



County of Fairfax, Virginia

November 20, 2015

**2015 Planning
Commission**

Peter F. Murphy, Jr.
Chairman
Springfield District

Frank de la Fe
Vice Chairman
Hunter Mill District

James R. Hart
Secretary
At-Large

Timothy J. Sargeant
Parliamentarian
At-Large

Ellen "Nell" Hurley
Braddock District

John C. Ulfelder
Dranesville District

James T. Migliaccio
Lee District

Julie Strandlie
Mason District

Earl L. Flanagan
Mount Vernon District

Kenneth A. Lawrence
Providence District

John L. Litzenberger
Sully District

Janyce N. Hedetniemi
At-Large

Jill G. Cooper
Executive Director

Kim A. Bassarab
Assistant Director

John W. Cooper
Clerk to the Commission

John Regan, Jr.
Christopher Land, LLC
10461 White Granite Drive, Suite 103
Oakton, Virginia 22124

**Re: RZ/FDP 2015-SP-004 – CHRISTOPHER LAND, LLC
Springfield District**

Dear Mr. Regan:

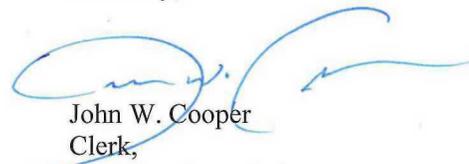
At its November 19, 2015 meeting, the Planning Commission voted 8-0-1 (Commissioner Lawrence abstained. Commissioners Hurley, Migliaccio, and Strandlie were absent from the meeting) to **RECOMMEND APPROVAL** of the above referenced rezoning application to the Board of Supervisors.

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 8-0-1 (Commissioner Lawrence abstained. Commissioners Hurley, Migliaccio, and Strandlie were absent from the meeting) to **APPROVE** the above referenced Final Development Plan application. 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 for obtaining the necessary permits.

Sincerely,



John W. Cooper
Clerk,
Planning Commission

cc: Pat Herrity, Supervisor, Springfield District
Peter Murphy, Planning Commissioner, Springfield District
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of Supervisors, County Executive Office
Nicholas Rogers, Staff Coordinator, ZED, DPZ
Robert Harrison, ZED, DPZ
November 19, 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
November 19, 2015
Verbatim Excerpt

RZ/FDP 2015-SP-004 – CHRISTOPHER LAND, LLC

Decision Only During Commission Matters
(Public Hearing held on October 21, 2015)

Commissioner Murphy: Mr. Chairman, I have a decision only this evening on RZ/FDP 2015-SP-004. This is a 6.53 acre parcel to be developed at 2 units – 12 units to the acre, in conformance with the Plan. And, as I mentioned before, when I deferred decision on this, this application is sort of a direct result from Fairfax Forward because it was an area that was considered in the residential section of Fairfax Center. And the recommendation was to up the density from two dwelling units to the acre – two to three. And the citizens in that area are very happy with the fact that they wanted to preserve the high end of the range to be two units to the acre and we moved to do that. And I mentioned once that was accomplished that there would be development on that parcel at two units to the acre so don't be surprised. And, low and behold, there is development coming on that property at two units to the acre and the citizens support it 100 percent. It is in conformance with the Comprehensive Plan, the applicable Zoning Ordinance, and it almost maxes the Fairfax Center checklist for residential development. So therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS TO APPROVE RZ 2015-SP-004, SUBJECT TO THE EXECUTION OF PROFFERS DATED OCTOBER 21ST, 2015.

Commissioner Hart: Second.

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

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? Motion carries.

Commissioner Murphy: I FURTHER MOVE, Mr. Chairman, THE PLANNING COMMISSION APPROVE FDP 2015-SP-004, SUBJECT TO THE BOARD'S APPROVAL OF THE REZONING AND CONCEPTUAL DEVELOPMENT PLAN.

Commissioner Hart: Second.

Vice Chairman de la Fe: Seconded by Commissioner Hart. 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.

//

(Each motion carried by a vote of 8-0-1. Commissioner Lawrence abstained. Commissioners Hurley, Migliaccio, and Strandlie were absent from the meeting.)

JLC



County of Fairfax, Virginia

RECEIVED
Department of Planning & Zoning

NOV 09 2015

Zoning Evaluation Division

November 5, 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 Regan, Jr.
Christopher Land, LLC
10461 White Granite Drive, Suite 103
Oakton, Virginia 22124

**Re: RZ/FDP 2015-SP-004 - CHRISTOPHER LAND, LLC
Springfield District**

Dear Mr. Regan:

At its November 4, 2015 meeting, the Planning Commission voted 10-0 (Commissioners de la Fe and Lawrence were absent from the meeting) to **DEFER THE DECISION ONLY** on the above-referenced application to a date certain of November 19, 2015. A copy of the verbatim transcript is attached.

