



# County of Fairfax, Virginia

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

March 21, 2012

Keith C. Martin  
Tramonte, Yeonas, Roberts and Martin  
PLLC  
8221 Old Courthouse Road #300  
Vienna, VA 22182

RE: Proffered Condition Amendment Application PCA 1996-MV-037-08

Dear Mr. Martin:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on March 20, 2012, approving Proffered Condition Amendment Application PCA 1996-MV-037-08 in the name of Lorton Medical LLC. The Board's action amends the proffers for Rezoning Application RZ 1996-MV-037, previously approved for mixed use development to permit modifications to proffers. The subject property is located on the W. side of Lorton Station Blvd. approx. 1,000 ft. S. of Pohick Rd. and on the E. side of Fredericksburg and Potomac Railroad on approximately 3.95 acres of land, zoned PDC, [Tax Map 107-2 ((19)) 300 and 310], in the Mount Vernon District and is subject to the proffers dated February 15, 2012.

Sincerely,

Catherine A. Chianese  
Clerk to the Board of Supervisors

Cc: Chairman Sharon Bulova  
Supervisor Gerry Hyland, Mount Vernon District  
Janet Coldsmith, Director, Real Estate Division. Dept. of Tax Administration  
Barbara C. Berlin, Director, Zoning Evaluation Division, DPZ  
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning  
Angela K. Rodeheaver, Section Chief, Transportation Planning Division  
Department of Highways-VDOT  
Sandy Stallman, Park Planning Branch Manager, FCPA  
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division  
District Planning Commissioner  
Denise James, Office of Capital Facilities/Fairfax County Public Schools  
Karyn Moreland, 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 the 20th day of March, 2012, the following ordinance was adopted.

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROFFERED CONDITION AMENDMENT APPLICATION PCA 1996-MV-037-08**

**WHEREAS**, the Board of Supervisors, filed in the proper form an application to amend the proffers for RZ 1996-MV-037 hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. 15.2-2303(a), 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 Mount Vernon District, and more particularly described as follows (see attached legal description):

Be, and hereby is further restricted by the amended conditions proffered and accepted pursuant to Virginia Code Ann., 15.2-2303(a), which conditions are incorporated into the Zoning Ordinance as it affects 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 parcels.

GIVEN under my hand this 20th day of March, 2012.



Catherine A. Chianese  
Clerk to the Board of Supervisors



**PROFFERS**

**LORTON MEDICAL LLC**

**PCA 1996-MV-037-08**

**February 15, 2012**

Pursuant to Section 15.1-2303 (A), Code of Virginia, 1950, as amended, the undersigned Applicant and property owner, for themselves and for their successors and assigns (hereinafter "Applicant"), filed for a Property Proffer Condition Amendment for the property identified as Tax Map 107-2 ((19)), 300 (Unit T-100), 310 (Unit T-110) (hereinafter referred to as "Application Property") and hereby agree to the following proffers, which, except as modified herein, reaffirm the Proffers dated July 15, 2002 approved with PCA 1996-MV-037-06.

**REVISE 24. OTHER TO READ:**

Thirty days after Board approval of this application the Applicant shall escrow the sum of \$166,000.00 for the benefit of and use by the South County Little League, Inc. to fund the construction of a concession building at Lower Potomac Park. Proof of funding shall be provided to the Department of Planning and Zoning and the Mount Vernon District Supervisors Office.

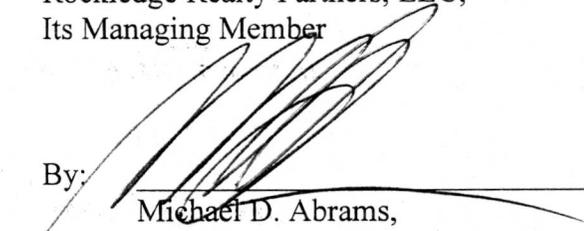
[Signature On Next Page]

**Applicant/Title Owner**

Lorton Medical, LLC

By: Rockledge Realty Partners, LLC,  
Its Managing Member

By:



Michael D. Abrams,  
Managing Member

Date:

3/5/12