



# County of Fairfax, Virginia

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

February 27, 2013

Sara V. Mariska  
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.  
2200 Clarendon Boulevard, 13<sup>th</sup> Floor  
Arlington, VA 22201

RE: Rezoning Application RZ 2012-MV-004

Dear Ms. Mariska:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on February 26, 2013, granting Rezoning Application RZ 2012-MV-004 in the name of 8921 Properties, LLC. The Board's action rezones certain property in the Mount Vernon District from the R-1 District to the I-4 District to permit a contractor's office and shop with an overall Floor Area Ratio (FAR) of 0.07. The subject property is located on E. side of Telegraph Road approximately 300 feet S. of its intersection with Lockport Place on approximately 42,367 square feet of land, [Tax Map 108-1 ((1)) 10], subject to the proffers dated February 26, 2013.

The Board also:

- Waived the interior parking lot landscaping requirement and modification of the peripheral parking lot landscaping requirement, in favor of that shown on the GDP.

Sincerely,

Catherine A. Chianese  
Clerk to the Board of Supervisors

**Office of the Clerk to the Board of Supervisors**  
12000 Government Center Parkway, Suite 533  
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903

Email: [clerktothebos@fairfaxcounty.gov](mailto:clerktothebos@fairfaxcounty.gov)

<http://www.fairfaxcounty.gov/bosclerk>

Cc: Chairman Sharon Bulova  
Supervisor Gerry Hyland, Mount Vernon District  
Tim Shirocky, Acting Director, Real Estate Division, Dept. of Tax Administration  
Barbara Berlin, Director, Zoning Evaluation Division, DPZ  
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning  
Thomas Conry, Dept. Manager – GIS - Mapping/Overlay  
Angela K. Rodeheaver, Section Chief, Transportation Planning Division  
Donald Stephens, Transportation Planning Division  
Department of Highways-VDOT  
Sandy Stallman, Park Planning Branch Manager, FCPA  
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division  
Planning Commission  
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 26<sup>th</sup> day of February 2013, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROPOSAL NUMBER RZ 2012-MV-004**

**WHEREAS**, 8921 Properties, LLC, filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the from the R-1 District to the I-4 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 Mount Vernon District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the I-4 District, and said property is subject to the use regulations of said I-4 District, 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 26th day of February, 2013.



Catherine A. Chianese  
Clerk to the Board of Supervisors



## PROFFERS

8921 Properties, LLC

RZ 2012-MV-004

February 26, 2013

Pursuant to Section 15.2-2303(a) Code of Virginia, 1950, as amended, 8921 Properties, LLC (hereinafter referred to as the "Applicant"), for itself, successors and assigns in RZ 2012-MV-004, filed for property identified as Tax Map 108-1 ((1)) 10 (hereinafter referred to as the "Application Property") hereby proffers the following, provided that the Board of Supervisors approves a rezoning of the Application Property from the R-1 District to the I-4 District. These proffers shall replace and supersede all previous proffers, if any, approved on the Application Property.

### 1. GENERALIZED DEVELOPMENT PLAN

- a. Subject to the provisions of 18-204 of the Fairfax County Zoning Ordinance (hereinafter referred to as the "Zoning Ordinance"), development of the Application Property shall be in substantial conformance with the generalized development plan ("GDP") consisting of four (4) sheets, prepared by Smith Engineering dated January 17, 2012 and revised through September 28, 2012.
- b. Subject to the provisions of Section 18-204 of the Zoning Ordinance, minor modifications to the GDP may be permitted as determined by the Zoning Administrator. The Applicant reserves the right to modify the layout shown on the GDP at time of site plan based on final engineering and design.

### 2. USES

- a. As shown on the GDP, the permitted use shall be limited to a contractor's offices and shops.
- b. Any equipment, tools, parts, and/or associated materials or debris shall be stored within an enclosed structure.