Sincerely,



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

Ellen J. "Nell" Hurley
Braddock District

John Ulfelder
Dranesville District

James Migliaccio
Lee District

Julie Strandlie
Mason District

Earl L. Flanagan
Mount Vernon District

Kenneth A. Lawrence
Providence District

John L. Litzenger
Sully District

Janyce N. Hedetniemi
At-Large

Jill G. Cooper
Executive Director

Kimberly A. Bassarab
Assistant Director

John W. Cooper
Clerk to the Commission

Attachments (a/s)

cc: Pat Herrity, Supervisor, Springfield District
Peter F. Murphy, Planning Commissioner, Springfield District
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of
Supervisors, County Executive Office
Nicholas Rogers, Staff Coordinator, ZED, DPZ
Robert Harrison, ZED, DPZ
October 14, 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
November 4, 2015
Verbatim Excerpt

RZ/FDP 2015-SP-004 – CHRISTOPER LAND, LLC

Decision Only During Commission Matters
(Public Hearing held on October 21, 2015)

Commissioner Murphy: Scheduled this evening for a public for public – decision only is RZ/FDP 2015-SP-004, Christopher Land, LLC. We had the public hearing on the 21st of October and we had quite a lengthy discussion on the adequacy of the cash proffer, and I deferred decision to see how that was going to flesh out. Unfortunately, I couldn't come to any conclusion. The only conclusion I came to was, this could be the start of something that's going to be a recurring theme before the Planning Commission because I think more agencies, boards – whatever – the School Board, the Redevelopment Housing Authority, the Park Authority, and so forth – will be coming to us for - with cash proffers, asking the applicant for cash proffers. And of course, the proffers are voluntary and, what can we do to influence the flow of the proffer and so forth. Having said that, I – I intend, within the next two weeks, to talk to the County Attorney about this because I want to make sure that what we do now is right, before this blossoms into a bigger issue, and ask the County Attorney if it's necessary for us to have a legal briefing by the County Attorney. But until that time, I'm going to continue to defer decision only on this till the – the date will be the 19th of November. So, I MOVE WE CONTINUE DECISION ONLY ON RZ/FDP 2015-SP-004 TO A DATE CERTAIN OF NOVEMBER 19TH, WITH THE RECORD REMAINING OPEN FOR COMMENT.

Commissioner Litzenberger: Second.

Secretary Hart: Seconded by Mr. Litzenberger. Is there any discussion of the motion? Seeing none we'll move to vote. All in favor, please say aye.

Commissioners: Aye.

Secretary Hart: Those opposed? That motion carries. Thank you.

//

(The motion was carried by a vote of 10-0. Commissioners de la Fe and Lawrence were absent from the meeting.)

TMW



County of Fairfax, Virginia

October 22, 2015

**2015 Planning
Commission**

Peter F. Murphy, Jr.
Chairman
Springfield District

Frank de la Fe
Vice Chairman
Hunter Mill District

James R. Hart
Secretary
At-Large

Timothy J. Sargeant
Parliamentarian
At-Large

Ellen "Nell" Hurley
Braddock District

John C. Ulfelder
Dranesville District

James T. Migliaccio
Lee District

Julie Strandlie
Mason District

Earl L. Flanagan
Mount Vernon District

Kenneth A. Lawrence
Providence District

John L. Litzenberger
Sully District

Janyce N. Hedetniemi
At-Large

Jill G. Cooper
Executive Director

Kim A. Bassarab
Assistant Director

John W. Cooper
Clerk to the Commission

John Regan, Jr.
Christopher Land, LLC
10461 White Granite Drive, Suite 103
Oakton, Virginia 22124

**Re: RZ/FDP 2015-SP-004 – CHRISTOPHER LAND, LLC
Springfield District**

Dear Mr. Regan:

At its October 21, 2015 meeting, the Planning Commission voted 10-0 (Commissioners Lawrence and Flanagan were absent from the meeting) to **DEFER THE DECISION ONLY** on the above-referenced application to a date certain of November 4, 2014.

Sincerely,


John W. Cooper
Clerk,
Planning Commission

cc: Pat Herrity, Supervisor, Springfield District
Peter Murphy, Planning Commissioner, Springfield District
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of Supervisors, County Executive Office
Nicholas Rogers, Staff Coordinator, ZED, DPZ
Robert Harrison, ZED, DPZ
October 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.

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
October 21, 2015
Verbatim Excerpt

RZ/FDP 2015-SP-004 – CHRISTOPHER LAND, LLC

After Close of the Public Hearing

Vice Chairman de la Fe: Okay, the public hearing is closed – Mr. Murphy.

Commissioner Murphy: Thank you very much, Mr. Chairman. Mr. Massie summed up the genesis of the application and the status of the community quite well. This area was part of Fairfax Forward Part I. This land was evaluated and there was a recommendation from staff. Even the Land Use Committee – or the task force, whatever we call them these days – to consider going to R-3. And I didn't – we had a meeting down the hall in the conference center that was a standing room only – and got the message loud and clear that the citizens in that area wanted to maintain the R-2. And when I made the motion to keep R-2, I told the citizens who were present from that area that sooner or later, an application would be filed and it would come in at R-2, be in conformance with the Comprehensive Plan, and that's what you're going to get. And low and behold, who would've known it would've been here that soon, but it was. And I want to thank Claudette Ward and all the citizens from this area who first objected to the R-3, came to our citizens' meeting in the Springfield District several weeks ago – was presented with this application and voted unanimously with the Land Use Committee to approve it at R-2. And I appreciate that. That was a great land use experience for me. And Claudette used to be a member of our Land Use Committee out here in Fairfax Center so – she has since retired, but I just can't seem to get rid of her. She keeps showing up at all these rezoning meetings. Okay, thank you very much. But because of – and I would urge the applicant in the couple weeks between now and the decision only to take a look at the proffer on the Park Authority contribution. Having said that, I WOULD MOVE THE PLANNING COMMISSION DEFER DECISION ONLY ON RZ/FDP 2015-SP-004 TO A DATE CERTAIN OF NOVEMBER 4TH, WITH THE RECORD REMAINING OPEN FOR COMMENT. And I would also like to thank our staff man, Mr. Rogers, for his wonderful work on this.

Commissioners Hart and Litzenberger: Second.

Vice Chairman de la Fe: Seconded by Mr. Litzenberger and Mr. Hart. Is there 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. Thank you very much.

//

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

JLC