



# County of Fairfax, Virginia

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June 16, 2016

## 2016 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*

**Karen Keys-Gamarra**  
*Sully 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*

Greg Riegle, Esquire  
McGuireWoods LLP  
1750 Tysons Boulevard, Suite 1800  
Tysons Corner, Virginia 22102

**Re: RZ 2014-DR-022 – BASHEER/EDGEMOORE-BROOKS, LLC  
Dranesville District**

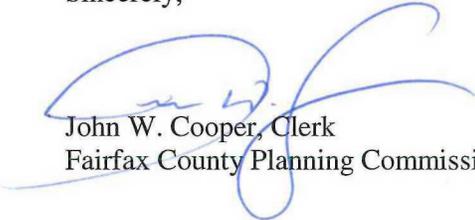
Dear Mr. Riegle:

At its June 15, 2016 meeting, the Planning Commission voted 11-0 (Commissioner Lawrence was absent from the meeting) to **RECOMMEND APPROVAL** of the above referenced application, subject to the execution of proffers dated May 31, 2016. 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,

  
John W. Cooper, Clerk  
Fairfax County Planning Commission

Attachments (a/s)

cc: John W. 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  
June 15, 2016 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)



RZ 2014-DR-022 – BASHEER/EDGEMOORE-BROOKS, LLC

Decision Only During Commission Matters  
(Public Hearing held on January 21, 2016)

Commissioner Ulfelder: It's been some time since the public hearing back in January on the – RZ 2014-DR-022, which involves some – the Brooks Farm in Great Falls. And there have been a number of meetings and a number of revisions, both to the proffers and to the General Development Plan for this proposed rezoning. And I just wanted to – I had one issue that I wanted to follow up with on staff as a result of some of those changes, if that's okay. So for staff, there was a revision that came in about week-and-a-half ago that made some additional changes that impacted stormwater – the stormwater controls on the site. And there – some of the comments that have come in this week seem to reflect, I think, some confusion as to exactly what the status of the stormwater detention and stormwater measures are on the site. So could someone just give me a quick update on where we are with the various stormwater measures on the site, in connection with this application? And particularly, what kind of bio-retention measures are now included in the proposal?

Camyllyn Lewis, Land Development Services, Department of Public Works and Environmental Services: I'm Camyllyn Lewis. I'm one of the stormwater reviewers in land development. And with regard to the improvements that have taken place on this project, there was originally a swale on the northern property boundary to pick up and treat water. That swale has been replaced with a bio-retention facility, which is in the northeastern corner – the primary reason there to not impact the trees on the adjoining property, but to still maintain – as much as possible – the water quality features that are on the site. That's the primary change and, really, the other changes – there aren't any changes.

Commissioner Ulfelder: But there now are a total of three bio-retention facilities on the site and, as I understand it, they're all level two. Is that correct?

Ms. Lewis: All but one of them are level two. And the one that isn't a level two – the level one is going into – looking at the stormwater management facility, which is the northern underground facility, is feeding into that one. So there is secondary treatment on that level one facility.

Commissioner Ulfelder: Is it correct to say that all of the collective measures that are now included in this plan, based on the GDP and the proffers, for stormwater retention are – significantly exceed the requirements of the Commonwealth and Fairfax County for stormwater retention and treatment, as part of this development.

Ms. Lewis: They are obviously proposed – from what we can see, they're going to exceed that. Obviously, the detailed review – we look at that again when we review the site plan. There are some measures that are also proposed, which we really don't give them any credit for. And so they've really gone above.

Commissioner Ulfelder: Okay. Thank you.

Chairman Murphy: Ready?

Commissioner Ulfelder: Yeah, if anybody else has any question.

Chairman Murphy: Any questions from anyone else before we go on verbatim? Okay. Mr. Ulfelder, please.

