



County of Fairfax, Virginia

MEMORANDUM

DATE: 8/16/2017

TO: Distribution List

FROM: Tracy D. Strunk, AICP
Director, Zoning Evaluation Division
Department of Planning and Zoning

SUBJECT: Zoning Application Analysis

REFERENCE: Application No. RZ 2017-SU-025/ SE 2017-SU-022 (JSF Management LLC)

Case Information

Staff Coordinator: **Sharon Williams**

Pre-Staffing: **9/11/17** Staffing: **10/5/2017**

Tentative PC: **11/30/2017** Tentative BOS: **TBD**

Memo Includes Full-Size Development Plans for Noted (1) Addressees: Yes ☐ No ☐

Attached for your review and comment is the zoning case information for the subject application.

Action addressees are requested to provide written comments to the staff coordinator by **(9/04/17)** to be considered in preparing staff's recommendation on this application. Information addressees may also submit any comments by the same date.

Action Addressees

- | | |
|---|--|
| ③ DPZ Planning Division
Chief, Env. & Dev. Review Br.
Attn: Denise James | ① Fairfax County Park Authority
Planning & Development Div.
Plan Review Coordinator
Attn: Lynne Johnson 4th fl. |
| ③ DPWES Site and Addressing
Attn: Sean Peiffer | ① Northern Va Soil and Water
Conservation District
Attn: Willie Woode |
| ① DPWES Sanitary-Sewer
Attn: Lana Tran | ① Planning Commission
Board of Supervisors
<u>Sully</u> District |
| ① VDOT
Attn: David Jordan | ① Office of Community
Revitalization/Reinvestment
Attn: Barbara Byron
CRD/CRA or Tysons only |
| ① Fire Prevention Div
Plans Review Section
Attn: Dave Thomas/Sandra Ward | Fairfax County Water Authority
Planning & Engineering Div.
Manager, Planning Dept.
Attn: Greg Prelewicz |
| ① Fairfax County Public Schools
Facilities & Transportation Svcs
Facilities Planning Svcs
Attn: Jessica Gillis | Dept. of Tax Administration
Real Estate Division Director
Attn: Tim Shirocky |
| ① Dept. of Transportation
Transportation Planning
Chief, Site Analyst Section
Attn: Jeff Hermann | Dept. of Health
Div. of Environmental Health |
| ① Dept. of Housing & Comm. Dev.
Housing Development Div. | |

Technical Review and
Information Resources
Attn: Kevin Wastler

Fairfax County Public Schools
Facilities & Transportation Svcs
Office of Design & Construction
Services
Attn: Eric Brunner

Fire & Rescue Dept.
Information & Technology
Attn: Eric Fisher

DPWES Site and Dev Svcs
Chief, Urban Forestry Branch
Attn: Craig Herwig

Information Addressees

- | | |
|---|--|
| ① Economic Dev. Authority
Director, Real Estate Services
Attn: Curtis Hoffman | Attn: Tracy Strunk, AICP |
| ① Planning Commission
Executive Director
Attn: Jill Cooper | DPZ-ZED Asst. Director
Attn: William Mayland |
| Clerk to Board of Supervisors
Attn: Cathy Chianese | DPZ-ZED
Attn: Branch Chiefs |
| DPZ-ZED Division Director | DPZ-ZED
Chief, Proffer Interp. Branch
Attn: Suzanne Wright |



COUNTY OF FAIRFAX
Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, VA 22035 (703) 324-1290 TTY 711
www.fairfaxcounty.gov/dpz/zoning/application

APPLICATION #: RZ 2017-SU-025
(Staff will assign)

*Concurrent
with
SE 2017-SU-022*

ZONING APPLICATION

RECEIVED
Department of Planning & Zoning

JUL 14 2017

Zoning Evaluation Division

APPLICATION TYPE(S):	RZ <input checked="" type="checkbox"/>	PCA <input type="checkbox"/>	FDP <input type="checkbox"/>	CDPA <input type="checkbox"/>	FDPA <input type="checkbox"/>	DPA <input type="checkbox"/>	CP <input type="checkbox"/>
	CPA <input type="checkbox"/>	PRC <input type="checkbox"/>	PRCA <input type="checkbox"/>	CSP <input type="checkbox"/>	CSPA <input type="checkbox"/>	AA <input type="checkbox"/>	AF <input type="checkbox"/>

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

☒ I (We), JSF MANAGEMENT LLC the applicant(s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying the below noted property from the C-7 District to the C-8 District.

☐ (PCA) This application proposes to amend the proffers approved pursuant to _____ (case) in order to permit _____

Is this a partial PCA? N (Y/N) If Yes, please identify affected acreage: _____

TAX MAP PARCEL(S):

054-4((01))0072A AND 054-4((01))0072B

TOTAL ACREAGE: 3.42 CURRENT ZONING DISTRICT: C-7

LEGAL DESCRIPTION: Deed Book: 22652 Page No.: 0438

POSTAL ADDRESS OF PROPERTY (INCLUDING ZIP CODE):

NO FIXED ADDRESS

ADVERTISING DESCRIPTION: (Ex.: North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)

SOUTHWEST QUADRANT OF ROUTE 28 AND ROUTE 29

EXISTING USE:	<u>N/A</u>	PROPOSED USE:	<u>MINI-WAREHOUSING</u>
MAGISTERIAL DISTRICT:	<u>Sully</u>	OVERLAY DISTRICT(S):	<u>WS, HC + SC</u>

Waiver/Modification of Submission Requirements Requested: ☐

dep 7/14/17

The name(s) and address(es) of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representative on official business to enter on the subject property as necessary to process the application.

Applicant Contact Name:			Agent Name:		
RANDY JONES			SAMANTHA STEKETEE		
Address:			Address:		
Street: 100 DUNBAR STREET, SUITE 400			Street: 11951 FREEDOM DRIVE, SUITE 1400		
City: SPARTANBURG	State: SC	Zip: 29306	City: RESTON	State: VA	Zip: 20190
Phone Number:			Phone Number:		
(W): 864-585-2000		(C):	(W): 703-456-8675		(C): 703-929-6055
E-mail:			E-mail:		
RJONES@JOHNSONDEVELOPMENT.NET			SSTEKETEE@COOLEY.COM		

Signature: *[Signature]*

Date: 7-14-17

DO NOT WRITE IN THIS SPACE

Date Application Accepted: August 4, 2017

Application Fee Paid: \$ 30,920.00

RZ 2017-0249



COUNTY OF FAIRFAX
Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, VA 22035 (703) 324-1290, TTY 711
www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION No: SE 2017-SU-022
(Staff will assign)
concurrent with
RZ 2017-SU-025

APPLICATION FOR A SPECIAL EXCEPTION

(PLEASE TYPE or PRINT IN BLACK INK)

APPLICANT	NAME JSF MANAGEMENT LLC
	MAILING ADDRESS 100 DUNBAR STREET, SUITE 400 SPARTANBURG, SC 29306
	PHONE HOME () WORK (864) 585-2000
	PHONE MOBILE ()
PROPERTY INFORMATION	PROPERTY ADDRESS NO FIXED ADDRESS
	TAX MAP NO. 054-4((01))0072A AND 054-4((01))0072B SIZE (ACRES/SQ FT) 3.42
	ZONING DISTRICT C-7 + WS, HC + SC <i>deq 7/14/17</i> MAGISTERIAL DISTRICT Sully
	PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION: C-8 + WS, HC + SC
SPECIAL EXCEPTION REQUEST INFORMATION	ZONING ORDINANCE SECTION SECTION 4-804 AND SECTION 4-807 <i>9-514, 9-501 deq 7/14/17</i>
	PROPOSED USE MINI-WAREHOUSING ESTABLISHMENT
AGENT/CONTACT INFORMATION	NAME COOLEY LLP, ATTN: SAMANTHA STEKETEE
	MAILING ADDRESS 11951 FREEDOM DRIVE, SUITE 1400 RESTON, VA 20190
	PHONE HOME () WORK (703) 456-8675
	PHONE MOBILE (703) 929-6055
MAILING	Send all correspondence to (check one): <input type="checkbox"/> Applicant -or- <input checked="" type="checkbox"/> Agent/Contact
<p>The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application.</p> <p><i>COOLEY LLP</i> <i>Samantha Stekete, Land Planner</i></p> <p>TYPE/PRINT NAME OF APPLICANT/AGENT SIGNATURE OF APPLICANT/AGENT</p>	

DO NOT WRITE IN THIS SPACE

Date Application accepted: August 4, 2017 Application Fee Paid: \$ 16,375.00

Michael P. Channey
SE 2017-0250

**JSF Management, LLC
Rezoning and Special Exceptions
Statement of Justification**

RECEIVED
Department of Planning & Zoning

AUG 03 2017

July 14, 2017
Revised August 2, 2017

Zoning Evaluation Division

I. Introduction

JSF Management, LLC, (the "Applicant") seeks approval of a Rezoning (the "RZ") and Special Exception (the "SE") to develop the properties identified on the Fairfax County Tax Map as 54-4((01))72A and 54-4((01))72B (collectively the "Property") with a mini-warehousing establishment that will serve as a self-storage facility. The proposed development provides an important opportunity for additional supporting services to help meet and complement the existing office, retail, commercial, and residential uses within the surrounding area.

II. Property Location and Existing Conditions

The Property is located in the southwest quadrant of Centreville Road (Route 28) and Lee Highway (Route 29) in Centreville. The Property is currently zoned C-7 Regional Retail Commercial District ("C-7") under the Fairfax County Zoning Ordinance (the "Zoning Ordinance") and is located within the Highway Corridor Overlay District, Sign Control Overlay District, and the Water Supply Protection Overlay District. The approximately 3.42-acre parcel is currently undeveloped. To the best of the Applicant's knowledge there are no hazardous or toxic substances as set forth in County, State and Federal Regulations located or stored on the Property. The Applicant proposes to develop a 103,212 square foot self-storage facility on the site.

The area surrounding the Property is developed with predominantly retail, commercial and residential uses. The Property is further located within Land Bay D-1 of the Bull Run Planning District, Centreville Area and Suburban Center under Fairfax County's Comprehensive Plan (the "Comprehensive Plan").

III. Proposed Development

The Applicant proposes to rezone the Property from C-7 to C-8 Highway Commercial District ("C-8") to allow the development of a mini-warehousing establishment on the Property to serve the needs of residential and non-residential uses within a one to five mile radius. The mini-warehousing establishment will consist of an approximately 103,200 square-foot self-storage facility (the "Proposed Development") or 985 units at stabilization. The proposed mini-warehousing establishment use is permitted by special exception in the C-8 district.

Accordingly, the Applicant seeks approval of two special exceptions, one to permit the proposed mini-warehousing establishment use in accordance with Section 4-804 of the Zoning Ordinance, and the second to increase the permitted FAR from 0.50 to 0.70 in accordance with Section 4-807 of the Zoning Ordinance. The Applicant's proposed increase in FAR is within the allowable range of up to 0.70 (with Board approval), as set forth in Section 9-618 of the Zoning Ordinance.

