



FAIRFAX COUNTY

OFFICE OF THE CLERK
BOARD OF SUPERVISORS
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March 2, 2001

Gregory A. Riegle, Esquire
McGuire, Woods, Battle and Boothe
1750 Tysons Boulevard - Suite 1800
McLean, Virginia 22102-3915

RE: Rezoning Application
Number RZ 2000-HM-025

Dear Mr. Riegle:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on February 5, 2001, granting Rezoning Application Number RZ 2000-HM-025 in the name of Dulles Consolidation LLC, to rezone certain property in the Hunter Mill District from the R-1 District to the PDH-12 District, subject to the proffers dated January 31, 2001, on subject parcels 16-3 ((3)) 1-30; 16-3 ((1)) 14B, and portions of public rights-of-way of Greg Roy Lane, Fox Hunt Land and Roy Road to be vacated and/or abandoned under Section 15.2-2271 (2) of the Code of Virginia, consisting of approximately 35.14 acres.

The Board also approved the Conceptual Development Plan, and Conceptual Development Plan Conditions dated February 5, 2001. The Planning Commission having previously approved Final Development Plan FDP 2000-HM-025 on February 1, 2001, subject to the Board's approval of RZ2000-HM-025 and final development plan conditions dated January 17, 2001.

In addition, the Board:

- Modified the transitional screening and waived the barrier requirements along a portion of the north side of Fox Mill Road in favor of the treatment shown on the Conceptual Development and the Final Development Plan.

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 the 5th day of February 2001, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2000-HM-025

WHEREAS, Dulles Consolidation LLC filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the R-1 District to the PDH-12 District, and

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

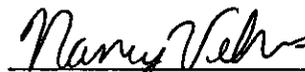
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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 PDH-12 District , and said property is subject to the use regulations of said PDH-12 District, and further restricted by the conditions proffered and accepted pursuant to Va. 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 5th day of February, 2001.



Nancy Vehrs
Clerk to the Board of Supervisors