13]		5 feet ***[5 – 35 feet]*** ~~See Table 2102.23a below, but at least ¼ the width of the right-of-way of the abutting street~~		25 feet[14] ~~See Table 2102.23a below, but at least ¼ the width of the right-of-way of the abutting street~~	

[7] A 5-acre minimum district size is consistent with the R-8 District, which is the most dense district that allows single-family detached dwellings. Prior to the 1978 Zoning Ordinance, the minimum district size was eight acres or there was no requirement.

[8] The manufactured home parks do not have a separate lot for each structure. Maximum density, minimum setbacks from the parks' lot lines, and minimum distances between units will apply.

[9] The minimum lot size for 'other principal uses' was carried forward from the 1978 Zoning Ordinance and would remain unchanged. The lot size for single-family detached dwellings is removed to facilitate a pad site being used for a manufactured home, modular home, or tiny home (if built to comply with the USBC).

[10] Minimum lot width is specified for other residential districts where the dwellings are located on subdivided lots. A manufactured home park is more similar to multifamily development where the multifamily units are located on a single lot. The Zoning Ordinance does not include a minimum lot width for multifamily units.

[11] The minimum lot width for other principal uses is revised to be consistent with the R-5 through R-30 Districts.

[12] The letters have been relocated from the current text to match the new graphic below.

[13] The front, side, and rear setbacks are at the periphery of the overall park. A 5-foot setback is consistent with the front setback in the R-12 and R-16 Districts and is proposed to accommodate existing conditions, where some units are located close to the lot lines. The setbacks for single-family detached dwellings are proposed to be consistent with manufactured homes.

[14] Table 2102.23a is proposed to be deleted and consistent front, side, and rear setbacks are proposed to be established for other principal uses, based on the table with the proposed maximum height of 50 feet.

Table 2102.23: R-MHP Lot and Building Standards [1]				
		Manufactured home	**Single-family detached**	**Other principal uses**
B	Side setback, minimum	5 ~~25~~ feet ***[5 – 25 feet]*** from side lot line of the manufactured home park	5 ~~8~~ feet ***[5 – 25 feet]***	20 feet ~~See Table 2102.23a below~~
C	Rear setback, minimum	5 ~~25~~ feet ***[5 – 25 feet]*** from rear lot line of the manufactured home park	5 ~~25~~ feet ***[5 – 25 feet]***	25 feet ~~See Table 2102.23a below~~
D	Distance between ~~manufactured~~ homes and other buildings, minimum [3]	15 feet side to side ***[10 – 15]***[15] 10 feet end to side ***[8 – 15]*** 10 feet end to end ***[6 – 15]***	~~n/a~~ 15 feet side to side ***[5 – 15]*** 10 feet end to side ***[5– 15]*** 10 feet end to end ***[5 – 15]***	n/a
E	Distance between an open or roofed deck, stoop, stair, or porch and a home or other building, minimum	5 feet[16] ***[5 – 15 feet for roofed decks]***	5 feet ***[5 – 15 feet for roofed]***	See subsection 5100.2.D
	~~Distance between manufactured homes and public street, minimum~~[17]	~~35 feet~~	~~n/a~~	~~n/a~~
F	Distance between buildings ~~manufactured homes~~ and private street ~~or common open area~~[18] within the park, minimum	5 ~~10~~ feet ***[0 – 10 feet]***	5 feet ~~n/a~~ ***[0 – 10 feet]***	5 feet ~~n/a~~ ***[0 – 10 feet]***
	Building height, maximum	35 feet	35 feet	50 ~~90~~ feet[19]
	Floor area ratio, maximum	No requirement	No requirement	0.50 for all uses other than residential

[15] The ranges for consideration are based on the USBC minimums up to the current Zoning Ordinance requirement of 15 feet.
[16] This codifies a current zoning interpretation for open decks that allows a minimum distance of 5 feet and applies it to roofed decks as well.
[17] The standards for distances to public streets are not needed because they are addressed by the overall park setbacks.
[18] The parks do not have separate open space areas that are on separate lots or dedicated. A revised way to measure open space is referenced below.
[19] Reduced to 50 feet for compatibility with the scale of manufactured homes.

Table 2102.23: R-MHP Lot and Building Standards [1]			
	Manufactured home	**Single-family detached**	**Other principal uses**

Notes:

[1] The standards of the R-MHP District may be modified by the Board as provided by subsection 2102.14.C(5). ~~Refer to subsection 5108.5 for provisions that may qualify the setback requirements. Setback requirements may be waived by the Board in accordance with the provisions of subsection 5100.2.D(1)(e).~~[20]

~~[2] District size and lot width may be modified in accordance with subsection 5100.2.K.~~

[~~3~~] ~~The Board may allow additional density by a factor of 50 percent under subsection 5101.5.D.~~

[2 ~~4~~] Minimum required open space is calculated as a percentage of the gross area of the manufactured home park. Open space is as defined in Section 9102, except it may be owned by the manufactured home park owner. ~~Open space is calculated in accordance with subsection 5100.3.A(3).~~[21]

[3] The minimum distances may be reduced with approval of a special permit in accordance with subsection 5100.2.D(11)(*g*).

~~[5] Freestanding accessory structures are regulated by subsection 4102.7.A.~~

[20] The first sentence is deleted because the requirement for transitional screening and barriers between manufactured homes and single-family dwellings is proposed to be deleted. The second sentence is not applicable to manufactured homes and pertains to single-family attached dwellings. Note 2 is proposed to be deleted because the ability for the Board to approve modifications is included in proposed subsection 2102.14.C(5), which is referenced in Note 1. Details on specific waivers or modifications are under review.

[21] Open space areas in manufactured home parks are not typically owned by an HOA or condominium association as required by the definition of common open space.

Figure 2102.29: R-MHP District Lot and Building Dimensional Standards

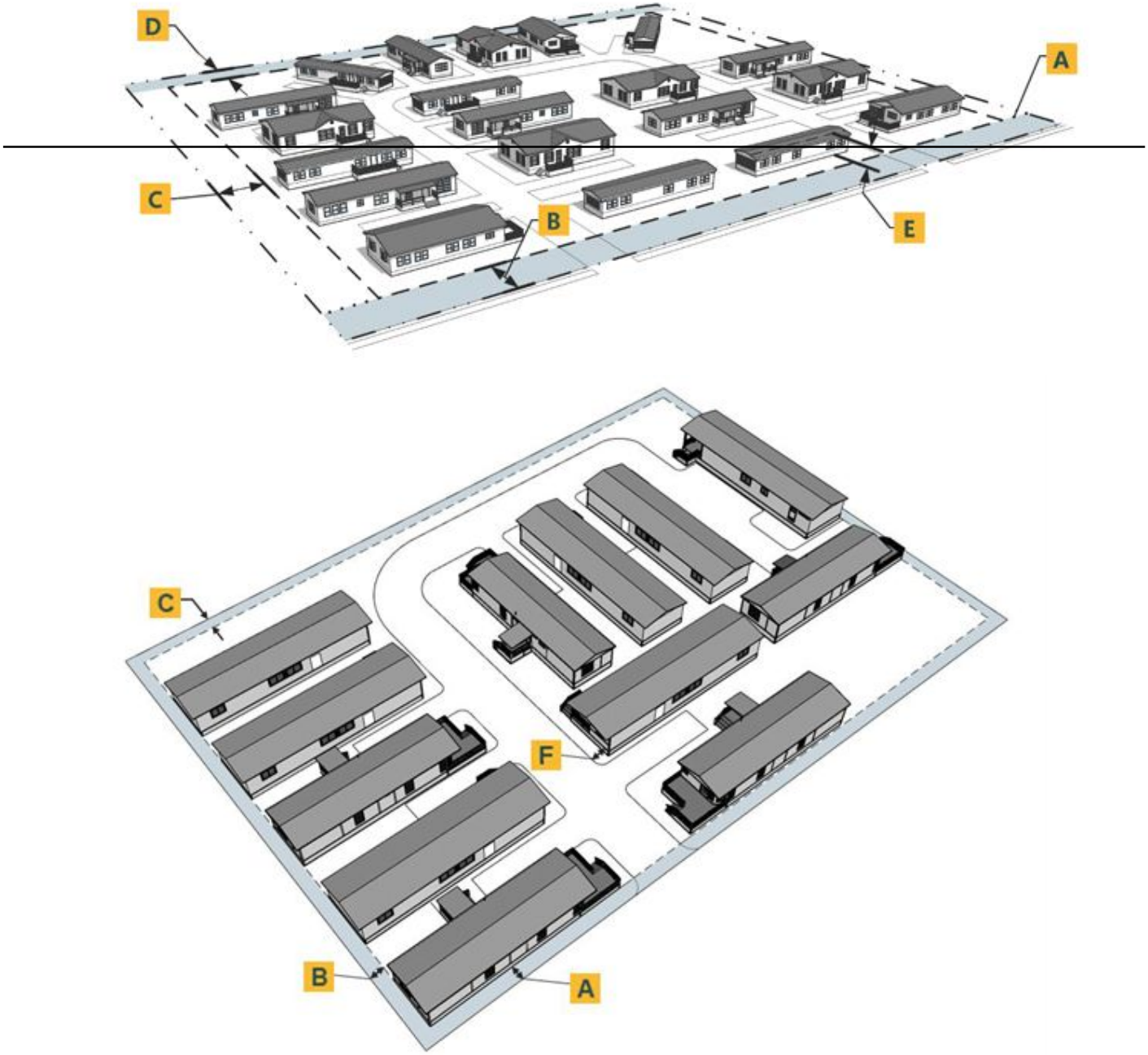
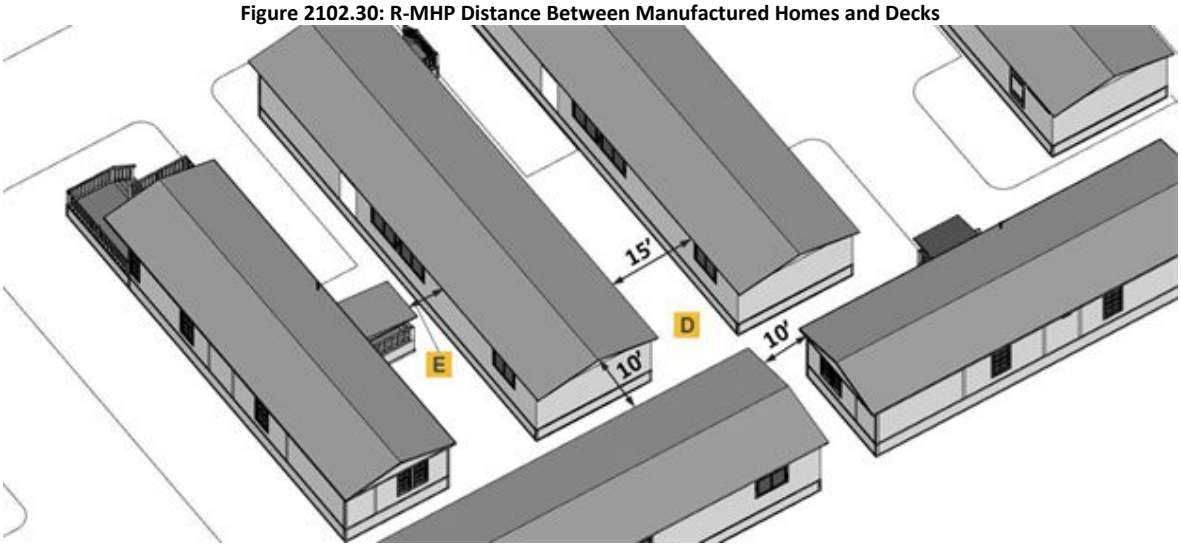


Figure 2102.30: R-MHP Distance Between Manufactured Homes and Decks



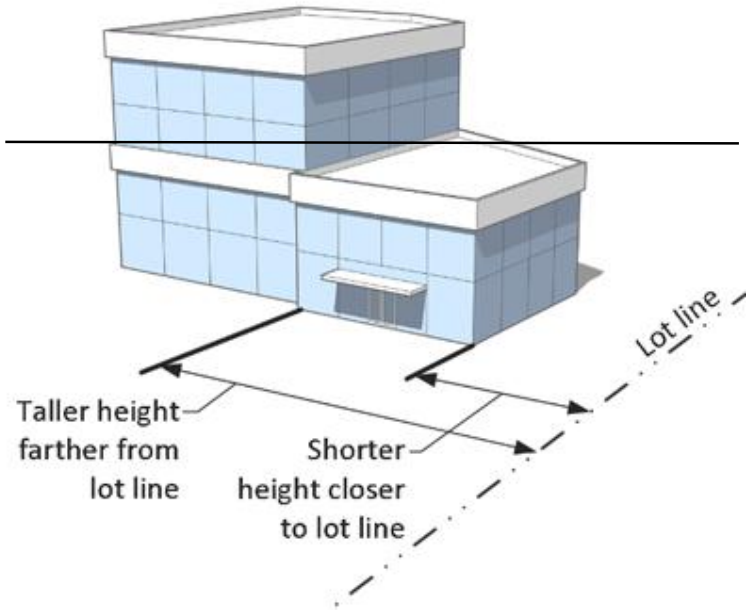
~~Table 2102.23a: R-MHP Setback Relative to Height~~[22]

~~Other principal uses~~			
~~Building height, maximum (feet) [1]~~	~~Front setback, minimum (feet)~~	~~Side setback, minimum (feet)~~	~~Rear setback, minimum (feet)~~
~~25~~	~~14~~	~~10~~	~~25~~
~~30~~	~~15~~	~~12~~	~~25~~
~~35~~	~~18~~	~~14~~	~~25~~
~~40~~	~~21~~	~~17~~	~~25~~
~~45~~	~~24~~	~~19~~	~~25~~
~~50~~	~~27~~	~~21~~	~~25~~
~~55~~	~~29~~	~~24~~	~~25~~
~~60~~	~~32~~	~~26~~	~~26~~
~~65~~	~~35~~	~~28~~	~~28~~
~~70~~	~~38~~	~~31~~	~~31~~
~~75~~	~~41~~	~~33~~	~~33~~
~~80~~	~~44~~	~~35~~	~~35~~
~~85~~	~~47~~	~~38~~	~~38~~
~~90~~	~~50~~	~~40~~	~~40~~

~~Single-family detached~~	
~~Building height, maximum (feet) [1]~~	~~Front setback, minimum (feet)~~
~~25~~	~~14~~
~~30~~	~~15~~
~~35~~	~~18~~

~~Notes:~~

~~[1] Maximum height of the portion of the building at the specified minimum setback.~~



C. Additional Standards

~~**(1)** A manufactured home park must comply with the requirements for manufactured homes set forth in Chapter 61 of County Code. Private streets and driveways within a manufactured home park must be constructed in accordance with Chapter 61 of the County Code and the Public Facilities Manual.~~[23]

(1)~~(2)~~ Each manufactured home pad site ~~lot~~ within a manufactured home park must comply with the following standards:

[22] As noted above, specific setbacks are proposed in lieu of the setbacks relative to height, with the building height and setbacks revised based on the scale of manufactured homes.

[23] The reference to Ch. 61 is relocated to (2) below. A reference to manufactured home developments is proposed to be added to Section 5107 which regulates private streets.

(a) The pad site ~~lot~~ must be located so that it provides for the ~~practical~~ placement of a manufactured home ~~and its appurtenant structures~~ in accordance with all requirements of this Ordinance;

(b) The pad site ~~lot~~ must abut a driveway or a private street and have ~~unobstructed~~ access to a public street;

(c) ~~The lot~~ A new pad site may not extend into a floodplain; and[24]

~~**(d)** The lot must be clearly defined on the ground by permanent monuments;~~[25]

~~**(e)** The lot must be provided with a manufactured home stand designed to provide adequate support of the maximum anticipated loads during all seasons;~~[26]

(d)~~(f)~~ The pad site ~~lot~~ must be provided with a paved outdoor patio having a minimum area of 180 square feet that is conveniently accessible from the entrance of the manufactured home. ~~on the space; and~~

~~**(g)** A maximum of one manufactured home may be placed on the lot at any given time.~~

(2)~~(3)~~ Each manufactured home located in a manufactured home park must be placed on a pad site ~~lot~~ meeting the requirements in subsection 2102.14.C(1) above, and must comply with Chapter 61 of the County Code and be licensed in accordance with Chapter 32 of the County Code. The manufactured home must bear a certification label or have other verification consistent with the requirements of the U.S. Department of Housing and Urban Development showing that it was constructed in conformance with the Federal Manufactured Home Construction and Safety Standards in effect on the date of manufacture ~~meet the requirements of the Mobile Home Manufacturers Association 'Mobile Home Standards for Plumbing, Heating and Electrical Systems'~~.[27]

(3)~~(4)~~ Storage facilities must be provided within a manufactured home park and ~~must~~ comply with the following standards:

(a) A minimum of 90 cubic feet of storage space must be provided for the use of the occupants of each manufactured home, located on or conveniently near the pad site ~~lot~~ where the manufactured home is placed; and

(b) Storage facilities must be located a minimum of five feet from ~~no closer to park boundary lines~~ the manufactured home park's lot lines, public streets, private streets, and ~~or~~ other buildings ~~driveways than is permitted for manufactured homes~~.

(4)~~(5)~~ Except with short-term lodging in accordance with subsection 4102.7.O, the rental of any manufactured home lot for a period of less than 30 days is prohibited.

(5) In conjunction with the approval of proffered conditions or a special exception, the Board may modify or waive any requirements of the R-MHP District.[28]

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[24] The standard is revised to apply to new pad sites. Revisions are also proposed to Section 5105 regarding existing pad sites.

[25] Most pad sites are not defined by monuments.

[26] This requirement is addressed by the USBC.

[27] Consolidated provisions from subsection 4102.3.D(1).

[28] This is relocated and revised from subsection 5101.5.D, which allows the Board to waive the regulations of the R-MHP District for the provision of moderately-priced housing units. The revised purpose statement for the district recognizes that manufactured homes offer an affordable type of housing product.

D. Reference to Other Standards

General regulations that may supplement the regulations above:

Use regulations	Article 4
Lot, bulk, and open space regulations	Article 5, Section 5100
~~Landscaping and screening requirements~~	~~Article 5, Section 5108~~
Off-street parking, loading and private street requirements	Article 6
Signs	Article 7
Site plan provisions	Article 8, subsection 8100.7

INSTRUCTION: Revise the permitted uses for the R-MHP District in Table 4101.1, as shown below. No change from the current Zoning Ordinance is proposed for uses not listed.

TABLE 4101.1: Use Table for Residential, Commercial, and Industrial Districts

P = permitted; SE = special exception; SP = special permit; blank cell = not allowed
A = allowed as accessory use only; A+ = permitted as an associated service use; AP = allowed with approval of administrative permit

Use	Residential Districts														Commercial Districts								Industrial Districts						Use-Specific Standards NOTE: General Standards also apply
	R-A	R-C	R-E	R-1	R-2	R-3	R-4	R-5	R-8	R-12	R-16	R-20	R-30	R-MHP	C-1	C-2	C-3	C-4	C-5	C-6	C-7	C-8	I-1	I-2	I-3	I-4	I-5	I-6	
Residential Uses																													
Group Living: uses characterized by residential occupancy by a group of persons who do not constitute a household																													
Residence Hall			SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	~~SE~~	SE	SE	SE	SE	SE	SE	SE	SE		SE	SE	SE			4102.3.H
Public, Institutional, and Community Uses																													
Community, Cultural, and Educational Facilities: uses generally of a public, quasi-public, nonprofit, or charitable nature providing a local service (e.g., cultural, educational, recreational, counseling, training, religious) directly to people of the community																													
College or University			SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	~~SE~~	P SE	P SE	P SE	P	P	P	P	P		SE	SE	SE			4102.4.E
Religious Assembly		SP	SP	SP	SP	SP	SP	SP	SP	P	P	P	P	~~P~~ SP	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	4102.4.H
Funeral and Mortuary Services: establishments that provide services related to the death of a human being or an animal																													
Funeral Home			SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	~~SP~~			P	P	P	P	P	P		P	P	P	P	P	4102.4.N
Transportation: uses associated with the operation of airplanes, trains, and buses																													
Transit Facility			SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	~~SE~~	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P SE	4102.4.S 4102.4.U
Utilities: uses including heavy utilities (infrastructure services that provide regional or community-wide service), light utilities (infrastructure services that need to be located in or near where the service is provided), solar power facilities, and wireless facilities																													
Solar Power Facility	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	~~SE~~	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	4102.4.V
Commercial Uses																													
Recreation and Entertainment: uses providing indoor or outdoor facilities for recreation or entertainment-oriented activities by patrons or members																													
Golf Course or Country Club		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	~~SE~~	SE	SE	SE	SE	SE	SE	SE	SE							4102.5.V

TABLE 4101.1: Use Table for Residential, Commercial, and Industrial Districts
P = permitted; SE = special exception; SP = special permit; blank cell = not allowed
A = allowed as accessory use only; A+ = permitted as an associated service use; AP = allowed with approval of administrative permit

Use	Residential Districts														Commercial Districts								Industrial Districts						Use-Specific Standards NOTE: General Standards also apply
	R-A	R-C	R-E	R-1	R-2	R-3	R-4	R-5	R-8	R-12	R-16	R-20	R-30	R-MHP	C-1	C-2	C-3	C-4	C-5	C-6	C-7	C-8	I-I	I-2	I-3	I-4	I-5	I-6	
Marina, Commercial		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	~~SE~~					SE	SE	SE	SE		SE	SE	SE			4102.5.X
Marina, Private Noncommercial		SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	~~SP~~					SP	SP	SP	SP		SP	SP	SP			4102.5.Y
Temporary Uses																													
Interim Off-Street Parking in Metro Station Area			SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	~~SE~~	SE	SE	SE	SE	SE	SE	SE	SE		SE	SE	SE	SE	SE	4102.8.F

INSTRUCTION: Revise the use standards for a manufactured home, subsection 4102.3.D, as shown below.

3. Residential Uses

Household Living

D. Manufactured Home

Standards applicable to all manufactured homes:

A manufactured home that is to be used as a dwelling is allowed only:

(1) In a manufactured home park in the R-MHP District in accordance with subsection 2102.14~~, provided that the manufactured home must be licensed in accordance with Chapter 32 of the County Code and bear a certification label or have other verification consistent with the requirements of the U.S. Department of Housing and Urban Development that the manufactured home is constructed in conformance with the Federal Manufactured Home Construction and Safety Standards in effect on the date of manufacture~~;

(2) In a nonconforming manufactured home park in accordance with subsection 8104.2.F;

(3)~~**(2)**~~ In the R-A District in ~~conjunction with an agricultural operation~~ accordance with subsection 2102.1.C, provided that the manufactured home must be placed on a permanent foundation; or

~~**(3)** On railroad rights-of-way for the purpose of supplying temporary housing for personnel engaged in emergency repair work for a maximum period of 30 days, subject to the approval of the Zoning Administrator and the Health Department; or~~[29]

(4) As a temporary dwelling in accordance with subsection 4102.8.J.

[29] This standard is proposed to be deleted because it is outdated.

INSTRUCTION: Revise subsection 5100.2.D(11)(c) to include minimum separation distance as a Zoning Administrator authorized reduction for error in building location.

(c) Errors in Building Location – Zoning Administrator Authorized Reductions

The Zoning Administrator may approve a reduction in the minimum setback requirements, and the minimum distance requirements for manufactured homes in Table 2102.23 (minimum distance), when a building or freestanding accessory structure (whether existing or partially constructed) does not comply with the minimum setback, or a manufactured home does not comply with the minimum distance requirements applicable at the time such manufactured home, building, or accessory structure was erected. A reduction may be approved in accordance with the following provisions:

1. The Zoning Administrator determines that:

- ***a.*** The error does not exceed ten percent of the applicable measurement;
- ***b.*** The noncompliance was done through no fault of the property owner, or was the result of an error in the location of the building or structure after the issuance of a building permit, if required;
- ***c.*** It will not impair the purpose and intent of this Ordinance;
- ***d.*** It will not be detrimental to the use or enjoyment of other property in the immediate vicinity;
- ***e.*** It will not create unsafe conditions regarding other properties or public streets;
- ***f.*** Compliance with the minimum setback or minimum distance requirements would cause the owner unreasonable hardship; and
- ***g.*** It will not result in an increase in density or floor area ratio from that permitted by the applicable zoning district.

2. In approving such a reduction or modification under the provisions of this subsection, the Zoning Administrator may allow only the minimal reduction necessary to provide reasonable relief and may prescribe conditions such as landscaping and screening measures to assure compliance with the intent of this Ordinance.

3. The Zoning Administrator may not waive or modify the criteria necessary for approval as specified in this subsection.

4. The BZA, in accordance with (d) below, can grant a reduction or modification in the minimum setback requirement if the error in building location is greater than ten percent of the applicable measurement.

5. The BZA may grant a reduction of the minimum setback requirements or a modification of the accessory structure location requirements due to an error in building location that is no greater than ten percent of the

applicable measurement if the reduction or modification is requested in conjunction with:

a. The approval of a special permit for another use or application for a variance on the property; or

b. The approval of a special permit for an error in building location on the property that exceeds ten percent.

INSTRUCTION: Add subsection 5100.2.D(11)(g) for a special permit for a reduction of minimum distance requirements for manufactured homes. Also, add the new special permit type to Table 8100.2.

(11) Reductions in Setback Requirements

(g) Special Permit Approval for a Reduction of Minimum Distance Requirements for Manufactured Homes

The BZA may approve a special permit to allow a reduction of the minimum distance requirements for manufactured homes in Table 2102.23 (labeled as row D) regardless of the district in which they are located, subject to the following:

1. The minimum distance can be reduced if (i) no proffered conditions or development conditions related to minimum distances apply; and (ii) no minimum distances are depicted on an approved development plan or variance plat.

2. The resulting minimum distance must not be less than five feet, or the minimum permitted by the USBC, whichever is greater.

3. The BZA must determine that the proposed reduction represents the minimum amount of reduction necessary to accommodate the proposed structure, considering factors such as: the layout of the existing and surrounding structures; the availability of alternate locations for the addition; environmental characteristics of the site, including presence of steep slopes, floodplains, or Resource Protection Areas; and any additional relevant site considerations.

4. Each special permit application may include the distance(s) of one manufactured home to adjacent buildings.

INSTRUCTION: Revise subsection 5100.2.E(2) to allow the Board to waive the density penalty for manufactured home developments.

(2) Density Penalty

(a) Maximum density is calculated based on the gross area of the lot, except when 30 percent or more of the area of the lot is comprised of any or all of the following features:

1. Floodplains and adjacent slopes in excess of 15 percent grade;

2. Quarries;

3. Marine clays; and

4. Existing water bodies, unless a water body is a proposed integral design component of an open space system for a development, in which case total density credit is calculated including the area of water body.

(b) If 30 percent or more of the area of a lot is comprised of any or all of the features in subsection 2(a) above, the permitted density for that area is 50 percent of the maximum. That area may be used for open space, parks, schools, rights-of-way, utility easements, or other uses as may be presented in the following subsections. The density penalty of this subsection does not apply in the PRC District or to floor area ratio. In conjunction with the approval of proffered conditions or a special exception, the density penalty may be modified or waived by the Board for manufactured home parks.[30]

INSTRUCTION: Add subsection 5100.2.G(1)(i), as shown below.

G. Limitation on the Number of Dwelling Units on a Lot

(1) A maximum of one dwelling unit on any one lot is permitted. A dwelling unit may not be located on the same lot with any other principal building. This provision does not preclude:

(e) Condominium development as provided for in Section 8105; ~~or~~

(f) Wireless facilities and associated support structures in accordance with subsection 4102.4.Y~~.~~;

(g) Agricultural operations with associated single-family detached dwelling and farm work housing in accordance with subsection 4102.2.A; ~~or~~

(h) Riding or boarding stables with associated single-family detached dwelling in accordance with subsection 4102.2.D~~.~~; or

(i) Manufactured home parks.

INSTRUCTION: Delete subsection 5101.5.D. within the Affordable Dwelling Unit Program and re-letter accordingly.

[30] This is relocated from 5101.5.D and expanded from marine clays.

~~5. Additional Development Regulations~~[31]

~~D. Provisions for Manufactured Home Parks~~

~~To encourage the redevelopment of manufactured home parks to house low and moderate income families in Fairfax County, in conjunction with the review and approval of a rezoning application and proffered generalized development plan, the Board may grant an increase in the number of manufactured homes or dwelling units per acre permitted in the R-MHP District by a factor of 50 percent. Where deemed necessary, as part of that approval for the provision of moderately-priced housing units, the Board may waive other regulations of the R-MHP District and the provisions of subsection 5100.2.E(2) related to lots comprised of marine clays.~~

INSTRUCTION: Add new subsection 5105.3.A(11) to include replacement of a manufactured home as allowed under state code as a permitted use in a floodplain. Revise subsection 5105.5.B to exempt replacement of a manufactured home under state code from the 15-foot setback from a floodplain.

3. Permitted Uses

(11) Replacement of a manufactured home in accordance with Va. Code Sect. 15.2-2307(H).

5. Setbacks from the Floodplain

B. For the purpose of this section, 15 feet is considered the minimum setback from the floodplain. However, dwellings and additions proposed within a floodplain under subsection 5105.3.A(9) and 5105.4 may be permitted without this 15-foot setback. Manufactured homes that are replaced in accordance with Va. Code Sect. 15.2-2307(H) are not subject to this setback.

INSTRUCTION: Revise subsection 5107.1 to allow private streets in manufactured home developments.

1. Applicability

A. Private streets may be allowed in commercial and industrial districts, ~~and~~ multifamily dwelling, and manufactured home park developments.

[31] Delete this subsection because manufactured homes are not regulated under the Affordable Dwelling Unit Program. The ability for the Board to modify or waive the standards of the R-MHP District is relocated to new subsection 2102.14.C(5) in the R-MHP District. The ability to modify or waive the density penalty for marine clays is relocated to 5100.2.E(2)(b).

INSTRUCTION: Revise Table 5108.2 to include manufactured homes with single-family dwellings.

5. Transitional Screening and Barriers

TABLE 5108.2: Transitional Screening and Barrier Type Requirements									
Numbers in individual cells represent transitional screening type required (1, 2, or 3) Letters in individual cells represent barrier type required (A through E)									
	Adjacent Use								
Use Classification	**Single-Family Dwelling, Attached and Detached, Manufac-tured Home**	**All Other Residential Uses**	**Solar Power Facility**	**Utility Facility, Heavy**	**All Other Public, Institutional, and Community Uses**	**Vehicle Repair and Maintenance, Heavy**	**All Other Commercial Uses**	**Craft Beverage Establish-ment**	**All Other Industrial Uses**
Residential Uses									
Single-Family Dwelling, Attached and Detached, Manufactured Home	None	None	None	None	None	None	None	None	None
All Other Residential Uses	Type 1 Barrier D or E	None	None	None	None	None	None	None	None

INSTRUCTION: Revise Table 6100.2 to change the minimum required parking for Manufactured Home from 1.5 spaces per unit to 2 spaces per unit.

Table 6100.2: Minimum Required Off-Street Vehicle Parking Spaces	
Use	**Minimum Parking Requirement**
Residential Uses	
Household Living	
Dwelling, Multifamily	1.45 spaces per unit
Dwelling, Single-Family Attached	2.7 spaces per unit of which 0.2 space per unit is located on common property and available for visitor or shared use
Dwelling, Single-Family Detached and Accessory Living Unit	2 spaces per unit for lots with frontage on a public street and 3 spaces per unit for lots with frontage on a private street Accessory living unit (administrative permit): 1 additional space
Dwelling, Stacked Townhouse	2.3 spaces of which 0.3 space per unit is located on common property and available for visitor or shared use
Group Residential Facility	Applicable rate for the dwelling unit type
Live-Work Development	Applicable residential rate
Manufactured Home	~~1.5~~ 2 spaces per unit

INSTRUCTION: Add a new subsection 8100.1.B(1)(i)5 with written notice requirements for a special permit for a reduction of minimum distance requirements for manufactured homes. Renumber subsequent subsections.

Written Notice to Property Owners, Adjacent Jurisdictions, Military Installations, and Airports

(i) An application for a rezoning, a PRC plan, final development plan, special exception, special permit, variance, or appeal requires the following written notice:

5. If the application property is an individual manufactured home within a manufactured home park, the applicant must send written notice to the manufactured home occupants immediately surrounding the application property.

INSTRUCTION: Add a new subsection 8101.3.E(13) with submission requirements for a special permit for a reduction of minimum distance requirements for manufactured homes. Renumber subsequent subsections.

(13) Reduction of Minimum Distance Requirements for Manufactured Homes

(a) The plat information required by subsections 8101.3.B(1) through 8101.3.B(4), 8101.3.B(7) through 8101.3.B(9), 8101.3.B(11) through 8101.3.B(14), and 8101.3.B(20) within a radius of 20 feet surrounding the existing and proposed structures that are the subject of the special permit application. The plat must

also show street access but does not need to include the total area of the manufactured home park.

(b) Architectural depictions of any proposed structure, including building materials, roof type, and window treatment. The depictions may be prepared by the applicant.

INSTRUCTION: Add a new fee in Table 8102.1 for the proposed special permit for a reduction of minimum distance requirements for manufactured homes and for a special exception to modify manufactured home park standards.

TABLE 8102.1: FEE SCHEDULE
This table includes standard fees related to approvals under the Zoning Ordinance. Additional fees may apply related to review or approval by other County departments or governmental or quasi-governmental agencies, or in accordance with Appendix Q of the County Code.

APPLICATION TYPE		FEE [1]
SPECIAL PERMITS [2]		
Other Special Permits		
Accessory Structures on Through Lots		$1,230
Increase in the Cumulative Square Footage of Freestanding Accessory Structures		$1,230
Increase in Fence or Wall Height	Dwelling, Single-Family	$585
	All Other Uses	$3,375
Increase in Flagpole Height		$585
Increase in the Height of a Freestanding Accessory Structure		$1,230
Increase in Percentage of Rear Setback Coverage		$1,230
Installation or Modification of a Noise Barrier on a Single Residential Lot		$1,230
Modification of Grade for Single-Family Detached Dwelling		$1,230
Modification of Limits to Keeping of Animals		$585
Modification of Minimum Setback Requirements	Error in Building Location	$1,230
	Certain Existing Structures and Uses	$1,230
	Certain Additions to Existing Single-Family Detached Dwelling	$1,230
	Reduction of Required Setbacks for a Single-Family Lot	$1,230
	All Other Uses	$11,045
Reduction of Minimum Distance Requirements for Manufactured Homes		$1,230 ***[$0 - $1,230]***

SPECIAL EXCEPTIONS [2]	
Accessory Uses and Other Special Exceptions	
Home Day Care Facility	$585
Modification of Shape Factor	$11,045

Modification of Grade for Single-Family Detached Dwellings		$1,230
Modification of Minimum Setback Requirements	Certain Existing Structures and Uses	$1,230
	Reconstruction of Certain Single-Family Detached Dwellings that are Destroyed by Casualty	$0
Sign Modifications		$11,150
Amendment to Approved Sign Modifications		$5,575
Waiver of Minimum Lot Size Requirements		$11,045
Addition to or Replacement of a Single-Family Detached Dwelling Existing as of May 10, 2023, in a Floodplain		$11,045
Modification of the Standards for a Nonconforming Manufactured Home Park		$11,045 ***[$0-$22,105)***

INSTRUCTION: Add a new subsection with provisions for nonconforming manufactured home parks in subsection 8104.2.F, as shown below. In addition, add "Modification of Nonconforming Manufactured Homes" to Table 8100.1, Summary of Special Exceptions, with a reference to subsection 8104.2.F.

2. Continuation and Expansion of Specific Nonconforming Uses or Structures

F. Manufactured Homes

(1) Any expansion of a manufactured home park, regardless of the zoning district, must comply with the standards for the R-MHP District, unless modified by the Board.

(2) An existing nonconforming manufactured home may be replaced or enlarged as provided in this subsection.

(a) Regardless of the zoning district, any enlargement of a manufactured home must conform with the provisions of Table 2102.23 of the R-MHP District.

(b) Replacement of nonconforming manufactured homes is permitted in accordance with Va. Code Sect. 15.2-2307(H).

(3) The Board may approve a special exception to modify the standards of subsection 2102.14 for a nonconforming manufactured home park. Nonconforming manufactured home parks include parks that are not zoned to the R-MHP District, and parks that are zoned to the R-MHP District and were lawfully existing on the effective date of this or prior ordinances that do not conform with one or more regulations of the R-MHP District.

INSTRUCTION: Revise the definitions in Section 9102 and 9103, as shown below.

9102. General Terms

Manufactured Home Park

A parcel of land designed for use by one or more manufactured homes that provides the infrastructure and utilities necessary for ~~single-family~~ occupancy of those homes. This term does not include sales lots on which unoccupied manufactured homes, whether new or used, are parked for the purposes of inspection and sale.[32]

Manufactured Home Pad Site ~~Lot~~

A space within a manufactured home park designated for the placement of one manufactured home.

9103. Uses

Manufactured Home[33]

A ~~transportable~~ residential dwelling that ~~was: (a) fabricated at an off-site manufacturing facility on a permanent chassis, and (b) designed to be transported after fabrication on its own wheels, on detachable wheels, or on a flat bed or other trailer~~ is subject to federal regulation, and as further defined in Va. Code Sect. 36-85.3. This use does not include a modular dwelling or a recreational vehicle. For purposes of administering the floodplain regulations contained in Section 5105, the definition of 'manufactured home' in ~~subsection 5105.7~~ Section 9104 applies.[34] ~~This use does not include a modular dwelling or a recreational vehicle.~~

[32] "Single-family" occupancy is not a term used in the Zoning Ordinance.
[33] The definition is proposed to be revised in conformance with Va. Code Sects. 36-85.3 and 36-85.11.
[34] The floodplain regulations will be the subject of a future amendment to the Zoning Ordinance.

Appendix 1: Manufactured Home Parks Zoning and Site History

The existing manufactured home parks in the County have developed over time, beginning in the 1940s. Below is an overview of the zoning history for each park. Due to the age of the parks, County records may not be complete and the information below is not intended to represent a zoning compliance review.

1. Alexandria Mobile Home Park

Location: 8501 Richmond Highway; Tax Map: 101-3 ((1)) 31C, 32, 33, 101-3 ((9)) (1) 1-4
Magisterial District: Mount Vernon
Owner: Alexandria MHP LLC, San Francisco, CA
Current Zoning: C-8 (Highway Commercial), H-C (Highway Corridor Overlay)
Current Property Size, Number of Units, Density: Alexandria Mobile Home Park is a consolidation of parks previously known as Engleside and Ray's. The property consists of 12.217 acres and, according to the property owner, is currently developed with 120 manufactured homes for a density of 9.8 units/acre. The property also includes an approximately 3,560-square-foot restaurant. It appears that a portion of the property is used as a storage yard for an adjoining use. The manufactured home park does not include any recreational or other amenities.
Zoning History: The property is not subject to any proffered conditions, or any special exception or special permit approvals. The property is subject to the development conditions associated with Variance V-174-76, approved by the Board of Zoning Appeals on September 14, 1976, to permit an addition to an existing restaurant to be located 6 feet from the front property line. Our records indicate that the former Ray's portion of the property was rezoned to the Rural Business District with RZ #17 on June 4, 1941, and a trailer park permit was issued on February 2, 1949. Rezoning A-99 was approved on July 27, 1960, to rezone 4 additional lots to the C-G, General Commercial District. Our records indicate that the former Engleside portion of the property was issued a trailer park permit on October 6, 1948. Rezoning #1554 was approved on February 10, 1960, to rezone a portion of the property to C-G, General Commercial District, to permit expansion of the existing park. The C-G District was remapped to the C-8 District with the approval of the 1978 Zoning Ordinance. Additional information is available in ZCL-2022-00030 and ZCL-2022-00031.
Site Plan and Development Information: The park was constructed from the 1940s through the 1960s and, based on a review of aerial imagery, was completed by 1972. County records include the following site plan approvals:

- For the Engleside portion of the property, Site Plan #4, titled "Proposed Extension of Greenleaf Trailer Park," was approved on July 25, 1960, for 44 trailer lots, a restaurant and park office building, 6 cabins, a 21-space parking lot, and two play areas on 4.2 acres. Although Department of Tax Administration (DTA) records include a total of 45 units, staff is unable to find a record of the approval of the 45th unit.
- Staff has been unable to locate a site plan for the Ray's portion of the property; DTA records indicate that 75 units are located on the property.

Alexandria Mobile Home Park, 2025 Pictometry



Alexandria Mobile Home Park, 2025 Google image



2. Audubon Estates

Location: 7930 Audubon Avenue; Tax Map 101-2 ((1)) 13
Magisterial District: Franconia
Owner: Hometown Audubon LLC, Chicago, IL
Current Zoning: R-MHP, H-C (part)
Current Property Size, Number of Units, Density: The property consists of 83.73 acres and is developed with 700 manufactured homes for a density of 8.36 units/acre. The property also includes a park office building, seven separate outdoor recreation areas with a variety of amenities, and a storage building.
Zoning History: The property is not subject to any proffered or development conditions. Rezoning RZ-A-433 was approved on July 25, 1962, to rezone the property to RM-3 for development of a trailer park. Because the park was approved and developed before the adoption of the 1978 Zoning Ordinance, which lowered the permitted maximum density for a manufactured home park to 6 units/acre, the park is considered nonconforming for density. Additional information is available in ZCL-2023-00195.
Site Plan and Development Information: The park was constructed beginning in the 1960s and was completed by 1972. County records include the following site plan approvals:

- Site Plan #200, titled "Hybla Mobile Homes, Sections 1 & 2," approved October 22, 1962, for 248 manufactured homes
- As-Built Site Plan #510, titled "Audubon Estates," approved December 3, 1968, for 150 manufactured homes and 226 parking spaces
- As-Built Site Plan #877, titled Audubon Estates, Section 2," approved May 17, 1973, for 292 manufactured homes and 422 parking spaces
- Site Plan Waiver #01137, approved November 29, 1990, for a storage building
- Minor Site Plan #008053-MSP-001-4, titled "Audubon Estates Back Lot," approved February 22, 2023, for 70 parking spaces

Audubon Estates, 2025 Pictometry



Audubon Estates Entrance, 2025 Google image



3. Harmony Place

Location: 8018 Richmond Highway; Tax Map 101-2 ((6)) 25
Magisterial District: Franconia
Owner: SRP Alexandria LLC (Six Rocks), Charlotte, NC
Current Zoning: C-8, H-C
Current Property Size, Number of Units, Density: The property consists of 5.26 acres and is developed with 68 manufactured homes for a density of 12.9 units/acre and 23 recreational vehicles (RVs), for an overall density of 17.3 units/acre. As noted in an interpretation letter dated October 7, 2021 (see link below), the RVs were not permitted to be located on the site. The property also includes a park office building, a single-family detached dwelling, and a storage area. The park does not include any recreational or other amenities.
Zoning History: The property is not subject to any proffered or development conditions. Rezoning #11 was approved on June 15, 1941, to rezone the property to the General Business District. The General Business District was remapped to the C-G District with the 1959 Zoning Ordinance and then was remapped to the C-8 District with the 1978 Zoning Ordinance. Additional information is available online in ZCL-2021-00130 and INTOAB-2021-00314.
Site Plan and Development Information: The park was constructed in the 1950s. According to County records, Trailer Camp Permit #25 was issued on February 1, 1950, for 40 trailer lots. Staff has not found a record of site plan approval.

Harmony Place, 2025 Pictometry



Harmony Place, 2025 Google image



4. Meadows of Chantilly

Location: 4200 Airline Parkway; Tax Map: 34-3 ((1)) 21
Magisterial District: Sully
Owner: MHC Meadows of Chantilly LLC, Addison, TX
Current Zoning: I-3 (Light Intensity Industrial), WS (Water Supply Protection Overlay), AN (part) (Airport Noise Impact Overlay), HC (part)
Current Property Size, Number of Units, Density: The property consists of 81.1 acres and is developed with 500 manufactured homes for a density of 6.2 units/acre. The property also includes a park office and community center building, a pool, and other recreational amenities.
Zoning History: The property is not subject to any proffered or development conditions. The property was rezoned to RM-3 with Rezoning A-957, approved on April 14, 1965, for development of a trailer park. The RM-3 District was remapped to R-MHP with adoption of the 1978 Zoning Ordinance. On July 7, 1982, the property was rezoned as part of a larger area to I-3 with RZ-82-W-053, in recognition of the noise impact of Dulles Airport.
Site Plan and Development Information: The park was constructed in the 1970s. County records include the following site plan approvals:

- Site Plan #1627, titled "The Dulles Village (Mobile Home Park) Section One," approved June 5, 1970
- As-Built Site Plan #9, titled "The Dulles Village Section Two," approved April 21, 1972
- Site Plan #G7386, approved August 27, 1970, for a swimming pool.

Meadows of Chantilly, 2025 Pictometry



Meadows of Chantilly, 2019 Google image



5. Penn Daw Terrace

Location: 6240 Shields Avenue; Tax Map 83-3 ((1)) 25, 83-3 ((8)) 2,3,5,6,7
Magisterial District: Mount Vernon
Owner: Lisa Marie Bradley-Epps, Tr., Fairfax
Current Zoning: C-8, H-C (part), Richmond Highway CRD (Commercial Revitalization District)
Current Property Size, Number of Units, Density: The property consists of 6 parcels located on both sides and at the terminus of Shields Avenue, which is a public street. The parcels total 6.86 acres and, according to the property owner, are developed with 91 manufactured homes for a density of 13.3 units/acre. The property also includes a park office and a parking area. The property does not include any recreational amenities.

Zoning History: On October 11, 1955, the Board of Zoning Appeals approved a trailer park with 133 units as shown on a plat dated September 9, 1955, with certain modifications, including the enlargement of a play area. At that time, the property was zoned General Business, which was remapped to the C-G District with the 1959 Zoning Ordinance, and then was remapped to the C-8 District with the 1978 Zoning Ordinance. The southern portion of the property includes a resource protection area as delineated on the Kings Crossing Addition Resource Protection Area Plan #3058-RPA-002-1.
Site Plan and Development Information: A review of aerial imagery indicates that the park was mostly developed by 1960, and was completed by 1972. County records include a reference to approval of Site Plan #146 for 90 units.

Penn Daw Terrace, 2025 Pictometry



Penn Daw Terrace, 2014 Google image



6. Waples Mobile Home Estates

Location: 11209 Route 29; Tax Map 56-2 ((1)) 46
Magisterial District: Braddock
Owner: Waples Project LP, Dwoskin & Associates, Fairfax
Current Zoning: R-MHP, WS
Current Property Size, Number of Units, Density: The property consists of 25.55 acres and is developed with 152 units for a density of 5.9 units/acre. It appears that currently about four of the units are recreational vehicles. The property also includes a park office, storage area, a playground and recreation field, and a dog park.
Zoning History: The southern section (Section IIA) of the property is subject to the proffered conditions approved with Rezoning RZ-90-A-005 on July 22, 1991, for 51 manufactured homes on 15.63 acres. As part of the rezoning, the Board of Supervisors modified and waived a number of the standards for the R-MHP District. The northern section (Section II) was rezoned to RM-3 with Rezoning A-163 on December 6, 1960, for 112 units on 9.9 acres, and is not subject to any proffered or development conditions.
Site Plan and Development Information: The northern section of the park was developed in the 1960s and the southern section was constructed in the early 1990s. The site plan for the northern section, titled "Site Plan, Section 2, Waples Mobile Home Estates," was approved on May 4, 1960, as a required precursor for the rezoning. The southern portion was developed as shown on As-Built Site Plan #006148-SAN-002-1, titled "Expansion of Waples Mobile Home Estates," approved on February 28, 1994.

Waples Mobile Home Estates, 2025 Pictometry



Waples Mobile Home Estates, 2025 Google image



7. Woodley Hills Estates

Location: 2816 Camellia Drive; Tax Map 93-3 ((31)) 6
Magisterial District: Mount Vernon
Owner: Fairfax County Redevelopment and Housing Authority
Current Zoning: R-MHP, H-C
Current Property Size, Number of Units, Density: The property consists of 13.77 acres and is developed with 115 manufactured homes for a density of 8.35 units/acre. The park includes a park office and community building and a playground.
Zoning History: The property is subject to proffered conditions approved on November 22, 1982, with Rezoning RZ-78-V-125, for a total of 227 units on the north and south sides of Dart Drive. As part of this rezoning, the Board approved a density of 9 units/acre to encourage housing for low and moderate income families. On February 14, 2017, Proffered Condition Amendment PCA-78-V-125 was approved to delete the portion of the property on the north side of Dart Drive. As part of the PCA approval, the Board modified and waived a number of the standards of the R-MHP District.
Site Plan and Development Information: The current park was re-built as shown on As-Built Site Plan #005363-SP-002-2, titled "Woodley Hills Estates," approved on October 28, 1991. The property had previously been used for a trailer park, beginning in the late 1940s.

Woodley Hills Estates, 2025 Pictometry



Woodley Hills Estates, 2025 Google image



Board Agenda Item
October 14, 2025

ADMINISTRATIVE – 4

Approval of a "Watch for Children" Sign as Part of the Residential Traffic Administration Program – Bright Pond Lane (Hunter Mill District)

ISSUE:
Board endorsement of a "Watch for Children" sign as part of the Residential Traffic Administration Program (RTAP).

RECOMMENDATION:
The County Executive recommends approval for the installation of the following:

- One "Watch for Children" sign on Bright Pond Lane (Hunter Mill District)

In addition, the County Executive recommends that the Fairfax County Department of Transportation (FCDOT) be requested to schedule the installation of the approved "Watch for Children" sign as soon as possible.

TIMING:
Board action is requested on October 14, 2025, to help facilitate prompt installation of the proposed signage.

BACKGROUND:
RTAP allows for the installation of one or more "Watch for Children" signs at the primary entrance to residential neighborhoods, or at a location with an extremely high concentration of children relative to the area, such as playgrounds, day care centers, or community centers. FCDOT reviews each request to ensure the proposed sign(s) will be effectively located and will not conflict with any other traffic control devices.

On September 4, 2025, FCDOT received verification from the Hunter Mill District Supervisor's Office confirming community support for one "Watch for Children" sign on Bright Pond Lane.

EQUITY IMPACT:
None.

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FISCAL IMPACT:
Funding in the amount of $300 is available in Fund 300-C30050, Project 2G25-076-000, Traffic Calming Program.

ENCLOSED DOCUMENTS:
None.

STAFF:
Jennifer Miller, Deputy County Executive
Gregg Steverson, Director, Fairfax County Department of Transportation (FCDOT)
Martha Elena Coello, Deputy Director, FCDOT
Eric Teitelman, Chief, Active Transportation, Capital Projects and Traffic Engineering Division, FCDOT
Neil Freschman, Chief, Traffic Engineering Section, FCDOT
Steven K. Knudsen, Transportation Planner, Traffic Engineering Section, FCDOT
Nicole Machacuay, Transportation Planner, Traffic Engineering Section, FCDOT
Ryan O'Carroll, Transportation Planner, Traffic Engineering Section, FCDOT
Grace Vaughn, Planning Technician, Traffic Engineering Section, FCDOT

Board Agenda Item
October 14, 2025

ADMINISTRATIVE – 5

Additional Time to Obtain a Non-Residential Use Permit (Non-RUP) for Special Exception SE-2014-PR-018, Beyer I Limited Liability Company (Providence District)

ISSUE:
Board consideration of additional time to establish SE-2014-PR-018 by obtaining a Non-RUP, pursuant to the provisions of *subsection 8100.3.D.(6) of the Zoning Ordinance*.

RECOMMENDATION:
The County Executive recommends that the Board approve thirty-six months additional time for SE-2014-PR-018 to establish the use, to July 1, 2028.

TIMING:
Board action is requested on October 14, 2025. The expiration date of the Special Exception (SE) was July 1, 2025.

BACKGROUND:
Under *subsection 8100.3.D.(6) of the Zoning Ordinance*, if the use is not established or if construction is not commenced within the time specified by the Board of Supervisors, an approved special exception shall automatically expire without notice unless the Board approves additional time. A request for additional time must be filed with the Zoning Administrator prior to the expiration date of the special exception. This request was filed on June 6, 2025, prior to the expiration date of July 1, 2025. The Board may approve additional time if it determines that the use is in accordance with the applicable provisions of the Zoning Ordinance and that approval of additional time is in the public interest.

On February 16, 2016, the Board of Supervisors approved Special Exception SE-2014-PR-018, permitting vehicle storage associated with a vehicle sales, rental and ancillary service establishment for property located at 7113 and 7117 Shreve Road and 118 Gordon Road, Tax Map # 40-3 ((12)) 8A, 11, and 13. (See Locator Map, Attachment 1) Specifically, the SE permitted certain improvements and continuation of an existing vehicle sales, rental, and ancillary service establishment and its vehicle storage parking lot associated with a dealership that straddles the Fairfax County and the City of Falls Church Boundary. (See Clerk's Letter, Attachment 2.) The SE, filed by Beyer I Limited Liability Company, was approved concurrent with Rezoning RZ-2015-PR-016, which rezoned the

I-5 with HC Overlay zoned portion of the 1.25-acre subject property to C-8 with HC Overlay, to permit the desired use subject to the approval of an SE. Vehicle storage associated with vehicle sales, rental and ancillary service establishment is permitted by Special Exception in the C-8 District. The rezoning was approved subject to proffers and the SE was approved subject to development conditions; SE-2014-PR-018 included a condition that the SE would automatically expire, without notice, 30 months after the date of approval unless a new Non-RUP has been issued.

In conformance with the development conditions, in order to establish the use, the approved use was required to obtain a Non-RUP by August 16, 2018. This deadline was extended through *§15.2-2209.1 of the Code of Virginia*, which permitted automatic extensions of this deadline to July 1, 2025. On June 6, 2025, the Department of Planning and Development (DPD) received a letter from Andrew Painter, agent for the Applicant, requesting 36 months of additional time (see Attachment 3).