The proposed self-storage facility will not exceed 40' in height in accordance with Section 4-807 of the Zoning Ordinance. Specifically, the building will be 40' in height and shall consist of three stories and a cellar; 10 surface parking spaces for customers and employees and four loading

spaces will be provided in accordance with the Zoning Ordinance. Customers will be able to load and unload utilizing the four loading surface spaces provided in accordance with Section 9-514 of the Zoning Ordinance. Additionally, no incidental parking or storage of trucks and/or moving vans except for purposes of loading and unloading their belongings as noted above will be permitted at the Proposed Development. The Proposed Development will have tenant-controlled access available between 6:00 am to 10:00 pm daily with one employee onsite during a full shift. However, on business hours. On an as needed basis, a second employee may be onsite. The main entrance to the self-storage facility will be oriented toward Centreville Road (Route 28) to provide ultimate visibility for the self-storage facility while providing convenient access off Fort Drive. There is an anticipated 333 average daily trips with the Proposed Development. The Applicant proposes to provide 37% tree cover on site. The proposed tree cover significantly exceeds the 10% required by the Zoning Ordinance. Access to the Proposed Development will be provided via an entrance off Fort Drive.

Importantly, the Applicant has taken its designs cues from the existing adjacent office uses and proposes a predominantly brick building, with equal architectural attention paid to each façade. As shown in the illustrative elevations attached as Exhibit A, the façade will complement the existing architectural styles and also create the appearance of an office building teby completely enclosing the storage units within a building in accordance with Section 9-514 of the Zoning Ordinance and provides cohesion with the surrounding office buildings.

Specifically, the building's facades are broken into smaller segments with variations in material type, texture and color that add visual interest to both pedestrian and vehicular traffic. Scale, materials and colors have been selected to best relate to nearby buildings. Primary entrances are clearly defined and accentuated by color, material and canopy to create a positive user experience. Glazing is utilized at significant locations that are most visible to the larger community. High quality materials such as textured block, brick and smooth metal panel are used on all elevations, with materials with the most texture being utilized adjacent to pedestrian traffic. Overall, the façade strikes a balance of communicating warmth along with sophistication and professionalism.

Additionally, as set forth in Section 9-514 of the Zoning Ordinance the Proposed Development shall include storage units for inanimate objects within an enclosed building.

IV. Conformance with Fairfax County Comprehensive Plan

As mentioned above, the Property is located within Land Bay D-1 of the Bull Run Planning District, Centreville Area and Suburban Center (the "D-1 Suburban Center") of the Comprehensive Plan. The land units within the Centreville Area and Suburban Center are planned for commercial, mixed-use, and high-density residential uses. Specifically, the D-1 Suburban Center sub-unit is planned for mixed-use, and has developed in accordance with that plan.

Land Unit D consists of three major components which include existing residential development, commercial development and a large-scale predominantly residential development. These uses account for most of the area in this Land Unit. The commercial uses in particular are concentrated along Lee Highway and Centreville Road in order to utilize the access to the existing transportation network. The Proposed Development conforms to the Comprehensive Plan by strategically locating commercial uses along Lee Highway and Centreville Road.

The Comprehensive Plan envisions the D-1 Suburban Center sub-unit as a place where people will live, shop, visit. The Proposed Development will provide the existing surrounding retail, commercial, and residential uses with a convenient and easily accessible self-storage facility, which will complement the existing uses and further advance Fairfax County's goal of creating a larger commercial tax base. Advancing the goal of creating this larger commercial tax base is limited within the D-1 Suburban Center sub-unit because it is predominately built out. The Proposed Development is a unique opportunity to develop an irregular shaped parcel that is challenged by limited access with a successful business that will generate additional commercial taxes with no impact to the school systems and the existing road network.

V. Requested Modifications

Aside from the modifications requested below, the Proposed Development shall conform to the provisions of all applicable ordinance, regulations, adopted standards and any applicable conditions.

Zoning Ordinance Modifications Requested

1. Section 13-304: Transitional Screening Requirement: The Applicant seeks to modify the location of the proposed transitional screening while still maintaining the quantity and quality of the trees. The location as required by the zoning ordinance conflict with the location of a proposed storm sewer pipe along the southern portion of the building. The quality and quantity of the proposed trees will still meet the ordinance requirements.

As recognized in Section 13-305.5 the modification is permitted where the adjoining land is designated in the adopted comprehensive plan for a use which would not require the provision of transitional screening. The adjacent parcel is planned mixed-use as is this parcel.

VI. Conclusion

The proposed RZ and SE applications will facilitate the development of a high-quality self-storage facility that will enhance the mix of uses within the D-1 Suburban Center and directly serve and benefit the existing office, commercial, and residential uses in the area. Therefore, the Applicant respectfully requests favorable consideration of these applications by the Staff, Planning Commission and Board of Supervisors.

Samantha R. Steketee, Land Use Planner
Cooley LLP

Summary report: Litéra® Change-Pro TDC 10.1.0.110 Document comparison done on 8/3/2017 10:08:10 AM	
Style name: Default Style	
Intelligent Table Comparison: Active	
Original DMS: iw://NAACTIVE/NAACTIVE/147118139/2	
Modified DMS: iw://NAACTIVE/NAACTIVE/147118139/3	
Changes:	
Add	15
Delete	3
Move From	0
Move To	0
Table Insert	0
Table Delete	0
Table moves to	0
Table moves from	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	0
Embedded Excel	0
Format changes	0
Total Changes:	18

Special Exception

SE 2017-SU-022

Applicant: JSF MANAGEMENT LLC
Accepted: 08/04/2017
Proposed: MINI-WAREHOUSING
Area: 3.42 AC; DISTRICT - SULLY
Zoning Dist Sect: 04-0804
Located: SOUTHWEST QUADRANT OF THE INTERSECTION
OF SULLY ROAD AND LEE HIGHWAY

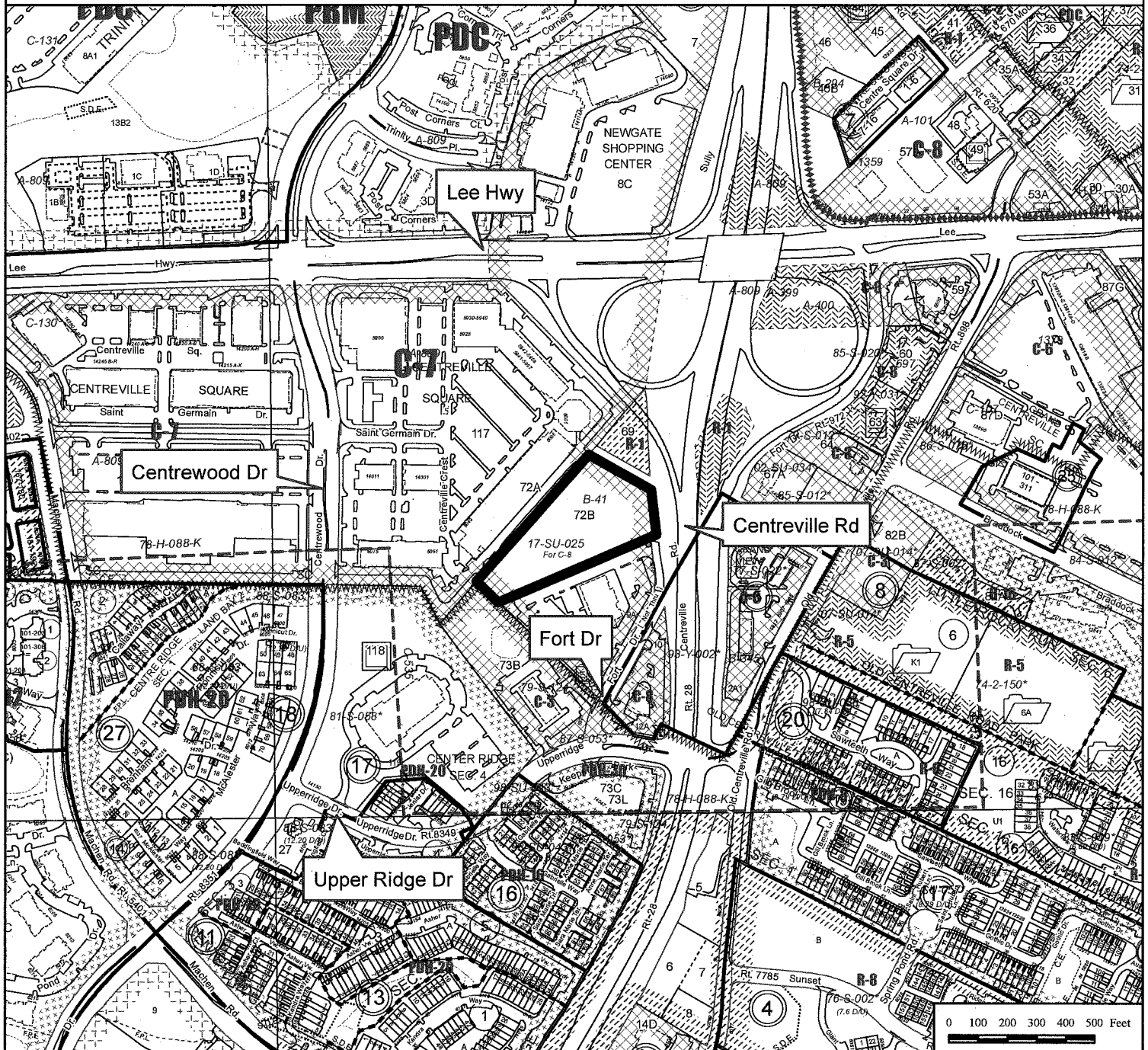
Zoning: C- 8
Plan Area: 3,
Overlay Dist: WS SC HC
Map Ref Num: 054-4- /01/ /0072A /01/ /0072B

Rezoning Application

RZ 2017-SU-025

Applicant: JSF MANAGEMENT LLC
Accepted: 08/04/2017
Proposed: MINI-WAREHOUSING
Area: 3.42 AC; DISTRICT - SULLY
Zoning Dist Sect: SOUTHWEST QUADRANT OF THE INTERSECTION
OF SULLY ROAD AND LEE HIGHWAY

Zoning: FROM C- 7 TO C- 8
Overlay Dist: WS SC HC
Map Ref Num: 054-4- /01/ /0072A /01/ /0072B



