



County of Fairfax, Virginia

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

July 9, 2020

Sara V. Mariska
Womble Bond Dickinson (US) LLP
8350 Broad Street, Suite 1500
Tysons, VA 22102

Re: Special Permit Application SPA 84-V-012-02
Hollin Meadows Swim and Tennis Club, Inc.

Dear Applicant:

At its June 24, 2020 meeting, the Board of Zoning Appeals took action to **APPROVE** the above-referenced application. A copy of the Resolution is attached.

This action does not constitute exemption from the various requirements of this County and State. The applicant is responsible for ascertaining if permits are required and for obtaining the necessary permits such as Building Permits, Residential Use Permits and Non-Residential Use Permits. Information concerning building permits may be obtained by calling 703-222-0801.

Sincerely,

Melissa R. Taylor, Deputy Clerk
Board of Zoning Appeals

Enclosure: As stated

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

Hollin Meadows Swim and Tennis Club, Inc., SPA 84-V-012-02 Appl. under Sects. 3-203 and 8-401 of the Zoning Ordinance to amend SP 84-V-012 previously approved for a community swim and tennis club to permit site modifications and modifications to development conditions. Located at 2500 Woodlawn Trail, Alexandria, 22306 on approx. 5.32 ac. of land zoned R-2. Mr. Smith moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on June 24,2020; and

WHEREAS, the Board has made the following findings of fact:

1. The applicants are the owner of the land.
2. The present zoning is R-2.
3. The area of the lot 5.32 acres.
4. There is a positive recommendation from staff, and the Board agrees with their analysis.
5. The Board finds community swim pools are important and beneficial to Fairfax County. They are run by volunteers, some of whom have testified today, and the pools provide a tremendous service to the community.
6. The Board understands that many of these pools are at the end of their useful infrastructure life and need to be upgraded, which presents significant challenges for funding. There have been many other similar applications which have come before the Board requesting approval for upgrades.
7. This is a modest increase in capacity. The Board agrees with the applicant's agent that there are fewer members who attend than the number of actual members. The increase will allow more people to participate in the club, allowing a wider audience to bring in more funding that is critically needed.
8. The Board finds the volunteers that run the pool are extremely conscientious about the community. Most of them live within the community, so they are aware, and make sure they keep the noise down and are being good citizens.
9. The applicant has read, understands, and concurs with the modifications of the proposed development conditions.

AND WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 8-006 and the additional standards for this use as contained in the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the subject application is **APPROVED** with the following limitations:

1. This approval is granted to the applicant only and is not transferable without further action of this Board, and is for the location indicated on the application (2500 Woodlawn Trail, 5.31 acres of land) and is not transferable to other land.
2. This Special Permit is granted for a swim and tennis club and the proposed improvements as identified on the special permit, entitled "Hollin Meadows Swim and Tennis Club" prepared by Jeffrey J. Stuchel of Walter L. Philips Inc., dated June 2, 2020, consisting of 14 sheets, and approved with this application, as qualified by these development conditions.
3. A copy of this Special Permit and the Non-Residential Use Permit must be posted in a conspicuous place on the property and be made available to all departments of the County of Fairfax during the hours of operation.
4. This Special Permit is subject to the provisions of Article 17, Site Plans as may be determined by the Director, Land Development Services (LDS). Any plan submitted to LDS pursuant to this special permit amendment, must be in substantial conformance with these conditions. Minor modifications to the approved special permit amendment may be permitted pursuant to Par 4. of Sect. 8-004 of the Zoning Ordinance.
5. Membership is limited to a maximum of 450 families.
6. The tennis courts must have no artificial lighting.
7. Any new lighting on the site (except for that restricted Condition 6) must comply with Part 9 of Article 14 of the Zoning Ordinance.
8. After-hour parties for the swimming pool shall be governed by the following:
 - Limited to six (6) per season.
 - Limited to Friday, Saturday and pre-holiday evenings except that three weeknight parties may be permitted per year.
 - Events will end by 12:00 a.m. All music must cease at 11:00 p.m. and all clean-up must be completed by 1:00 a.m.

