



County of Fairfax, Virginia

January 30, 2015

**2015 Planning
Commission**

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Chairman
Springfield District

Frank de la Fe
Vice Chairman
Hunter Mill District

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At-Large

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At-Large

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Dranesville District

Earl L. Flanagan
Mount Vernon District

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Ellen J. "Nell" Hurley
Braddock District

John L. Litzenberger
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Kenneth A. Lawrence
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James Migliaccio
Lee District

Julie Strandlie
Mason District

Jill G. Cooper
Executive Director

Kimberly A. Bassarab
Assistant Director

John W. Cooper
Clerk to the Commission

Evan Pritchard, Esquire
Walsh, Colucci, Lubeley, Emrich & Walsh, PC
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

**Re: SEA 94-D-002-02 – WESLEY HAMEL LEWINSVILLE, LLC
Dranesville District**

Dear Mr. Pritchard:

At its January 29, 2015 meeting, the Planning Commission voted 7-0 (Commissioner de la Fe, Hedetniemi, Hurley, Lawrence, and Strandlie were absent from the meeting) to **RECOMMEND APPROVAL** on the above-referenced application. A copy of the verbatim transcript is attached.

This letter serves as a record of the Planning Commission's recommendation to the Board of Supervisors and not as the final approval. The application is still subject to final decision by the Board of Supervisors.

This action does not constitute exemption from the various requirements of this county and state. The applicant is responsible for ascertaining if permits are required and obtaining the necessary permits such as Building Permits, Residential Use Permits and Non-Residential Use Permits. Information concerning building permits may be obtained by calling 703-222-0801.

Sincerely,

Jill G. Cooper, AICP
Executive Director

cc: John Foust, Supervisor, Dranesville District
John Ulfelder, Planning Commissioner, Dranesville District
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of Supervisors, County Executive Office
Suzanne Wright, Staff Coordinator, ZED, DPZ
Robert Harrison, ZED, DPZ
January 29, 2015 date file

To request special accommodations, call the Planning Commission office at 703-324-2865, TTY 703-324-7951. Please allow seven working days to make the appropriate arrangements.



Planning Commission Meeting
January 29, 2015
Verbatim Excerpt

SEA 94-D-002-02 – WESLEY HAMEL LEWINSVILLE, LLC

Decision Only During Commission Matters
(Public Hearing held on January 22, 2015)

Commissioner Ulfelder: Thank you, Mr. Chairman. Last week, we had the hearing on the matter – the SEA 94-D-002-02, Wesley Hamel Lewinsville. There were several issues that came up. In the intervening week, several of these issues have been addressed and you have before you the revised proposed development conditions reflecting changes that are addressed. They add a playground near the athletic field, which is also consistent with an agreement by the applicants to have a split stormwater system with an underground vault on the northern portion of the property and a smaller dry pond on the southern portion – which allows them to fit in this – this playground near the athletic field. And they also have some revisions for the parking conditions that will require the parties to come to an agreement at the time of site plan in connection with the parking. Therefore, Mr. Chairman, I'm going to move – I would – well, first we need to have the representative of the applicant come down.

Evan Pritchard, Applicants Agent, Walsh, Colucci, Lubeley, Emrich & Walsh, PC: Good evening – Evan Pritchard, here on behalf of the applicant.

Commissioner Ulfelder: Would you confirm the applicant's agreement to the conditions that are now consistent with those dated January 28th, 2015?

Mr. Pritchard: Sure – yes, we're fine with the conditions. Thank you.

Commissioner Ulfelder: Thank you. Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SEA 94-D-002-02, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS NOW DATED JANUARY 28TH, 2015.

Commissioner Migliaccio: Second.

Chairman Murphy: Seconded by Mr. Migliaccio. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve SEA 94-D-002-02, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Ulfelder: Mr. Chairman, I FURTHER MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE:

- A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS ALONG THE PERIPHERY OF THE SITE IN FAVOR OF THAT SHOWN ON THE SEA PLAT; AND
- A MODIFICATION OF THE BARRIER REQUIREMENTS ALONG THE PERIPHERY OF THE SITE IN FAVOR OF THOSE SHOWN ON THE SEA PLAT; AND
- A - MODIFY STANDARD 1 OF SECTION 9-306 TO PERMIT RESIDENTS 55 YEARS OF AGE OR OLDER IN THE PROPOSED INDEPENDENT LIVING FACILITY; AND
- MODIFY STANDARD 10 OF SECTION 9-306 TO PERMIT THE FRONT YARD SETBACK ALONG GREAT FALLS STREET FOR THAT DEPICTED ON THE SEA PLAT; AND
- MODIFY STANDARD 15(B) OF SECTION 9-306 IN FAVOR OF THE DEED OF LEASE, WHICH IS SUBJECT TO FEDERAL LOW INCOME HOUSING TAX CREDIT PROVISIONS.