Special Exception

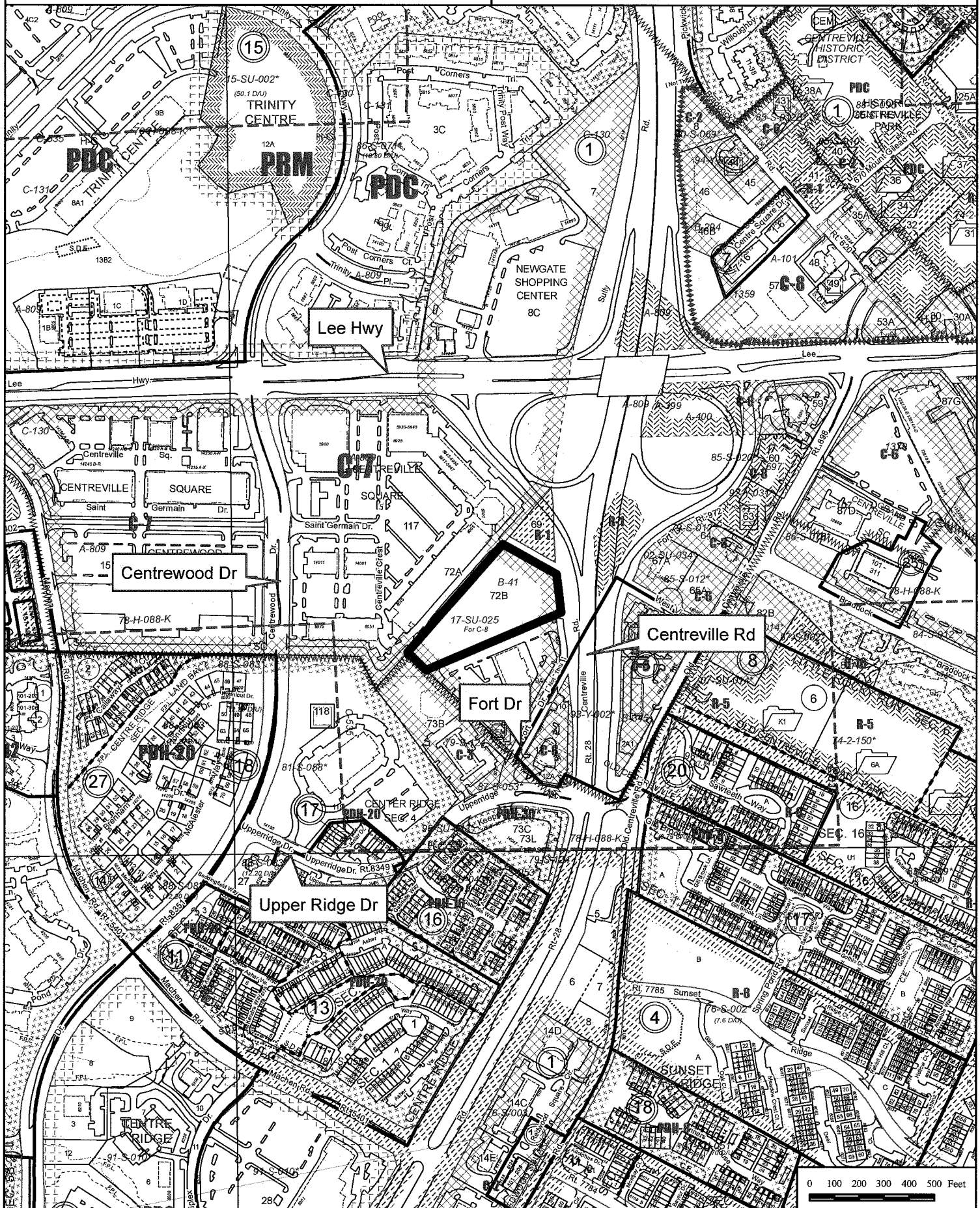
SE 2017-SU-022

JSF MANAGEMENT LLC

Rezoning Application

RZ 2017-SU-025

JSF MANAGEMENT LLC



GENERALIZED DEVELOPMENT PLAN / SPECIAL EXCEPTION FORT DRIVE SELF-STORAGE FACILITY SULLY DISTRICT FAIRFAX COUNTY, VIRGINIA

RECEIVED
Department of Planning & Zoning

AUG 03 2017

Zoning Evaluation Division

SUBMISSION NARRATIVE:

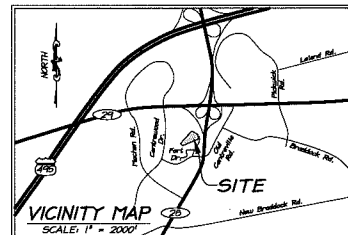
THE SUBJECT PROPERTY TO BE REZONED TO THE C-8 (HIGHWAY COMMERCIAL DISTRICT) TO ALLOW THE FIRM-WAREHOUSING ESTABLISHMENT USE BY THE SPECIAL EXCEPTION PER SECTION 4-204.4.H OF THE FAIRFAX COUNTY ZONING ORDINANCE.

ZONING NOTES:

1. THE SUBJECT PROPERTY IS IDENTIFIED AS PARCELS 72A AND 72B ON FAIRFAX COUNTY TAX MAP# 54-4 (11).
2. EXISTING PROPERTY OWNER: PINNACLE EDUCATION SERVICES, 3941 UNIVERSITY DRIVE, FAIRFAX VA 22030.
3. PROPERTY LOCATION ADDRESS NOT POSTED.
4. GROSS SITE AREA: 48,950 SF (5.64 AC). THIS AREA IS BASED ON A ZONING PLAT ON THE LANDS OF PINNACLE EDUCATION SERVICES, INC., DATED MAY 18th, 2017 AND DONE BY christopher consultants, llc.
5. EXISTING ZONING: C-7 (REGIONAL RETAIL COMMERCIAL DISTRICT).
6. PROPOSED ZONING: C-8 (HIGHWAY COMMERCIAL DISTRICT).
7. EXISTING USE: VACANT.
8. PROPOSED USE: FIRM-WAREHOUSING ESTABLISHMENT BY THE SPECIAL EXCEPTION (PER SECTION 4-204.4.H).
9. TOPOGRAPHIC INFORMATION IS FROM FIELD SURVEY DONE BY THIS FIRM BETWEEN THE DATES OF APRIL 27th, 2017 AND MAY 12th, 2017. THE CONTOUR INTERVAL IS TWO (2) FEET.
10. THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED ON THE FLOOD INSURANCE RATE MAP (FIRM), PANEL 236 OF 450, MAP NUMBER 5058K02256, EFFECTIVE DATE ON SEPTEMBER 17, 2010. PER THESE FIRST TILES, THE PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN).
11. THERE IS NO RESOURCE PROTECTION AREA (RPA) DELINEATED ON THE SUBJECT PROPERTY BASED ON AVAILABLE COUNTY INFORMATION.
12. TO THE BEST KNOWLEDGE OF THE ENGINEER AND DEVELOPER, THIS GORSE CONFORMS TO ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, UNLESS OTHERWISE SPECIFICALLY NOTED.
13. TO THE BEST KNOWLEDGE OF THE ENGINEER AND DEVELOPER, THERE ARE NO GRAVES OR BURIAL SITES LOCATED ON THE PROPERTY.
14. TO THE BEST KNOWLEDGE OF THE ENGINEER AND DEVELOPER, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES ON THE PROPERTY.
15. THIS DEVELOPMENT PROPOSAL IS COMPATIBLE WITH THE EXISTING DEVELOPMENT IN THE VICINITY OF THIS SITE IN TERMS OF USE, TYPE, AND INTENSITY.
16. NOTWITHSTANDING THE IMPROVEMENTS AND TABULATIONS SHOWN ON THIS PLAN, THE APPLICANT RESERVES THE RIGHT TO MAKE MODIFICATIONS TO THE FINAL DESIGN PLAN AND TO COMPLY WITH FINAL ENGINEERING AND NEW CRITERIA AND REGULATIONS WHICH MAY BE ADOPTED BY FAIRFAX COUNTY SUBSEQUENT TO THE SUBMISSION OF THIS APPLICATION, PROVIDED THAT SUCH MODIFICATIONS ARE CONSISTENT WITH THE APPROVED GORSE.
17. THE BUILDING FOOTPRINT AND SITE IMPROVEMENTS SHOWN HEREON ARE PRELIMINARY. FINAL BUILDING FOOTPRINT AND SITE IMPROVEMENTS WILL BE CONFIGURED AT THE TIME OF SITE PLAN APPROVAL, SUBJECT TO MARKET CONDITIONS, BUT SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED GORSE.
18. NO ADVERSE EFFECTS TO NEIGHBORING PROPERTIES ARE ANTICIPATED WITH THIS DEVELOPMENT.
19. ALL EXISTING UTILITY EASEMENTS HAVING A WIDTH GREATER THAN 25 FEET ARE SHOWN ON THE EXISTING CONDITIONS PLAN.
20. CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL COMMENCE AS SOON AS NECESSARY APPROVALS ARE OBTAINED, SUBJECT TO MARKET CONDITIONS AND THE DISCRETION OF THE OWNER.
21. PROPOSED PROMINENT SIGN AND THE SIGN ON THE BUILDING WILL CONFORM TO ARTICLE 12 OF THE ZONING ORDINANCE.
22. THE SUBJECT SITE LIES WITHIN HIGHWAY CORRIDOR AND SIGN CONTROL OVERLAY DISTRICTS AND IS SUBJECT TO FAIRFAX COUNTY ZONING ORDINANCE SECTIONS 7-420 AND 7-520.
23. NO TRAILS ARE REQUIRED BY THE COMPREHENSIVE PLAN WITHIN OUR SUBJECT PROPERTY ON THE INTERIOR OR ON THE PERIMETER OF THE SITE.
24. THE SUBJECT PROPERTY IS SERVED BY PUBLIC WATER AND SEWER. REFER TO SHEETS 5 THROUGH 8 FOR STORMWATER MANAGEMENT (SWM), BEST MANAGEMENT PRACTICE (BMP) NARRATIVES AND AN OUTFALL STATEMENT.

MODIFICATION:

1. A MODIFICATION IS BEING REQUESTED FOR THE TRANSITIONAL SCREENING REQUIREMENT BARRIER H ALONG THE SOUTHERN PROPERTY LINE, AS REQUIRED PER SECTIONS 13-304.4.H AND 13-305 OF THE FAIRFAX COUNTY ZONING ORDINANCE, DUE TO A PROPOSED STORM SEWER PIPE ALONG THE SOUTHERN PORTION OF THE BUILDING. A MODIFICATION IS BEING REQUESTED FOR THE LOCATION OF THE PROPOSED TREES FOR THE TRANSITIONAL SCREENING, BUT THE QUANTITY OF THE PROPOSED TREES STILL MEETS THE REQUIREMENT. THE PROPOSED TREES ARE LOCATED OUTSIDE OF UTILITIES BEHIND THE BUILDING AND ALONG REST OF THE SOUTHERN PROPERTY LINE, AND WILL STILL SERVE THEIR FUNCTIONAL PURPOSE AS A TRANSITIONAL SCREENING ELEMENT BETWEEN USES.



APPLICANT:
JSF MANAGEMENT LLC
1655 N. FORT MYER DRIVE
SUITE 810
ARLINGTON, VA 22209

SHEET INDEX

- 01 COVER SHEET
- 02 EXISTING CONDITIONS PLAN AND EXISTING VEGETATION MAP
- 03 GENERALIZED DEVELOPMENT PLAN AND SPECIAL EXCEPTION
- 04 LANDSCAPE PLAN
- 05 OVERALL BMP MAP AND NARRATIVE
- 06 BMP CALCULATIONS
- 07 SWP CALCULATIONS
- 08 OUTFALL MAP

christopher
consultants



COVER SHEET

FORT DRIVE SELF-STORAGE
FACILITY
FAIRFAX COUNTY, VIRGINIA

PROJECT NO: 17050.001.00
SCALE: 1"=2000'
DATE: 07-14-2017
DESIGN: JR, JM
DRAWN: JM
CHECKED:
SHEET NO.