### 3. TRANSPORTATION

- a. Right-of-Way Reservation. At time of site plan approval, minor site plan approval, or grading plan approval, whichever occurs first, the Applicant shall reserve up to sixty-eight (68) feet from centerline of Telegraph Road for purposes of future right-of-way dedication for the widening of Telegraph Road adjacent to the Application Property. Such dedication shall occur upon demand by the Board of Supervisors and/or the Virginia Department of Transportation (VDOT) and shall be dedicated in fee simple, without encumbrances, at no cost to the County.

At time of right-of-way dedication, the Applicant shall have the option, in its sole discretion, to relocate the existing structure on the Application Plan in substantial conformance with the GDP.

- b. Density Credit. Density credit is reserved consistent with Section 2-308 of the Zoning Ordinance for all eligible dedications described herein or as may be required by Fairfax County or VDOT pursuant to the Public Facilities Manual (PFM), at or prior to time of site plan approval.
- c. Interparcel Access. At time of site plan approval, minor site plan approval, or grading plan approval, whichever occurs first, the Applicant shall establish interparcel access between Fairfax County tax map reference 108-1 ((1)) 8C ("Parcel 8C") and the Application Property. Roadway access via Parcel 8C shall be provided pursuant to Proffer 1(h) of RZ 1999-MV-049. Such interparcel access shall be established within two (2) years from the date of approval of this rezoning. During this time, the Applicant shall have the ability to obtain a Non-Residential Use Permit (Non-RUP). Upon demonstration by the Applicant that despite diligent efforts, or due to factors beyond the Applicant's control, the required improvement has been or will be delayed beyond the time set forth in these proffers, the Zoning Administrator may agree to a later date for completion of such improvement. Upon establishment of such interparcel connection, the existing entrance to the Application Property shall be closed.

#### 4. LANDSCAPING

- a. The Applicant shall provide landscaping as generally shown on the GDP. Such landscaping shall be installed no later than twelve (12) months from the date of approval of this rezoning.
- b. Should the Applicant relocate the existing structure shown on the Application Property, the Applicant shall take the necessary steps and actions to ensure the long-term survival and continuing structural integrity and health of the existing forty (40) inch diameter White Oak tree on the south side of the Application Property as shown on the GDP. At time of final engineering associated with the house relocation or new building construction near the White Oak, the Applicant shall work with Urban Forest Management Division to determine the appropriate methods, if any, necessary to preserve the tree. Such methods may include, but not be limited to, a low-level retaining wall of approximately two (2) feet.

#### 5. RECREATION

Within ninety (90) days of the approval of this rezoning, the Applicant shall provide a contribution in the amount of two thousand five hundred dollars (\$2,500.00) for off-site recreational facilities and/or athletic field improvements intended to serve residents of the Mount Vernon District.

6. SUCCESSORS AND ASSIGNS

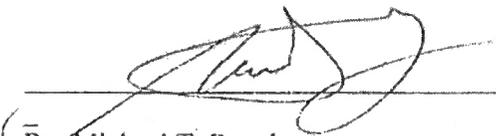
These proffers shall bind and inure to the benefit of the Applicant and its successors and assigns.

{A0550579.DOCX/1 Proffers 02.26.13 (eln) 007324 000002}

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APPLICANT/TITLE OWNER OF  
TAX MAP 108-1 ((1)) 10

8921 PROPERTIES, LLC



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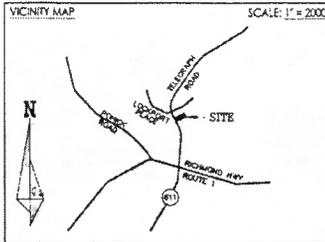
By: Michael T. Bouchery  
Its: Manager

# RZ 2012 - MV - 004 GENERAL DEVELOPMENT PLAN FOR 8921 PROPERTIES, LLC MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA

**GENERAL NOTES**

1. THIS DEVELOPMENT IS THE FOLLOWING PARCELS:  

TAX MAP #	AREA (SQUARE FEET)	DB	PG	ADDRESS
08111110	8387, 10,976	1840	840	8921 TELEGRAPH ROAD
2. THIS SITE IS LOCATED IN THE MOUNT VERNON DISTRICT AND IS CURRENTLY ZONED INCIDENTAL (THE PROPOSED ZONING IS A MEDIUM DENSITY INDUSTRIAL DISTRICT). NO ADDITIONAL DISTURBANCE IS PROPOSED WITH THIS GENERAL DEVELOPMENT PLAN, EXCEPT AS NOTED ON SHEET 2.
3. BOUNDARY AND FIELD SURVEY INFORMATION COMPILED BY JEFF WAINWRIGHT SURVEYING, INC. DECEMBER 8, 2011.
4. THE SURVEY INFORMATION IS AT A TWO-FOOT CONVEYANCE INTERVAL.
5. EXISTING USE: STORAGE YARD (CONTRACTOR OFFICE AND SHOP) (NONCONFORMING)
6. PROPOSED USE: CONTRACTOR OFFICE AND SHOP
7. THE SITE IS CURRENTLY SERVED BY AN OPEN WELL AND SEPTIC SYSTEM.
8. THERE IS ONE KNOWN WELL ON THIS SITE AS SHOWN HEREON.
9. UNKNOWN UTILITIES: THERE ARE NO KNOWN UTILITIES OR OTHER UTILITIES KNOWN TO EXIST ON THIS SITE.
10. THE PROPERTY IS NOT IMPACTED BY A FEMA 100-YEAR FLOODPLAIN. THE SITE IS SITUATED WITHIN ZONE X ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 5 (REVISED) EFFECTIVE SEPTEMBER 17, 2010.
11. THE EXISTING STRUCTURE, WHEN CONSTRUCTED IN 1983.
12. OF THE EXISTING STRUCTURE, THE FOLLOWING ARE TO BE DEMOLISHED: PORTION OF BLDG. 42, BLDG. 49 AND BLDG. #1 USE SHEET 2 FOR MORE INFORMATION.
13. THE DEVELOPMENT SHALL CONFORM TO THE PROVISIONS OF APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS UNLESS OTHERWISE NOTED.
14. SIGNS SHALL COMPLY WITH PERTINENT FAIRFAX COUNTY SIGN REGULATIONS.
15. THERE ARE NO KNOWN EASEMENTS 25 FEET OR MORE IN WIDTH ON THIS PROPERTY.
16. MARKING SHALL BE PROVIDED IN ACCORDANCE WITH PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.
17. THERE ARE NO KNOWN UTILITIES OR RESOURCES PROTECTIVE ON THIS PROPERTY.
18. THERE ARE NO KNOWN HAZARDOUS WASTE OR TOXIC SUBSTANCES ON THE PROPERTY. THE CODE OF FEDERAL REGULATIONS, PART 118.1024 AND 305 AND OTHER HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA DEPARTMENT OF WASTE MANAGEMENT (DWM) (11.10.1) HAZARDOUS WASTE MANAGEMENT REGULATIONS AND/OR FEDERAL REGULATIONS AS DEFINED IN THE CODE OF FEDERAL REGULATIONS PART 261 TO BE GENERATED, UTILIZED, STORED, TREATED AND/OR DISPOSED OF ON SITE.
19. OTHER THAN THE TREE PROTECTED TO BE PRESERVED ON THE ATTACHED EXISTING VEGETATION MAP, THERE ARE NO OTHER AREAS THAT HAVE SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION.
20. THE APPLICANT SHALL CONNECT TO PUBLIC WATER AND SEWER.
21. APPLICANT RECEIVES THE RIGHT TO MAKE MINOR MODIFICATIONS FROM WHAT IS SHOWN ON THE GENERAL DEVELOPMENT PLAN.