The letter states additional time is necessary to establish the use. According to the letter, the Applicant sold its interest in the six-dealership Beyer Automotive Group to Open Road Capital in late 2024, which includes the Beyer Volvo of Falls Church, and Beyer Kia of Falls Church Dealerships. While the applicant retains ownership of the property, they state it will take time for Open Road Capital to fully understand operational matters, investment needs and challenges facing the two dealerships in light of new franchise requirements and tariffs. The applicant's engineer is in the process of reviewing and understanding matters related to frontage improvements and sight distance. The applicant has also met with VDOT to resolve previous site plan comments and proactively obtained cost estimates and schedules for the construction of site improvements. While the Applicant is diligently working through these processes, additional time of 36 months is requested to ensure the SE approval remains valid; this additional time will allow the requestor to establish the use by completing the improvements and obtaining a Non-RUP.

Staff has reviewed Special Exception SE-2014-PR-018 and has established that, as approved, it is still in conformance with all applicable provisions of the Fairfax County Zoning Ordinance to permit a vehicle sales, rental and ancillary service establishment in the C-8 with HC Overlay zoning district. Further, staff knows of no change in land use circumstances which should require the filing of a new special exception application and review through the public hearing process. The Comprehensive Plan recommendation for the property has not changed since approval of the special exception. Finally, the conditions associated with the Boards approval of SE-2014-PR-018 are still appropriate and remain in full force and effect. Staff believes approval of the request for 36 months is in the public interest and recommends that it be approved.

Board Agenda Item
October 14, 2025

EQUITY IMPACT:
None.

FISCAL IMPACT:
None.

ENCLOSED DOCUMENTS:
Attachment 1: Locator Map
Attachment 2: Clerk's Letter Dated February 16, 2016, to Andrew Painter
Attachment 3: Letter Dated June 6, 2025, to Leslie Johnson

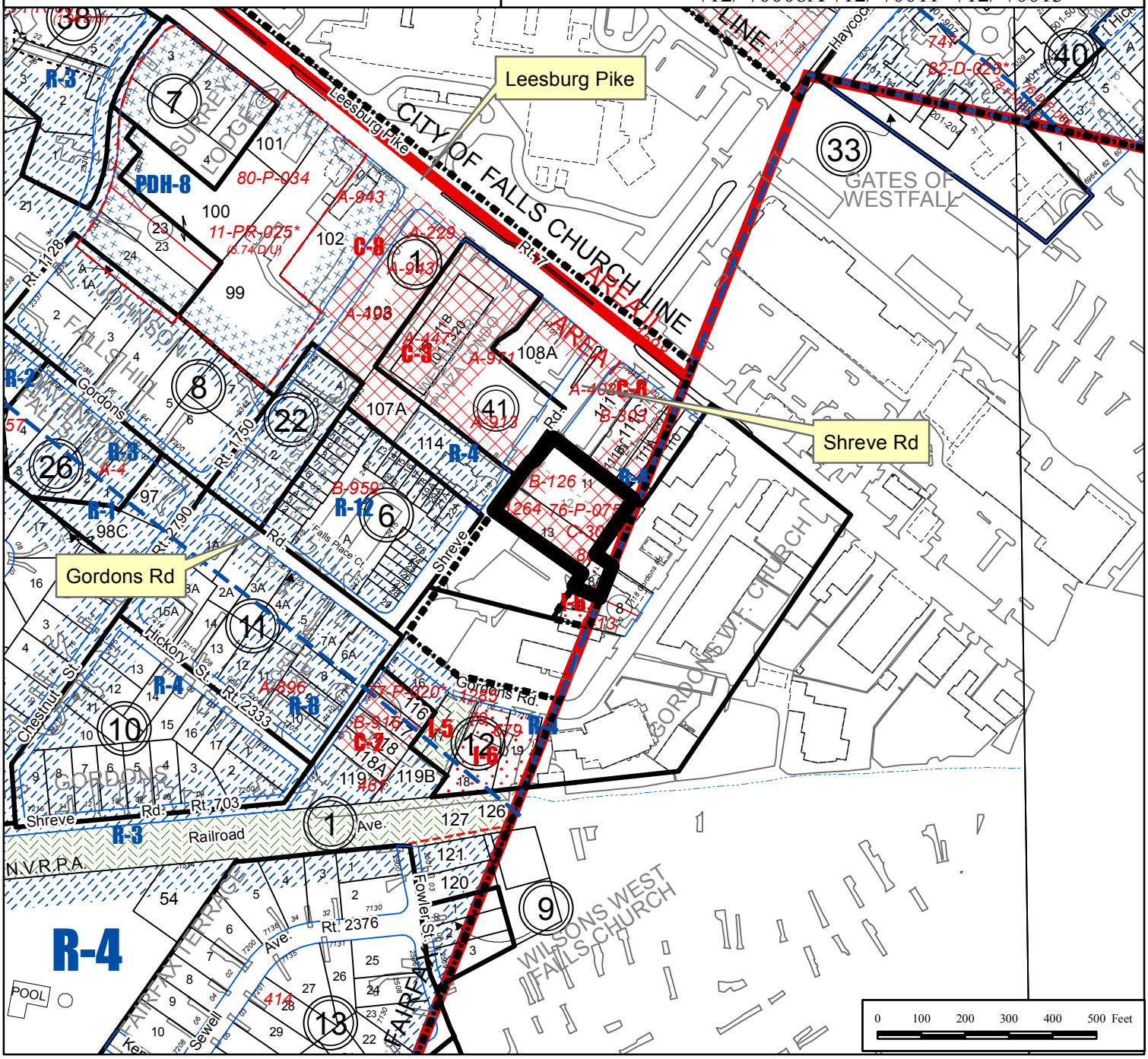
STAFF:
Jennifer Miller, Deputy County Executive
Tracy Strunk, Director, Department of Planning and Development (DPD)
Suzanne Wright, Director, Zoning Evaluation Division (ZED), DPD
Cathy Belgin, Chief, Conformance Review & Acceptance Branch, ZED, DPD
Jerrell Timberlake, Staff Coordinator, ZED, DPD

Special Exception

SE 2014-PR-018



Applicant:	BEYER 1 LIMITED LIABILITY COMPANY
Accepted:	05/09/2014
Proposed:	VEHICLE STORAGE ASSOCIATED WITH A VEHICLE SALES, RENTAL AND ANCILLARY SERVICE ESTABLISHMENT
Area:	1.25 AC OF LAND; DISTRICT - PROVIDENCE
Zoning Dist Sect:	04-080405-0504
Located:	7113 & 7117 SHREVE ROAD AND 118 GORDON ROAD, FALLS CHURCH, VA 22043
Zoning:	C- 8
Plan Area:	1,1,
Overlay Dist:	
Map Ref Num:	040-3- /12/ /0008A /12/ /0011 /12/ /0013 040-3- /12/ /0008A /12/ /0011 /12/ /0013 040-3- /12/ /0008A /12/ /0011 /12/ /0013



Attachment 2

County of Fairfax, Virginia

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

RECEIVED
Department of Planning & Zoning

Zoning Evaluation Division

February 17, 2016

Andrew Painter
Walsh, Colucci, Lubeley & Walsh, P.C.
2200 Clarendon Boulevard, Ste. 1300
Arlington, VA 22201

Re: Special Exception Application SE 2014-PR-018
(Concurrent with Rezoning Application RZ 2015-PR-016)

Dear Mr. Painter:

At a regular meeting of the Board of Supervisors held on February 16, 2016, the Board approved Special Exception Application SE 2014-PR-018 in the name of Beyer I Limited Liability Company. The subject property is located at 7113 and 7117 Shreve Road, on approximately 1.25 acres of land, zoned C-8 and I-5, HC in the Providence District [Tax Map 40-3 ((12)) 8A, 11, and 13]. The Board's action permits vehicle storage associated with vehicle sales, rental, and ancillary establishment, and a waiver of the minimum open space requirements, pursuant to Sections 4-804 and 9-612 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.

2. This Special Exception is granted only for the purpose(s), structure(s), and/or use(s) indicated on the Special Exception Plat approved with this application, as qualified by these development conditions.

3. A copy of this Special Exception and the Non-Residential Use Permit (Non-RUP) shall be posted in a conspicuous place on the property of the use and made available to all departments of the County of Fairfax during the hours of operation of the permitted use.

Office of the Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035
Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 711
Email: clerktothebos@fairfaxcounty.gov
http://www.fairfaxcounty.gov/bosclerk

4. 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 GDP/SE Plat entitled "7113 and 7117 Shreve Road," prepared by Walter L. Phillips, Inc., dated October 10, 2013, as revised through December 21, 2015, consisting of 8 sheets and these conditions. Minor modifications to the approved Special Exception may be permitted pursuant to Paragraph 4 of Section 9-004 of the Zoning Ordinance.

5. There shall be no outdoor storage of wrecked or inoperable vehicles on the site for a period exceeding 72 hours. Any spaces reserved for loading, parking, vehicle storage and vehicle display shall not be used for wrecked or inoperable vehicles, and all non-operating vehicles must be stored away from Shreve Road. All parking of inoperable vehicles shall be located in designated, paved parking spaces.

6. There shall be no outdoor storage or sales of materials on the site, with the exception of vehicles for sale (which may be parked in that area designated on the GDP/SE Plat as "Vehicle Storage").

7. All vehicular service and maintenance shall occur indoors. If such service occurs between the hours of 10:00 p.m. and 8:00 a.m., it shall be in a fully enclosed interior space with no windows or doors open.

8. Approximately 3,012 square feet of right-of-way as depicted on the SE Plat shall be dedicated to the Board of Supervisors, in fee simple, along Shreve Road. The area within 41.5 feet from the existing centerline of Shreve Road shall be reserved for future dedication of right-of-way along Shreve Road as depicted on the SE Plat. Any amount of the 41.5-foot reservation shall be conveyed to the Board of Supervisors, in fee simple on demand. All intensity/density attributable to land area dedicated from the Application Property as designated on GDP/SE Plat and/or conveyed at no cost to the Board or any other public entity pursuant to these conditions, or as may be required at site plan, shall be subject to the provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance and is hereby reserved to the Application Property.

9. All loading and unloading of vehicles on transport carriers shall be conducted on-site. Absolutely no loading and unloading of vehicles shall take place on Shreve Road.

10. A landscape plan shall be submitted in conjunction with the site plan submitted on the Application Property for the review and approval of UFMD. Plantings shall be installed in general conformance to the GDP/SE Plat and native species shall be incorporated to the extent feasible.

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 responsible for obtaining the required Non-Residential Use Permit (Non-RUP) through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this Special Exception shall automatically expire, without notice, thirty (30) months after the date of approval unless a new (Non-RUP) has been issued to reflect this Special Exception. 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:

- Waived the minimum open space requirement in the C-8 District to five percent as shown on the General Development Plan/Special Exception (GDP/SE) Plat

- Modified the barrier requirements along a portion of Shreve Road to that shown the GDP/SE Plat

- Modified the peripheral parking lot landscaping requirement for all yards to that shown on the GDP/SE Plat

Sincerely,

Catherine A. Chianese
Clerk to the Board of Supervisors

cc: Chairman Sharon Bulova
Supervisor Linda Smyth, Providence 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

Andrew A. Painter
(571) 209-5775
apainter@thelandlawyers.com

WALSH COLUCCI
LUBELEY & WALSH PC

June 6, 2025

Via Fairfax County PLUS

Leslie B. Johnson, Zoning Administrator
Zoning Administration Division
Fairfax County Department of Planning & Development
12055 Government Center Parkway, Suite 807
Fairfax, Virginia 22035

Re: Request of Additional Time for SE-2014-PR-018
7113 and 7117 Shreve Road
Fairfax County Tax Map ## 40-3 ((12)) 8A, 11, and 13 (jointly, the "Property")

Dear Ms. Johnson:

On behalf of Beyer I Limited Company (the "Applicant"), and subsection 8100.3.D(6) of the Zoning Ordinance of Fairfax County, Virginia (the "Zoning Ordinance"), I am writing to request additional time to establish the vehicle storage associated with vehicle sales, rental, and ancillary establishment use associated with SE-2014-PR-018.

By way of background, the Board of Supervisors (the "Board") approved SE-2014-PR-018 on February 16, 2016 concurrently with RZ-2015-PR-016. The approval permitted vehicle storage associated with vehicle sales, rental, and ancillary establishment, and a waiver of the minimum open space requirements. The approvals were made subject to a proffer statement dated December 9, 2015, special exception conditions, and a Generalized Development Plan/Special Exception Plat.

Pursuant to the conditions of approval imposed by the Board, the special exception was to have expired 30 months after the date of approval unless construction of the improvements has commenced and been diligently pursued. Due to the statutory changes adopted by the General Assembly codified at Va. Code Ann. § 15.2-2209.1, the period of validity to establish the use approved by SE-2014-PR-018 was automatically extended by operation of law until July 1, 2020. On September 15, 2020, the Board granted a one-year extension to establish the use approved by SE-2014-PR-018. Accordingly, and unless otherwise extended by the Board, the special exception was set to expire on July 1, 2021.

On June 7, 2021, our firm submitted a request that the Board grant an additional 12 months of time to establish/commence construction of the special exception use. Staff responded with a previously-issued letter, dated November 19, 2020, stating that due to statutory changes to Va. Code Ann. § 15.2-2209.1, the period of validity was automatically extended until July 1, 2022. This timeline has been automatically extended by operation of the statute through July 1, 2025.

The Applicant respectfully request Board's approval of an additional 36 months to establish/commence construction of the improvements approved with SE-2014-PR-018 pursuant to the special exception conditions and the authority granted by subsection 8100.3(D)6 of the Zoning Ordinance. If this additional time is granted, the new expiration date of the approval will be July 1, 2028.

The extension would allow the Applicant to consider the future of the Property in relation to recent events. The Applicant sold its interests in the six-dealership Beyer Automotive Group to Open Road Capital in late 2024, which includes the Beyer Volvo of Falls Church and Beyer Kia of Falls Church dealerships. While the Applicant retains ownership of the Property, it will take time for Open Road Capital to fully understand operational matters, investment needs, and challenges facing the two dealerships in light of new franchise requirements and tariffs.

Separately, the County is proceeding with condemnation actions for improvements along the Property's Shreve Road frontage related to the West Falls Church Access to Transit and Multimodal Connectivity Project. The Applicant's engineer is in the process of understanding matters related to frontage improvements and sight distance matters. The County's improvement plans may necessitate changes to the approved special exception.

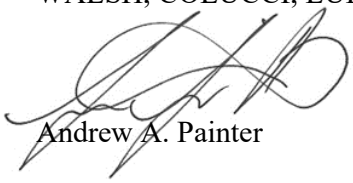
To that end, the Applicant has previously worked with VDOT to resolve several new site plan related issues (identified by VDOT in a comment letter dated January 17, 2019) that were not originally included in the initial VDOT site plan review comments. The Applicant has met with VDOT to resolve these comments and has proactively obtained cost estimates and schedules for the construction of site improvements.

While the Applicant is diligently working through these matters, it is clear that additional time will be required to establish the approved use. There have been no changes in circumstances that would render the existing approval inconsistent with the Zoning Ordinance, the Comprehensive Plan, or the public interest.

For reference, a copy of staff's November 19, 2020 letter, as well as a copy of the special exception conditions is enclosed. Should you have any questions or require additional information, please do not hesitate to contact me directly at (571) 209-5775. As always, I appreciate your cooperation and assistance.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.



Andrew A. Painter

Enclosure

Cc: The Honorable Dalia A. Palchik, Providence District Supervisor
Mr. Michael S. Beyer, Beyer I Limited Liability Company
Mr. Aaron Vinson, P.E., Walter L. Phillips, Inc.
Mr. Bernard S. Suchicital, Walsh Colucci

County of Fairfax, Virginia

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

11/19/2020

Beyer 1 Limited Liability Company
7113 Shreve Rd.
Falls Church VA 22043

Re: SE 2014-PR-018
-- Beyer 1 LLC

Dear Applicant:

Please be advised that the Commonwealth of Virginia amended § 15.2-2209.1 of the *Code of Virginia* to read, in pertinent part, the following:

> [F]or any valid special exception, special use permit, or conditional use permit outstanding as of July 1, 2020, 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 with a certain time, shall be extended until July 1, 2022.

Given that your approval referenced above was valid and outstanding on July 1, 2020 and relates to new **commercial or residential** development, § 15.2-2209.1 is applicable. As such, the applicant has until July 1, 2022 in which to commence construction or establish the use on the property (please refer to your approval letter for specific requirement). Therefore, at this time, no additional action is required by the *BOS*.

If you have any questions, please feel free to contact me at 703-324-1359.

Sincerely,

Saundra O'Connell, LS, CFM
Assistant Branch Chief, Zoning Permits Branch
Zoning Administration Division

cc: **Dalia A. Palchik**, Supervisor **Providence** District
Tracy Strunk, Director, Zoning Evaluation Division

Department of Planning and Zoning
Zoning Administration Division
Zoning Permit Review Branch
12055 Government Center Parkway, Suite 250
Fairfax, Virginia 22035-5508
Phone 703-324-1359 FAX 703-653-7001
www.fairfaxcounty.gov/planning-zoning

Excellence * Innovation * Stewardship
Integrity * Teamwork* Public Service

Attachment 3

APPENDIX 2

APPROVED DEVELOPMENT CONDITIONS

SE 2014-PR-018

December 29, 2015

If it is the intent of the Board of Supervisors to approve SE 2014-PR-018 located at Tax Map 40-3 ((12)) 8A, 11, 13, (the "Property") to permit a vehicle sale, rental and ancillary service establishment with associated vehicle storage, pursuant to Sect. 4-804 of the Fairfax County Zoning Ordinance, staff recommends that the Board of Supervisors condition the approval by requiring conformance with the following development conditions.

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.

2. This Special Exception is granted only for the purpose(s), structure(s), and/or use(s) indicated on the Special Exception Plat approved with this application, as qualified by these development conditions.

3. A copy of this Special Exception and the Non-Residential Use Permit (Non-RUP) shall be posted in a conspicuous place on the property of the use and made available to all departments of the County of Fairfax during the hours of operation of the permitted use.

4. 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 GDP/SE Plat entitled "7113 and 7117 Shreve Road," prepared by Walter L. Phillips, Inc., dated October 10, 2013, as revised through December 21, 2015, consisting of 8 sheets and these conditions. Minor modifications to the approved Special Exception may be permitted pursuant to Paragraph 4 of Section 9-004 of the Zoning Ordinance.

5. There shall be no outdoor storage of wrecked or inoperable vehicles on the site for a period exceeding 72 hours. Any spaces reserved for loading, parking, vehicle storage and vehicle display shall not be used for wrecked or inoperable vehicles, and all non-operating vehicles must be stored away from Shreve Road. All parking of inoperable vehicles shall be located in designated, paved parking spaces.

6. There shall be no outdoor storage or sales of materials on the site, with the exception of vehicles for sale (which may be parked in that area designated on the GDP/SE Plat as "Vehicle Storage").

7. All vehicular service and maintenance shall occur indoors. If such service occurs between the hours of 10:00 p.m. and 8:00 a.m., it shall be in a fully enclosed interior space with no windows or doors open.

8. Approximately 3,012 square feet of right-of-way as depicted on the SE Plat shall be dedicated to the Board of Supervisors, in fee simple, along Shreve Road. The area within 41.5 feet from the existing centerline of Shreve Road shall be reserved for future dedication of right-of-way along Shreve Road as depicted on the SE Plat. Any amount of the 41.5-foot reservation shall be conveyed to the Board of Supervisors, in fee simple on demand. All intensity/density attributable to land area dedicated from the Application Property as designated on GDP/SE Plat and/or conveyed at no cost to the Board or any other public entity pursuant to these conditions, or as may be required at site plan, shall be subject to the provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance and is hereby reserved to the Application Property.

9. All loading and unloading of vehicles on transport carriers shall be conducted on-site. Absolutely no loading and unloading of vehicles shall take place on Shreve Road.

10. A landscape plan shall be submitted in conjunction with the site plan submitted on the Application Property for the review and approval of UFMD. Plantings shall be installed in general conformance to the GDP/SE Plat and native species shall be incorporated to the extent feasible.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

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

Pursuant to Section 9-015 of the Zoning Ordinance, this Special Exception shall automatically expire, without notice, thirty (30) months after the date of approval unless a new (Non-RUP) has been issued to reflect this Special Exception. 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.

Board Agenda Item
October 14, 2025

ACTION – 1

Adoption of the Updated 2025 Countywide Flood Risk Reduction Policy

ISSUE:
Fairfax County (County) faces increasing flood risks due to climate change, aging infrastructure, and development in flood-prone areas. Staff from the Department of Public Works and Environmental Services (DPWES), Department of Land Development Services (LDS), the Department of Planning and Development (DPD), and the Office of Environmental and Energy Coordination (OEEC) (Staff) worked together to identify risk reduction strategies, update the County's flood risk data, and develop a comprehensive 2025 Flood Risk Reduction Policy (Attachment 1) to replace the existing 1997 policy (Attachment 2). The new policy provides a framework for prioritizing projects, programs, and regulations to address current and future structural flood risks, including those associated with 100-year storm events adjusted for climate change.

RECOMMENDATION:
Staff recommend that the Board of Supervisors (Board) adopt the 2025 Countywide Flood Risk Reduction Policy which provides a strategy for managing flood risk, establishes a level of service, outlines objectives of land development regulations, provides a revised prioritization of capital projects, and provides guidance for flood risk programs. The County will implement programs to reduce flood risks by supporting participation in national flood insurance programs, providing outreach and education to raise awareness of flood risks, and encouraging property owners to take mitigation actions through available grant programs. Additionally, the County will prioritize equity in program delivery, ensuring all residents have access to resources to manage flood impacts, in alignment with the *One Fairfax* policy. These efforts will require ongoing interdepartmental collaboration and identification of long-term funding and staffing needs.

TIMING:
Immediate adoption of the policy is recommended to align with ongoing stormwater capital planning and climate resilience initiatives.

BACKGROUND:
Staff from DPWES, LDS, DPD, and OEEC collaborated to identify countywide flood risk reduction strategies, grouped into three categories:

- Policies: Includes regulatory updates to better manage development in flood-prone areas and climate-adjusted floodplain mapping.
- Projects: Includes $95 million in currently funded CIP projects and $600 million in additional projects needed. Without added investment, full implementation would extend to 2094.
- Programs: Includes expanded grant programs, voluntary acquisitions, and stormwater easement initiatives.

The proposed policy reflects the County's Resilient Fairfax plan and updates the information provided in the April 2024 Memorandum (Attachment 3) and Addendum on flood mitigation planning (Attachment 4).

EQUITY IMPACT:
Communities most vulnerable to flooding often include low-income and minority populations with limited resources to recover from flood events. The proposed policy prioritizes outreach and assistance to these vulnerable communities, including efforts to build partnerships with external organizations to provide education that reflects their cultural identities and communities effectively in their preferred languages. Grant and acquisition programs will include targeted outreach to ensure equitable access.

FISCAL IMPACT:
The 2025 policy prioritizes projects that alleviate adverse flood impacts to existing habitable structures up to the stated level of service. The April 2024 Memorandum identifies a total estimated need of $695 million in stormwater capital projects ($95 million already funded; $600 million in unmet need). At current funding levels, project completion would be extended over 70 years. If the Board decides to accelerate implementation, additional financial and staff resources will be required to support the effort, expand program offerings, and update regulations. Staff will return to the Board with funding proposals as part of the proposed FY2027 budget process.

ENCLOSED DOCUMENTS:
Attachment 1: (DRAFT) Fairfax County Flood Risk Reduction Policy
Attachment 2: 1997 Policy on Stormwater Project Priorities for Funding Consideration
Attachment 3: Memo Dated April 23, 2024, Update on the Countywide Flood Risk Reduction Policy
Attachment 4: Addendum to Memo Dated April 23, 2024, Update on the Countywide Flood Risk Reduction Policy

Board Agenda Item
October 14, 2025

STAFF:
Jennifer Miller, Deputy County Executive
Christopher Herrington, Director, Department of Public Works and Environmental Services (DPWES)
William D. Hicks, Director, Land Development Services
Eleanor Ku Codding, Deputy Director, Water Resources and Infrastructure, DPWES
Joni Calmbacher, Director, Stormwater Planning Division, DPWES

ASSIGNED COUNSEL:
Marc Gori, Assistant County Attorney

(DRAFT) Fairfax County Flood Risk Reduction Policy

July 29, 2025

A. Statement of Policy

Managing flood risk is a shared responsibility among the County, residents, and businesses. The intent of Fairfax County's Flood Risk Reduction Policy is to establish a framework of programs, projects, and regulations to conserve floodplains and manage stormwater with the goal of reducing adverse flooding impacts within the established level of service, as defined below. Not all flood risk can be managed, but Fairfax County can reduce the incidence of adverse flood impacts to life and property, within limits.

B. Application

This policy will be used as the framework to promulgate regulations on land development through the Fairfax County Code and County policies, prioritize the selection of capital projects to be implemented by the County, and guide the implementation of programs that enable residents and businesses to reduce their flood risk.

This policy replaces the existing "County Policy Regarding Criteria and Procedures for Establishing Stormwater Control Project Priorities for Funding Consideration (Countywide)" approved by the Fairfax County Board of Supervisors on April 28, 1997.

C. Level of Service Established

The County will pursue a level of service that seeks to reduce adverse flood impacts. Adverse flood impacts are defined by the following criteria:

- Actions that cause or exacerbate flooding of habitable structures during a 100-year storm;
- Actions that create or worsen erosive velocities during a 2-year storm event;
- Designated channels, pipes, and related appurtenances that do not contain the 10-year storm event or that worsen the exceedance; and,

- Post-development flows for 2-year and 10-year storm events that exceed pre-development flows.

The level of service will not account for adverse flood impacts from events greater than the criteria established in this policy. The criteria established in this policy may include an additional margin of safety to account for the impacts of a changing climate. This level of service will be achieved through the adoption of regulations and by the implementation of programs and projects.

D. Objectives of Land Development Regulations

Regulations on the development and redevelopment of land will, to the extent permissible by law:

1. Ensure that the obstruction of waterways is prohibited unless expressly authorized by permit from the appropriate authorities (i.e., roadway culverts and bridges).
2. Provide for the ongoing delineation of the 100-year floodplain and any margin of safety to the stated level of service.
3. Require demonstration of sufficient capacity to safely convey the design flood up to the stated level of service.
4. Not result in additional adverse flooding impacts on other property.
5. Not result in additional erosion impacts on other property.
6. Ensure that structures erected in areas prone to flooding are designed and constructed to resist the effects of flood hazards to include flood-proofing as appropriate.
7. Provide for safe direct access to structures above the 100-year storm elevation. In the case of existing roads that do not meet this criterion, provide for safe direct access to structures, within County control.
8. Preserve the natural character and function of land within the 100-year floodplain.

E. Prioritization of Capital Projects

As funding and staffing are available and approved by the Board of Supervisors, DPWES will plan and construct projects in pursuit of the level of service. Those projects undertaken by the County will be prioritized in this order:

1. Projects that are mandated by court order, state regulation, or federal regulation for immediate implementation, or projects that address critical safety issues.
    a. This includes remedial repairs to County-owned dams to ensure the stability and integrity of County dams in conformance with applicable regulations.
    b. This includes projects to improve water quality as required by federal and state regulations and local requirements.
2. Projects that alleviate adverse flood impacts to existing, habitable structures up to the stated level of service.
    a. This does not include groundwater infiltration to structures.
    b. Projects that reduce risk for vulnerable residents will be prioritized, with greater weight given to projects addressing:
        i. Risk to human life;
        ii. High-frequency or high-severity flood events;
        iii. Multiple at-risk structures or residential units; and
        iv. Disproportionate impacts on communities with limited capacity to mitigate risk independently.

After adverse flood risks to existing, habitable structures have been addressed, the County will then prioritize projects that alleviate flood impacts on roads maintained by the County and then projects that alleviate yard flooding. The County will not prioritize projects that address groundwater impacts to yards as those are the landowner's responsibility.

F. Guidance for Programs to Reduce Flood Risks

The County will provide a suite of programs that:

1. Support the participation of residents and businesses in national flood insurance programs. The County will continue participation in voluntary federal Community

Rating System programs to encourage floodplain management practices that exceed the minimum requirements of the National Flood Insurance Program.

2. Provide information for residents and businesses to better understand their risk of flooding. The County will continue public outreach and education.
3. Encourage residents and businesses to take action on their own properties to reduce the adverse impacts of flooding. The County will support grant programs as funding is available to empower residents to manage flood risk.
4. Prioritize equity in delivering programs consistent with One Fairfax to ensure that all residents have the opportunity to reduce adverse flood impacts.

RECEIVED
APR 24 1997
UTILITIES PLAN AND DESIGN
VIRGINIA

FOR BOARD PACKAGE

TO: ACTING COUNTY EXECUTIVE DATE: APR 16 1997

VIA: John W. diZerega
Acting Deputy County Executive for Planning and Development

FROM: Richard J. Gozikowski
Acting Director, Department of Public Works

ITEM TYPE: Action ITEM FOR BOARD MEETING ON: April 28, 1997
Date

TITLE: Revision to the County Policy Regarding Criteria and Procedures for Establishing Stormwater Control Project Priorities for Funding Consideration

AUTHOR: John W. Koenig Phone No.: 324-5800

THIS ITEM HAS BEEN COORDINATED WITH: (Indicate if not applicable)

(X) County Attorney — George A. Symanski, Jr.
( ) OMB — N/A
( ) OT
( )

DISTRICT: Countywide

Is there need for Supervisor to be advised of this item?
( ) Yes, and Supervisor has been advised. (X) No

IS PROPOSED BOARD DATE CRITICAL? ( ) Yes (X) No EXPLAIN:

IS FUNDING INVOLVED? ( ) Yes (X) No

If YES, give amount, source:

ADVERTISEMENT: If this item authorizes a public hearing, the advertisement should be attached.
Is the ad attached? ( ) Yes (X) No EXPLAIN:

WHAT ACTION, EVENT, OR REQUEST INSTIGATED THIS ITEM? Board Matter requesting this item on October 28, 1996, and subsequent deferral of this item by the Board on February 24, 1997.

COMMENTS: (Any special action necessary, etc.?)

WORD PROCESSOR DOCUMENT I.D. NO.: Policy1.c
OPERATOR NAME: B. LeTourneau TELEPHONE: 324-5800

19. A-1 - REVISION TO THE COUNTY POLICY REGARDING CRITERIA AND PROCEDURES FOR ESTABLISHING STORMWATER CONTROL PROJECT PRIORITIES FOR FUNDING CONSIDERATION (COUNTYWIDE) (Tape 4)

(P) Supervisor Kauffman moved that the Board concur in the recommendation of staff and endorse the revised Policy regarding criteria and procedures for establishment of stormwater control project priorities for funding consideration included as Attachment I of the Memorandum to the Board dated April 28, 1997. This motion was seconded by Supervisor Bulova.

Supervisor Frey asked unanimous consent that the Board direct staff to distribute copies of the report prepared by the Forested Wetlands Committee to Board Members. Without objection, it was so ordered.

Following discussion, with input from John Koenig, Director, Utilities Planning and Design, and William Henry, Chief, Stormwater Management Branch, Utilities Planning and Design Division, Department of Public Works (DPW), the question was called on the motion which carried by unanimous vote.

Memo to the Board
April 28, 1997

ACTION

REVISION TO THE COUNTY POLICY REGARDING CRITERIA AND PROCEDURES FOR ESTABLISHING STORMWATER CONTROL PROJECT PRIORITIES FOR FUNDING CONSIDERATION (COUNTYWIDE).

ISSUE:
Board endorsement of a revision to the County policy regarding criteria and procedures for establishing stormwater control project priorities for funding consideration.

RECOMMENDATION:
I recommend that the Board of Supervisors endorse the revised County policy regarding criteria and procedures for establishment of stormwater control project priorities for funding consideration included as Attachment 1. The proposed revision will redefine the priority categories and will further characterize each project within each of the 7 categories by the initial date the project was identified.

TIMING:
Routine.

BACKGROUND:
On October 28, 1996, the Board directed staff to review the County policy for establishing stormwater control projects for funding consideration whereby, in addition to prioritizing projects by category, each project within a particular category could be further characterized by the initial date that the project was identified. This would chronologically list the projects from oldest to newest within each category. This information would be utilized as a consideration factor to differentiate between projects within a category when all other factors appear equal. However, longevity would not serve as a prioritization of projects within each category. On February 24, 1997, the Board further directed staff to clarify the priority of categories and return to the Board with a revised prioritization policy.

The revised policy for prioritizing stormwater control projects for funding consideration is included as Attachment 1. The revised categories listed in priority order are as follows:

Memo to the Board
April 28, 1997

Category 1 - Projects that are mandated by state or federal regulations for immediate implementation, and projects that address critical/emergency dam safety issues.

Category 2 - Projects that alleviate structures from damage by flood water or by being undermined by severe erosion.

Category 3 - Projects that achieve stormwater quality improvement in specific conformance with the County's obligations under the Chesapeake Bay initiatives and/or the County's requirements under the Virginia Pollutant Discharge Elimination System Permit for storm sewer system discharges.

Category 4 - Projects that alleviate severe streambank and channel erosion.

Category 5 - Projects that alleviate moderate and minor streambank and channel erosion.

Category 6 - Projects that alleviate yard flooding.

Category 7 - Projects that alleviate road flooding.

Category 1 projects primarily include remedial repairs to County-owned dams to ensure the stability and integrity of the County dams in conformance with the Virginia Dam Safety regulations.

Category 2 projects are intended to protect structures from damage by both flood waters and undermining of foundations by severe streambank erosion. Wet basement conditions caused by groundwater are not included in this policy. These types of projects are addressed in the County Policy on Groundwater adopted by the Board of Supervisors on December 15, 1986 (see Attachment 2).

Category 3 includes the implementation of regional stormwater management ponds needed to remove pollutants from stormwater and thereby meet the requirements of the County's Virginia Pollutant Discharge Elimination System (VPDES) Permit. The timing for implementation of the regional stormwater management ponds contained in Category 3 is not defined within the VPDES Permit, except that the County is required to implement these projects to the "Maximum Extent Practicable." It is recognized that these projects will be implemented over a prolonged period of time, possibly a 20+ year time frame. Under the VPDES Permit, the County must ensure progress is continually being made to improve

stormwater quality but is not mandated to immediately implement all these projects. Category 3 will also include non-point source water quality improvement projects that may be required as part of the County's obligation under the Chesapeake Bay initiatives. The remaining categories include stream erosion, yard flooding, and road flooding.

Within each category, specific priority numbers are not assigned to each individual project because the list of identified stormwater drainage improvement projects is very dynamic. New projects are often added as a result of investigations performed on behalf of citizens and/or Board Members. Projects are removed from the list following corrective action(s) by various agencies including the County, Virginia Department of Transportation (VDOT), developers, homeowner associations, and private individuals. In addition, the severity of each stormwater deficiency is often altered over time due to changes in surrounding land use and stream dynamics.

Staff is not currently funded to perform the ongoing monitoring and field work that would be required to prioritize all projects within each category. However, staff is in the process of field reviewing all 650 projects with the goal of inspecting and updating each project file at a minimum of once every five years. This effort is underway as part of updating the existing Master Drainage Plan, prepared for each watershed in the County. The Master Drainage Plan prepared during the 1970s is in need of an update using current criteria and engineering standards. It is noted that updating the Master Drainage Plan, along with an aggressive program to implement the backlog of stormwater control projects, is included in the proposed expenditure program of the Stormwater Utility Program currently under development by staff.

The current listing of incomplete projects is being sorted to conform to the revised categories proposed for adoption herein. A revised list will be forwarded to each Board Member by the end of April 1997. Staff will also review the stormwater drainage projects on file to determine the longevity of each project on the list. The current database will be modified to include the month and year that a project was added to this list. The research required to complete this task for all the projects on the list is extensive. However, Public Works staff will accomplish the research required for the highest four priority categories within 6 months and will complete research for the remaining three priority categories within 1 year. Projects will be sorted by date within each category. Staff will then utilize the longevity as a consideration factor to differentiate between ranking projects within a category where all other factors appear equal.

The policy also contains a provision that allows flexibility to select projects for funding not based on priority order but based on opportunities for the County to save substantial funds for implementation. These situations arise when developers proffer to contribute to the stormwater control program by providing funding, land rights, design, and/or construction for specific projects. In addition, the County participates in cost sharing with VDOT, developers, and other agencies for the joint implementation of stormwater control projects. The ability to participate with the private/public sector at the appropriate opportunity reduces overall project costs for the County. In limited situations, staff will select projects for partial County funding based on opportunities to participate with others who volunteer to contribute or participate by providing funding, land, design, or construction for a particular project. Any priority adjustments are contingent upon the County saving a substantial amount of funds in achieving the implementation of a project and are considered on a case-by-case basis. It should be noted, however, that any potential legal liability issues relating to stormwater control projects or easements should and will be considered in prioritizing projects and will be brought to the attention of the Board. The nature and extent of such potential liability will be evaluated in the prioritizing process.

FISCAL IMPACT:
None.

ENCLOSED DOCUMENTS:
Attachment 1 - Board of Supervisors Policy for Establishing Stormwater Control Project Priorities for Funding Consideration
Attachment 2 - Board of Supervisors Policy on Groundwater

STAFF:
John W. di Zerega, Acting Deputy County Executive for Planning and Development
Richard J. Gozikowski, Acting Director, Department of Public Works
Howard J. Guba, Director, Office of Capital Facilities

FAIRFAX COUNTY, VIRGINIA

Board of Supervisors Policy for Establishing Stormwater Control Project Priorities for Funding Considerations

Adopted by the Board of Supervisors on April 28, 1997

The intent of this policy is to establish a system to define and prioritize stormwater control projects by separating them into specific categories based on their objective. This prioritization will be used in the selection of projects that are recommended to the Board of Supervisors for funding consideration. In order for a project to be considered as a fundable project, it must be included in at least one of the categories listed in priority order as follows:

Category 1 —	Projects that are mandated by state or federal regulations for immediate implementation and projects that address critical/emergency dam safety issues.
Category 2 —	Projects that alleviate structures from damage by flood water or by being undermined by severe stream erosion.
Category 3 —	Projects that achieve stormwater quality improvement in specific conformance with the County's obligations under Chesapeake Bay initiatives and/or the County's requirements under the Virginia Pollutant Discharge Elimination System Permit for storm sewer system discharges.
Category 4 —	Projects that alleviate sever streambank and channel erosion.
Category 5 —	Projects that alleviate moderate and minor streambank and channel erosion.
Category 6 —	Projects that alleviate yard flooding
Category 7 —	Projects that alleviate road flooding

Category 1 projects primarily include remedial repairs to County-owned dams to ensure the stability and integrity of the County dams in conformance with the Virginia Dam Safety regulations. Category 2 projects are intended to protect structures from damage by both flood waters and undermining of foundations by severe streambank erosion.

Wet basement conditions caused by groundwater are not included in this policy. Groundwater projects are addressed in the County Policy on Groundwater adopted by the Board of Supervisors on December 15, 1986 (copy attached for information).

Category 3 includes the implementation of regional stormwater management ponds needed to remove pollutants from stormwater and thereby meet the requirements of the County's Virginia Pollutant Discharge Elimination System Permit. Category 3 will also include nonpoint source water quality improvement projects that may be required as part of the County's obligation under the Chesapeake Bay initiatives. The remaining categories 4, 5, 6, and 7, are self explanatory.

Within each category, specific priority numbers will not be assigned to each individual project because the list of identified stormwater drainage improvements projects is very dynamic. New projects are added to the list as a result of drainage investigation performed on behalf of citizens and/or Board Members. Projects are removed from the list following corrective action(s) by various agencies including the County, Virginia Department of Transportation (VDOT), developers, homeowners associations, and private individuals. In addition, the severity of each stormwater deficiency is often altered over time due to changes in surrounding land use and stream dynamics.

The selection of projects for funding consideration within each category will be made based on the severity of the problem, number of structures affected, frequency of damage being incurred, and other factors that may be relevant at the time of the selection. In addition, the length of time since a project was first identified will be a consideration factor to differentiate between projects within a category where all other factors appear equal.

The selection of projects to be recommended to the Board of Supervisors for funding will also consider public/private cost sharing opportunities for the County to save substantial funds for implementation. These situations arise when developers proffer to contribute to the drainage program by providing funding, land rights, design, and/or construction for specific projects. Other opportunities arise for the County to save substantial funding by participating in cost sharing with VDOT, developers, and other agencies for the joint implementation of drainage projects. The ability to participate with the public/private sector at the appropriate opportunity will reduce overall project costs for the County. In limited situations, staff will select projects for County funding consideration based on opportunities to participate with others who volunteer to

contribute or participate in the implementation of a particular project. Any priority adjustments will be contingent upon the County saving a substantial amount of funds in achieving the implement of a project. Priority adjustments to be recommended to the Board for approval will be considered by staff on a case-by-case basis. Any potential legal liability issues relating to stormwater control projects or easements will be considered in prioritizing projects and will be brought to the attention of the Board. The nature and extent of such potential liability will be evaluated in the prioritization process.

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FAIRFAX COUNTY, VIRGINIA

Board of Supervisors Policy for Groundwater

Adopted by the Board of Supervisors on December 15, 1986 (includes administrative updates based on County reorganizations through 1998)

INTENT

To minimize groundwater conditions which may impact the health, safety, and general welfare of the citizens of Fairfax County by:

- Emphasizing the detection of groundwater problem areas during the rezoning and special exception application plans, the plan review and approval phase, and the construction phase of all future residential development within Fairfax County and reinforcing applicable building codes, regulations, and restrictions to minimize the occurrence of groundwater problems;

- Resolving groundwater problems, on a cost-effective basis, associated with public facilities maintained by the Fairfax County Department of Public Works and Environmental Services;

- Assisting residential property owners in the correction of their existing groundwater problems by providing guidance, and when necessary and economically feasible, making available a public outfall into which private groundwater control improvements can be discharged.

OBJECTIVES

- To minimize the occurrence of future groundwater problems in proposed and future residential development within the County. Specifically, the prevention of:

    1. Damage to public facilities
    2. Structural damage to residential dwellings
    3. Wet basement conditions
    4. Unmanageable wet yard conditions
    5. Damage to private home appurtenances

- To resolve problems created by groundwater which result in damage to public facilities which are maintained by the Fairfax County Department of Public Works and Environmental Services, subject to the severity of the problem, the availability of funds, and other engineering considerations.

- To provide guidance to property owners of residential dwellings desiring to install foundation drains, sump pumps, interceptor trenches, or other groundwater control improvements for the purpose of alleviating:
    1. Structural damage to dwellings
    2. Wet basement conditions
    3. Unmanageable wet yard conditions
    4. Damage to private home appurtenances
    5. Or other groundwater related problems

Depending on the severity of the problem and subject to availability of funds, to provide a public outfall for property owners of residential dwellings who install foundation drains, sump pumps, interceptor trenches, or other groundwater control improvements to alleviate:

1. Structural damage to dwellings
2. Wet basement conditions
3. Unmanageable wet yard conditions
4. Damage to private home appurtenances

GENERAL POLICY

I. Proposed and Future Development

The following procedures shall be utilized to minimize occurrence of groundwater problems in proposed and future residential developments within the County. These procedures shall be applied during the rezoning and special exception application phase, the plan review and approval phase, and the construction phase of the development process.

A. Rezoning and Special Exception Application Phase

1. The applicant will be requested to locate and identify wet soils areas on property subject to review by the Department of Planning and Zoning (DPZ) for rezoning and special exception applications related to residential development. It will be suggested that this information be based on Fairfax County soils maps together with other site specific information which may be required of the applicant and will be confirmed during staff analysis of the application by DPZ staff through review of available soils maps and descriptions or other relevant sources.

2. The staff report will note wet soils areas and recommend that wet soils areas either be set aside as open space or that homes built in such soils have engineered drainage. In proposed developments where severely wet soils areas will be within proposed construction limits, the staff report will state that a geotechnical study may be required by the Director of the Office of Site Development Services (OSDS) during the plan review and approval phase. The DPZ will attempt to gain

a commitment from the applicant at the time of rezoning or special exception application review to address problems associated with wet soils.

B. Plan Review and Approval Phase

1. All plans and preliminary Subdivision Plats for residential development submitted to OSDS for review and approval will contain a soils map identifying each soil type within the area proposed for development and any existing of potential groundwater problems.

2. OSDS staff will review and evaluate the soils information in coordination with available soils maps and descriptions or other sources.

3. OSDS will require submission of a geotechnical report prepared by a qualified professional engineer in soils where adverse groundwater conditions exist or are probable.

4. The geotechnical report will include recommended remedial measures to minimize future groundwater problems ion accordance with this policy and County standards.

5. OSDS staff will evaluate the geotechnical report according to the general requirements and procedures outlined in the Public Facilities Manual and this policy.

6. OSDS will require inclusion of recommended remedial measures in the construction plans.

C. Construction Phase

1. OSDS will inspect construction of new developments to compel adherence to the approved plan.

2. All construction within wet soils areas will be performed under the inspection of a geotechnical engineer as specified in the Public Facilities Manual.

3. Where groundwater conditions are encountered during construction that were not included on the approved construction plans, and that could result in structure damage, wet basement conditions, or damage to public facilities. OSDS will require implementation of remedial measures by the developer in accordance with this policy and County codes.

4. The developer will implement remedial measures where groundwater conditions

are encountered during construction that were not included on the approved construction plans, and which may result in wet yard conditions or damage to private home appurtenances.

II. Existing Development

The correction of groundwater problems in existing residential developments may entail remedial action by either the property owner or the property owner with assistance from Fairfax County. The following criteria and procedures will be utilized by County staff to address groundwater problems in existing residential developments.

A. Jurisdiction

1. Groundwater conditions resulting in structural damage to dwellings, wet basement conditions, unmanageable wet yard conditions, damage to private home appurtenances, or other groundwater-related problems are solely the responsibility of the property owner. The County may, however, take certain voluntary action to the extent provided for in Section 11B, Items 2, 3, 4, 5, 6, and 7 on pages 4 and 5 of this policy.

2. It is understood that Fairfax County will not install improvements on private property for correction of groundwater problems other than, in certain specified situations, providing a public outfall into which private groundwater control devices can be discharged.

B. Procedures

1. Upon receipt of a residential property owner complaint of groundwater conditions, the DPW&ES staff may perform a field investigation, and where necessary will coordinate with other applicable agencies.

2. DPW&ES staff may provide the property owner with guidance by making available pertinent information and advising the property owner as to how to secure private professional services to address the groundwater problem.

3. When the property owner has substantially demonstrated the intent to proceed with the private groundwater improvements by obtaining consulting services when necessary for design of the private improvements, submitting plans to OSDS for approval and obtaining a OSDS permit, Fairfax County will evaluate whether it is appropriate to extend or provide a public drainage system into which groundwater collected in the private improvements may be discharged.

4. Prior to the County deciding if extension of a public outfall to serve a private

system is warranted, location and capacity of existing storm drainage systems, funding, and other pertinent factors will be evaluated by County staff.

5. Public outfall systems, when warranted, approved, and funded as a project, will be extended the minimum distance necessary, based on topographic, hydraulic, and other engineering considerations, to provide a discharge point for the private improvements installed by the property owner.

6. If an approved fundable project is of an emergency nature and is small in magnitude, funding may be made available from Fund 308, Project A00002, Emergency Watershed Improvements. If the approved fundable project is greater than the Project A00002 funding limitations, or if funds are not available from the current fund balance in Project A00002, the approved fundable project may be placed in the storm drainage program and will be included in the next annual budget cycle by the Department of Public Works and Environmental Services.

7. Available funds may be allocated to approved projects according to the severity of the groundwater conditions for which the private owner is installing improvements. Generally, approved public outfall extension projects should be funded according to the following priority:

   1. Safety considerations
   2. Structural considerations
   3. Other considerations

DEFINITION OF TERMS:

The following definitions for the purpose of this policy include problems caused directly by groundwater. It is not intended that problems such as soil slippage or expansive clays where groundwater may be a contributing factor be governed by this policy.

Groundwater:

The presence of subsurface water occurring in soil or rock strata within a zone of saturation below the ground level.

Public Facilities

For the purpose of this policy, public facilities are defined with respect to future development and existing development and correspond to parts I and II of General Policy, respectively.

Future: Those utilities and structures to be maintained by Fairfax County, the Virginia

Department of Transportation, the Fairfax County Water Authority or other public agency.

Existing: Those utilities and structures maintained by the Fairfax County Department of Public Works and Environmental Services.

Structure Damage: Damage to a dwelling that is a result of groundwater. Damage may be exhibited as slab uplift and cracking, foundation wall cracking, inward deflection of walls, or other evidence of such magnitude that a threat to the structural integrity of the dwelling is indicated. This condition shall generally be considered a structural problem. This term shall not be applied to structure damage caused by poor soil characteristics where groundwater is not a major contributing factor.

Wet Basement: Standing water in the basement of a dwelling that is a result of groundwater conditions in poorly drained soils. The wetness may be due to forced flow through cracks in the wall, the floor wall interface, or other areas, causing undesirable living conditions. This condition will generally be considered a non-structural problem. This condition shall not include seasonal dampness or other damp conditions that can be resolved with normal homeowner maintenance such as down spouts, gutter maintenance, maintenance of positive grade away from structures, and use of dehumidifiers.

Unmanageable Wet Yard: Standing water or marshy areas in normally maintained or improved areas that cover in excess of 10% of a residential yard (exclusive of flood plain and forested areas) that is a result of high groundwater tables or springs. This condition shall generally be considered a non-structural problem. The term shall not include periodic wet conditions normal to winter or spring months in Fairfax County.

Damage to Private Home Appurtenances: Cracked, displaced, broken, or otherwise damaged private walks, driveways, patios or other home appurtenances that are a result of the presence of groundwater. This groundwater related damage occurs through processes such as frost heave or erosion. This condition shall generally be considered a non-structural problem. This term shall not include deterioration due to age, usage, weathering, settlement, or wear that is normal to the general area of Fairfax County.

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County of Fairfax, Virginia

MEMORANDUM

DATE: April 23, 2024

TO: Board of Supervisors

FROM: Bryan J. Hill
County Executive

SUBJECT: Update on the Countywide Flood Risk Reduction Policy

In this memorandum, Fairfax County (County) staff provide an interim update on completed actions and on the recommended projects, programs, and policies to reduce flood risk Countywide. As summarized in the table below, the Department of Public Works and Environmental Services (DPWES), the Department of Land Development Services (LDS), the Department of Planning and Development (DPD), and the Office of Environmental and Energy Coordination (OEEC) worked together to identify risk reduction strategies. Risk reduction strategies are grouped into three categories: projects, programs, and policies (regulations), that complement each other to reduce flood risk. This memorandum updates the County's work to date and the recommended actions to continue to reduce flood risk to structures from the 100-year storm adjusted for climate change. The addendum at the end of this memorandum describes the supporting analyses and definitions.

Department	General Flood-Related County Responsibility
Planning and Development	Administration and updates to Comprehensive Plan, Zoning Ordinance
Public Works and Environmental Services	Flood Response, floodplain mapping, National Flood Insurance Program administration, planning and implementation of capital and maintenance projects for stormwater infrastructure including flood control devices
Land Development Services	County Floodplain Administrator, application of Comprehensive Plan and Zoning Ordinance at site-related plan submission, permitting authority
Office of Environment and Energy Coordination	Climate action and resiliency planning, including Resilient Fairfax and the Communitywide Energy and Climate Action Plan

Staff recommends discussing the following strategies with the Board of Supervisors (Board) to minimize structural flooding risk from the 100-year storm adjusted for climate change addendum to this memorandum contains the details of these recommendations:

Office of the County Executive
12000 Government Center Parkway, Suite 552
Fairfax, VA 22035-0066
703-324-2531, TTY 711, Fax 703-324-3956
www.fairfaxCounty.gov

- Continue with the current $95 million of planned Capital Improvement Plan (CIP) projects to minimize documented structural flood risk already underway. Staff estimate of 10 years to complete.
- Staff estimate an additional $600 million of projects beyond the existing CIP are needed to minimize existing, documented structural flood risk for all properties. At current staffing and funding, flood risk for all of these structures will not be reduced until the year 2094.
- Continue to fund and expand existing grant programs and initiate new grant programs, to meet demand. This will require funding.
- Identify program management details and funding for a sustained, voluntary property acquisition program with targeted outreach for properties most at risk.
- Identify where the County should obtain additional storm drainage easements and assume maintenance responsibility. This will require additional staff and funding.
- Enhance floodplain mapping to identify risk from rainfall adjusted for climate change, sea level rise from climate change, and ultimate buildout conditions. This will require technical analysis and policy changes.
- Update regulations to require additional flood control measures for developers. This will require the Board to adopt new regulations.
- Impervious areas increase flooding even more than changes in precipitation patterns driven by climate change.
- Solicit for entities to assist with targeted community outreach to vulnerable communities. This will require staff and funding.

If you have questions or would like additional information about the Countywide Flood Risk Reduction Program, please contact Eleanor Ku Codding, DPWES Deputy Director via email at eleanor.codding@fairfaxcounty.gov.

Attachment: Addendum

cc: Rachel Flynn, Deputy County Executive
Christopher Herrington, Director, Department of Public Works and Environmental Services (DPWES)
William D. Hicks, Director, Land Division Services (LDS)
Tracy Strunk, Director, Department of Planning Division (DPD)
John Morrill, Director, Office of Environmental and Energy Coordination (OEEC)
Eleanor Ku Codding, Deputy Director, DPWES
Joni Calmbacher, Director, DPWES Stormwater Planning Division
Chad Crawford, Director, DPWES Maintenance and Stormwater Management Division
Kirsten Munz, Division Director, LDS Permitting and Code Administration
Katherine Hermann, DPD Environmental Branch Chief
Matthew Meyers, OEEC Division Director

ADDENDUM

Staff from the Fairfax County (County), Department of Public Works and Environmental Services (DPWES), the Department of Land Development Services (LDS), the Department of Planning and Development (DPD), and the Office of Environmental and Energy Coordination (OEEC) worked together to identify risk reduction strategies. Risk reduction strategies are grouped into three categories: projects, programs, and policies (regulations), that complement each other to reduce flood risk.