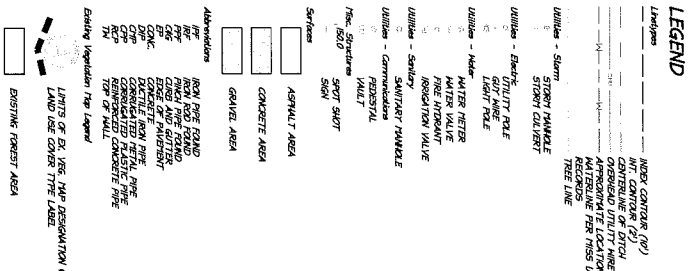
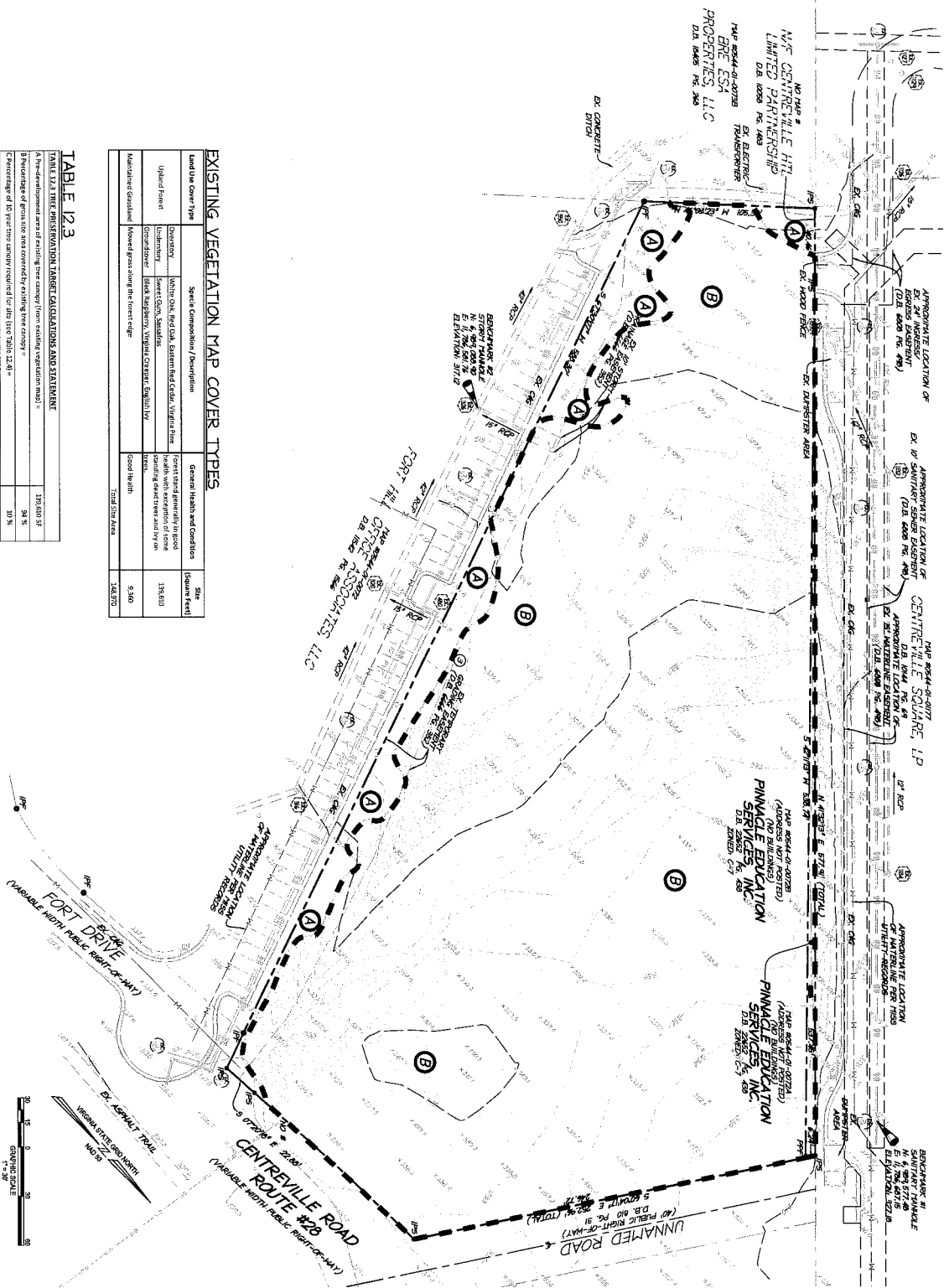
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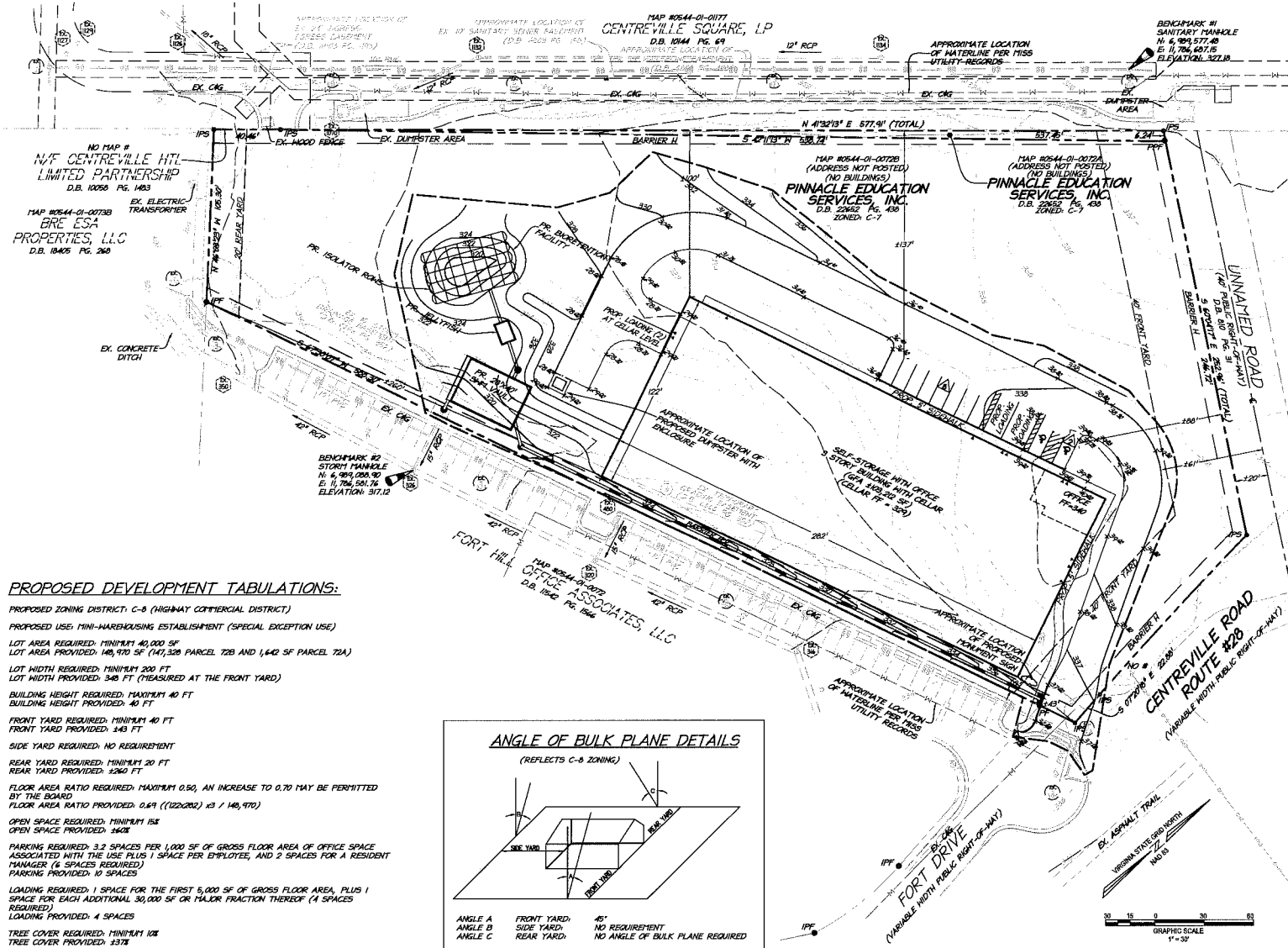
EXISTING VEGETATION MAP COVER TYPES			
Land Use Cover Type	Species Composition / Description	General Health and Condition	Size (Square Feet)
Upland Forest	White Oak, Red Oak, Eastern Red Cedar, Virginia Pine	Forest and generally in good health with exception of some standing dead trees and dry on trees	125,600
Groundcover	Black Salsberry, Virginia Crabapple, English Ivy	Good Health	5,300
Multicultural Grassland	Mowed grass along the fence edge	Good Health	5,300
Total Site Area			136,200

TABLE 12.3

TABLE 12.3 TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT

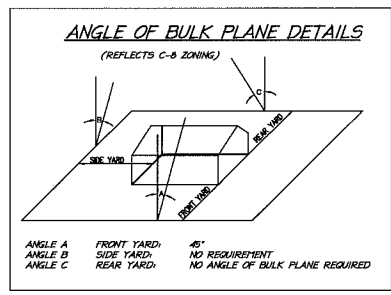
A) Tree development area of existing tree canopy (from existing vegetation map) =	125,600 SF
B) Percentage of gross site area covered by existing tree canopy =	94 %
C) Percentage of 10 year tree canopy required for Site 12.3 (Table 12.4) =	10 %
D) Percentage of the 10 year tree canopy requirement that should be met through tree preservation =	9 %
E) Proposed percentage of canopy requirement that will be met through tree preservation =	33 %
F) Has the tree preservation target minimum been met?	Yes





PROPOSED DEVELOPMENT TABULATIONS:

PROPOSED ZONING DISTRICT: C-8 (HIGHWAY COMMERCIAL DISTRICT)
 PROPOSED USE: MINI-WAREHOUSING ESTABLISHMENT (SPECIAL EXCEPTION USE)
 LOT AREA REQUIRED: MINIMUM 40,000 SF
 LOT AREA PROVIDED: 148,970 SF (147,328 PARCEL 728 AND 1,642 SF PARCEL 72A)
 LOT WIDTH REQUIRED: MINIMUM 200 FT
 LOT WIDTH PROVIDED: 348 FT (MEASURED AT THE FRONT YARD)
 BUILDING HEIGHT REQUIRED: MAXIMUM 40 FT
 BUILDING HEIGHT PROVIDED: 40 FT
 FRONT YARD REQUIRED: MINIMUM 40 FT
 FRONT YARD PROVIDED: 148 FT
 SIDE YARD REQUIRED: NO REQUIREMENT
 REAR YARD REQUIRED: MINIMUM 20 FT
 REAR YARD PROVIDED: 2260 FT
 FLOOR AREA RATIO REQUIRED: MAXIMUM 0.50, AN INCREASE TO 0.70 MAY BE PERMITTED BY THE BOARD
 FLOOR AREA RATIO PROVIDED: 0.69 ((122,282) x 3 / 148,170)
 OPEN SPACE REQUIRED: MINIMUM 15%
 OPEN SPACE PROVIDED: 36.0%
 PARKING REQUIRED: 3.2 SPACES PER 1,000 SF OF GROSS FLOOR AREA OF OFFICE SPACE ASSOCIATED WITH THE USE PLUS 1 SPACE PER EMPLOYEE, AND 2 SPACES FOR A RESIDENT MANAGER (6 SPACES REQUIRED)
 PARKING PROVIDED: 10 SPACES
 LOADING REQUIRED: 1 SPACE FOR THE FIRST 5,000 SF OF GROSS FLOOR AREA, PLUS 1 SPACE FOR EACH ADDITIONAL 30,000 SF OR MAJOR FRACTION THEREOF (4 SPACES REQUIRED)
 LOADING PROVIDED: 4 SPACES
 TREE COVER REQUIRED: MINIMUM 10%
 TREE COVER PROVIDED: 33%



