



Mount Vernon Advisor BoS BRIEF

August 3, 2018

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The following are **highlights from the Board of Supervisors July 31, 2018 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.

A MESSAGE FROM SUPERVISOR STORCK

At this week's Board of Supervisors (BOS) meeting, the Board grappled with a very contentious issue for our County. As our **economy continues to grow and change**, we must be ready to adapt and align to meet these changes. This is particularly true of the **Short-Term Lodging Uses** issue. Whether you support rentals **like Airbnb**, or oppose them, communities around us are finding ways to accommodate this paradigm shift, providing new revenue streams for residents and **new tax streams** for the permitting jurisdictions. Tuesday, the BOS approved new zoning rules that for the first time permit short-term lodging, like Airbnb, in homes and apartments. This allows residents to offer **short-term lodging** in their **primary place of residence** for up to **60 days per year**, effective October 1, 2018. [Read more](#) about the new zoning rules.

As an entrepreneur for over 25 years, **I get it**. This is what entrepreneurs do. They look for new opportunities and ways to expand services and markets. Over the last several months, I have listened to **numerous residents on both sides of this issue**, hosted **one of the only public meetings** regarding short-term rentals and **held many meetings** during my weekly community office hours. Those in support are looking for ways to **supplement their family income**, some because they will be away from their homes traveling, have been deployed for a period of time, or just need the extra cash. Those in opposition are concerned that **community and neighborhood connections** will deteriorate, parking on their street will be a challenge, or their children will not be safe. **I have heard and understand all of this and more.**

I am **generally supportive** of the short-term lodging ordinance as approved. It provides a **monitoring and review period** with **specific rental limits**, allowing residents and the County time to see how this works. While it is **not a perfect plan**, it is better than what we have now with residents illegally providing short term lodging, **enforcement challenges**, and the County not receiving any revenue from those rentals. I believe County staff still needs to make a **stronger commitment to enforcement** policies and hope to see these plans develop over the coming months. To this end, County staff has committed to establishing policies and practices that will **ensure everyone is treated equally** in this new system.

In order to grow and change with the times, **the County must continue to explore ways to be flexible and accommodating**, while protecting our values and communities. We will **revisit this issue in 18 months** and consider whether to continue the short term lodging uses as written, or what steps are necessary to extend or further limit these uses.

Top 3 Things You Need to Know from the BOS Meeting:

1. Board approved **new zoning rules** that for the first time **permit short-term lodging, like Airbnb**, in homes and apartments.
2. Board recognized **Marlene Miller** and **Steve Hunt** for their 16 years of service to our community as the publishers of the **Mount Vernon Voice**.
3. Board discussed support for **more meaningful gun regulations**.



The Board designated:



September 2018 as Suicide Awareness Month



September 2018 as Environmental Health Awareness Month

ADMINISTRATIVE ITEMS

To view the July 31, 2018 Board Package [click here](#).

Admin 3: The Board approved **Traffic Calming measures**, including the installation of “\$200 Additional Fine for Speeding” signs on **Vernon View Drive** from Fort Hunt Road to George Washington Memorial Parkway.

The Board authorized public hearings for:

- The **County and the Schools’ FY 2018 Carryover Reviews** to increase the appropriation levels in the **FY 2019 Revised Budget Plan**. The public hearing will be held on **September 25, 2018**.
- To consider **County code revisions** to **prohibit fleet vehicle parking**, as defined, and to **expand the definition of unattended vehicles** to facilitate code enforcement. The public hearing will be held on **September 25, 2018, at 4:00 p.m.**
- To consider **County code revisions** to **prohibit the transportation of loaded shotguns or rifles** in vehicle on any public street, road or highway within the County, subject to certain exceptions; to **prohibit the carrying or possession of a loaded firearm** for the purpose of hunting on any **public highway** within the County, subject to certain exceptions; and to **prohibit the shooting of arrowguns and slingbows** in a manner that could reasonably be expected to **result in the impact of an arrow on the property of another without permission**. If adopted, the amendments will **take effect on January 1, 2019**. The public hearing will be held on **September 25, 2018, at 4:30 p.m.**
- To consider a **proposed amendment** to the **Zoning Ordinance** in response to 2018 State legislation on **wireless telecommunications infrastructure**. The public hearing will be held on **September 25, 2018, at 5:00 p.m.**

ACTION ITEMS

Action 1: The Board authorized staff to **process payment vouchers** for items **previously approved and appropriated in FY 2018**. The Board was also informed that **no General Fund agencies, County other funds, or School Board funds require additional appropriation for FY 2018**. *The full item can be read on pages 117 - 118 of the Board Package.*

Action 5: The Board approved a **parking reduction** of up to 12.5 percent in **required parking for Novus Kings Crossing** based on the **walking distance to bus stops** for the Richmond Highway Express bus service and three Fairfax County Connector bus routes, **subject to several conditions** outlined in the staff report. *The full item can be read on pages 151 - 192 of the Board Package.*

Action 6: The Board approved a **plain language explanation statement** to better enable public understanding of the **public safety bond referendum** to be held in conjunction with the **General Election on November 6, 2018**. *The full item can be read on pages 193 - 197 of the Board Package.*

