

March 9, 2021



Tuesday, the Board held a public hearing on the **Zoning Ordinance Modernization project (zMOD)**. The Zoning Ordinance codifies what **uses, structures, and activities** are allowed across the County. In 2017, the County launched a major initiative to modernize its Zoning Ordinance that was first **established over 40 years ago**. Dubbed "zMOD," the effort will help the County carry out its strategic plan to **grow and diversify its economy**. The goals of this modernization project are to **streamline the regulations to make them easier** for all stakeholders to understand, to modernize uses, and to **remove inconsistencies**, gaps and ambiguities.



Over the past four years, the **Department of Planning and Development (DPD)** has been working through updates to each section of the ordinance. As each draft section was completed, it was presented to the **Board's Land Use Committee and the Planning Commission's Land Use Process Review Committee**, and made **available for public comment**. Throughout the process, **72 public meetings were held** with community organizations, including **seven in the Mount Vernon District**. While there are many, many proposed changes to modernize the Zoning Ordinance, here is the **Executive Summary** and the **topics that generated the most community conversation**:

- **Accessory Living Unit:** Staff is recommending a **new name** for the current "accessory dwelling unit." The proposed name change is in response to feedback that the name, accessory dwelling unit, has been **confused with affordable dwelling units**. In addition to the new name, staff proposed that **interior ALUs** (within the principal dwelling, such as in the basement) that meets all applicable standards be approved with an administrative permit issued by the Zoning Administrator. This is a change from the **current Special Permit Process**. More information: [Accessory Living Unit FAQs](#)
- **Home-Based Business:** The home-based business use is a **consolidation of the following uses** in the current Zoning Ordinance: **home occupation, home professional office, and barber shop or beauty parlor** as a home occupation. Staff is recommending administrative approval for permitted home-based businesses, and allowance of up to **2 customers at a time**, and **6 per day**. An option is included that allows the Board to consider **permitting a nonresident employee** in all dwelling types. Additional customers or employees could be approved with a special permit. More information: [Home-Based Business FAQs](#)
- **Flags and Flagpoles** - As a separate report in ZMOD, staff is recommending for consideration **changes to the size & height of flags and flagpoles**, and the **number of flags** allowed on a given lot. Its aim is to put some parameters on the size of the flags and flagpoles to ensure that structures in residents' yards **remain appropriate for their locations** to prevent conflict between neighbors. More information: [Flags and Flagpoles Report](#)
- **zMOD Staff Advertised Options for these topics** - compilation of staff and Planning Commission recommendations.

**Other useful links:**

- [Public Hearing Draft Memorandum to the Planning Commission \(February 17, 2021\)](#)
- [How to Navigate the zMOD Draft - Video](#)

The decision on zMOD adoption was **deferred until the March 23 BOS meeting**. The Board has **flexibility to modify, approve or reject** these recommendations. If approved, the ordinances would **go into effect July 1, 2021**.

The Board also approved the advertisement of the **County Executive's proposed FY 2022 County budget**, the Capital Improvement Program, and the Board's set **maximum real estate tax rate of \$1.15 per \$100**, which is consistent with **tax rate over the past two years**. When it finalizes the budget, the Board has the option to **consider a lower tax rate**, but **cannot go higher** than the advertised rate, which is the **current tax rate**.

**Additional Meeting Highlights:**

1. Approved **my Board Matter** to request the Governor accelerate the General Assembly legislation to **protect River Farm**.
2. Approved additional uses for **funding to improve stormwater management**.
3. Approved **"\$200 Additional Fine for Speeding"** signs for Edinburgh Drive and Northumberland Road in Saratoga.
4. Approved **speed humps for 3rd Street** in Lorton.
5. Sent a letter to **WMATA regarding their FY 2022 Budget** and the potential closure of 22 Metro stations and some bus lines.
6. Audit report identified **revenue increases** through past due billing issues.

We also recognized **long-time Mount Vernon resident Gae Giguere**, better known as Mrs G. who passed recently. Gae was very active in the **Woodley Hills Estates community**, and her hard work led to the redevelopment of Woodley Hills Estates, where she and her husband Art were the driving force that led to the **County buying and redeveloping Woodley**.

