

ZED



FAIRFAX COUNTY

**OFFICE OF THE CLERK
BOARD OF SUPERVISORS**
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035-0072

Tel: 703-324-3151 Fax: 703-324-3926

V I R G I N I A

February 28, 1996

Robert A. Lawrence, Esquire
Hazel and Thomas, P.C.
3110 Fairview Park Drive - Suite 1400
Post Office Box 12001
Falls Church, Virginia 22042-4505

RE: Rezoning Application
Number RZ 94-Y-020
(Concurrent with PCA 82-S-077-2)

Dear Mr. Lawrence:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on February 12, 1996, granting as proffered, Rezoning Application Number RZ 94-Y-020 in the name of David L. Hunter, to rezone certain property in the Sully District from the C-5, R-1 Districts and Water Supply Protection Overlay District and PDH-3 District and Water Supply Protection Overlay District, subject to the proffers dated November 2, 1995, on subject parcel 65-3 ((1)) Pt. 37A, 40, 47 and 48 consisting of approximately 10.64 acres.

The Conceptual Development Plan was approved; the Planning Commission approved Final Development Plan FDP 95-Y-020, subject to development conditions dated November 15, 1995, and subject to the Board of Supervisors' approval of RZ 94-Y-020.

The Board also:

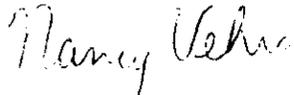
- **Waived the barrier requirements along the eastern and western portions of the Church site;**
- **Modified the transitional screening requirements along the eastern boundary of the church site to that reflected on the Development Plan; and**

RZ 94-Y-020
February 28, 1996

2.

- **Waived the transitional screening requirements between the original portion of Compton Village and the area of the Rezoning Application which is proposed to be incorporated into the Compton Village development.**

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns

cc: John M. Yeatman, Director, Real Estate Dvs., Assessments
Melinda M. Artman, Deputy Zoning Administrator
Barbara A. Byron, Director, Zoning Evaluation Dvs., OCP
Fred R. Beales, Supervisor Base Property Mapping/Overlay
Robert Moore, Trnsprt'n. Planning Dvs., Office of Transportation
Paul Eno, Project Planning Section, Office of Transportation
Department of Environmental Management
Y. Ho Chang, Resident Engineer, VDOT
Land Acqu. & Planning Dvs., Park Authority
Barbara J. Lipa, Deputy Executive Director, Planning Commission

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Page3

Compton Village III

April 23, 1993

South 23° 20' 40" West, 286.11 feet to an angle point in the northerly right-of-way line of Compton Road; thence continuing with the line of said Compton Road the following three (3) courses:

143.21 feet along the arc of a curve deflecting to the right and having a radius of 210.75 feet and a chord bearing and distance of South 87° 03' 38" West, 140.47 feet to a point; thence,

North 73° 28' 20" West, 59.75 feet to a point; thence,

41.15 feet along the arc of a curve deflecting to the right and having a radius of 862.68 feet and a chord bearing and distance of North 72° 06' 21" West, 41.14 feet to the point of beginning.

Containing 2.3249 acres of land, more or less.

This description was prepared without the benefit of a title report which may reveal any additional conveyances, easements and/or rights-of-way of record not taken into consideration in the preparation of this description.

RLB/em

GREENHORNE & O'MARA, INC.

Page 2

Compton Village III

April 23, 1993

South 68° 38' 12" East, 349.47 feet to a point; thence,

South 23° 37' 35" West, 211.88 feet to a point; thence,

South 12° 25' 47" West, 101.73 feet to a point; thence,

South 19° 39' 11" West, 461.25 feet to a point; thence,

South 32° 16' 18" West, 129.96 feet to a point a point in the northerly right-of-way line of Compton Road, Route 658 (varied R/W); thence departing Hunter and running along and with the line of said Compton Road the following three (3) courses:

North 57° 42' 49" West, 140.34 feet to a point; thence,

North 51° 13' 50" West, 88.57 feet to a point; thence,

North 30° 56' 11" West, 49.06 feet to a point in the easterly right-of-way line of the aforementioned Centreville Road; thence departing Compton Road and running along and with the line of said Centreville Road the following three (3) courses:

North 06° 16' 11" East, 260.87 feet to a point; thence,

481.65 feet along the arc of a curve deflecting to the right and having a radius of 1260.39 feet and a chord bearing and distance of North 17° 13' 02" East, 478.72 feet to a point; thence,

North 32° 36' 55" East, 90.17 feet to the point of beginning.