SOIL NO.	SOIL NAME	PROBLEM CLASS.	REGULATIONS SUPPORT	DRAINAGE	SEPTIC DRAINAGE	IMPACT/STORM TRENCHES	EROSION POTENTIAL	OTHER NOTES
1E	UTURN LAND	N/A	N/A	N/A	N/A	N/A	N/A	N/A

- MINIMUM STORM WATER INFORMATION FOR REZONING, SPECIAL EXCEPTION SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS**
- THE FOLLOWING INFORMATION IS REQUIRED TO BE SHOWN ON ALL ZONING APPLICATIONS, OR A WAIVER REQUEST OF THE BOARD ON PROTECTION WITH JUSTIFICATION SHALL BE ATTACHED. WAIVERS WILL BE APPROVED UPON SEPARATE APPLICATION TO ADOPTIVELY ADDRESS THE REQUIRED INFORMATION. INFORMATION MAY RESULT IN A DELAY IN RECEIVING THE APPLICATION.
- THE INFORMATION IS REQUIRED UNDER THE FOLLOWING FORMS OR ORDINANCE PARAGRAPHS:  
 SPECIAL PERMIT (11.10.20) SPECIAL EXCEPTION (10.12.8.1)  
 CLUSTER DEVELOPMENT (11.10.10.5.1) COMMON CRAWFISH/INVASION DISTRICT (11.10.12.1)  
 DEVELOPMENT PLAN (11.10.20.1) PRE PLAN (11.10.20.1) & 11.10.20.2  
 FORMS SOURCE: COUNTY MAP, CHINAITE SOIL SCHEM FOR (11.10.10.10.1)
1. PLAN IS AT A MINIMUM SCALE OF 1"=80' (EXCEPT AS NOTED ON SHEET WITH A MINIMUM SCALE OF 1"=100').
  2. A GRAPHIC DEPICTING THE STORMWATER MANAGEMENT FACILITIES, AND LIMITS OF CLEARING AND GRADING ACCORDING TO THE STORMWATER MANAGEMENT FACILITIES: STORMWATER PIPE SYSTEM AND OUTLET PROTECTIVE FENCE, UTILITY, ACCESS ROAD, SITE OUTFALL, ELEVATION OF DRAINAGE CHANNELS, AND STREAM STABILIZATION MEASURES AS SHOWN ON SHEET 2.
  3. PROVIDE:
 

FACILITY NAME/TYPE & NO.	ON-SITE AREA (SQUARE FEET)	OFF-SITE AREA (SQUARE FEET)	DRAINAGE AREA (SQUARE FEET)	FOOTPRINT AREA (SQUARE FEET)	STORAGE VOLUME (CUBIC FEET)	# POND, DAM	HEIGHT (FEET)
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  4. ON-SITE DRAINAGE CHANNELS, OUTFALL AND PIPE SYSTEMS ARE SHOWN ON SHEET 2.
  5. THERE ARE NO ACCESS ROADS SERVING STORMWATER MANAGEMENT FACILITIES ON THIS SITE.
  6. THERE ARE NO STORMWATER MANAGEMENT FACILITIES ON THIS SITE.
  7. A STORMWATER MANAGEMENT GUARANTEE WHICH CONTAINS A DESCRIPTION OF HOW DETENTION AND BEST MANAGEMENT PRACTICES REQUIREMENTS WILL BE MET IS PROVIDED ON THIS SHEET.
  8. A DESCRIPTION OF THE DESIGN CONDITIONS OF EACH CHANNEL (E.g. CHANNELS 100' DOWNSTREAM FROM THE SITE TO A POND WHICH IS AT LEAST 100 FEET FROM THE AREA WHICH HAS A DRAINAGE AREA OF AT LEAST ONE ACRE) AND CROSS IS PROVIDED ON SHEET 2.
  9. A DESCRIPTION OF HOW THE OUTFALL EQUIPMENT INCLUDING OVERFLOWING DRAINAGE AREAS OF THE PUBLIC DRAINAGE CHANNEL WILL BE LARGELY PROVIDED ON SHEET 2.
  10. RECORD TOPOGRAPHY WITH MINIMUM CONTOUR INTERVAL OF TWO (2) FEET AND A HORIZONTAL INTERVAL IS 5' AND A HORIZONTAL INTERVAL IS 5' ON SHEET 2.
  11. A DRAINAGE WAIVER IS NOT REQUIRED FOR THIS APPLICATION.
  12. STORMWATER MANAGEMENT IS NOT REQUIRED. SEE THE INFORMATION ON SHEET 2.