Commissioner Ulfelder: All right. Thank you, Mr. Chairman. The hearing on this application took place almost six months ago. Staff, after a lengthy review, concluded that the application met all of the requirements of the Zoning Ordinance and the Public Facilities Manual – and was consistent with the Comprehensive Plan, as well as the Springvale Community Planning Sector portion of the Comprehensive Plan. At the hearing, however, a number of questions, concerns, and issues were raised, some by the Commissioners and others by neighboring property owners, Great Falls residents, and the Great Falls Citizens Association. During the deferral period, these same community groups have raised additional issues, as well as provided more detail about their original issues. There have been a number of meetings, including walking meetings at the Brooks Farm property with the applicant, the community, and county staff to look more closely at the issues. And, as a result, the proposed proffers and the General Development Plan have gone through a number of revisions in order to better address the various concerns. The site, currently zoned RA and RE, is surrounded by large residential subdivisions, consistent with their RE zoning classification, with mature trees and landscaping – and some with small ponds and lakes. The pond on Brooks Farm sits at the headwaters of the Pond Branch watershed, which over the years has felt the impact of earlier development and is suffering from serious erosion along some sections of the stream bed. In addition, the homeowners in the immediately adjacent Walker Lake Subdivision have serious concerns about the impact of the proposed development on their downstream lake, which not only is a valued amenity, but provides local fire protection as well as some control of stormwater for the upstream portion of Pond Branch. These concerns are real and deserve careful consideration when considering the possible environmental impacts of the proposed development. At the public hearing, however, a more fundamental question was raised about the rezoning process, including this Commission's responsibility in making recommendations to the Board of Supervisors and the extent of the Board's authority in cases where the application appears to meet the technical criteria set forth in the Zoning Ordinance and the Public Facilities Manual, as well as be in accord with the Comprehensive Plan. In this case a large number of local residents have spoken out in opposition to the application because of the potential environmental and other impacts of the proposed new development – and concerns about the impact of this and other future development on the semi-rural character of Great Falls. While meeting the technical requirements of the Zoning Ordinance and the Public Facilities Manual are obviously critical to the eventual approval of any rezoning application, the Comprehensive Plan is more general in nature and requires application and interpretation on a case-by-case basis. It is developed, particularly the Area Plans, with significant input from local residents and reflects their vision for their community. But rezoning actions also must meet legal standards and a body of case law has grown in Virginia, a strong property rights state, that further defines and limits the authority of local jurisdictions when considering rezoning applications. As set forth in the December 30<sup>th</sup> staff report, there are a number of policy objectives applicable to this application, as well as specific guidelines for cluster development. Among other things, the Plan calls for the protection and enhancement of existing neighborhoods, "by ensuring that infill development is of compatible use and density/intensit, and that adverse impacts on public facility

and transportation systems, the environment, and the surrounding community will not occur.” This does not mean no impact. Otherwise, any new development at a greater intensity than what is currently in place would be subject to denial. It does require, however, a careful review in the context of the site of the proposed development and its potential impact on the area. The proposed development on the 52-acre Brooks Farm site now consists of 19 homes, a reduction from the original proposal of 23. And the overall density on the site is now 0.365 – in the mid-range of the 0.2 to 0.5 recommended in the Comprehensive Plan and comparable to the densities of the surrounding developments. As a result of the most recent revisions and the elimination of one lot, the developer has been able to eliminate the proposed swale at the north end of the property and no longer needs any stormwater waivers. It also allows the developer to significantly reduce the limits of clearing and grading on the north end of the property in order to avoid possible damage to the trees on the adjoining properties. The applicant will be restoring and enhancing the existing pond, stabilizing the banks of the existing perennial stream, as well as reforesting the riparian fringe areas within the RPA/EQC. They will also be installing various level 2 bio-retention facilities, along with a number of other measures to control the volume of stormwater on-site and to improve the quality of the water as it leaves the site. Collectively, the various measures planned for this development go well beyond the minimum currently required by the Commonwealth and Fairfax County. They also have committed to a phased approach to the development to avoid any erosion and sediment problems that can occur during the development stage. And they have agreed to post-construction monitoring of the downstream channels for two years after completion of the project and to be responsible for any corrective restoration, if it is determined it is required. Similarly, they will be working with the Walker Lake Subdivision residents to make certain that potential runoff from the site is not causing sedimentation or water quality problems in Walker Lake. The applicant has agreed to establish a permanent conservation easement for approximately 10 acres of mature forest land on the eastern edge of the property and overall, the amount of open space has increased to 42 percent. They also will be installing public trails through the property, working with the Great Falls Trailblazers to make them equestrian friendly, as well as for walkers and bikers. They have committed to various measures to reduce water consumption by the new residents, to install state-of-the-art septic systems to significantly reduce potential pollution, and to limit the amount of additional impervious area that can be added to the lots in the future. These measures, along with many others, are aimed at protecting the local environment and to make certain that it will continue to be protected into the future. For these reasons, and based on the staff analysis reflected in the original staff report, as well as the three subsequent addendums to the original staff report, I believe that the proposed rezoning from RA to RE Cluster meets or exceeds the requirements of the Zoning Ordinance and the Public Facilities Manual – and is consistent with the Comprehensive Plan, including the Springvale Community Planning Sector – which is UP-2 – Plan. Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE RZ 2014-DR-022, SUBJECT TO THE PROFFERS DATED MAY 31, 2016.