SPECIAL EXCEPTIONS:

1. A SPECIAL EXCEPTION IS BEING REQUESTED FOR THE MINI-WAREHOUSING ESTABLISHMENT USE AS PER SECTION 4-804.4.11 OF THE FAIRFAX COUNTY ZONING ORDINANCE.
2. A SPECIAL EXCEPTION IS BEING REQUESTED FOR THE PROPOSED FLOOR AREA RATIO TO BE INCREASED TO 0.69 AS PER SECTIONS 4-807.3 AND 9-418 OF THE FAIRFAX COUNTY ZONING ORDINANCE.

christopher consultants
 1000 N. NORTHERN BLVD., SUITE 400
 ARLINGHAM, VA 22201
 PHONE: 703.273.9332 FAX: 703.273.9334



GENERALIZED
 DEVELOPMENT PLAN AND
 SPECIAL EXCEPTION
 PLAN

GDP / SE
**FORT DRIVE SELF-STORAGE
 FACILITY**
 FAIRFAX COUNTY, VIRGINIA

PROJECT NO: 07050.001.00
 SCALE: 1"=30'
 DATE: 07-14-2017
 DESIGN: JR, JT
 DRAWING: JT
 CHECKED:
 SHEET NO:

03 of 08
 107641

RELIEF RATES, FORESTED

IN (C, F) and Q (CS)
1 yr
2 yr
10 yr

RELIEF RATES, DEVELOPED

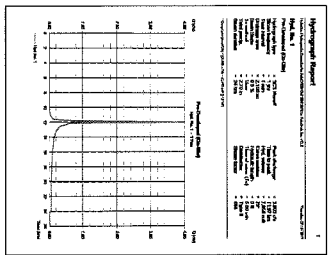
IN (C, F) and Q (CS)
1 yr
2 yr
10 yr

RELIEF RATES, ALLOWABLE

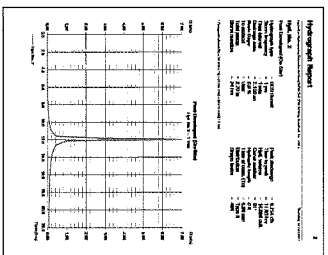
IN (C, F) and Q (CS)
1 yr
2 yr
10 yr

TO DRAINAGE STRUCTURE
Denotes S.I. * (I)ode structure * (N)atural / (N)atural / (N)atural / (N)atural
1 yr
2 yr
10 yr
15 yr
20 yr
25 yr
30 yr
35 yr
40 yr
45 yr
50 yr
55 yr
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90 yr
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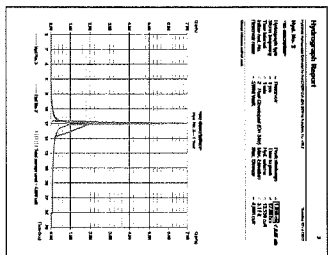
HYDROGRAPH, 1 YEAR FORESTED



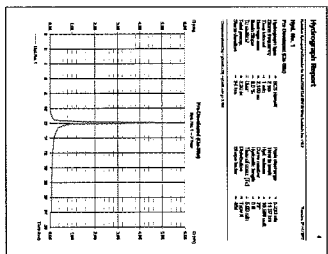
HYDROGRAPH, 1 YEAR DEVELOPED



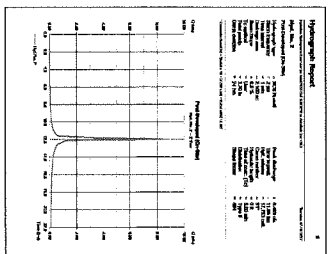
HYDROGRAPH, 1 YEAR ACTUAL RELEASE



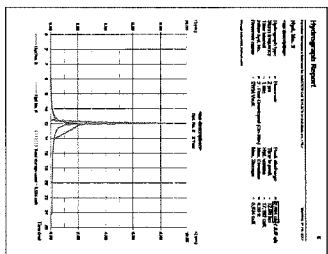
HYDROGRAPH, 2 YEAR FORESTED



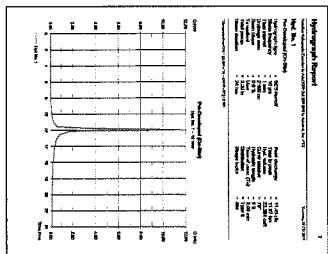
HYDROGRAPH, 2 YEAR DEVELOPED



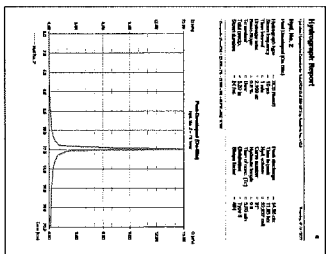
HYDROGRAPH, 2 YEAR ACTUAL RELEASE



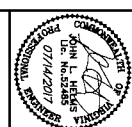
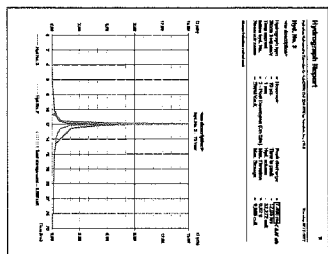
HYDROGRAPH, 10 YEAR FORESTED



HYDROGRAPH, 10 YEAR DEVELOPED



HYDROGRAPH, 10 YEAR ACTUAL RELEASE



christopher consultants
3300 main street (suite 400) Fairfax, VA 22031
phone 703 273 6830 fax 703 273 6830

SWM CALCULATIONS

GDP / SE

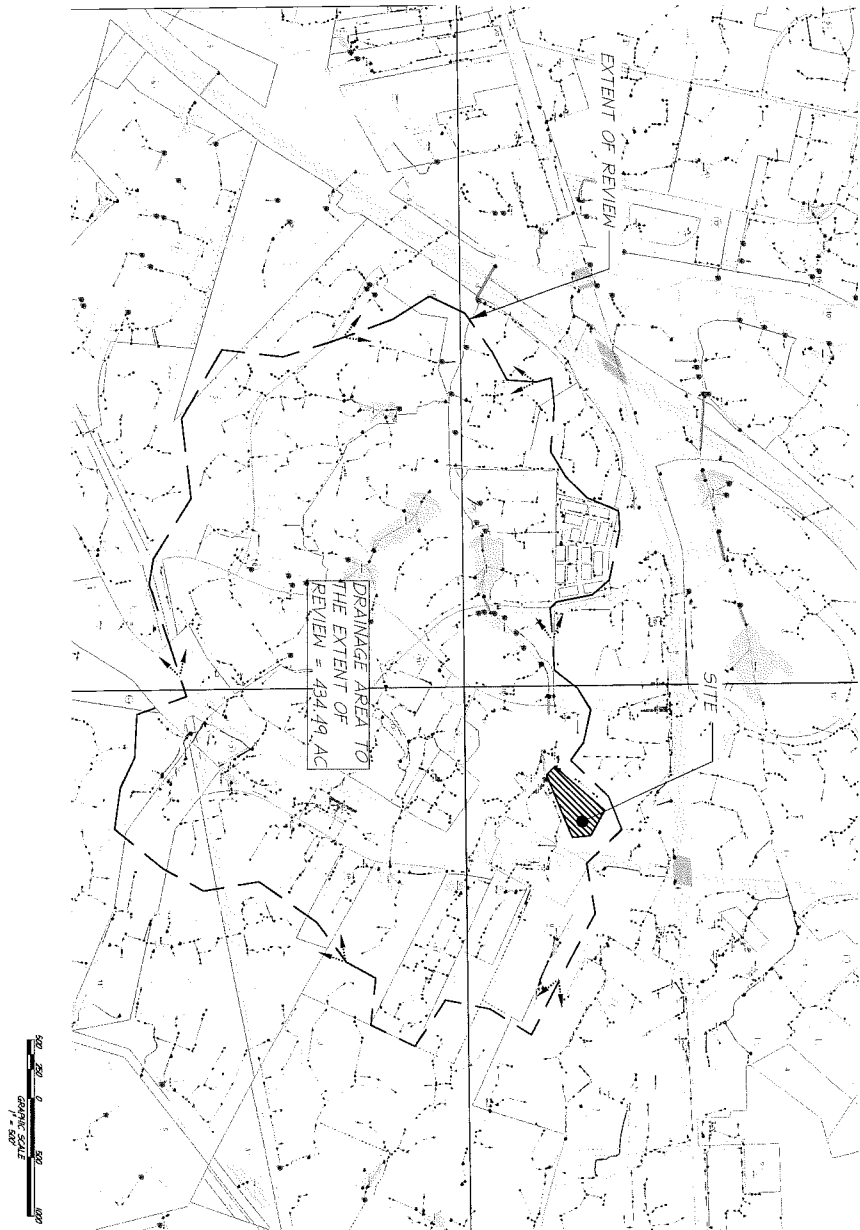
FORT DRIVE SELF-STORAGE FACILITY

FAIRFAX COUNTY, VIRGINIA

DATE: 07-14-2017
SCALE: AS SHOWN
DESIGN: J. L. HARRIS
SHEET NO. 07 of 08

LEGEND

 EXISTING
 DRAINAGE DIVIDE

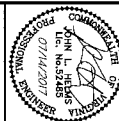


GDP / SE

FORT DRIVE SELF-STORAGE FACILITY

FAIRFAX COUNTY, VIRGINIA

OUTFALL MAP



christopher consultants

9900 main street (suite 400) - fairfax, va 22031
 phone 703 273.6820 fax 703 273.6820

08 of 08
 107641

PROJECT NO. 0706041.02
 SCALE 1"=60'
 DATE 07-14-2007
 DESIGN BY
 CHECKED BY
 SHEET NO.

Att. to Jo Ellen
8/4/17

REZONING AFFIDAVIT

DATE: August 2, 2017
(enter date affidavit is notarized)

I, Samantha R. Steketee, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) ☐ applicant
 ☒ applicant's authorized agent listed in Par. 1(a) below

in Application No.(s): RZ
(enter County-assigned application number(s), e.g. RZ 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE**,** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
JSF Management, LLC Agents: William U. Gunn Randall J. Jones Hunter T. Dawkins Samuel L. Blakeney	c/o Johnson Development Associates, Inc. 100 Dunbar Street, Suite 400 Spartanburg, SC 29306	Applicant / Contract Purchaser

(check if applicable) ☒ There are more relationships to be listed and Par. 1(a) is continued on a "Rezoning Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Rezoning Attachment to Par. 1(a)DATE: August 2, 2017

(enter date affidavit is notarized)

for Application No. (s): RZ

(enter County-assigned application number (s))

(NOTE): All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Pinnacle Education Services Agent: Fatih (nmi) Kandil Mustafa C.Kilinc Necmeddin (nmi) Mutlu Emin (nmi) Halac Sinan (nmi) Yildirim	3949 University Drive Fairfax, VA 22030	Owner
christopher consultants, ltd. Agents: Giovanni B. (John) Rinaldi Louis (nmi) Canonico Jana (nmi) Morgan	9900 Main Street, Fourth Floor Fairfax, VA 22031	Engineer / Agent
M.J. Wells & Associates, Inc. Agents: Brian J. Horan William F. Johnson	1420 Spring Hill Road, Suite 610 Tysons, VA 22102	Transportation Engineer / Agent
INTEC Group, Inc. Agents: Keith D. Switzer Steve J. Baker Howard J. Chapman Jay F. Rivera Heather E. Waye	3201 Jermantown Road, Suite 750 Fairfax, VA 22030	Architect / Agent
Cooley LLP Agents: Antonio J. Calabrese, Esq. Mark C. Looney, Esq. Colleen P. Gillis, Esq. Jill S. Parks, Esq. Brian J. Winterhalter, Esq. Amanda R. Williams, Esq. Ben I. Wales, Planner Molly M. Novotny, Planner Jason L. Beske, Planner Samantha R. Steketee, Planner Danielle N. Stephens, Planner	11951 Freedom Drive, Suite 1400 Reston, VA 20190	Attorney / Agent

(check if applicable)

[]

There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

REZONING AFFIDAVIT

DATE: August 2, 2017
 (enter date affidavit is notarized)

for Application No. (s): RZ
 (enter County-assigned application number(s))

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, **and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:**

(NOTE: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

JSF Management, LLC
 c/o Johnson Development Associates, Inc.
 100 Dunbar Street, Suite 400
 Spartanburg, SC 29306

DESCRIPTION OF CORPORATION: (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)

Johnson Development Associates, Inc. (Sole Member)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer,** etc.)

