



# County of Fairfax, Virginia

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March 16, 2015

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Department of Planning & Zoning

MAR 18 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*

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**John Ulfelder**  
*Dranesville District*

**Earl L. Flanagan**  
*Mount Vernon District*

**Janyce N. Hedetniemi**  
*At-Large*

**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**  
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**Jill G. Cooper**  
*Executive Director*

**Kimberly A. Bassarab**  
*Assistant Director*

**John W. Cooper**  
*Clerk to the Commission*

Stuart Mendelsohn, Esquire  
Holland & Knight LLP  
1600 Tysons Boulevard, Suite 700  
McLean, Virginia 22102

**Re: SE 2014-DR-052 – TRINITY LAND, LLC**  
**Dranesville District**

Dear Mr. Mendelsohn:

At its March 12, 2015 meeting, the Planning Commission voted 10-0-1 (Commissioner Hurley abstained; Commissioner Sargeant was 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,

Jill G. Cooper, AICP  
Executive Director

Attachments (a/s)

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  
Bob Katai, Staff Coordinator, ZED, DPZ  
Robert Harrison, ZED, DPZ  
March 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.





Planning Commission Meeting  
March 12, 2015  
Verbatim Excerpt

SE 2014-DR-052 – TRINITY LAND, LLC

Decision Only During Commission Matters  
(Public Hearing held on March 4, 2015)

Commissioner Ulfelder: Thank you, Mr. Chairman. On March 4<sup>th</sup>, we had a hearing on an application, SE 2014-DR-052, Trinity Land, LLC, and since then - - we deferred the decision until tonight. Since then, we have developed a revised set of proposed development conditions I think addressing most of the issues that the Planning Commission recommended - - concern -- or commented on. There are a couple of issues: one involving the offset of the fair share of the Park Authority fund fee and that is still under discussion but I think that will be resolved fully before the board of supervisors' hearing, which I think is now scheduled for April 7<sup>th</sup>, and taken care of, I think, and in a way that will be acceptable to everyone; and the other issue that was -- that was raised were some safety concerns about Sugarland Road, particularly about the intersection with Route 7. And the concern about adding traffic from this proposed 30 lot subdivision. And there were questions raised about some of the testimony that was given at the public hearing. I think the bottom line is that VDOT and the Fairfax County Department of Transportation are satisfied with and happy with the option that being used here, which is accessed to and from the site from Sugarland Road. One, it will save a considerable amount of the RPA that rests between Route 7 and the site; it will eliminate a current cut along Route 7 which is in the process of being widened in anticipation of even more traffic over the next 10 to 20 years; and that -- that it will be a better option overall. In the meantime, the Dranesville Supervisor's office is working on taking a close look at the safety issues and concerns that were raised at the public hearing by the residents and going to be trying to work with Fairfax County DOT and eventually VDOT to address some of those issues for the residents to give them some assurances. So, with that, I think we're ready to proceed. Can we have a representative of the applicant --

Stuart Mendelsohn, Esquire, Holland & Knight LLP: Good evening, Mr. Chairman and members of the Commission. My name is Stuart Mendelsohn with the law firm of Holland and Knight, here on behalf of the applicant.

Commissioner Ulfelder: Mr. Mendelsohn, is the applicant -- does the applicant agree to the revised development conditions - - or the proposed development conditions that are now dated March 12<sup>th</sup>, 2015?

Mr. Mendelsohn: We do.

Commissioner Ulfelder: Okay, thank you. With that being done, Mr. Chairman, I'm prepared to  
**MOVE TO THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVAL OF SE 2014-DR-052, SUBJECT TO DEVELOPMENT CONDITIONS DATED MARCH 12<sup>TH</sup>, 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 SE 2014-DR-052, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Hurley: Abstain.

Chairman Murphy: Hurley abstains.

Commissioner Ulfelder: I move that the planning commission recommend to the board of supervisors approval of a waiver of the service drive requirement along Leesburg pike per Paragraph 3(a) of Section 17-201 of the Zoning Ordinance.

Commissioner Migliaccio: Second.

Chairman Murphy: Seconded by Mr. Migliaccio. Discussion? All those in favor, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries; same abstention.

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(The motion carried by a vote of 10-0-1. Commissioner Hurley abstained; Commissioner Sargeant was absent from the meeting.)

JN



# County of Fairfax, Virginia

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## 2015 Planning Commission

**Peter F. Murphy**  
Chairman  
*Springfield District*

**Frank de la Fe**  
Vice Chairman  
*Hunter Mill District*

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**Jill G. Cooper**  
*Executive Director*

**Kimberly A. Bassarab**  
*Assistant Director*

**John W. Cooper**  
*Clerk to the Commission*

March 10, 2015

Stuart Mendelsohn, Esq.  
Holland & Knight LLP  
1600 Tysons Boulevard, Suite 700  
McLean, Virginia 22102

**Re: SE 2014-DR-052 – TRINITY LAND, LLC  
Dranesville District**

Dear Mr. Mendelsohn:

At its March 4, 2015 meeting, the Planning Commission voted 10-0 (Commissioners Hurley and Sargeant were absent from the meeting) to **DEFER THE DECISION ONLY** on the above-referenced application to a date certain of March 12, 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  
Michael Van Atta, Staff Coordinator, ZED, DPZ  
Robert Harrison, ZED, DPZ  
March 4, 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 4, 2015  
Verbatim Excerpt

SE 2014-DR-052 – TRINITY LAND, LLC

After Close of the Public Hearing

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

Commissioner Ulfelder: Thank you, Mr. Chairman. I think this evening, a couple of – some issues have been raised and I think I will move to defer. So, I MOVE THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR SE 2014-DR-052 TO A DATE CERTAIN OF MARCH 12<sup>TH</sup>, 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 defer decision only on SE 2014-DR-052 to a date certain of March 12, with the record remaining open for comment, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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

JLC



# County of Fairfax, Virginia

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February 12, 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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*Clerk to the Commission*

Stuart Mendelsohn  
Holland & Knight, LLP  
1600 Tysons Boulevard, Suite 700  
Tysons Corner, VA 22102

**Re: SE 2014-DR-052 – TRINITY LAND, LLC  
Dranesville District**

Dear Mr. Mendelsohn:

At its February 11, 2015 meeting, the Planning Commission voted 9-0 (Commissioner Litzenberger was not present for the vote. Commissioners Hurley and Sargeant were absent from the meeting) to **DEFER THE PUBLIC HEARING** of the above referenced application to a date certain of March 4, 2015. A copy of the verbatim transcript is attached.

Sincerely,

Jill G. Cooper, AICP  
Executive Director

Attachments (a/s)

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  
Michael Van Atta, Staff Coordinator, ZED, DPZ  
Robert Harrison, ZED, DPZ  
February 11, 2015 date file

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Planning Commission Meeting  
February 11, 2015  
Verbatim Excerpt

SE 2014-DR-052 – TRINITY LAND, LLC

During Commission Matters

Commissioner Ulfelder: Thank you, Mr. Chairman. We had a Dranesville matter scheduled this evening. It's still simmering and it's not quite ready to be served. And therefore, I MOVE DEFERRAL OF SE 2014-DR-052, TRINITY LAND, LLC to a – THE PUBLIC HEARING – TO A DATE CERTAIN OF MARCH 4<sup>TH</sup>, 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 defer the public hearing on SE 2014-DR-052 to a date certain of March 4<sup>th</sup>, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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(The motion carried by a vote of 9-0. Commissioner Litzenberger was not present for the vote. Commissioners Hurley and Sargeant were absent from the meeting.)

JLC