You can read more about COVID-19 updates, **upcoming community meetings** and information below.

Respectfully yours in public service,



Dan Storck  
Supervisor, Mount Vernon District  
Fairfax County Board of Supervisors

---

The following are **highlights from the Board of Supervisors March 9, 2021 meeting**, including items of particular interest to Mount Vernon residents. For additional information, please go to the [County's Board Agenda and Meeting Schedule](#). You may listen to highlights from the Board meeting on your computer or listen directly on iTunes. Subscribe to the podcast, or choose a program and listen in.

Para recibir la información de **nuestro boletín electrónico en español**, o **para hablar con un hispanohablante**, comuníquese con **Diego Rodriguez Cabrera** a su preferencia, por teléfono al (703) 619-4339 o por correo electrónico: [diego.rodriquezcabrera@fairfaxcounty.gov](mailto:diego.rodriquezcabrera@fairfaxcounty.gov).

---

To view the **March 9, 2021 Board Package** [click here](#).

---

## Advertised Tax Rate

---

The Board advertised the **FY 2022 proposed Real Estate tax rate** as **\$1.15 – flat from last year**. This is the ceiling of the tax rate that we will now **have a full County conversation** and public hearings on, **not a decision being made today**. I am fully aware that many residents' **assessments are on the rise**, many folks are struggling, and that also **vital County services** are needed now more than ever. We must balance these issues in the weeks and months ahead leading up to **budget adoption on May 4, 2021**.

**Key points:**

- **Tax assessment:** Real estate values are assessed by the Department of Taxation though the analysis of sales of homes of comparable value in comparable neighborhoods. It's based on the real estate market.
- **Tax rate:** Set by the BOS annually with budget adoption. It is currently at \$1.15 per \$100 of assessed value.

- These two things must be considered together to **determine individual impacts**.  
[View the proposed budget plan...](#)

---

## Administrative Items

---

**Item 9:** Approved installation of “**\$200 Additional Fine for Speeding**” signs as part of the [Residential Traffic Administration Program](#), as **requested by the surrounding community**. This will provide County Police with **additional enforcement capability** for speeding on these streets where it is a **frequent problem**. The signs will be located on:

- **Edinburgh Drive** between Rolling Road and Rolling Road
- **Northumberland Road** between Edinburgh Drive and Rolling Road

*The full item can be read on pages 101 - 106 of the Board Package.*

**Item 10:** Approved installation of **speed humps on 3rd Street** in Lorton as part of the [Residential Traffic Administration Program](#), as **requested by the surrounding community**. *The full item can be read on pages 107 - 112 of the Board Package.*

### Authorized Public Hearings on:

- Acquiring land rights for the construction of **Mount Vernon Memorial Highway Trail** from George Washington’s Gristmill entrance to Southwood Drive. Public hearing will be held on **April 13 at 2:30 p.m.**

---

## Action Items

---

**Item 3:** Revisions to the Board policy to permit using stormwater funds for **stormwater system improvements in VDOT right-of-ways**. This will allow the County to complete additional stormwater improvements to **mitigate flooding issues**. *The full item can be read on pages 124 - 127 of the Board Package.*

**Item 4:** Approved the **Forest Pest Management Program** for calendar year 2021. This program helps **protect the County's forests**. *The full item can be read on pages 128 - 282 of the Board Package.*

**Item 6:** Approved the **annual Disease Carrying Insects Program**. *The full item can be read on pages 311 - 366 of the Board Package.*

**Item 7:** Approved comments on **WMATA’s proposed FY 2022 Operating Budget** and the FY 2022-2027 Capital Improvement Program. The comments include **opposition to closing 22 Metro stations**. *The full item can be read on pages 367 - 378 of the Board Package.*

---

## Public Hearings

---

### Lease County-Owned Properties for the Purpose of Installing Solar Facilities

Approved the lease of 22 County-owned properties to Sigora Solar, LLC for the purpose of **installing roof-mounted solar panels** at these properties. Mount Vernon District sites include:

- **Gum Springs Community Center** at 8100 Fordson Road
- **Newington Vehicle Maintenance Facility** at 6900 Newington Road
- **Lorton Community Center and Library** at 9518 and 9520 Richmond Highway
- **Woodlawn Fire Station** at 8701 Lukens Lane

### New and Modernized Zoning Ordinance to Replace the Current Zoning Ordinance (zMOD)

The Board **heard from many residents in support and opposition** to the proposed Zoning Ordinance changes. As such, the Board agreed to **defer our decision the until**

**March 23** Board meeting. While this has been a four year process, we only get one chance to do this right and we want to take the time to do so. This years-long, **community-input gathering process** will modernize our decades old Zoning Ordinance for the entire County. Modernizing the ordinance is way overdue to make our ordinance **simpler, easier to understand** and in better alignment with our surrounding jurisdictions.

zMod is the process is to **update parts of the current Zoning Ordinance**. The Zoning Ordinance codifies what **uses, structures and activities are allowed** across the County. For example, allowing Electric Vehicle Charging parking spaces be counted towards the minimum required parking in a parking lot or breaking down financial and logistical **obstacles for having home-based businesses**.

One particular issue that has **raised community concerns** are considerations proposed related to **flags and flag poles**. Unfortunately, in this instance there has been **misinformation** that our Board is **considering restrictions** specifically on the American flag. As part of zMOD, a proposed ordinance change relating to flags and flagpoles (i.e. the **25-foot height limit, number of flagpoles**) is included for **consideration only**. There are a **range of options** for the Board to decide on and **I know of nobody interested in restricting American flags**.

## Board Matters

---

### River Farm - Joint with Chairman Jeff McKay

River Farm, located on more than **27 acres** on the Potomac River, is considered a **local institution** in the Mount Vernon District. Unfortunately, in **September 2020**, the County and the community were shocked and saddened by the news that the **AHS Board of Directors intended to sell the River Farm property**. That news has generated substantial discussion about the best options to ensure that River Farm remains an **asset to the community** and its historic significance is preserved and enhanced. Locally, the County is in the process of creating a **Wellington at River Farm Historic Overlay District**, on the River Farm property. At the state level, the recently concluded Virginia **General Assembly passed legislation**, SB 1457 (Surovell), which **strengthens Fairfax County's land use authority** to ensure historic areas are appropriately protected. The Board supported this legislation during the session, as well as **state budget amendments providing \$2 million** to help NOVA Parks purchase River Farm – AHS has recently **rejected that proposal**. As a result of that action, I and other County leaders have had discussions with our state delegation about adding an **emergency clause to SB 1457**, allowing the bill to **take effect immediately** upon the Governor's signature if approved by the General Assembly at the April reconvened session, rather than on July 1, 2021.

This is a **once in a lifetime opportunity** to preserve a piece of our history. It is important that we **utilize all of the tools we have** available to continue to move this process forward. [Read the full Board Matter...](#)

#### **Action**

*Directed a letter be sent to the Governor, under the Chairman's signature, asking him to add an emergency clause to SB 1457.*

### Adoption of Auditor of the Board's November 2020 Quarterly Report and Approval of the Audit Committee Work Plan for the Upcoming Quarter

The Board of Supervisors has received the **Auditor of the Board's Quarterly Report for March 2021**. The report included the following study area, recommendations, and managements' concurrence. The March 2021 Quarterly Report outlines the **department areas where revenue increases can occur** based on past due billing issues.

#### **Action**

*Adopted the [Auditor of the Board's March 2021 Quarterly Report](#) and approve the attached [Audit Committee Work Plan](#) for the upcoming quarter.*

### Endorsement of the Department of Transportation's (FCDOT) Application for Funding through the FY 2021 Infrastructure for Rebuilding America (INFRA) Grant Program - Joint with Chairman Jeff McKay and Supervisors Walter Alcorn and Rodney Lusk

The Department of Transportation (FCDOT) is seeking the Fairfax County Board of Supervisors' support for an application for funding through the **United States Department**

**of Transportation's (USDOT) Infrastructure for Rebuilding America (INFRA)** discretionary grant program for the **Richmond Highway Widening (Sherwood Hall Lane to Mount Vernon Highway) project**.

