



ReView

Golf Course View Cluster Association

April 2015

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BZA Reverses Zoning Administrator's Determination—Partially

What Happened?

On April 15th, the County Board of Zoning Appeals delivered its ruling on the appeal filed nearly three years ago by the owners of Reston National Golf Course (RGC). The Zoning Administrator had determined that RGC could not redevelop the golf course for residential housing without first obtaining Board of Supervisors' approval of (1) an amendment to the Comprehensive County Plan, (2) a Development Plan, and (3) a new Residential Planned Community Plan of the sort that the Reston 2020 Task Force developed for the area around the Silver Line. RGC contended that the area was already zoned "residential" and that redevelopment would require only County approval of a Development Plan—an administrative process rather than a legislative one.

The issue before the BZA was **not** whether the golf course could/should be redeveloped, but rather what **process and approvals** would be necessary before it could be redeveloped.

On April 15th, the BZA ruled that an amendment to the Comprehensive County Plan was **not an absolute prerequisite** in the case of the golf course. The BZA also said, however, that while an amendment to the Comprehensive Plan may well be advisable and even necessary to obtain approvals from the Board of Supervisors, County staff could not make it an automatic requirement.

RGC wanted a blank check to redevelop the property if they wanted to. Reston Association and Rescue Reston hoped for a guarantee of the inviolability of the Residential Planned Community plan and a legislative process that includes public participation and significant planning to amend it. Neither side got what it wanted from the BZA.

What Does It Mean?

As of today, RGC has no plan in place to redevelop the golf course. RGC contends the appeal was filed only to clarify its ownership rights regarding the property.

No bulldozers will be tearing up the fairways in the near future.

The future inviolability of Reston's planned community status and our guarantee of living on the golf course are still at potential risk.

What's Next?

Reston Association's and Rescue Reston's leadership and legal counsel are in the process of analyzing the BZA's ruling to begin planning the next steps. We know that one possible option could be to file suit in Circuit Court—the next step in the appeal process.

We also know that, ultimately, any decision regarding Reston's planned community status and the County Comprehensive Plan that protects it will be decided by the County Board of Supervisors. The Supervisors are up for election in November, and that might suggest some avenues to pursue our cause.

We can keep informed about what RA and Rescue Reston are doing by checking their websites (www.reston.org and rescuereston.org) on a regular basis. At the Reston website click on the Development & Future of Reston tab and then the Reston National Golf Course tab.

Most important, we can keep our Rescue Reston t-shirts at hand and actively participate in the process.

RA Tetra Referendum

Voting in the referendum regarding RA's proposed purchase of 3.5 acres of property along Baron Cameron Dr. beside Lake Newport at a cost of \$2.6 million began April 13 and runs until May 8. The property was originally home to the Reston Visitors' Center, but was sold to Tetra Corp. a number of years ago. Tetra used the old visitors' center building for a small office. The property is for sale again and is currently zoned for small commercial use, specifically for restaurant and small office use. Reston wants to purchase the area and get it rezoned to community and recreational use. The goal is to return it to recreational open space and thwart any increased commercial development in that area.

There is some strong criticism of the proposal being aired by Terry Maynard of the Reston Citizens Association who questions the purchase price and the future financial viability of the space. He contends that the area is already protected from future commercial development without Reston Association ownership. If you aren't already familiar with this issue, you should go to www.reston.org and read about the plan. Whether you favor or oppose the purchase, be sure to cast your vote.

2nd Quarter Installments Due

If you pay your assessment on a quarterly basis, your 2nd quarter installment was due this week. If you haven't already done so, mail your check or money order to GCVCA, PO Box 434, Oakton VA 22124-0434 as soon as possible.

Next Board Meeting

May 12, 2015, 7:30 pm