9. There must be a minimum of 94 parking spaces for cars, and-20 bicycle parking spaces.
10. The hours of operation for the swimming pool are limited to 9:00 a.m. to 9:00 p.m., except adult lap swim is permitted from 6:30 a.m. to 8:00 a.m., and swim team practice and swim team events are permitted beginning at 7:30 a.m., and special events are permitted as stipulated in Condition 8.
11. The hours of operation for the tennis courts will be from 8:00 a.m. to 9:00 p.m. year round.
12. Within 90 days of the special permit approval, a Hold Harmless Agreement must be executed between the applicant and the County for the stormwater easement located along the northwest property line to hold the County harmless should any plantings need to be removed and replaced.
13. The existing vegetation must be preserved to satisfy Transitional Screening Yard requirement. In the areas where insufficient plantings exist, subject to review and approval by the Urban Forest Management division (UFMD), the applicant must install supplemental plantings along property lines as shown on the special permit amendment plat. Existing and supplemental vegetation is deemed to satisfy the Transitional Screening requirements along all lot lines and must be maintained in good condition, including that any vegetation which is removed must be replaced with comparable plantings.

The barrier requirement is to be modified along all lot lines to permit existing and proposed fencing to satisfy the requirements.

14. The use of loudspeakers must be in accordance with the provisions of the Noise Ordinance, Chapter 108.1 of the Fairfax County Code.
15. A maximum of three (3) food trucks are permitted to operate in any one (1) day, on the subject property, five days per week. The food trucks must operate only when the club is open, for a maximum of four (4) hours in any one (1) day including set-up and break-down. The food trucks must be parked in the location indicated on the special permit amendment plat.

The additions and structures must be generally consistent with the architectural elevations as shown on Attachment 1 to these conditions.

16. Tree Inventory and Condition Analysis: The Applicant must submit a Tree Inventory and Condition Analysis as part of the first and all subsequent plan submissions. The Tree Inventory and Condition Analysis must be prepared by a Certified Arborist or Registered Consulting Arborist and must include elements of PFM 12-0307 deemed appropriate to the project site as determined by UFMD.

17. Tree Preservation Plan: The Applicant must submit a Tree Preservation Plan and Narrative as part of the first and all subsequent plan submissions. The Tree Preservation Plan and Narrative must be prepared by a Certified Arborist or Registered Consulting Arborist and must include elements of PFM 12-0309 deemed appropriate to the project site as determined by UFMD.
18. Invasive Species Management Plan: Forested areas containing plant species that are known to be invasive in quantities that threaten the long term health and survival of the existing vegetation present must be the subject of an invasive plant species management plan in order for the area to be awarded full 10-year canopy credit. At the time of site plan submission the applicant must provide a management plan for review and approval by UFMD specifying the common and scientific name of invasive species proposed for management, the target area for management efforts, methods of control and disposal of invasive plants, timing of treatments and monitoring, duration of the management program, and potential reforestation as needed.
19. Project Arborist/Pre-construction Meeting: The Applicant must hold a pre-construction meeting. Prior to the pre-construction meeting the Applicant must have the approved limits of clearing and grading flagged with a continuous line of flagging. The Applicant must retain the services of a Certified Arborist or Registered Consulting Arborist (Project Arborist) to attend the pre-construction meeting to review the limits of clearing and grading with an UFMD representative to determine where adjustments to the clearing limits can be made to increase the area of the tree preservation and/or to increase the survivability of trees at the limits of clearing and grading. Such adjustments must be recorded by the Project Arborist and tree protection fencing must be implemented under the Project Arborist's supervision based on these adjustments.
20. Tree Protection Fencing: The Applicant must provide appropriate tree protection devices, based on site conditions and proposed construction activities as reviewed and approved by UFMD. Tree protection fence must consist of four-foot high welded wire attached to six-foot steel posts driven 18 inches into the ground and space no further than 10 feet apart; or super silt fence.
21. Tree Preservation Measures: Tree preservation measures must be clearly identified, labeled, and detailed on the Erosion and Sediment Control Plan sheets and Tree Preservation Plan. Tree preservation measures may include, but are not limited to the following: root pruning, crown pruning, mulching, watering, etc. Specifications must be provided on the plan detailing how preservation measures must be implemented. Tree preservation activities must be completed during implementation of Phase 1 of the Erosion and Sediment Control Plan.