1.0 Projects

DPWES leads the County projects to reduce structural flood risk. The County's Resilient Fairfax plan states that climate resilience should be integrated into project prioritization and implementation. Resilient Fairfax projects increased the need for capital projects to address climate vulnerabilities. Project considerations fall into three different categories:

1. **Structural flood risk from coastal flooding.** The County Belle Haven Watershed experiences coastal flooding from storm surge. Current mapping estimates that 330 structures are at risk of flooding from the 100-year storm adjusted for climate change. Current mapping estimates that 108 structures are at risk of flooding from the 25-year storm, without adjustment for climate change. This includes 17 subterranean "J-unit" apartments that are at heightened risk during a storm surge event. As climate changes and the sea levels rise, additional homes and businesses will face increased risk of structural flooding from coastal flooding. In April 2023, the communities of Belle View, New Alexandria, and River Towers rejected the U.S. Army Corps proposed solution to build a floodwall to protect the community from the 100-year storm because the community wanted the wall located on U.S. National Park Services property. The National Park Services rejected this proposal. DPWES has no alternative projects identified for structural flood solutions for this area. Subject to technical feasibility, DPWES recommends issuing a Request for Expressions of Interest to partner with the private sector to identify if there are any feasible structural solutions other than the flood wall identified by the U.S. Army Corps. DPWES also strongly recommends targeted programs in this area to prepare residents to take their own actions minimize risk from coastal flooding, described later in this memo.

2. **Noncoastal, confirmed structural flooding.** DPWES responds to service requests related to flooding, investigates the causes, and documents findings. In 2023, DPWES analyzed more than 30 years of historic service request data to identify confirmed, structural flooding. Through this and other project identification efforts, DPWES estimates there are at least 570 new projects in addition to those already included in the five-year capital improvement project (CIP) list to address existing, confirmed structural flooding at the 100-year storm event adjusted for climate change. Based on past project cost estimates, DPWES estimates $600 million of new project funding needed in addition

to the $95 million included in the current five-year CIP to fund these projects as described in **Attachment B**.

DPWES continues to seek additional funding sources to address flood risk. Since 2020, DPWES has been awarded over $5 million in federal and state grants for the voluntary acquisition of structures that have experienced flooding and over $16 million to fund flood mitigation projects.

At current flood risk reduction CIP appropriation levels, it would be approximately 70 years, or at least until the year 2094, to resolve the approximately $695 million of projects needed to address existing, confirmed structural flooding. Increased stormwater tax and staffing would be required to resolve these known structural flooding problems at the 100-year storm interval level of service sooner.

3. **Noncoastal predicted risk for structural flooding.** DPWES analyzed topography and infrastructure to identify low-lying areas with higher predicted risk of structural flooding from heavy rainfall. Isolated, heavy rain events have led to structural flooding of homes and businesses in low-lying areas or drainage flow paths, also called overland relief paths. DPWES and LDS mapped structures that exist in low-lying areas, called sumps. This analysis shows opportunities for future projects and programs to minimize the risk to some structures. Currently, DPWES recommends pursuing programs instead of projects for structures in this category.

These three project categories all follow the Board of Supervisors (BOS) policy for stormwater capital expenditures established in 1997, reaffirmed in 2006, and updated in 2021, which prioritizes the following categories of projects in this order:

1. Mandated by state or federal regulations and critical/emergency dam safety issues.
2. Alleviating structures from damage by flood water or erosion.
3. Achieving stormwater quality improvement for the Municipal Separate Storm Sewer System permit (MS4 permit).
4. Alleviating severe streambank and channel erosion.
5. Alleviating moderate and minor streambank and channel erosion.
6. Alleviating yard flooding.
7. Alleviating road flooding.

2.0 Programs

Staff recommends developing programs to empower residents and owners with knowledge of their individual flood risk, services available to them, and strategies they can initiate to protect themselves and their property, in accordance with the County's Resilient Fairfax plan.

2.1 Existing Programs

County staff and the Northern Virginia Soil and Water Conservation District (NVSWCD) currently administer the following programs:

- **Technical assistance for private property owners.** The NVSWCD provides technical assistance to owners to advise on drainage issues on private property. See https://www.fairfaxCounty.gov/soil-water-conservation/drainage-problem.

- **Flood Risk Outreach.** Staff analyzed and published information about low-lying areas (sumps) and modeled floodplains, both FEMA and non-FEMA.

  As one example of providing knowledge of flood risk, LDS published this Flood Risk Awareness Tool, available at this link. Staff anticipates that heightened outreach to make residents aware of their risk will lead to questions to the Board district offices and to staff. This will require increased staff effort to assist residents in understanding their risk and how they can minimize that risk.

  Staff anticipates property owner concern on publishing flood risk as it may relate to property values. Nonetheless, staff believes the need for all residents to be aware of their risk outweighs property owners' concerns for property values.

- **Coastal Flooding Outreach.** Staff worked with Belle Haven community leaders in 2023 to advise residents of their risk, including mailing flood risk information to residents. Staff recommend furthering these efforts by partnering with a nonprofit organization or consultant to make residents aware of their existing flood risk, advise them of flood insurance options for their homes and its contents, practice communications on Riverwatch, and practice evacuation routes and procedures. Staff also recommend implementing a voluntary property acquisitions program with targeted outreach for those properties with the highest risk of potential loss of life during a coastal storm surge event.

- **Continued efforts with the National Flood Insurance Program.** Since 1993, Fairfax County has worked with the Community Rating System (CRS) and is one of five Class 6 jurisdictions in the Commonwealth of Virginia. A Class 6 CRS rating allows property owners in the County to obtain a 20% reduction in flood insurance premiums. See more at Flood Information | Public Works and Environmental Services (fairfaxCounty.gov).

- **County Grant Programs.** The Board has approved grant programs for:
  - Flood mitigation assistance to residents. Slated to begin July 1, 2024.
  - Stormwater facility maintenance where residents bear private maintenance burden. Slated to begin by July 1, 2024.
  - Conservation Assistance Program. Focuses on water quality and has been in place since 2017, see Virginia and Fairfax County Conservation Assistance Programs | Northern Virginia Soil and Water Conservation District.

  As these grant programs progress, staff recommends reassessing funding levels to meet community needs.

2.2 Proposed Programs

Staff recommends developing the following programs:

- **Future grant programs.** Additional grant programs should focus on erosion prevention and control for channels threatening private or common interest properties and areaway protection and disconnect from sanitary sewer to prevent flooding.

- **Easement program.** Identify where the County should obtain additional storm drainage easements and assume maintenance responsibility. This will require staff and funding.

- **Enhanced Countywide Floodplain Modeling Efforts Considering Climate Change.** Staff recommends updating the County floodplain mapping to identify risk from rainfall adjusted for climate change and sea level rise from climate change, coupled with ultimate buildout conditions that are already used in County floodplain mapping. Updated mapping would help identify if there are additional structures at risk of flooding.

- **Targeted Community Outreach to Vulnerable Communities.** Of residential structures at risk, approximately 18% occur in neighborhoods with vulnerability index scores of high or very high as shown in **Attachment C**. Staff recommends increased outreach which will focus on the availability of programs and targeted outreach for these vulnerable communities. Staff recommends that the County engage with a nonprofit organization or consultant to assist in developing communications that will target these communities to enhance their understanding of flooding risk, applying for grant programs and assistance with navigating the land development process. To date, staff have implemented:
  - Analyses identify communities scoring in the high or very high vulnerability indices that also fall in areas at risk of flooding.
  - Updated outreach materials, with full translation via the County website, such as DPWES door hangers and communications information.

- Vulnerable community engagement partnering between DPWES, OEEC, Neighborhood and Community Services, Department of Emergency Management and Security, Department of Family Services, and Department of Housing and Community Development. **Attachment C** has additional information.

- **Proactive County Project Participation.** DPWES recommends that all County projects evaluate stormwater management options to reduce downstream flows. This would require that DPWES, FCDOT, VDOT, HCD, and FCPS consider using innovative approaches to addressing stormwater in the most cost-effective manner.

3.0 Regulations

Staff recommend updating regulations and design standards relating to stormwater and flood risk reduction to better ensure flood-resilient and climate-ready communities, in alignment with the Resilient Fairfax plan.

Stormwater and floodplain regulations are established in several adopted Ordinances and regulations:

- The Fairfax County Zoning Ordinance Section 5105 establishes floodplain regulations, including defining which uses may be permitted in the floodplain, and those that need approval of a Special Exception (SE), as well as limitations that all uses must meet. One such use limitation is any new residential dwellings constructed since 1978 require 18 inches of freeboard, and unless a SE is approved, a 15-foot setback.
- The Public Facilities Manual (PFM), adopted by the Board of Supervisors, was developed in the 1960s from policies for the preparation of site and subdivision plans and has since evolved to include a wide range of stormwater related requirements. The PFM provides engineering standards and details – the "how" of demonstrating compliance with the stormwater and floodplain regulations located in various Ordinances.
- The Stormwater Management Ordinance, Chapter 124, was first adopted in 2014 as result of significant state mandates and specifies the current level of stormwater quality and quantity control. It is a compilation of various existing requirements. For example, the water quality control requirements were previously contained in Chapter 118, Chesapeake Bay Protection Ordinance but moved in the SWMO.
- LDS has incorporated the following new policies to reduce flood risk:
  - Effective September 5, 2022, Land Development Services issued Technical Bulletin 22-06 that established the Localized Flooding Mitigation Policy for Residential Infill Development – Detention Requirements. The policy established the criteria and methodology to mitigate the impacts of the increase in stormwater runoff from the increase in impervious surfaces associated with residential infill development that are

located upstream of outfalls with known erosion of capacity problems. The policy created a simplified methodology for developments to comply by providing onsite detention equal to 2.56 inches of rainfall from the net increase in impervious area.

- For all development that will disturb more than 2,500 sq ft, LDS requires developers and owners to demonstrate adequate conveyance of surface water leaving the development site. On July 31, 2023, LDS released updates to the GIS-based Flood Risk Analysis Tool to make available the Potential Sump Conditions layer and the Overland Relief Flow Accumulation layer. These layers provide design professionals with additional information to better address potential flooding of low-lying areas and flow paths. This information has allowed developers and owners to better consider the drainage impacts of their development without adding expense by making data available.
- DPWES maintains a database of service requests submitted from property owners related to potential drainage issues. MSMD investigates the service requests to determine relevance. DPWES has provided LDS with access to the data since as early as 2005, and later in a GIS-based application. Information related to known or suspected drainage issues informs plan review decisions related to the adequacy of streams and stormwater conveyance systems.
- Effective October 21, 2020, the PFM was amended to require basement floor elevations of residential structures to be set above the seasonal groundwater table. This amendment prevents problems such as groundwater flooding of the basement or continuously running sump pumps which can cause damage to the building and create hardship and financial loss for existing and future homeowners. Frequent cycling of sump pumps, due to the extended presence of groundwater, can also result in concentrated and sustained discharge, yard flooding, potential road right-of-way hazards, and impacts to adjacent properties.

- LDS is in the process of updating the Chapter 118 regulations to comply with state requirements for incorporating sea level rise into analyses supporting proposed development in resource protection areas (RPA).

  The proposed amendments to the Chesapeake Bay Preservation Ordinance (CBPO) will incorporate provisions for the preservation of mature trees and coastal resilience and adaptation to climate change. The amendments are mandated by changes to the Chesapeake Bay Preservation Area Designation and Management Regulations adopted by the State Water Control Board, which were promulgated in response to 2020 legislation. The new provision will require proposed projects within the Resource Protection Area to assess and adapt to the increase in sea level and storm surge. This will

increase resilience of projects on the properties located along the tidal Potomac River and tidal tributaries.

- LDS, DPWES, DPD, and OEEC recommend the following future policies.
  - In cases where owners are not making substantial improvements to homes, consider a streamlined process for individual residences in floodplain in exchange for the owner agreeing to comply with certain standards that reduce flood risk. Currently, owners must request a special exception, which is expensive and requires additional calendar time compared to development without a special exception. A streamlined process will also discourage residents from "incremental improvements," where they split projects up to avoid triggering a special exception requirement. Staff would like to encourage owners to improve homes, which should include reducing their risk from flooding. Creating a by-right path in exchange for enhanced standards encourages both outcomes.
  - Currently in the SWMO, there is a limited exemption from both storm water quantity and quality control for land disturbing activities greater than 2,500 sq. ft. but less than one acre for the construction of single-family detached residential structures where the total impervious area is less than 2,500 sq. ft. or 18% of lot area whichever is greater, or where the total lot area is ½ acre or less and no more than 500 sq. ft. of new impervious area will be added. Due to changes by the state to the Virginia Erosion and Stormwater Management Law, the County must amend the SWMO to eliminate the stormwater quantity exemption for such projects. The amendment to the SWMO is scheduled to be adopted and effective by July 1, 2024. The required stormwater quantity control for these projects will reduce the peak discharge, and thereby slightly reduce the flood risk for downstream properties.
  - County contracted engineering consultants to conduct a Proof of Concept flood risk reduction study to consider regulatory and policy changes to mitigate existing and future structural flood risk.
  - The scope of the first phase of the study examined three concepts: 1) the impacts of adjusting the rainfall IDF curves in the PFM to account for climate change on detention and conveyance system requirements for larger developments ; 2) the implications of using climate adjusted rainfall on overland relief computations; and 3) the impacts of using climate adjusted rainfall on detention requirements, as well as increasing the requirement from the 10-year storm to the 100-year storm event, for typically sized developments. The impacts also included the cost/benefit estimates of the contemplated changes.
- County contractor's analysis of the impacts of adjusting the rainfall curves in the PFM and overland relief did not yield the expected results. Generally, the amount of

stormwater a development site must detain as part of the design is based on the increase in rainfall runoff for the design storm generated by the proposed development, which is calculated, in large part, based on the difference (usually increase) in the amount of impervious surface that existed before development. However, by adjusting the rainfall for the design storm for climate change, then both the pre-development runoff as well as the post-development runoff, is adjusted, thereby nullifying any increase due to climate change in the amount of detention that is required. In other words, both the start and finish lines are moved the same amount, but the length of the race remains the same. For a stormwater detention system built today to be designed to effectively capture and detain both the increase in runoff from the development's increase in impervious surfaces and the additional runoff from increase in rainfall due to climate change, then only the post-development requirements should be adjusted. This will be analyzed in Phase II.

Phase I of the study also evaluated the impact of additional rainfall on overland relief requirements. The term "overland relief" represents where the water flows when all the storm drains and channels are full. That is, engineers calculate the theoretical flow path, depth and width if the storm sewer system is full, clogged or otherwise inoperable during the "100-year" storm (i.e., one-percent annual chance event). The Phase I study results indicate that the amount of increase from adjusting for climate change would not significantly increase the depth or width of area that would be inundated with localized flooding during the event.

The Phase I study also examined the impact of increasing the detention requirements for the typical size developments (I.e., primarily INF lots, and smaller subdivision and site plans). The study did not consider areas with additional stormwater goals in the comprehensive plan, such as Tysons PTC. When adjusting for climate change in the 10-year storm event, the additional detention volume required ranged from none (i.e., the facility was already large enough) to approximately 28% volume increase. When controlling the 100-year storm event, required volumes approximately doubled. The consultant examined costs for only the 10-year scenario. In the examination, the cost burden for INF projects (i.e., sing-family detached homes), increased for on-site detention facilities from $2,000 to $8,000. The cost for the subdivision project increased approximately $130,000, and the site project increased approximately $8,000. The consultant concluded, however, that the benefits of requiring additional detention was not cost-effective.

The Phase I study also found that the increased rainfall volumes did not result in a significant change in floodplain boundaries:

- Floodplain average width difference was 14.5-22.1 ft (7-11 ft on either side of the boundary)
- Depth increases of 0.36-0.55'

In summary, the limited analysis of Phase I showed limited value in adjusting the design criteria associated with rainfall volumes to account for future changes in rainfall amount. Additional analysis to be considered during the second phase of study will examine alternatives and other concepts to reduce existing and future flood risk with lot-by-lot development. Separately from any changes to design criteria, recent state regulation changes will require the County to remove stormwater detention requirements for regulated single family home construction (greater than 2,500 square feet of land disturbance). While not quantified in consultant study, this will work to mitigate flood risk associated with future single family home development.

- For the Proof-of-Concept Phase II, the consultant will:
  - Complete remaining two tasks from July 2022 NIP:
    - Identify opportunities to protect life and property at the development site.
    - Identify opportunities to mitigate downstream impacts of the development.
  - The Phase II task order will develop a roadmap to evaluate the effectiveness of our current SWM and floodplain regulations:
    - Evaluate if neighborhoods built to current standards flood under the existing level of service and under proposed level of service.
    - Consider and evaluate adjustments to post-development requirements so that stormwater detention systems built today effectively capture and detain both the increase in runoff from the development's increase in impervious surfaces and the additional runoff from increase in rainfall due to climate change.
  - Better understand the impacts of infill development and redevelopment on reducing flood risk.

These are complex questions that will take time to answer, and meanwhile projects and programs continue to move forward.

Regardless, if the Board wishes that new development regulations have a meaningful impact on existing drainage and flooding issues, new regulations are needed to shift the burden of existing impervious cover to new development. Aside from the limited cost-benefit effectiveness described in the consultant study, another relevant consideration is the pace of development within the county to effect a meaningful downstream change. Certainly, larger development sites can produce a more significant impact than smaller ones. With direction from the Board, staff can study this further.

Attachment A: Definition of the 100-Year Storm Adjusted for Climate Change

In February 2022, OEEC published the Resilient Fairfax Climate Projections Report, available at Resilient Fairfax Climate Projections Report 2022 (fairfaxCounty.gov), which predicts the increased rainfall anticipated in Fairfax County due to climate change. As used in this analysis, terms are defined as:

Floodplain – Those land areas in and adjacent to streams and watercourses subject to continuous or periodic inundation from flood events with a one percent chance of occurrence in any given year (i.e., the 100-year flood frequency event also known as the base flood) and having a drainage area greater than 70 acres. For the purpose of administering Section of the Zoning Ordinance (Floodplain Regulations), minor floodplains are those floodplains which have a drainage area greater than 70 acres, but less than 360 acres and major floodplains are those floodplains which have a drainage area equal to or greater than 360 acres.

Localized flooding – Areas that may be inundated during storm events but from other sources than streams with a drainage area greater than 70 acres.

Adjusted for Climate Change – The process of increasing the anticipated rainfall used in the stormwater and floodplain calculations to include increases in rainfall intensity-duration-frequencies (IDF) curves, based on projections from the NOAA-funded research program of the Mid-Atlantic Region Integrated Sciences and Assessments (MARISA). Two scenarios were considered: the Representative Concentration Pathway (RCP) 4.5 and RCP 8.5. (RCPs are scenarios of trajectory of future greenhouse gas concentrations from global climate change prediction models.)

Attachment B: Projects for the DPWES Capital Improvement Program (CIP)

DPWES has identified flood risk from mapped floodplain, historic reporting, and a risk prediction tool. The County's website describes traditionally mapped floodplain at Flood Information | Public Works and Environmental Services (fairfaxCounty.gov). With climate change increasing flooding outside of mapped floodplain, staff identified risk trends for properties in addition to those already mapped.

Historic reporting. DPWES identified nearly 1,600 incidents of reported structural flooding using all historic records available, which date back to 1986:

- 1600 incidents include some repeat flooding at individual residences.
- Approximate number of residences with structural flooding from coastal events such as hurricanes: **200.**
- Approximate number of remaining residences with confirmed structural flooding, outside the coastal-at-risk communities: **570**
- Approximate number of residences with structural flooding likely from private causes such as sump pump failures or private plumbing failures: **500**
- Approximate number of residences with structural flooding risk alleviated by projects, such as a levee, drainage infrastructure, and other projects: **400.**
- Staff published additional information on the analysis of historic data augmented by GIS and modern data at: https://storymaps.arcgis.com/collections/9adf4f9877fe49bba9df9c28b0f40a09?item=20

Sump Conditions. DPWES and LDS staff created a Potential Sump Conditions layer in GIS to identify depressions or bowls where there is insufficient drainage for the water to get out of the depression. In some cases, storm drain inlets exist in the sump, but the inlets are overwhelmed by intense rain. This analysis identified more than 10,000 residential structures at risk based on the flood risk map, described in detail at: https://storymaps.arcgis.com/collections/9adf4f9877fe49bba9df9c28b0f40a09?item=27

Universe of Identified Risk. Table B-1 below identifies the universe of identified risk. No structure experiences zero risk of flooding, as plumbing failures or building alterations can change flood risk. However, the table identifies the reasonably expected universe of flood risk in Fairfax County. This is also described at https://storymaps.arcgis.com/collections/9adf4f9877fe49bba9df9c28b0f40a09?item=27.

Table B-1: Universe of Identified Risk

Scenario	Number of Structures	Potential Projects	Potential Programs
Confirmed, reported flooding, resolved	300	Completed	Include with outreach to general population.
At risk of coastal flooding	330	No structural solution because the community rejected any floodwall unless it is on the east side of the George Washington Memorial Parkway, which is National Park Service Property. The NPS rejected placing a floodwall on NPS property. There is no other structural solution.	Advise residents of their risk. Partner with a nonprofit to make residents aware of their insurance options. Practice communications on Riverwatch, practice evacuation routes and procedures. Implement a voluntary acquisition program.
Confirmed, reported flooding, unresolved	570	**Fairfax County estimates 70 years to identify projects and solutions for the remaining 570 structures with confirmed flooding based on current staffing. Potential projects include grading to provide adequate overland relief, stormwater infrastructure upgrades, and flood proofing of structures.**	Outreach and education on risk and flood insurance options. Provide guidance on common causes of flooding such as overland relief being blocked by fences or other obstructions. Grant Opportunities
Structure intersects floodplain	2,770	• Unless structural flooding is confirmed and staff have determined that a project is necessary, no current projects are identified for these structures.	• Outreach and education with an emphasis on equity • Publish flood risk. • Grant opportunities
Structure within sump condition	6,019		
Structure in path of overland relief with drainage area exceeding 10 acres	1,075		

Note: it is not valid to sum the total number of structures, as there is overlap. For example, one structure could be in a floodplain, also in a slump, and also in the path of overland relief.

- Using FEMA and CFPF grants to voluntarily acquire properties with a history of repetitive flooding (Woodacre, Swinks Mill Drive, Barrett Road)
- Realizing the gap in funding for flood mitigation projects, staff applied for and were successful recipients of over $15M in Virginia Community Flood Preparedness Fund (CFPF) Grants in 2023. In addition, staff recently applied for an additional $6.2M in funding for the most recent CPFP Grant cycle, which we expect to hear back in early 2024.
- Expanding partnerships to provide enhanced SWM on County projects to help mitigate downstream flows (CAP, FCDOT, VDOT, HCD, FCPS) while using innovative approaches to addressing stormwater in the most cost-effective manner.
- Ravenwood Park study
- We will need additional funding/staff to move towards a proactive and resilient program.
- Staff and funding for neighborhood stormwater improvement projects

Table B-2 below lists the current CIP flood projects. DPWES currently estimates ten years to complete these projects at current staffing and funding levels.

Table B-2: CIP for Flood

Project Name	Project Phase*	Total Project Cost
Little Pimmit Run Trib at Woodland Terrace	Under Final Design and Permitting	$4,718,000
Dead Run Drive Stormwater Improvements	95% Design	$1,200,000
Forest Villa Lane Area Stormwater Improvements	Concept Design	$1,900,000
Kent Garden Neighborhood Stormwater Improvements	Concept Design, with Land Acquisition Division for easements	$10,400,000
Potomac Hills Stormwater Improvements	Under Site Assessment and Preliminary Design	$5,200,000
Valley Avenue Neighborhood Stormwater Improvements	Concept Design	$1,810,000
Weaver Avenue/Dillon Avenue Stormwater Improvements	Concept Design	$8,126,000
Woodacre Drive Area Stormwater Improvements	Under Site Assessment and Preliminary Design	$2,800,000
Broad Branch Court Stormwater Improvements	Under Site Assessment and Preliminary Design	$2,150,000
Kings Manor Stormwater Improvements	Under Site Assessment and Preliminary Design	$6,250,000
Sunset Hills Drainage Improvements	Under Site Assessment and Preliminary Design	$14,600,000

Project Name	Project Phase*	Total Project Cost
Chowan Avenue Flood Mitigation	Under Site Assessment and Preliminary Design	$2,000,000
Tripps Run at Barrett Road Flood Mitigation	Under Site Assessment and Preliminary Design Voluntary Acquisition Expected to be Complete by March 1, 2024	$12,836,000
Hollin Hall/Wellington Neighborhood Stormwater Improvements Study	Proposed (not budgeted or initiated)	$300,000
Ravenwood Park Neighborhood Stormwater Improvements Study	Under Site Assessment and Preliminary Design	$150,000
Tucker Avenue Flood Mitigation	Construction Bid Phase	$12,800,000
MSMD Individual Flood Mitigation (Ridgecrest Dr *MVCCA, Rippling Pond, Huntsman Blvd, Roxbury, Ballantrae Farm, Cobbs Rd, Hunting Ridge, Bridle Path, McLean CC, Lily Dhu Ln)	10 Projects Constructed/Under Construction post July 2022	$1,370,000
MSMD Individual Flood Mitigation (Kings Park, White & Colmac, Gordon Ave, Springfield Village, Westmoreland *MVCCA, Sunny Fields, Elder Ave, Anderson Rd, Lawrence Dr)	9 Projects Under Final Design and Permitting	$3,560,000
MSMD Individual Flood Mitigation (Briar Ridge Ct, Summerday, Spring Vale, Winter Wren, Bellamy Ave, Lakewood, Laughlin Ave, Westlawn)	8 Projects Under Site Assessment and Preliminary Design	$3,135,000
Total		**$95,305,000**

*As of February 1, 2024

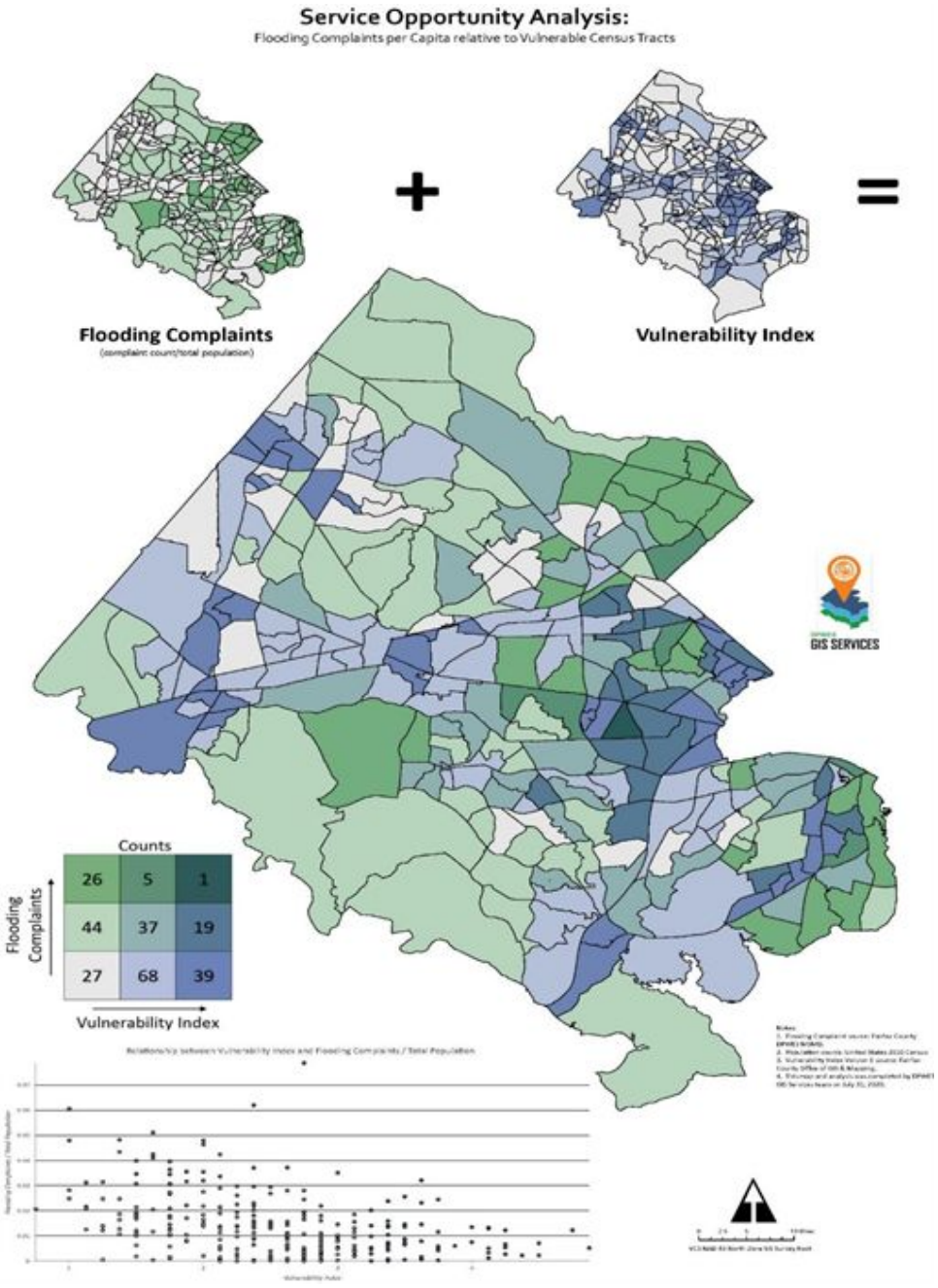
ATTACHMENT C: Vulnerable Communities at Risk of Flooding

DPWES used available data to evaluate the County's trends in flooding versus vulnerable communities. DPWES mapped where drainage complaints had historically been reported compared to the County's vulnerability layer. This analysis sought to answer the question: do areas with high/very high vulnerability have higher levels of reported flooding? Figure C-1 below shows the results of the mapping exercise.
DPWES concludes the following:

- Our data on historic drainage complaints may be limited. We have limited data on flood complaints for multifamily units at risk such as below grade basement apartments and condos. Renters may report issues to landlords who may not report them to the County.
- The County's early adoption of floodplain regulations (1967) protected the community and didn't allow for a lot of buildings within the floodplain.
- Floodplain policies resulted in minimal amounts of vulnerable communities co-located in the floodplain.
- There are exceptions such as Harmony Place that are vulnerable and co-located in the floodplain.
- DPWES will pursue further efforts related to drainage and flooding in vulnerable areas.

DPWES began a pilot community engagement project with Neighborhood and Community Services in the Culmore neighborhood of the Mason District. When DPWES visited the Culmore neighborhood, we identified several isolated areas at risk of flooding, but they were not a high priority nor major concern for the community. As of the date of this memorandum, the pilot project continues with the Culmore neighborhood to determine how DPWES can assist the community.

Figure C-1


Service Opportunity Analysis:
Flooding Complaints per Capita relative to Vulnerable Census Tracts
Flooding Complaints
(complaint count/total population)
Vulnerability Index
GIS SERVICES
Counts
Flooding Complaints
26
5
1
44
37
19
27
68
39
Vulnerability Index

Board Agenda Item
October 14, 2025

ACTION – 2

Approval of Historic Overlay District Property Classifications

ISSUE:
Board approval of proposed classifications of historic, contributing, or non-contributing for the properties within 13 of the 15 existing County-designated Historic Overlay Districts (HOD) (Attachments 2-14).

RECOMMENDATION:
The County Executive recommends that the Board approve the attached classifications of historic, contributing, or non-contributing for the properties within 13 of the 15 existing County-designated HODs.

TIMING:
Board approval is requested on October 14, 2025, so that the recently completed updated design guidelines may be adopted by the Architectural Review Board (ARB) and put into use.

BACKGROUND:
In 2019, the Department of Planning and Development contracted with a consultant to update the design guidelines for 13 of the 15 County-designated HODs. Two of the County-designated HODs, the Wellington at River Farm and Hollin Hills HODs, were established after 2019, in 2021 and 2022 respectively. Both of those HODs were established with district-specific design guidelines that were not included in the update project. Through the process of developing the updated design guidelines for the 13 districts, the consultant conducted an inventory of properties located within the established boundaries of each HOD and classified each property as either “historic,” “contributing,” or “non-contributing.”

The classification of each property as either “historic,” “contributing,” or “non-contributing” is a current requirement of the report to establish an HOD as stipulated in *Zoning Ordinance subsection 3101.3.B.(5) – Establishment of Districts* (see Attachment 28). The Board approvals for the establishment of each of the original 13 HODs, which occurred between the years of 1971 and 1984, classify some properties in the HODs as “historic places,” “historic sites,” “historic landmarks,” or “historically significant” sites, buildings, or structures. They do not include the classification of all properties in the

HODs as “contributing,” or “non-contributing,” because those classifications were not required at that time. These classifications first appeared in the Zoning Ordinance as a requirement for establishment of an HOD in 1997. The consultant hired to draft the original HOD design guidelines produced a 1991 memo entitled, “Contributing Properties within Historic Districts.” The memo outlined the consultant’s recommendation for the classification of “historic” and “other contributing” properties within the HODs at the time of the development of the original design guidelines (Attachment 1). The original design guidelines for each district were adopted for use by the ARB in 1992. Lake Anne was not discussed in the 1991 “Contributing Properties” memo; however, the original design guidelines for the Lake Anne HOD stated that “all structures facing onto the lake are listed as historic properties. All other structures located within the district are considered as contributing.” (See Attachment 29)

Through the recent design guidelines update project, the consultant recommended classifications for the properties in each of the 13 original HODs. The classification recommendations were made by reviewing the original status determination for each property as approved by the Board at the time of establishment for each HOD, the 1991 “Contributing Properties” memo, and the classifications in the original design guidelines. The draft revised design guidelines provide the following definition for each property classification:

> “Properties in the HOD are classified as historic, contributing, or non-contributing. The label “historic” indicates that the resource is a central component of the HOD and is named in the historic district ordinance which created the district. The label “contributing” indicates that the resource is one of several that defines the historic character and significance of the district. Historic resources are considered contributing resources. They are distinct from “noncontributing” resources, which may be located within a historic district (and subject to certain restrictions as a result) but are not character-defining because they have been altered or were constructed outside the district’s significant period of development.” - 2024 HOD draft design guidelines, unpublished.

One property, the Colvin Run General Store, tax map number 0182-01-0024, in the Colvin Run Mill HOD (Attachment 4), was not classified as “historic” or “historically significant” at the time of the HOD’s establishment, nor was it recommended as “historic” or “contributing” in the 1991 memo. It is recommended for “historic” classification at this time.

Board approval of the recommended classification of the properties in each of the HODs is requested, since the Board establishes HODs and makes determinations about contributing or non-contributing classifications under 3101.3.A and D.

EQUITY IMPACT:
None. The proposed classifications of "historic," "contributing," or "non-contributing" for the properties within 13 of the 15 existing County-designated Historic Overlay Districts are not anticipated to have an equity impact. In 2024, as part of the HOD design guidelines update process, staff held seven public information sessions across the County, two of which were virtual, to solicit feedback on the updated design guidelines, including the property classification recommendations for all 13 HODs (Attachments 2-14). Staff received no feedback on the recommended classifications.

FISCAL IMPACT:
None.

ENCLOSED DOCUMENTS:
Attachment 1: 1991 Memo Contributing Properties within Historic Districts
Attachments 2-14: Historic Overlay District Proposed Property Classification Tables
Attachments 15-27: Historic Overlay District Proposed Property Classification Maps
Attachment 28: Zoning Ordinance 3101.3 Historic Overlay Districts - Establishment of Districts https://online.encodeplus.com/regs/fairfaxcounty-va/doc-viewer.aspx?tocid=001.004.002.003
Attachment 29: Lake Anne Village Center Design Guidelines
https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/assets/documents/historic/lake_anne_dg.pdf

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ASSIGNED COUNSEL:
M. Christopher Sigler, Assistant County Attorney

Attachment 1: 1991 memo: Contributing Properties within Historic Districts

MEMORANDUM

TO: Bruce Kriviskey
Senior Heritage Resources Planner
Heritage Resources Planner

DATE: April 15, 1991

FROM: Deborah Cannan
Historic Preservation Planner
Guidelines Project Consultant

RE: Contributing Properties within the Historic Districts

Attached are the lists of the contributing properties in the historic districts, divided into lists of "historic" and "other contributing." I used the following criteria:

I. Historic

- The property is named in the historic district ordinance which created the district.
- The property is named in the historic district report adopted by the Board of Supervisors when the district was first created.

II. Other Contributing

- The property is listed on the Inventory of Historic Sites.
- The property is over fifty years old and contributes to the architectural, historic, or cultural character of the district which is to be preserved and enhanced.

With the historic properties, I also listed all of the structures which are part of the historic complex, such as outbuildings.

Lake Anne Village Center is not included. That list (much longer than all of the others) will be compiled later this week after I visit the Assessments Office to obtain a complete list of the addresses within the district.

4/15/91

BULL RUN STONE BRIDGE HISTORIC DISTRICT
CONTRIBUTING PROPERTIES

Historic:

Bull Run Stone Bridge	--	63-2-001-4

4/15/91

CENTREVILLE HISTORIC DISTRICT
CONTRIBUTING PROPERITES

Historic:

Harrison House barn	13930 Braddock Road	54-4-001-41
Havener House	13940 Braddock Road	54-4-001-43
Mount Gilead	5634 Mount Gilead Road	54-4-001-9E
Old Stone Church	13941 Braddock Road	54-4-001-44
St. John's Church cemetery	5631 Wharton Lane	54-4-001-25

4/15/91

COLVIN RUN MILL HISTORIC DISTRICT
CONTRIBUTING PROPERTIES

Historic:

Colvin Run Mill mill miller's house barn	10017 Colvin Run Road	18-2-001-24

Other Contributing:

Money House	10010 Colvin Run Road	18-2-001-23
Cockerille House	10020 Colvin Run Road	18-2-001-20
Hendricks House	10101 Colvin Run Road	18-2-001-15

4/15/91

DRANESVILLE TAVERN HISTORIC DISTRICT
CONTRIBUTING PROPERTIES

Historic:

Dranesville Tavern	11919 Leesburg Pike	6-3-001-19

Other Contributing:

Holly Knoll	12000 Leesburg Pike	6-3-001-6
McDannald House	11903 Leesburg Pike	6-3-001-31A
dairy barn/outbldgs.	11823 Leesburg Pike	6-3-001-31B
Hammond House	12021 Leesburg Pike	6-3-001-15

4/15/91

HUNTLEY HISTORIC DISTRICT
CONTRIBUTING PROPERTIES

Historic:

Huntley house necessary icehouse root cellar tenant house	6918 Harrison Lane	92-2-001-8C

Other Contributing:

--	6917 Harrison Lane	92-2-001-10A

4/15/91

LANGLEY FORK HISTORIC DISTRICT
CONTRIBUTING PROPERTIES

Historic:

Langley Toll House	6324 Georgetown Pike	22-3-001-43
Gunnell's Chapel		
Langley Ordinary	1101 Chain Bridge Road	22-3-001-63
Langley Friends Meeting House	6410 Georgetown Pike	22-3-001-48
Mackall House	6418 Georgetown Pike	22-3-001-49
Hickory Hill	1147 Chain Bridge Road	31-1-001-1

Other Contributing:

Scoville property	6400 Georgetown Pike	22-3-001-47

4/15/91

MOUNT AIR HISTORIC DISTRICT
CONTRIBUTING PROPERTIES

Historic:

Mount Air	8600 Accotink Road	99-4-001-47

4/15/91

POHICK CHURCH HISTORIC DISTRICT
CONTRIBUTING PROPERTIES

Historic:

Pohick Church	9315 Richmond Highway	108-1-001-27

4/15/91

ROBEY'S MILL HISTORIC DISTRICT
CONTRIBUTING PROPERTIES

Historic:

Robey's Mill mill miller's house smokehouse springhouse servant's quarters tenant house	12124 Popes Head Road	67-3-001-10

4/15/91

SAINT MARY'S HISTORIC DISTRICT
CONTRIBUTING PROPERTIES

Historic:		
St. Mary's Church cemetery	5612 Ox Road	77-1-001-29
Other Contributing		
--	5607 Vogue Road	77-1-001-30
--	5701 Vogue Road	77-1-001-31
--	5703 Vogue Road	77-1-001-32A
--	11101 Fairfax Station Road	77-1-001-27
--	11103 Fairfax Station Road	77-1-001-14
--	11107 Fairfax Station Road	77-1-001-15
--	11111 Fairfax Station Road	77-1-001-17

4/15/91

SULLY HISTORIC DISTRICT
CONTRIBUTING PROPERTIES

Historic:

Sully house kitchen-laundry smokehouse dairy office	3601 Sully Road	34-2-001-13

4/15/91

WOODLAWN HISTORIC DISTRICT
CONTRIBUTING PROPERTIES

Historic:

Woodlawn	8900 Richmond Highway	109-2-001-3,4
Pope-Leighey House	8900 Richmond Highway	109-2-001-3,4
Washington's Grist Mill	5514 Mt. Vernon Memorial Hwy.	109-2-001-28
Woodlawn Friends Meeting House	--	109-2-001-38
Woodlawn Baptist Church	9001 Richmond Highway	109-2-001-1

Other Contributing

Grandview	9000 Richmond Highway	109-2-001-3,4
Otis T. Mason House	8907 Richmond Highway	109-2-001-2

Attachment 2
Bull Run Stone Bridge Historic Overlay District
Property Classification Table
Page 1

Parcel ID	***Description***	***Classification***
0533-07-0005A	Stonebridge Property - Scenic/Conservation Easement	Non-Contributing
0533-07-0006A	Stonebridge Property - Scenic/Conservation Easement	Non-Contributing
0533-07-0007A	Stonebridge Property - Scenic/Conservation Easement	Non-Contributing
0533-07-0014A	Stonebridge Property - Scenic/Conservation Easement	Non-Contributing
0533-07-0015A	Stonebridge Property - Scenic/Conservation Easement	Non-Contributing
0533-07-0016A	Stonebridge Property - Scenic/Conservation Easement	Non-Contributing
0533-07-0022A	Stonebridge Property - Scenic/Conservation Easement	Non-Contributing
0533-07-0023A	Stonebridge Property - Scenic/Conservation Easement	Non-Contributing
0533-07-0024A	Stonebridge Property - Scenic/Conservation Easement	Non-Contributing
0533-07-0025A	Stonebridge Property - Scenic/Conservation Easement	Non-Contributing
0533-07-0026A	Stonebridge Property - Scenic/Conservation Easement	Non-Contributing
0533-07-0027A	Stonebridge Property - Scenic/Conservation Easement	Non-Contributing
0533-07-0028A	Stonebridge Property - Scenic/Conservation Easement	Non-Contributing
0533-07-0029A	Stonebridge Property - Scenic/Conservation Easement	Non-Contributing
0533-07-0030A	Stonebridge Property - Scenic/Conservation Easement	Non-Contributing
0632-01-0002	Part of Manassas National Battlefield Park	Non-Contributing
0632-01-0003	Part of Manassas National Battlefield Park	Non-Contributing
0632-01-0004	**Bull Run Stone Bridge Parcel - Part of Manassas National Battlefield Park**	**Historic**
0632-01-0005	Part of Manassas National Battlefield Park	Non-Contributing
0632-01-0006	Part of Manassas National Battlefield Park	Non-Contributing
0632-01-0006A	Part of Manassas National Battlefield Park	Non-Contributing
0632-01-0007	Robinson Property - 15917 Lee Highway, Centreville, Virginia	Non-Contributing

Attachment 2
Bull Run Stone Bridge Historic Overlay District
Property Classification Table
Page 2

0632-01-0008	Humane Society of Fairfax County Shelter and Kennel	Non-Contributing
0632-01-0009Z	The Sanders Ranch Battlefield Equestrian Center	Non-Contributing
0632-01-0009Z1	The Sanders Ranch Battlefield Equestrian Center	Non-Contributing
0641-01-0022	Humane Society of Fairfax County Shelter and Kennel	Non-Contributing
0641-01-0037	Robinson Property - 15917 Lee Highway, Centreville, Virginia	Non-Contributing
0641-04-0007B	Part of Manassas National Battlefield Park	Non-Contributing
0641-04-0007Z1	The Winery at Bull Run, LLC - Hickox Local Agricultural and Forestal District	Non-Contributing
0641-04-0007Z2	The Winery at Bull Run, LLC - Hickox Local Agricultural and Forestal District	Non-Contributing
0641-04-0008	Part of Manassas National Battlefield Park	Non-Contributing
0641-07-0037Z	Stonebridge Property - Scenic/Conservation Easement	Non-Contributing

Attachment 3
Centreville Historic Overlay District
Property Classification Table
Page 1

Parcel ID	Description	Classification
0544-01-0008		Non-Contributing
0544-01-0023	Star Fort and Winter Quarters	Historic
0544-01-0024B	Encampment Site	Historic
0544-01-0024C	Encampment Site	Historic
0544-01-0025A	St. John's Church	Historic
0544-01-0026A		Non-Contributing
0544-01-0028A		Non-Contributing
0544-01-0028B		Non-Contributing
0544-01-0030	Payne's Store	Historic
0544-01-0030A	Payne's Restaurant	Contributing
0544-01-0031	Royal Oaks House Foundation/Roberdeau Family Cemetery (contributing)/Royal Oaks stone wall (contributing)	Historic and Contributing
0544-01-0032	Utterback House	Historic
0544-01-0034		Non-Contributing
0544-01-0035A		Non-Contributing
0544-01-0036		Non-Contributing
0544-01-0037		Non-Contributing
0544-01-0038A	Mt. Gilead / Spindle Sears House / Adams-Jamesson Tanyard Jamesson cemetery (contributing)/Mount Gilead earthworks (historic)/Mount Gilead Garage (contributing)/Mount Gilead Garden Houses (contributing)/Spindle Spring House (contributing)	Historic and Contributing
0544-01-0040	Harrington-Buckey's Tanyard	Historic
0544-01-0041	Harrison House and Harrison Blacksmith Shop	Historic
0544-01-0043	Havener House / Civil War Earthworks, Filling Station	Historic and Contributing
0544-01-0044	Old Stone Church	Historic
0544-01-0045		Non-Contributing
0544-01-0046	Mohler House Site	Historic
0544-01-0046B		Non-Contributing
0544-01-0048	Chambliss (Hardee) Law Office	Historic
0544-01-0049		Non-Contributing
0544-01-0053A	Utterback Store Site	Contributing
0544-01-0057A	Newgate Tavern Site	Historic

Attachment 3
Centreville Historic Overlay District
Property Classification Table
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0544-02-A1	Encampment Site	Historic
0544-02-B1		Non-Contributing
0544-02-0002	Middle Fort	Historic
0544-02-0003		Non-Contributing
0544-02-0004		Non-Contributing
0544-02-0005		Non-Contributing
0544-02-0006		Non-Contributing
0544-02-0007		Non-Contributing
0544-02-0008A		Non-Contributing
0544-02-0009A		Non-Contributing
0544-02-0010		Non-Contributing
0544-02-0011		Non-Contributing
0544-02-0012		Non-Contributing
0544-02-0121		Non-Contributing
0544-02-0123		Non-Contributing
0544-02-0124		Non-Contributing
0544-02-0125		Non-Contributing
0544-02-0126A		Non-Contributing
0544-04-0001	Encampment Site	Historic
0544-04-0001A	Encampment Site	Historic
0544-04-0003A		Non-Contributing
0544-04-0004		Non-Contributing
0544-07-0001	Mohler House Site	Historic
0544-07-0002	Mohler House Site	Historic
0544-07-0003	Mohler House Site	Historic
0544-07-0004	Mohler House Site	Historic
0544-07-0005	Mohler House Site	Historic
0544-07-0006	Mohler House Site	Historic
0544-07-0007		Non-Contributing
0544-07-0008		Non-Contributing
0544-07-0009		Non-Contributing
0544-07-0010		Non-Contributing
0544-07-0011		Non-Contributing
0544-07-0012		Non-Contributing
0544-07-0013		Non-Contributing
0544-07-0014		Non-Contributing
0544-07-0015		Non-Contributing
0544-07-0016		Non-Contributing

Attachment 3
Centreville Historic Overlay District
Property Classification Table
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0544-10-A	West Fort Earthworks (Chantilly Road Redoubt)	Historic
0544-14-B	Apex Fort and Covered Way	Historic
0544-14- 0008		Non-Contributing
0544-14-0009		Non-Contributing
0544-16-A1	West Fort Earthworks (Chantilly Road Redoubt)	Historic
0544-16-A4	West Fort Earthworks (Chantilly Road Redoubt)	Historic
0544-24-A		Non-Contributing
0544-24-B1	Civil War Earthworks, Village at Mt. Gilead	Historic
0544-24-E	Civil War Earthworks, Village at Mt. Gilead	Historic
0544-24-0001		Non-Contributing
0544-24-0002		Non-Contributing
0544-24-0003		Non-Contributing
0544-24-0004		Non-Contributing
0544-24-0005		Non-Contributing
0544-24-0006		Non-Contributing
0544-24-0007		Non-Contributing
0544-24-0020		Non-Contributing
0544-24-0021		Non-Contributing
0544-24-0022		Non-Contributing

Attachment 4
Colvin Run Mill Historic Overlay District
Property Classification Table
Page 1

Parcel ID	***Description***	***Classification***
0124-18-0001	Brick Mill Manor Subdivision	Non-Contributing
0182-15-0002	Brick Mill Manor Subdivision	Non-Contributing
0182-15-0003	Brick Mill Manor Subdivision	Non-Contributing
0182-15-0004	Brick Mill Manor Subdivision	Non-Contributing
0182-15-0005	Brick Mill Manor Subdivision	Non-Contributing
0124-18-0006	Brick Mill Manor Subdivision	Non-Contributing
0124-18-0007	Brick Mill Manor Subdivision	Non-Contributing
0124-18-0008	Brick Mill Manor Subdivision	Non-Contributing
0124-18-0009	Brick Mill Manor Subdivision	Non-Contributing
0124-18-0010	Brick Mill Manor Subdivision	Non-Contributing
0124-25-0013A		Non-Contributing
0182-01-0014	10124 Leesburg Pike	Non-Contributing
0182-01-0015	Hendrick House	Contributing
0182-01-0016	Colvin Run Mill Park	Non-Contributing
0182-01-0016A	Colvin Run Mill Park	Non-Contributing
0182-01-0017	Colvin Run Mill Park	Non-Contributing
0182-01-0018		Non-Contributing
0182-01-0019	10026 Colvin Run Road	Non-Contributing
0182-01-0019A	10030 Colvin Run Road	Non-Contributing
0182-01-0020	Cockerille House	Contributing
0182-01-0021A	10018 Colvin Run Road	Non-Contributing
0182-01-0021B	10024 Colvin Run Road	Non-Contributing
0182-01-0022	10014 Colvin Run Road	Non-Contributing
0182-01-0022A	N/A	Non-Contributing
0182-01-0023	Money House	Contributing
0182-01-0024	Colvin Run Mill	Historic
0182-01-0024	Miller's House	Historic
0182-01-0024	Dairy Barn/Shed	Historic
0182-01-0024	**General Store**	***Historic**
0182-08-B		Non-Contributing
0182-08-C1	Colvin's Glen Subdivision	Non-Contributing
0182-08-C2	Colvin's Glen Subdivision	Non-Contributing
0182-08-C3	Colvin's Glen Subdivision	Non-Contributing
0182-08-D	Colvin's Glen Subdivision	Non-Contributing
0182-08-E2	Colvin's Glen Subdivision	Non-Contributing
0182-08-F	Colvin's Glen Subdivision	Non-Contributing
0182-08-0025A	Colvin's Glen Subdivision	Non-Contributing
0182-08-0028		Non-Contributing
0182-08-0029		Non-Contributing

* Recommended for "Historic" classification at this time.

Attachment 4
Colvin Run Mill Historic Overlay District
Property Classification Table
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0182-09-A		Non-Contributing
0182-09-D		Non-Contributing
0182-09-E		Non-Contributing
0182-09-0002	Carper's Farm Subdivision	Non-Contributing
0182-09-0003	Carper's Farm Subdivision	Non-Contributing
0182-09-0004	Carper's Farm Subdivision	Non-Contributing
0182-09-0005A	Carper's Farm Subdivision	Non-Contributing
0182-09-0006A	Carper's Farm Subdivision	Non-Contributing
0182-09-0007	Carper's Farm Subdivision	Non-Contributing
0182-09-0008	Carper's Farm Subdivision	Non-Contributing
0182-09-0011	Carper's Farm Subdivision	Non-Contributing
0182-09-0012	Carper's Farm Subdivision	Non-Contributing
0182-09-0015	Carper's Farm Subdivision	Non-Contributing
0182-09-0016	Carper's Farm Subdivision	Non-Contributing
0182-09-0017	Carper's Farm Subdivision	Non-Contributing
0182-09-0018	Carper's Farm Subdivision	Non-Contributing
0182-09-0019	Carper's Farm Subdivision	Non-Contributing
0182-09-0020	Carper's Farm Subdivision	Non-Contributing
0182-09-0021	Carper's Farm Subdivision	Non-Contributing
0182-09-0022	Carper's Farm Subdivision	Non-Contributing
0182-09-0023	Carper's Farm Subdivision	Non-Contributing
0182-09-0024	Carper's Farm Subdivision	Non-Contributing
0182-09-0025	Carper's Farm Subdivision	Non-Contributing
0182-09-0026	Carper's Farm Subdivision	Non-Contributing
0182-09-0027	Carper's Farm Subdivision	Non-Contributing
0182-09-0028	Carper's Farm Subdivision	Non-Contributing
0182-09-0029	Carper's Farm Subdivision	Non-Contributing
0182-09-0030	Carper's Farm Subdivision	Non-Contributing
0182-09-0031	Carper's Farm Subdivision	Non-Contributing
0182-09-0032	Carper's Farm Subdivision	Non-Contributing
0182-09-0033	Carper's Farm Subdivision	Non-Contributing
0182-09-0034	Carper's Farm Subdivision	Non-Contributing
0182-09-0114	Carper's Farm Subdivision	Non-Contributing
0182-09-0115	Carper's Farm Subdivision	Non-Contributing
0182-09-0116	Carper's Farm Subdivision	Non-Contributing
0182-09-0117	Carper's Farm Subdivision	Non-Contributing
0182-09-0118A	Carper's Farm Subdivision	Non-Contributing
0182-09-0119A	Carper's Farm Subdivision	Non-Contributing
0182-09-0120	Carper's Farm Subdivision	Non-Contributing
0182-09-0121	Carper's Farm Subdivision	Non-Contributing

* Recommended for "Historic" classification at this time.