Commissioner Migliaccio: Second.

Chairman Murphy: Seconded by Mr. Migliaccio. Is there a discussion of the motion?

Commissioner Hart: Mr. Chairman?

Chairman Murphy: Yes, Mr. Hart.

Commissioner Hart: I want to – I'm going to support the motion. I wanted to make one additional observation. One of the guiding principles that the courts have given us in evaluating a rezoning application is that the locality cannot deny to one owner what has already been granted to a similarly situated owner. I think this is a paradigm example of a situation like that where we have an island or RA surrounded by RE where Plan text is identical – where the density has been the same for the entire area for many areas in the plan – where everyone around it has already gotten the 0.2 to 0.5. I don't think it's easy to deny the last – the hole in the donut – what everyone else has already gotten. Those cases are sometimes difficult to identify, but in this case, everything around this property has already gotten the RE and the benefit of that. Thank you.

Chairman Murphy: Any other discussion? All those in favor of the motion to recommend to the Board of Supervisors that it approve RZ 2014-DR-022, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Thank you very much.

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

JLC



# County of Fairfax, Virginia

May 19, 2016

RECEIVED  
Department of Planning & Zoning

MAY 23 2016

Zoning Evaluation Division

**2016 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*

Greg Riegler, Esquire  
McGuireWoods LLP  
1750 Tysons Boulevard, Suite 1800  
Tysons Corner, Virginia 22102.

**Re: RZ 2014-DR-022 – BASHEER/EDGEMOORE-BROOKS, LLC  
Dranesville District**

Dear Mr. Riegler:

At its May 18, 2016 meeting, the Planning Commission voted 10-0 (Commissioner Lawrence was not present for the vote. Commissioner Flanagan was absent from the meeting.) to **DEFER THE DECISION ONLY** on the above referenced application to a date certain of June 15, 2016. A copy of the verbatim transcript is attached.

Sincerely,

John W. Cooper, Clerk  
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*

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**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: John W. 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
- May 18, 2016 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  
May 18, 2016  
Verbatim Excerpt

RZ 2014-DR-022 – BASHEER/EDGEMOORE-BROOKS, LLC

During Commission Matters

Commissioner Ulfelder: Thank you, Mr. Chairman. We had a decision only this evening in the Basheer/Edgemoore-Brooks, LLC, rezoning case in Great Falls. I'm going to move deferral of the decision on that to the date of June 15<sup>th</sup> so, I MOVE THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR RZ 2014-DR-022, TO A DATE CERTAIN OF JUNE 15, 2016, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENTS.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Is there a discussion? All those in favor of the motion to defer the decision only again in RZ 2014-DR-022, to a date certain of June 15<sup>th</sup>, 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. Commissioner Lawrence was not present for the vote. Commissioner Flanagan was absent from the meeting.)

TMW



# County of Fairfax, Virginia

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April 21, 2016

**2016 Planning  
Commission**

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

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

**James R. Hart**  
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*Assistant Director*

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

Greg Reigle, Agent  
McGuireWoods LLP  
1750 Tysons Boulevard, Ste 1800  
Tysons Corner, Virginia 22102

**Re: RZ 2014-DR-022 – BASHEER/EDGEMOORE-BROOKS, LLC  
Dranesville District**

Dear Mr. Reigle:

At its April 20, 2016 meeting, the Planning Commission voted 11-0 (Commissioner Flanagan was absent from the meeting) to **DEFER THE DECISION ONLY** on the above-referenced application to a date certain of May 18, 2016. A copy of the verbatim transcript is attached.

Sincerely,

John W. Cooper, Clerk  
Fairfax County Planning Commission

Attachments (a/s)

cc: John W. 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  
April 20, 2016 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  
April 20, 2016  
Verbatim Excerpt

RZ 2014-DR-022 – BASHEER/EDGEMOORE-BROOKS, LLC

During Commission Matters

Commissioner Ulfelder: Thank you, Mr. Chairman. Last Thursday evening, the Planning Commission further deferred the decision only in a rezoning matter in Great Falls – the Brooks Farm rezoning case – to a date certain of May 12<sup>th</sup>. As it turns out that the – since then, the one case we had that evening, May 12<sup>th</sup>, set for hearing has been moved so there are no cases set for hearing that evening and we are cancelling the Planning Commission meeting. So I'm going to make a motion to – to change the deferral date for this application. So therefore, Mr. Chairman, IN THE MATTER OF RZ 2014-DR-022, BASHEER/EDGEMOORE-BROOKS, LLC, I MOVE THAT THE FAIRFAX COUNTY PLANNING COMMISSION DEFER THE DECISION ONLY TO A DATE CERTAIN OF MAY 18<sup>TH</sup>.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Discussion? All those in favor of that motion to defer the application, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