Commissioner Migliaccio: Second.

Chairman Murphy: Seconded by Mr. Migliaccio. Is there a discussion of that motion? All those in favor, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Ulfelder: Mr. Chairman, I would like to thank staff that have worked very hard on this application. Suzanne Wright has been stalwart and I think she realizes that between now and the Board hearing in February that there is going to be some more work done on this application – and Cathy Lewis as well. But also Camylyn Lewis of the DPWES and Betsy Smith, DPWES, John Bell from Planning, Gayle Hooper from the Park Authority, Jeff Hermann from Fairfax County DOT, and Craig Herwig from the Urban Forester. They've all worked very hard on this. There's been a push to try to get this completed so that the applicants can file in a timely fashion for state tax credits within the 2015 window. And I really appreciate the efforts that they've made.

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(Each motion carried by a vote of 7-0. Commissioners de la Fe, Hedetniemi, Hurley, Lawrence, and Strandlie were absent from the meeting.)

JLC



County of Fairfax, Virginia

January 26, 2015

**2015 Planning
Commission**

Peter F. Murphy
Chairman
Springfield District

Frank de la Fe
Vice Chairman
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James R. Hart
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**Re: SEA 94-D-002-02 – WESLEY HAMEL LEWINSVILLE, LLC
Dranesville District**

Dear Mr. Pritchard:

At its January 22, 2015 meeting, the Planning Commission voted 11-0 (Commissioner Hurley was absent from the meeting) to **DEFER THE DECISION ONLY** on the above-referenced application to a date certain of January 29, 2015. A copy of the verbatim transcript is attached.

Sincerely,

Jill G. Cooper, AICP
Executive Director

cc: John Foust, Supervisor, Dranesville District
John Ulfelder, Planning Commissioner, Dranesville District
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of Supervisors, County Executive Office
Suzanne Wright, Staff Coordinator, ZED, DPZ
Robert Harrison, ZED, DPZ
January 22, 2015 date file

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Planning Commission Meeting
January 22, 2015
Verbatim Excerpt

SEA 94-D-002-02 – WESLEY HAMEL LEWINSVILLE, LLC

After Close of the Public Hearing

Chairman Murphy: Public hearing is closed; Mr. Ulfelder.

Commissioner Ulfelder: Thank you, Mr. Chairman. As I mentioned earlier, I'm planning to defer the decision here. Obviously, there are a few issues that still need to be nailed down. I think we've had a pretty good view of what some of those issues are and what some of the suggestions are. And I'm hopeful that within the week we can address some of them in a satisfactory way in the – shown in the in the revised conditions. This – this does have a deadline. We're trying to get to the Board before the end of February with this action, along with a cooperative agreement, so that they can – Wesley Hamel can meet the March 1st deadline for filing for Virginia income tax credits in connection with this – with this project. So we're going to try to keep this moving along and hopefully we can get most of these things addressed in the next week. Therefore, I MOVE THAT PLANNING COMMISSION DEFER THE DECISION ONLY FOR SEA 94-D-002-02, TO A DATE CERTAIN OF JANUARY 29, 2015, WHILE LEAVING THE RECORD OPEN FOR THE SUBMISSION OF WRITTEN COMMENTS.

Commissioner Migliaccio: Second.

Chairman Murphy: Seconded by Mr. Migliaccio. Is there a discussion of the motion? All those in favor of the motion to defer the decision only on SEA 94-D-002-02 to a date certain of January 29th, say aye.

Commissioners: Aye.

Chairman Murphy: And of course the record remains open for written comment. Opposed? No – no opposed? Motion carries.

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(The motion carried by a vote of 11-0. Commissioner Hurley was absent from the meeting.)

JN