NONE

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Rezoning Attachment to Par. 1(b)

DATE: August 2, 2017
 (enter date affidavit is notarized)

for Application No. (s): RZ
 (enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Johnson Development Associates, Inc.
 100 Dunbar Street, Suite 400
 Spartanburg, SC 29306

DESCRIPTION OF CORPORATION: (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

George Dean Johnson, Jr. 2009 Revocable Trust (Trustee: George Dean Johnson, Jr.)
 George Dean Johnson III ESA Trust dated August 17, 1995 (Trustee: Dan C. Breedon, Jr.)
 Susanna Presnell Johnson ESA Trust dated August 17, 1995 (Trustee: Dan C. Breedon, Jr.)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g.

President, Vice-President, Secretary, Treasurer, etc.)

George D. Johnson, III	CEO	Dan C. Breedon, Jr.	Secretary and Treasurer / Director
Jason C. Lynch	Vice President	George D. Johnson, Jr.	Director and Chairman
William D. Spry, III	CFO		

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

M.J. Wells & Associates, Inc.
 1420 Spring Hill Road, Suite 610
 Tysons, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

- ☐ There are 10 or less shareholders, and all of the shareholders are listed below.
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
☒ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

M.J. Wells & Associates, Inc. is an Employee Stock Ownership Plan (ESOP). All employees are eligible Plan participants; however, no one employee owns more than 10% of any class of stock ..

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g.

President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) ☐ There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: August 2, 2017
 (enter date affidavit is notarized)

for Application No. (s): RZ
 (enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Pinnacle Education Services
 3949 University Drive
 Fairfax, VA 22030

DESCRIPTION OF CORPORATION: (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

Fatih (nmi) Kandil Sinan (nmi) Yildirim
 Mustafa C. Kilinc
 Necmeddin (nmi) Mutlu
 Emin (nmi) Halac

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g.**President, Vice-President, Secretary, Treasurer, etc.)**

Mustafa C. Kilinc, President Necmeddin (nmi) Mutlu, Member
 Emin (nmi) Halac, Secretary
 Sinan (nmi) Yildirim, Treasurer

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Susanna Presnell Johnson ESA Trust dated August 17, 1995
 100 Dunbar Street, Suite 400
 Spartanburg, SC 29306

DESCRIPTION OF CORPORATION: (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Susanna Presnell Johnson

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g.**President, Vice-President, Secretary, Treasurer, etc.)**

Dan C. Breedon, Jr. Trustee

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: August 2, 2017
(enter date affidavit is notarized)

for Application No. (s): RZ
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

George Dean Johnson, Jr. 2009 Revocable Trust dated April 10, 2009
100 Dunbar Street, Suite 400
Spartanburg, SC 29306

DESCRIPTION OF CORPORATION: (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

George Dean Johnson, Jr.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g.

President, Vice-President, Secretary, Treasurer, etc.)

George Dean Johnson, Jr. Trustee

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

George Dean Johnson III ESA Trust dated August 17, 1995
100 Dunbar Street, Suite 400
Spartanburg, SC 29306

DESCRIPTION OF CORPORATION: (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

George Dean Johnson, III

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g.

President, Vice-President, Secretary, Treasurer, etc.)

Dan C. Breeden, Jr. Trustee

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: August 2, 2017
(enter date affidavit is notarized)

for Application No. (s): RZ
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
christopher consultants, ltd.
9900 Main Street, Fourth Floor
Fairfax, VA 22031

DESCRIPTION OF CORPORATION: (check one statement)

- ☐ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☒ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
William R. Zink
Jeffrey S. Smith
William R. Goldsmith Jr.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
INTEC Group, Inc.
214 W. Tremont Avenue, Suite 301
Charlotte, NC 28203

DESCRIPTION OF CORPORATION: (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Keith D. Switzer

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) ☐ There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

REZONING AFFIDAVIT

DATE: August 2, 2017
 (enter date affidavit is notarized)

for Application No. (s): RZ
 (enter County-assigned application number(s))

- 1(c). The following constitutes a listing*** of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state and zip code)

Cooley LLP
 11951 Freedom Drive, Suite 1400
 Reston, VA 20190

(check if applicable) ☒ The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

Gian-Michele a Marca
 Jane K. Adams
 Peter M. Adams
 Maureen P. Alger
 DeAnna D. Allen
 Mazda K. Antia
 Orion (nmi) Armon
 Michael A. Attanasio
 Jonathan P. Bach
 Charles J. Bair
 Celia Goldwag Barenholtz
 Frederick D. Baron
 Matthew S. Bartus
 Michael D. Basile
 Mark (nmi) Beckett
 Ben (nmi) Beerle
 Keith J. Berets
 Meredith J. Beuchaw

(check if applicable) ☒ There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Rezoning Attachment to Par. 1(c)

DATE: August 2, 2017
(enter date affidavit is notarized)

in Application No.(s): RZ
(enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)
Cooley LLP (continued)
11951 Freedom Drive, Suite 1400
Reston, VA 20190

(check if applicable) ☒ The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)

Ann (nmi) Bevitt	Peter F. Burns	Darren K. DeStefano
Laura Grossfield Birger	John T. Byrnes	Sarah (nmi) diFrancesca
Ryan E. Blair	Luke T. Cadigan	Adam M. Dinow
Thomas A. Blinka	Robert T. Cahill	Eric W. Doherty
Nicholas (nmi) Bolter	Antonio J. Calabrese	William P. Donovan Jr.
Barbara L. Borden	Christopher C. Campbell	Michelle C. Doolin
Jodie M. Bourdet	Matthew (nmi) Caplan	Joseph M. Drayton
Wendy J. Brenner	Lynda K. Chandler	Matthew P. Dubofsky
David (nmi) Bresnick	Adam C. Chase	Christopher B. Durbin
Matthew J. Brigham	Reuben H. Chen	John C. Dwyer
James P. Brogan	William T. Christiansen II	Shannon M. Eagan
Nicole C. Brookshire	John A. Clark	Erik S. Edwards
Matthew D. Brown	Sean M. Clayton	Ivor R. Elrifi
Alfred L. Browne, III	John A. Clendenin	Gordon H. Empey
Matthew T. Browne	Thomas A. Coll	Sonya F. Erickson
	Joseph W. Conroy	Heidi A. Erlacher
	William (nmi) Corcoran	Mark C. Everiss
	Christopher (nmi) Coulter	Michael R. Faber
	James R. Crabtree	Lester J. Fagen
	John W. Crittenden	Jesse D. Farmer
	Janet L. Cullum	Brent D. Fassett
	Nathan K. Cummings	Christopher M. Finney
	John A. Dado	M. Wainwright Fishburn Jr.
	Scott D. Dailard	Carlton (nmi) Flanagan
	Benjamin G. Damstedt	Patrick (nmi) Flanagan
	Craig E. Dauchy	Carlton (nmi) Fleming
	Manya (nmi) Deehr	Rod (nmi) Freeman
	Mark J. Deem	Thomas J. Friel, Jr.
	Louise M. Delahunty	Francis M. Fryscak
	Renee R. Deming	Koji F. Fukumura
	Karen E. Deschaine	James F. Fulton Jr.
		W. Andrew H. Gantt III
		Eamonn J. Gardner

(check if applicable) ☒ There is more partnership information and Par. 1(c) is continued further on a
"Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)

DATE: August 2, 2017
(enter date affidavit is notarized)

in Application No.(s): RZ
(enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Cooley LLP (continued)
11951 Freedom Drive, Suite 1400
Reston, VA 20190

(check if applicable) ☒ [X] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

Jon E. Gavenman	Jay R. Indyke	Stephanie (nmi) Levy
Bobby A. Ghajar	Craig D. Jacoby	Elizabeth L. Lewis
Patrick E. Gibbs	Eric C. Jensen	Jeffrey (nmi) Libson
Colleen P. Gillis	Robert L. Jones	Michael R. Lincoln
Jonathon C. Glass	Jeffrey M. Kaban	James C.T. Linfield
Todd J. Gluth	Richard S. Kanowitz	Samuel M. Livermore
Daniel I. Goldberg	Kimberley J. Kaplan-Gross	Douglas P. Lobel
Wendy C. Goldstein	Jeffrey S. Karr	J. Patrick Loofbourrow
Kathleen A. Goodhart	Joshua A. Kaufman	Mark C. Looney
Seth (nmi) Gottlieb	Natasha E. Kaye	Robert B. Lovett
Shane L. Goudey	Heidi M. Keefe	Siana (nmi) Lowrey
Jonathan G. Graves	David R. Kendall	Haibo J. Lu
Jacqueline I. Grise	Jason L. Kent	Edward J. Lukins
Kenneth L. Guernsey	Mehdi (nmi) Khodadad	Andrew P. Lustig
Patrick P. Gunn	Adit (nmi) Khorana	Nicola K. Maguire
Divakar (nmi) Gupta	Charles S. Kim	Joshua O. Mates
Jeffrey M. Gutkin	Kevin M. King	James J. Maton
William N. Haddad	Benjamin H. Kleine	Mika Reiner Mayer
John B. Hale	Michael J. Klisch	Robert M. McDowell
Charles (nmi) Haley	Jonie (nmi) Kondracki	Michael J. McGrail
Alan (nmi) Hamblton	Jason M. Koral	Becket (nmi) McGrath
Danish (nmi) Hamid	Barbara A. Kosacz	John T. McKenna
Laurence M. Harris	Kenneth J. Krisko	Bonnie Weiss McLeod
M. R. Hartman III	Carol Denise Laherty	Lowell (nmi) Mead
Bernard L. Hatcher	Mark F. Lambert	Mark A. Medearis
Matthew B. Hemington	Matthew E. Langer	Laura M. Medina
Cathy Rae Herschopf	Samantha M. LaPine	Beatriz (nmi) Mejia
Gordon K. Ho	Ray (nmi) LaSoya	Craig A. Menden
Nicholas A. Hobson	John G. Lavoie	Erik B. Milch
Paula E. Holland	Brian F. Leaf	Chadwick L. Mills
Lila W. Hope	Pang (nmi) Lee	David E. Mills
C. Thomas Hopkins	Robin J. Lee	J. Kevin Mills
Reginald Ronald Hopkinson	Jamie K. Leigh	Barbara R. Mirza
Richard M. Hopley	Natasha V. Leskovsek	Patrick J. Mitchell
Mark M. Hrenya	Shira Nadich Levin	Phil (nmi) Mitchell
Brendan J. Hughes	Alan (nmi) Levine	Ali M. Mojdehi
Christopher R. Hutter	Michael S. Levinson	Ann M. Mooney