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Colvin Run Mill Historic Overlay District
Property Classification Table
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0182-09-0125	Carper's Farm Subdivision	Non-Contributing
0182-09-0126	Carper's Farm Subdivision	Non-Contributing
0182-09-0127	Carper's Farm Subdivision	Non-Contributing
0182-09-0128	Carper's Farm Subdivision	Non-Contributing
0182-09-0129	Carper's Farm Subdivision	Non-Contributing
0182-09-0130	Carper's Farm Subdivision	Non-Contributing
0182-13-0022C	Colvin's Forest Subdivision	Non-Contributing
0182-13-B	Colvin's Forest Subdivision	Non-Contributing
0182-16-0001	Carper's Farm Subdivision	Non-Contributing
0182-16-0002	Carper's Farm Subdivision	Non-Contributing
0182-16-0003	Carper's Farm Subdivision	Non-Contributing
0182-16-0004	Carper's Farm Subdivision	Non-Contributing
0182-16-0005	Carper's Farm Subdivision	Non-Contributing
0182-22-B1	Colvin Meadows Subdivision	Non-Contributing
0182-22-0003A	Colvin Meadows Subdivision	Non-Contributing
0182-22-0004A	Colvin Meadows Subdivision	Non-Contributing
0182-22-0005	Colvin Meadows Subdivision	Non-Contributing
0182-22-0006	Colvin Meadows Subdivision	Non-Contributing
0182-22-0007	Colvin Meadows Subdivision	Non-Contributing
0182-22-0008	Colvin Meadows Subdivision	Non-Contributing
0182-22-0009	Colvin Meadows Subdivision	Non-Contributing
0182-22-0010	Colvin Meadows Subdivision	Non-Contributing
0182-22-0011	Colvin Meadows Subdivision	Non-Contributing
0182-22-0012A		Non-Contributing
0191-01-0001A	10022 Colvin Run Road	Non-Contributing
0191-01-0002A	Difficult Run Stream Valley Park	Non-Contributing
0191-01-0002B	Difficult Run Pump Station	Non-Contributing
0191-01-0003	Difficult Run Stream Valley Park	Non-Contributing
0191-04-0001	Hill Crest Acres Subdivision	Non-Contributing
0191-04-0002	Hill Crest Acres Subdivision	Non-Contributing
0191-04-0003	Hill Crest Acres Subdivision	Non-Contributing
0191-04-0004	Hill Crest Acres Subdivision	Non-Contributing
0191-04-0005	Hill Crest Acres Subdivision	Non-Contributing
0191-10-B	Wolf Trap Stream Valley Park	Non-Contributing
0191-10-0001	Carper's Farm Subdivision	Non-Contributing
0191-10-0009	Carper's Farm Subdivision	Non-Contributing
0191-10-0010	Carper's Farm Subdivision	Non-Contributing
0191-11-B	Wolf Trap Stream Valley Park	Non-Contributing

* Recommended for "Historic" classification at this time.

Attachment 4
Colvin Run Mill Historic Overlay District
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0191-11-C	Difficult Run Stream Valley Park	Non-Contributing
0191-13-A	Difficult Run Stream Valley Park	Non-Contributing
0191-13-B	Colvin Mill Run Subdivision	Non-Contributing
0191-13-B1	Difficult Run Stream Valley Park	Non-Contributing
0191-13-B2		Non-Contributing
0191-13-0001	Colvin Mill Run Subdivision	Non-Contributing
0191-13-0002	Colvin Mill Run Subdivision	Non-Contributing
0191-13-0003	Colvin Mill Run Subdivision	Non-Contributing
0191-13-0004	Colvin Mill Run Subdivision	Non-Contributing
0191-13-0005A	Colvin Mill Run Subdivision	Non-Contributing
0191-13-0006A	Colvin Mill Run Subdivision	Non-Contributing
0191-13-0007A	Colvin Mill Run Subdivision	Non-Contributing
0191-13-0008	Colvin Mill Run Subdivision	Non-Contributing
0191-13-0009	Colvin Mill Run Subdivision	Non-Contributing
0191-13-0010	Colvin Mill Run Subdivision	Non-Contributing
0191-13-0011	Colvin Mill Run Subdivision	Non-Contributing
0191-13-0012	Colvin Mill Run Subdivision	Non-Contributing
0191-13-0013A	Colvin Mill Run Subdivision	Non-Contributing
0191-13-0014A	Colvin Mill Run Subdivision	Non-Contributing
0191-13-0015	Colvin Mill Run Subdivision	Non-Contributing
0191-13-0037	Colvin Mill Run Subdivision	Non-Contributing
0191-13-0038	Colvin Mill Run Subdivision	Non-Contributing
0191-13-0039	Colvin Mill Run Subdivision	Non-Contributing
0191-13-0040	Colvin Mill Run Subdivision	Non-Contributing

* Recommended for “Historic” classification at this time.

Attachment 5
Dranesville Tavern Historic Overlay District
Property Classification Table
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Parcel ID	***Description***	***Classification***
0063-01-0005	Telephone and Telegraph Company of VA	Non-Contributing
0063-01-0006	Bloomfield (Holly Knoll)	Contributing
0063 01 0007A		Non-Contributing
0063 01 0007B		Non-Contributing
0063-01-0017A	Single-Family Residence, Leesburg Pike	Non-Contributing
0063-01-0018A	Single-Family Residence, Leesburg Pike	Non-Contributing
0063-01-0019	Dranesville Tavern	Historic
0063-01-0031C	McDannald House	Contributing
0063-01-0031D	McDannald Barn and Outbuildings	Contributing
0063-01-0031E	Dranesville Manor	Non-Contributing
0063-01-0031F	Dranesville Manor	Non-Contributing
0063-01-0031G	Dranesville Manor	Non-Contributing
0063-01-0031H	Dranesville Manor	Non-Contributing
0063-04-A	Undeveloped / Holly Knoll Subdivision	Non-Contributing
0063-04-B	Undeveloped / Holly Knoll Subdivision	Non-Contributing
0063-04-I	Holly Knoll Subdivision	Non-Contributing
0063-04-J	Holly Knoll Subdivision	Non-Contributing
0063-04-K2	Holly Knoll Subdivision	Non-Contributing
0063-04-0076	Holly Knoll Subdivision	Non-Contributing
0063-04-0077	Holly Knoll Subdivision	Non-Contributing
0063-04-0078	Holly Knoll Subdivision	Non-Contributing
0063-04-0095	Holly Knoll Subdivision	Non-Contributing
0063-04-0096	Holly Knoll Subdivision	Non-Contributing
0063-04-0099	Holly Knoll Subdivision	Non-Contributing
0063-04-0100	Holly Knoll Subdivision	Non-Contributing
0063-04-0101	Holly Knoll Subdivision	Non-Contributing
0063-04-0102	Holly Knoll Subdivision	Non-Contributing
0063-04-0103	Holly Knoll Subdivision	Non-Contributing
0063-04-0104	Holly Knoll Subdivision	Non-Contributing
0063-04-0105	Holly Knoll Subdivision	Non-Contributing
0063-04-0106	Holly Knoll Subdivision	Non-Contributing
0063-04-0107	Holly Knoll Subdivision	Non-Contributing
0063-04-0108	Holly Knoll Subdivision	Non-Contributing

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Dranesville Tavern Historic Overlay District
Property Classification Table
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0063-04-0109	Holly Knoll Subdivision	Non-Contributing
0063-09-E	Holly Knoll Park	Non-Contributing
0063-09-G	Holly Knoll Subdivision	Non-Contributing
0063-09-0093A	Holly Knoll Subdivision	Non-Contributing
0063-09-0094A	Holly Knoll Subdivision	Non-Contributing
0063-09-0095A	Holly Knoll Subdivision	Non-Contributing
0063-09-0096	Holly Knoll Subdivision	Non-Contributing
0063-10-0001	Mena Estates Subdivision	Non-Contributing
0063-10-0002	Mena Estates Subdivision	Non-Contributing
0063-10-0003	Mena Estates Subdivision	Non-Contributing
0063-10-0004	Mena Estates Subdivision	Non-Contributing
0063-10-0005	Mena Estates Subdivision	Non-Contributing
0063-10-0006	Mena Estates Subdivision	Non-Contributing
0063-10-0007	Mena Estates Subdivision	Non-Contributing
0063-10-0008	Mena Estates Subdivision	Non-Contributing
0063-10-0009	Mena Estates Subdivision	Non-Contributing
0063-10-0010	Mena Estates Subdivision	Non-Contributing
0063-10-0011	Mena Estates Subdivision	Non-Contributing
0063-12-A	Fairfax County Water Authority	Non-Contributing
0063-12-B	Grand Hamptons Park	Non-Contributing
0063-12-0001	Grand Hamptons Subdivision	Non-Contributing
0063-12-0002	Grand Hamptons Subdivision	Non-Contributing
0063-12-0003	Grand Hamptons Subdivision	Non-Contributing
0063-12-0004	Grand Hamptons Subdivision	Non-Contributing
0063-12-0005	Grand Hamptons Subdivision	Non-Contributing
0063-12-0006	Grand Hamptons Subdivision	Non-Contributing
0063-12-0007	Grand Hamptons Subdivision	Non-Contributing
0063-12-0008	Grand Hamptons Subdivision	Non-Contributing
0063-12-0009	Grand Hamptons Subdivision	Non-Contributing
0063-12-0010	Grand Hamptons Subdivision	Non-Contributing
0063-12-0011	Grand Hamptons Subdivision	Non-Contributing
0063-12-0012	Grand Hamptons Subdivision	Non-Contributing
0063-12-0013	Grand Hamptons Subdivision	Non-Contributing
0063-12-0014	Grand Hamptons Subdivision	Non-Contributing
0063-12-0015	Grand Hamptons Subdivision	Non-Contributing
0063-12-0016	Grand Hamptons Subdivision	Non-Contributing
0063-12-0017	Grand Hamptons Subdivision	Non-Contributing
0063-12-0018	Grand Hamptons Subdivision	Non-Contributing
0063-13-C2	Grand Hamptons II	Non-Contributing
0063 13 C3		Non-Contributing

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Dranesville Tavern Historic Overlay District
Property Classification Table
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0063 13 C4		Non-Contributing
0063-14-A	Somerleigh Property	Non-Contributing
0063-14-B	Laing at Sugarland Subdivision	Non-Contributing
0063-14-0001	Laing at Sugarland Subdivision	Non-Contributing
0063-14-0002	Laing at Sugarland Subdivision	Non-Contributing
0063-14-0003	Laing at Sugarland Subdivision	Non-Contributing
0063-14-0004	Laing at Sugarland Subdivision	Non-Contributing
0063-14-0005	Laing at Sugarland Subdivision	Non-Contributing
0063-14-0006	Laing at Sugarland Subdivision	Non-Contributing
0063-14-0007	Laing at Sugarland Subdivision	Non-Contributing
0063-14-0008	Laing at Sugarland Subdivision	Non-Contributing
0063-14-0009	Laing at Sugarland Subdivision	Non-Contributing
0063-14-0010	Laing at Sugarland Subdivision	Non-Contributing
0063-14-0011	Laing at Sugarland Subdivision	Non-Contributing
0063-14-0012	Laing at Sugarland Subdivision	Non-Contributing
0063-14-0013	Laing at Sugarland Subdivision	Non-Contributing
0063-14-0014	Laing at Sugarland Subdivision	Non-Contributing
0063-14-0015	Laing at Sugarland Subdivision	Non-Contributing
0063-14-0016	Laing at Sugarland Subdivision	Non-Contributing
0063-14-0017	Laing at Sugarland Subdivision	Non-Contributing
0063-14-0018	Laing at Sugarland Subdivision	Non-Contributing
0063-14-0019	Laing at Sugarland Subdivision	Non-Contributing
0063-14-0020	Laing at Sugarland Subdivision	Non-Contributing
0063-14-0021	Laing at Sugarland Subdivision	Non-Contributing
0063 17 A		Non-Contributing
0063 17 B		Non-Contributing
0063 17 C		Non-Contributing
0063 17 0001		Non-Contributing
0063 17 0002		Non-Contributing
0063 17 0003		Non-Contributing
0063 17 0004		Non-Contributing
0063 17 0005		Non-Contributing
Vacant parcel north of and adjacent to 0063-17-0005 and 0063-17-0004	Hammond House (demolished)	Contributing
0063-19-A	Summerhouse Landing Subdivision	Non-Contributing

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Dranesville Tavern Historic Overlay District
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0063-19-0006	Summerhouse Landing Subdivision	Non-Contributing
0063-19-0007	Summerhouse Landing Subdivision	Non-Contributing
0063-19-0008	Summerhouse Landing Subdivision	Non-Contributing
0063-19-0009	Summerhouse Landing Subdivision	Non-Contributing
0063-19-0019	Summerhouse Landing Subdivision	Non-Contributing
0063-19-0020	Summerhouse Landing Subdivision	Non-Contributing
0063-19-0021	Summerhouse Landing Subdivision	Non-Contributing

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Property Classification Table
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Parcel ID	***Description***	***Classification***
0922-01-0008B		Non-Contributing
0922 01 0008C	Huntley house and outbuildings	Historic
0922-01-0009		Non-Contributing
0922 01 0010A	6917-19 Harrison Lane	Contributing
0922-22-0322A		Non-Contributing
0922-27-A		Non-Contributing
0922-27-B		Non-Contributing
0922-27-C		Non-Contributing
0922-27-0001		Non-Contributing
0922-27-0002		Non-Contributing
0922-27-0003		Non-Contributing
0922-27-0004		Non-Contributing
0922-27-0005		Non-Contributing
0922-27-0006		Non-Contributing
0922-27-0007		Non-Contributing
0922-27-0008		Non-Contributing
0922-27-0009		Non-Contributing
0922-27-0010		Non-Contributing
0922-27-0011		Non-Contributing
0922-27-0012		Non-Contributing
0922-27-0013		Non-Contributing
0922-27-0014		Non-Contributing
0922-27-0015		Non-Contributing
0922-27-0016		Non-Contributing
0922-27-0017		Non-Contributing
0922-27-0018		Non-Contributing
0922-27-0019		Non-Contributing
0922-27-0020		Non-Contributing
0922-27-0021		Non-Contributing
0922-27-0022		Non-Contributing
0922-27-0023		Non-Contributing
0922-27-0024		Non-Contributing
0922-27-0025		Non-Contributing
0922 30-----A		Non-Contributing
0922 30-----B1		Non-Contributing
0922 30-----C		Non-Contributing
0922 30-----D		Non-Contributing
0922-30---F		Non-Contributing
0922-30-G		Non-Contributing

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Huntley Historic Overlay District
Property Classification Table
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0922-30---G1		Non-Contributing
0922-30---H		Non-Contributing
0922-30-0049A		Non-Contributing
0922-30-0050A		Non-Contributing
0922-30-0051A		Non-Contributing
0922-30-0052A		Non-Contributing
0922-30-0053A		Non-Contributing
0922-30-0054A		Non-Contributing
0922-30-0055A		Non-Contributing
0922-30-0056A		Non-Contributing
0922-30-0057A		Non-Contributing
0922-30-0058A		Non-Contributing
0922-30-0059A		Non-Contributing
0922-30-0101		Non-Contributing
0922-30-0102		Non-Contributing
0922-30-0103		Non-Contributing
0922-30-0104		Non-Contributing
0922-30-0105		Non-Contributing
0922-30-0106		Non-Contributing
0922-30-0107		Non-Contributing
0922-30-0108		Non-Contributing
0922-30-0109		Non-Contributing
0922-30-0110		Non-Contributing
0922-30-0111		Non-Contributing
0922-30-0112		Non-Contributing
0922-30-0113		Non-Contributing
0922-30-0114		Non-Contributing
0922-30-0137		Non-Contributing
0922-30-0138		Non-Contributing
0922-30-0139		Non-Contributing
0922-30-0140		Non-Contributing
0922-30-0141		Non-Contributing
0922-30-0142		Non-Contributing
0922-30-0143		Non-Contributing
0922-30-0144		Non-Contributing
0922-30-0145		Non-Contributing
0922-30-0146		Non-Contributing
0922-30-0147		Non-Contributing
0922-30-0148		Non-Contributing
0922-30-0167		Non-Contributing

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Huntley Historic Overlay District
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0922-30-0168		Non-Contributing
0922-30-0169		Non-Contributing
0922-30-0170		Non-Contributing
0922-30-0171		Non-Contributing
0922-30-0172		Non-Contributing
0922-30-0173		Non-Contributing
0922-30-0174		Non-Contributing
0922-30-0175		Non-Contributing
0922-30-0176		Non-Contributing
0922-30-0177		Non-Contributing
0922-30-0178		Non-Contributing
0922-30-0179		Non-Contributing
0922-30-0180		Non-Contributing
0922-30-0181		Non-Contributing
0922-30-0182		Non-Contributing
0922-30-0183		Non-Contributing
0922-30-0184		Non-Contributing
0922-31-C1		Non-Contributing
0922-31-0001		Non-Contributing
0922-31-0002A		Non-Contributing
0922-31-0003A		Non-Contributing
0922-31-0004A		Non-Contributing
0922-31-0005A		Non-Contributing
0922-31-0006		Non-Contributing
0922-31-0007		Non-Contributing
0922-31-0008		Non-Contributing
0922-31-0009		Non-Contributing
0922-31-0010		Non-Contributing
0922-31-0011		Non-Contributing
0922-31-0012		Non-Contributing
0922-31-0013		Non-Contributing
0922-31-0014		Non-Contributing
0922-31-0015		Non-Contributing
0922-31-0016		Non-Contributing
0922-31-0017		Non-Contributing
0922-31-0018		Non-Contributing
0922-31-0019		Non-Contributing
0922-31-0020		Non-Contributing
0922-31-0021		Non-Contributing
0922-31-0022		Non-Contributing

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Huntley Historic Overlay District
Property Classification Table
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0922-31-0023		Non-Contributing
0922-31-0024		Non-Contributing
0922-31-0025		Non-Contributing
0922-31-0026		Non-Contributing
0922-31-0027		Non-Contributing
0922-31-0028		Non-Contributing
0922-31-0029		Non-Contributing
0922-31-0030		Non-Contributing
0922-31-0031		Non-Contributing
0922-31-0032		Non-Contributing
0922-31-0033		Non-Contributing
0922-31-0034		Non-Contributing
0922-31-0035		Non-Contributing
0922-31-0036		Non-Contributing
0922-31-0037		Non-Contributing
0922-31-0038		Non-Contributing
0922-31-0039		Non-Contributing
0922-31-0040		Non-Contributing
0922-31-0041		Non-Contributing
0922-31-0042		Non-Contributing
0922-31-0043		Non-Contributing
0922-31-0044		Non-Contributing
0922-31-0045		Non-Contributing
0922-31-0046		Non-Contributing
0922-31-0047		Non-Contributing
0922-31-0048		Non-Contributing
0922-31-0049		Non-Contributing
0922-31-0050		Non-Contributing
0922-31-0051		Non-Contributing
0922-31-0052		Non-Contributing
0922-31-0053		Non-Contributing
0922-31-0054		Non-Contributing
0922-31-0055		Non-Contributing
0922-31-0056		Non-Contributing
0922-31-0057		Non-Contributing
0922-31-0058		Non-Contributing
0922-31-0059		Non-Contributing
0922-31-0060		Non-Contributing
0922-31-0061		Non-Contributing
0922-31-0062		Non-Contributing

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0922-31-0063		Non-Contributing
0922-31-0064		Non-Contributing
0922-31-0065		Non-Contributing
0922-31-0066		Non-Contributing
0922-31-0067		Non-Contributing
0922-31-0068		Non-Contributing
0922-31-0069		Non-Contributing
0922-31-0070		Non-Contributing
0922-31-0071		Non-Contributing
0922-31-0072		Non-Contributing
0922-31-0073		Non-Contributing
0922-31-0074		Non-Contributing
0922-31-0075		Non-Contributing
0922-31-0076		Non-Contributing
0922-31-0077		Non-Contributing
0922-31-0078		Non-Contributing
0922-31-0079		Non-Contributing
0922-31-0080		Non-Contributing
0922-31-0081		Non-Contributing
0922-31-0082		Non-Contributing
0922-31-0083		Non-Contributing
0922-31-0084		Non-Contributing
0922-31-0085		Non-Contributing
0922-31-0086		Non-Contributing
0922-32-0091		Non-Contributing
0922-32-0092		Non-Contributing
0922-32-0093		Non-Contributing
0922-32-0094		Non-Contributing
0922-32-0095		Non-Contributing
0922-32-0096		Non-Contributing
0922-32-0097		Non-Contributing
0922-32-0098		Non-Contributing
0922-32-0099		Non-Contributing
0922-32-0100		Non-Contributing
0922-32-0101		Non-Contributing
0922-32-0102		Non-Contributing
0922-32-0103		Non-Contributing
0922-32-0104		Non-Contributing
0922-32-0105		Non-Contributing
0922-32-0106		Non-Contributing

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0922-32-0107		Non-Contributing
0922-32-0108		Non-Contributing
0922-32-0109		Non-Contributing
0922-32-0110		Non-Contributing
0922-32-0111		Non-Contributing
0922-32-0112		Non-Contributing
0922-32-0113		Non-Contributing
0922-32-0114		Non-Contributing
0922-32-0115		Non-Contributing
0922-32-0116		Non-Contributing
0922-32-0117		Non-Contributing
0922-32-0118		Non-Contributing
0922-32-0119		Non-Contributing
0922-32-0120		Non-Contributing
0922-32-0139		Non-Contributing
0922-32-0140		Non-Contributing
0922-32-0141		Non-Contributing
0922-32-0142		Non-Contributing
0922-33-A		Non-Contributing
0922-33-0001		Non-Contributing
0922-33-0002		Non-Contributing
0922-33-0003		Non-Contributing
0922-33-0004		Non-Contributing
0922-33-0005		Non-Contributing
0922-33-0006		Non-Contributing
0924-01-0003		Non-Contributing
0924-01-0004		Non-Contributing
0924-01-0005		Non-Contributing
0924-01-0006		Non-Contributing
0924-01-0007		Non-Contributing
0924-01-0008		Non-Contributing
0924-01-0013		Non-Contributing
0924-04M- 0019		Non-Contributing
0924 06----A1		Non-Contributing
0924 06----D		Non-Contributing
0924 06----E		Non-Contributing
0924-06---F		Non-Contributing
0924 06----H		Non-Contributing
0924-06-O		Non-Contributing
0924-06-0001A		Non-Contributing

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0924-06-0002A		Non-Contributing
0924-06-0003A		Non-Contributing
0924-06-0004A		Non-Contributing
0924-06-0005A		Non-Contributing
0924-06-0006A		Non-Contributing
0924-06-0007A		Non-Contributing
0924-06-0008A		Non-Contributing
0924-06-0009A		Non-Contributing
0924-06-0010A		Non-Contributing
0924-06-0011A		Non-Contributing
0924-06-0012A		Non-Contributing
0924-06-0013A		Non-Contributing
0924-06-0014A		Non-Contributing
0924-06-0015A		Non-Contributing
0924-06-0016A		Non-Contributing
0924-06-0017A		Non-Contributing
0924-06-0018A		Non-Contributing
0924-06-0019A		Non-Contributing
0924-06-0020A		Non-Contributing
0924-06-0021A		Non-Contributing
0924-06-0022A		Non-Contributing
0924-06-0023A		Non-Contributing
0924-06-0024A		Non-Contributing
0924-06-0025A		Non-Contributing
0924-06-0026A		Non-Contributing
0924-06-0027A		Non-Contributing
0924-06-0028A		Non-Contributing
0924-06-0029A		Non-Contributing
0924-06-0030A		Non-Contributing
0924-06-0031A		Non-Contributing
0924-06-0032A		Non-Contributing
0924-06-0033A		Non-Contributing
0924-06-0034A		Non-Contributing
0924-06-0035A		Non-Contributing
0924-06-0036A		Non-Contributing
0924-06-0037A		Non-Contributing
0924-06-0038A		Non-Contributing
0924-06-0039A		Non-Contributing
0924-06-0040A		Non-Contributing
0924-06-0041A		Non-Contributing

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0924-06-0042A		Non-Contributing
0924-06-0043A		Non-Contributing
0924-06-0044A		Non-Contributing
0924-06-0045A		Non-Contributing
0924-06-0046A		Non-Contributing
0924-06-0047A		Non-Contributing
0924-06-0048A		Non-Contributing
0924-06-0060A		Non-Contributing
0924-06-0061A		Non-Contributing
0924-06-0062A		Non-Contributing
0924-06-0063A		Non-Contributing
0924-06-0064A		Non-Contributing
0924-06-0065A		Non-Contributing
0924-06-0066A		Non-Contributing
0924-06-0067A		Non-Contributing
0924-06-0068A		Non-Contributing
0924-06-0069A		Non-Contributing
0924-06-0070A		Non-Contributing
0924-06-0071A		Non-Contributing
0924-06-0072A		Non-Contributing
0924-06-0073A		Non-Contributing
0924-06-0074A		Non-Contributing
0924-06-0075A		Non-Contributing
0924-06-0076A		Non-Contributing
0924-06-0077A		Non-Contributing
0924-06-0078A		Non-Contributing
0924-06-0079A		Non-Contributing
0924-06-0080A		Non-Contributing
0924-06-0081A		Non-Contributing
0924-06-0082A		Non-Contributing
0924-06-0083		Non-Contributing
0924-06-0084		Non-Contributing
0924-06-0085		Non-Contributing
0924-06-0086		Non-Contributing
0924-06-0087		Non-Contributing
0924-06-0088		Non-Contributing
0924-06-0089		Non-Contributing
0924-06-0090		Non-Contributing
0924-06-0091		Non-Contributing
0924-06-0092		Non-Contributing

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0924-06-0093		Non-Contributing
0924-06-0094		Non-Contributing
0924-06-0095		Non-Contributing
0924-06-0096		Non-Contributing
0924-06-0097		Non-Contributing
0924-06-0098		Non-Contributing
0924-06-0099		Non-Contributing
0924-06-0100		Non-Contributing
0924-06-0115		Non-Contributing
0924-06-0116		Non-Contributing
0924-06-0117		Non-Contributing
0924-06-0118		Non-Contributing
0924-06-0119		Non-Contributing
0924-06-0120		Non-Contributing
0924-06-0121		Non-Contributing
0924-06-0122		Non-Contributing
0924-06-0123		Non-Contributing
0924-06-0124		Non-Contributing
0924-06-0125		Non-Contributing
0924-06-0126		Non-Contributing
0924-06-0127		Non-Contributing
0924-06-0128		Non-Contributing
0924-06-0129		Non-Contributing
0924-06-0130		Non-Contributing
0924-06-0131		Non-Contributing
0924-06-0132		Non-Contributing
0924-06-0133		Non-Contributing
0924-06-0134		Non-Contributing
0924-06-0135		Non-Contributing
0924-06-0136		Non-Contributing
0924-06-0149		Non-Contributing
0924-06-0150		Non-Contributing
0924-06-0151		Non-Contributing
0924-06-0152		Non-Contributing
0924-06-0153		Non-Contributing
0924-06-0154		Non-Contributing
0924-06-0155		Non-Contributing
0924-06-0156		Non-Contributing
0924-06-0157		Non-Contributing
0924-06-0158		Non-Contributing

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0924-06-0159		Non-Contributing
0924-06-0160		Non-Contributing
0924-06-0161		Non-Contributing
0924-06-0162		Non-Contributing
0924-06-0163		Non-Contributing
0924-06-0164		Non-Contributing
0924-06-0165		Non-Contributing
0924-06-0166		Non-Contributing
0924-06-0288		Non-Contributing
0924-06-0289		Non-Contributing
0924-06-0290		Non-Contributing
0924-06-0291		Non-Contributing
0924-06-0292		Non-Contributing
0924-06-0293		Non-Contributing
0924-06-0294		Non-Contributing
0924-06-0295		Non-Contributing
0924-06-0296		Non-Contributing
0924-06-0297		Non-Contributing
0924-06-0298		Non-Contributing
0924-06-0299		Non-Contributing
0924-06-0300		Non-Contributing
0924-06-0301		Non-Contributing
0924-06-0302		Non-Contributing
0924-06-0303		Non-Contributing
0924-06-0304		Non-Contributing
0924-06-0305		Non-Contributing
0924-06-0339		Non-Contributing
0924-06-0340		Non-Contributing
0924-06-0341		Non-Contributing
0924-06-0342		Non-Contributing
0924-06-0343		Non-Contributing
0924-06-0344		Non-Contributing
0924-06-0345		Non-Contributing
0924-06-0346		Non-Contributing
0924-06-0347		Non-Contributing
0924-06-0348		Non-Contributing
0924-06-0349		Non-Contributing
0924-06-0350		Non-Contributing
0924-06-0351		Non-Contributing
0924-06-0352		Non-Contributing

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0924-06-0353		Non-Contributing
0924-06-0354		Non-Contributing
0924-06-0355		Non-Contributing
0924-13-0001		Non-Contributing
0924-13-0002		Non-Contributing
0924-13-0003		Non-Contributing
0924-13-0004		Non-Contributing
0924-13-0005		Non-Contributing
0924-13-0006		Non-Contributing
0924-13-0007		Non-Contributing
0924-13-0008		Non-Contributing
0924-13-0009		Non-Contributing
0924-13-0010		Non-Contributing
0924-13-0011		Non-Contributing
0924-13-0012		Non-Contributing
0924-13-0013		Non-Contributing
0924-13-0014		Non-Contributing
0924-13-0015		Non-Contributing
0924-13-0016		Non-Contributing
0924-13-0017		Non-Contributing
0924-13-0018		Non-Contributing
0924-13-0019		Non-Contributing
0924-13-0020		Non-Contributing
0924-13-0021		Non-Contributing
0924-13-0022		Non-Contributing
0924-13-0023		Non-Contributing
0924-13-0024		Non-Contributing
0924-13-0025		Non-Contributing
0924-13-0026		Non-Contributing
0924-13-0027		Non-Contributing
0924-13-0028		Non-Contributing
0924-13-0029		Non-Contributing
0924-13-0030		Non-Contributing
0924-13-0031		Non-Contributing
0924-13-0032		Non-Contributing
0924-13-0033		Non-Contributing
0924-13-0034		Non-Contributing
0924-13-0035		Non-Contributing
0924-13-0036		Non-Contributing
0924-13-0037		Non-Contributing

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Huntley Historic Overlay District
Property Classification Table
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0924-13-0038		Non-Contributing
0924-13-0039		Non-Contributing
0924-13-0040		Non-Contributing
0924-13-0041		Non-Contributing
0924-13-0042		Non-Contributing
0924-13-0043		Non-Contributing
0924-13-0044		Non-Contributing
0924-13-0045		Non-Contributing
0924-13-0046		Non-Contributing
0924-13-0047		Non-Contributing
0924-13-0048		Non-Contributing
0924-13-0049		Non-Contributing
0924-13-0050		Non-Contributing
0924-13-0051		Non-Contributing
0924-13-0052		Non-Contributing
0924-13-0053		Non-Contributing
0924-13-0054		Non-Contributing
0924-13-0055		Non-Contributing
0924-13-0056		Non-Contributing
0924-13-0057		Non-Contributing
0924-13-0058		Non-Contributing
0924-13-0059		Non-Contributing
0924-13-0060		Non-Contributing
0924-13-0061		Non-Contributing
0924-13-0062		Non-Contributing
0924-13-0063		Non-Contributing
0924-13-0064		Non-Contributing
0924-13-0065		Non-Contributing
0924-13-0066		Non-Contributing
0924-13-0067		Non-Contributing
0924-13-0068		Non-Contributing
0924-13-0069		Non-Contributing
0924-13-0070		Non-Contributing
0924-13-0071		Non-Contributing
0924-13-0072		Non-Contributing
0924-13-0073		Non-Contributing
0924-13-0074		Non-Contributing
0924-13-0075		Non-Contributing
0924-13-0076		Non-Contributing
0924-13-0077		Non-Contributing

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Huntley Historic Overlay District
Property Classification Table
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0924-13-0078		Non-Contributing
0924-13-0079		Non-Contributing
0924-13-0080		Non-Contributing
0924-13-0081		Non-Contributing
0924-13-0082		Non-Contributing
0924-13-0083		Non-Contributing
0924-13-0084		Non-Contributing
0924-13-0085		Non-Contributing
0924-13-0086		Non-Contributing
0924-13-0087		Non-Contributing
0924-13-0088		Non-Contributing
0924-13-0089		Non-Contributing
0924-13-0090		Non-Contributing
0924-13-0121		Non-Contributing
0924-13-0122		Non-Contributing
0924-13-0123		Non-Contributing
0924-13-0124		Non-Contributing
0924-13-0125		Non-Contributing
0924-13-0126		Non-Contributing
0924-13-0127		Non-Contributing
0924-13-0128		Non-Contributing
0924-13-0129		Non-Contributing
0924-13-0130		Non-Contributing
0924-13-0131		Non-Contributing
0924-13-0132		Non-Contributing
0924-13-0133		Non-Contributing
0924-13-0134		Non-Contributing
0924-13-0135		Non-Contributing
0924-13-0136		Non-Contributing
0924-13-0137		Non-Contributing
0924-13-0138		Non-Contributing
0924-13-0143		Non-Contributing
0924-13-0144		Non-Contributing
0924-13-0145		Non-Contributing
0924-13-0146		Non-Contributing
0924-13-0147		Non-Contributing
0924-13-0148		Non-Contributing

Attachment 7
Lake Anne Village Center Historic Overlay District
Property Classification Table
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Parcel ID	***Description***	***Classification***
0172 01 0009	Lake Anne	Historic
0172 05 0006D	Washington Plaza Baptist Church	Historic
0172 06E 0001	E Block Grouping	Historic
0172 06E 0002	E Block Grouping	Historic
0172 06E 0003	E Block Grouping	Historic
0172 06E 0004	E Block Grouping	Historic
0172 06E 0005	E Block Grouping	Historic
0172 06E 0006	E Block Grouping	Historic
0172 07 0006B2	11401 North Shore Drive	Non-Contributing
0172 07 0006B3	Former Banks Building and Reston Association Parking Lot	Historic
0172 09 0006A	Washington Plaza Cluster - Parking and Site	Historic
0172 09A 0001	Washington Plaza Cluster	Historic
0172 09A 0002	Washington Plaza Cluster	Historic
0172 09A 0003	Washington Plaza Cluster	Historic
0172 09A 0004	Washington Plaza Cluster	Historic
0172 09A 0005	Washington Plaza Cluster	Historic
0172 09A 0006	Washington Plaza Cluster	Historic
0172 09A 0007	Washington Plaza Cluster	Historic
0172 09A 0008	Washington Plaza Cluster	Historic
0172 09B 0001	Washington Plaza Cluster	Historic
0172 09B 0002	Washington Plaza Cluster	Historic
0172 09B 0003	Washington Plaza Cluster	Historic
0172 09B 0004	Washington Plaza Cluster	Historic
0172 09B 0005	Washington Plaza Cluster	Historic
0172 09B 0006	Washington Plaza Cluster	Historic
0172 09C 0001	Washington Plaza Cluster	Historic
0172 09C 0002	Washington Plaza Cluster	Historic
0172 09C 0003	Washington Plaza Cluster	Historic
0172 09C 0004	Washington Plaza Cluster	Historic
0172 09C 0005	Washington Plaza Cluster	Historic
0172 09C 0006	Washington Plaza Cluster	Historic
0172 31 1611	D Block	Contributing
0172 31 A	D Block	Contributing
0172 31 B	Heron House	Historic
0172 31 0102	Heron House	Historic
0172 31 0103	Heron House	Historic

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Lake Anne Village Center Historic Overlay District
Property Classification Table
Page 2

0172 31 0201	Heron House	Historic
0172 31 0202	Heron House	Historic
0172 31 0203	Heron House	Historic
0172 31 0204	Heron House	Historic
0172 31 0205	Heron House	Historic
0172 31 0301	Heron House	Historic
0172 31 0302	Heron House	Historic
0172 31 0303	Heron House	Historic
0172 31 0304	Heron House	Historic
0172 31 0305	Heron House	Historic
0172 31 0401	Heron House	Historic
0172 31 0402	Heron House	Historic
0172 31 0403	Heron House	Historic
0172 31 0404	Heron House	Historic
0172 31 0405	Heron House	Historic
0172 31 0501	Heron House	Historic
0172 31 0502	Heron House	Historic
0172 31 0503	Heron House	Historic
0172 31 0504	Heron House	Historic
0172 31 0601	Heron House	Historic
0172 31 0602	Heron House	Historic
0172 31 0603	Heron House	Historic
0172 31 0604	Heron House	Historic
0172 31 0701	Heron House	Historic
0172 31 0702	Heron House	Historic
0172 31 0703	Heron House	Historic
0172 31 0704	Heron House	Historic
0172 31 0801	Heron House	Historic
0172 31 0802	Heron House	Historic
0172 31 0803	Heron House	Historic
0172 31 0804	Heron House	Historic
0172 31 0901	Heron House	Historic
0172 31 0902	Heron House	Historic
0172 31 0903	Heron House	Historic
0172 31 0904	Heron House	Historic
0172 31 1001	Heron House	Historic
0172 31 1002	Heron House	Historic
0172 31 1003	Heron House	Historic
0172 31 1004	Heron House	Historic
0172 31 1101	Heron House	Historic

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Lake Anne Village Center Historic Overlay District
Property Classification Table
Page 3

0172 31 1102	Heron House	Historic
0172 31 1103	Heron House	Historic
0172 31 1104	Heron House	Historic
0172 31 1201	Heron House	Historic
0172 31 1202	Heron House	Historic
0172 31 1203	Heron House	Historic
0172 31 1204	Heron House	Historic
0172 31 1301A	Heron House	Historic
0172 31 1303	Heron House	Historic
0172 31 1304	Heron House	Historic
0172 31 1401	Heron House	Historic
0172 31 1402	Heron House	Historic
0172 31 1403	Heron House	Historic
0172 31 1404	Heron House	Historic
0172 31 1501	Heron House	Historic
0172 31 1502A	Heron House	Historic
0172 31 1504	Heron House	Historic
0172 31 1591A	D Block	Contributing
0172 31 1591B	D Block	Contributing
0172 31 1600	Washington Plaza	Historic
0172 31 1602	Washington Plaza	Historic
0172 31 1604	Washington Plaza	Historic
0172 31 1606	Washington Plaza	Historic
0172 31 1608	Washington Plaza	Historic
0172 31 1609B	D Block	Contributing
0172 31 1610	Washington Plaza	Historic
0172 31 1612	Washington Plaza	Historic
0172 31 1613	Washington Plaza	Historic
0172 31 1614	Washington Plaza	Historic
0172 31 1616	Washington Plaza	Historic
0172 31 1617	Washington Plaza	Historic
0172 31 1618	Washington Plaza	Historic
0172 31 1620	Washington Plaza	Historic
0172 31 1621	Washington Plaza	Historic
0172 31 1622	Washington Plaza	Historic
0172 31 1623	Washington Plaza	Historic
0172 31 1624	Washington Plaza	Historic
0172 31 1625	Washington Plaza	Historic
0172 31 1626	Washington Plaza	Historic
0172 31 1628	Washington Plaza	Historic

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Lake Anne Village Center Historic Overlay District
Property Classification Table
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0172 31 1629	Washington Plaza	Historic
0172 31 1630	Washington Plaza	Historic
0172 31 1631	Washington Plaza	Historic
0172 31 1632	Washington Plaza	Historic
0172 31 1633A	Washington Plaza	Historic
0172 31 1634	Washington Plaza	Historic
0172 31 1635	Washington Plaza	Historic
0172 31 1636	Washington Plaza	Historic
0172 31 1638	Washington Plaza	Historic
0172 31 1639	Washington Plaza	Historic
0172 31 1640	Washington Plaza	Historic
0172 31 1641	Washington Plaza	Historic
0172 31 1642	Washington Plaza	Historic
0172 31 1642A	Washington Plaza	Historic
0172 31 1644	Washington Plaza	Historic
0172 31 1644A	Washington Plaza	Historic
0172 31 1645	Former Garden Shop	Contributing
0172 31 1646	Washington Plaza	Historic
0172 31 1646A	Washington Plaza	Historic
0172 31 1648	Washington Plaza	Historic
0172 31 1648A	Washington Plaza	Historic
0172 31 1650	Washington Plaza	Historic
0172 31 1650A	Washington Plaza	Historic
0172 31 1652	Washington Plaza	Historic
0172 31 1654	Washington Plaza	Historic
0172 31 1656	Washington Plaza	Historic
0172 31110404	Quayside	Historic
0172 31110404A	Quayside	Historic
0172 31110406	Quayside	Historic
0172 31110408	Quayside	Historic
0172 31110410	Quayside	Historic
0172 31110412	Quayside	Historic
0172 31110414	Quayside	Historic
0172 31110416	Quayside	Historic
0172 31110418	Quayside	Historic
0172 31110420	Quayside	Historic
0172 31110422	Quayside	Historic
0172 31110424	Quayside	Historic
0172 31110426	Quayside	Historic
0172 31110428	Quayside	Historic

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Lake Anne Village Center Historic Overlay District
Property Classification Table
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0172 31110430	Quayside	Historic
0172 31110432	Quayside	Historic
0172 31110434	Quayside	Historic
0172 31110436	Quayside	Historic
0172 31110438	Quayside	Historic
0172 31110440	Quayside	Historic

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Langley Fork Historic Overlay District
Property Classification Table
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Parcel ID	Description	Classification
0223-01-0040C		Non-Contributing
0223-01-0043	Gunnell's Chapel and Langley Toll House	Historic
0223-01-0045		Non-Contributing
0223-01-0048	Langley Friends Meeting House	Historic
0223-01-0049A	Mackall House	Historic
0223-01-0050	Mackall Hall House and Property	Contributing
0223-01-0051		Non-Contributing
0223-01-0052		Non-Contributing
0223-01-0053		Non-Contributing
0223-01-0054		Non-Contributing
0223-01-0056		Non-Contributing
0223-01-0056B		Non-Contributing
0223-01-0057		Non-Contributing
0223-01-0060B		Non-Contributing
0223-01-0061		Non-Contributing
0223-01-0062		Non-Contributing
0223-01-0063A	Langley Ordinary	Historic
0223-01-0063B		Non-Contributing
0223-01-0064		Non-Contributing
0223-01-0065		Non-Contributing
0223-01-0065A		Non-Contributing
0223-01-0066		Non-Contributing
0223-08-0001	Scoville Property	Contributing
0223-08-0002		Non-Contributing
0223-08-0003A		Non-Contributing
0223-08-0004A		Non-Contributing
0223-08-0005		Non-Contributing
0223-09-A		Non-Contributing
0223-09-B		Non-Contributing
0223-09-C		Non-Contributing
0223-09-0001		Non-Contributing
0223-09-0002		Non-Contributing
0223-09-0003		Non-Contributing
0223-09-0004		Non-Contributing
0223-10-0001		Non-Contributing
0223-10-0002		Non-Contributing
0223-10-0003		Non-Contributing
0223-10-0004		Non-Contributing

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Langley Fork Historic Overlay District
Property Classification Table
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0311-01-0001	Hickory Hill	Historic
0311-01-0011B		Non-Contributing
0311-01-011C		Non-Contributing
0311-02-0036		Non-Contributing

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Mount Air Historic Overlay District
Property Classification Table
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Parcel ID	***Description***	***Classification***
0994-06-A		Non-Contributing
0994-06-B		Non-Contributing
0994-06-C		Non-Contributing
0994-06-D		Non-Contributing
0994-06-E		Non-Contributing
0994-06-F		Non-Contributing
0994-06-G		Non-Contributing
0994-06-H1		Non-Contributing
0994-06-I1		Non-Contributing
0994-06-0001		Non-Contributing
0994-06-0002		Non-Contributing
0994-06-0003		Non-Contributing
0994-06-0004		Non-Contributing
0994-06-0005		Non-Contributing
0994-06-0006		Non-Contributing
0994-06-0007		Non-Contributing
0994-06-0008		Non-Contributing
0994-06-0009		Non-Contributing
0994-06-0010		Non-Contributing
0994-06-0011		Non-Contributing
0994-06-0012		Non-Contributing
0994-06-0013		Non-Contributing
0994-06-0014		Non-Contributing
0994-06-0015		Non-Contributing
0994-06-0016		Non-Contributing
0994-06-0017		Non-Contributing
0994-06-0018		Non-Contributing
0994-06-0019		Non-Contributing
0994-06-0020		Non-Contributing
0994-06-0021		Non-Contributing
0994-06-0022		Non-Contributing
0994-06-0023		Non-Contributing
0994-06-0024		Non-Contributing
0994-06-0025		Non-Contributing
0994-06-0026		Non-Contributing
0994-06-0027		Non-Contributing
0994-06-0028		Non-Contributing
0994-06-0029		Non-Contributing
0994-06-0030		Non-Contributing

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Mount Air Historic Overlay District
Property Classification Table
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0994-06-0031		Non-Contributing
0994-06-0032		Non-Contributing
0994-06-0033		Non-Contributing
0994-06-0034		Non-Contributing
0994-06-0035		Non-Contributing
0994-06-0036		Non-Contributing
0994-06-0037		Non-Contributing
0994-06-0038		Non-Contributing
0994-06-0039		Non-Contributing
0994-06-0040		Non-Contributing
0994-06-0041		Non-Contributing
0994-06-0042		Non-Contributing
0994-06-0043		Non-Contributing
0994-06-0044		Non-Contributing
0994-06-0045		Non-Contributing
0994-06-0046		Non-Contributing
0994-06-0047		Non-Contributing
0994-06-0048		Non-Contributing
0994-06-0049		Non-Contributing
0994-06-0050		Non-Contributing
0994-06-0051		Non-Contributing
0994-06-0052		Non-Contributing
0994-06-0053		Non-Contributing
0994-06-0054		Non-Contributing
0994-06-0055		Non-Contributing
0994-06-0056		Non-Contributing
0994-06-0057		Non-Contributing
0994-06-0058		Non-Contributing
0994-06-0059		Non-Contributing
0994-06-0060		Non-Contributing
0994-06-0061		Non-Contributing
0994-06-0062		Non-Contributing
0994-06-0063		Non-Contributing
0994-06-0064		Non-Contributing
0994-06-0065		Non-Contributing
0994-06-0066		Non-Contributing
0994-06-0067		Non-Contributing
0994-06-0068		Non-Contributing
0994-06-0069		Non-Contributing
0994-06-0070		Non-Contributing

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Mount Air Historic Overlay District
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0994-06-0071		Non-Contributing
0994-06-0072		Non-Contributing
0994-06-0073		Non-Contributing
0994-06-0074		Non-Contributing
0994-06-0075		Non-Contributing
0994-06-0076		Non-Contributing
0994-06-0077		Non-Contributing
0994-06-0078		Non-Contributing
0994-06-0079		Non-Contributing
0994-06-0080		Non-Contributing
0994-06-0081		Non-Contributing
0994-06-0082		Non-Contributing
0994-06-0083		Non-Contributing
0994-06-0084		Non-Contributing
0994-06-0085		Non-Contributing
0994-06-0086		Non-Contributing
0994-06-0087		Non-Contributing
0994-06-0088		Non-Contributing
0994-06-0089		Non-Contributing
0994-06-0090		Non-Contributing
0994-06-0091		Non-Contributing
0994-06-0092		Non-Contributing
0994-06-0093		Non-Contributing
0994-06-0094		Non-Contributing
0994-06-0095		Non-Contributing
0994-06-0096		Non-Contributing
0994-06-0097		Non-Contributing
0994-06-0098		Non-Contributing
0994-06-0099		Non-Contributing
0994-06-0100		Non-Contributing
0994-06-0101		Non-Contributing
0994-06-0102		Non-Contributing
0994-06-0103		Non-Contributing
0994-06-0104		Non-Contributing
0994-06-0105		Non-Contributing
0994-06-0106		Non-Contributing
0994-06-0107		Non-Contributing
0994-06-0108		Non-Contributing
0994-06-0109		Non-Contributing
0994-06-0110		Non-Contributing

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Mount Air Historic Overlay District
Property Classification Table
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0994-06-0111		Non-Contributing
0994-06-0112		Non-Contributing
0994-06-0113		Non-Contributing
0994-06-0114		Non-Contributing
0994-06-0115		Non-Contributing
0994-06-0116		Non-Contributing
0994-06-0117		Non-Contributing
0994-06-0118		Non-Contributing
0994-06-0119		Non-Contributing
0994-06-0120		Non-Contributing
0994-06-0121		Non-Contributing
0994-06-0122		Non-Contributing
0994-06-0123		Non-Contributing
0994-06-0124		Non-Contributing
0994-06-0125		Non-Contributing
0994-06-0126		Non-Contributing
0994-06-0127		Non-Contributing
0994-06-0128		Non-Contributing
0994-06-0129		Non-Contributing
0994-06-0130		Non-Contributing
0994-06-0131		Non-Contributing
0994-06-0132		Non-Contributing
0994-06-0133		Non-Contributing
0994-06-0134		Non-Contributing
0994-06-0135		Non-Contributing
0994-06-0136		Non-Contributing
0994-06-0137		Non-Contributing
0994-06-0138		Non-Contributing
0994-06-0139		Non-Contributing
0994-06-0140		Non-Contributing
0994-06-0141		Non-Contributing
0994-06-0142		Non-Contributing
0994-06-0143		Non-Contributing
0994-06-0144		Non-Contributing
0994-06-0145		Non-Contributing
0994-06-0146		Non-Contributing
0994-06-0147		Non-Contributing
0994-06-0148		Non-Contributing
0994-06-0149		Non-Contributing
0994-06-0150		Non-Contributing

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Mount Air Historic Overlay District
Property Classification Table
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0994-06-0151		Non-Contributing
0994-06-0152		Non-Contributing
0994-06-0153		Non-Contributing
0994-06-0154		Non-Contributing
0994-06-0155		Non-Contributing
0994-06-0156		Non-Contributing
0994-06-0157		Non-Contributing
0994-06-0158		Non-Contributing
0994-06-0159		Non-Contributing
0994-06-0160		Non-Contributing
0994-06-0161		Non-Contributing
0994-06-0162		Non-Contributing
0994-06-0163		Non-Contributing
0994-06-0164		Non-Contributing
0994-06-0165		Non-Contributing
0994-06-0166		Non-Contributing
0994-06-0167		Non-Contributing
0994-06-0168		Non-Contributing
0994-06-0169		Non-Contributing
0994-06-0170		Non-Contributing
0994-06-0171		Non-Contributing
0994-06-0172		Non-Contributing
0994-06-0173		Non-Contributing
0994-06-0174		Non-Contributing
0994-06-0175		Non-Contributing
0994-06-0176		Non-Contributing
0994-06-0177		Non-Contributing
0994-06-0178		Non-Contributing
0994-06-0179		Non-Contributing
0994-06-0180		Non-Contributing
0994-06-0181		Non-Contributing
0994-06-0182		Non-Contributing
0994-09-A	Mount Air House Site and Grounds	Historic
0994-09-B		Non-Contributing
0994-09-C		Non-Contributing
0994-09-D		Non-Contributing
0994-09-E		Non-Contributing
0994-09-F		Non-Contributing
0994-09-0001		Non-Contributing

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Mount Air Historic Overlay District
Property Classification Table
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0994-09-0002		Non-Contributing
0994-09-0003		Non-Contributing
0994-09-0004		Non-Contributing
0994-09-0005		Non-Contributing
0994-09-0006		Non-Contributing
0994-09-0007		Non-Contributing
0994-09-0008		Non-Contributing
0994-09-0009		Non-Contributing
0994-09-0010		Non-Contributing
0994-09-0011		Non-Contributing
0994-09-0012		Non-Contributing
0994-09-0013		Non-Contributing
0994-09-0014		Non-Contributing
0994-09-0015		Non-Contributing
0994-09-0016		Non-Contributing
0994-09-0017		Non-Contributing
0994-09-0018		Non-Contributing
0994-09-0019		Non-Contributing
0994-09-0020		Non-Contributing
0994-09-0021		Non-Contributing
0994-09-0022		Non-Contributing
0994-09-0023		Non-Contributing
0994-09-0024		Non-Contributing
0994-09-0025		Non-Contributing
0994-09-0026		Non-Contributing
0994-09-0027		Non-Contributing
0994-09-0028		Non-Contributing
0994-09-0029		Non-Contributing
0994-09-0030		Non-Contributing
0994-09-0031		Non-Contributing
0994-09-0032		Non-Contributing
0994-09-0033		Non-Contributing
0994-09-0034		Non-Contributing
0994-09-0035		Non-Contributing
0994-09-0036		Non-Contributing
0994-09-0037		Non-Contributing
0994-09-0038		Non-Contributing
0994-09-0039		Non-Contributing
0994-09-0040		Non-Contributing
0994-09-0041		Non-Contributing

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Mount Air Historic Overlay District
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0994-09-0042		Non-Contributing
0994-09-0043		Non-Contributing
0994-09-0044		Non-Contributing
0994-09-0045		Non-Contributing
0994-09-0046		Non-Contributing
0994-09-0047		Non-Contributing
0994-09-0048		Non-Contributing
0994-09-0049		Non-Contributing

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Pohick Church Historic Overlay District
Property Classification Table
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Parcel ID	***Description***	***Classification***
1081 01 0001K		*Non-Contributing*
1081-01-0020		Non-Contributing
1081-01-0022A		Non-Contributing
1081-01-0024		Non-Contributing
1081-01-0025		Non-Contributing
1081-01-0026		Non-Contributing
1081-01-0027	Pohick Church and Cemetery	Historic
1081-01-0028		Non-Contributing
1081-01-0047B		Non-Contributing
1081-01-0050		Non-Contributing
1081-04-A		Non-Contributing
1081-04-B		Non-Contributing
1081-04-C		Non-Contributing
1081-04-D		Non-Contributing
1081-04-0001		Non-Contributing
1081-04-0002		Non-Contributing
1081-04-0003		Non-Contributing
1081-04-0004		Non-Contributing
1081-04-0005		Non-Contributing
1081-04-0006		Non-Contributing
1081-04-0007		Non-Contributing
1081-04-0008		Non-Contributing
1081-04-0009		Non-Contributing
1081-04-0010		Non-Contributing
1081-04-0036		Non-Contributing
1081-04-0037		Non-Contributing
1081-04-0038		Non-Contributing
1081-04-0039		Non-Contributing
1081-04-0040		Non-Contributing
1081-04-0041		Non-Contributing
1081-04-0042		Non-Contributing
1081-04-0043		Non-Contributing
1081-04-0044		Non-Contributing
1081-04-0045		Non-Contributing
1081-04-0046		Non-Contributing
1081-04-0047		Non-Contributing
1081-04-0048		Non-Contributing
1081-04-0049		Non-Contributing
1081-04-0050		Non-Contributing