**OWNER - PARCEL 10**  
 8921 PROPERTIES, LLC  
 8921 TELEGRAPH ROAD  
 Lorton, VA 22079

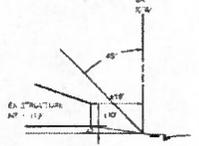
**ENGINEER**  
**SMITH ENGINEERING**  
 14701 BOGUE DRIVE SUITE 101  
 CHANTILLY, VIRGINIA 20151  
 (703) 938-6204

**ZONING & AREA TABULATION - OVERALL**

TOTAL LOT AREA	42,347.27 - 0.97 AC
EXISTING ZONING	81
PROPOSED ZONING	14
PROPOSED USE	CONTRACTOR'S OFFICE AND SHOP
OPEN SPACE REQUIRED	15%
OPEN SPACE PROVIDED	45%
MINIMUM LOT AREA	20,000 SF
PROPOSED LOT AREA	42,347.27 - 0.97 AC
MINIMUM LOT WIDTH	100'
PROPOSED LOT WIDTH	96' (EASTING LOT WIDTH)
MAXIMUM BUILDING HEIGHT	35 FEET
PROPOSED BUILDING HEIGHT	470 FEET
MAXIMUM FLOOR AREA (GROSS FLOOR AREA)	8,500 (FOR 14 DISTRICT)
EXISTING "FLOOR" AREA (GROSS FLOOR AREA)	8,500 (FOR 14 DISTRICT)
EXISTING BUILDING #1 GFA	1,000 SF
EXISTING BUILDING #2 GFA	1,000 SF
TOTAL EXISTING GFA	2,000 SF
EXISTING FLOOR AREA (GROSS FLOOR AREA)	8,500
PROPOSED FLOOR AREA (GROSS FLOOR AREA)	8,500 (FOR 14 DISTRICT)
EXISTING BUILDING #1 GFA	1,000 SF
EXISTING BUILDING #2 GFA	1,000 SF
PROPOSED GFA	2,000 SF
TOTAL GFA	4,000 SF
PROPOSED FLOOR AREA (GROSS FLOOR AREA)	8,500

**BULK REGULATIONS**  
 FRONT YARD: CONTROLLED BY AN ANGLE OF BULK PLANE, BUT NOT LESS THAN 45°  
 SIDE YARD: NO REQUIREMENT  
 REAR YARD: NO REQUIREMENT

\* SEE REGULATED WAIVER MODIFICATION BELOW



**PARKING TABULATION**  
 PARKING REQUIRED: NUMBER OF EMPLOYEES = 3  
 NUMBER OF COMPANY VEHICLES = 3  
 PARKING REQUIRED PER VEHICLE = 1  
 TOTAL REQUIRED PARKING = 6

MAX. NO. REQUIRED: EXISTING PARKING (TRUCKS & BAYS)

**REQUESTED WAIVERS/MODIFICATIONS**

1. MINIMUM LOT AREA (11.10.10.1)
2. BEST MANAGEMENT PRACTICES (11.10.10.1)
3. STORMWATER MANAGEMENT FACILITIES (11.10.10.1)
4. INTERIOR PARKING LOT LANDSCAPING (11.10.10.1)
5. PERMANENT PARKING LOT LANDSCAPING (11.10.10.1)
6. DRAINAGE WAIVER (11.10.10.1)

**SHEET INDEX**

1.	COVER SHEET
2.	LAYOUT AND LANDSCAPE PLAN
3.	EXISTING VEGETATION MAP / TREE CANOPY CALCULATIONS
4.	OUTFALL ANALYSIS

**SMITH ENGINEERING**

COVER SHEET  
 8921 TELEGRAPH ROAD  
 GENERAL DEVELOPMENT PLAN  
 FAIRFAX COUNTY, VIRGINIA



**SMITH ENGINEERING**  
 PROJECT: 090-01  
 BLAKE A. SMITH, P.E.  
 703 938-6200  
 14701 BOGUE DRIVE SUITE 101 CHANTILLY, VA 20151

