



County of Fairfax, Virginia

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

March 10, 2021

Lori R. Greenlief
1750 Tysons Blvd., Suite 1800
Tysons, Virginia 22102

**RE: Rezoning and Proffered Condition Amendment Applications RZ 2019-SU-020 and
PCA 74-2-124 - EB Albemarle, LLC
Sully District**

Dear Ms. Greenlief

Enclosed you will find copies of Ordinances adopted by the Board of Supervisors at a regular meeting held on March 9, 2021. The Board approved Proffered Condition Amendment Application PCA 74-2-124.

The Board also approved Rezoning Application RZ 2019-SU-020 and its associated Conceptual Development Plan Application CDP 2019-SU-020, subject to the executed proffers dated December 3, 2020.

The Board also:

- Waived the 600' maximum private street length per Par. 2 of Sec. 11-302 of the Zoning Ordinance
- Waived the Route 28 service drive requirement per Sect. 7-0104 of the Public Facilities Manual
- Modified Par. 5 of Sect. 6-206 of the Zoning Ordinance to permit greater than 50% of the gross floor area for residential use and to modify the secondary uses as referenced in the proffers
- Waived the major paved trail requirement per Par. 2 of Sect. 17-201 of the Zoning Ordinance along the east side of Lee Road (northern portion of property)
- Waived and modified Pars. 1 and 2 of Sect. 13-203 of the Zoning Ordinance for peripheral parking lot landscaping in favor of that shown on the CDP/FDP
- Waived the sidewalk requirement along Lee Road per Par. 2 of Sect. 17-201 of the Zoning Ordinance

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Lori R. Greenlief
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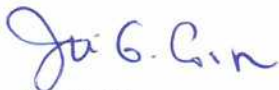
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- Modified the transitional screening and barrier requirements, per Sect. 13-303 and Sect. 13-304 of the Zoning Ordinance, to modify internal transitional screening yard and barrier requirements within the PDC District per Par. 1 of Sect. 13-305

Please note that on January 27, 2021, the Planning Commission approved Final Development Plan Application FDP 2019-SU-020, subject to the development condition dated November 24, 2020.

For additional information, please go to <http://ldsnet.fairfaxcounty.gov/ldsnet> or contact the Zoning Evaluation Division at (703) 324-1290.

Sincerely,



Jill G. Cooper
Clerk for the Board of Supervisors

Cc: Supervisor Kathy L. Smith, Sully District
Thomas Reed, Director, Real Estate Division, Dept. of Tax Administration
David Pellegrino, Assistant Director, Real Estate Division, Dept. of Tax Administration
Tracy D. Strunk, Director, Zoning Evaluation Division, Dept. of Planning and Development
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
Morgan Wolfe, Chief, Bonds & Agreements, Land Development Services

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held electronically (due to the State of Emergency caused by the COVID-19 pandemic), on March 9, 2021, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT APPLICATION PCA 74-2-124
(Concurrent with Rezoning Application RZ 2019-SU-020)**

WHEREAS, EB Albemarle, LLC filed in the proper form an application to amend the proffers for RZ 2019-SU-020 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

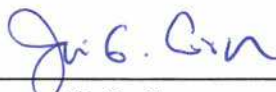
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony, and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Sully 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 9th day of March, 2021.



Jill G. Cooper
Clerk for the Board of Supervisors

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held electronically (due to the State of Emergency caused by the COVID-19 pandemic), on March 9, 2021, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
REZONING APPLICATION RZ 2019-SU-020
(Concurrent with Proffered Condition Amendment Application PCA 74-2-124)**

WHEREAS, EB Albemarle, LLC filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the I-5 and WS Districts) to the PDC and WS, Districts

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

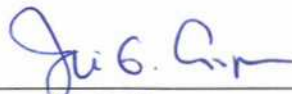
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony, and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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 PDC and WS, Districts and said property is subject to the use regulations of said PDC and WS, Districts 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 9th day of March, 2021.



Jill G. Cooper
Clerk for the Board of Supervisors