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Pohick Church Historic Overlay District
Property Classification Table
Page 2

1081-04-0051		Non-Contributing
1081-04-0052		Non-Contributing
1081-04-0053		Non-Contributing
1081-04-0054		Non-Contributing
1081-04-0055		Non-Contributing
1081-04-0056		Non-Contributing
1081-04-0057		Non-Contributing
1081-04-0058		Non-Contributing
1081-04-0059		Non-Contributing
1081-04-0060		Non-Contributing
1081-04-0061		Non-Contributing
1081-04-0062		Non-Contributing
1081-04-0063		Non-Contributing
1081-04-0064		Non-Contributing
1081-04-0065		Non-Contributing
1081-04-0066		Non-Contributing
1081-04-0067		Non-Contributing
1081-04-0068		Non-Contributing
1081-04-0069		Non-Contributing
1081-04-0070		Non-Contributing
1081-04-0071		Non-Contributing
1081-04-0072		Non-Contributing
1081-04-0073		Non-Contributing
1081-04-0074		Non-Contributing
1081-04-0075		Non-Contributing
1081-04-0076		Non-Contributing
1081-04-0077		Non-Contributing
1081-04-0078		Non-Contributing
1081-04-0079		Non-Contributing
1081-04-0080		Non-Contributing
1081-04-0081		Non-Contributing
1081-04-0082		Non-Contributing
1081-04-0083		Non-Contributing
1081-04-0084		Non-Contributing
1081-04-0085		Non-Contributing
1081-04-0086		Non-Contributing
1081-04-0087		Non-Contributing
1081-04-0088		Non-Contributing
1081-04-0089		Non-Contributing
1081-04-0090		Non-Contributing

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Pohick Church Historic Overlay District
Property Classification Table
Page 3

1081-04-0091		Non-Contributing
1081-04-0092		Non-Contributing
1081-04-0093		Non-Contributing
1081-04-0094		Non-Contributing
1081-04-0095		Non-Contributing
1081-04-0096		Non-Contributing
1081-04-0097		Non-Contributing
1081-04-0098		Non-Contributing
1081-04-0099		Non-Contributing
1081-04-0100		Non-Contributing
1081-04-0101		Non-Contributing
1081-04-0102		Non-Contributing
1081-04-0103		Non-Contributing
1081-04-0104		Non-Contributing
1081-04-0105		Non-Contributing
1081-04-0106		Non-Contributing
1081-04-0107		Non-Contributing
1081-04-0108		Non-Contributing
1081-04-0109		Non-Contributing
1081-04-0110		Non-Contributing
1081-04-0111		Non-Contributing
1081-04-0112		Non-Contributing
1081-04-0113		Non-Contributing
1081-04-0114		Non-Contributing
1081-04-0115		Non-Contributing
1081-04-0116		Non-Contributing
1081-04-0117		Non-Contributing
1081-04-0118		Non-Contributing
1081-04-0119		Non-Contributing
1081-04-0120		Non-Contributing
1081-04-0121		Non-Contributing
1081-04-0122		Non-Contributing
1081-04-0123		Non-Contributing
1081-04-0124		Non-Contributing
1081-04-0125		Non-Contributing
1081-04-0126		Non-Contributing
1081-04-0127		Non-Contributing
1081-04-0128		Non-Contributing
1081-04-0129		Non-Contributing
1081-04-0130		Non-Contributing

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Pohick Church Historic Overlay District
Property Classification Table
Page 4

1081-04-0131		Non-Contributing
1081-04-0132		Non-Contributing
1081-04-0133		Non-Contributing
1081-04-0134		Non-Contributing
1081-04-0135		Non-Contributing
1081-04-0136		Non-Contributing
1081-07-A		Non-Contributing
1081-07-B		Non-Contributing
1081-07-C		Non-Contributing
1081-07-D		Non-Contributing
1081-07-E		Non-Contributing
1081-07-F		Non-Contributing
1081-07-G		Non-Contributing
1081-07-0001		Non-Contributing
1081-07-0002		Non-Contributing
1081-07-0003		Non-Contributing
1081-07-0004		Non-Contributing
1081-07-0005		Non-Contributing
1081-07-0006		Non-Contributing
1081-07-0007		Non-Contributing
1081-07-0008		Non-Contributing
1081-07-0009		Non-Contributing
1081-07-0010		Non-Contributing
1081-07-0011		Non-Contributing
1081-07-0012		Non-Contributing
1081-07-0013		Non-Contributing
1081-07-0014		Non-Contributing
1081-07-0015		Non-Contributing
1081-07-0016		Non-Contributing
1081-07-0017		Non-Contributing
1081-07-0018		Non-Contributing
1081-07-0019		Non-Contributing
1081-07-0020		Non-Contributing
1081-07-0021		Non-Contributing
1081-07-0022		Non-Contributing
1081-07-0023		Non-Contributing
1081-07-0024		Non-Contributing
1081-07-0025		Non-Contributing
1081-07-0026		Non-Contributing
1081-07-0027		Non-Contributing

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Pohick Church Historic Overlay District
Property Classification Table
Page 5

1081-07-0028		Non-Contributing
1081-07-0029		Non-Contributing
1081-07-0030		Non-Contributing
1081-07-0031		Non-Contributing
1081-07-0032		Non-Contributing
1081-07-0033		Non-Contributing
1081-07-0034		Non-Contributing
1081-07-0035		Non-Contributing
1081-07-0036		Non-Contributing
1081-07-0037		Non-Contributing
1081-07-0038		Non-Contributing
1081-07-0039		Non-Contributing
1081-07-0040		Non-Contributing
1081-07-0041		Non-Contributing
1081-07-0042		Non-Contributing
1081-07-0043		Non-Contributing
1081-07-0044		Non-Contributing
1081-07-0045		Non-Contributing
1081-07-0046		Non-Contributing
1081-07-0047		Non-Contributing
1081-07-0048		Non-Contributing
1081-07-0049		Non-Contributing
1081-07-0050		Non-Contributing
1081-07-0051		Non-Contributing
1081-07-0052		Non-Contributing
1081-07-0053		Non-Contributing
1081-07-0054		Non-Contributing
1081-07-0055		Non-Contributing
1081-07-0056		Non-Contributing
1081-07-0057		Non-Contributing
1081-07-0058		Non-Contributing
1081-07-0059		Non-Contributing
1081-07-0060		Non-Contributing
1081-07-0061		Non-Contributing
1081-07-0062		Non-Contributing
1081-07-0063		Non-Contributing
1081-07-0064		Non-Contributing
1081-07-0065		Non-Contributing
1081-07-0066		Non-Contributing
1081-07-0067		Non-Contributing

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Pohick Church Historic Overlay District
Property Classification Table
Page 6

1081-07-0068		Non-Contributing
1081-07-0069		Non-Contributing
1081-07-0070		Non-Contributing
1081-07-0071		Non-Contributing
1081-07-0072		Non-Contributing
1081-07-0073		Non-Contributing
1081-07-0074		Non-Contributing
1081-07-0075		Non-Contributing
1081-07-0076		Non-Contributing
1081-07-0077		Non-Contributing
1081-07-0078		Non-Contributing
1081-07-0079		Non-Contributing
1081-07-0080		Non-Contributing
1081-07-0081		Non-Contributing
1081-07-0082		Non-Contributing
1081-07-0083		Non-Contributing
1081-07-0084		Non-Contributing
1081-07-0085		Non-Contributing
1081-07-0086		Non-Contributing
1081-07-0087		Non-Contributing
1081-07-0088		Non-Contributing
1081-07-0089		Non-Contributing
1081-07-0090		Non-Contributing
1081-07-0091		Non-Contributing
1081-07-0092		Non-Contributing
1081-07-0093		Non-Contributing
1081-07-0094		Non-Contributing
1081-07-0095		Non-Contributing
1081-07-0096		Non-Contributing
1081-07-0097		Non-Contributing
1081-07-0098		Non-Contributing
1081-07-0099		Non-Contributing
1081-07-0100		Non-Contributing
1081-07-0101		Non-Contributing
1081-07-0102		Non-Contributing
1081-07-0103		Non-Contributing
1081-07-0104		Non-Contributing
1081-07-0105		Non-Contributing
1081-07-0106		Non-Contributing
1081-07-0107		Non-Contributing

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Pohick Church Historic Overlay District
Property Classification Table
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1081-07-0108		Non-Contributing
1081-07-0109		Non-Contributing
1081-07-0110		Non-Contributing
1081-07-0111A		Non-Contributing
1081-07-0112A		Non-Contributing
1081-07-0113A		Non-Contributing
1081-07-0114A		Non-Contributing
1081-07-0115A		Non-Contributing
1081-07-0116A		Non-Contributing
1081-07-0117A		Non-Contributing
1081-07-0118A		Non-Contributing
1081-07-0119		Non-Contributing
1081-07-0120		Non-Contributing
1081-07-0121		Non-Contributing
1081-07-0122		Non-Contributing
1081-07-0123		Non-Contributing
1081-07-0124		Non-Contributing
1081-07-0125		Non-Contributing
1081-07-0126		Non-Contributing
1081-07-0127		Non-Contributing
1081-07-0128		Non-Contributing
1081-07-0129		Non-Contributing
1081-07-0130		Non-Contributing
1081-07-0131		Non-Contributing
1081-07-0132		Non-Contributing
1081-07-0133		Non-Contributing
1081-07-0134		Non-Contributing
1081-07-0135		Non-Contributing
1081-07-0136		Non-Contributing
1081-07-0137		Non-Contributing
1081-07-0138		Non-Contributing
1081-07-0139		Non-Contributing
1081-07-0140		Non-Contributing
1081-07-0141		Non-Contributing
1081-07-0142		Non-Contributing
1081-07-0143		Non-Contributing
1081-07-0144		Non-Contributing
1081-07-0145		Non-Contributing
1081-07-0146		Non-Contributing
1081-07-0147		Non-Contributing

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Pohick Church Historic Overlay District
Property Classification Table
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1081-07-0148		Non-Contributing
1081-07-0149		Non-Contributing
1081-07-0150		Non-Contributing
1081-07-0151		Non-Contributing
1081-07-0152		Non-Contributing
1081-07-0153		Non-Contributing
1081-07-0154		Non-Contributing
1081-07-0155		Non-Contributing
1081-07-0156		Non-Contributing
1081-07-0157		Non-Contributing
1081-07-0158		Non-Contributing
1081-07-0159		Non-Contributing
1081-07-0160		Non-Contributing
1081-07-0161		Non-Contributing
1081-07-0162		Non-Contributing
1081-07-0163		Non-Contributing
1081-07-0164		Non-Contributing
1081-07-0165		Non-Contributing
1081-07-0166		Non-Contributing
1081-07-0167		Non-Contributing
1081-07-0168		Non-Contributing
1081-07-0169		Non-Contributing
1081-07-0170		Non-Contributing
1081-07-0171		Non-Contributing
1081-07-0172		Non-Contributing
1081-07-0173		Non-Contributing
1081-07-0174		Non-Contributing
1081-07-0175		Non-Contributing
1081-07-0176		Non-Contributing
1081-07-0177		Non-Contributing
1081-07-0178		Non-Contributing
1081-07-0179		Non-Contributing
1081-07-0180		Non-Contributing
1081-07-0181		Non-Contributing
1081-07-0182		Non-Contributing
1081-07-0183		Non-Contributing
1081-07-0184		Non-Contributing
1081-07-0185		Non-Contributing
1081-07-0186		Non-Contributing
1081-07-0187		Non-Contributing

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Pohick Church Historic Overlay District
Property Classification Table
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1081-07-0194		Non-Contributing
1081-07-0195		Non-Contributing
1081-07-0196		Non-Contributing
1081-07-0197		Non-Contributing
1081-07-0198		Non-Contributing
1081-07-0199		Non-Contributing
1081-07-0200		Non-Contributing
1081-07-0201		Non-Contributing
1081-07-0202		Non-Contributing
1081-07-0203		Non-Contributing
1081-07-0204		Non-Contributing
1081-07-0205		Non-Contributing
1081-07-0206		Non-Contributing
1081-07-0207		Non-Contributing
1081-07-0208		Non-Contributing
1081-07-0209		Non-Contributing
1081-07-0210		Non-Contributing
1081-07-0211		Non-Contributing
1081-07-0212		Non-Contributing
1081-07-0213		Non-Contributing
1081-07-0214		Non-Contributing
1081-07-0215		Non-Contributing
1081-07-0216		Non-Contributing
1081-07-0217		Non-Contributing
1081-07-0218		Non-Contributing
1081-07-0219		Non-Contributing
1081-07-0220		Non-Contributing
1081-07-0221		Non-Contributing
1081-07-0222		Non-Contributing
1081-07-0223		Non-Contributing
1081-07-0224		Non-Contributing
1081-07-0225		Non-Contributing
1081-07-0226		Non-Contributing
1081-07-0227		Non-Contributing
1081-07-0228		Non-Contributing
1081-07-0229		Non-Contributing
1081-07-0230		Non-Contributing
1081-07-0231		Non-Contributing
1081-07-0232		Non-Contributing
1081-07-0233		Non-Contributing

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Pohick Church Historic Overlay District
Property Classification Table
Page 10

1081-07-0234		Non-Contributing
1081-07-0235		Non-Contributing
1081-07-0236		Non-Contributing
1081-07-0237		Non-Contributing
1081-07-0238		Non-Contributing
1081-07-0239		Non-Contributing
1081-07-0240		Non-Contributing
1081-07-0241		Non-Contributing
1081-07-0242		Non-Contributing
1081-07-0243		Non-Contributing
1081-07-0244		Non-Contributing
1081-07-0245		Non-Contributing
1081-07-0246		Non-Contributing
1081-07-0247		Non-Contributing
1081-07-0248		Non-Contributing
1081-07-0249		Non-Contributing
1081-07-0250		Non-Contributing
1081-07-0251		Non-Contributing
1081-07-0252		Non-Contributing
1081-07-0253		Non-Contributing
1081-07-0254		Non-Contributing
1081-07-0255		Non-Contributing
1081-07-0256		Non-Contributing
1081-07-0257		Non-Contributing
1081-07-0258		Non-Contributing
1081-07-0259		Non-Contributing
1081-07-0260		Non-Contributing
1081-07-0261		Non-Contributing
1081-07-0262		Non-Contributing
1081-07-0263		Non-Contributing
1081-07-0264		Non-Contributing
1081-07-0265		Non-Contributing
1081-07-0266		Non-Contributing
1081-07-0267		Non-Contributing
1081-07-0268		Non-Contributing
1081-07-0269		Non-Contributing
1081-07-0270		Non-Contributing
1081-07-0271		Non-Contributing
1081-07-0272		Non-Contributing
1081-07-0273		Non-Contributing

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Pohick Church Historic Overlay District
Property Classification Table
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1081-07-0274		Non-Contributing
1081-07-0275		Non-Contributing
1081-09-A		Non-Contributing
1081-09-A1		Non-Contributing
1081-09-B		Non-Contributing
1081-09-B1		Non-Contributing
1081-09-B2		Non-Contributing
1081-09-D2		Non-Contributing
1081-09-0001		Non-Contributing
1081-09-0002		Non-Contributing
1081-09-0003		Non-Contributing
1081-09-0004		Non-Contributing
1081-09-0005		Non-Contributing
1081-09-0006		Non-Contributing
1081-09-0007		Non-Contributing
1081-09-0008		Non-Contributing
1081-09-0009		Non-Contributing
1081-09-0010		Non-Contributing
1081-09-0011		Non-Contributing
1081-09-0012		Non-Contributing
1081-09-0013		Non-Contributing
1081-09-0014		Non-Contributing
1081-09-0015		Non-Contributing
1081-09-0016		Non-Contributing
1081-09-0017		Non-Contributing
1081-09-0018		Non-Contributing
1081-09-0019		Non-Contributing
1081-09-0020		Non-Contributing
1081-09-0021		Non-Contributing
1081-09-0022		Non-Contributing
1081-09-0023		Non-Contributing
1081-09-0024		Non-Contributing
1081-09-0025		Non-Contributing
1081-09-0026		Non-Contributing
1081-09-0027		Non-Contributing
1081-09-0028		Non-Contributing
1081-09-0029		Non-Contributing
1081-09-0030		Non-Contributing
1081-09-0031		Non-Contributing
1081-09-0032		Non-Contributing

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Property Classification Table
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1081-09-0033		Non-Contributing
1081-09-0034		Non-Contributing
1081-09-0035		Non-Contributing
1081-09-0036		Non-Contributing
1081-09-0037		Non-Contributing
1081-09-0038		Non-Contributing
1081-09-0039		Non-Contributing
1081-09-0040		Non-Contributing
1081-09-0041		Non-Contributing
1081-09-0042		Non-Contributing
1081-09-0043		Non-Contributing
1081-09-0044		Non-Contributing
1081-09-0045		Non-Contributing
1081-09-0046		Non-Contributing
1081-09-0047		Non-Contributing
1081-09-0048		Non-Contributing
1081-09-0049		Non-Contributing
1081-09-0050		Non-Contributing
1081-09-0051		Non-Contributing
1081-09-0052		Non-Contributing
1081-09-0053		Non-Contributing
1081-09-0054		Non-Contributing
1081-09-0055		Non-Contributing
1081-09-0056		Non-Contributing
1081-09-0057		Non-Contributing
1081-09-0058		Non-Contributing
1081-09-0059		Non-Contributing
1081-09-0060		Non-Contributing
1081-09-0061		Non-Contributing
1081-09-0062		Non-Contributing
1081-09-0063		Non-Contributing
1081-09-0064		Non-Contributing
1081-09-0065		Non-Contributing
1081-09-0066		Non-Contributing
1081-09-0067		Non-Contributing
1081-09-0068		Non-Contributing
1081-09-0069		Non-Contributing
1081-09-0070		Non-Contributing
1081-09-0071		Non-Contributing
1081-09-0072		Non-Contributing

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1081-09-0073		Non-Contributing
1081-09-0074		Non-Contributing
1081-09-0075		Non-Contributing
1081-09-0076		Non-Contributing
1081-09-0077		Non-Contributing
1081-09-0078		Non-Contributing
1081-09-0079		Non-Contributing
1081-09-0080		Non-Contributing
1081-09-0081		Non-Contributing
1081-09-0082		Non-Contributing
1081-09-0083		Non-Contributing
1081-09-0084		Non-Contributing
1081-09-0085		Non-Contributing
1081-09-0086		Non-Contributing
1081-09-0087		Non-Contributing
1081-09-0088		Non-Contributing
1081-09-0089		Non-Contributing
1081-09-0090		Non-Contributing
1081-09-0091		Non-Contributing
1081-09-0092		Non-Contributing
1081-09-0093		Non-Contributing
1081-09-0094		Non-Contributing
1081-09-0095		Non-Contributing
1081-09-0096		Non-Contributing
1081-09-0097		Non-Contributing
1081-09-0098		Non-Contributing
1081-09-0099		Non-Contributing
1081-09-0100		Non-Contributing
1081-09-0101		Non-Contributing
1081-09-0102		Non-Contributing
1081-09-0103		Non-Contributing
1081-09-0104		Non-Contributing
1081-09-0105		Non-Contributing
1081-09-0106		Non-Contributing
1081-09-0107		Non-Contributing
1081-09-0108		Non-Contributing
1081-09-0109		Non-Contributing
1081-09-0110		Non-Contributing
1081-09-0111		Non-Contributing
1081-09-0112		Non-Contributing

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1081-09-0113A		Non-Contributing
1081-09-0114A		Non-Contributing
1081-09-0115A		Non-Contributing
1081-09-0116A		Non-Contributing
1081-09-0117A		Non-Contributing
1081-09-0118A		Non-Contributing
1081-09-0119A		Non-Contributing
1081-09-0120		Non-Contributing
1081-09-0121		Non-Contributing
1081-09-0122		Non-Contributing
1081-09-0123		Non-Contributing
1081-09-0124A		Non-Contributing
1081-09-0125A		Non-Contributing
1081-09-0126A		Non-Contributing
1081-09-0127A		Non-Contributing
1081-09-0128A		Non-Contributing
1081-09-0129A		Non-Contributing
1081-09-0130A		Non-Contributing
1081-09-0131A		Non-Contributing
1081-09-0132A		Non-Contributing
1081-09-0133A		Non-Contributing
1081-09-0134A		Non-Contributing
1081-09-0135A		Non-Contributing
1081-09-0136A		Non-Contributing
1081-09-0137A		Non-Contributing
1081-09-0138A		Non-Contributing
1081-09-0139A		Non-Contributing
1081-09-0140A		Non-Contributing
1081-09-0141A		Non-Contributing
1081-09-0142A		Non-Contributing
1081-09-0143A		Non-Contributing
1081-09-0144A		Non-Contributing
1081-09-0145A		Non-Contributing
1081-09-0146A		Non-Contributing
1081-09-0147		Non-Contributing
1081-09-0148		Non-Contributing
1081-09-0149		Non-Contributing
1081-09-0150A		Non-Contributing
1081-09-0151A		Non-Contributing
1081-09-0152A		Non-Contributing

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1081-09-0153A		Non-Contributing
1081-09-0154A		Non-Contributing
1081-09-0155A		Non-Contributing
1081-09-0156A		Non-Contributing
1081-09-0157A		Non-Contributing
1081-09-0158A		Non-Contributing
1081-09-0159A		Non-Contributing
1081-09-0160A		Non-Contributing
1081-09-0161A		Non-Contributing
1081-09-0162A		Non-Contributing
1081-09-0163A		Non-Contributing
1081-09-0164A		Non-Contributing
1081-09-0165A		Non-Contributing
1081-09-0166		Non-Contributing
1081-09-0167		Non-Contributing
1081-09-0168		Non-Contributing
1081-09-0169		Non-Contributing
1081-09-0170		Non-Contributing
1081-09-0171		Non-Contributing
1081-09-0172		Non-Contributing
1081-09-0173A		Non-Contributing
1081-09-0174A		Non-Contributing
1081-09-0175A		Non-Contributing
1081-09-0176A		Non-Contributing
1081-09-0177A		Non-Contributing
1081-09-0178A		Non-Contributing
1081-09-0179A		Non-Contributing
1081-09-0180A		Non-Contributing
1081-09-0181A		Non-Contributing
1081-09-0182A		Non-Contributing
1081-09-0183A		Non-Contributing
1081-09-0184A		Non-Contributing
1081-09-0185A		Non-Contributing
1081-09-0186A		Non-Contributing
1081-09-0187A		Non-Contributing
1081-09-0188A		Non-Contributing
1081-09-0189A		Non-Contributing
1081-09-0190		Non-Contributing
1081-09-0191		Non-Contributing
1081-13-A		Non-Contributing

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1081-13-B		Non-Contributing
1081-13-0001		Non-Contributing
1081-13-0002		Non-Contributing
1081-13-0003		Non-Contributing
1081-13-0004		Non-Contributing
1081-13-0005		Non-Contributing
1081-13-0006		Non-Contributing
1081-13-0007		Non-Contributing
1081-13-0008		Non-Contributing
1081-13-0009		Non-Contributing
1081-13-0010		Non-Contributing
1081-13-0011		Non-Contributing
1081-13-0012		Non-Contributing
1081-13-0013		Non-Contributing
1081-13-0014		Non-Contributing
1081-13-0015		Non-Contributing
1081-13-0016		Non-Contributing
1081-13-0017		Non-Contributing
1081-13-0018		Non-Contributing
1081-13-0019		Non-Contributing
1081-13-0020		Non-Contributing
1081-13-0021		Non-Contributing
1081-13-0022		Non-Contributing
1081-13-0023		Non-Contributing
1081-13-0024		Non-Contributing
1081-13-0025		Non-Contributing
1081-13-0026		Non-Contributing
1081-13-0027		Non-Contributing
1081-13-0028		Non-Contributing
1081-13-0029		Non-Contributing
1081-13-0030		Non-Contributing
1081-13-0031		Non-Contributing
1081-13-0032		Non-Contributing
1081-13-0033		Non-Contributing
1081-13-0034		Non-Contributing
1081-13-0035		Non-Contributing
1081-13-0036		Non-Contributing
1081-13-0037		Non-Contributing
1081-13-0038		Non-Contributing
1081-13-0039		Non-Contributing

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1081-13-0040		Non-Contributing
1081-13-0041		Non-Contributing
1081-13-0042		Non-Contributing
1081-13-0043		Non-Contributing
1081-13-0044		Non-Contributing
1081-13-0045		Non-Contributing
1081-17-A1		Non-Contributing
1081-17-B		Non-Contributing
1081-17-C1		Non-Contributing
1081-17-F		Non-Contributing
1081-17-G		Non-Contributing
1081-17-0001		Non-Contributing
1081-17-0002		Non-Contributing
1081-17-0003		Non-Contributing
1081-17-0004		Non-Contributing
1081-17-0005		Non-Contributing
1081-17-0006		Non-Contributing
1081-17-0007		Non-Contributing
1081-17-0008		Non-Contributing
1081-17-0009		Non-Contributing
1081-17-0010		Non-Contributing
1081-17-0011		Non-Contributing
1081-17-0012		Non-Contributing
1081-17-0013		Non-Contributing
1081-17-0014		Non-Contributing
1081-17-0015		Non-Contributing
1081-17-0016A		Non-Contributing
1081-17-0017A		Non-Contributing
1081-17-0018A		Non-Contributing
1081-17-0019		Non-Contributing
1081-17-0020		Non-Contributing
1081-17-0021		Non-Contributing
1081-17-0022		Non-Contributing
1081-17-0023		Non-Contributing
1081-17-0024		Non-Contributing
1081-17-0025		Non-Contributing
1081-17-0026A		Non-Contributing
1081-17-0027		Non-Contributing
1081-17-0028A		Non-Contributing
1081-1702--B		Non-Contributing

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1081-1702-E		Non-Contributing
1081-1702--F		Non-Contributing
1081-1702--K		Non-Contributing
1081-17020001		Non-Contributing
1081 17020024		Non-Contributing
1081-18- A		Non-Contributing
1081-18-0001		Non-Contributing
1081-18-0002		Non-Contributing
1081-18-0003		Non-Contributing
1081-18-0004		Non-Contributing
1081-18-0005		Non-Contributing
1081-18-0006		Non-Contributing
1081-18-0007		Non-Contributing
1081-18-0008		Non-Contributing
1081-19-C		Non-Contributing
1081-19-0008		Non-Contributing
1081-19-0009		Non-Contributing
1081-19-0010		Non-Contributing
1083-01-0017		Non-Contributing
1083-01-0023		Non-Contributing
1083-03-A		Non-Contributing
1083-03-B		Non-Contributing
1083-03-0001		Non-Contributing
1083-03-0002		Non-Contributing
1083-03-0003		Non-Contributing
1083-03-0004		Non-Contributing
1083-03-0005		Non-Contributing
1083-03-0006		Non-Contributing
1083-03-0007		Non-Contributing
1083-03-0011		Non-Contributing
1083-03-0012		Non-Contributing
1083-03-0013		Non-Contributing
1083-03-0014		Non-Contributing
1083-03-0015		Non-Contributing
1083-03-0016		Non-Contributing
1083-03-0017		Non-Contributing
1083-03-0018		Non-Contributing
1083-03-0019		Non-Contributing
1083-03-0020		Non-Contributing
1083-03-0021		Non-Contributing

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1083-03-0022		Non-Contributing
1083-03-0023		Non-Contributing
1083-03-0024		Non-Contributing
1083-03-0025		Non-Contributing
1083-03-0026		Non-Contributing
1083-03-0027		Non-Contributing
1083-03-0028		Non-Contributing
1083-03-0029		Non-Contributing
1083-03-0030		Non-Contributing
1083-03-0031		Non-Contributing
1083-03-0032		Non-Contributing
1083-03-0033		Non-Contributing
1083-03-0034		Non-Contributing
1083-03-0035		Non-Contributing
1083-03-0036		Non-Contributing
1083-03-0037		Non-Contributing
1083-0301-A		Non-Contributing
1083-03010001		Non-Contributing
1083-03010002		Non-Contributing
1083-03010003		Non-Contributing
1083-03010004		Non-Contributing
1083-03010005		Non-Contributing
1083-03010006		Non-Contributing
1083-03010007		Non-Contributing
1083-03010008		Non-Contributing
1083-03010009		Non-Contributing
1083-03010010		Non-Contributing
1083-03010011		Non-Contributing
1083-03010012		Non-Contributing
1083-03010013		Non-Contributing
1083-03010014		Non-Contributing
1083-03010015		Non-Contributing
1083-03010016		Non-Contributing
1083-03010017		Non-Contributing
1083-03010018		Non-Contributing
1083-03010019		Non-Contributing
1083-03010020		Non-Contributing
1083-03010021		Non-Contributing
1083-03010022		Non-Contributing
1083-03010023		Non-Contributing

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1083-03010024		Non-Contributing
1083-03010025		Non-Contributing
1083-03010026		Non-Contributing
1083-03010027		Non-Contributing
1083-03010028		Non-Contributing
1083-03010029		Non-Contributing
1083-03010030		Non-Contributing
1152-01-0001	Fort Belvoir	Non-Contributing

Attachment 11
Robey's Mill Historic Overlay District
Property Classification Table
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Parcel ID	***Description***	***Classification***
0673-01-0010A		Non-Contributing
0673-01-0010B	Robey's Mill Property (Mill, Miller's House, Smokehouse, Springhouse, Servant's Quarters, Tenant House)	Historic
0673-01-0028		Non-Contributing
0673-01-0029		Non-Contributing
0673-01-0030		Non-Contributing
0673-01-0031		Non-Contributing
0673-01-0032		Non-Contributing
0673-01-0042		Non-Contributing
0673-02-0001A		Non-Contributing
0673 13 0001		Non-Contributing
0673-13-0003A		Non-Contributing
0673-13-0004A		Non-Contributing
0673-13-0012A		Non-Contributing
0673-13-0012B		Non-Contributing
0673-13-0013A		Non-Contributing
0673-13-0014		Non-Contributing
0673-17-0002A		Non-Contributing
0673-17-0003		Non-Contributing
0673-18-0001		Non-Contributing
0673-18-0002		Non-Contributing
0673-18-0003		Non-Contributing
0673-18-0004		Non-Contributing

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Saint Mary's Church Historic Overlay District
Property Classification Table
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Parcel ID	***Description/Location***	***Classification***
0771 01 0014	11105 Fairfax Station Rd	Contributing
0771 01 0015	11107 Fairfax Station Rd	Contributing
0771 01 0016	5706 Vogue Rd	Non-Contributing
0771 01 0017	11111 Fairfax Station Rd	Contributing
0771 01 0027	11101 Fairfax Station Rd	Contributing
0771 01 0028	St. Mary's Church And Cemetery - 5606 Vogue Rd	Historic
0771 01 0029	St. Mary's Church And Cemetery - 5612 Ox Rd	Historic
0771 01 0030	5607 Vogue Rd	Contributing
0771 01 0031	5701 Vogue Rd	Contributing
0771 01 0032A	5703 Vogue Rd	Contributing
0771 01 0032B	5622k Ox Rd	Non-Contributing
0771 01 0035	5607 Ox Rd	Non-Contributing
0771 01 0057	5640 Ox Rd	Non-Contributing
0771 01 0059	Rail ROW	Non-Contributing
0771 01 0060	Rail ROW	Non-Contributing
0771 12 A	Rail ROW	Non-Contributing
0771 12 0001	10966 Adare Dr	Non-Contributing
0771 12 0002	10964 Adare Dr	Non-Contributing
0771 12 0003	10962 Adare Dr	Non-Contributing
0771 12 0004	10960 Adare Dr	Non-Contributing
0771 12 0005	10958 Adare Dr	Non-Contributing
0771 12 0006	10956 Adare Dr	Non-Contributing
0771 12 0007	10954 Adare Dr	Non-Contributing
0771 12 0008	10952 Adare Dr	Non-Contributing
0771 12 0009	10583 John Ayres Dr	Non-Contributing
0771 12 0010A	10585 John Ayres Dr	Non-Contributing
0771 12 0011A	5504 Tramore Ct	Non-Contributing
0771 12 0012A	5502 Tramore Ct	Non-Contributing
0771 12 0013A	5500 Tramore Ct	Non-Contributing
0771 12 0014A	5501 Tramore Ct	Non-Contributing

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Saint Mary's Church Historic Overlay District
Property Classification Table
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0771 12 0015A	5503 Tramore Ct	Non-Contributing
0771 12 0016	5505 Tramore Ct	Non-Contributing
0771 12 0017		Non-Contributing
0771 12 0025		Non-Contributing
0771 12 0026	10592 John Ayres Dr	Non-Contributing
0771 12 0027	10590 John Ayres Dr	Non-Contributing
0771 12 0028	10588 John Ayres Dr	Non-Contributing
0771 12 0029	10586 John Ayres Dr	Non-Contributing
0771 12 0030		Non-Contributing
0771 12 0031A	10947 Adare Dr	Non-Contributing
0771 12 0032A	10949 Adare Dr	Non-Contributing
0771 12 0033A	10951 Adare Dr	Non-Contributing
0771 12 0034A	10955 Adare Dr	Non-Contributing
0771 12 0035A	10957 Adare Dr	Non-Contributing
0771 12 0036A	10961 Adare Dr	Non-Contributing
0771 12 0037A	10965 Adare Dr	Non-Contributing
0771 12 0138	10944 Adare Dr	Non-Contributing
0771 12 0139	10942 Adare Dr	Non-Contributing
0771 12 0140	10920 Fox Sparrow Ct	Non-Contributing
0771 12 0141	10930 Adare Dr	Non-Contributing
0771 12 0142	10928 Adare Dr	Non-Contributing
0771 12 0143	10926 Adare Dr	Non-Contributing
0771 12 0144	10924 Adare Dr	Non-Contributing
0771 12 0145	10922 Adare Dr	Non-Contributing
0771 12 0146A	10920 Adare Dr	Non-Contributing
0771 12 0150	10919 Adare Dr	Non-Contributing
0771 12 0151A	10921 Adare Dr	Non-Contributing
0771 12 0152A	10923 Adare Dr	Non-Contributing
0771 12 0153A	10925 Adare Dr	Non-Contributing

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Saint Mary's Church Historic Overlay District
Property Classification Table
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0771 12 0154A	10927 Adare Dr	Non-Contributing
0771 12 0155A	10929 Adare Dr	Non-Contributing
0771 12 0156	10931 Adare Dr	Non-Contributing
0771 12 0157A	10933 Adare Dr	Non-Contributing
0771 12 0158A	10935 Adare Dr	Non-Contributing
0771 12 0159A	10937 Adare Dr	Non-Contributing
0771 12 0160	5601 Wood Thrush Ct	Non-Contributing
0771 12 0161	5603 Wood Thrush Ct	Non-Contributing
0771 12 0162	5605 Wood Thrush Ct	Non-Contributing
0771 12 0163	5607 Wood Thrush Ct	Non-Contributing
0771 12 0164	5609 Wood Thrush Ct	Non-Contributing
0771 12 0165	5611 Wood Thrush Ct	Non-Contributing
0771 12 0166	5612 Wood Thrush Ct	Non-Contributing
0771 12 0167	5610 Wood Thrush Ct	Non-Contributing
0771 12 0168	5608 Wood Thrush Ct	Non-Contributing
0771 12 0169	5606 Wood Thrush Ct	Non-Contributing
0771 12 0170	5604 Wood Thrush Ct	Non-Contributing
0771 12 0171	5602 Wood Thrush Ct	Non-Contributing
0771 12 0172	5600 Wood Thrush Ct	Non-Contributing
0771 12 0243	10918 Fox Sparrow Ct	Non-Contributing
0771 12 0244	5604 Surfbird Ct	Non-Contributing
0771 12 0245	5602 Surfbird Ct	Non-Contributing
0771 12 0246	5600 Surfbird Ct	Non-Contributing
0771 12 0247	5601 Surfbird Ct	Non-Contributing
0771 12 0248	5603 Surfbird Ct	Non-Contributing
0771 12 0249	5605 Surfbird Ct	Non-Contributing
0771 12 0250	10916 Fox Sparrow Ct	Non-Contributing
0771 12 0251		
0771 12 0265A	10913 Fox Sparrow Ct	Non-Contributing
0771 12 0266A	10915 Fox Sparrow Ct	Non-Contributing
0771 12 0267A	10917 Fox Sparrow Ct	Non-Contributing
0771 12 0268	10919 Fox Sparrow Ct	Non-Contributing

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0771 16 A		Non-Contributing
0771 16 B		Non-Contributing
0771 16 C		Non-Contributing
0771 16 D		Non-Contributing
0771 16 E		Non-Contributing
0771 16 F		Non-Contributing
0771 16 G		Non-Contributing
0771 16 H		Non-Contributing
0771 16 I		Non-Contributing
0771 16 J		Non-Contributing
0771 16 K		Non-Contributing
0771 16 L		Non-Contributing
0771 16 M	5631m Burke Centre Pkwy	Non-Contributing
0771 16 N		Non-Contributing
0771 21 A	Burke Centre	Non-Contributing
0771 21 D1	5665 Burke Centre Pkwy	Non-Contributing

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Parcel ID	***Description***	***Classification***
0243 01 0001	14360 Flight Line Rd, Dulles Airport And Udvar Hazy Center	Non-contributing
0342 01 0001C	3460 Historic Sully Way, Primrose School	Non-contributing
0342 01 0001D	3456 Historic Sully Way, Care Now Urgent Care	Non-contributing
0342 01 0001E	3454 Historic Sully Way, Chick-Fil-A	Non-contributing
0342 01 0002C2	3453 Historic Sully Way	Non-contributing
0342 01 0002E2	Turley Hall* Inventory Site	Non-contributing
0342 01 0002E3	Turley Hall* Inventory Site	Non-contributing
0342 01 0010B	3460 Centreville Rd, St. Veronica's Catholic Church	Non-contributing
0342 01 0012	Vacant Land; Park Authority Fairfax County	Non-contributing
0342 01 0012A		Non-contributing
0342 01 0013	3650 Historic Sully Way, Sully Historic Site; Park Authority Fairfax County	Historic
0342 01 0014	3642 Historic Sully Way, Sully Historic Site; Manassas Gap Railroad Loudoun Branch	Non-contributing
0342 01 0016A	Vacant Land; Ferguson Enterprises, Of Virginia Inc	Non-contributing
0342 01 0017D	Deerwood; Ferguson Enterprises Inc,	Non-contributing
0342 01 0017E	13890 Lowe St, Ferguson Distribution/Warehouse	Non-contributing
0342 01 0023C	3484 Centreville Rd, Extra Space Storage	Non-contributing
0342 01 0023D	Vacant Land; National Association Of, Schools Of Music	Non-contributing
0342 01 0029	3300 Lees Corner Rd, Franklin Middle School	Non-contributing
0342 01 0030	3680 Centerview Dr, Coleman Building	Non-contributing
0342 01 0032	Detention Pond; Dulles Business Park Owners Association	Non-contributing
0342 05 F	Armfield Farms HOA	Non-contributing
0342 05 J1	Armfield Farms HOA	Non-contributing
0342 05 M		Non-contributing
0342 05 W	Armfield Farms HOA	Non-contributing
0342 05 0001A	Armfield Farms; 3501 Armfield Farm Dr	Non-contributing

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0342 05 0002A	Armfield Farms; 13630 Clary Sage Dr	Non-contributing
0342 05 0003A	Armfield Farms; 3507 Armfield Farm Dr	Non-contributing
0342 05 0028A	Armfield Farms; 13625 Clary Sage Dr	Non-contributing
0342 05 0029A	Armfield Farms; 13628 Clary Sage Dr	Non-contributing
0342 05 0030A	Armfield Farms; 13626 Clary Sage Dr	Non-contributing
0342 05 0031A	Armfield Farms; 13624 Clary Sage Dr	Non-contributing
0342 05 0032A	Armfield Farms; 13622 Clary Sage Dr	Non-contributing
0342 05 0096A	Armfield Farms; 3512 Armfield Farm Dr	Non-contributing
0342 05 0470		Non-contributing
0342 05 0471	Armfield Farms; 3604 Windmoore Ct	Non-contributing
0342 05 0472	Armfield Farms; 3602 Windmoore Ct	Non-contributing
0342 05 0473	Armfield Farms; 3600 Windmoore Ct	Non-contributing
0342 05 0474	Armfield Farms; 3601 Windmoore Ct	Non-contributing
0342 06 0001A		Non-contributing
0342 07 0001	3656 Centerview Dr Ste 1, Chantilly Corporate Center Condominium	Non-contributing
0342 07 0002		Non-contributing
0342 07 0003		Non-contributing
0342 07 0004		Non-contributing
0342 07 0005		Non-contributing
0342 07 0006		Non-contributing
0342 07 0009		Non-contributing
0342 07 0010		Non-contributing
0342 07 0011		Non-contributing
0342 07 0012		Non-contributing
0342 07 0013		Non-contributing
0342 07 0014		Non-contributing
0344 01 0001F	3684 Centerview Dr, Powers Building	Non-contributing
0344 12 0001	3700 Centreville Rd, Dulles Business Park; Ez-Storage	Non-contributing
0344 12 0009	3750 Centerview Dr, Dulles Business Park, Bldg. 4	Non-contributing
0344 12 0013A	3751 Centerview Dr, Dulles Business Park; Chesterbrook Academy	Non-contributing
0344 24 A	Armfield Farms, Centreville Road Properties HOA	Non-contributing

Attachment 14
Woodlawn Historic Overlay District
Property Classification Table
Page 1

Parcel ID	***Description***	***Classification***
1004-01-0001	8607 Jeff Todd Way	Non-Contributing
1004-01-0002	5711 Woodlawn Gable Dr	Non-Contributing
1004-01-0002A		Non-Contributing
1004-01-0003A	5701 Pole Rd	Non-Contributing
1004-07-0001	8600 Shadwell Dr	Non-Contributing
1004-07-0002	8600 Shadwell Dr	Non-Contributing
1004-07-0003	8600 Shadwell Dr	Non-Contributing
1004-07-0004	8600 Shadwell Dr	Non-Contributing
1004-07-0005	8600 Shadwell Dr	Non-Contributing
1004-07-0006	8600 Shadwell Dr	Non-Contributing
1004-07-0007	8600 Shadwell Dr	Non-Contributing
1004-07-0008	8600 Shadwell Dr	Non-Contributing
1004-07-0009	8600 Shadwell Dr	Non-Contributing
1004-07-0010	8600 Shadwell Dr	Non-Contributing
1004-07-0011	8600 Shadwell Dr	Non-Contributing
1004-07-0012	8600 Shadwell Dr	Non-Contributing
1004-07-0013	5703 Shadwell Ct	Non-Contributing
1004-07-0014	5703 Shadwell Ct	Non-Contributing
1004-07-0015	5703 Shadwell Ct	Non-Contributing
1004-07-0016	5703 Shadwell Ct	Non-Contributing
1004-07-0017	5703 Shadwell Ct	Non-Contributing
1004-07-0018	5703 Shadwell Ct	Non-Contributing
1004-07-0019	5703 Shadwell Ct	Non-Contributing
1004-07-0020	5703 Shadwell Ct	Non-Contributing
1004-07-0021	5703 Shadwell Ct	Non-Contributing
1004-07-0022	5703 Shadwell Ct	Non-Contributing
1004-07-0023	5703 Shadwell Ct	Non-Contributing
1004-07-0024	5703 Shadwell Ct	Non-Contributing
1004-07-0097	5708 Shadwell Ct	Non-Contributing
1004-07-0098	5708 Shadwell Ct	Non-Contributing
1004-07-0099	5708 Shadwell Ct	Non-Contributing
1004-07-0100	5708 Shadwell Ct	Non-Contributing
1004-07-0101	5708 Shadwell Ct	Non-Contributing
1004-07-0102	5708 Shadwell Ct	Non-Contributing
1004-07-0103	5708 Shadwell Ct	Non-Contributing
1004-07-0104	5708 Shadwell Ct	Non-Contributing
1004-07-0105	5708 Shadwell Ct	Non-Contributing
1004-07-0106	5708 Shadwell Ct	Non-Contributing

Attachment 14
Woodlawn Historic Overlay District
Property Classification Table
Page 2

1004-07-0107	5708 Shadwell Ct	Non-Contributing
1004-07-0108	5708 Shadwell Ct	Non-Contributing
1004-07-0109	5707 Olde Mill Ct	Non-Contributing
1004-07-0110	5707 Olde Mill Ct	Non-Contributing
1004-07-0111	5707 Olde Mill Ct	Non-Contributing
1004-07-0112	5707 Olde Mill Ct	Non-Contributing
1004-07-0113	5707 Olde Mill Ct	Non-Contributing
1004-07-0114	5707 Olde Mill Ct	Non-Contributing
1004-07-0115	5707 Olde Mill Ct	Non-Contributing
1004-07-0116	5707 Olde Mill Ct	Non-Contributing
1004-07-0117	5707 Olde Mill Ct	Non-Contributing
1004-07-0118	5707 Olde Mill Ct	Non-Contributing
1004-07-0119	5707 Olde Mill Ct	Non-Contributing
1004-07-0120	5707 Olde Mill Ct	Non-Contributing
1004-07-0121	5708 Olde Mill Ct	Non-Contributing
1004-07-0122	5708 Olde Mill Ct	Non-Contributing
1004-07-0123	5708 Olde Mill Ct	Non-Contributing
1004-07-0124	5708 Olde Mill Ct	Non-Contributing
1004-07-0125	5708 Olde Mill Ct	Non-Contributing
1004-07-0126	5708 Olde Mill Ct	Non-Contributing
1004-07-0127	5708 Olde Mill Ct	Non-Contributing
1004-07-0128	5708 Olde Mill Ct	Non-Contributing
1004-07-0129	5708 Olde Mill Ct	Non-Contributing
1004-07-0130	5708 Olde Mill Ct	Non-Contributing
1004-07-0131	5708 Olde Mill Ct	Non-Contributing
1004-07-0132	5708 Olde Mill Ct	Non-Contributing
1004-07-0133	5704 Olde Mill Ct	Non-Contributing
1004-07-0134	5704 Olde Mill Ct	Non-Contributing
1004-07-0135	5704 Olde Mill Ct	Non-Contributing
1004-07-0136	5704 Olde Mill Ct	Non-Contributing
1004-07-0137	5704 Olde Mill Ct	Non-Contributing
1004-07-0138	5704 Olde Mill Ct	Non-Contributing
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1004-07-0141	5704 Olde Mill Ct	Non-Contributing
1004-07-0142	5704 Olde Mill Ct	Non-Contributing
1004-07-0143	5704 Olde Mill Ct	Non-Contributing
1004-07-0144	5704 Olde Mill Ct	Non-Contributing
1004-07-0145	5700 Olde Mill Ct	Non-Contributing
1004-07-0146	5700 Olde Mill Ct	Non-Contributing

Attachment 14
Woodlawn Historic Overlay District
Property Classification Table
Page 3

1004-07-0147	5700 Olde Mill Ct	Non-Contributing
1004-07-0148	5700 Olde Mill Ct	Non-Contributing
1004-07-0149	5700 Olde Mill Ct	Non-Contributing
1004-07-0150	5700 Olde Mill Ct	Non-Contributing
1004-07-0151	5700 Olde Mill Ct	Non-Contributing
1004-07-0152	5700 Olde Mill Ct	Non-Contributing
1004-07-0153	5700 Olde Mill Ct	Non-Contributing
1004-07-0154	5700 Olde Mill Ct	Non-Contributing
1004-07-0155	5700 Olde Mill Ct	Non-Contributing
1004-07-0156	5700 Olde Mill Ct	Non-Contributing
1092-01-0001	Woodlawn Baptist Church (Site And Cemetery)	Historic
1092-01-0002	Otis T. Mason House	Contributing
1092-01-0003	Woodlawn, Pope-Leighey House, and Grand View (contributing)	Historic and Contributing
1092-01-0004	Woodlawn, Pope-Leighey House, and Grand View (contributing)	Historic and Contributing
1092-01-0005A	5804 Saint Gregorys Ln	Non-Contributing
1092-01-0012	8802 Old Colony Way	Non-Contributing
1092-01-0013A	8850 Richmond Hwy	Non-Contributing
1092-01-0015	8860 Richmond Hwy	Non-Contributing
1092-01-0018A		Non-Contributing
1092-01-0018B		Non-Contributing
1092-01-0019		Non-Contributing
1092-01-0020		Non-Contributing
1092-01-0028	George Washington’s Grist Mill	Historic
1092-01-0031	5400 Old Mill Rd	Non-Contributing
1092-01-0032A	5408 Old Mill Rd	Non-Contributing
1092-01-0033	5500 Mount Vernon Memorial Hwy	Non-Contributing
1092-01-0034	5408 Mount Vernon Memorial Hwy	Non-Contributing
1092-01-0035	5400 Mount Vernon Memorial Hwy	Non-Contributing
1092-01-0036	5312 Mount Vernon Memorial Hwy	Non-Contributing
1092-01-0037A	5306 Mount Vernon Memorial Hwy	Non-Contributing
1092-01-0037B	5308 Mount Vernon Memorial Hwy	Non-Contributing
1092-01-0038	Woodlawn Friends Meetinghouse	Historic
1092-01-0040		Non-Contributing
1092-01-0041		Non-Contributing
1092-02-0009		Non-Contributing
1092-02-0010	8843 Richmond Hwy	Non-Contributing
1092-02-0010A	8847 Richmond Hwy	Non-Contributing

Attachment 14
Woodlawn Historic Overlay District
Property Classification Table
Page 4

1092-02-0011	8849 Richmond Hwy	Non-Contributing
1092-02-0011A	8851 Richmond Hwy	Non-Contributing
1092-02-0012		Non-Contributing
1092-02-0013	8861 Richmond Hwy	Non-Contributing
1092-02-0013A	5630 Mount Vernon Memorial Hwy	Non-Contributing
1092-02-0013B	5638 Mount Vernon Memorial Hwy	Non-Contributing
1092-02-0013C	8853 Richmond Hwy	Non-Contributing
1092-02-0013D		Non-Contributing
1092-02-0018A	5632 Mount Vernon Memorial Hwy	Non-Contributing
1092-03E-0016		Non-Contributing
1092-03E-0017		Non-Contributing
1092-03E-0018		Non-Contributing
1092-04H-0020	9104 Grist Mill Rd	Non-Contributing
1092-04H-0021	9108 Grist Mill Rd	Non-Contributing
1092-04H-0022	9112 Grist Mill Rd	Non-Contributing
1092-04H-0024	5304 Mount Vernon Memorial Hwy	Non-Contributing
1092-06-0025	8604 Shadwell Dr	Non-Contributing
1092-06-0026	8604 Shadwell Dr	Non-Contributing
1092-06-0027	8604 Shadwell Dr	Non-Contributing
1092-06-0028	8604 Shadwell Dr	Non-Contributing
1092-06-0029	8604 Shadwell Dr	Non-Contributing
1092-06-0030	8604 Shadwell Dr	Non-Contributing
1092-06-0031	8604 Shadwell Dr	Non-Contributing
1092-06-0032	8604 Shadwell Dr	Non-Contributing
1092-06-0033	8604 Shadwell Dr	Non-Contributing
1092-06-0034	8604 Shadwell Dr	Non-Contributing
1092-06-0035	8604 Shadwell Dr	Non-Contributing
1092-06-0036	8604 Shadwell Dr	Non-Contributing
1092-06-0037	8608 Shadwell Dr	Non-Contributing
1092-06-0038	8608 Shadwell Dr	Non-Contributing
1092-06-0039	8608 Shadwell Dr	Non-Contributing
1092-06-0040	8608 Shadwell Dr	Non-Contributing
1092-06-0041	8608 Shadwell Dr	Non-Contributing
1092-06-0042	8608 Shadwell Dr	Non-Contributing
1092-06-0043	8608 Shadwell Dr	Non-Contributing
1092-06-0044	8608 Shadwell Dr	Non-Contributing
1092-06-0045	8608 Shadwell Dr	Non-Contributing
1092-06-0046	8608 Shadwell Dr	Non-Contributing
1092-06-0047	8608 Shadwell Dr	Non-Contributing
1092-06-0048	8608 Shadwell Dr	Non-Contributing

Attachment 14
Woodlawn Historic Overlay District
Property Classification Table
Page 5

1092-06-0049	8612 Shadwell Dr	Non-Contributing
1092-06-0050	8612 Shadwell Dr	Non-Contributing
1092-06-0051	8612 Shadwell Dr	Non-Contributing
1092-06-0052	8612 Shadwell Dr	Non-Contributing
1092-06-0053	8612 Shadwell Dr	Non-Contributing
1092-06-0054	8612 Shadwell Dr	Non-Contributing
1092-06-0055	8612 Shadwell Dr	Non-Contributing
1092-06-0056	8612 Shadwell Dr	Non-Contributing
1092-06-0057	8612 Shadwell Dr	Non-Contributing
1092-06-0058	8612 Shadwell Dr	Non-Contributing
1092-06-0059	8612 Shadwell Dr	Non-Contributing
1092-06-0060	8612 Shadwell Dr	Non-Contributing
1092-06-0061	8616 Shadwell Dr	Non-Contributing
1092-06-0062	8616 Shadwell Dr	Non-Contributing
1092-06-0063	8616 Shadwell Dr	Non-Contributing
1092-06-0064	8616 Shadwell Dr	Non-Contributing
1092-06-0065	8616 Shadwell Dr	Non-Contributing
1092-06-0066	8616 Shadwell Dr	Non-Contributing
1092-06-0067	8616 Shadwell Dr	Non-Contributing
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1092-06-0069	8616 Shadwell Dr	Non-Contributing
1092-06-0070	8616 Shadwell Dr	Non-Contributing
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1092-06-0072	8616 Shadwell Dr	Non-Contributing
1092-06-0073	5700 Shadwell Ct	Non-Contributing
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1092-06-0075	5700 Shadwell Ct	Non-Contributing
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1092-06-0077	5700 Shadwell Ct	Non-Contributing
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1092-06-0079	5700 Shadwell Ct	Non-Contributing
1092-06-0080	5700 Shadwell Ct	Non-Contributing
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1092-06-0087	5704 Shadwell Ct	Non-Contributing
1092-06-0088	5704 Shadwell Ct	Non-Contributing

