



County of Fairfax, Virginia

May 22, 2015

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Department of Planning & Zoning

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Zoning Evaluation Division

2015 Planning
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John W. Cooper
Clerk to the Commission

Sarah Hall, Esquire
Blankingship & Keith, PC
4020 University Drive, Suite 300
Fairfax, VA 22030

**Re: RZ/SE 2015-BR-001 – AREC 2018, LLC
Braddock District**

Dear Ms. Hall:

At its May 21, 2015 meeting, the Planning Commission voted 9-0 (Commissioners Lawrence, Murphy, and Sargeant were absent from the meeting) to **RECOMMEND APPROVAL** of the above-referenced application to the Board of Supervisors. 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,



John W. Cooper, Clerk to the
Fairfax County Planning Commission

Attachments (a/s)

cc: John Cook, Supervisor, Braddock District
Ellen Hurley, Planning Commissioner, Braddock District
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of Supervisors, County Executive Office
Sharon Williams, Staff Coordinator, ZED, DPZ
Robert Harrison, ZED, DPZ
May 21, 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
May 21, 2015
Verbatim Excerpt

RZ/SE 2015-BR-001 – AREC 2018, LLC

After Close of the Public Hearing

Vice Chairman de la Fe: The public hearing is closed; Ms. Hurley.

Commissioner Hurley: Thank you, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF RZ 2015-BR-001, AND THE ASSOCIATED GENERALIZED DEVELOPMENT PLAN, SUBJECT TO THE EXECUTION OF THE PROFFERS CONSISTENT WITH THOSE DATED APRIL 23RD, 2015.

Commissioner Hedetniemi: Second.

Vice Chairman de la Fe: Seconded by Commissioner Hedetniemi. Any discussion? Hearing and seeing none all those in favor, please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries.

Commissioner Hurley: I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL RECOMMEND APPROVAL OF SE 2015-BR-001, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED MAY 1ST, 2015.

Commissioner Hedetniemi: Second.

Vice Chairman de la Fe: Seconded by Commissioner Hedetniemi. Any discussion? Hearing and seeing none all those in favor, please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries.

Commissioner Hurley: I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL RECOMMEND APPROVAL OF A WAIVER OF THE MAJOR REGIONAL TRAIL SYSTEM ALONG INTERSTATE 495.

Commissioner Hedetniemi: Second.

Vice Chairman de la Fe: Seconded by Commissioner Hedetniemi. Any discussion? All those in favor, please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries.

Commissioner Hurley: I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL RECOMMEND APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING YARD REQUIREMENTS ALONG THE NORTHERN PROPERTY LINE IN FAVOR OF THAT SHOWN ON THE GDP/SE PLAT.

Commissioner Hedetniemi: Second.

Vice Chairman de la Fe: Seconded by Commissioner Hedetniemi. Any discussion? Hearing and seeing none all those in favor, please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries.

Commissioner Hurley: And finally, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL RECOMMEND APPROVAL OF A WAIVER OF THE PLANNED ON-ROAD BIKE LANE ALONG PORT ROYAL ROAD.

Commissioner Hedetniemi: Second.

Vice Chairman de la Fe: Seconded by Commissioner Hedetniemi. Any discussion? Hearing and seeing none all those in favor, please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries.

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(Each motion carried by a vote of 9-0. Commissioners Lawrence, Murphy, and Sargeant were absent from the meeting.)

JN