(check if applicable) ☒ [X] There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)

DATE: August 2, 2017
(enter date affidavit is notarized)

in Application No.(s): RZ
(enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Cooley LLP (continued)
11951 Freedom Drive, Suite 1400
Reston, VA 20190

(check if applicable) ☒ The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

Timothy J. Moore	Marya A. Postner	Stephen R. Smith
M. Howard Morse	Steven M. Przesmicki	Whitty (nmi) Somvichian
Phillip E. Morton	Frank F. Rahmani	Geoffrey (nmi) Starr
Colm D. Murphy	Marc A. Recht	Anthony M. Stiegler
Frederick T. Muto	Michael G. Rhodes	Justin M. Stock
Danielle E. Naftulin	Michelle S. Rhyu	Steven M. Strauss
Ryan E. Naftulin	Lyle D. Roberts	Marc (nmi) Suskin
Jeremy M. Naylor	Paul A. Roberts	M. Anne Swanson
Stephen C. Neal	John W. Robertson	C. Scott Talbot
Ian (nmi) O'Donnell	Ricardo (nmi) Rodriguez	Mark P. Tanoury
Garth A. Osterman	Kenneth J. Rollins	Avital Sealman Tene
Rama (nmi) Padmanabhan	Kevin K. Rooney	Joseph (nmi) Teja Jr.
Kathleen M. Pakenham	Stephen H. Rosen	Gregory C. Tenhoff
Timothy G. Patterson	Sacha D. Ross	Michael E. Tenta
Matthew (nmi) Pavao	Andrew E. Roth	Rachel (nmi) Thorn
Daniel S. Peale	Adam J. Ruttenberg	Michael R. Tollini
Sarah E. Pearce	Akash (nmi) Sachdeva	Steven J. Tonsfeldt
Anne H. Peck	Thomas R. Salley III	Michael S. Tuscan
David G. Peinsipp	Robert D. Sanchez	Jessica I. Valenzuela Santamaria
Nicole K. Peppe	Ryan (nmi) Sansom	Seth (nmi) Van Aalten
Kevin J. Perry	Marco A. Santori	Joseph J. Vaughan
Robert W. Phillips	Glen Y. Sato	Miguel J. Vega
Susan Cooper Philpot	Martin S. Schenker	Erich E. Veitenheimer, III
Yvan-Claude J. Pierre	Marc G. Schildkraut	Aaron J. Velli
Frank V. Pietrantonio	Michelle G. Schulman	David A. Walsh
Mark B. Pitchford	William J. Schwartz	
Noah (nmi) Pittard	Eric J. Schwartzman	
Adam (nmi) Pivovar	Ellen A. Scordino	
Michael L. Platt	Audrey K. Scott	
Christian E. Plaza	John H. Sellers	
Aaron M. Pomeroy	Ian R. Shapiro	
	Michael N. Sheetz	
	Jordan A. Silber	
	Brent B. Siler	
	Ian D. Smith	

(check if applicable) ☒ There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)

Page ____ of ____

DATE: August 2, 2017
(enter date affidavit is notarized)

in Application No.(s): RZ
(enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Cooley LLP (continued)
11951 Freedom Drive, Suite 1400
Reston, VA 20190

(check if applicable) ☒ The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)

Mark B. Weeks
Mark R. Weinstein
Thomas S. Welk
Peter H. Werner
Scott B. Weston
Francis R. Wheeler
John N. Wilkinson
Geoffrey T. Willard
Andrew S. Williamson
Peter J. Willsey
Mark (nmi) Windfeld-Hansen
David J. Wittenstein
Nancy H. Wojtas
Amy M. Wood
J. Peyton Worley
Nan (nmi) Wu
Walter (nmi) Wu
Summer J. Wynn
Babak (nmi) Yaghmaie
Jonathan (nmi) Yorke
David R. Young
Troy (nmi) Zander
Christina (nmi) Zhang

(check if applicable) ☐ There is more partnership information and Par. 1(c) is continued further on a
"Rezoning Attachment to Par. 1(c)" form.

REZONING AFFIDAVIT

DATE: August 2, 2017
(enter date affidavit is notarized)

for Application No. (s): RZ
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

☐ In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

☒ Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (**NOTE:** If answer is none, enter "NONE" on the line below.)

NONE.

(check if applicable) ☐ There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

REZONING AFFIDAVIT

DATE: August 2, 2017
(enter date affidavit is notarized)

for Application No. (s): RZ
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

NONE

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) ☐ There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)

☐ Applicant

☒ Applicant's Authorized Agent

Samantha R. Steketee

(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 2nd day of August, 20 17, in the State/Comm. of Virginia, County/City of Fairfax.

My commission expires: 10/31/2018



Notary Public

Betty C. Leyshion
NOTARY PUBLIC

Commonwealth of Virginia

Reg. #322548

Commission Exp. 10/31/2018

W. to Jo Ellen
8/4/17

SPECIAL EXCEPTION AFFIDAVIT

DATE: August 2, 2017
(enter date affidavit is notarized)

I, Samantha R. Steketee, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) ☐ applicant
 ☒ applicant's authorized agent listed in Par. 1(a) below

in Application No.(s): SE
(enter County-assigned application number(s), e.g. SE 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
JSF Management, LLC Agents: William U. Gunn Randall J. Jones Hunter T. Dawkins Samuel L. Blankeney	c/o Johnson Development Associates, Inc. 100 Dunbar Street, Suite 400 Spartanburg, SC 29306	Applicant / Contract Purchaser

(check if applicable)

☒ There are more relationships to be listed and Par. 1(a) is continued on a "Special Exception Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Special Exception Attachment to Par. 1(a)DATE: August 2, 2017

(enter date affidavit is notarized)

for Application No. (s): SE

(enter County-assigned application number (s))

(NOTE): All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel (s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Pinnacle Education Services Agent: Fatih (nmi) Kandil Mustafa C.Kilinc Necmeddin (nmi) Mutlu Emin (nmi) Halac Sinan (nmi) Yildirim	3949 University Drive Fairfax, VA 22030	Owner
christopher consultants, ltd. Agents: Giovanni B. (John) Rinaldi Louis (nmi) Canonico Jana (nmi) Morgan	9900 Main Street, Fourth Floor Fairfax, VA 22031	Engineer / Agent
M.J. Wells & Associates, Inc. Agents: Brian J. Horan William F. Johnson	1420 Spring Hill Road, Suite 610 Tysons, VA 22102	Transportation Engineer / Agent
INTEC Group, Inc. Agents: Keith D. Switzer Steve J. Baker Howard J. Chapman Jay F. Rivera Heather E. Waye	3201 Jermantown Road, Suite 750 Fairfax, VA 22030	Architect / Agent
Cooley LLP Agents: Antonio J. Calabrese, Esq. Mark C. Looney, Esq. Colleen P. Gillis, Esq. Jill S. Parks, Esq. Brian J. Winterhalter, Esq. Amanda R. Williams, Esq. Ben I. Wales, Planner Molly M. Novotny, Planner Jason L. Beske, Planner Samantha R. Steketee, Planner Danielle N. Stephens, Planner	11951 Freedom Drive, Suite 1400 Reston, VA 20190	Attorney / Agent

(check if applicable)

[]

There are more relationships to be listed and Par. 1(a) is continued further on a "Special Exception Attachment to Par. 1(a)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: August 2, 2017
(enter date affidavit is notarized)

for Application No. (s): SE
(enter County-assigned application number(s))

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name and number, street, city, state, and zip code)

JSF Management, LLC
c/o Johnson Development Associates, Inc.
100 Dunbar Street, Suite 400
Spartanburg, SC 29306

DESCRIPTION OF CORPORATION: (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial and last name)

Johnson Development Associates, Inc (Sole Member)

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Special Exception Attachment to Par. 1(b)

DATE: August 2, 2017
 (enter date affidavit is notarized)

for Application No. (s): SE
 (enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Johnson Development Associates, Inc.
 100 Dunbar Street, Suite 400
 Spartanburg, SC 29306

DESCRIPTION OF CORPORATION: (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

George Dean Johnson, Jr. 2009 Revocable Trust (Trustee: George Dean Johnson, Jr.)
 George Dean Johnson III ESA Trust dated August 17, 1995 (Trustee: Dan C. Breeden, Jr.)
 Susanna Presnell Johnson ESA Trust dated August 17, 1995 (Trustee: Dan C. Breeden, Jr.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

M.J. Wells & Associates, Inc.
 1420 Spring Hill Road, Suite 610
 Tysons, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

- ☐ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☒ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

M.J. Wells & Associates, Inc. is an Employee Stock Ownership Plan (ESOP). All employees are eligible Plan participants; however, no one employee owns more than 10% of any class of stock.

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: August 2, 2017
(enter date affidavit is notarized)

for Application No. (s): SE
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Pinnacle Education Services
3949 University Drive
Fairfax, VA 22030

DESCRIPTION OF CORPORATION: (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Fatih (nmi) Kandil
Mustafa C. Kilinc
Necmeddin (nmi) Mutlu
Emin (nmi) Halac
Sinan (nmi) Yildirim

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Susanna Presnell Johnson ESA Trust dated August 17, 1995
100 Dunbar Street, Suite 400
Spartanburg, SC 29306

DESCRIPTION OF CORPORATION: (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Susanna Presnell Johnson

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: August 2, 2017
(enter date affidavit is notarized)

for Application No. (s): SE
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
George Dean Johnson, Jr. 2009 Revocable Trust dated April 10, 2009
100 Dunbar Street, Suite 400
Spartanburg, SC 29306

DESCRIPTION OF CORPORATION: (check one statement)
☒ There are 10 or less shareholders, and all of the shareholders are listed below.
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
George Dean Johnson, Jr.

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
George Dean Johnson III ESA Trust dated August 17, 1995
100 Dunbar Street, Suite 400
Spartanburg, SC 29306

DESCRIPTION OF CORPORATION: (check one statement)
☒ There are 10 or less shareholders, and all of the shareholders are listed below.
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
George Dean Johnson, III

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: August 2, 2017
(enter date affidavit is notarized)

for Application No. (s): SE
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
christopher consultants, ltd.
9900 Main Street, Fourth Floor
Fairfax, VA 22031

DESCRIPTION OF CORPORATION: (check one statement)

- ☐ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☒ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

William R. Zink
Jeffrey S. Smith
William R. Goldsmith Jr.