Action 7: The Board **deferred approval** of the development and implementation of a public safety **Unmanned Aircraft Systems (UAS) program**. *The full item can be read on pages 198 - 242 of the Board Package.*

Action 19: The Board approved a **Memorandum of Understanding (MOU)** between the **Fairfax County Public Schools (FCPS)** and the **Fairfax County Police Department (FCPD)**. The purpose of this MOU is to **establish a mutually beneficial framework** so that both the FCPS and the FCPD can provide a **safe learning environment for all members of the school community**. *The full item can be read on pages 360 - 420 of the Board Package.*

BOARD MATTERS

Initiate Comprehensive Plan Amendment for Loisdale Road Hotel, Restaurant and Self-Storage Proposal

Excel Holdings 12, LLC is the owner of property that consists of approximately **6.39 acres of vacant land** located at the **intersection of Loisdale Road and Newington Road** in the Mount Vernon District. The property owner is seeking a **Comprehensive Plan Amendment** to support the **development of the underutilized property** with a mix of uses that will meet a variety of needs within the community. Specifically, the owner proposes to develop the subject property with a **hotel, restaurant and self-storage establishment**. The proposal will accommodate the **growing demand for hotel rooms** in the Mount Vernon District and southern part of the county, add a **quality dining option** for residents of the surrounding area, and provide a self-storage establishment in a convenient yet appropriate location that minimizes impacts on the community. The property owner has conducted outreach to the **South County Federation** which is **supportive** of the proposed Plan amendment.

Action

*Directed planning staff to **review the Plan Amendment** proposal for the Subject Property, located in Land Unit K within the I-95 Corridor Industrial Area of the Springfield Planning District of the Comprehensive Plan, concurrently with the submission a special exception application or other applications filed with respect to the subject property. The review should **consider the appropriateness** of the Subject Property developing with hotel, restaurant and self-storage uses up to a floor area ratio of 0.70, and evaluate access options from Loisdale Road, Newington Road and Terminal Road, as well as the adopted transportation plan recommendations for the Loisdale Road and Newington Road intersection.*

Possible Establishment of a Hollin Hills Historic Overlay District

The **Hollin Hills** Subdivision in the Mount Vernon District was the **first planned development of Modern architecture** in the Washington Metropolitan area, and one of the **earliest subdivisions of its type** in Virginia. Developed between 1949 and 1971, the 326-acre residential neighborhood has **463 single family dwellings**. The subdivision was listed as a **historic district in the County Inventory of Historic Sites** on September 12, 1972, and was listed in the **National Register of Historic Places** on September 30, 2013. The National Register map is attached to this motion for reference.

I believe that it is appropriate for the County to **consider the establishment of a Hollin Hills Historic Overlay District (HD)** due to its important architectural and land design significance to the character of Fairfax County.

Action

*Directed staff to **evaluate the establishment of a Historic Overlay District for Hollin Hills**, which will include but is not limited to the following:*

- *As required by Par. 3 of Sect. 7-203 of the Zoning Ordinance staff should prepare a written report and ensure that the resultant report is coordinated with all appropriate Boards, Authorities, and Commissions.*
- *Initiate an amendment to the Zoning Ordinance to establish the Historic Overlay District, if recommend by the report. This Zoning Ordinance amendment should be added as a Priority 1 item to the Zoning Ordinance Amendment Work Program.*
- *Prepare an amendment to the Comprehensive Plan for any map and text changes that may result from this process.*
- *Initiate a Board's own rezoning to create the boundaries of the district, if such is recommended by the report.*

[Read](#) the full Board Matter.

Concurrent Processing of Special Exception Amendment and 2232/Feature

Shown to Permit the Development of the Lorton Community Center

The **new Lorton Community Center** was approved as part of the Human Services and Community Development Bond Referendum in November, 2016. The facility will include space for the **Lorton Community Action Center (LCAC)**, as the Murphy House/trailer currently used by the LCAC will be demolished, and the **Lorton Senior Center**, currently operating in leased space. The site for the Lorton Community Center has been identified **adjacent to the Lorton Community Library** at 9518 Richmond Highway. This long-anticipated facility will provide a broad array of services, programs and activities for individuals of all ages and abilities throughout the community and complement the services provided by the adjacent Lorton Community Library. It is anticipated by the residents of the Mount Vernon District, especially in this rapidly changing corridor.

County staff is currently **finalizing the schematic designs** for the new community center building and related site work.

Action

Directed BOS initiate the following concurrent processing:

- *A Board's Own Motion Special Exception Plan Amendment for the Lorton Community Action Center;*
- *The determination under Section 15.2-2232 of the Code of Virginia to facilitate the construction of Phase I - New Community Center and Phase II – Renovation/Expansion of the existing Library; and*
- *All related site and building plan applications be processed expeditiously.*

Joint Board Matter with Chairman Sharon Bulova for Workhouse Arts Center 10th Anniversary

Born of a **unique public-private partnership** between Fairfax County and the Workhouse Arts Foundation, the **Workhouse Arts Center** first **opened its doors to the public on September 19, 2008**. This significant adaptive reuse project sought to radically transform a portion of the former Lorton Correction Complex into a **compelling regional destination to promote the visual and performing arts, arts education and history**, while simultaneously imbuing the Lorton region with a newfound sense of community that would attract families, businesses and investors.