Attachment 14
Woodlawn Historic Overlay District
Property Classification Table
Page 6

1092-06-0089	5704 Shadwell Ct	Non-Contributing
1092-06-0090	5704 Shadwell Ct	Non-Contributing
1092-06-0091	5704 Shadwell Ct	Non-Contributing
1092-06-0092	5704 Shadwell Ct	Non-Contributing
1092-06-0093	5704 Shadwell Ct	Non-Contributing
1092-06-0094	5704 Shadwell Ct	Non-Contributing
1092-06-0095	5704 Shadwell Ct	Non-Contributing
1092-06-0096	5704 Shadwell Ct	Non-Contributing
1092-07-A		Non-Contributing
1092-07-B		Non-Contributing
1092-07-0001	9173 Rosemary Lena Way	Non-Contributing
1092-07-0002A	9171 Rosemary Lena Way	Non-Contributing
1092-07-0003A	9175 Rosemary Lena Way	Non-Contributing
1092-07-0004	9177 Rosemary Lena Way	Non-Contributing
1092-07-0005	9176 Rosemary Lena Way	Non-Contributing
1092-07-0006	9170 Rosemary Lena Way	Non-Contributing
1092-07-0007	9172 Rosemary Lena Way	Non-Contributing
1092-07-0008	9174 Rosemary Lena Way	Non-Contributing
1092-08-A		Non-Contributing
1092-08-B		Non-Contributing
1092-08-0001	8902 Grist Mill Woods Ct	Non-Contributing
1092-08-0002	8904 Grist Mill Woods Ct	Non-Contributing
1092-08-0003	8908 Grist Mill Woods Ct	Non-Contributing
1092-08-0004	8910 Grist Mill Woods Ct	Non-Contributing
1092-08-0005	5428 Grist Mill Woods Way	Non-Contributing
1092-08-0006	8914 Grist Mill Woods Ct	Non-Contributing
1092-08-0007	8912 Grist Mill Woods Ct	Non-Contributing
1092-08-0008	8906 Grist Mill Woods Ct	Non-Contributing
1092-08-0009	8900 Grist Mill Woods Ct	Non-Contributing
1092-08-0010	8903 Grist Mill Woods Ct	Non-Contributing
1092-08-0011	8907 Grist Mill Woods Ct	Non-Contributing
1092-08-0012	8911 Grist Mill Woods Ct	Non-Contributing
1092-08-0013	8913 Grist Mill Woods Ct	Non-Contributing
1092-08-0014	5420 Grist Mill Woods Way	Non-Contributing
1092-08-0015	5418 Grist Mill Woods Way	Non-Contributing
1092-08-0016	5416 Grist Mill Woods Way	Non-Contributing
1092-08-0017	5414 Grist Mill Woods Way	Non-Contributing
1092-08-0018	5412 Grist Mill Woods Way	Non-Contributing
1092-08-0019	5410 Grist Mill Woods Way	Non-Contributing
1092-08-0020	5411 Grist Mill Woods Way	Non-Contributing

Attachment 14
Woodlawn Historic Overlay District
Property Classification Table
Page 7

1092-08-0021	5413 Grist Mill Woods Way	Non-Contributing
1092-08-0022	5415 Grist Mill Woods Way	Non-Contributing
1092-08-0023	5417 Grist Mill Woods Way	Non-Contributing
1092-08-0024	5419 Grist Mill Woods Way	Non-Contributing
1092-08-0025	5421 Grist Mill Woods Way	Non-Contributing
1092-08-0026	5423 Grist Mill Woods Way	Non-Contributing
1092-08-0027	5425 Grist Mill Woods Way	Non-Contributing
1092-08-0028	5427 Grist Mill Woods Way	Non-Contributing
1092-08-0029	5431 Grist Mill Woods Way	Non-Contributing
1092-08-0030	5429 Grist Mill Woods Way	Non-Contributing
1092-09-A		Non-Contributing
1092-09-0001	8793 Mill Towns Ct	Non-Contributing
1092-09-0002	8791 Mill Towns Ct	Non-Contributing
1092-09-0003	8789 Mill Towns Ct	Non-Contributing
1092-09-0004	8787 Mill Towns Ct	Non-Contributing
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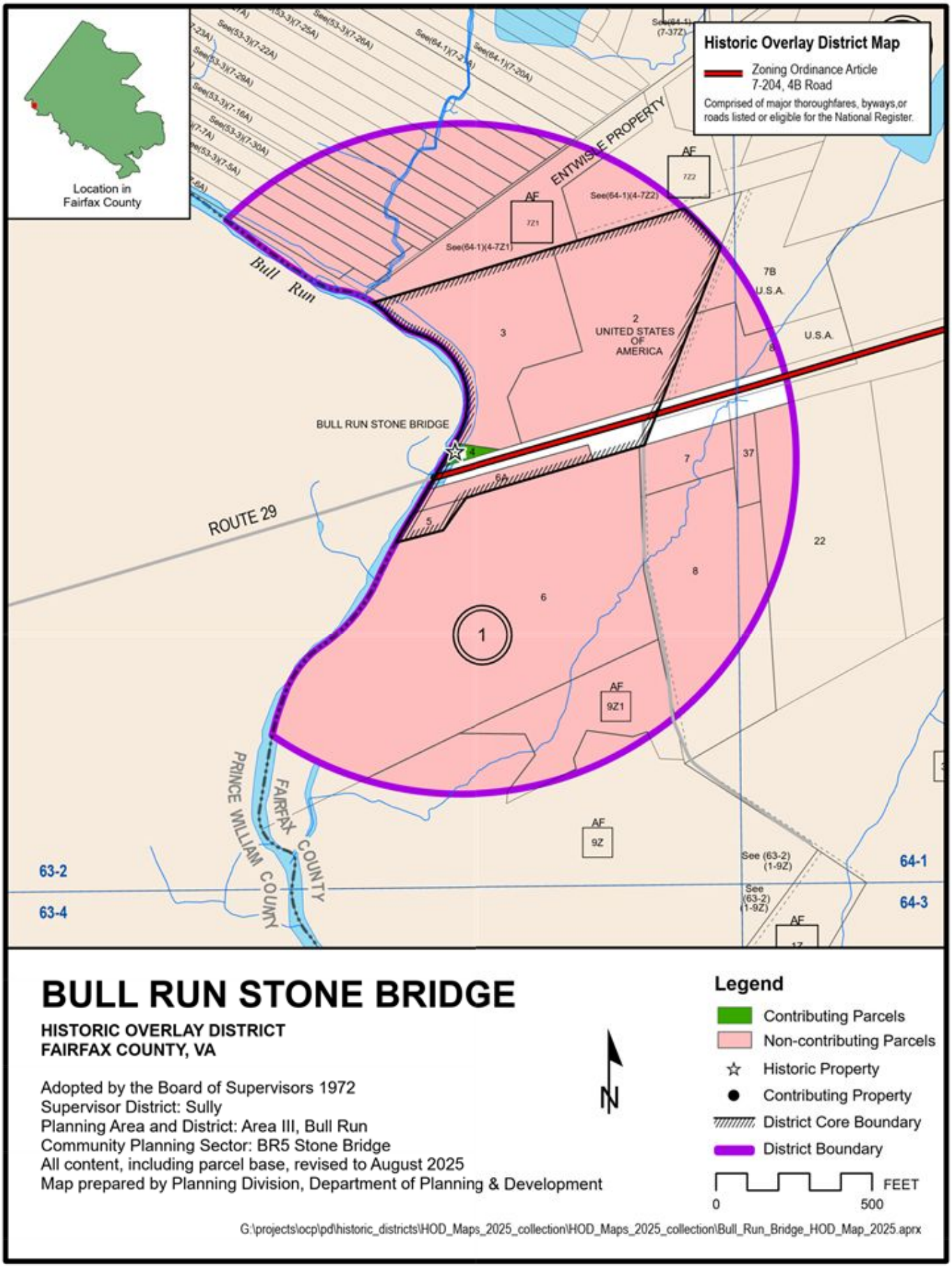
1092-09-0007	8777 Mill Towns Ct	Non-Contributing
1092-09-0008	8775 Mill Towns Ct	Non-Contributing
1092-09-0009	8773 Mill Towns Ct	Non-Contributing
1092-09-0010	8771 Mill Towns Ct	Non-Contributing
1092-09-0011	8769 Mill Towns Ct	Non-Contributing
1092-09-0012	8750 Mill Towns Ct	Non-Contributing
1092-09-0013	8752 Mill Towns Ct	Non-Contributing
1092-09-0014	8754 Mill Towns Ct	Non-Contributing
1092-09-0015	8756 Mill Towns Ct	Non-Contributing
1092-09-0016	8758 Mill Towns Ct	Non-Contributing
1092-09-0017	8760 Mill Towns Ct	Non-Contributing
1092-09-0018	8731 Mill Towns Ct	Non-Contributing
1092-09-0019	8733 Mill Towns Ct	Non-Contributing
1092-09-0020	8735 Mill Towns Ct	Non-Contributing
1092-09-0021	8737 Mill Towns Ct	Non-Contributing
1092-09-0022	8739 Mill Towns Ct	Non-Contributing
1092-09-0023	8741 Mill Towns Ct	Non-Contributing
1101-01-0004		Non-Contributing
1152-01-0001	5800 Pole Rd	Non-Contributing

Attachment 15



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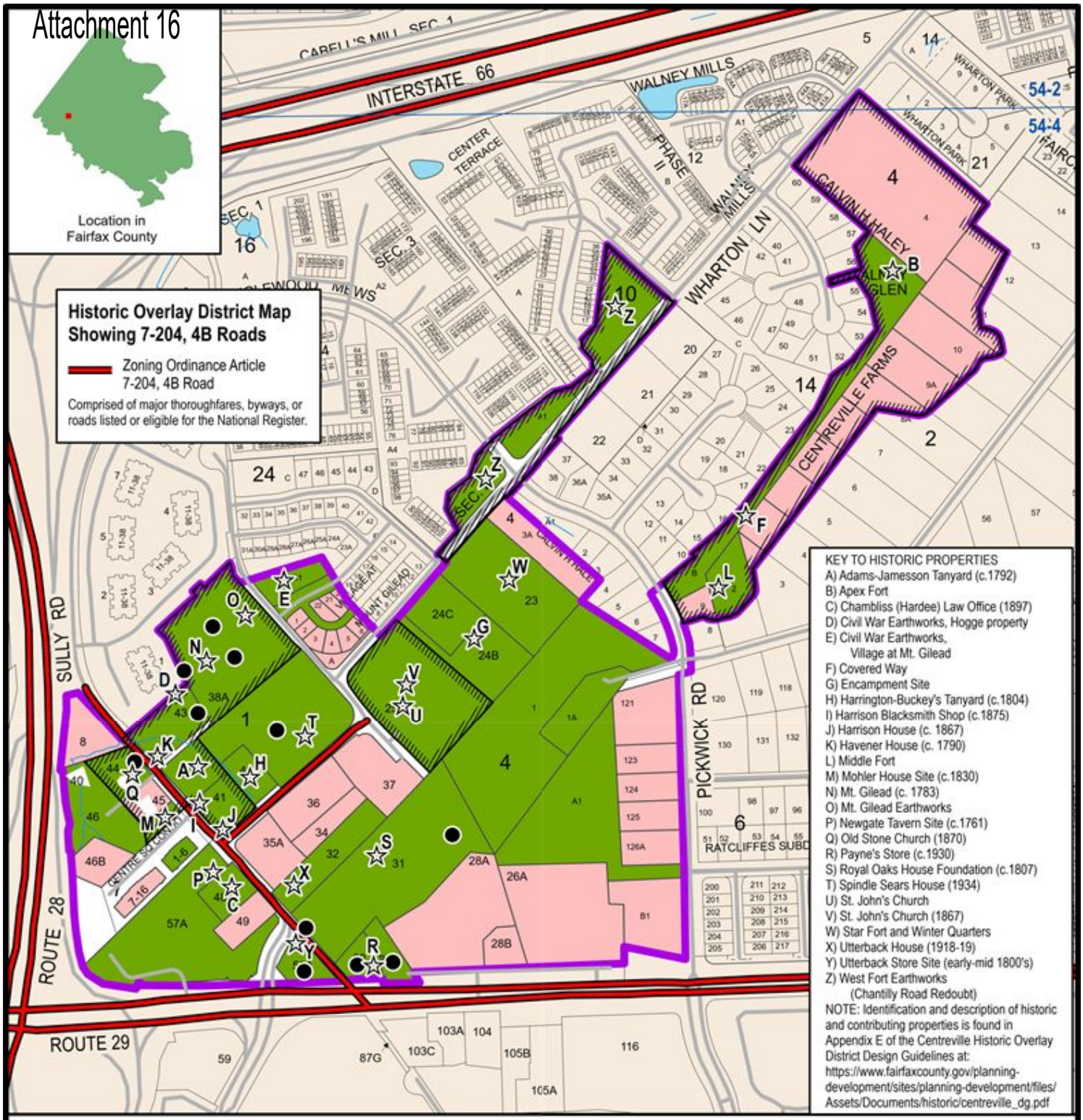

CENTREVILLE

HISTORIC OVERLAY DISTRICT
FAIRFAX COUNTY, VA

Adopted by the Board of Supervisors 1986, expanded 2007, revised 2010
Supervisor District: Sully
Planning Area and District: Area III, Bull Run
Community Planning Sector: BR6 Centreville
All content, including parcel base, revised to August 2025
Map prepared by Planning Division, Department of Planning & Development

Legend
- Contributing Parcels
- Non-contributing Parcels
- Historic Property see KEY above
- Contributing Property
- District Core Boundary
- District Boundary

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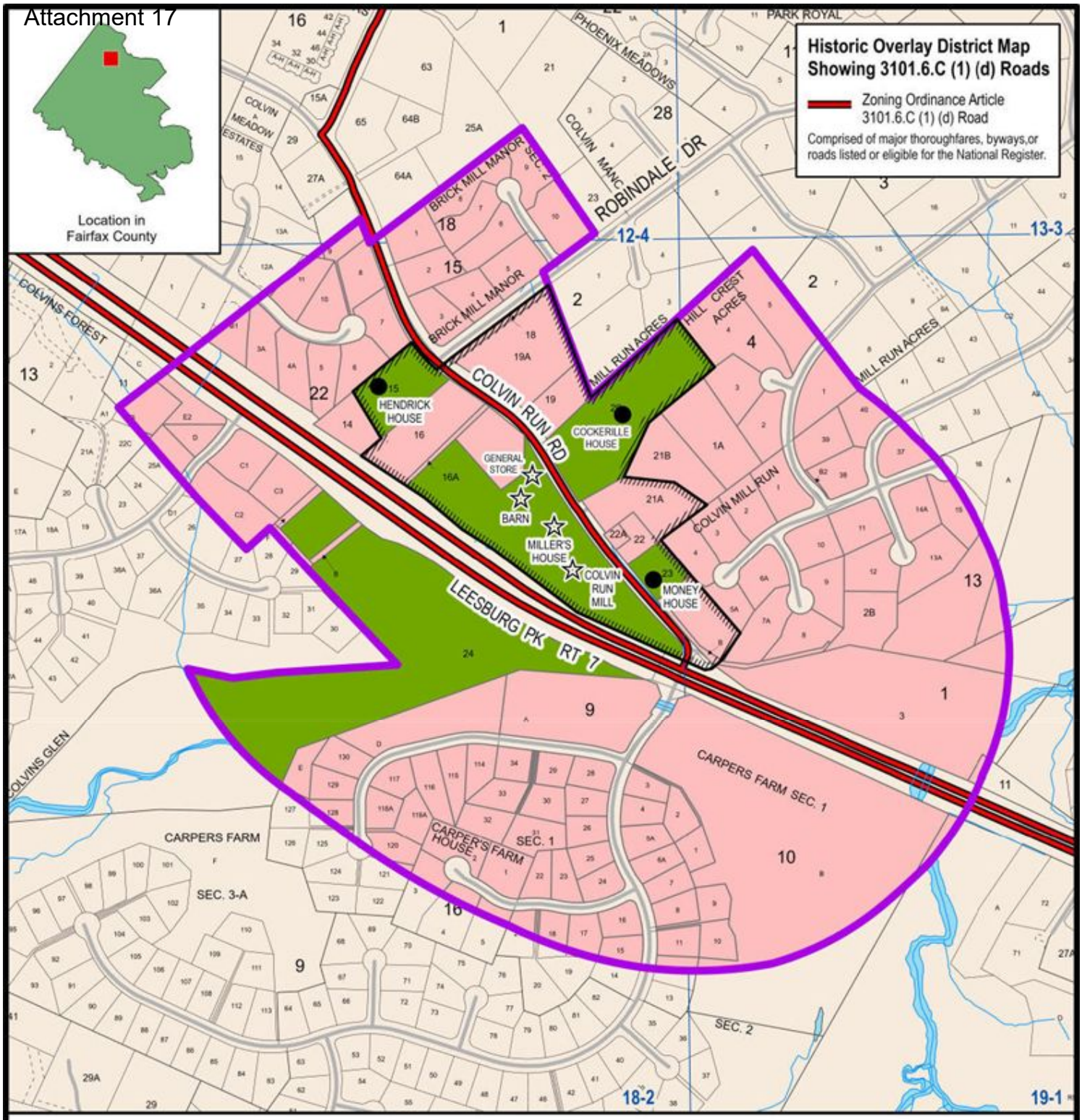

COLVIN RUN MILL

HISTORIC OVERLAY DISTRICT
FAIRFAX COUNTY, VA

Adopted by the Board of Supervisors 1972
Supervisor Districts: Dranesville, Hunter Mill
Planning Area and District: Area III, Upper Potomac; Area II, McLean
Community Planning Sector: UP3 Hickory, M7 Wolf Trap
All content, including parcel base, revised to August 2025
Map prepared by Planning Division, Department of Planning & Development

N

Legend

- Contributing Parcels
- Non-contributing Parcels
- ☆ Historic Property
- ● Contributing Property
- District Core Boundary
- District Boundary

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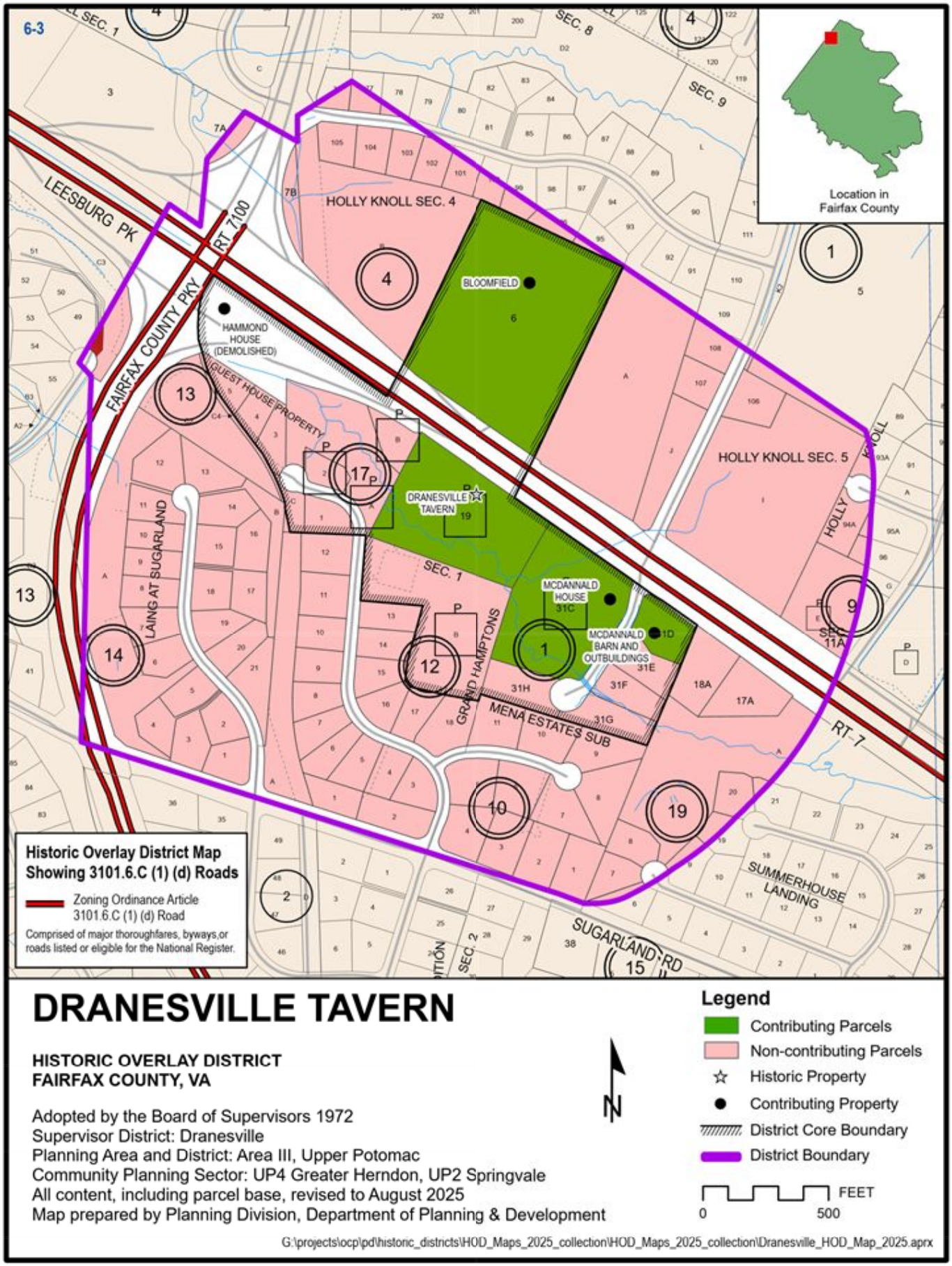
Attachment 18



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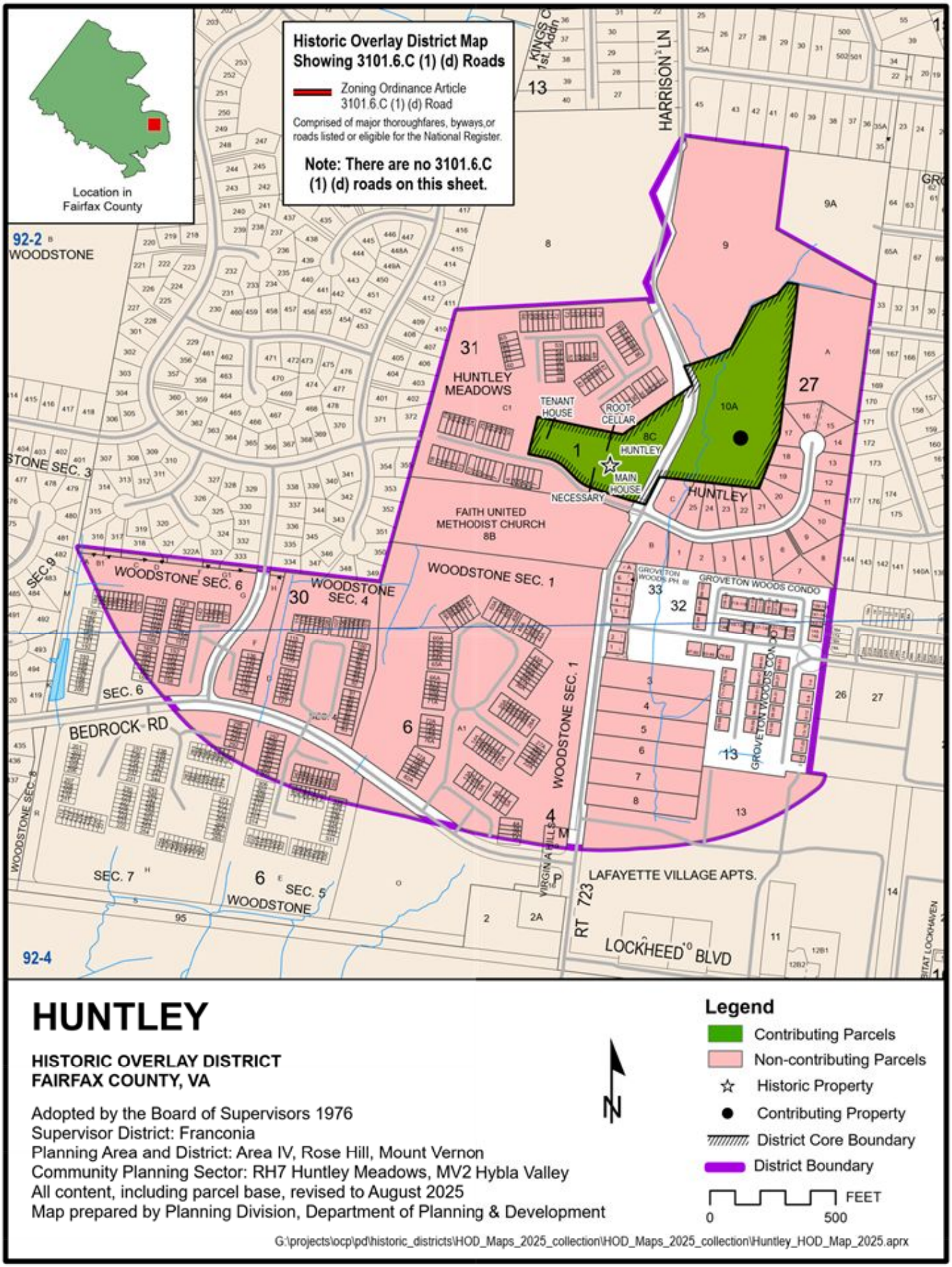

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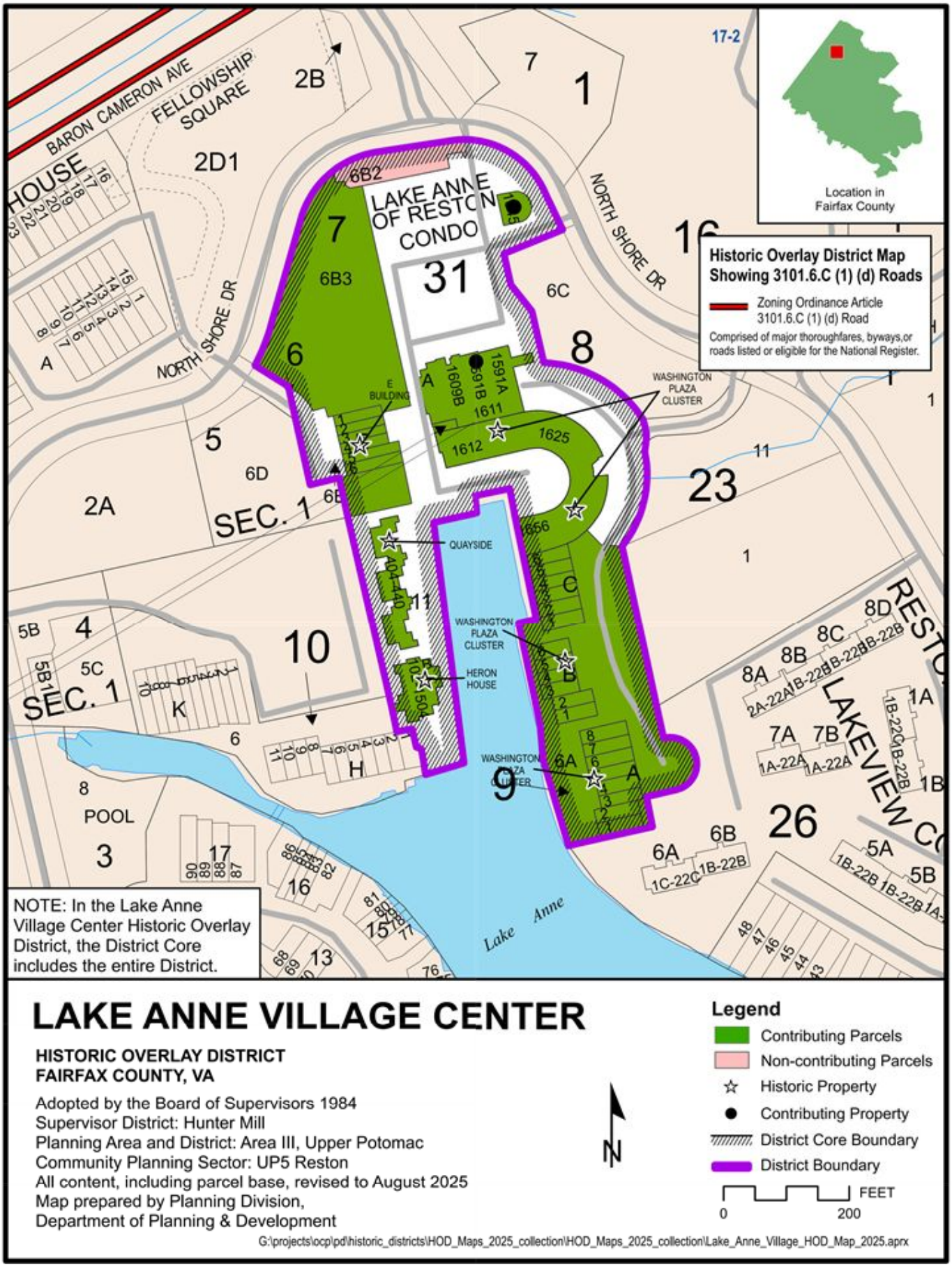

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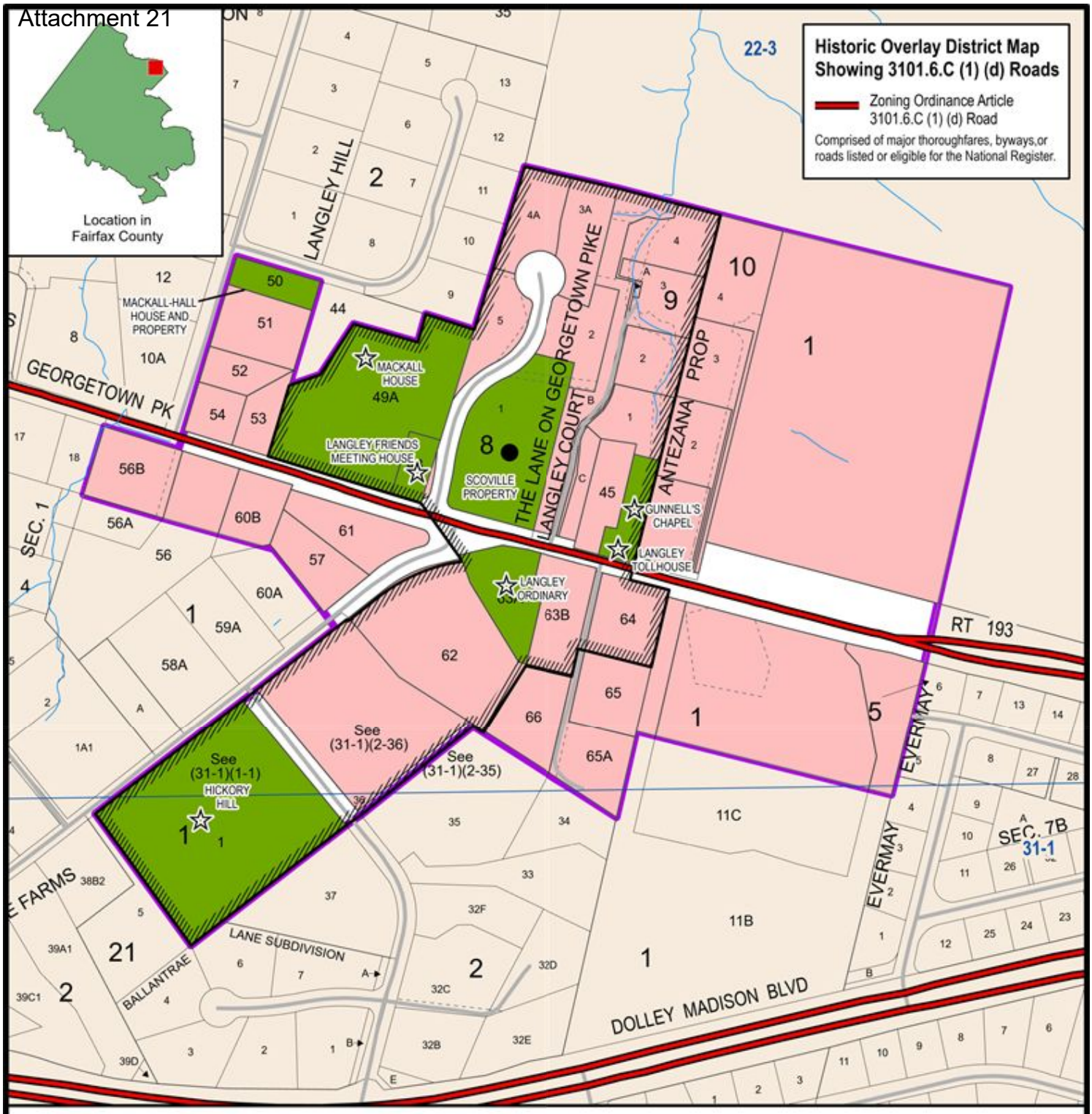

LANGLEY FORK

HISTORIC OVERLAY DISTRICT
FAIRFAX COUNTY, VA

Adopted by the Board of Supervisors 1980
Supervisor District: Dranesville
Planning Area and District: Area II, McLean
Community Planning Sectors: M4 Balls Hill, M5 Potomac Palisades
All content, including parcel base, revised to August 2025
Map prepared by Planning Division,
Department of Planning & Development

Legend

- Contributing Parcels
- Non-contributing Parcels
- ☆ Historic Property
- ● Contributing Property
- District Core Boundary
- District Boundary

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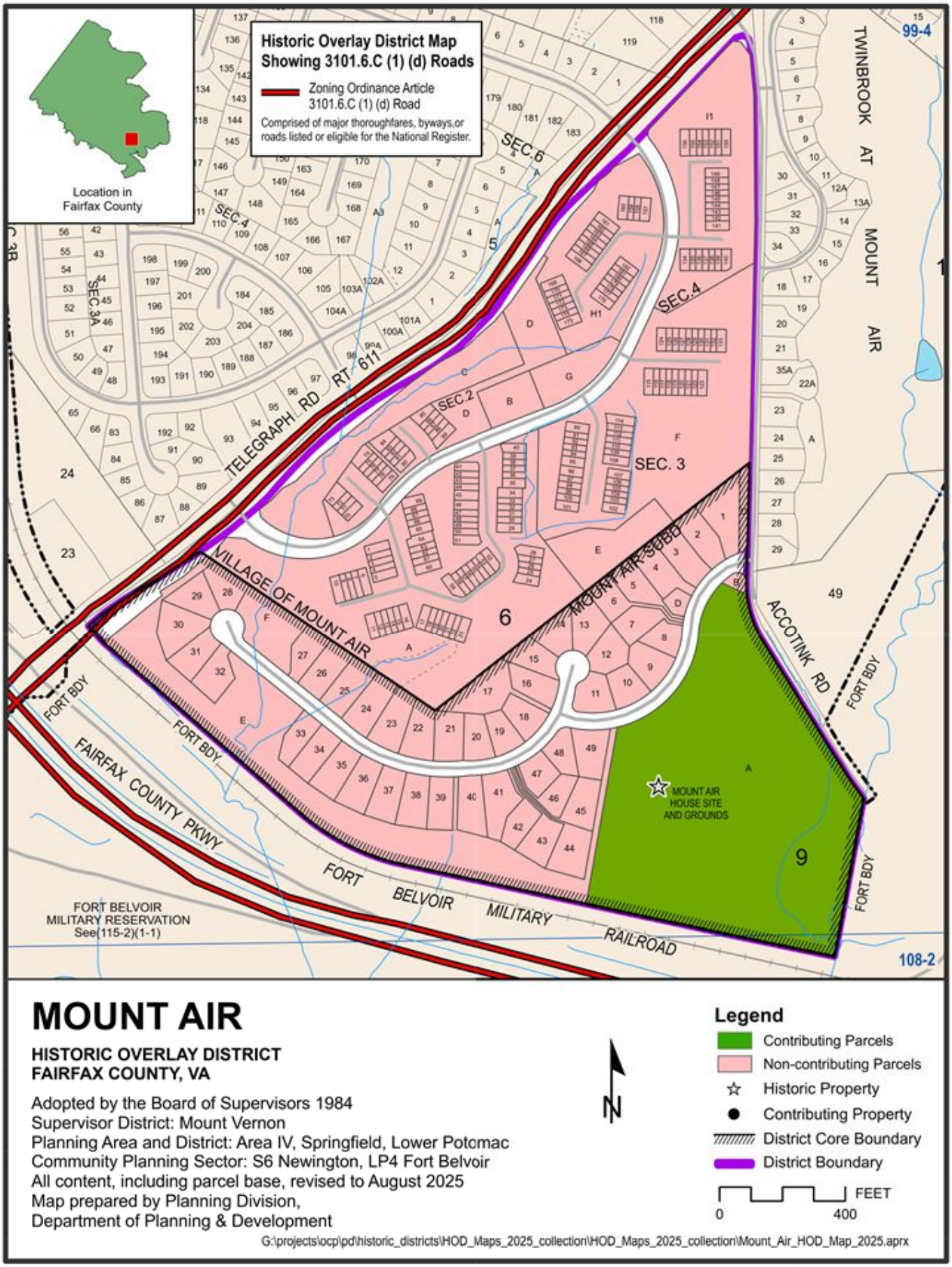
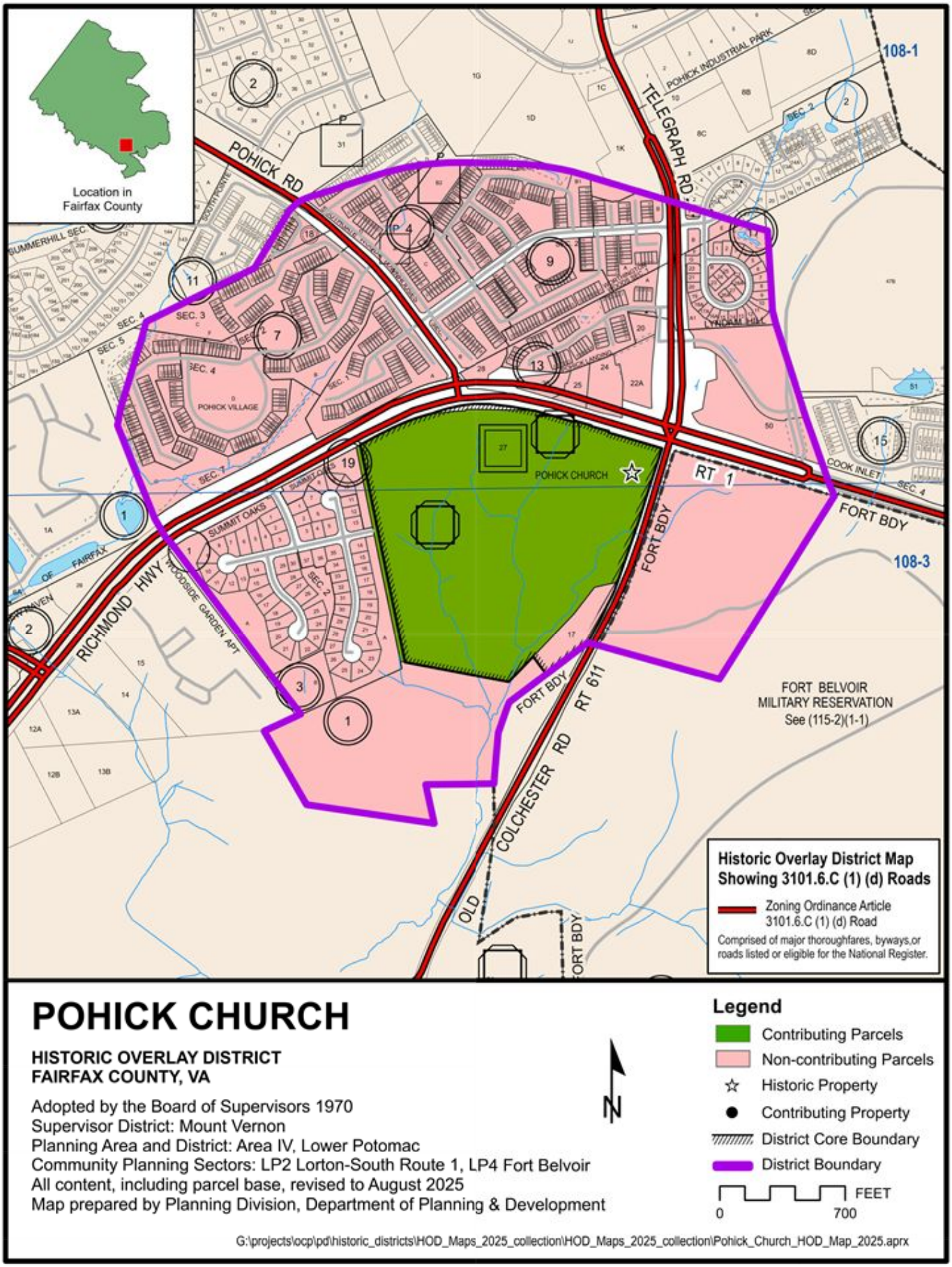
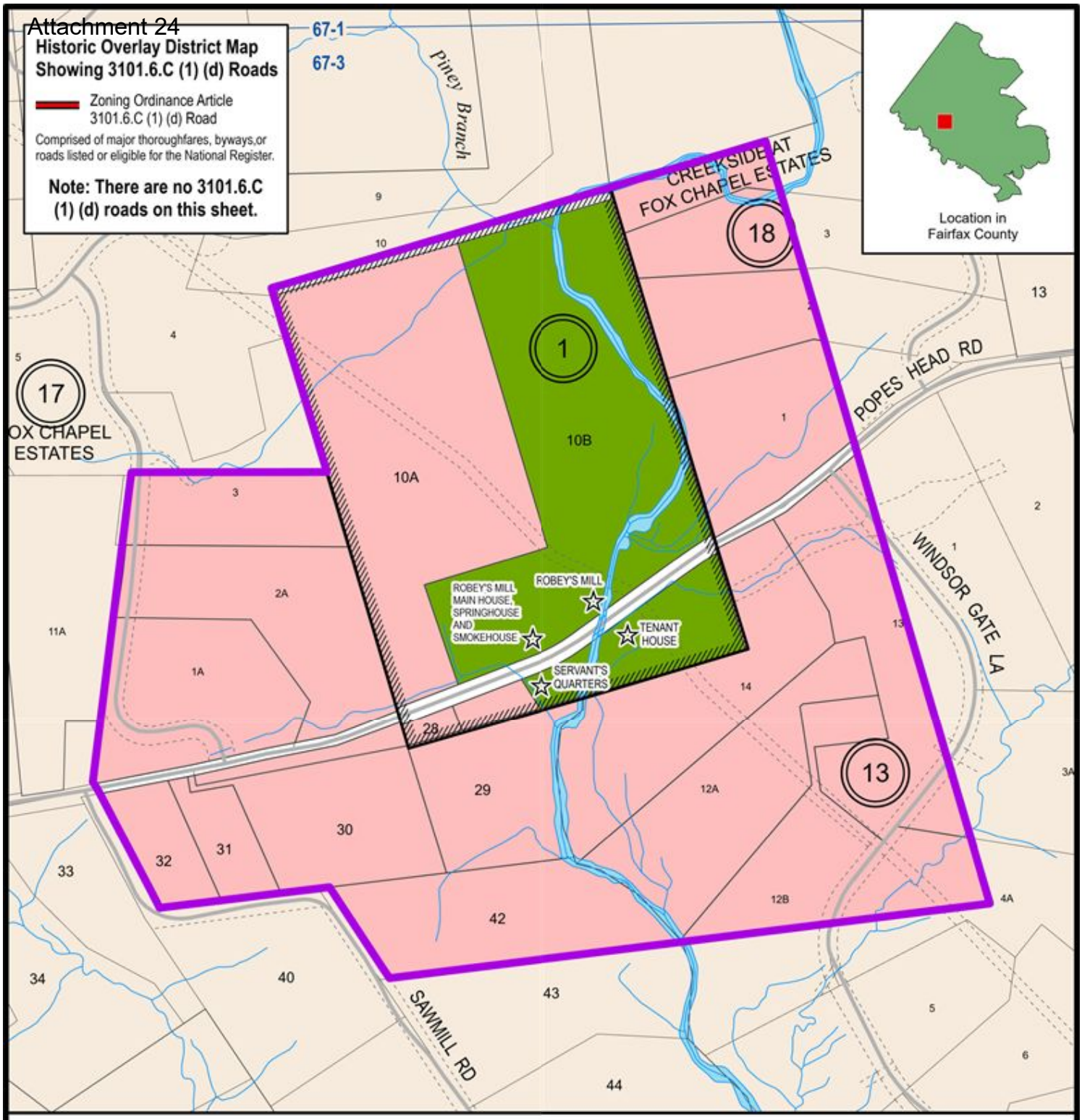
Attachment 22



Attachment 23





ROBEY'S MILL

HISTORIC OVERLAY DISTRICT
FAIRFAX COUNTY, VA

Adopted by the Board of Supervisors 1980
Supervisor District: Springfield
Planning Area and District: Area III, Pohick
Community Planning Sector: P1 Twin Lakes
All content, including parcel base, revised to August 2025
Map prepared by Planning Division, Department of Planning & Development

Legend

- Contributing Parcels
- Non-contributing Parcels
- ☆ Historic Property
- ● Contributing Property
- District Core Boundary
- District Boundary

FEET
0 400

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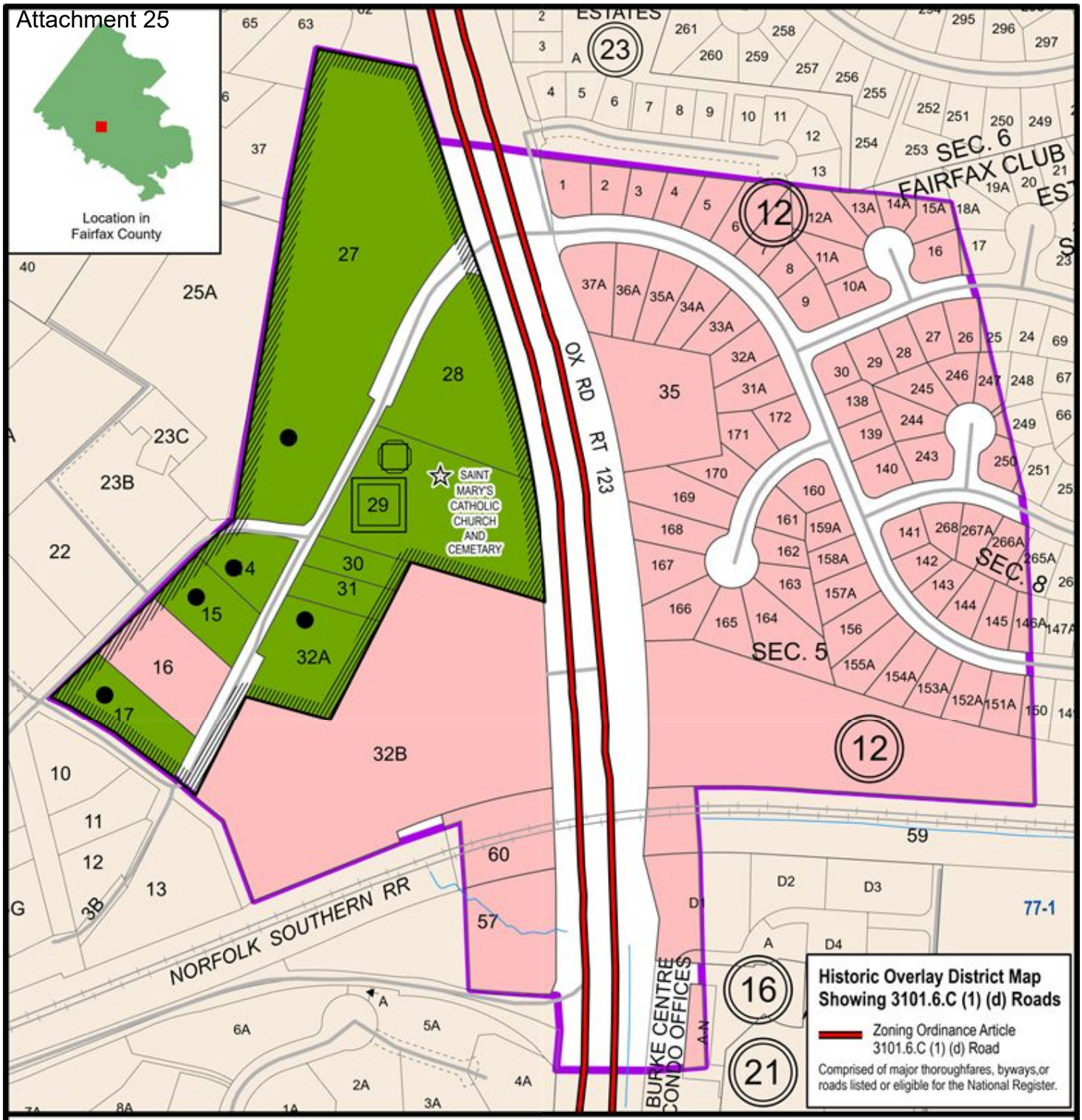
Attachment 25



SAINT MARY'S CHURCH

HISTORIC OVERLAY DISTRICT
FAIRFAX COUNTY, VA

Adopted by the Board of Supervisors 1972
Supervisor Districts: Springfield, Braddock
Planning Area and District: Area III, Pohick
Community Planning Sectors: P1 Twin Lakes,
P2 Main Branch, P5 Dominion, P6 Middle Run
All content, including parcel base, revised to August 2025
Map prepared by Planning Division, Department of Planning & Development

Legend

- Contributing Parcels
- Non-contributing Parcels
- ☆ Historic Property
- ● Contributing Property
- District Core Boundary
- District Boundary

FEET
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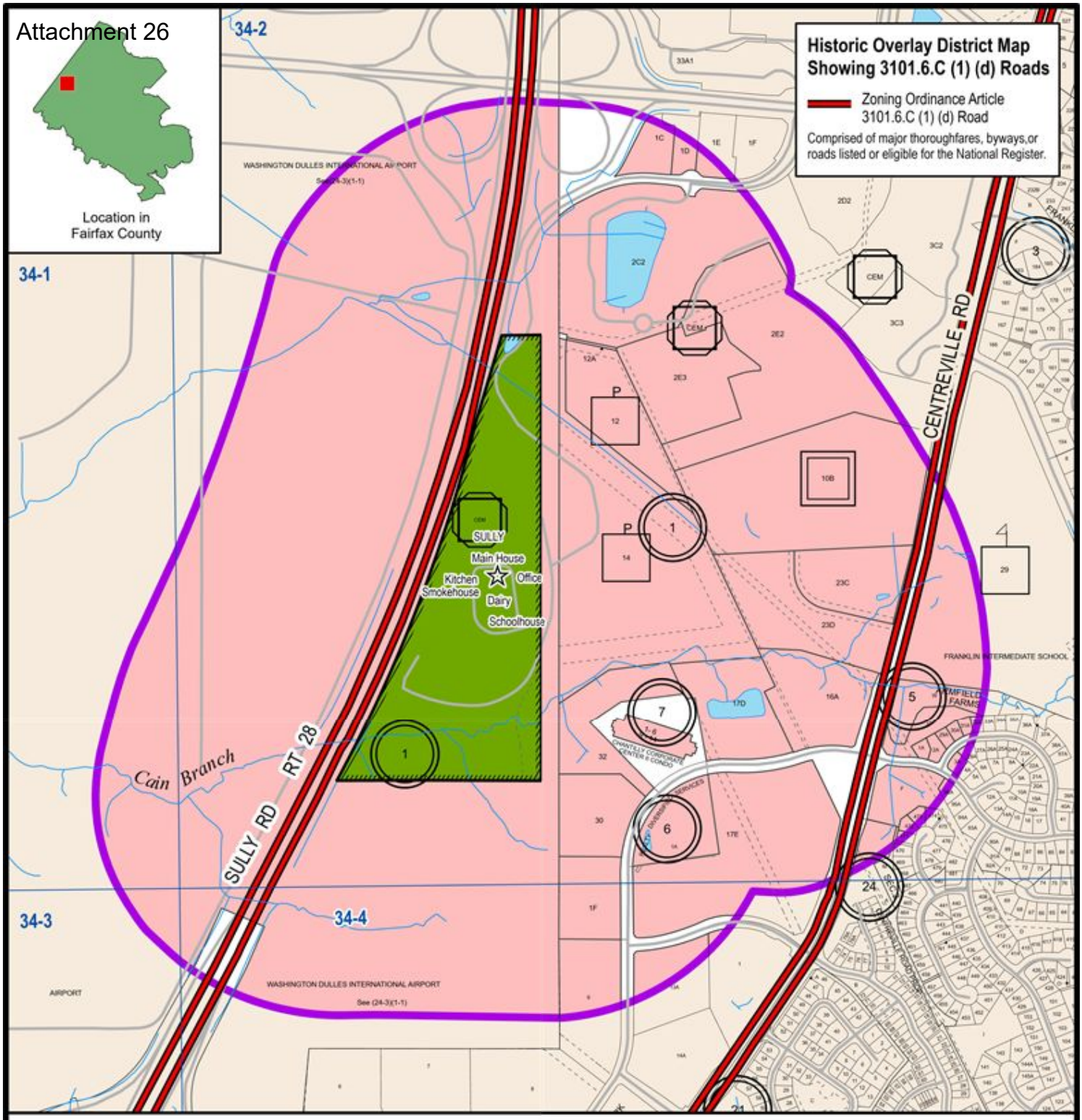
Attachment 26



SULLY

HISTORIC OVERLAY DISTRICT
FAIRFAX COUNTY, VA

Adopted by the Board of Supervisors 1971
Supervisor District: Sully
Planning Area and District: Area III, Bull Run, Upper Potomac
Community Planning Sectors: BR1 Dulles Airport, UP6 Sully, BR2 Upper Cub Run, UP8 Lee-Jackson
All content, including parcel base, revised to August 2025
Map prepared by Planning Division, Department of Planning & Development

Legend

- Contributing Parcels
- Non-contributing Parcels
- ☆ Historic Property
- ● Contributing Property
- District Core Boundary
- District Boundary

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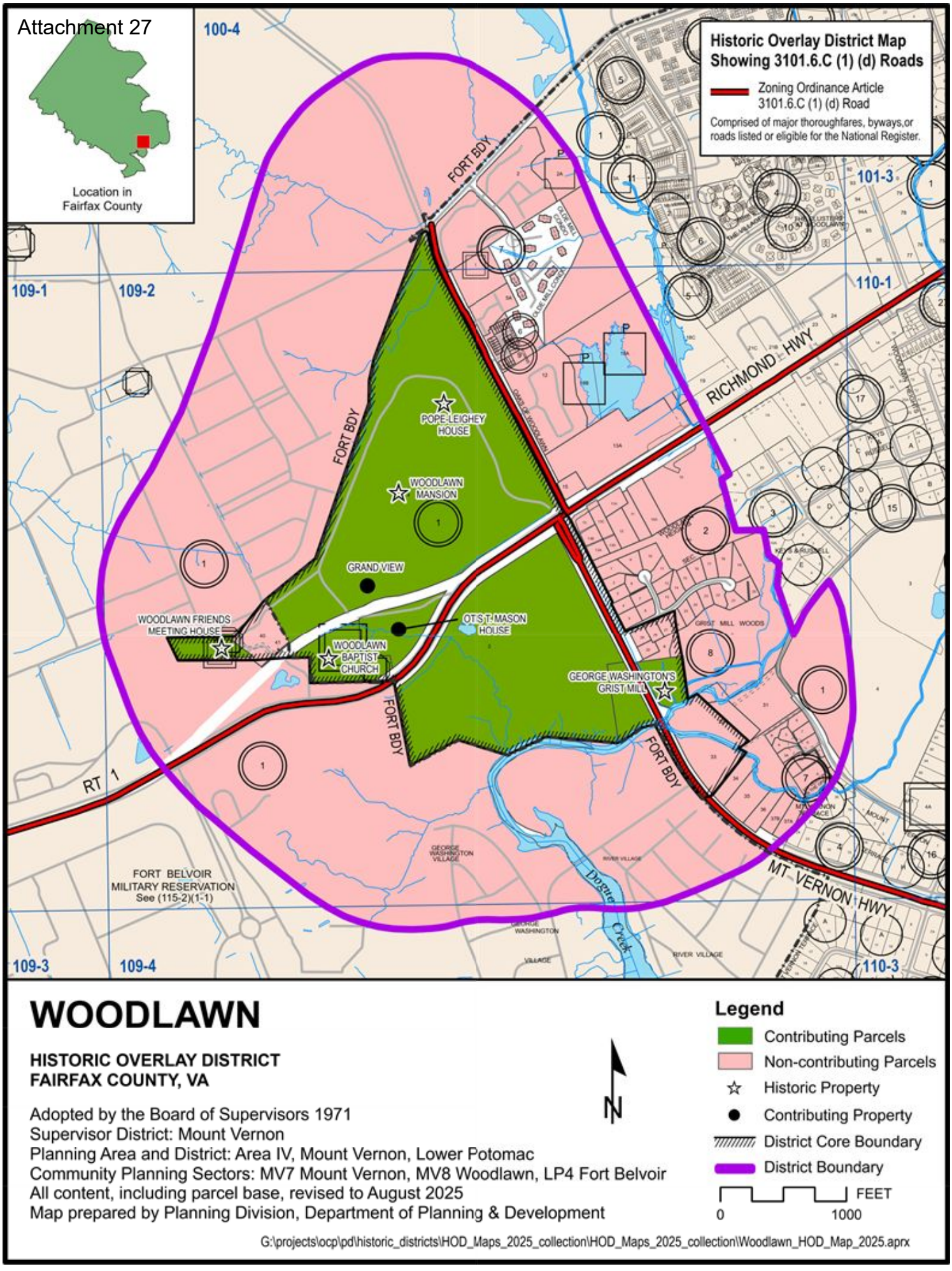
Attachment 27
Location in Fairfax County
Historic Overlay District Map
Showing 3101.6.C (1) (d) Roads
Zoning Ordinance Article 3101.6.C (1) (d) Road
Comprised of major thoroughfares, byways,or roads listed or eligible for the National Register.
100-4
101-3
109-1
109-2
110-1
109-3
109-4
110-3
FORT BDY
RICHMOND HWY
POPE-LEIGHEY HOUSE
WOODLAWN MANSION
GRAND VIEW
WOODLAWN FRIENDS MEETING HOUSE
WOODLAWN BAPTIST CHURCH
OTS T MASON HOUSE
GEORGE WASHINGTON'S GRIST MILL
RT 1
FORT BELVOIR MILITARY RESERVATION See (115-2)(1-1)
MT VERNON HWY
Dogue Creek
WOODLAWN
HISTORIC OVERLAY DISTRICT
FAIRFAX COUNTY, VA
Adopted by the Board of Supervisors 1971
Supervisor District: Mount Vernon
Planning Area and District: Area IV, Mount Vernon, Lower Potomac
Community Planning Sectors: MV7 Mount Vernon, MV8 Woodlawn, LP4 Fort Belvoir
All content, including parcel base, revised to August 2025
Map prepared by Planning Division, Department of Planning & Development
Legend
Contributing Parcels
Non-contributing Parcels
Historic Property
Contributing Property
District Core Boundary
District Boundary
FEET
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Board Agenda Item
October 14, 2025

CLOSED SESSION:

(a) Discussion or consideration of personnel matters pursuant to Virginia Code § 2.2-3711(A) (1).