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
INTEC Group, Inc.
214 W. Tremont Avenue, Suite 301
Charlotte, NC 28203

DESCRIPTION OF CORPORATION: (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Keith D. Switzer

(check if applicable) ☐ There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: August 2, 2017
 (enter date affidavit is notarized)

for Application No. (s): SE
 (enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, and number, street, city, state, and zip code)
 Cooley LLP
 11951 Freedom Drive, Suite 1400
 Reston, VA 20190

(check if applicable) ☒ The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner**)

Gian-Michele a Marca	Meredith J. Beuchaw
Jane K. Adams	
Peter M. Adams	
Maureen P. Alger	
DeAnna D. Allen	
Mazda K. Antia	
Orion (nmi) Armon	
Michael A. Attanasio	
Jonathan P. Bach	
Charles J. Bair	
Celia Goldwag Barenholtz	
Frederick D. Baron	
Matthew S. Bartus	
Michael D. Basile	
Mark (nmi) Beckett	
Ben (nmi) Beerle	
Keith J. Berets	

(check if applicable) ☒ There is more partnership information and Par. 1(c) is continued on a "Special Exception Affidavit Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Special Exception Attachment to Par. 1(c)

DATE: August 2, 2017
 (enter date affidavit is notarized)

for Application No. (s): SE
 (enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Cooley LLP (continued)
 11951 Freedom Drive, Suite 1400
 Reston, VA 20190

(check if applicable) ☒ The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

Ann (nmi) Bevitt
 Laura Grossfield Birger
 Ryan E. Blair
 Thomas A. Blinka
 Nicholas (nmi) Bolter
 Barbara L. Borden
 Jodie M. Bourdet
 Wendy J. Brenner
 David (nmi) Bresnick
 Matthew J. Brigham
 James P. Brogan
 Nicole C. Brookshire
 Matthew D. Brown
 Alfred L. Browne, III
 Matthew T. Browne

Peter F. Burns
 John T. Byrnes
 Luke T. Cadigan
 Robert T. Cahill
 Antonio J. Calabrese
 Christopher C. Campbell
 Matthew (nmi) Caplan
 Lynda K. Chandler
 Adam C. Chase
 Reuben H. Chen
 William T. Christiansen II
 John A. Clark
 Sean M. Clayton
 John A. Clendenin
 Thomas A. Coll
 Joseph W. Conroy
 William (nmi) Corcoran
 Christopher (nmi) Coulter
 James R. Crabtree
 John W. Crittenden
 Janet L. Cullum
 Nathan K. Cummings
 John A. Dado
 Scott D. Dailard
 Benjamin G. Damstedt
 Craig E. Dauchy
 Many (nmi) Deehr
 Mark J. Deem
 Louise M. Delahunty
 Renee R. Deming
 Karen E. Deschaine

Darren K. DeStefano
 Sarah (nmi) diFrancesca
 Adam M. Dinow
 Eric W. Doherty
 William P. Donovan Jr.
 Michelle C. Doolin
 Joseph M. Drayton
 Matthew P. Dubofsky
 Christopher B. Durbin
 John C. Dwyer
 Shannon M. Eagan
 Erik S. Edwards
 Ivor R. Elrifi
 Gordon H. Empey
 Sonya F. Erickson
 Heidi A. Erlacher
 Mark C. Everiss
 Michael R. Faber
 Lester J. Fagen
 Jesse D. Farmer
 Brent D. Fassett
 Christopher M. Finney
 M. Wainwright Fishburn Jr.
 Carlton (nmi) Flanagan
 Patrick (nmi) Flanagan
 Carlton (nmi) Fleming
 Rod (nmi) Freeman
 Thomas J. Friel, Jr.
 Francis M. Fryscak
 Koji F. Fukumura
 James F. Fulton Jr.
 W. Andrew H. Gantt III
 Eamonn J. Gardner

(check if applicable) ☒ There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

Special Exception Attachment to Par. 1(c)

DATE: August 2, 2017

(enter date affidavit is notarized)

for Application No. (s): SE

(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Cooley LLP (continued)
 11951 Freedom Drive, Suite 1400
 Reston, VA 20190

(check if applicable) ☒ The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

Jon E. Gavenman	Jay R. Indyke	Stephanie (nmi) Levy
Bobby A. Ghajar	Craig D. Jacoby	Elizabeth L. Lewis
Patrick E. Gibbs	Eric C. Jensen	Jeffrey (nmi) Libson
Colleen P. Gillis	Robert L. Jones	Michael R. Lincoln
Jonathon C. Glass	Jeffrey M. Kaban	James C.T. Linfield
Todd J. Gluth	Richard S. Kanowitz	Samuel M. Livermore
Daniel I. Goldberg	Kimberley J. Kaplan-Gross	Douglas P. Lobel
Wendy C. Goldstein	Jeffrey S. Karr	J. Patrick Loofbourrow
Kathleen A. Goodhart	Joshua A. Kaufman	Mark C. Looney
Seth (nmi) Gottlieb	Natasha E. Kaye	Robert B. Lovett
Shane L. Goudey	Heidi M. Keefe	Siana (nmi) Lowrey
Jonathan G. Graves	David R. Kendall	Haibo J. Lu
Jacqueline I. Grise	Jason L. Kent	Edward J. Lukins
Kenneth L. Guernsey	Mehdi (nmi) Khodadad	Andrew P. Lustig
Patrick P. Gunn	Adit (nmi) Khorana	Nicola K. Maguire
Divakar (nmi) Gupta	Charles S. Kim	Joshua O. Mates
Jeffrey M. Gutkin	Kevin M. King	James J. Maton
William N. Haddad	Benjamin H. Kleine	Mika Reiner Mayer
John B. Hale	Michael J. Klisch	Robert M. McDowell
Charles (nmi) Haley	Jonie (nmi) Kondracki	Michael J. McGrail
Alan (nmi) Hambelton	Jason M. Koral	Becket (nmi) McGrath
Danish (nmi) Hamid	Barbara A. Kosacz	John T. McKenna
Laurence M. Harris	Kenneth J. Krisko	Bonnie Weiss McLeod
M. R. Hartman III	Carol Denise Laherty	Lowell (nmi) Mead
Bernard L. Hatcher	Mark F. Lambert	Mark A. Medearis
Matthew B. Hemington	Matthew E. Langer	Laura M. Medina
Cathy Rae Herscopf	Samantha M. LaPine	Beatriz (nmi) Mejia
Gordon K. Ho	Ray (nmi) LaSoya	Craig A. Menden
Nicholas A. Hobson	John G. Lavoie	Erik B. Milch
Paula E. Holland	Brian F. Leaf	Chadwick L. Mills
Lila W. Hope	Pang (nmi) Lee	David E. Mills
C. Thomas Hopkins	Robin J. Lee	J. Kevin Mills
Reginald Ronald Hopkinson	Jamie K. Leigh	Barbara R. Mirza
Richard M. Hopley	Natasha V. Leskovsek	Patrick J. Mitchell
Mark M. Hrenya	Shira Nadich Levin	Phil (nmi) Mitchell
Brendan J. Hughes	Alan (nmi) Levine	Ali M. Mojdehi
Christopher R. Hutter	Michael S. Levinson	Ann M. Mooney

(check if applicable) ☒ There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

Special Exception Attachment to Par. 1(c)

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(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Cooley LLP (continued)
 11951 Freedom Drive, Suite 1400
 Reston, VA 20190

(check if applicable) ☒ The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

Timothy J. Moore	Marya A. Postner	Stephen R. Smith
M. Howard Morse	Steven M. Przesmicki	Whitty (nmi) Somvichian
Phillip E. Morton	Frank F. Rahmani	Geoffrey (nmi) Starr
Colm D. Murphy	Marc A. Recht	Anthony M. Stiegler
Frederick T. Muto	Michael G. Rhodes	Justin M. Stock
Danielle E. Naftulin	Michelle S. Rhyu	Steven M. Strauss
Ryan E. Naftulin	Lyle D. Roberts	Marc (nmi) Suskin
Jeremy M. Naylor	Paul A. Roberts	M. Anne Swanson
Stephen C. Neal	John W. Robertson	C. Scott Talbot
Ian (nmi) O'Donnell	Ricardo (nmi) Rodriguez	Mark P. Tanoury
Garth A. Osterman	Kenneth J. Rollins	Avital Sealman Tene
Rama (nmi) Padmanabhan	Kevin K. Rooney	Joseph (nmi) Teja Jr.
Kathleen M. Pakenham	Stephen H. Rosen	Gregory C. Tenhoff
Timothy G. Patterson	Sacha D. Ross	Michael E. Tenta
Matthew (nmi) Pavao	Andrew E. Roth	Rachel (nmi) Thorn
Daniel S. Peale	Adam J. Rutenberg	Michael R. Tollini
Sarah E. Pearce	Akash (nmi) Sachdeva	Steven J. Tonsfeldt
Anne H. Peck	Thomas R. Salley III	Michael S. Tuscan
David G. Peinsipp	Robert D. Sanchez	Jessica I. Valenzuela Santamaria
Nicole K. Peppe	Ryan (nmi) Sansom	Seth (nmi) Van Aalten
Kevin J. Perry	Marco A. Santori	Joseph J. Vaughan
Robert W. Phillips	Glen Y. Sato	Miguel J. Vega
Susan Cooper Philpot	Martin S. Schenker	Erich E. Veitenheimer, III
Yvan-Claude J. Pierre	Marc G. Schildkraut	Aaron J. Velli
Frank V. Pietrantonio	Michelle G. Schulman	David A. Walsh
Mark B. Pitchford	William J. Schwartz	
Noah (nmi) Pittard	Eric J. Schwartzman	
Adam (nmi) Pivovar	Ellen A. Scordino	
Michael L. Platt	Audrey K. Scott	
Christian E. Plaza	John H. Sellers	
Aaron M. Pomeroy	Ian R. Shapiro	
	Michael N. Sheetz	
	Jordan A. Silber	
	Brent B. Siler	
	Ian D. Smith	

(check if applicable) ☒ There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

Special Exception Attachment to Par. 1(c)

DATE: August 2, 2017
(enter date affidavit is notarized)

for Application No. (s): SE
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Cooley LLP (continued)
11951 Freedom Drive, Suite 1400
Reston, VA 20190

(check if applicable) ☒ The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)

Mark B. Weeks
Mark R. Weinstein
Thomas S. Welk
Peter H. Werner
Scott B. Weston
Francis R. Wheeler
John N. Wilkinson
Geoffrey T. Willard
Andrew S. Williamson
Peter J. Willsey
Mark (nmi) Windfeld-Hansen
David J. Wittenstein
Nancy H. Wojtas
Amy M. Wood
J. Peyton Worley
Nan (nmi) Wu
Walter (nmi) Wu
Summer J. Wynn
Babak (nmi) Yaghmaie
Jonathan (nmi) Yorke
David R. Young
Troy (nmi) Zander
Christina (nmi) Zhang

(check if applicable) ☐ There is more partnership information and Par. 1(c) is continued further on a
“Special Exception Attachment to Par. 1(c)” form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: August 2, 2017
(enter date affidavit is notarized)

for Application No. (s): SE
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

☐ In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

☒ Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (**NOTE:** If answer is none, enter "NONE" on the line below.)

NONE

(check if applicable) ☐ There are more interests to be listed and Par. 2 is continued on a "Special Exception Attachment to Par. 2" form.

Application No.(s): SE

(county-assigned application number(s), to be entered by County Staff)

Page Five

SPECIAL EXCEPTION AFFIDAVIT

DATE: August 2, 2017

(enter date affidavit is notarized)

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

NONE

NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) ☐ There are more disclosures to be listed and Par. 3 is continued on a "Special Exception Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)

☐ Applicant

☒ Applicant's Authorized Agent

Samantha R. Steketee

(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 2nd day of August 2017, in the State/Comm. of Virginia, County/City of Fairfax.

Betty C. Leyshion
Notary Public

My commission expires: 10/31/2018

