



# County of Fairfax, Virginia

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December 14, 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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**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*

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

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

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

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

Scott E. Adams, Esquire  
McGuireWoods LLP  
1750 Tysons Boulevard, Suite 1800  
Tysons Comer, VA 22102

**Re: RZ/FDP 2014-HM-024 – GEORGE FAMILY PROPERTY DEVELOPMENT, LLC  
Hunter Mill District**

Dear Mr. Adams:

At its December 10, 2015 meeting, the Planning Commission voted 11-0 (Commissioner Lawrence was absent from the meeting) to **RECOMMEND APPROVAL** on the above referenced rezoning application to the Board of Supervisors. A copy of the verbatim transcript, in addition to the proffer statement, dated November 24, 2015 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 11-0 (Commissioner Lawrence was absent from the meeting) to **APPROVE** the above referenced Final Development Plan application. As noted above, 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  
Fairfax County Planning Commission

Attachments (a/s)

cc: Catherine Hudgins, Supervisor, Hunter Mill District  
Frank de la Fe, Planning Commissioner, Hunter Mill District  
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of Supervisors, County Executive Office  
Carmen Bishop, Staff Coordinator, Zoning Evaluation Division (ZED), Department of Planning and Zoning (DPZ)  
Robert Harrison, ZED, DPZ  
December 10, 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  
December 10, 2015  
Verbatim Excerpt

RZ/FDP 2014-HM-024 – GEORGE FAMILY PROPERTY DEVELOPMENT, LLC

After the Close of the Public Hearing

Chairman Murphy: Public hearing is closed; Mr. de la Fe.

Commissioner de la Fe: Thank you very much, Mr. Chairman. This case, I really want to thank staff and the applicant and the neighbors for diligently – who – to come to this, where we have a redevelopment, rezoning in an established neighborhood and there seems to be, you know, no – no major objections, or actually we haven't heard any major objections. There haven't been taken – any objections that haven't been taken care of by the applicant's concessions and proffer changes. So, given that, Mr. Chairman – and as the applicant stated, the land use committee did approve this and I'm happy to say that they actually did approve it - - the land use committee over the last few months has had trouble getting a full quorum. And they – they actually did have one – more than a quorum for – when they considered this application, so it is a recommendation for approval. Could the applicant please step forward?

Scott Adams, Esquire, Applicant's Agent, McGuireWoods, LLP: Yes.

Commissioner de la Fe: Do you agree to the development conditions that are contained in the staff report?

Mr. Adams: Yes, we do.

Commissioner de la Fe: Thank you very much.

Mr. Adams: Thank you.

Commissioner de la Fe: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2014-HM-024 AND THE ASSOCIATED CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED NOVEMBER 24<sup>TH</sup>, 2015.

Commissioner Flanagan: Second.

Chairman Murphy: Seconded by Mr. Flanagan. 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-HM-024, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner de la Fe: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION APPROVE FDP 2014-HM-024, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED NOVEMBER 24, 2015, AND THE BOARD OF SUPERVISORS' APPROVAL OF RZ 2014-HM-024 AND THE ASSOCIATED CONCEPTUAL DEVELOPMENT PLANS.

Commissioner Flanagan: Second.

Chairman Murphy: Seconded by Mr. Flanagan. Discussion? All those in favor of the motion to approve FDP 2014-HM-024, subject to the Board's approval of the rezoning and the conceptual development plans, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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(Each motion carried by a vote of 11-0. Commissioner Lawrence was absent from the meeting.)

JN



# County of Fairfax, Virginia

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RECEIVED  
Department of Planning & Zoning

OCT 16 2015

Zoning Evaluation Division

October 13, 2015

2015 Planning  
Commission

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

Scott Adams, Esquire  
McGuireWoods LLP  
1750 Tysons Boulevard, Ste. 1800  
McLean, VA 22102

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

**James R. Hart**  
Secretary  
*At-Large*

**Re: RZ/FDP 2014-HM-024 – GEORGE FAMILY PROPERTY  
DEVELOPMENT, LLC  
Hunter Mill District**

**Timothy J. Sargeant**  
Parliamentarian  
*At-Large*

Dear Mr. Adams:

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**Ellen J. "Nell" Hurley**  
*Braddock District*

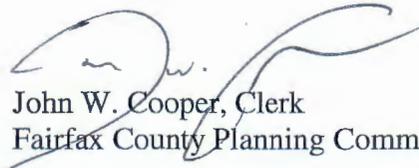
At its October 7, 2015 meeting, the Planning Commission voted 10-0 (Commissioners Lawrence and Litzenberger were absent from the meeting) to **DEFER THE PUBLIC HEARING** of the above-referenced application to a date certain of December 10, 2015. A copy of the verbatim transcript is attached.

**John Ulfelder**  
*Dranesville District*

**James Migliaccio**  
*Lee District*

Sincerely,

**Julie Strandlie**  
*Mason District*

  
John W. Cooper, Clerk  
Fairfax County Planning Commission

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

**Kenneth A. Lawrence**  
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Attachments (a/s)

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**Robert Harrison, ZED, DPZ**  
October 7, 2015 date file

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

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

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

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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  
October 7, 2015  
Verbatim Excerpt

RZ/FDP 2014-HM-024 – GEORGE FAMILY PROPERTY DEVELOPMENT, LLC

During Commission Matters

Commissioner de la Fe: I MOVE THAT RZ/FDP 2014-HM-024, GEORGE FAMILY PROPERTY DEVELOPMENT, LLC, THE PUBLIC HEARING BE MOVED TO DECEMBER 10<sup>TH</sup>, 2015.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Discussion? All those in favor of the motion to defer these – this application to December 10<sup>th</sup>, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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

JN