(b) Discussion or consideration of the acquisition of real property for a public purpose, or of the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body, pursuant to Virginia Code § 2.2-3711(A) (3).

(c) Consultation with legal counsel and briefings by staff members or consultants pertaining to actual or probable litigation, as identified below, where discussion in an open session would adversely affect the negotiating or litigating posture of the public body, as well as consultation with legal counsel regarding specific legal matters listed below requiring the provision of legal advice by such counsel, all as permitted by Virginia Code § 2.2-3711(A) (7) and (8).

1. *Timothy Eaton v. Avery Miller*, Case No. GV25-003877 (Fx. Co. Gen. Dist. Ct.)

2. *Jaden Eaton v. Avery Miller,* Case No. GV25-003878 (Fx. Co. Gen. Dist. Ct.)

3. *Gabriel M. Zakkak, Property Maintenance Code Official for Fairfax County, Virginia v. William Green, Jr., and Suzanne M. Green,* Case No. GV25-025670 (Fx. Co. Gen. Dist. Ct.) (Braddock District)

4. *Jay Riat, Fairfax County Building Official and Leslie B. Johnson, Fairfax County Zoning Administrator v. Santos Calixto Dheming and Marisa E. Dheming,* Case No. CL-2025-0009486 (Fx. Co. Cir. Ct.) (Franconia District)

5. *Jay Riat, Fairfax County Building Official v. Antonio Rivas and Leonidas Rivas,* Case No. GV25-021674 (Fx. Co. Gen. Dist. Ct.) (Franconia District)

6. *Jay Riat, Fairfax County Building Official v. Asma Iqbal,* Case No. GV25-026404 (Fx. Co. Gen. Dist. Ct.) (Franconia District)

7. *Jay Riat, Fairfax County Building Official v. William D. Culver,* Case No. CL-2025-0013819 (Fx. Co. Cir. Ct.) (Hunter Mill District)

8. *Leslie B. Johnson, Fairfax County Zoning Administrator and Jay Riat, Fairfax County Building Official v. Chad West Harris,* Case No. CL-2024-0013079 (Fx. Co. Cir. Ct.) (Mount Vernon District)

9. *Jay Riat, Fairfax County Building Official v. AYR Properties SEP, LLC,* Case No. CL-2025-0013956 (Fx. Co. Cir. Ct.) (Mount Vernon District)

10. *Jay Riat, Fairfax County Building Official v. Parmo, LLC and Super Source LLC,* Case No. GV25-008872 (Fx. Co. Gen. Dist. Ct.) (Mount Vernon District)

11. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Sandra Enoch,* Case No. GV25-017875 (Fx. Co. Gen. Dist. Ct.) (Mount Vernon District)

12. *Jay Riat, Fairfax County Building Official v. Vijay Shekhar Mehta and Caitlin Marie Cain,* Case No. GV25-017868 (Fx. Co. Gen. Dist. Ct.) (Mount Vernon District)

13. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Lilly Marie Bertz and Timothy James O'Connor, Jr.,* Case No. GV25-020072 (Fx. Co. Gen. Dist. Ct.) (Mount Vernon District)

14. *Jay Riat, Fairfax County Building Official v. Le Nguyen,* Case No. GV25-026862 (Fx. Co. Gen. Dist. Ct.) (Providence District)

15. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Nicole A. Rhea and James R. Rhea,* Case No. GV25-005846 (Fx. Co. Gen. Dist. Ct.) (Springfield District)

16. *Gabriel M. Zakkak, Property Maintenance Code Official for Fairfax County, Virginia v. Brian Stash,* Case No. GV25-026863 (Fx. Co. Gen. Dist. Ct.) (Springfield District)

17. *Jay Riat, Fairfax County Building Official v. Margaret G. Clark (heir of W. Thomas Scheiber),* Case No. CL-2025-0014317 (Fx. Co. Cir. Ct.) (Sully District)

REVISED

Board Agenda Item
October 14, 2025

3:30 p.m.

Public Hearing on PCA 2005-LE-027 (RZPA 2025-FR-00022) (The Koinonia Foundation Inc.) to Amend the Proffers for RZ 2005-LE-027 Previously Approved for a Church and Related Facilities to Permit Modifications to Proffers to Permit a Club, Service Organization, or Community Center; and Accessory Uses on the Subject Property, Located on Approximately 2.19 ac. of Land Zoned C-2 and HC (Franconia District) (Concurrent with SE 2025-FR-00032)

and

Public Hearing on SE 2025-FR-00032 (The Koinonia Foundation Inc.) to Permit a Club, Service Organization, or Community Center, Located on Approximately 2.19 ac. of Land Zoned C-2 and HC (Franconia District) (Concurrent with PCA 2005-LE-027 (RZPA 2025-FR-00022)

This property is located on the on the S. side of Franconia Rd. and W. side of Beulah Rd. Tax Map 81-3 ((5)) 1B.

PLANNING COMMISSION RECOMMENDATION:
The Planning Commission's Public Hearing on this application is scheduled for October 8, 2025. The Planning Commission's recommendation will be forwarded upon decision

On October 8, 2025, the Planning Commission voted 11-0 (Commissioner Thomas was absent from the meeting) to recommend to the Board of Supervisors approval of the following actions:

- **PCA 2005-LE-027, subject to the proffers consistent with those dated July 31, 2025;**

- **SE-2025-FR-00032 subject to the development conditions consistent with those dated September 25, 2025; and**

- **Waiver of transitional screening and barrier requirements along the southern and eastern property lines be reaffirmed.**

REVISED

Board Agenda Item
October 14, 2025

ENCLOSED DOCUMENTS:
Additional information available online at:
https://www.fairfaxcounty.gov/planning-development/board-packages

Planning Commission Meetings Video Archive available online at:
https://www.fairfaxcounty.gov/cableconsumer/channel-16/planning-commission-meetings-video-archives

STAFF:
Suzanne L. Wright, Director, Zoning Evaluation Division (ZED), Department of Planning and Development (DPD)
St. Clair Williams, Planner, ZED, DPD

Board Agenda Item
October 14, 2025

3:30 p.m.

Public Hearing on PCA 2016-HM-035-03/CDPA 2016-HM-035-03 (RZPA 2024-HM-00052) (Comstock Reston Station Holdings, LC) to Amend the Proffers and Conceptual Development Plan for RZ 2016-HM-035, Previously Approved for a Mixed Use Development, to Permit an Elevated Pedestrian Bridge and Associated Modifications to Proffers and Site Design with no Change to the Approved Density, Located on Approximately 7.64 Acres of Land (Hunter Mill District)

This property is located on the N. side of Reston Station Blvd., W. side of Wiehle Ave. and S. side of Sunset Hills Rd. Tax Map 17-4 ((20)) 1-8, 17-4 ((41)) A-C, 17-4 ((42)) 1501-1504, 17-4 ((42)) 1506-1509, 17-4 ((42)) 1601-1609, 17-4 ((42)) 1701-1709, 17-4 ((42)) 1801-1809, 17-4 ((42)) 1901-1909, 17-4 ((42)) 2001-2009, 17-4 ((42)) 2101-2109, 17-4 ((42)) 2201-2209, 17-4 ((42)) 2301-2309, 17-4 ((42)) 2401-2409, 17-4 ((42)) 2601 & 2602, 17-4 ((42)) 2701, 17-4 ((42)) 2801.

This public hearing was deferred by the Board on August 26, 2025, at 3:30 p.m. to September 30, at 3:30 p.m. and subsequently deferred to October 14, 2025 at 3:30p.m.

PLANNING COMMISSION RECOMMENDATION:
On July 9, 2025, the Planning Commission voted 11-0 (Commissioner Hancock was absent from the meeting) to recommend to the Board of Supervisors the following actions:

- Approval of PCA/CDPA-2016-HM-035-03, subject to the execution of proffers consistent with those dated June 17, 2025;

- Modification of subsection 2105.4.C(1)(a)1 of the Zoning Ordinance to permit the gross floor area of residential uses to exceed 50 percent of the gross floor area of principal uses (office) in the PDC district for PCA/CDPA/FDPA-2016-HM-035-03;

- Modification of subsection 5100.2.D(4)(c) of the Zoning Ordinance on the Use Limitations on Corner Lots to permit the proposed buildings, landscaping, and sign locations within sight triangles formed by streets along the corner lot as shown on the CDPA/FDPA and as proffered;

- Modification of subsection 5108.5.B and 5108.5.C of the Zoning Ordinance of the transitional screening and barrier requirements in favor of that shown on the CDPA/FDPA;

- Modification of subsection 6101 of the Zoning Ordinance to allow a reduction of loading spaces required in the favor of the spaces shown on the CDPA/FDPA; and

- Modification of subsection 8100.7.E(4) of the Zoning Ordinance for the widening of Sunset Hills Road in favor of that shown on the CDPA/FDPA and as proffered.

In a related action, the Planning Commission voted 11-0 (Commissioner Hancock was absent from the meeting) to approve FDPA-2016-HM-035-03.

ENCLOSED DOCUMENTS:
Additional information available online at:
https://www.fairfaxcounty.gov/planning-development/board-packages

Planning Commission Meetings Video Archive available online at:
https://www.fairfaxcounty.gov/cableconsumer/channel-16/planning-commission-meetings-video-archives

STAFF:
Suzanne L. Wright, Director, Zoning Evaluation Division (ZED), Department of Planning and Development (DPD)
Karen Yee, Planner, ZED, DPD

Board Agenda Item
October 14, 2025

3:30 p.m.

Public Hearing on PCA 2000-HM-044-04/ CDPA 2000-HM-044-03 (RZPA 2024-HM-00031) (Maple Multi-Family Land East Coast, L.P., PCA and CDPA) to Permit a Multifamily Residential and a Self-Storage Building at a 3.09 Floor Area Ratio (FAR) Resulting in an FAR of 0.84 Across the Overall Development, Located on Approximately 3.33 Acres of Land Zoned PDC (Hunter Mill District)

This property is located in the S. W. quadrant of the intersection of the Dulles Airport Access Rd. and Monroe St., bounded to the S. by Woodland View Dr. Tax Map 16-4 ((27)) 3B.

PLANNING COMMISSION RECOMMENDATION:
On September 10, 2025, the Planning Commission voted 12-0 to recommend to the Board of Supervisors approval of the following actions:

- PCA 2000-HM-044-04 and CDPA 2000-HM-044-03, subject to the execution of the proffers consistent with those dated August 20, 2025;

- Modification of subsection 2105.4.C(1)(b) to allow the Gross Floor Area (GFA) of secondary uses to exceed 75 percent of the total gross floor area in the development;

- Modification of subsection 5100.2.D(8)(a)1 to allow principal residential buildings within 200 feet of the Dulles Airport Access Road to that shown on the CDPA/FDPA;

- Modification of subsection 5100.2.D(8)(a)2 to allow commercial buildings within 75 feet of the Dulles Airport Access Road to that shown on the CDPA/FDPA;

- Modification of subsection 5107.3.A(2) to permit private streets less than twenty-four (24) feet in width and to allow the proposed access drive to remain twenty-two (22) feet in width, as shown on the CDPA/FDPA; and

- Waiver of subsection 5107.3.A(3) to permit a private street greater than 600 feet in length, as shown on the CDPA/FDPA.

In a related action, the Planning Commission voted 12-0 to approve FDPA 2000-HM-044-04.

Board Agenda Item
October 14, 2025

ENCLOSED DOCUMENTS:
Additional information available online at:
https://www.fairfaxcounty.gov/planning-development/board-packages

Planning Commission Meetings Video Archive available online at:
https://www.fairfaxcounty.gov/cableconsumer/channel-16/planning-commission-meetings-video-archives

STAFF:
Suzanne L. Wright, Director, Zoning Evaluation Division (ZED), Department of Planning and Development (DPD)
Kevin McMahan, Planner, ZED, DPD

Board Agenda Item
October 14, 2025

3:30 p.m.

Public Hearing on Proposed Plan Amendment (SSPA) 2023-II-1M, 7600 Leesburg Pike (Dranesville District) (Concurrent with RZ 2024-DR-00006)

ISSUE:
Plan Amendment (SSPA) 2023-II-1M proposes to amend the Comprehensive Plan recommendation for a 10.16-acre site located within the Pimmit Community Planning Sector, Dranesville District (Tax Map Parcel 40-1 ((1)) 39), located at 7600 Leesburg Pike, Falls Church. The Plan amendment considers an option for residential use up to 12-16 dwelling units per acre (du/ac), subject to conditions, permitting 122-162 single-family attached dwellings with a maximum height of 50 feet. The property is currently planned at the base level for residential use at 5-8 du/ac and zoned as Limited Office District (C-2).

A rezoning application (RZ 2024-DR-00006) was reviewed concurrently with this Plan amendment.

PLANNING COMMISSION RECOMMENDATION:
On September 10, 2025, the Planning Commission voted 12-0 to recommend to the Board of Supervisors the adoption of SSPA-2023-II-1M, as found in the staff report dated August 21, 2025.

RECOMMENDATION:
The County Executive recommends that the Board of Supervisors adopt the Planning Commission recommendation.

TIMING:
Planning Commission Public Hearing – September 10, 2025
Board of Supervisors' Public Hearing – October 14, 2025

BACKGROUND:
On April 11, 2023, the Board of Supervisors (Board) authorized the consideration of a Plan amendment for 7600 Leesburg Pike, Falls Church, VA 22043, [Tax Map Parcel 40-1 ((1)) 39], located in the Dranesville Supervisor District. The 7600 Leesburg Pike Plan amendment was submitted during the 2022 Site Specific Plan amendment (SSPA) cycle. The Board requested staff evaluate an option for residential use up to

12-16 dwelling units per acre (du/ac), permitting 122-162 single-family attached dwellings with a maximum height of 50 feet. This Plan amendment is being reviewed concurrently with RZ 2024-DR-00006, which requests a rezoning from the C-2 Limited Office District to the PDH-16 Planned Development Housing District, 16 du/ac, to construct 139 single-family attached dwellings.

EQUITY IMPACT:
The proposed Plan amendment provides an opportunity to support the One Fairfax Policy and three of the Countywide Strategic Plan's Community Outcome Areas including Mobility and Transportation; Cultural and Recreational Opportunities; and Housing and Neighborhood Livability. The Plan amendment prioritizes multimodal connectivity and safe pedestrian access, providing community park space, and increasing the amount of housing in Fairfax County, which will include affordable and workforce units. The proposed project promotes residential uses and access to the planned bus rapid transit (BRT) system along Route 7. The community was engaged through meetings that utilized an inclusive engagement approach, using intentional plain language, having translation services available, and conducting virtual meetings.

FISCAL IMPACT:
None.

ENCLOSED DOCUMENTS:
The Planning Commission Meetings Video Archive is available online at:
https://www.fairfaxcounty.gov/cableconsumer/channel-16/planning-commission-meetings-video-archives

The Planning Commission Action:
https://www.fairfaxcounty.gov/planningcommission/sites/planningcommission/files/Assets/Documents/PDF/2025%20action%20items/PCAction0910257600%20LEESBURG%20PIKE.pdf

The Staff Report for SSPA 2023-II-1M has been previously furnished and is available online at:
https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/Assets/Documents/compplanamend/7600-leesburg-pike/2023-II-1M-staff-report.pdf

Board Agenda Item
October 14, 2025

STAFF:
Jennifer Miller, Deputy County Executive
Tracy Strunk, AICP, Director, Department of Planning and Development (DPD)
Kelly Atkinson, AICP, Director, Planning Division (PD), DPD
Salem Bush, AICP, CZA, Branch Chief, Public Facilities & Development Review Branch, PD, DPD
Mohamed Ali, Planner II, Public Facilities & Development Review Branch, PD, DPD

Board Agenda Item
October 14, 2025

3:30 p.m.

Public Hearing on RZ 2024-DR-00006 (GACM 2019-FL1 REO (7600 Leesburg), LLC) to Rezone from C-2 and HC to PDH-16 and HC to Permit Residential Development with an Overall Density of 13.48 Dwelling Units per Acre (du/ac) and Approval of the Conceptual Development Plan, Located on Approximately 10.16 ac. of Land (Dranesville District) (Concurrent with SSPA 2023-II-1M)

This property is located on the N. side of Leesburg Pike (Route 7), E. of its intersection with George C Marshall Dr. Tax Map 40-1 ((1)) 39.

PLANNING COMMISSION RECOMMENDATION:
On September 10, 2025, the Planning Commission voted 12-0 to recommend to the Board of Supervisors approval of the following actions:

- RZ-2024-DR-00006 and associated CDP, subject to the execution of proffers consistent with those dated August 29, 2025;

- Waiver of 200-square foot privacy yard requirement for the rear-loading single family attached units;

- Waiver of 600-foot maximum length for private streets;

- Modification of the barrier requirements along the western property line to that shown on the CDP/FDP;

- Waiver of the barrier requirements along the northern property line;

- Modification of the transitional screening requirements along the western property line to that shown on the CDP/FDP; and

- Parking Reduction Request #PKS-2024-00015 for the site pursuant to Section 6100.6.C.(1) of the Zoning Ordinance, based on the proximity to transit, and subject to the conditions dated July 15, 2025, contained in Appendix 16 of the staff report.

In a related action, the Planning Commission voted 12-0 to approve FDP-2024-DR-00006.

Board Agenda Item
October 14, 2025

ENCLOSED DOCUMENTS:
Additional information available online at:
https://www.fairfaxcounty.gov/planning-development/board-packages

Planning Commission Meetings Video Archive available online at:
https://www.fairfaxcounty.gov/cableconsumer/channel-16/planning-commission-meetings-video-archives

STAFF:
Suzanne L. Wright, Director, Zoning Evaluation Division (ZED), Department of Planning and Development (DPD)
Daniel Creed, Planner, ZED, DPD

Board Agenda Item
October 14, 2025

4:00 p.m.

Public Hearing to Convey Certain Land Rights in Board-Owned Property to the Virginia Department of Transportation for the Richmond Highway Corridor Improvements Project (Mount Vernon District)

ISSUE:
Public hearing to convey a portion of County-owned property to the Virginia Department of Transportation (VDOT) for the Richmond Highway Corridor Improvements Project (Widening Project).

RECOMMENDATION:
The County Executive recommends that the Board authorize staff to convey certain property rights in Board-owned property to the VDOT for the Widening Project.

TIMING:
On September 9, 2025, the Board authorized the advertisement of a public hearing on October 14, 2025, at 4:00 p.m., to consider the transfer of Board-owned property to VDOT.

BACKGROUND:
In January 2025, the Board of Supervisors purchased three parcels totaling 7.9 acres located at 8800 Richmond Highway and identified as Tax Map Parcel Nos. 1092 01 0018C, 0019 and 0020 (Property) using funding provided by the Virginia Community Preparedness Fund and Fund 40100, Stormwater Services. The Property consists mostly of floodplain and resource protection area within the Dogue Creek watershed, although a portion of the land had previously been used as an auto repair shop and vehicular storage lot. The purpose of the acquisition was to enable a watershed revitalization project that would involve the restoration of 400 linear feet of stream channel upstream of Richmond Highway, the removal of invasive vegetation and the replanting of native species.

Concurrently, VDOT is in the process of obtaining land for the Widening Project, which involves the replacement of an existing 30-foot-long bridge south of the Property with a new bridge that is approximately 450-feet long and up to 14 feet higher. The separated sidewalk and cycle track that are being created as part of the Project will merge into a shared-use path over the new bridge and continue south along Richmond Highway.

The new Dogue Creek Bridge will include a pedestrian underpass connecting both sides of the road.

To accommodate the bridge construction, VDOT has asked the County to convey from the Property 21,107 square feet of land in fee simple and to dedicate permanent easements for stormwater drainage and sight distance encompassing 34,641 square feet, utility easements of 11,972 square feet and a temporary construction easement of 5,972 square feet. The County and VDOT are coordinating the phasing of the stream renovation project and the Bridge Project, respectively, to ensure no construction conflicts will occur. The parties are also entering into an agreement that will allow County staff to have continued access in the future to the VDOT-dedicated right-of-way to maintain grade control structures, streambed materials and native vegetation within the restored waterway.

VDOT presented an offer of compensation of $495,830 for the County's land rights. The Fairfax County Department of Public Works and Environmental Services (DPWES) recommends, and the Facilities Management Department (FMD) concurs, that the Board of Supervisors should accept the offer of $495,830 and apply such funds to Fund 40100, Stormwater Services, to reimburse the costs of acquisition.

EQUITY IMPACT:
The conveyance of the land rights to VDOT for incorporation into the Project promotes focus area 14 of the One Fairfax Policy, which is associated with the advancement of a multi-modal transportation system that supports the economic growth, public health, and congestion mitigation goals of Fairfax County.

FISCAL IMPACT:
VDOT's payment of $495,830 will be deposited in Project SD-000032, Emergency and Flood Response Projects, Fund 40100, Stormwater Services.

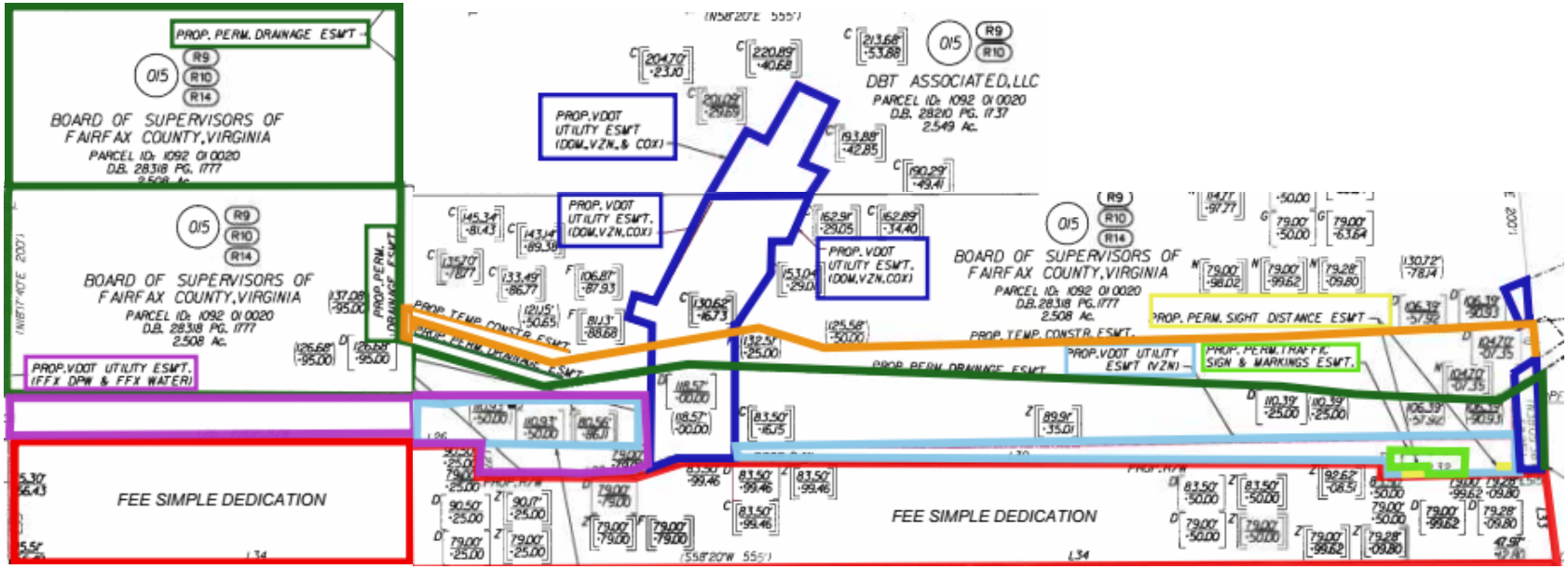
ENCLOSED DOCUMENTS:
Attachment 1 – Easement Plat and GIS Map

Board Agenda Item
October 14, 2025

STAFF:
Ellicia Seard-McCormick, Deputy County Executive
Jennifer Miller, Deputy County Executive
Christopher Herrington, Director, DPWES
Gregg Steverson, Director, Department of Transportation
Eleanor Ku Codding, Deputy Director, Water Resources and Infrastructure, DPWES
Joni Calmbacher, Division Director, Stormwater Planning Division, DPWES
José A. Comayagua, Director, FMD
Mike Lambert, Assistant Director, FMD

ASSIGNED COUNSEL:
F. Hayden Codding, Assistant County Attorney

ATTACHMENT 1





Board Agenda Item
October 14, 2025

4:00 p.m.

Public Hearing for the De-Creation/Re-Creation of Teton Place Area Sanitary District to Remove Vacuum Leaf Collection and the Contraction of Graham Park Plaza to Remove Refuse/Recycling and Vacuum Leaf Collection Services (Mason District)

ISSUE:
Board of Supervisors' (Board) to conduct a public hearing for the de-creation/re-creation and contraction of Sanitary Districts for removal of refuse/recycling and/or vacuum leaf collection services.

RECOMMENDATION:
The County Executive recommends that the Board approve the proposed petitions to change Sanitary Districts for refuse/recycling and/or leaf collection service in accordance with the Board's adopted criteria for the creation of Small or Local Sanitary Districts.

Sanitary District	Action	Service	Recommendation
DTA Local District 1B Within Mason District Teton Place Area (Attachment 1 Summary Sheet)	De-Create/ Re-Create	Remove Vacuum Leaf	Approve
DTA Mason District Within Mason District Graham Park Plaza (Attachment 1 Summary Sheet)	Contract	Remove Refuse/ Recycling & Vacuum Leaf	Approve

TIMING:
The Board authorized to advertise on September 9, 2025, for a public hearing to be held on October 14, 2025, at 4:00 p.m.

BACKGROUND:
The administrative responsibility for the Creation/Enlargement/Contraction/ Dissolution of Sanitary Districts in the County of Fairfax for refuse/recycling and/or leaf collection is with the Department of Public Works and Environmental Services. The establishment of Sanitary Districts is accomplished through the action of the Board at public hearings. Prior to any action by the Board on a proposed Sanitary District, certain relevant standards and criteria must be met in accordance with the Board's adopted criteria for

the Creation/Enlargement/De-Creation/Re-Creation of Small and Local Sanitary Districts.

The submitted petitions have been reviewed, and it has been determined that the petitions should be submitted to the Board for approval. The petitions' data summaries and the proposed resolutions are set forth in Attachments 2 and 3.

Staff recommends that the de-creation/re-creation of Teton Place Area Sanitary District for the removal of vacuum leaf collection be approved. Staff recommends that the contraction of Graham Park Plaza Sanitary District for the removal of refuse and vacuum leaf collection be approved. If approved, the modification will become permanent on January 1, 2026.

EQUITY IMPACT:
Sanitary District Creation/De-Creation for the purposes of solid waste management relates to area of focus 12 in the One Fairfax Policy: "A healthy and quality environment to live and work in that acknowledges the need to breathe clean air, to drink clean water now and for future generations."

Creation of new Sanitary Districts allows the County to collect or contract the waste collection for all residences within that designated area, reducing solid waste vehicle congestion in the area, reducing pollution, greenhouse gas emissions, improving safety and providing consistent and standardized service. De-creation or contraction that removes vacuum leaf service results in the reduction of waste collection activity for all residences achieving the same benefit in reduction of pollution, greenhouse gas emissions, and improving safety. The creation or de-creation of Sanitary Districts is done in response to petitions from residents in the designated area. This action would positively impact the following Countywide Strategic Plan Community Outcome Areas: Healthy Communities, Energy and Environment, and Housing and Neighborhood Livability.

This item follows the Fairfax Sanitary District Petition Process and each petition has passed a community-lead vote of at least 60% or higher of residents to bring before the Board. Information on the petition process can be found on the Fairfax County Solid Waste website or by contacting Solid Waste directly. If approved, the community will be contacted via mail to inform them of the change and service end date. Residents can reach out to Solid Waste for additional assistance anytime during the petition process or following approval.

At this time, no negative impacts have been observed or are projected.

Board Agenda Item
October 14, 2025

FISCAL IMPACT:
None.

ENCLOSED DOCUMENTS:
Attachment 1: Summary Sheet
Attachment 2: Data Sheet with Proposed Resolution and Map (Teton Place Area)
Attachment 3: Data Sheet with Proposed Resolution and Map (Graham Park Plaza)

STAFF:
Jennifer Miller, Deputy County Executive
Christopher Herrington, Director, Department of Public Works and Environmental Services (DPWES)
Eric Forbes, Deputy Director, Solid Waste Management Program, DPWES

ASSIGNED COUNSEL:
Joanna Faust, Assistant County Attorney

Attachment 1

SUMMARY SHEET

Proposed alterations to the following Sanitary Districts for refuse/recycling and/or vacuum leaf collection services:

1. De-create/re-create Teton Place Area Sanitary District in DTA Local District 1B within Mason District for the purpose of providing refuse/recycling and removing vacuum leaf collection services.

2. Contract Graham Park Plaza Sanitary District in DTA Mason District within Mason District for the purpose of removing refuse/recycling and vacuum leaf collection services.

Attachment 2

DATA SHEET
De-Create/Re-Create Teton Place Area
DTA Local District 1B
Within the Mason District

Purpose: To provide County refuse/recycling and remove vacuum leaf collection services to Teton Place Area.

- Petition requesting service received November 23, 2023, and the process started on March 3, 2025.
- Petition Area: 22 Properties.
- 20 Property Owners in favor.
- 1 Property Owner opposed.
- 1 Non-responsive / unable to contact.
- The Department of Public Works and Environmental Services recommends that the proposed action be approved. If approved, services will be removed effective January 1, 2026.

ADOPTION OF A RESOLUTION
TO DE-CREATE/RE-CREATE TETON PLACE AREA
DTA LOCAL DISTRICT 1B
WITHIN MASON DISTRICT

TAKE NOTICE that at a regular meeting of the Board of Supervisors of the County of Fairfax, Virginia, held in the Board Auditorium of the Government Center, 12000 Government Center Parkway, Fairfax, Virginia, on Tuesday the 9th day of September, 2025, it was proposed by said Board to adopt a resolution to de-create/re-create a district known as Teton Place Area in DTA Local District 1B within Mason District to include Teton Place Area for the purpose of providing refuse/recycling and removing vacuum leaf collection to be effective January 1, 2026, and the Clerk of said Board was directed to cause notice thereof by publication in a newspaper having general circulation in said County in the manner specified by Virginia Code § 15.2-1427 for the adoption of county ordinances, together with a notice that at a regular meeting of said Board to be held in the Board Auditorium of the Government Center, 12000 Government Center Parkway, Fairfax, Virginia, on

TUESDAY
OCTOBER 14, 2025
COMMENCING AT 4 P.M.

The said Board of Supervisors of Fairfax County, Virginia, will hold a public hearing at which time and place any interested parties may appear and be heard. The full text of the resolution to be adopted is in the following words and figures, to-wit:

WHEREAS, Virginia Code Section *15.2-858*, as amended, provides for, among other things, the Creation by the Board of Supervisors of Fairfax County, Virginia, of a Sanitary District by resolution; and

WHEREAS, the Board of Supervisors has been presented with facts and information upon consideration of which said Board, finding the property embraced in the proposed Sanitary District will be benefited by de-creating/re-creating the Sanitary District for the purpose of providing for refuse/recycling and removing vacuum leaf collection for the citizens who reside therein.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors of Fairfax County, Virginia, authorizes the advertisement for the proposed de-creation/re-creation of a Sanitary District, pursuant to Virginia Code Section *15.2-858*, as amended, to be known as Teton Place Area in DTA Local District 1B within Mason District, Fairfax County, Virginia, which said de-creation/re-creation of the Sanitary District shall be described as follows:

The de-creation/re-creation of Teton Place Area in DTA Local District 1B within Mason District to include Teton Place Area located in the County of Fairfax, Virginia, and as shown on the attached map.

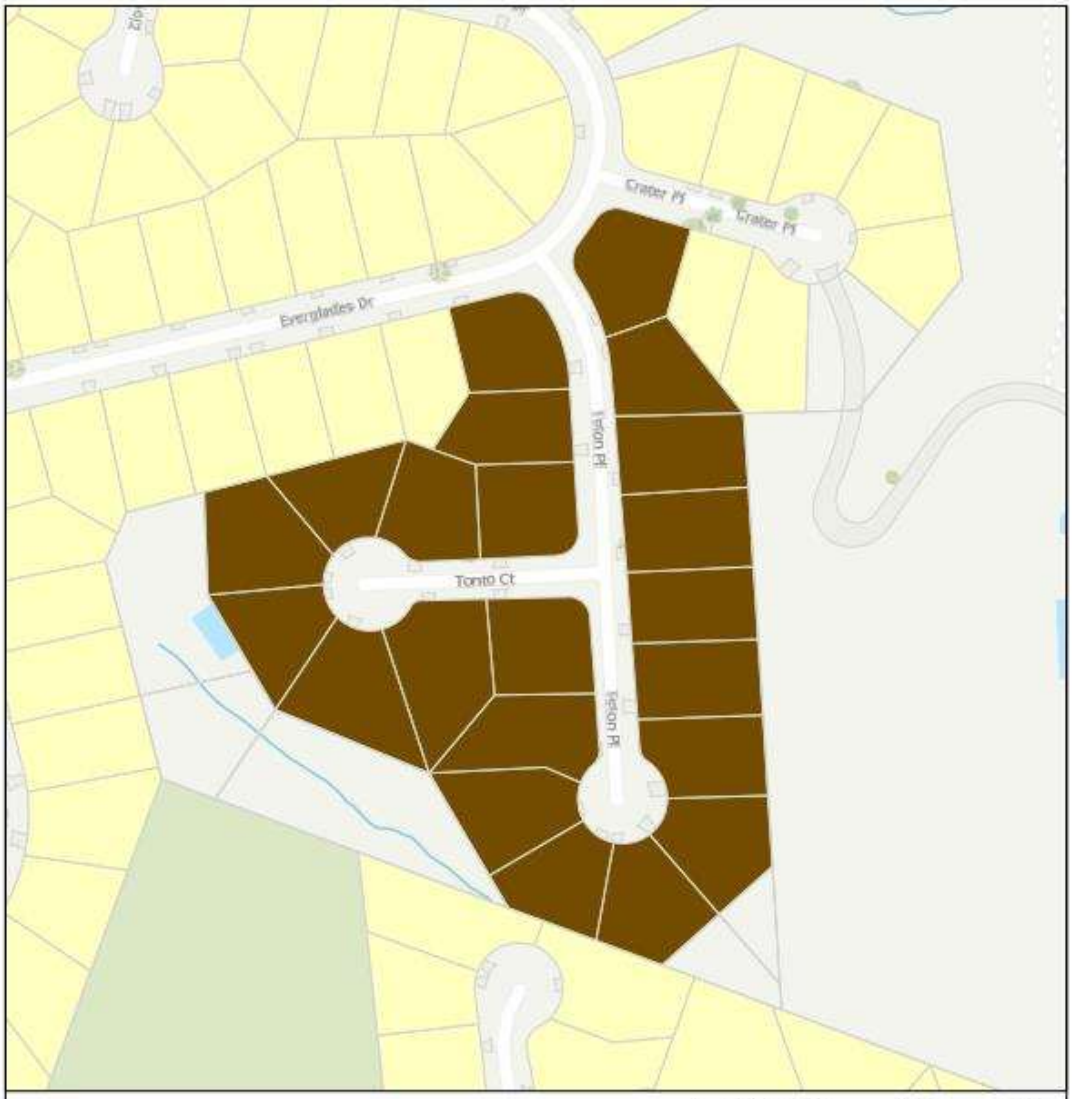
AND BE IT FURTHER RESOLVED that the Board of Supervisors of Fairfax County, Virginia, declares its intention to implement the purpose for which said Teton Place Area in DTA Local District 1B within Mason District is hereby created to wit:

To provide refuse/recycling and remove vacuum leaf collection service for the citizens who reside therein.

Given under my hand this ____day of October, 2025

_____
Jill G. Cooper
Clerk for the Board of Supervisors

Teton Place Area Sanitary District Map, 22 Lots



Attachment 3

DATA SHEET
Contract Graham Park Plaza
DTA Mason District
Within the Mason District

Purpose: To remove refuse/recycling and vacuum leaf collection services from Graham Park Plaza.

- Petition requesting service received March 11, 2025.
- Petition Area: 172 Properties.
- 108 Property Owner in favor.
- 1 Property Owner opposed.
- 63 Non-responsive / unable to contact.
- The Department of Public Works and Environmental Services recommends that the proposed action be approved. If approved, services will be removed effective January 1, 2026.

Attachment 3

ADOPTION OF A RESOLUTION
TO CONTRACT GRAHAM PARK PLAZA
DTA Mason District
WITHIN MASON DISTRICT

TAKE NOTICE that at a regular meeting of the Board of Supervisors of the County of Fairfax, Virginia, held in the Board Auditorium of the Government Center, 12000 Government Center Parkway, Fairfax, Virginia, on Tuesday the 9th day of September, 2025, it was proposed by said Board to adopt a resolution to contract a district known as Graham Park Plaza in DTA Mason District within Mason District to include Graham Park Plaza for the purpose of removing refuse/recycling and vacuum leaf collection to be effective January 1, 2026, and the Clerk of said Board was directed to cause notice thereof by publication in a newspaper having general circulation in said County in the manner specified by Virginia Code §15.2-1427 for the adoption of county ordinances, together with a notice that at a regular meeting of said Board to be held in the Board Auditorium of the Government Center, 12000 Government Center Parkway, Fairfax, Virginia, on

TUESDAY
OCTOBER 14, 2025
COMMENCING AT 4 P.M.

The said Board of Supervisors of Fairfax County, Virginia, will hold a public hearing at which time and place any interested parties may appear and be heard. The full text of the resolution to be adopted is in the following words and figures, to-wit:

WHEREAS, Virginia Code Section *15.2-858*, as amended, provides for, among other things, the Creation by the Board of Supervisors of Fairfax County, Virginia, of a Sanitary District by resolution; and

WHEREAS, the Board of Supervisors has been presented with facts and information upon consideration of which said Board, finding the property embraced in the proposed Sanitary District will be benefited by contracting the Sanitary District for the purpose of removing refuse/recycling and vacuum leaf collection for the citizens who reside therein.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors of Fairfax County, Virginia, authorizes the advertisement for the proposed contraction of a Sanitary District, pursuant to Virginia Code Section *15.2-858*, as amended, to be known as Graham Park Plaza in DTA Mason District within Mason District, Fairfax County, Virginia, which said contraction of the Sanitary District shall be described as follows:

The contraction of Graham Park Plaza in DTA Mason District within Mason District to include Graham Park Plaza located in the County of Fairfax, Virginia, and as shown on the attached map.

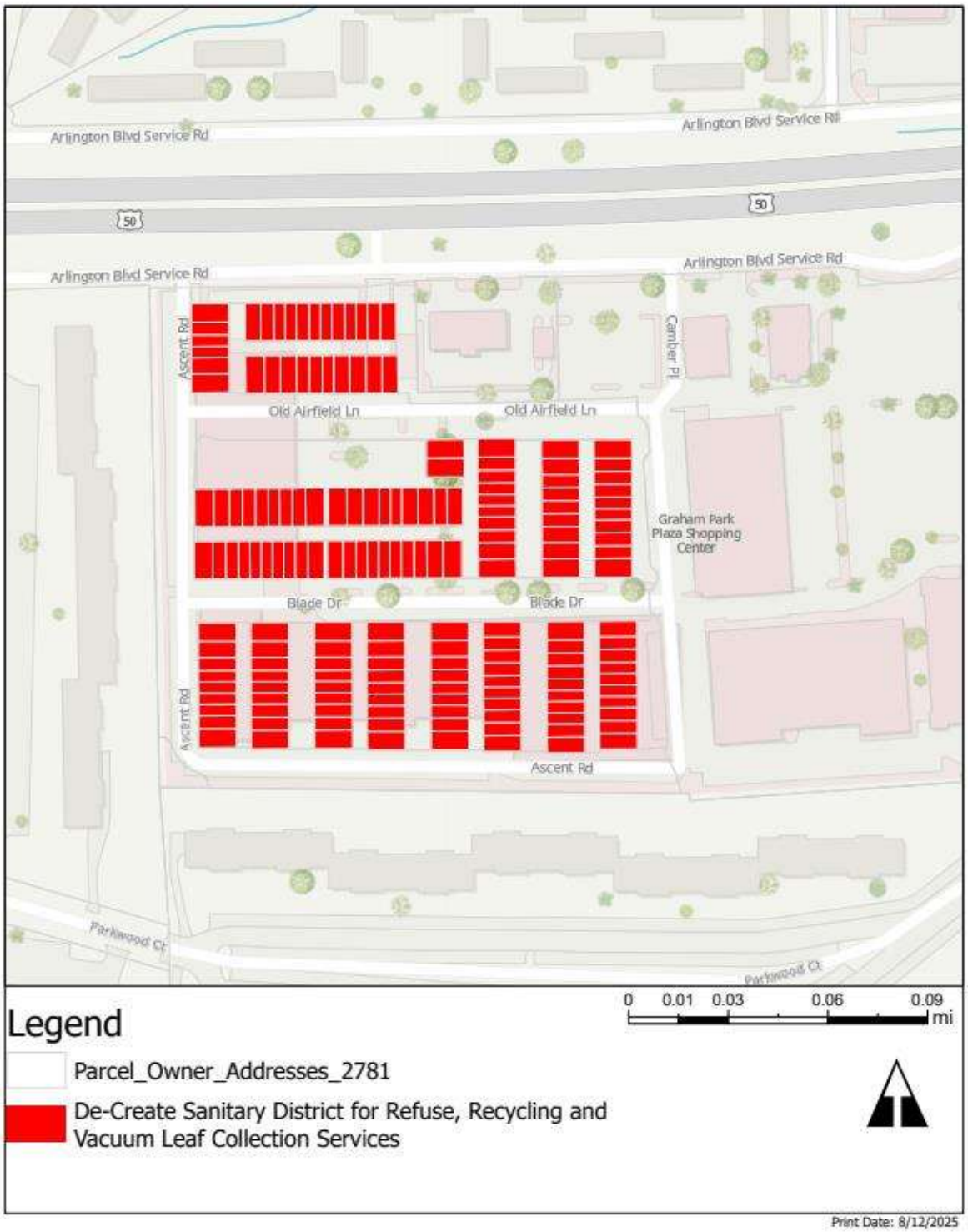
AND BE IT FURTHER RESOLVED that the Board of Supervisors of Fairfax County, Virginia, declares its intention to implement the purpose for which said Graham Park Plaza in DTA Mason District within Mason District is hereby created to wit:

To remove refuse/recycling and vacuum leaf collection service for the citizens who reside therein.

Given under my hand this ____day of October, 2025

_____
Jill G. Cooper
Clerk for the Board of Supervisors

Graham Park Plaza Sanitary District Map, 172 Lots



Board Agenda Item
October 14, 2025

4:00 p.m.

Public Hearing for the De-Creation/Re-Creation of Brittany Parc Court Area Sanitary District to Remove Vacuum Leaf Collection, the Contraction of Welcome Drive Area to Remove Vacuum Leaf Collection Services, and the Contraction of Aylors Overlook HOA to Remove Refuse/Recycling and Vacuum Leaf Collection Services (Providence District)

ISSUE:
Board of Supervisors' (Board) to conduct a public hearing for the de-creation/re-creation and contraction of Sanitary Districts for removal of refuse/recycling and/or vacuum leaf collection services.

RECOMMENDATION:
The County Executive recommends that the Board approve the first two proposed petitions to change Sanitary Districts for refuse/recycling and/or leaf collection service and deny the third proposed petition in accordance with the Board's adopted criteria for the creation of Small or Local Sanitary Districts.

Sanitary District	Action	Service	Recommendation
DTA Local District 1A Within Providence District Brittany Parc Court Area (Attachment 1 Summary Sheet)	De-Create/ Re-Create	Remove Vacuum Leaf	Approve
DTA Local District 1A Within Providence District Welcome Drive Area (Attachment 1 Summary Sheet)	Contract	Remove Vacuum Leaf	Approve
DTA Providence District Within Providence District Aylors Overlook HOA (Attachment 1 Summary Sheet)	Contract	Remove Refuse/ Recycling & Vacuum Leaf	Deny

TIMING:
The Board authorized to advertise on September 9, 2025, for a public hearing to be held on October 14, 2025, at 4:00 p.m.

Board Agenda Item
October 14, 2025

BACKGROUND:
The administrative responsibility for the Creation/Enlargement/Contraction/ Dissolution of Sanitary Districts in the County of Fairfax for refuse/recycling and/or leaf collection is with the Department of Public Works and Environmental Services. The establishment of Sanitary Districts is accomplished through the action of the Board at public hearings. Prior to any action by the Board on a proposed Sanitary District, certain relevant standards and criteria must be met in accordance with the Board's adopted criteria for the Creation/Enlargement/De-Creation/Re-Creation of Small and Local Sanitary Districts.

The submitted petitions have been reviewed, and it has been determined that the petitions should be submitted to the Board for approval or denial. The petitions' data summaries and the proposed resolutions are set forth in Attachments 2, 3 and 4.

Staff recommends that the de-creation/re-creation of Brittany Parc Court Area Sanitary District for the removal of vacuum leaf collections be approved. Staff recommends that the contraction of Welcome Drive Area Sanitary District for the removal of vacuum leaf collections be approved. Staff recommends that the contraction of Aylors Overlook HOA Sanitary District for the removal of refuse/recycling and vacuum leaf collections be denied due to the petition map area being surrounded by existing Sanitary District customers. Removing this one street will go against our environmental sustainability directives. If the Board approves the petitions for the Sanitary District actions at the public hearing, the modifications will become permanent on January 1, 2026.

EQUITY IMPACT:
Sanitary District Creation/De-Creation for the purposes of solid waste management relates to area of focus 12 in the One Fairfax Policy: "A healthy and quality environment to live and work in that acknowledges the need to breathe clean air, to drink clean water now and for future generations."

Creation of new Sanitary Districts allows the County to collect or contract the waste collection for all residences within that designated area, reducing solid waste vehicle congestion in the area, reducing pollution, greenhouse gas emissions, improving safety and providing consistent and standardized service. De-creation or contraction that removes vacuum leaf service results in the reduction of waste collection activity for all residences achieving the same benefit in reduction of pollution, greenhouse gas emissions, and improving safety. The creation or de-creation of Sanitary Districts is done in response to petitions from residents in the designated area. This action would positively impact the following Countywide Strategic Plan Community Outcome Areas of Healthy Communities, Energy and Environment, and Housing and Neighborhood Livability.

Board Agenda Item
October 14, 2025

This item follows the Fairfax Sanitary District Petition Process and each petition has passed a community-lead vote of at least 60% or higher of residents to bring before the Board. Information on the petition process can be found on the Fairfax County Solid Waste website or by contacting Solid Waste directly. If approved, the community will be contacted via mail to inform them of the change and service end date. Residents can reach out to Solid Waste for additional assistance anytime during the petition process or following approval.

At this time, no negative impacts have been observed or are projected.

FISCAL IMPACT:
None.

ENCLOSED DOCUMENTS:
Attachment 1: Summary Sheet
Attachment 2: Data Sheet with Proposed Resolution and Map (Brittany Parc Court Area)
Attachment 3: Data Sheet with Proposed Resolution and Map (Welcome Drive Area)
Attachment 4: Data Sheet with Proposed Resolution and Map (Aylors Overlook HOA)

STAFF:
Jennifer Miller, Deputy County Executive
Christopher Herrington, Director, Department of Public Works and Environmental Services (DPWES)
Eric Forbes, Deputy Director, Solid Waste Management Program, DPWES

ASSIGNED COUNSEL:
Joanna Faust, Assistant County Attorney

Attachment 1

SUMMARY SHEET

Proposed alterations to the following Sanitary Districts for refuse/recycling and/or vacuum leaf collection services:

1. De-create/re-create Brittany Parc Court Area Sanitary District in DTA Local District 1A within Providence District for the purpose of providing refuse/recycling and removing vacuum leaf collection services.

2. Contract Welcome Drive Area Sanitary District in DTA Local District 1A within Providence District for the purpose of removing vacuum leaf collection services.

3. Contract Aylors Overlook HOA Sanitary District in DTA Providence District within Providence District for the purpose of removing refuse/recycling and vacuum leaf collection services.