Containing 6.9361 acres of land, more or less.

Parcel 47 and 48

Beginning at an angle point in the northerly right-of-way line of Compton Road, Route 658 (varied R/W); thence with the line of said Compton Road and continuing with the westerly line of David L. Hunter (zoned PDH-3),

North 23° 20' 40" East, 588.73 feet to a point; thence continuing with the outline of said Hunter the following three (3) courses:

South 77° 24' 20" East, 104.95 feet to a point; thence,

South 23° 20' 40" West, 248.94 feet to a point; thence,

South 66° 38' 05" East, 123.12 feet to a point; thence with the line of Hunter and continuing with the right-of-way line of the aforementioned Compton Road,



GREENHORNE & O'MARA, INC. 11211 WAPLES MILL ROAD FAIRFAX, VIRGINIA 22030 PHONE 703-385-9800 FAX 703-385-5721

April 23, 1993

DESCRIPTION OF
AREAS TO BE REZONED
COMPTON VILLAGE III
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA.

RECEIVED
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APR 15 1994
ZONING EVALUATION DIVISION

Parcel 37A (zoned R-1)

Beginning at a point in the easterly right-of-way line of Centreville Road, Route 28 (varied R/W), said point also being in the southerly right-of-way line of Bradenton Drive, DB.8451 at PG.408 (90'R/W); thence departing Centreville Road and running along and with the line of said Bradenton Drive the following two (2) courses:

South 60° 07' 49" East, 48.20 feet to a point; thence,

153.08 feet along the arc of a curve deflecting to the left and having a radius of 455.00 feet and a chord bearing and distance of South 69° 46' 06" East, 152.35 feet to a point in the westerly line of David L. Hunter (zoned PDH-3); thence departing Bradenton Drive and running along and with the line of said Hunter the following three (3) courses:

South 60° 17' 17" East, 35.29 feet to a point; thence,

South 31° 24' 39" West, 267.28 feet to a point; thence,

North 68° 35' 24" West, 220.20 feet to a point in the easterly right-of-way line of the aforementioned Centreville Road; thence departing Hunter and running along and with the line of said Centreville Road the following three (3) courses:

North 27° 00' 26" East, 87.91 feet to a point; thence,

North 29° 52' 11" East, 100.00 feet to a point; thence,

North 27° 00' 26" East, 86.28 feet to the point of beginning.

Containing 1.3839 acres of land, more or less.

Parcel 37A (zoned R-1/C-5) and Parcel 40

Beginning at a point in the easterly right-of-way line of Centreville Road, Route 28 (varied R/W), said point also being a point in the westerly line of David L. Hunter (zoned PDH-3); thence departing Centreville Road and running along and with the line of said Hunter the following five (5) courses:

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 12th day of February, 1996, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 94-Y-020
(CONCURRENT WITH PCA 82-S-077-2)

WHEREAS, David L. Hunter filed in the proper form an application requesting the zoning of a certain parcel of land hereinafter described, from the C-5, R-1 Districts and Water Supply Protection Overlay District to the PDH-3 District and Water Supply Protection Overlay 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

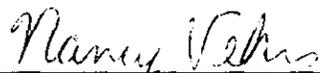
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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

Be, and hereby is, zoned to the PDH-3 District and Water Supply Protection Overlay District, and said property is subject to the use regulations of said PDH-3 District and Water Supply Protection Overlay District, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., §15.1-491(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 12th day of February, 1996.



Nancy Vehrs

Clerk to the Board of Supervisors

The Conceptual Development Plan was approved; the Planning Commission approved Final Development Plan FDP 95-Y-020, subject to development conditions dated November 15, 1995, and subject to the Board of Supervisors' approval of RZ 94-Y-020.