The Richmond Highway Widening project will address **numerous transportation challenges** such as chronic congestion, costly delays, and safety issues for motorists, pedestrians and cyclists. These challenges will be addressed through the implementation of **critical multimodal improvements**, such as widening this section of highway from four to six lanes, intersection improvements, secure crossings, **an off-road bicycle path** and **continuous sidewalks**. It will provide a median reservation for **Bus Rapid Transit (BRT)**.

The **total estimated project cost** for the Richmond Highway widening is **\$415 million**. The project currently **has approximately \$348 million** programmed through local, regional, state, and federal funding sources. FCDOT will **request up to \$67 million in INFRA grant funding** to complete funding for the project. The INFRA grant submission is due March 19, 2021. The Notice of Funding Opportunity was just released on February 17, 2021.

#### **Action**

*Approved the attached resolution for the Department of Transportation's application for federal funding from the FY 2021 INFRA Grant Program.*

---

## **Upcoming Land Use Cases**

---

### **Board of Supervisors**

#### **March 23:**

- Proposed Amendments to Chapters 107 (Problem Soils), 112 (Zoning Ordinance), and 122 (**Tree Conservation Ordinance**) of the Code of the County of Fairfax, Virginia (County Code) to Remove the **Tree Commission and Geotechnical Review Board Provisions** from Article 19 of the Zoning Ordinance and Incorporate Them into Chapters 122 and 107 of the County Code, Respectively
- Sublease **Clark-Enyedi House** at 10605 Furnace Road in connection with the **Resident Curator Program**.

### **Planning Commission**

**March 17:** Proposal to establish a **Wellington at River Farm Historic Overlay District**, which consists of a Comprehensive Plan Amendment PA 2020-IV-MV1, Rezoning RZ 2021-MV-001 and Zoning Ordinance Amendment. [Staff Report...](#)

**March 24:** Proposal to build a **Dunkin Donuts** restaurant with drive-thru at the **Woodlawn Shopping Center** (8702 Richmond Highway). Restaurant will be complete with **2 drive-thru lanes and outdoor seating**. [SE 2020-MV-018](#)

### **Board of Zoning Appeals**

**March 17:** Special Permit Proposal: **Reduction of certain yard requirements to permit addition** 7.5 feet from side lot line. [SP 2020-MV-107](#) Tara Ardnt and George Ardnt III, 4202 Adrienne Drive, Alexandria, VA 22309.

**March 24:** Special Permit Proposal: **Reduction of certain yard requirements to permit addition** 7.5 feet from side lot line. Staff report to be published March 16th. SP 2021-MV-001 Anthony Cortes, 7520 Cornith Drive, Alexandria, VA 22306.

---

## **District Information & Upcoming Events**

---

### **2021 Fairfax County Teen Job Fairs**

Again this year, the Board, Fairfax County Public Schools and Connection Newspapers, **businesses and community organizations**, are hosting teen **job fairs and career-building workshops**. These events focus on students and young job seekers looking for a variety of **employment opportunities**; full time, after-school, seasonal positions,

internship opportunities and volunteer positions. The fairs have provided thousands of teenagers the **opportunity to get in front of employers** and for our employers to find talented Fairfax County students to fill their positions. The job fairs will be **held virtually** again this year.

#### **Dates and Student Registration Links:**

March 13 from 2-5pm

March 20 from 11am to 2pm

[Business Registration...](#)

[More information...](#)

### **Climate Action Surveys - WE NEED YOU!**

Not one, not two, but **three brief surveys** are now online to capture your feedback on climate planning. The County is developing its **first-ever Community-wide Energy and Climate Action Plan**, or CECAP, and is seeking public input to inform the **goals, strategies and actions** the plan will include. **Now through Sunday, March 14**, you can complete very short surveys on **energy issues, transportation, development and waste issues**, and on climate planning in general.