The Workhouse Arts Center **invites the residents** of Fairfax County and **guests** from throughout the region to join us for a **week of free and low-cost events and activities in celebration of its 10th anniversary from September 8-16, 2018**. Experiences include classes and presentations, films and music, special tours, and more. Information will be available at WorkhouseArts.Org.

Action

Directed the a proclamation be issued to acknowledge the importance of the center, celebrating its service to Fairfax County, its residents and communities, and honoring its 10th anniversary, in time for the proclamation to be formally presented to the Workhouse Arts Foundation Board and staff during the week of September 8-16, 2018.

[Read](#) the full Board Matter.

Joint Board Matter with Supervisor McKay Recognizing County Staff and the Embark Advisory Board for Their Service

In the four months since this Board adopted the **Embark Richmond Highway Comprehensive Plan Amendment**, we've seen a tremendous amount of **focus throughout the Corridor**. In addition to receiving much-needed Northern Virginia Transportation Authority (NVTA) funding, **the plan itself was named the 2018 Commonwealth Plan of the Year by the American Planning Association's Virginia Chapter**.

This accomplishment – and all that will follow – would not be possible if it had not been for the **hard work and commitment of our County staff**. These folks went above and beyond the call of duty, often working nights and weekends to ensure thorough community input and the execution of our ambitious timeline. There are far too many people involved to name in this Board Matter, but we'd particularly like to thank our agency directors – **Tom Biesiadny with DOT, Barbara Byron with OCR, Fred Selden with DPZ, and Kirk Kincannon with the Park Authority** – for their involvement and the dedication and commitment of so many of their teams.

We'd also like to thank the **many community members** who participated in the last four years of work; first with the state's Route One Alternatives Analysis group and then with our Embark Richmond Highway project. When Embark was launched in July 2015, we assembled a group of community leaders to oversee the work on the plan amendment and help us create the most comprehensive plan for the community. That group, known as the **Embark Advisory Committee**, met a total of **24 times** and participated in **six community meetings** over the last two years. It was a tremendous amount of work for them, but we're both certain it was well worth it for each member.

Action

Directed a proclamation be presented to staff and the Advisory Committee outside of the Board Room to thank them for their service and work on Embark.

PUBLIC HEARINGS THAT IMPACT THE MOUNT VERNON DISTRICT

Ordinance Expanding the West Potomac Residential Permit Parking District

The Board approved a code amendment expanding the West Potomac Residential Permit Parking District. This **restricts parking to residents and guests during school hours** on Cavalier Drive (from Harvard Drive to Belle View Boulevard) and Olmi Landrith Drive (from Cavalier Drive to Fordham Drive). *The full item can be read on pages 529 - 532 of the Board Package.*

BOARD APPOINTMENTS

Mount Vernon residents were appointed or reappointed to the following:

1. Diane Watson (Commission on Aging)
2. Richard A. Kostro, CISSP, PMP (Information Technology Policy Advisory Commission)
3. William J. Kane (Airports Advisory Board)
4. Marion L. Barnwell (Human Services Council)

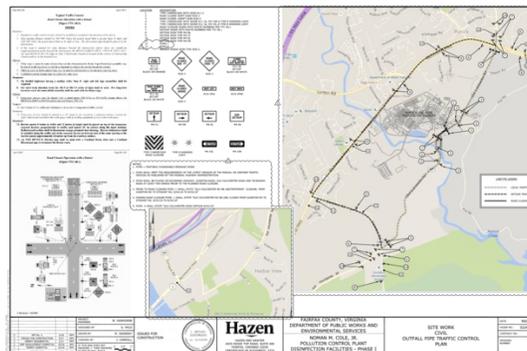
IMPORTANT INFORMATION

Old Colchester Road to Close 8/1 - 8/27

As part of the ongoing construction for the Disinfection Facilities Upgrades at the **Noman M. Cole, Jr. Pollution Control Plant**, there will be some work that will be taking place outside of the plant property along the section of **Old Colchester Road (SR 611) between the intersections of Gunston Road (SR 242) and Richmond Highway (State Hwy 1)**. During the time period of **August 1, 2018 and August 27, 2018**, this section of Old Colchester Road will be closed to all traffic. Please see the **below map with road closure details**.

During this time period, Contractor, Ulliman Schutte Construction, will be installing a critical section of 60-in diameter reinforced concrete pipe which will require Old Colchester Road to be open cut and temporarily taken out of service. The Contractor's **work hours** during this road closure period will be from **6:00 AM to 10:30 PM, 7 days per week**. For work occurring after sunset, the Contractor will use **engine-driven portable light sets** to illuminate the work area.

The Contractor will endeavor to **expedite the work** in the safest manner possible. Safeguarding the public and critical plant infrastructure is a main priority. At the conclusion of the pipe installation, the section of **Old Colchester Road will be re-paved and re-opened to traffic before August 28, 2018**.



BREWFEST THIS SATURDAY!

