



County of Fairfax, Virginia

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

September 25, 2019

Ben I. Wales
Cooley LLP
11951 Freedom Drive, Suite 1400
Reston, Virginia 20190

**RE: Rezoning Application RZ 2016-HM-016 - Golf Course Overlook, LLC
Hunter Mill District**

Dear Mr. Wales:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on September 24, 2019. The Board approved Rezoning Application RZ 2016-HM-016 and the associated Conceptual Development Plan, subject to the executed Proffers dated September 13, 2019.

The Board also:

- Modified Par. 4 of Sect. 11-203 of the Zoning Ordinance to reduce the number of required loading spaces from four to two

Please note that on September 12, 2019, the Planning Commission approved Final Development Plan Application FDP 2016-HM-016 subject to the Development Conditions dated September 3, 2019.

Supporting documentation for this case can be found on the following link:

<https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/assets/documents/boardfinalactions/cv-2019/bosfinalactions.pdf>

Sincerely,

Jill G. Cooper
Clerk for the Board of Supervisors

Ben I. Wales
September 25, 2019

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Cc: Supervisor Catherine M. Hudgins, Hunter Mill District
Thomas Reed, Director, Real Estate Division, Dept. of Tax Administration
Tracy D. Strunk, Director, Zoning Evaluation Division, Dept. of Planning and Development
Mavis Stanfield, Deputy Zoning Administrator, Dept. of Planning and Development
Michael Liddle, Director, GIS Services, Department of Information Technology
Jeff Hermann, Section Chief, Transportation Planning Division
Andrea Dorlester, Park Planning Branch Manager, FCPA
Abdi Hamud, Program Administrator, DHCD/Design Development Division
Jessica Gillis, Coordinator, Facilities Planning, Fairfax County Public Schools
Michael Guarino, Chief Capital Projects Sections, Dept. of Transportation

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on September 24, 2019 the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2016-HM-016**

WHEREAS, Golf Course Overlook, LLC filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the R-E and I-5 Districts to the PRM District

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Hunter Mill District, and more particularly described as follows (see attached legal description):

Be and hereby is, zoned to the PRM District and said property is subject to the use regulations of said PRM District and further restricted by the conditions proffered and accepted pursuant to Virginia Code Ann., §15.2-2303(a), which conditions are in addition to the Zoning Ordinance regulations applicable to said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcel.

GIVEN under my hand this 24th day of September 2019.



Jill G. Cooper
Clerk for the Board of Supervisor