//

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

JLC



# County of Fairfax, Virginia

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April 15, 2016

**2016 Planning  
Commission**

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

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

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

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*Assistant Director*

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

Greg Riegle, Esquire  
McGuireWoods LLP  
1750 Tysons Boulevard, Suite 1800  
Tysons Corner, Virginia 22102

**Re: RZ 2014-DR-022 – BASHEER/EDGEMOORE-BROOKS, LLC  
Dranesville District**

Dear Mr. Riegle:

At its April 14, 2016 meeting, the Planning Commission voted 11-0 (Commissioner Flanagan was not present for the vote.) to **DEFER THE DECISION ONLY** on the above referenced application to a date certain of May 12, 2016. A copy of the verbatim transcript is attached.

Sincerely,

  
John W. Cooper, Clerk  
Fairfax County Planning Commission

Zoning Evaluation Division  
APR 18 2016  
RECEIVED  
Department of Planning & Zoning

Attachments (a/s)

cc: John W. 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  
April 14, 2016 date file

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12000 Government Center Parkway, Suite 330, Fairfax, VA 22035  
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[www.fairfaxcounty.gov/planning](http://www.fairfaxcounty.gov/planning)



Planning Commission Meeting  
April 14, 2016  
Verbatim Excerpt

RZ 2014-DR-022 BASHEER/EDGEMOORE-BROOKS, LLC

Decision Only During Commission Matters  
(Public Hearing Held on January 21, 2016)

Commissioner Ulfelder: I guess so. We were scheduled to render a decision this evening on a rezoning case in Great Falls. It's been deferred a number of times for good reasons. We've been doing a lot of work with the applicant and with the neighbors and with the community and we are continuing to work on it. So therefore, I am planning to defer the decision this evening, therefore, I MOVE THAT THE PLANNING COMMISSION DEFER DECISION ONLY IN THE BASHEER/EDGEMOORE-BROOKS, LLC, RZ 2014-DR-022, TO A DATE CERTAIN OF MAY 12<sup>TH</sup>, 2016.

Commissioners Hart and Lawrence: Second.

Chairman Murphy: Seconded by Mr. Hart and Mr. Lawrence. Is there a discussion of the motion? All those in favor of the motion to continue the deferred decision only in RZ 2014-DR-022, to a date certain of May 5<sup>th</sup> (sic) with the...

Commissioner de la Fe: No, 12<sup>th</sup>.

Chairman Murphy: May 12<sup>th</sup>.

Commissioner de la Fe: May 12<sup>th</sup>.

Chairman Murphy: I'm sorry, with the record remaining open for comments, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

//

(The motion carried by a vote of 11-0. Commissioner Flanagan was not present for the vote.)

TMW



# County of Fairfax, Virginia

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March 17, 2016

**2016 Planning  
Commission**

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

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Vice Chairman  
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*Clerk to the Commission*

Greg Reigle, Agent  
McGuireWoods LLP  
1750 Tysons Boulevard, Ste 1800  
Tysons Corner, Virginia 22102

**Re: RZ 2014-DR-022 – BASHEER/EDGEMOORE-BROOKS, LLC  
Dranesville District**

Dear Mr. Reigle:

At its March 16, 2016 meeting, the Planning Commission voted 11-0 (Commissioner Murphy was absent from the meeting) to **DEFER THE DECISION ONLY** on the above-referenced application to a date certain of April 14, 2016. A copy of the verbatim transcript is attached.

