



County of Fairfax, Virginia

March 27, 2015

**2015 Planning
Commission**

Peter F. Murphy
Chairman
Springfield District

Frank de la Fe
Vice Chairman
Hunter Mill District

James R. Hart
Secretary
At-Large

Timothy J. Sargeant
Parliamentarian
At-Large

John Ulfelder
Dranesville District

Earl L. Flanagan
Mount Vernon District

Janyce N. Hedetniemi
At-Large

Ellen J. "Nell" Hurley
Braddock District

John L. Litzenger
Sully District

Kenneth A. Lawrence
Providence District

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

Joe Regan
Christopher Management, Inc.
10461 White Granite Drive, Suite 103
Oakton, VA 22124

**Re: RZ/FDP 2014-BR-019 – CHRISTOPHER AT KENILWORTH, LLC
Braddock District**

Dear Mr. Regan:

At its March 26, 2015 meeting, the Planning Commission voted 10-0 (Commissioners Litzenger and Sargeant were absent from the meeting) to **RECOMMEND APPROVAL** on the above-referenced rezoning 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.

Concurrently, the Planning Commission voted 10-0 (Commissioners Litzenger and Sargeant were absent from the meeting) to **APPROVE** the above referenced Final Development Plan application.

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 for obtaining the necessary permits.

Sincerely,

Jill G. Cooper, AICP
Executive Director

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
William O'Donnell, Staff Coordinator, ZED, DPZ
Robert Harrison, ZED, DPZ
March 26, 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
March 26, 2015
Verbatim Excerpt

RZ/FDP 2014-BR-019 – CHRISTOPHER AT KENILWORTH, LLC

After Close of the Public Hearing

Chairman Murphy: Public hearing is closed – Ms. Hurley.

Commissioner Hurley: Thank you, Mr. Chairman. Rosemary Ryan from Supervisor John Cook's staff and Mr. O'Donnell are to be commended for their usual exemplary work in assisting this application through the entire process. And with that, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF RZ 2014-BR-019, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED MARCH 25TH, 2015.

Commissioner Hedetniemi: Second.

Chairman Murphy: Seconded by Ms. Hedetniemi. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve RZ 2014-BR-019, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Hurley: I MOVE THAT THE PLANNING COMMISSION APPROVE FDP 2014-BR-019, SUBJECT TO THE BOARD'S APPROVAL OF THE CONCURRENT REZONING APPLICATION.

Commissioner Hedetniemi: Second.

Chairman Murphy: Seconded by Ms. Hedetniemi. Is there a discussion of that motion? All those in favor of the motion to approve FDP 2014-BR-019, subject to the Board's approval of the rezoning, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Hurley: And finally, I MOVE THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS DIRECT THE DIRECTOR OF DPWES TO PERMIT A DEVIATION FROM THE TREE PRESERVATION TARGET PERCENTAGE IN FAVOR OF THE PROPOSED LANDSCAPING SHOWN ON THE CDP/FDP AND AS PROFFERED.

Commissioner Hedetniemi: Second.

Chairman Murphy: Seconded by Ms. Hedetniemi. Is there a discussion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

//

(Each motion carried by a vote of 10-0. Commissioners Litzenberger and Sargeant were absent from the meeting.)

JLC



County of Fairfax, Virginia

February 18, 2015

RECEIVED
Department of Planning & Zoning

FEB 19 2015

Zoning Evaluation Division

**2015 Planning
Commission**

Peter F. Murphy
Chairman
Springfield District

Frank de la Fe
Vice Chairman
Hunter Mill District

James R. Hart
Secretary
At-Large

Timothy J. Sargeant
Parliamentarian
At-Large

John Ulfelder
Dranesville District

Earl L. Flanagan
Mount Vernon District

Janyce N. Hedetniemi
At-Large

Ellen J. "Nell" Hurley
Braddock District

John L. Litzenberger
Sully District

Kenneth A. Lawrence
Providence District

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

E. John Regan, Jr.
Executive Vice President
Christopher Management, Inc.
10461 White Granite Drive, Ste. 103
Oakton, Virginia 22124

Re: **RZ/FDP 2014-BR-019 – CHRISTOPHER AT KENILWORTH, LLC**
Braddock District

Dear Mr. Regan:

At its February 12, 2015 meeting, the Planning Commission voted 9-0 (Commissioners Hurley, Murphy, and Sargeant were absent from the meeting) to **DEFER THE PUBLIC HEARING** on the above referenced application to a date certain of February 18, 2015. A copy of the verbatim transcript is attached.

Sincerely,

Jill G. Cooper, AICP
Executive Director

Attachments (a/s)

cc: John Cook, Supervisor, Braddock District
Nell Hurley, Planning Commissioner, Braddock District
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of Supervisors, County Executive Office
William O'Donnell, Staff Coordinator, ZED, DPZ
Robert Harrison, ZED, DPZ
February 12, 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.

Fairfax County Planning Commission
12000 Government Center Parkway, Suite 330, Fairfax, VA 22035
703-324-2865 (Voice) 703-324-7951 (TTY) 703-324-3948 (Fax)
www.fairfaxcounty.gov/planning



Planning Commission Meeting
February 12, 2015
Verbatim Excerpt

RZ/FDP 2014-BR-019 – CHRISTOPHER AT KENILWORTH, LLC

During Commission Matters

Commissioner Hedetniemi: I'M GOING TO MOVE THAT CHRISTOPHER AT KENILWORTH, LLC, RZ/FDP 2014-BR-019, BE DEFERRED FOR ONE WEEK TO FEBRUARY 18.

Commissioner Litzenberger: Second.

Vice Chairman de la Fe: Seconded by Commissioner Litzenberger. I believe that this is a deferral of the public hearing because of an affidavit issue?

Commissioner Hedetniemi: Yes, it is. The public hearing and the Braddock Land Use Task Force wants to take another look at it.

Vice Chairman de la Fe: Okay, thank you very much. All those in – 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.

//

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

JN