NO.	DESCRIPTION	DATE
01	COVER SHEET	08/11/12
02	LAYOUT AND LANDSCAPE PLAN	08/11/12
03	EXISTING VEGETATION MAP / TREE CANOPY CALCULATIONS	08/11/12
04	OUTFALL ANALYSIS	08/11/12









**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](http://www.fairfaxcounty.gov/dpz/zoning/applications)

*Amended*  
 APPLICATION No: RZ 2012-MV-004

*Change zoning district*  
 (Assigned by staff)  
 RECEIVED  
 Department of Planning & Zoning  
 AMENDED

AUG 16 2012  
 Zoning Evaluation Division

**APPLICATION FOR A REZONING**  
 (PLEASE TYPE or PRINT IN BLACK INK)

**PETITION**

**TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA**

I (We), 8921 Properties, LLC, the applicant (s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the R-1 District to the I-4 District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

APPLICATION TYPE(S):	PCA ( )	CDP ( )	FDP ( )	CDPA ( )	FDPA ( )
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**LEGAL DESCRIPTION:**

See Attached				
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

**TAX MAP DESCRIPTION:**

108-1	((1))		10	Approx. 42,367 sq. ft.
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage

**POSTAL ADDRESS OF PROPERTY:**

8921 Telegraph Road, Lorton, VA 22079

**ADVERTISING DISCRPTION:** (Example - North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)  
 East side of Telegraph Road (Route 611) south of its intersection with Lockport Place (Route 10215).

<b>PRESENT USE:</b> Industrial	<b>PROPOSED USE:</b> Industrial
<b>MAGISTERIAL DISTRICT:</b> Mount Vernon	<b>OVERLAY DISTRICT (S):</b>

The name(s) and address(s) of owner(s) of record shall 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.

Sara V. Mariska, Agent  
 Type or Print Name  
 2200 Clarendon Blvd., 13th Fl., Arlington, VA 22201  
 Address

*Sara V. Mariska*  
 Signature of Applicant or Agent  
 (Work) 703-528-4700 (Mobile)  
 Telephone Number

Please provide name and telephone number of contact if different from above:

*RZ 2012-0148*

**DO NOT WRITE BELOW THIS SPACE**

Date application accepted: 8/16/12

Fee Paid \$ 4545.00

11  
*Virginia Ruffner*



# RZ 2012-MV-004

## Zoning Application Closeout Summary Report

Printed: 3/4/2013

### General Information

**APPLICANT:** 8921 PROPERTIES, LLC  
**DECISION DATE:** 02/26/2013  
**CRD:** NO  
**HEARING BODY:** BOS  
**ACTION:** APPROVE  
**STAFF COORDINATOR:** NICHOLAS ROGERS  
**SUPERVISOR DISTRICT:** MOUNT VERNON

**DECISION SUMMARY:**

ON FEBRUARY 26, 2013, THE BOARD OF SUPERVISORS UNANIMOUSLY APPROVED RZ 2012-MV-004, ON A MOTION BY SUPERVISOR GERALD HYLAND, SUBJECT TO PROFFERS DATED FEBRUARY 26, 2013.