Sincerely,

John W. Cooper, Clerk  
Fairfax County Planning Commission

Attachments (a/s)

cc: John W. Foust, Supervisor, Dranesville District  
John Ulfelder, Planning Commissioner, Dranesville District  
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March 16, 2016 date file

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Planning Commission Meeting  
March 16, 2016  
Verbatim Excerpt

RZ 2014-DR-022 – BASHEER/EDGEMOORE-BROOKS, LLC

During Commission Matters

Commissioner Ulfelder: I have – I may as well go ahead and move a case that was ready – it was deferred for decision this evening, which is the Brooks Farm rezoning case in Great Falls. There have been some continued meetings with the citizens association, with some of the neighbors and other citizens, along with the applicant. And I think some progress is being made and more time is needed. And there will probably be further revisions to the draft – to the proffers, as well as the GDP and perhaps even an additional addendum in that case. And therefore, Mr. Chairman, I WOULD LIKE TO MOVE THAT THE PLANNING COMMISSION CONTINUE TO DEFER THE DECISION ONLY TO BASHEER/EDGEMOORE-BROOKS, LLC, RZ 2014-DR-022, TO A DATE CERTAIN OF APRIL 14<sup>TH</sup>, 2016, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioner Hart: Second.

Vice Chairman de la Fe: Seconded by Mr. 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.

//

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

JLC



# County of Fairfax, Virginia

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March 3, 2016

## 2016 Planning Commission

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

**Frank de la Fe**  
Vice Chairman  
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1750 Tysons Boulevard, Ste 1800  
Tysons Corner, Virginia 22102

**Re: RZ 2014-DR-022 – BASHEER/EDGEMOORE-BROOKS, LLC  
Dranesville District**

Dear Mr. Reigle:

At its March 2, 2016 meeting, the Planning Commission voted 11-0 (Commissioner Lawrence was absent from the meeting) to **DEFER THE DECISION ONLY** on the above-referenced application to a date certain of March 16, 2016. A copy of the verbatim transcript is attached.

Sincerely,

John W. Cooper, Clerk  
Fairfax County Planning Commission

Attachments (a/s)

cc: John W. 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 2, 2016 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 2, 2016  
Verbatim Excerpt

RZ 2014-DR-022 – BASHEER/EDGEMOORE-BROOKS, LLC

During Commission Matters

Commissioner Ulfelder: Thank you, Mr. Chairman. We have scheduled to make a recommendation tonight on a rezoning in Great Falls. We recently received a staff addendum with the face, in part, on some extensive proffer revisions and changes to the GDP for that rezoning. Therefore, I'm planning to further defer the decision on that application. With that, I MOVE THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR RZ 2014-DR-022, BASHEER/EDGEMOORE-BROOKS, LLC, TO A DATE CERTAIN OF MARCH 16<sup>TH</sup>, 2016.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Discussion? All those in favor of the motion to defer decision only again on RZ 2014-DR-022 to a date certain of March 16<sup>th</sup>, with the record remaining open for comments, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Thank you very much.

//

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

JLC



# County of Fairfax, Virginia

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March 1, 2016

**2016 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*

**Karen Keys-Gamarra**  
*Sully 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*

Greg Riegle, Esquire  
McGuireWoods LLP  
1750 Tysons Boulevard, Suite 1800  
Tysons Corner, Virginia 22102

**Re: RZ 2014-DR-022 – BASHEER/EDGEMOORE-BROOKS, LLC**  
**Dranesville District**

Dear Mr. Riegle:

At its February 25, 2016 meeting, the Planning Commission voted 12-0 to **DEFER THE DECISION ONLY** on the above referenced application to a date certain of March 2, 2016. A copy of the verbatim transcript is attached.

Sincerely,

John W. Cooper, Clerk  
Fairfax County Planning Commission

**Attachments (a/s)**

cc: John W. 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  
February 25, 2016 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.



RZ 2014-DR-022 BASHEER/EDGEMOORE-BROOKS, LLC

Decision Only During Commission Matters  
(Public Hearing Held on January 21, 2016)

Commissioner Ulfelder: Thank you, Mr. Chairman. We were scheduled to make a decision only in a rezoning in Great Falls this evening. The applicant has submitted a set of revised proffers and a number of changes on the pages in the GDP. Staff has been analyzing those, they are preparing an addendum to the original staff report that should be coming out either tomorrow or Monday and therefore, I am going to defer this, I, I MOVE THAT THE PLANNING COMMISSION CONTINUE TO DEFER THE DECISION ONLY FOR BASHEER/EDGEMOORE-BROOKS, LLC, RZ 2014-DR-022, TO A DATE CERTAIN OF MARCH 2<sup>ND</sup>, 2016, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENTS.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Is there a discussion? All those in favor of the motion to defer the decision only on RZ 2014-DR-022, Basheer/Edgemoore-Brooks, LLC, to a dated certain of March 2<sup>nd</sup>, with the record remaining open for comments, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

//

(The motion carried by a vote of 12-0.)