Attachment 2

DATA SHEET
De-Create/Re-Create Brittany Parc Court Area
DTA Local District 1A
Within the Providence District

Purpose: To provide County refuse/recycling and remove vacuum leaf collection services to Brittany Parc Court Area.

- Petition requesting service received January 17, 2025.
- Petition Area: 42 Properties.
- 26 Property Owners in favor.
- 1 Property Owners opposed.
- 15 Non-responsive / unable to contact.
- The Department of Public Works and Environmental Services recommends that the proposed action be approved. If approved, services will be removed effective January 1, 2026.

ADOPTION OF A RESOLUTION
TO DE-CREATE/RE-CREATE BRITTANY PARC COURT AREA
DTA LOCAL DISTRICT 1A WITHIN
PROVIDENCE DISTRICT

TAKE NOTICE that at a regular meeting of the Board of Supervisors of the County of Fairfax, Virginia, held in the Board Auditorium of the Government Center, 12000 Government Center Parkway, Fairfax, Virginia, on Tuesday the 9th day of September, 2025, it was proposed by said Board to adopt a resolution to de-create/re-create a district known as Brittany Parc Court Area in DTA Local District 1A within Providence District to include Brittany Parc Court Area for the purpose of providing refuse/recycling and removing vacuum leaf collection to be effective January 1, 2026, and the Clerk of said Board was directed to cause notice thereof by publication in a newspaper having general circulation in said County in the manner specified by Virginia Code § 15.2-1427 for the adoption of county ordinances, together with a notice that at a regular meeting of said Board to be held in the Board Auditorium of the Government Center, 12000 Government Center Parkway, Fairfax, Virginia, on

TUESDAY
OCTOBER 14, 2025
COMMENCING AT 4 P.M.

The said Board of Supervisors of Fairfax County, Virginia, will hold a public hearing at which time and place any interested parties may appear and be heard. The full text of the resolution to be adopted is in the following words and figures, to-wit:

WHEREAS, Virginia Code Section *15.2-858*, as amended, provides for, among other things, the Creation by the Board of Supervisors of Fairfax County, Virginia, of a Sanitary District by resolution; and

WHEREAS, the Board of Supervisors has been presented with facts and information upon consideration of which said Board, finding the property embraced in the proposed Sanitary District will be benefited by de-creating/re-creating the Sanitary District for the purpose of providing for refuse/recycling and removing vacuum leaf collection for the citizens who reside therein.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors of Fairfax County, Virginia, authorizes the advertisement for the proposed de-creation/re-creation of a Sanitary District, pursuant to Virginia Code Section *15.2-858*, as amended, to be known as Brittany Parc Court Area in DTA Local District 1A within Providence District, Fairfax County, Virginia, which said de-creation/re-creation of the Sanitary District shall be described as follows:

The de-creation/re-creation of Brittany Parc Court Area in DTA Local District 1A within Providence District to include Brittany Parc Court Area located in the County of Fairfax, Virginia, and as shown on the attached map.

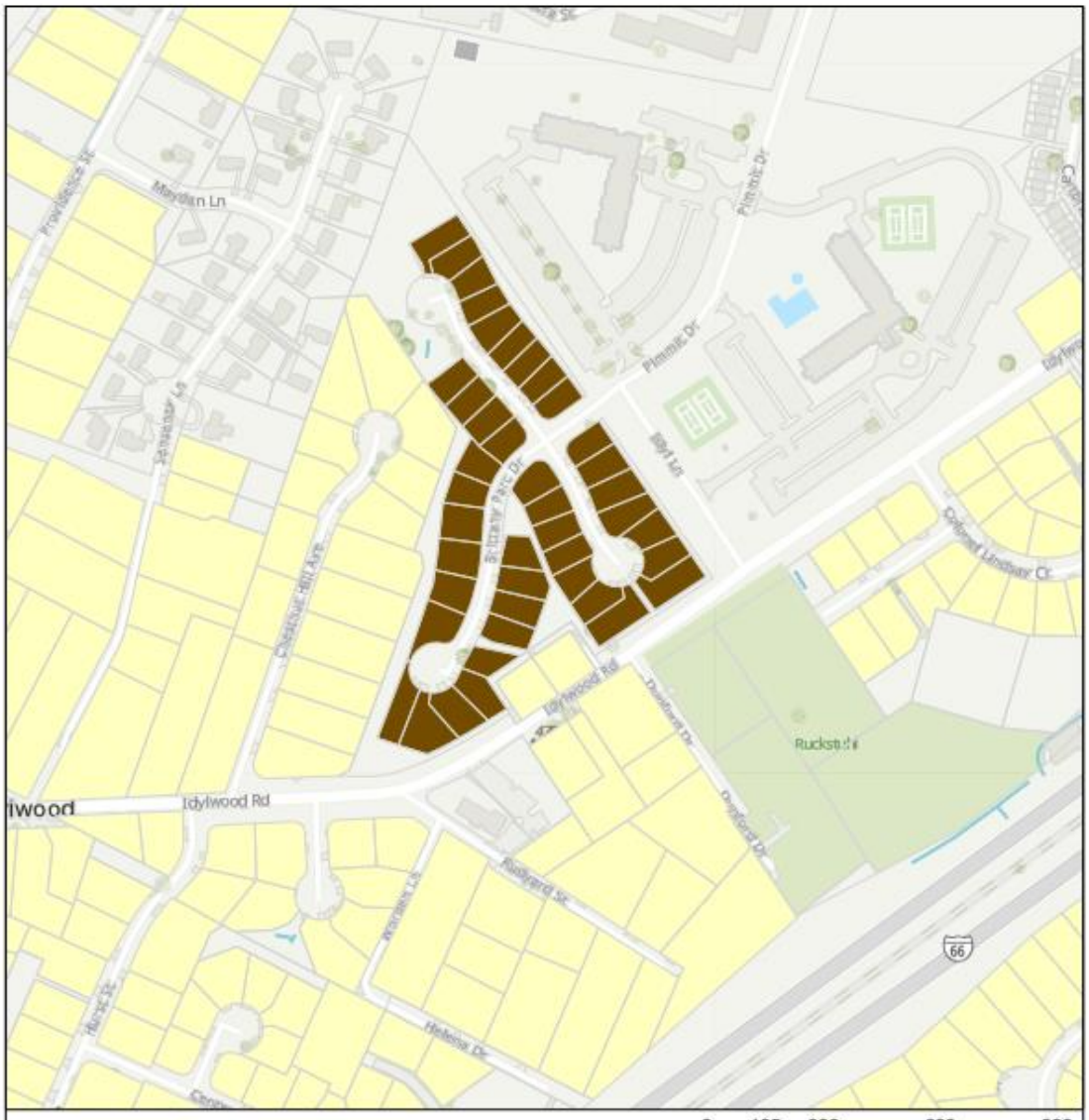
AND BE IT FURTHER RESOLVED that the Board of Supervisors of Fairfax County, Virginia, declares its intention to implement the purpose for which said Brittany Parc Court Area in DTA Local District 1A within Providence District is hereby created to wit:

To provide refuse/recycling and remove vacuum leaf collection service for the citizens who reside therein.

Given under my hand this ____day of October, 2025

_____
Jill G. Cooper
Clerk for the Board of Supervisors

Brittany Parc Court Area Sanitary District Map, 42 Lots



Attachment 3

DATA SHEET
Contract Welcome Drive Area
DTA Local District 1A
Within the Providence District

Purpose: To remove vacuum leaf collection services from Welcome Drive Area.

- Petition requesting service received March 3, 2025.
- Petition Area: 1 Property.
- 1 Property Owner in favor.
- 0 Property Owners opposed.
- 0 Non-responsive / unable to contact.
- The Department of Public Works and Environmental Services recommends that the proposed action be approved. If approved, services will be removed effective January 1, 2026.

ADOPTION OF A RESOLUTION
TO CONTRACT WELCOME DRIVE AREA
DTA LOCAL DISTRICT 1A WITHIN
PROVIDENCE DISTRICT

TAKE NOTICE that at a regular meeting of the Board of Supervisors of the County of Fairfax, Virginia, held in the Board Auditorium of the Government Center, 12000 Government Center Parkway, Fairfax, Virginia, on Tuesday the 9th day of September, 2025, it was proposed by said Board to adopt a resolution to contract a district known as Welcome Drive Area in DTA Local District 1A within Providence District to include Welcome Drive Area for the purpose of removing vacuum leaf collection to be effective January 1, 2026, and the Clerk of said Board was directed to cause notice thereof by publication in a newspaper having general circulation in said County in the manner specified by Virginia Code §15.2-1427 for the adoption of county ordinances, together with a notice that at a regular meeting of said Board to be held in the Board Auditorium of the Government Center, 12000 Government Center Parkway, Fairfax, Virginia, on

TUESDAY
OCTOBER 14, 2025
COMMENCING AT 4 P.M.

The said Board of Supervisors of Fairfax County, Virginia, will hold a public hearing at which time and place any interested parties may appear and be heard. The full text of the resolution to be adopted is in the following words and figures, to-wit:

WHEREAS, Virginia Code Section *15.2-858*, as amended, provides for, among other things, the Creation by the Board of Supervisors of Fairfax County, Virginia, of a Sanitary District by resolution; and

WHEREAS, the Board of Supervisors has been presented with facts and information upon consideration of which said Board, finding the property embraced in the proposed Sanitary District will be benefited by contracting the Sanitary District for the purpose of removing vacuum leaf collection for the citizens who reside therein.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors of Fairfax County, Virginia, authorizes the advertisement for the proposed contraction of a Sanitary District, pursuant to Virginia Code Section *15.2-858*, as amended, to be known as Welcome Drive Area in DTA Local District 1A within Providence District, Fairfax County, Virginia, which said contraction of the Sanitary District shall be described as follows:

The contraction of Welcome Drive Area in DTA Local District 1A within Providence District to include Welcome Drive Area located in the County of Fairfax, Virginia, and as shown on the attached map.

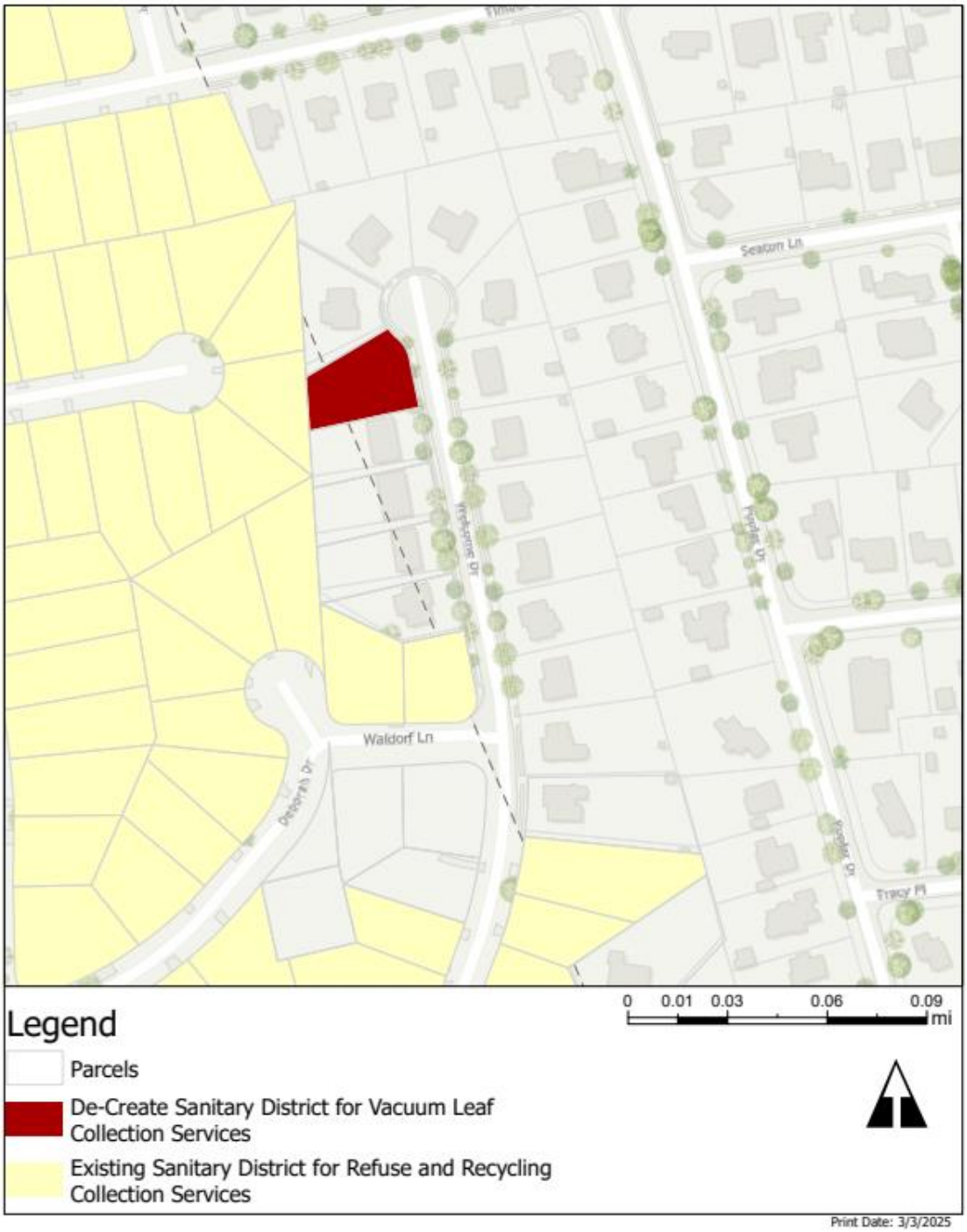
AND BE IT FURTHER RESOLVED that the Board of Supervisors of Fairfax County, Virginia, declares its intention to implement the purpose for which said Welcome Drive Area in DTA Local District 1A within Providence District is hereby created to wit:

To remove vacuum leaf collection service for the citizens who reside therein.

Given under my hand this ____day of October, 2025

_____
Jill G. Cooper
Clerk for the Board of Supervisors

Welcome Drive Area Sanitary District Map, 1 Area



Attachment 4

DATA SHEET
Contract Aylors Overlook HOA
DTA Providence District
Within the Providence District

Purpose: To remove refuse/recycling and vacuum leaf collection services from Aylors Overlook HOA.

- Petition requesting service received April 11, 2025.
- Petition Area: 16 Properties.
- 15 Property Owners in favor.
- 0 Property Owners opposed.
- 1 Non-responsive / unable to contact.
- The Department of Public Works and Environmental Services does not recommend that the proposed action be denied due to the petition map area being surrounded by existing Sanitary District customers. Removing this one street will go against our environmental sustainability directives. If approved, services will be removed effective January 1, 2026.

ADOPTION OF A RESOLUTION
TO CONTRACT AYLORS OVERLOOK HOA
DTA PROVIDENCE DISTRICT WITHIN
PROVIDENCE DISTRICT

TAKE NOTICE that at a regular meeting of the Board of Supervisors of the County of Fairfax, Virginia, held in the Board Auditorium of the Government Center, 12000 Government Center Parkway, Fairfax, Virginia, on Tuesday the 9th day of September, 2025, it was proposed by said Board to adopt a resolution to contract a district known as Aylors Overlook HOA in DTA Providence District within Providence District to include Aylors Overlook HOA for the purpose of removing refuse/recycling, and vacuum leaf collection to be effective January 1, 2026, and the Clerk of said Board was directed to cause notice thereof by publication in a newspaper having general circulation in said County in the manner specified by Virginia Code §15.2-1427 for the adoption of county ordinances, together with a notice that at a regular meeting of said Board to be held in the Board Auditorium of the Government Center, 12000 Government Center Parkway, Fairfax, Virginia, on

TUESDAY
OCTOBER 14, 2025
COMMENCING AT 4 P.M.

The said Board of Supervisors of Fairfax County, Virginia, will hold a public hearing at which time and place any interested parties may appear and be heard. The full text of the resolution to be adopted is in the following words and figures, to-wit:

WHEREAS, Virginia Code Section *15.2-858*, as amended, provides for, among other things, the Creation by the Board of Supervisors of Fairfax County, Virginia, of a Sanitary District by resolution; and

WHEREAS, the Board of Supervisors has been presented with facts and information upon consideration of which said Board, finding the property embraced in the proposed Sanitary District will be benefited by contracting the Sanitary District for the purpose of removing refuse/recycling, and vacuum leaf collection for the citizens who reside therein.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors of Fairfax County, Virginia, authorizes the advertisement for the proposed contraction of a Sanitary District, pursuant to Virginia Code Section *15.2-858*, as amended, to be known as Aylors Overlook HOA in DTA Providence District within Providence District, Fairfax County, Virginia, which said contraction of the Sanitary District shall be described as follows:

The contraction of Aylors Overlook HOA in DTA Providence District within Providence District to include Aylors Overlook HOA located in the County of Fairfax, Virginia, and as shown on the attached map.

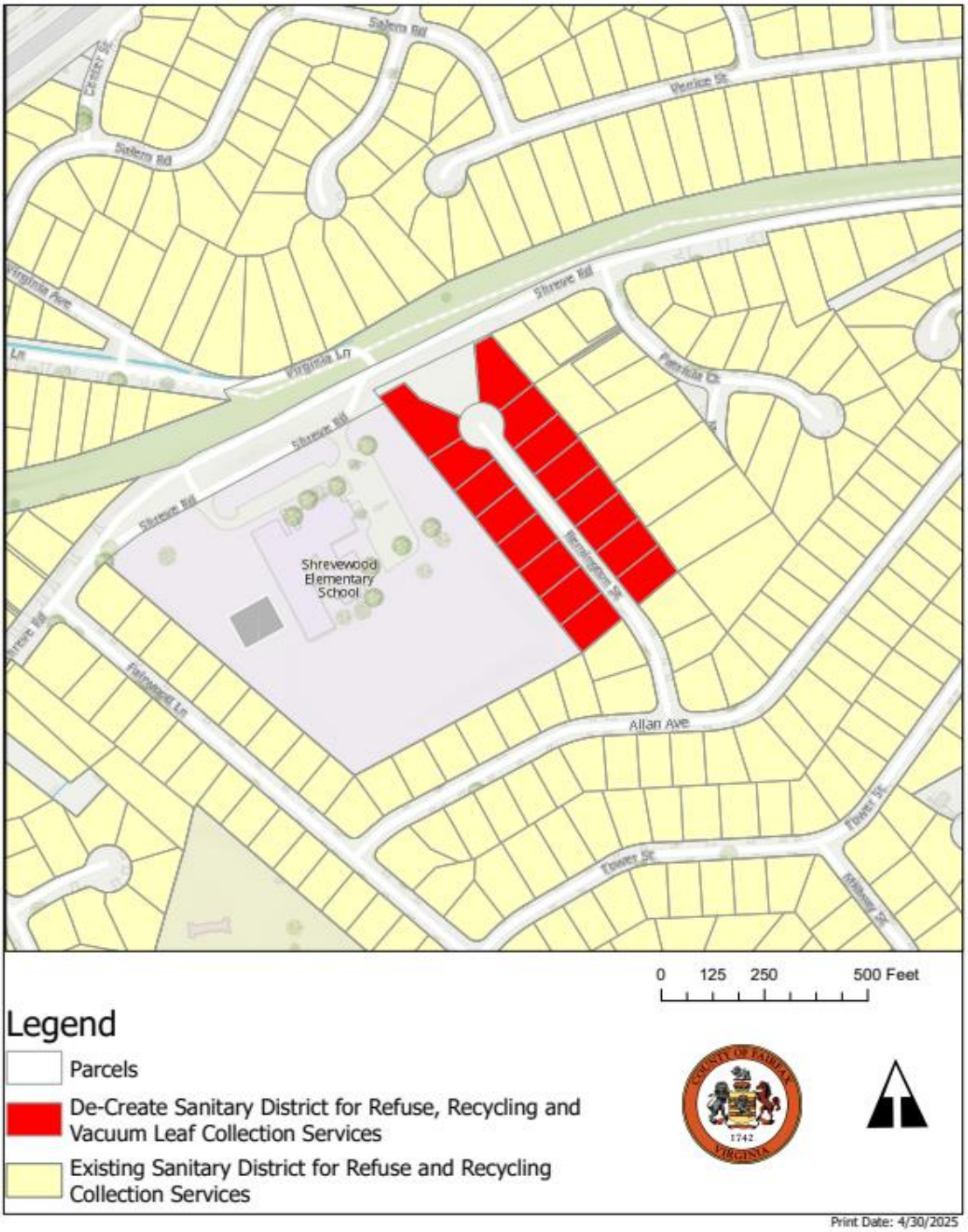
AND BE IT FURTHER RESOLVED that the Board of Supervisors of Fairfax County, Virginia, declares its intention to implement the purpose for which said Aylors Overlook HOA in DTA Providence District within Providence District is hereby created to wit:

To remove refuse/recycling, and vacuum leaf collection service for the citizens who reside therein.

Given under my hand this ____day of October, 2025

_____
Jill G. Cooper
Clerk for the Board of Supervisors

Aylors Overlook HOA, 16 Lots



Board Agenda Item
October 14, 2025

4:00 p.m.

Public Hearing for the Enlargement of Lupine Lane Area Sanitary District for Refuse/Recycling Collection Services (Dranesville District)

ISSUE:
Board of Supervisors' (Board) to conduct a public hearing for the enlargement of Sanitary District for refuse/recycling collection services.

RECOMMENDATION:
The County Executive recommends that the Board approve the proposed petitions to change Sanitary Districts for refuse/recycling and/or leaf collection service in accordance with the Board's adopted criteria for the creation of Small or Local Sanitary Districts.

Sanitary District	Action	Service	Recommendation
DTA Local District 1A1 Within Dranesville District Lupine Lane Area (Attachment 1 Summary Sheet)	Enlarge	Refuse & Recycling	Approve

TIMING:
The Board authorized to advertise on September 9, 2025, for a public hearing to be held on October 14, 2025, at 4:00 p.m.

BACKGROUND:
The administrative responsibility for the Creation/Enlargement/Contraction/ Dissolution of Sanitary Districts in the County of Fairfax for refuse/recycling and/or leaf collection is with the Department of Public Works and Environmental Services. The establishment of Sanitary Districts is accomplished through the action of the Board at public hearings. Prior to any action by the Board on a proposed Sanitary District, certain relevant standards and criteria must be met in accordance with the Board's adopted criteria for the Creation/Enlargement/De-Creation/Re-Creation of Small and Local Sanitary Districts.

The submitted petition has been reviewed, and it has been determined that the petition should be submitted to the Board for approval. The petition data summary and the proposed resolution are set forth in Attachment 2.

Board Agenda Item
October 14, 2025

Staff recommends that the enlargement of Lupine Lane Area Sanitary District for refuse/recycling collection be approved. If approved, the modification will become permanent on January 1, 2026.

EQUITY IMPACT:
Sanitary District Creation/De-Creation for the purposes of solid waste management relates to area of focus 12 in the One Fairfax Policy: “A healthy and quality environment to live and work in that acknowledges the need to breathe clean air, to drink clean water now and for future generations.”

Creation of new Sanitary Districts allows the County to collect or contract the waste collection for all residences within that designated area, reducing solid waste vehicle congestion in the area, reducing pollution, greenhouse gas emissions, improving safety and providing consistent and standardized service. De-creation that removes vacuum leaf service results in the reduction of waste collection activity for all residences achieving the same benefit in reduction of pollution, greenhouse gas emissions, and improving safety. The creation or de-creation of Sanitary Districts is done in response to petitions from residents in the designated area. This action would positively impact the following Countywide Strategic Plan Community Outcome Areas of Healthy Communities, Energy and Environment, and Housing and Neighborhood Livability.

This item follows the Fairfax Sanitary District Petition Process and has passed a community-lead vote of 55% of residents to bring before the Board. Information on the petition process can be found on the Fairfax County Solid Waste website or by contacting Solid Waste directly. If approved, the community will be contacted via mail to inform them of the change, service start date, new collection rates, and service standards. Residents can reach out to Solid Waste for additional assistance anytime during the petition process or following approval.

At this time, no negative impacts have been observed or are projected.

FISCAL IMPACT:
None.

ENCLOSED DOCUMENTS:
Attachment 1: Summary Sheet
Attachment 2: Data Sheet with Proposed Resolution and Map
(Lupine Lane Area)

Board Agenda Item
October 14, 2025

STAFF:
Jennifer Miller, Deputy County Executive
Christopher Herrington, Director, Department of Public Works and Environmental Services (DPWES)
Eric Forbes, Deputy Director, Solid Waste Management Program, DPWES

ASSIGNED COUNSEL:
Joanna Faust, Assistant County Attorney

Attachment 1

SUMMARY SHEET

Proposed alterations to the following Sanitary District for refuse/recycling collection services:

1. Enlarge Lupine Lane Area Sanitary District in DTA Local District 1A1 within Dranesville District for the purpose of providing refuse/recycling collection services.

Attachment 2

DATA SHEET
Enlarge Lupine Lane Area
DTA Local District 1A1
Within the Dranesville District

Purpose: To provide County refuse/recycling collection services to Lupine Lane Area.

- Petition requesting service received April 15, 2025.
- Petition Area: 77 Properties.
- 52 Property Owners in favor.
- 9 Property Owners opposed.
- 16 Non-responsive / unable to contact.
- The Department of Public Works and Environmental Services can provide the requested service using existing equipment.
- The Department of Public Works and Environmental Services recommends that the proposed action be approved. If approved, services will become effective January 1, 2026.

ADOPTION OF A RESOLUTION
TO ENLARGE LUPINE LANE AREA
DTA LOCAL DISTRICT 1A1
WITHIN DRANESVILLE DISTRICT

TAKE NOTICE that at a regular meeting of the Board of Supervisors of the County of Fairfax, Virginia, held in the Board Auditorium of the Government Center, 12000 Government Center Parkway, Fairfax, Virginia, on Tuesday the 9th day of September, 2025, it was proposed by said Board to adopt a resolution to enlarge a district known as Lupine Lane Area in DTA Local District 1A1 within Dranesville District to include Lupine Lane Area for the purpose of providing for refuse/recycling collection to be effective January 1, 2026, and the Clerk of said Board was directed to cause notice thereof by publication in a newspaper having general circulation in said County in the manner specified by Virginia Code § 15.2-1427 for the adoption of county ordinances, together with a notice that at a regular meeting of said Board to be held in the Board Auditorium of the Government Center, 12000 Government Center Parkway, Fairfax, Virginia, on

TUESDAY
OCTOBER 14, 2025
COMMENCING AT 4 P.M.

The said Board of Supervisors of Fairfax County, Virginia, will hold a public hearing at which time and place any interested parties may appear and be heard. The full text of the resolution to be adopted is in the following words and figures, to-wit:

WHEREAS, Virginia Code Section *15.2-858*, as amended, provides for, among other things, the Creation by the Board of Supervisors of Fairfax County, Virginia, of a Sanitary District by resolution; and

WHEREAS, the Board of Supervisors has been presented with facts and information upon consideration of which said Board, finding the property embraced in the proposed Sanitary District will be benefited by enlarging the Sanitary District for the purpose of providing for refuse/recycling collection for the citizens who reside therein.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors of Fairfax County, Virginia, authorizes the advertisement for the proposed enlargement of a Sanitary District, pursuant to Virginia Code Section *15.2-858*, as amended, to be known as Lupine Lane Area in DTA Local District 1A1 within Dranesville District, Fairfax County, Virginia, which said enlargement of the

Sanitary District shall be described as follows:

The enlargement of Lupine Lane Area in DTA Local District 1A1 within Dranesville District to include Lupine Lane Area located in the County of Fairfax, Virginia, and as shown on the attached map.

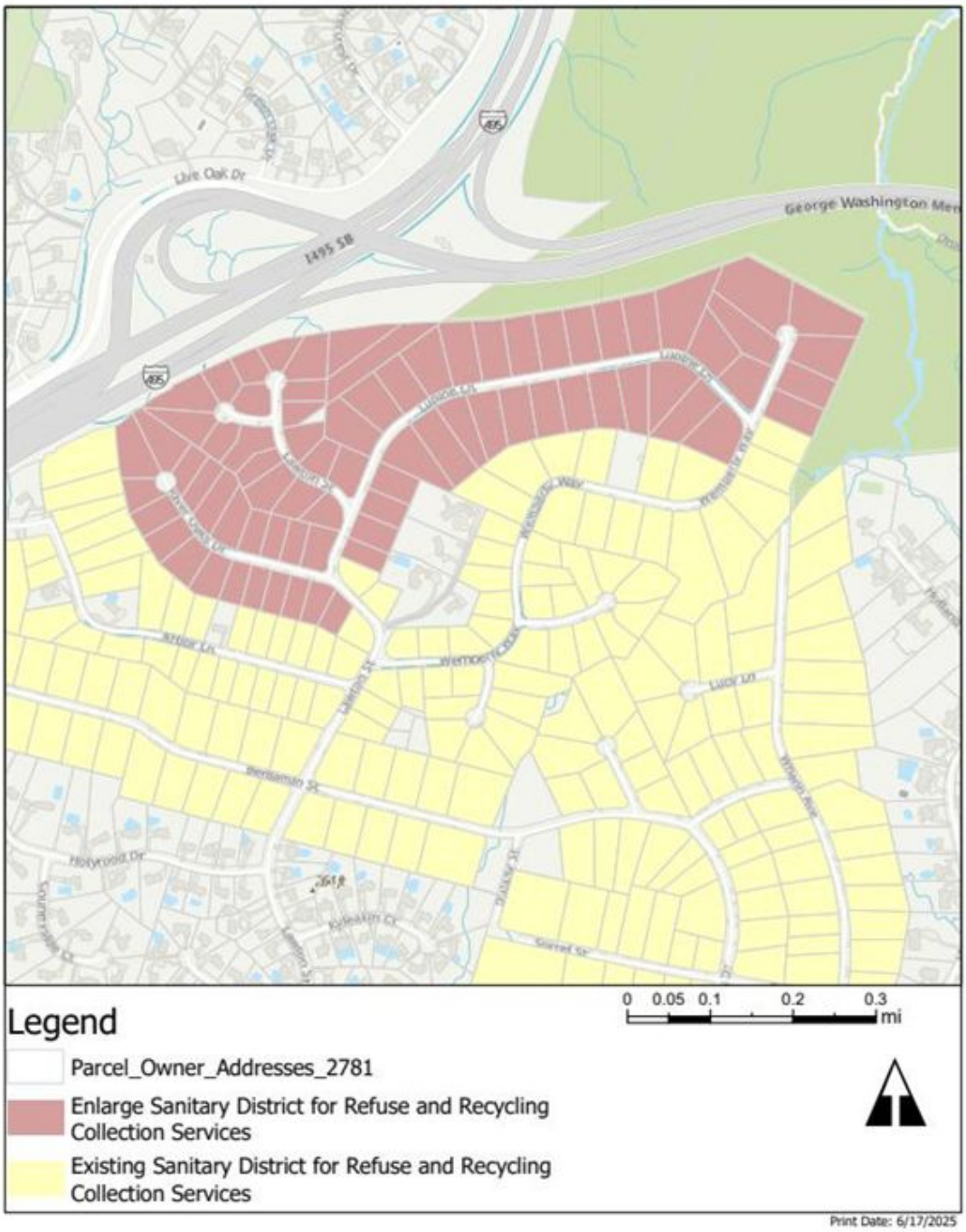
AND BE IT FURTHER RESOLVED that the Board of Supervisors of Fairfax County, Virginia, declares its intention to implement the purpose for which said Lupine Lane Area in DTA Local District 1A1 within Dranesville District is hereby created to wit:

To provide refuse/recycling collection service for the citizens who reside therein.

Given under my hand this ____day of October, 2025

_____
Jill G. Cooper
Clerk for the Board of Supervisors

Lupine Lane Area Sanitary District Map, 77 Lots



Board Agenda Item
October 14, 2025

4:30 p.m.

Public Hearing to Consider an Ordinance Establishing the Gambrill Residential Permit Parking District, District 51 (Springfield District)

ISSUE:
Public hearing to consider a proposed amendment to *Appendix G of The Code of the County of Fairfax, Virginia* (Fairfax County Code), to establish the Gambrill Residential Permit Parking District (RPPD), District 51, to include Swope Court (Route 4117) from Gambrill Road to the cul-de-sac inclusive.

RECOMMENDATION:
The County Executive recommends that the Board adopt an amendment to *Appendix G of the Fairfax County Code* (Attachment 1) to establish the Gambrill RPPD, District 51.

TIMING:
On September 9, 2025, the Board authorized advertisement of a public hearing to consider the proposed amendment to Appendix G of the Fairfax County Code to take place on October 14, 2025, at 4:30 p.m.

BACKGROUND:
Section 82-5A-4(b) of the Fairfax County Code authorizes the Board to establish and/or expand a RPPD in any residential area of the County if: (1) the Board receives a petition requesting establishment or expansion of a RPPD that contains signatures representing at least 60 percent of the eligible addresses of the proposed District and representing more than 50 percent of the eligible addresses on each block of the proposed District, (2) the proposed District contains a minimum of 100 contiguous or nearly contiguous on-street parking spaces 20 linear feet in length per space, unless the subject area is to be added to an existing district, (3) 75 percent of the land abutting each block within the proposed District is developed residential, and (4) 75 percent of the total number of on-street parking spaces of the petitioning blocks are occupied, and at least 50 percent of those occupied spaces are occupied by nonresidents of the petitioning blocks, as authenticated by a peak-demand survey. In addition, an application fee of $10 per petitioning address is required for the establishment or expansion of an RPPD.

Residents of Swope Court have petitioned for the establishment of District 51 due to the large number of commuter vehicles parked adjacent to their residences on weekdays. On September 10, 2024, a peak parking demand survey was conducted for the

requested area. The results of this survey verified that more than 75 percent of the total number of on-street parking spaces of the petitioned block faces were occupied by parked vehicles, and more than 50 percent of those occupied spaces were occupied by nonresidents of the petitioned blocks. The requirement that a newly proposed District contain a minimum of 100 contiguous or nearly contiguous on-street parking spaces 20 linear feet in length per space was waived by an approved Board Matter presented by Springfield District Supervisor Pat Herrity on October 22, 2024. All other requirements to establish the RPPD have been met.

EQUITY IMPACT:
The project area is located within a low vulnerability index. Approximately 14% of residents in this Census tract are in low-income occupations, and approximately 7% of the residents speak English less than well. Establishing residential parking restrictions to prohibit non-resident vehicles during restriction hours through community engagement and public hearing supports One Fairfax Focus Area 8 by fostering trust among neighbors, and the ability to work together to achieve common goals that improve the quality of life for everyone in the neighborhood. However, at this time, there is insufficient information to determine an overall equity impact related to this change.

FISCAL IMPACT:
Funding of approximately $850 is required for signage and installation. Funds are currently available in Fairfax County Department of Transportation Fund 100-C10001, General Fund.

ENCLOSED DOCUMENTS:
Attachment 1: Proposed Amendment to the Fairfax County Code Appendix G
Attachment 2: Map Depicting Proposed Limits of RPPD Establishment

STAFF:
Jennifer Miller, Deputy County Executive
Gregg Steverson, Director, Fairfax County Department of Transportation (FCDOT)
Lisa Witt, Chief, Administrative Services, FCDOT
Mena Nakhla, Equity Manager, FCDOT
Eric Teitelman, Chief, Active Transportation, Capital Projects and Traffic Engineering Division, FCDOT
Neil Freschman, Chief, Traffic Engineering Section, FCDOT
Henri Stein McCartney, Sr. Transportation Planner, FCDOT
Beverly Duran, Transportation Planner, FCDOT

Board Agenda Item
October 14, 2025

ASSIGNED COUNSEL:
Patrick Foltz, Assistant County Attorney

PROPOSED CODE AMENDMENT

THE CODE OF THE COUNTY OF FAIRFAX, VIRGINIA

Appendix G

Amend *The Code of the County of Fairfax*, *Virginia*, by adding the following:

G-51. - Gambrill Residential Permit Parking District.

(a) *Purpose and Intent.* The Gambrill Residential Permit Parking District is established to protect this residential area from polluted air, excessive noise, and other adverse impacts of automobile commuting; to protect the residents of these areas from unreasonable burdens in gaining access to their property; and to preserve the residential character of the area and the property values therein.

(b) *District Designation.*

(1) The Gambrill Residential Permit Parking District is designated as Residential Permit Parking District 51, for the purposes of signing and vehicle decal identification.

(2) Blocks included in the Gambrill Residential Permit Parking District are shown on the Official Residential Permit Parking District map and are described below:

Swope Court (Route 4117):

From Gambrill Road to the cul-de-sac inclusive

(c) *District Provisions*.

(1) This District is established in accordance with and is subject to the provisions set forth in Article 5A of Chapter 82.

(2) Within the Gambrill Residential Permit Parking District, parking is prohibited Monday- Friday, 7:00 am-3:30 pm, except as permitted by the provisions of Article 5A of Chapter 82.

(3) One (1) transferable visitor pass per address shall be issued in the name of a bona fide resident of said address. However, visitor passes shall not be issued to multifamily or townhouse addresses, which have off-street parking provided.

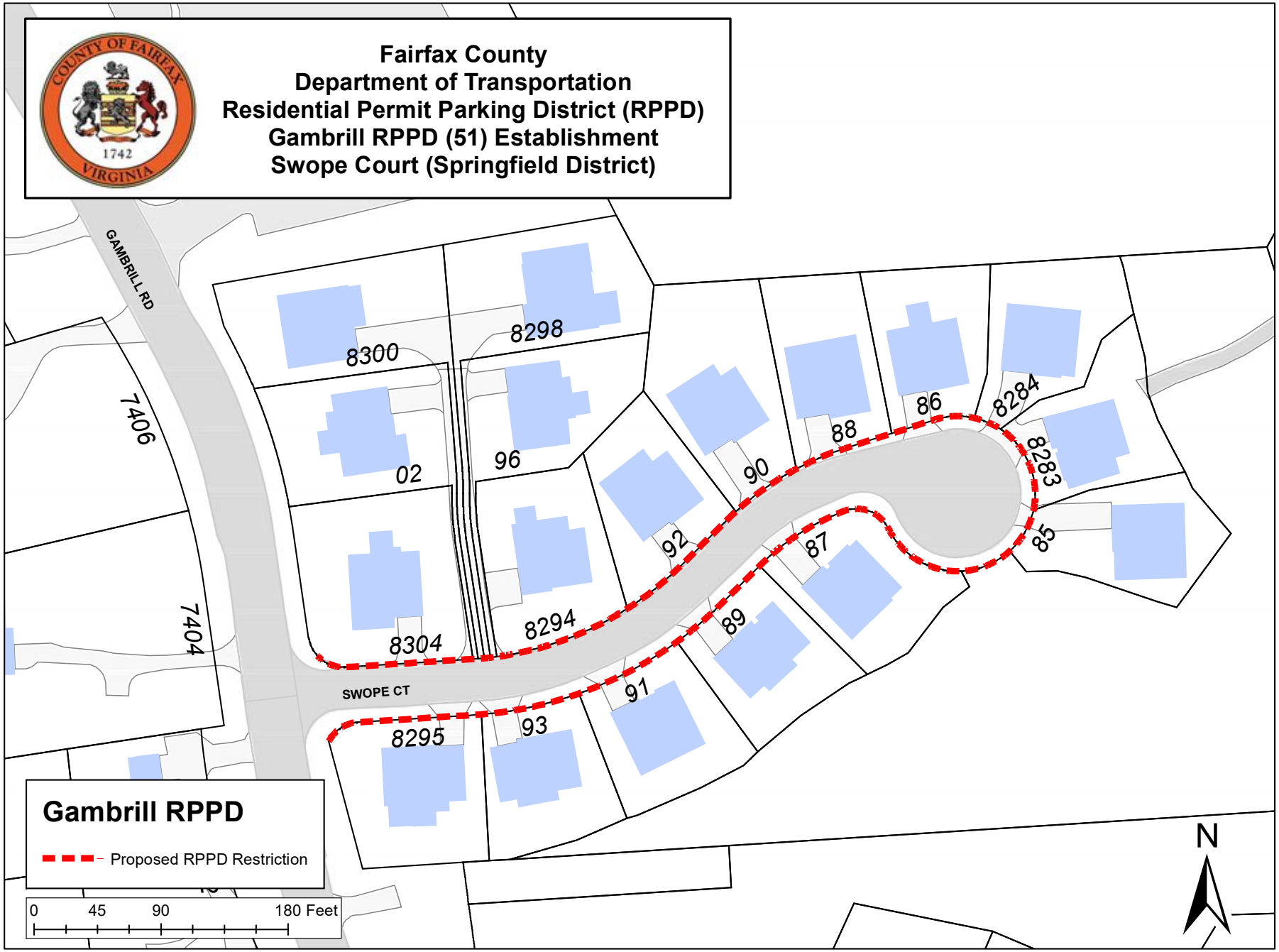
(4) Owners of property in the District who are not bona fide residents of said District may obtain a temporary visitor parking pass for a period not to exceed two (2) weeks.

(5) All permits and visitor passes for the Gambrill Residential Permit Parking District shall expire on October 31, 2026. Thereafter, all permits and visitor passes may be renewed in accordance with Article 5A of Chapter 82 and the renewal procedures established by Fairfax County Department of Transportation.

(d) *Signs*. Signs delineating the Gambrill Residential Permit Parking District shall indicate the following:

NO PARKING
7:00 a.m. - 3:30 p.m.
Monday-Friday
Except by Permit
District 51

Attachment 2



Board Agenda Item
October 14, 2025

4:30 p.m.

Public Hearing to Consider an Ordinance Expanding the West Springfield Residential Permit Parking District, District 7 (Braddock District)

ISSUE:
Public hearing to consider a proposed amendment to *Appendix G of The Code of the County of Fairfax, Virginia* (Fairfax County Code), to expand the West Springfield Residential Permit Parking District (RPPD), District 7, to include Fenwood Drive from Roxbury Avenue to Oakford Drive.

RECOMMENDATION:
The County Executive recommends that the Board adopt an amendment to Appendix G of the Fairfax County Code (Attachment 1) to expand the West Springfield RPPD, District 7.

TIMING:
On September 9, 2025, the Board authorized an advertisement of a public hearing to consider the proposed amendment to *Appendix G of the Fairfax County Code* to take place on October 14, 2025, at 4:30 p.m.

BACKGROUND:
Section 82-5A-4(a) of The Code of the County of Fairfax, Virginia, authorizes the Board to establish and/or expand an RPPD encompassing an area within 2,000 feet walking distance from the pedestrian entrances and/or 1,000 feet from the property boundaries of an existing or proposed high school, existing or proposed rail station, or existing Virginia college or university campus if: (1) the Board receives a petition requesting the establishment or expansion of such a District, (2) such petition contains signatures representing at least 60 percent of the eligible addresses of the proposed District and representing more than 50 percent of the eligible addresses on each block face of the proposed District, and (3) the Board determines that at least 75 percent of the land abutting each block within the proposed District is developed residential. In addition, an application fee of $10 per petitioning address is required for the establishment or expansion of an RPPD. In the case of an amendment expanding an existing District, the foregoing provisions apply only to the area to be added to the existing District.

Residents of Fenwood Drive have petitioned for the expansion of District 7 due to the large number of student vehicles parked adjacent to their residences during school

hours. Staff have verified that the petitioning block is within 2,000 feet walking distance from the pedestrian entrances and/or 1,000 feet from the property boundaries of West Springfield High School and thus qualifies for inclusion in District 7. Staff have also verified that all other requirements to establish the RPPD discussed above have been met.

EQUITY IMPACT:
The project area is located within a low vulnerability index. Approximately 18% of residents in this Census tract are in low-income occupations, and approximately 13% of the residents speak English less than well. Establishing residential parking restrictions to prohibit non-resident vehicles during restriction hours through community engagement and public hearing supports One Fairfax Focus Area 8 by fostering trust among neighbors, and the ability to work together to achieve common goals that improve the quality of life for everyone in the neighborhood. However, at this time, there is insufficient information to determine an overall equity impact related to this change.

FISCAL IMPACT:
Funding of approximately $1,200 is required for signage and installation. Funds are currently available in Fairfax County Department of Transportation Fund 100-C10001, General Fund.

ENCLOSED DOCUMENTS:
Attachment 1: Proposed Amendment to the Fairfax County Code, Appendix G
Attachment 2: Map Depicting Proposed Expansion of West Springfield RPPD, District 7

STAFF:
Jennifer Miller, Deputy County Executive
Gregg Steverson, Director, Fairfax County Department of Transportation (FCDOT)
Lisa Witt, Chief, Administrative Services, FCDOT
Mena Nakhla, Equity Manager, FCDOT
Eric Teitelman, Chief, Active Transportation, Capital Projects and Traffic Engineering Division, FCDOT
Neil Freschman, Chief, Traffic Engineering Section, FCDOT
Henri Stein McCartney, Sr. Transportation Planner, FCDOT
Beverly Duran, Transportation Planner, FCDOT

ASSIGNED COUNSEL:
Peter Basanti, Assistant County Attorney

Attachment 1

PROPOSED CODE AMENDMENT

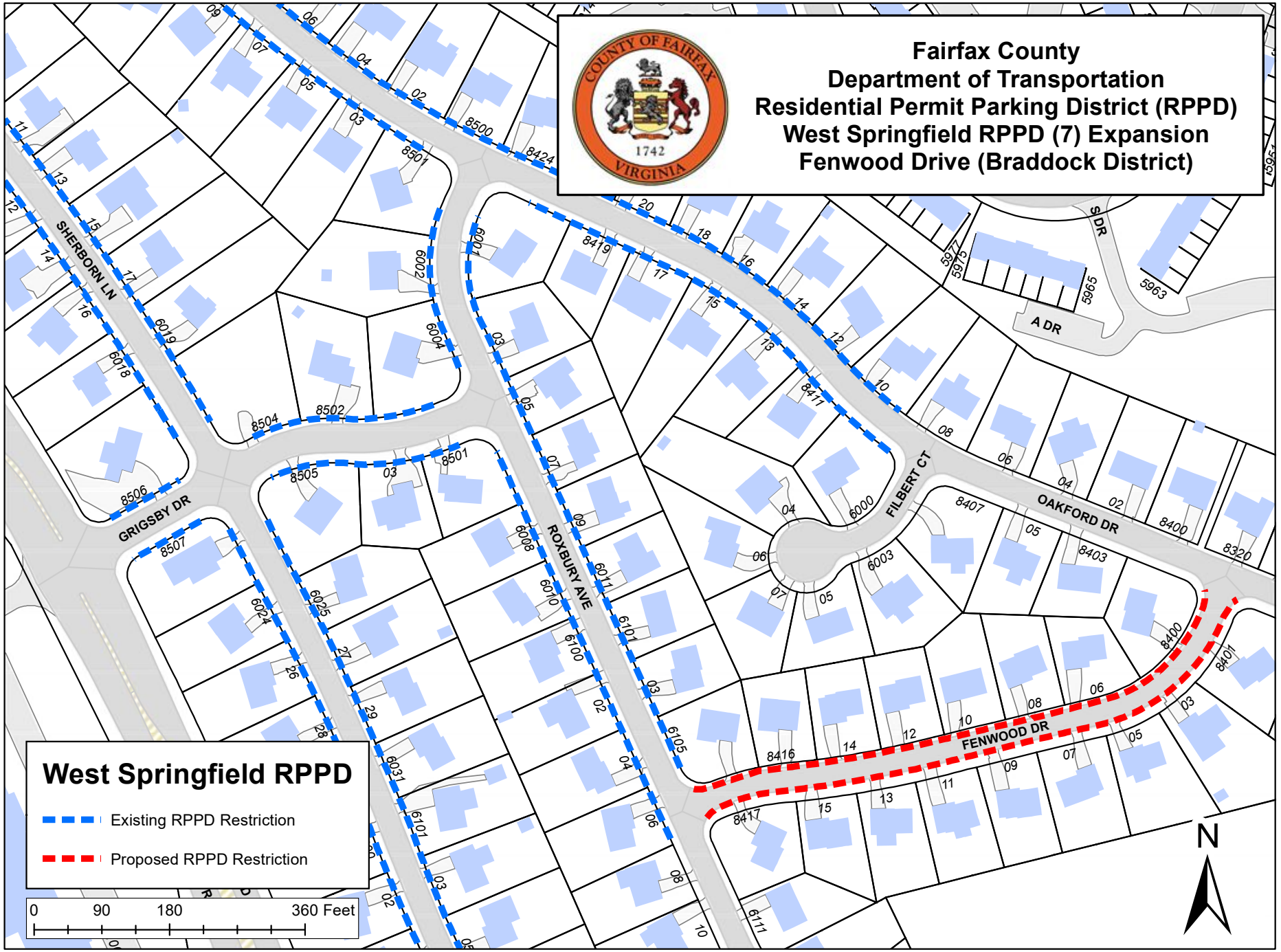
THE CODE OF THE COUNTY OF FAIRFAX, VIRGINIA
APPENDIX G

Amend *The Code of the County of Fairfax*, *Virginia*, by adding the following streets in Appendix G-7, Section (b), (2), West Springfield Residential Permit Parking District, in accordance with Article 5A of Chapter 82:

Fenwood Drive (Route 4181):

From Roxbury Avenue to Oakford Drive

Attachment 2



Board Agenda Item
October 14, 2025

4:30 p.m.

Public Hearing to Consider Adopting an Ordinance Establishing Parking Restrictions on South Street (Mason District)

ISSUE:
Public hearing to consider a proposed amendment to *Appendix R of The Code of the County of Fairfax, Virginia* (Fairfax County Code), to restrict parking on South Street in the Mason District.

RECOMMENDATION:
The County Executive recommends that the Board of Supervisors adopt an amendment to *Appendix R of the Fairfax County Code* (Attachment 1). This amendment will prohibit parking of watercraft; boat trailers; motor homes; camping trailers; any other trailer or semi-trailer, regardless of whether such trailer or semi-trailer is attached to another vehicle; any vehicle with three or more axles; any vehicle that has a gross vehicle weight rating of 12,000 or more pounds except school buses used on a current and regular basis to transport students; any vehicle designed to transport 16 or more passengers including the driver, except school buses used on a current and regular basis to transport students; and any vehicle of any size that is being used in the transportation of hazardous materials as defined in *Virginia Code § 46.2-341.4* on the south side of South Street, from Arlington Boulevard Service Road to the northeastern property line of 6430 Arlington Boulevard, at all times.

TIMING:
On September 9, 2025, the Board authorized advertisement of a public hearing to consider the proposed amendment to *Appendix R of the Fairfax County Code*, to take place on October 14, 2025, at 4:30 p.m.

BACKGROUND:
Fairfax County Code Section 82-5-37(4) authorizes the Board of Supervisors to designate restricted parking on the non-residential side of any street which serves as a boundary between an area zoned for residential use and an area zoned for non-residential use on which parking is restricted on the residential side of that street. This designation can be made provided the restriction would further the residential character of the abutting residential community, would facilitate the free and unrestricted vehicular travel along that street, and would promote the health, safety, and general welfare of the abutting residential community.

Board Agenda Item
October 14, 2025

In 2015, the Board of Supervisors approved the Mason District Large Area Community Parking District (CPD). As a result, commercial vehicles, watercraft, recreational vehicles, and all trailers are prohibited from parking in areas zoned residential throughout the district. The Hillwood residential community abuts the north side of South Street, and is therefore restricted by the Mason District CPD.

Representatives of the commercially zoned parcels along the south side of South Street contacted the Mason District office seeking assistance to restrict commercial vehicles, watercraft, recreational vehicles and all trailers from parking on the unrestricted south side of South Street, which lies along the opposite side of the street from the residential community.

In keeping with the residential character that is present on the north side of South Street, and to equally serve the interests of the adjacent businesses, staff is recommending a parking restriction for all commercial vehicles, watercraft, recreational vehicles, and all trailers on the south side of South Street along the commercially zoned parcels.

EQUITY IMPACT:
The project area has an average vulnerability index. Nearly 30% of residents in this Census tract are in low-income occupations, and approximately 24% of the residents speak English less than well. Generally, the establishment of restrictions to prohibit parking of certain vehicles in commercial areas adjacent to residential communities improves the quality of life for affected residents. Parking restrictions in one area can, however, lead to additional parking in other areas. As such, at this time, there is insufficient information to determine an overall equity impact related to this change.

FISCAL IMPACT:
Funding in the amount of approximately $500 is required for signage and installation. Funds are currently available in Fairfax County Department of Transportation Fund 100-C10001, General Fund.

ENCLOSED DOCUMENTS:
Attachment 1: Proposed Amendment to the Fairfax County Code, Appendix R (General Parking Restrictions)
Attachment 2: Area Map of Proposed Parking Restriction

Board Agenda Item
October 14, 2025

STAFF:
Jennifer Miller, Deputy County Executive
Gregg Steverson, Director, Fairfax County Department of Transportation (FCDOT)
Lisa Witt, Chief, Administrative Services, FCDOT
Eric Teitelman, Chief, Active Transportation, Capital Projects, and Traffic Engineering Division, FCDOT
Neil Freschman, Chief, Traffic Engineering Section, FCDOT
Henri Stein McCartney, Sr. Transportation Planner, FCDOT

ASSIGNED COUNSEL:
F. Hayden Codding, Assistant County Attorney

Attachment 1

PROPOSED CODE AMENDMENT

THE CODE OF THE COUNTY OF FAIRFAX, VIRGINIA
APPENDIX R

Amend *The Code of the County of Fairfax*, *Virginia,* by adding the following to Appendix R, in accordance with Section 82-5-37(4):

South Street (Route 1702)

Parking of commercial vehicles; watercraft; boat trailers; motor homes; camping trailers; any other trailer or semi-trailer, as defined, respectively, in Fairfax County Code §§ 82-5-7, 82-5B-1 and 82-1-2(a), regardless of whether such trailer or semi-trailer is attached to another vehicle; any vehicle with three or more axles; any vehicle that has a gross vehicle weight rating of 12,000 or more pounds except school buses used on a current and regular basis to transport students; any vehicle designed to transport 16 or more passengers including the driver, except school buses used on a current and regular basis to transport students; and any vehicle of any size that is being used in the transportation of hazardous materials as defined in *Virginia Code* § 46.2-341.4 is prohibited on the south side of South Street, from Arlington Boulevard Service Road to the northeastern property line of 6430 Arlington Boulevard, at all times.

Attachment 2