**APPLICATION DESCRIPTION:**  
 INDUSTRIAL

### Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
DISTRICT	AREA	DISTRICT	AREA	DISTRICT	AREA
R-1	42,367.00 SQ	I-4	42,367.00 SQ	I-4	42,367.00 SQ FEET

### Tax Map Numbers

1081 ((01)) ( )0010

### Approved Land Uses

Zoning District: I-4

LAND USE	DU'S	RES LAND AREA	ADU'S	WDU'S	GFA	FAR	NRES LAND AREA
CON/OFC/SH					2,757	0.07	42,367.00 SQ FEET

TOTALS

### Approved Waivers/Modifications

MODIFY PERIPHERAL PARKING LOT LANDSCAPING  
 WAIVE INTERIOR PARKING LOT LANDSCAPING

3/4/2013

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**Approved Proffers**PROFFER STATEMENT DATE: 02-26-2013

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<b>PROFFER</b>	<b>DUE</b>	<b>TRIG #</b>	<b>TRIG EVENT</b>	<b>CONTRIB AMT</b>	<b>EXPIR. DTE</b>
DOTHER - LAND USE	01-01-0001	0	N/A	\$0	01-01-0001
USE RESTRICTIONS	01-01-0001	0	N/A	\$0	01-01-0001
RIGHT OF WAY - RESERVATION	01-01-0001	0	SITE PLAN	\$68	01-01-0001
LANDSCAPE PLAN REQUIRED	01-01-0001	0	N/A	\$0	01-01-0001
INTERPARCEL ACCESS	02-26-2015	0	DATE	\$0	01-01-0001
TREE PRESERVATION / SURVEY	01-01-0001	0	N/A	\$0	01-01-0001
RECREATION FACILITIES	05-27-2013	0	DATE	\$2,500	01-01-0001
MINOR MODIFICATION	01-01-0001	0	N/A	\$0	01-01-0001
PROFFERED PLANS	01-01-0001	0	N/A	\$0	01-01-0001

3/4/2013

# SMITH ENGINEERING

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## LEGAL DESCRIPTION

The purpose of this legal description is to fully and accurately encompass and describe, via metes and bounds, the property graphically shown on a document entitled "REZONING PLAT", said document being prepared by SMITH Engineering, with an issue date of August 6, 2012.

Beginning at an iron pipe, found, in the northerly right of way line of Telegraph Road (State Route 611), said point being the southeasterly property corner of the property now or formerly owned by 8921 Properties L.L.C., per Deed Book 18490, Page 860, thence;

Departing the northerly right of way line of said Telegraph Road and with the westerly property line of the property now or formerly owned by Telegraph Storage L.C. North 62 degrees, 33 minutes, 41 seconds East, 470.51 feet to an iron pipe, set, said point being the common corner with said Telegraph Storage, L.C. and the property now or formerly owned by Sparrowen L.L.C. (Parcel 8B), thence;

Departing said Telegraph Storage L.C. property line and travelling with the southerly property line of said Sparrowen L.L.C. property (Parcel 8B), North 25 degrees, 24 minutes, 06 seconds West, 90.00 feet to an iron pipe, set, said point being the common corner with said Sparrowen L.L.C. property (Lot 8B), and the property now or formerly owned by Sparrowen L.L.C. property (Lot 4) thence;

Departing said Sparrowen L.L.C. (Lot 8B), property line, and travelling with the westerly property lines of said Sparrowen L.L.C. property (Lot 4), the property now or formerly owned by Jack D. Rubenstein & Phyllis S. Miller, the property now or formerly owned by GKE L.L.C. (Parcel 2) and the property now or formerly owned by GKE L.L.C. (Parcel 1), South 62 degrees, 33 minutes, 41 seconds West, 466.42 feet to an iron pin set in the northerly right-of-way of said Telegraph Road, said point being the common corner with said GKE L.L.C. property (Parcel 1), thence;

Departing said GKE L.L.C (Parcel 1), property line and travelling with the northerly right-of-way of said Telegraph Road, the following three (3) courses and distances:

1. South 05 degrees, 11 seconds, 20 minutes West 7.45 feet to an iron pipe, found, thence;
2. South 19 degrees, 02 minutes, 53 seconds East 16.52 feet to an iron pipe, found, thence;
3. South 26 degrees, 42 minutes, 27 seconds East 67.33 feet to an iron pipe, found, said point being the point of beginning and containing 0.97261 acres of land.

RECEIVED  
Department of Planning & Zoning  
AUG 16 2012  
Zoning Evaluation Division