TMW



# County of Fairfax, Virginia

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February 5, 2016

**2016 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*

**Karen Keys-Gamarra**  
*Sully 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*

Greg Riegle, Esquire  
McGuireWoods LLP  
1750 Tysons Boulevard, Suite 1800  
Tysons Corner, Virginia 22102

**Re: RZ 2014-DR-022 – BASHEER/EDGEMOORE-BROOKS, LLC  
Dranesville District**

Dear Mr. Riegle:

At its February 4, 2016 meeting, the Planning Commission voted 11-0 (Commissioner Flanagan was absent from the meeting.) to **DEFER THE DECISION ONLY** on the above referenced application to a date certain of February 25, 2016. A copy of the verbatim transcript is attached.

Sincerely,

John W. Cooper, Clerk  
Fairfax County Planning Commission

**Attachments (a/s)**

cc: John W. 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  
January 21, 2016 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  
February 4, 2016  
Verbatim Excerpt

RZ 2014-DR-022 BASHEER/EDGEMOORE-BROOKS, LLC

Decision Only During Commission Matters  
(Public Hearing Held on January 21, 2016)

Commissioner Ulfelder: Thank you, Mr. Chairman. As I mentioned last night, I was planning to further defer the decision in the Brooks Farm rezoning in Great Falls, so with that, I MOVE THAT THE PLANNING COMMISSION FURTHER DEFER THE DECISION ONLY FOR BASHEER/EDGEMOORE BROOKS, LLC, RZ 2014-DR-022, TO A DATE CERTAIN OF FEBRUARY 25<sup>th</sup>, 2016, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENTS.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Is there a discussion of the motion? All those in favor of the motion to further, further defer decision only on RZ 2014-DR-022, to a date certain of February 25<sup>th</sup>, with the record remaining open for comments, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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

TMW



# County of Fairfax, Virginia

January 29, 2016

RECEIVED  
Department of Planning & Zoning  
FEB 02 2016  
Zoning Evaluation Division

**2016 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*

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

**John Ulfelder**  
*Dranesville District*

**James Migliaccio**  
*Lee District*

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*Mount Vernon District*

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

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

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

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

Greg Reigle, Agent  
McGuireWoods LLP  
1750 Tysons Boulevard, Ste 1800  
Tysons Corner, Virginia 22102

**Re: RZ 2014-DR-022 – BASHEER/EDGEMOORE-BROOKS, LLC  
Dranesville District**

Dear Mr. Reigle:

At its January 21, 2016 meeting, the Planning Commission voted 12-0 to **DEFER THE DECISION ONLY** on the above-referenced application to a date certain of February 4, 2016. A copy of the verbatim transcript is attached.

Sincerely,

John W. Cooper, Clerk  
Fairfax County Planning Commission

Attachments (a/s)

cc: John W. 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  
January 21, 2016 date file

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RZ 2014-DR-022 – BASHEER/EDGEMOORE-BROOKS, LLC

After Close of the Public Hearing

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

Commissioner Ulfelder: Thank you, Mr. Chairman. First, I-I too would like to thank all the staff people that were here this evening. We anticipated a number of questions and issues that were going to come up and it's - the staff report is very, very thorough and detailed and the proffers reflect a lot of negotiation and discussion. And, I think we have something we can work with in the deferral period which I'm going to move for. I also want to thank the folks from the community who came out this evening. We've had various meetings in Great Falls, including one on Tuesday night and - to try to, because we haven't had a rezoning in Great Falls in a number of years and therefore, this is kind of a foreign animal and I think there's a whole process here that's been very good for everybody. So, with that Mr. Chairman, I'm going to MOVE THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR RZ 2014-DR-022, TO A DATE CERTAIN OF FEBRUARY 4<sup>TH</sup> –

Commissioner Migliaccio: Second.

Commissioner Ulfelder: – WITH THE RECORD OPEN FOR SUBMISSION OF WRITTEN COMMENTS.

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 RZ 2014-DR-022, to a date certain of February 4<sup>th</sup>, with the record remaining open for comment, say.

Commissioner Ulfelder: Not three.

Commissioner Migliaccio: Four.

Commissioner Ulfelder: Four, yeah that's what I said.

Chairman Murphy: Fourth, yeah.

Commissioner Ulfelder: Oh, you didn't say all of my name.

Chairman Murphy: Okay.

Commissioner Ulfelder: I did that, as you can see.

Chairman Murphy: With the record remaining open for comment, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Chairman Murphy: Opposed? Motion carries.

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(The motion carried by a vote of 12-0.)

TMW