

To : Fairfax County Board of Supervisors

From : Dan Storck, Supervisor
Mount Vernon District

Subject: BOARD MATTERS for July 25, 2017

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For your consideration, I submit the following Board Matters accompanied by a brief explanation. Your support will be appreciated.

- 1. Workhouse Arts Center Brewfest**
- 2. Request for a Proclamation on the 50th Anniversary of the Founding of the Wessynton Community**
- 3. Request to Initiate Plan Language Amendment for Sky View Drive Properties**
- 4. Request for Concurrent Processing and Expedited Board Hearing (Combined Notice) for RZ 2015-MV-015, L&F Bock Farm, LLC**
- 5. Request to Set the Date for the Public Hearing for PCA 91-V-003 to a date certain of September 12, 2017 and Request the Concurrent Processing of the Minor Site Plan**

1. Joint Board Matter with Supervisor Dan Storck and Chairman Sharon Bulova for Workhouse Brewfest

Background

Breweries, cideries, wineries, and distilleries from Fairfax County and the entire region will be pouring at the Workhouse Brewfest on August 12, at the Workhouse Arts Center in Lorton from 1:00-8:00 pm. There will be artist demonstrations, demos, beer talks, and guests will be able to dance to the sounds of 12 of the region's most exciting bands!

Brewfest is presented by the Workhouse Arts Center and supported by Fairfax County, the Fairfax County Park Authority, Celebrate Fairfax, and Visit Fairfax, as part of the county's plan to boost our local economy. Events like Brewfest accomplish several of the goals of our overall Economic Strategic plan including:

- Encouraging entrepreneurs and innovation
- Promoting arts, hospitality and tourism
- Supporting events that cultivate a vibrant, energized community

Brewfest also highlights the craft beer industry as a big business in the state. Craft breweries employ nearly 10,000 people and produce more than \$1 billion in economic impact in the state, according to the Brewers Association. There are more than 164 licensed craft breweries in the state – including 9 in Fairfax County. Of course, the arts also contribute significantly to the economic health and growth of our county and enhance its appeal to many audiences.

The Workhouse is also soliciting volunteers to help make this event possible. The Brewfest "Brew Crew" will receive free admission and reduced-price tasting glasses for their help. Signup is available at <https://2017workhousebrewfestvols.my-trs.com/>

Tickets and more information can be found online at www.workhousebrewfest.org, or on Facebook, Twitter, and Instagram @WACBrewfest.

Proposed Action

Therefore, Madame Chair, I ask, with unanimous consent, that the Board of Supervisors direct the Office of Public Affairs and the Public Affairs Bureau of the Fairfax County Police Department to advertise this information during the week's mentions to increase awareness to the Fairfax County community.

Enclosure

2. Request for a Proclamation on the 50th Anniversary of the Founding of the Wessynton Community

Background

Wessynton is a community of 156 single family homes located on a 65 acre parcel that once was part of George Washington's Mansion House Farm at Mount Vernon. Founded in 1967, Wessynton was the first planned development in Fairfax County for Miller & Smith, which went on to build nearly 17,000 homes across Northern Virginia and Maryland, including Kingstowne. Wessynton was designed by Deigert & Yerkes and Associates, a firm that was among our area's leading proponents of mid-20th-century modern design, with notable commissions including the Madeira School Theater and Student Building and the National Arboretum Headquarters, Washington, DC (listed on the National Register of Historic Places).

The brick faces and exterior colors selected for Wessynton homes creates a combination of earth-tone hues that blend with the natural, park-like forest surroundings. The Virginia Society of the American Institute of Architects bestowed its "Test of Time" award to recognize the lasting value and preservation of Wessynton's original architectural design, upon its 25th anniversary. Now 25 years later, Wessynton continues to uphold its design principles and preserve its bucolic environment, which George Washington would have appreciated when he surveyed the "heavily wooded" land at age 17.

Proposed Action

Therefore, Madame Chairman, I ask, with unanimous consent, that the Office of Public Affairs prepare a proclamation commending and congratulating the Wessynton Homes Association on the occasion of their 50th anniversary.