22. **Site Monitoring:** The Applicant's Project Arborist must be present on-site during implementation of the Phase 1 Erosion and Sediment Control Plan and monitor any construction activities conducted within or adjacent to areas of trees to be preserved. Construction activities include, but may not be limited to clearing, root pruning, tree protection fence installation, vegetation/tree removal, and demolition activities. During implementation of Phase 2 Erosion and Sediment Control Plan, the Project Arborist must visit the site on a regular basis to continue monitoring tree preservation measures and ensure that all activities are conducted as identified in the Tree Preservation Plan and approved by UFMD. Written reports must be submitted to UFMD and SDID site inspector detailing site visits. A monitoring schedule and Project Arborist reports must be described and detailed in the Tree Preservation Plan.
23. **Soil Remediation:** In planting areas that, in the Property's preconstruction condition, contain construction debris, rubble, asphalt, or concrete or that are compacted and unsuitable for the establishment and long-term survival of landscape plants, the Applicant must provide soil remediation to satisfy cultural requirements for trees, shrubs, and groundcovers specified on the Landscape Plan. Additionally, the Applicant will provide a subsoiling procedure within the proposed planting areas. The subsoiling procedure will be submitted for review and approval by UFMD staff concurrent with the Landscape Plan and will include at least the following elements: (i) the removal of debris and sub-base materials; (ii) the decompaction of the soil to an appropriate rooting depth for trees; (iii) the incorporation of organic matter into the existing soil profile; (iv) the addition of organic matter to the soil surface; and (v) the avoidance, to the extent reasonable feasible, of construction activities on planting areas in order to preclude additional compaction.
24. **Landscape Planting Pre-installation Meeting:** Prior to installation of any plants to meet the requirements of the approved landscape planting plan, the contractor/developer must coordinate a pre-installation meeting on the site with the landscape contractor, UFMD staff, and any additional appropriate parties. Any proposed changes to planting locations, tree/shrub planting sizes, and species substitutions shown on the approved plan must be reviewed and must be approved by UFMD staff prior to planting. The installation of plants not approved by UFMD may require the submission of a revision to the landscape plan or removal and replacement with approved trees/shrubs prior to bond release.

The Applicant must submit a landscape plan that shows, at a minimum, landscaping as depicted on the Special Permit Plat, with the first submission, and all subsequent submissions, of the site plan for review and approval by the Urban Forest Management Division (UFMD), LDS. All landscaping must be installed prior to the issuance of the first RUP/Non-RUP on the property, or as determined by UFMD for a particular project, but no later than bond release.

Landscape Planting Plan: As part of the first and all subsequent plan submissions, the Applicant must include a landscape planting plan and specifications for review and approval by UFMD. The landscape planting plan and specifications must incorporate sustainable landscape planting techniques designed to reduce maintenance requirements; and contribute to a cleaner and healthier environment with improved air quality, stormwater management, and resource conservation capabilities that can be provided by trees and other desirable vegetation.

- Reduce turf areas to minimize mowing operations and the resulting air pollution. Mulched planting beds incorporating groups of trees and other vegetation must be used to provide a root zone environment favorable tree trees and other vegetation.
- Provide a diverse selection of native and non-invasive plants to encourage native pollinators and reduce the need for supplemental watering, and the use of chemical fertilizers, herbicides and chemical control of harmful insects and disease.
- Sustainable landscape planting implemented with the subdivision/site plan should be made up of groups of trees including larger overstory trees (Category III and IV as listed in PFM Table 12.19) together smaller understory trees, (Category II) shrubs and groundcovers. In this application, it is acceptable for the 10-year projected canopies of overstory trees to overlap the canopies of understory trees as well as shrubs and groundcovers, as may occur in a multi-layer, wooded environment.

