



County of Fairfax, Virginia

7/14/2015

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Department of Planning & Zoning

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Zoning Evaluation Division

**2015 Planning
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Sully District

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Executive Director

Kimberly A. Bassarab
Assistant Director

John W. Cooper
Clerk to the Commission

Gregory A. Riegler
McGuireWoods LLP
1750 Tysons Boulevard, Ste. 1800
Tysons Corner, Virginia 22102

**Re: RZ/FDP 2014-SU-016/PCA 78-S-063-07 – WESTFIELDS VENTURE, LP
Sully District**

Dear Mr. Riegler:

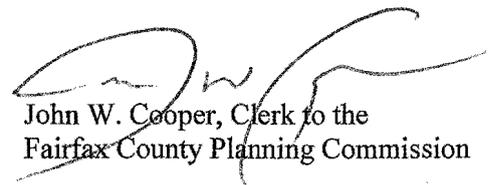
At its July 8, 2015 meeting, the Planning Commission voted 9-0 (Commissioners Lawrence, Murphy and Strandlie were absent from the meeting) to **RECOMMEND APPROVAL** of RZ 2014-SU-016 and PCA 78-S-063-07 to the Board of Supervisors.

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 9-0 (Commissioners Lawrence, Murphy, and Strandlie were absent from the meeting) to **APPROVE** FDP 2014-SU-016. A copy of the verbatim transcript is attached.

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)

 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



Gregory A. Riegle

7/14/2015

Page 2

cc: Michael R. Frey, Supervisor, Sully District
John L. Litzenberger, Planning Commissioner, Sully 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
July 8, 2015 date file

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Planning Commission Meeting
July 8, 2015
Verbatim Excerpt

RZ/FDP 2014-SU-016 PCA 78-S-063-07 WESTFIELDS VENTURE, LP

After Close of the Public Hearing.

Vice Chairman de la Fe: Close the public hearing. This is in the Sully District, Mr. Litzenberger.

Commissioner Litzenberger: Thank you, Mr. – Mr. Reigle you can, please come back to the microphone.

Gregory A. Riegler, McGuire Woods LLP, Applicant's Agent: Yes sir.

Commissioner Litzenberger: Do you, your client agrees with the development conditions dated June 4, 2015?

Mr. Riegler: Yes, we do.

Commissioner Litzenberger: And secondly, will you work on the concerns of Mr. Hart for the uses and – Commissioner Hurley and Ulfelder on the - the maintenance cost for the – in between how they'll ordinate.

Mr. Riegler: We will make that commitment as well, yes sir.

Commissioner Litzenberger: Okay, great thank you.

Mr. Riegler: Thank you.

Commissioner Litzenberger: Okay, Mr. Chairman I have five motions. I MOVE THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVE RZ 2014-SU-016 AND THE ASSOCIATED CONCEPTUAL DEVELOPMENT PLANS SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED JUNE 18TH, 2015.

Commissioner Hedetniemi: Second.

Commissioner Flanagan: Second.

Vice Chairman de la Fe: Seconded by Commissioners Flanagan and Hedetniemi.

Commissioner Litzenberger: I move - oops.

Vice Chairman de la Fe: Hearing and seeing none all those in favor, please signify by saying aye.

Commissioners: Aye.

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

Commissioner Litzenberger: I MOVE THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE PCA 78-S-063-07.

Commissioner Flanagan: Second.

Commissioner Hedetniemi: Second.

Vice Chairman de la Fe: Seconded by Commissioners Flanagan and 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 Litzenberger: I MOVE THE PLANNING COMMISSION APPROVE FDP 2014-SU-016 SUBJECT TO THE BOARDS APPROVAL OF THE CONCURRRENT REZONING APPLICATION.

Commissioner Hedetniemi: Second.

Commissioner Flanagan: Second.

Vice Chairman de la Fe: Seconded by Commissioners Flanagan and 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 Litzenberger: I MOVE THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVE RESOURCE PROTECTION AREA ENCROACHMENT EXCEPTION RPAE #6179-WRPA-007-1 AND THE WATER QUALITY IMPACT ASSESSMENT WQIA #6179-WQ-004-1 SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JUNE 4, 2015 AS PROFFERED.

Commissioner Hedetniemi: Second.

Commissioner Flanagan: Second.

Vice Chairman de la Fe: Seconded by Commissioners Flanagan and 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 Litzenberger: Lastly I MOVE THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE MODIFICATIONS AND WAIVERS DISCUSSED IN THE STAFF REPORT. A SUMMARY OF THE LIST OF THESE CONDITIONS AND WAIVERS DATED JUNE – JULY 7TH, 2015, WAS PROVIDED TO MY FELLOW COMMISSIONERS TODAY AND WILL BE MADE PART OF THE RECORD IN THIS CASE.

Commissioner Flanagan: Second.

Commissioner Hedetniemi: Second.

Vice Chairman de la Fe: Seconded by Commissioners Flanagan and Hedetniemi. All those - any discussion? All those in favor, please signify by saying aye.

Commissioners: Aye.

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

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(The motions carried by a vote of 9-0. Commissioners Lawrence, Murphy, and Strandlie were absent from the meeting.)

TMW