3. Request to Initiate Plan Language Amendment for Sky View Drive Properties

Background

This motion relates to tax map references 101-3((10))6A and 7A. These two lots are located on Sky View Drive and are completely surrounded on their north, east and south sides by the Skyview Park townhouse community. These lots were not part of the original rezoning that created Skyview Park in 2002, and this represents the classic scenario of infill development coming, in this case, 15 years after the original development. The purpose of this motion is to initiate a Plan amendment to evaluate the impacts of Plan language for these properties to match the density of the Skyview Park subdivision which surrounds them on three sides.

Proposed Action

Therefore, I move the Board authorize the consideration of an amendment to the Comprehensive Plan for tax map parcels 101-3((10))6A and 7A that is otherwise consistent with this Motion which may be considered concurrently with a rezoning application for the subject properties.

Please note that this motion should not be construed as a favorable recommendation on the application by the Board and does not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, adopted standards, or proffers. This action in no way prejudices the substantive review of the application

4. Request for Concurrent Processing and Expedited Board Hearing (Combined Notice) for RZ 2015-MV-015, L&F Bock Farm, LLC

Background

The pending rezoning application RZ 2015-MV-015 is a request to develop 35 single family attached homes on a portion of what is known as Bock Farm. This application has spent an extensive amount of time being reviewed by the community and has received a recommendation of support from the Environment and Recreation Committee, the Transportation Committee and the Planning & Zoning Committee of the Mount Vernon Council of Citizens Association.

The Applicant has submitted their final plan addressing staff's comments. The Planning Commission public hearing is scheduled for September 14, 2017. In light of these circumstances, the applicant has requested permission to begin concurrent processing of the site plan. The applicant has also asked for an expedited Board hearing date to be scheduled as soon after the Planning Commission public hearing as possible and for the ability to provide the public hearing notice required under Zoning Ordinance Section 18-110 for the Planning Commission and Board of Supervisors public hearings in a single notification to the property owners required to be notified under Section 18-110.

Proposed Action

Therefore, I move that the Board authorize the Department of Land Development Services to concurrently process the site plan and other engineering approvals associated with this pending application. I also ask the Board to authorize a combined public notice for the Planning Commission and for the Board of Supervisors hearings for purposes of meeting the requirements of Zoning Ordinance Section 18-110.

Please note that this motion should not be construed as a favorable recommendation on the application by the Board and does not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, adopted standards, or proffers. This action in no way prejudices the substantive review of the application.

5. Request to Set the Date for the Public Hearing for PCA 91-V-003 to a date certain of September 12, 2017 and Request the Concurrent Processing of the Minor Site Plan

Background

The Sumner Crossing Homeowners Association, a planned community in Lorton of 45 homes, is proposing to expand their off-street parking to meet the demand for additional resident and visitor parking for their large community. Due to a defect in their operating documents, garage owners are permitted to use the spaces originally planned for non-garage owners, as a result the HOA is proposing to construct additional off-street parking to address this problem. However, due to a reduction in open space below the originally proffered amount, a PCA was required. Further, due to the amount of time and the serial process for the Minor Site Plan and Site Permit required for construction, combined with the need for this type of project to be constructed prior to the less-than-favorable and unpredictable weather periods of November and December, the Association is requesting the first available Board date for their public hearing on their PCA application and expeditious and concurrent processing of the required Minor Site Plan and Site Permit.

These type of improvements in townhome communities reduce the demand on our public streets for townhouse visitor parking and would be appropriately convenient and well used by the community they would serve. The Planning Commission has also recommended the project for approval.

Proposed Action

Therefore, Madam Chairman, I move that the Board of Supervisors set the date for the public hearing for PCA 91-V-003 to a date certain of September 12th, 2017 and to further direct staff to expedite and concurrently process the Minor Site Plan, paperwork, and applications which are necessary to obtain a Site Permit for the expansion of the off-street parking for the Sumner Crossing Homeowners Association.

Please note that this motion should not be construed as a favorable recommendation on the application by the Board and does not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, adopted standards, or proffers. This action in no way prejudices the substantive review of the application