Inspection of mulch beds for conformance with the approved subdivision/site plan must be conducted at the time that the RUP/Non-RUP is issued for each building or phase of the plan. After mulch areas have been accepted, they must become the responsibility of the property owner who are not precluded from managing or planting these areas according to their preference.

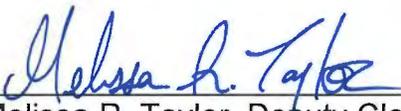
25. The applicant must consult staff from the Archaeology and Collections Branch of the Park Authority to develop a scope of work for any on-site archaeological surveys that may be necessary prior to any development or ground disturbing activity.
26. The applicant is responsible for identifying and complying with the terms of all easements, covenants, conditions, liens, judgments, encroachments or other encumbrances to title affecting the subject property, shown or not shown, on the approved special permit plat. Approval of this application does not abrogate, vacate, interfere with, or invalidate such claims.

These conditions incorporate and supersede all previous conditions. This approval, contingent upon the above-noted conditions, does not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

Under Sect. 8-015 of the Zoning Ordinance, this special permit automatically expires, without notice, thirty (30) months after the date of the approval unless the activity authorized has been established, or unless construction of Phase I or Option B has commenced and is diligently prosecuted. The Board of Zoning Appeals may grant additional time 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 permit. 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.

Mr. Hart seconded the motion, which carried by a vote of 6-0. Chairman Ribble was absent from the meeting.

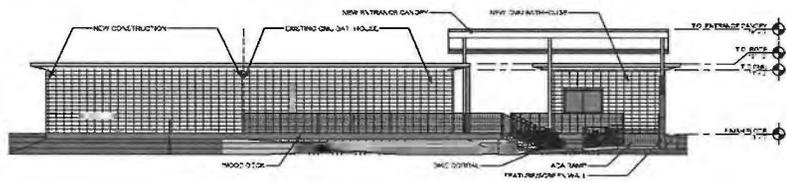
A Copy Teste:



Melissa R. Taylor, Deputy Clerk
Board of Zoning Appeals

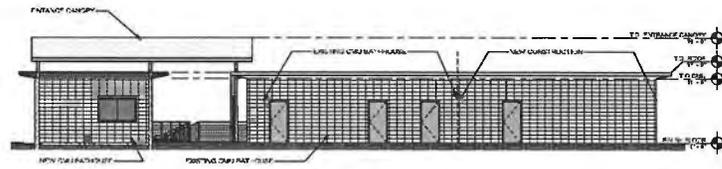


1 3D VIEW OF CONCEPTUAL ENTRANCE



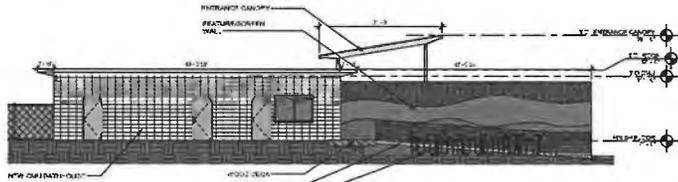
3 WEST ELEVATION - ENTRANCE

SCALE: 1/8" = 1'-0"



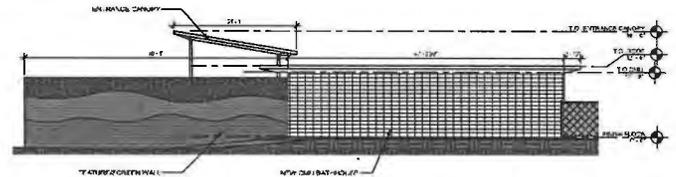
2 EXISTING BATH HOUSE EAST ELEVATION

SCALE: 1/8" = 1'-0"



5 NEW BATH HOUSE NORTH ELEVATION

SCALE: 1/8" = 1'-0"



4 NEW BATHHOUSE SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

studio 66

HOLLIN MEADOWS SWIM AND TENNIS CLUB - FUTURE RENOVATION
CONCEPTUAL ELEVATIONS AND VIEWS