**Can you spare five minutes to share your opinion?** It will help build a plan that works for you and the rest of **our community** for years to come. [Take the surveys here...](#)

### **SFDC Business Survey**

The Southeast Fairfax Development Corporation is conducting a survey to help **identify needs of entrepreneurs** in the County. SFDC aims to better serve entrepreneurs with more **targeted programming, increased capacity** and access to the resources needed to **build your business**. If you're thinking about starting a business or already have one, please take **5 minutes to complete the survey** and be entered to **win a \$100 Amex Gift Card**. [Take the survey...](#)

### **County Strategic Plan Survey**

Help shape the future of the **Mount Vernon District** and our community by providing feedback on the proposed **Countywide Strategic Plan**. The proposed strategic plan was developed through **extensive community engagement** and lays out a community-based vision for the **next 10 to 20 years**. Originally proposed to the Board of Supervisors in February 2020, COVID-19 paused public progress until now. The updated proposed plan includes recognition of the **immediate and longer-term impacts of the pandemic**.

As work on the strategic plan continues, **we need your feedback again**. We invite you to take a survey to provide your input into the future of our community. **Many areas are covered**, such as Health and Environment, Safety and Security, Housing and Neighborhood Livability and Mobility and Transportation.

**Find the survey online** in English, Spanish, Korean, Chinese, Arabic, Farsi, Urdu and Vietnamese.

### **2021 Paving and Restriping Program**

**Monday, March 15 from 6:30 - 8 p.m.**

The Virginia Department of Transportation (VDOT)'s Northern Virginia Paving Program **improves hundreds of miles of roads** in the County every year. VDOT and the Fairfax County Department of Transportation (FCDOT) use this program as an opportunity to **increase driver, bicyclist and pedestrian safety** with road and crosswalk improvements while **minimizing the financial investment** in restriping work. FCDOT will **post proposed improvements for every district** in advance of each meeting. The Mount Vernon District meeting will be held virtually on **Monday, March 15 from 6:30 - 8 p.m.** Public comment will be **open until March 29**. [View meeting information and proposed projects...](#)

### **SSPA Task Force Meeting**

**Tuesday, March 16 at 7:30 p.m.**

The **Implementation Phase of the 2019-2020 South County Site Specific Plan Amendment (SSPA) process** is beginning. Two of the amendments, **2806 Popkins Lane and 2550 Huntington Avenue** will follow an Expedited Track with a kick-off meeting scheduled for **Tuesday, March 16**. [Meeting Link...](#)

## COVID-19 Updates

[CDC Issues New Guidance for Fully-Vaccinated People](#)

### More Good News on Vaccines

Yesterday, Fairfax County, the City of Alexandria and INOVA announced the upcoming opening of a **mass vaccination facility in Alexandria**.

As supply starts to increase (we received over 19,000 doses of vaccine this week up from 13,000 a few weeks ago!), we **need to be ready to get shots in arms** as quickly as possible. At max capacity this site can vaccinate **close to 12,000 people a day**. When this facility opens at the end of the month it will become an important **regional facility** to vaccinate residents of the **City of Alexandria and Fairfax County**. Fairfax County residents **must register through the [County's vaccination webpage](#)**.

While this site is physically in the City of Alexandria (Eisenhower Avenue near the Van Dorn Metro Station), it is **nearby and available for many Mount Vernon residents**. This is a very exciting development in our work to **vaccinate residents quickly and efficiently**. My goal has always been for residents to have a **variety of options** that are convenient to where they live and **I will continue to fight for more sites on the Richmond Highway corridor**. As doses increase, this will be very important especially for our most at-risk residents. Moving forward its critical to **provide for our most at-risk and neediest residents first, including our seniors**.

**Mask up, Virginia!**  
**You may not know you're sick.**

- Not everyone with COVID-19 feels or looks sick.
- We all need to wear cloth masks to stop the spread.
- You can help save lives.

**VIRGINIA'S HEALTH IS IN YOUR HANDS.**  
Do your part, stop the spread. [vdh.virginia.gov](http://vdh.virginia.gov)

**VDH** VIRGINIA DEPARTMENT OF HEALTH

[Visit our Website](#)

Mount Vernon District Office | 703-780-7518  
[MTVernon@fairfaxcounty.gov](mailto:MTVernon@fairfaxcounty.gov) | [FairfaxCounty.gov/MountVernon](http://FairfaxCounty.gov/MountVernon)

STAY CONNECTED



