



# County of Fairfax, Virginia

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June 23, 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*

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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**  
*Sully District*

**Kenneth A. Lawrence**  
*Providence District*

**James Migliaccio**  
*Lee District*

**Julie Strandlie**  
*Mason District*

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

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

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

Mark Looney, Esquire  
Cooley LLP  
11951 Freedom Dive  
Reston, VA 20190

**Re: RZ/FDP 2013-DR-017/PCA 79-C-037-07 – JLB DULLES TECH, LLC  
PCA 2002-HM-043/FDPA 2002-HM-043-02/SEA 85-C-119/SEA 2002-HM-046-02  
– JLB DULLES TECH, LLC & FAIRFAX COUNTY PARK AUTHORITY  
Dranesville District**

Dear Mr. Looney:

At its June 18, 2015 meeting, the Planning Commission voted 10-0 (Commissioners Lawrence and Migliaccio were absent from the meeting) to **RECOMMEND APPROVAL** of RZ 2013-DR-017, PCA 79-C-037-07, PCA 2002-HM-043, SEA 85-C-119, and SEA 2002-HM-046-02 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 the final decision by the Board of Supervisors.

Concurrently, the Planning Commission voted 10-0 (Commissioners Lawrence and Migliaccio were absent from the meeting) to **APPROVE** FDP 2013-DR-017 and FDPA 2002-HM-043-02.

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,



John W. Cooper, Clerk  
Fairfax County Planning Commission

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  
Joseph Gorney, Staff Coordinator, ZED, DPZ  
Robert Harrison, ZED, DPZ  
June 18, 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.

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**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](http://www.fairfaxcounty.gov/planning)



Planning Commission Meeting  
June 18, 2015  
Verbatim Excerpt

RZ/FDP 2013-DR-017/PCA 79-C-037-07 – JLB DULLES TECH, LLC  
PCA 2002-HM-043/FDPA 2002-HM-043-02/SEA 85-C-119/SEA 2002-HM-046-02 –  
JLB DULLES TECH, LLC & FAIRFAX COUNTY PARK AUTHORITY

After Close of the Public Hearing

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

Commissioner Ulfelder: Thank you, Mr. Chairman. There's been a lot of time, effort, and work put into this application and it has shifted significantly in certain regards and I think in most cases it has – it has been improved over time and has met some key objectives of the Comprehensive Plan for this area. We have scheduled a Board date of June 23<sup>rd</sup>; and therefore, I'm going to move the action this evening by the Planning Commission. And if you'll bear with me, this is going to take about a half hour to go through the series of motions that we're going to make, and I think I'll do them one by each so that we can be clear on exactly what we're going to be recommending to Board for their consideration. And I'll also do this with the understanding that a couple of the issues that came up this evening that we discussed will be addressed in the – in the proffer language or development conditions between now and the Board, between staff and the applicant. So, Mr. Chairman, I'm going to MOVE THAT THE PLANNING COMMISSION RECOMMEND THE FOLLOWING: first: APPROVAL OF PCA 79-C-037-07, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED JUNE 17<sup>TH</sup>, 2015.

Commissioner Hedetniemi: Second.

Chairman Murphy: Seconded by Ms. Hedetniemi. Is there any discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve PCA 79-C-037-07, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. Ulfelder.

Commissioner Ulfelder: I'm going to recommend – I recommend that the Board – THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF RZ 2013-DR-017, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED JUNE 17<sup>TH</sup>, 2015.

Commissioner Hedetniemi: Second.

Chairman Murphy: Seconded by Ms. Hedetniemi. Is there a discussion? All those in favor of the motion to recommend to the Board of Supervisors that it approve RZ 2013-DR-017, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. Ulfelder.

Commissioner Ulfelder – THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS DIRECT THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES TO APPROVE THE FOLLOWING:

- MODIFICATION OF THE TREE PLANTING WIDTH FROM EIGHT FEET TO SIX FEET ALONG THE PUBLIC ROADWAY FRONTAGE AND PRIVATE DRIVEWAY IN FAVOR OF STRUCTURAL PLANTING CELLS OR OTHER METHODS, AS COORDINATED WITH THE URBAN FORESTRY MANAGEMENT DIVISION, WHEN NECESSARY DUE TO THE PLACEMENT OF UTILITIES;
- MODIFICATION OF THE INTERIOR PARKING LOT LANDSCAPING IN FAVOR OF THE ALTERNATIVES, AS SHOWN ON THE CDP/FDP AND AS CONDITIONED; AND
- MODIFICATION OF THE NUMBER OF LOADING SPACES FROM SIX TO TWO, IN FAVOR OF THE ALTERNATIVES AS SHOWN ON THE CDP/FDP AND AS CONDITIONED.

Commissioner Hedetniemi: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Ulfelder: I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF PCA 2002-HM-043, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED JUNE 15<sup>TH</sup>, 2015. [*sic*]

Commissioner Hedetniemi: Second.

Chairman Murphy: Seconded by Mrs. Hedetniemi. Is there a discussion? All those in favor of the motion to recommend to the Board of Supervisors that it approve PCA 2002-HM-043, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Ulfelder: Further, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF SEA 2002-HM-046-02, SUBJECT TO DEVELOPMENT CONDITIONS DATED JUNE 17<sup>TH</sup>, 2015.

Commissioner Hedetniemi: Second.

June 18, 2015

RZ/FDP 2013-DR-017/PCA 79-C-037-07

PCA 2002-HM-043/FDPA 2002-HM-043-02

SEA 85-C-119/SEA 2002-HM-046-02

Chairman Murphy: Seconded by Ms. Hedetniemi. Is there a discussion? All those in favor of the motion to recommend to the Board of Supervisors that it approve SEA 2002-HM-046-02, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Ulfelder: I further recommend that the – I FURTHER MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF SEA 85-C-119, SUBJECT TO DEVELOPMENT CONDITIONS DATED JUNE 17<sup>TH</sup>, 2015.

Commissioner Hedetniemi: Second.

Chairman Murphy: Seconded by Mrs. Hedetniemi. Is there a discussion? All those in favor of the motion to recommend to the Board of Supervisors that it approve SEA 85-C-119, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Ulfelder: I also MOVE THAT THE PLANNING COMMISSION APPROVE THE FOLLOWING, and I'll read both of them –

- FDP 2013-DR-017, SUBJECT TO DEVELOPMENT CONDITIONS DATED JUNE 17<sup>TH</sup>, 2015; and
- FDPA 2002-HM-043-02, SUBJECT TO DEVELOPMENT CONDITIONS DATED JUNE 17<sup>TH</sup>, 2015.

Commissioner Hedetniemi: Second.

Chairman Murphy: Seconded by Mrs. Hedetniemi. Is there a discussion? All those in favor of the motion to approve FDP 2013-DR-017 and FDPA 2002-HM-043-02, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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

JN