



County of Fairfax, Virginia

July 25, 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

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

Jill G. Cooper
Executive Director

Kimberly A. Bassarab
Assistant Director

John W. Cooper
Clerk to the Commission

Lynne Strobel
Walsh, Colucci, Lubeley & Walsh, P.C.
2200 Clarendon Boulevard, Suite 1300
Arlington, VA 22201

**Re: PCA 2006-PR-027/SEA 00-P-050-02 – WM/OLAYAN HOLDINGS, LLC
Providence District**

Dear Ms. Strobel:

At its July 21, 2016 meeting, the Planning Commission voted 11-0 (Commissioner Lawrence was absent from the meeting) to **RECOMMEND APPROVAL** of PCA 2006-PR-027, subject to the proffers dated July 21, 2016. A copy of the verbatim transcript is attached.

Concurrently, the Planning Commission voted 11-0 (Commissioner Lawrence was absent from the meeting) to **RECOMMEND APPROVAL** of SEA 00-P-050-02, subject to the development conditions dated July 6, 2016. As stated above, 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: Linda Q. Smyth, Supervisor, Providence District
Kenneth A. Lawrence, Planning Commissioner, Providence District
James R. Hart, Planning Commissioner, At-Large
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of Supervisors, County Executive Office
William O'Donnell, Staff Coordinator, Zoning Evaluation Division (ZED), Department of Planning and Zoning (DPZ)
Robert Harrison, ZED, DPZ
July 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
July 21, 2016
Verbatim Excerpt

PCA 2006-PR-027/SEA 00-P-050-02 – WM/OLAYAN HOLDINGS, LLC

After Close of the Public Hearing

Chairman Murphy: Public hearing is closed. Mr. Hart.

Commissioner Hart: Thank you, Mr. Chairman. Ms. Strobel, if you could come back to the podium, please. Ms. Strobel, can you confirm on the record that you and your client have read and reviewed the special exception? Ms. Strobel, can you confirm that you and your client have reviewed the special exception development conditions dated July 6, 2016, that you understand those and agree to those?

Lynne Strobel, Applicant's Agent, Walsh, Colucci, Lubeley & Walsh, PC: Yes.

Commissioner Hart: All right. With that, Mr. Chairman, this is – this is a case that's been going on for a long time and I know that all parties involved want a resolution. I think this amendment to this proffer will facilitate what we hope is an agreement, which brings everything together. The provision of adequate parking in multi-family is sometimes a very difficult issue and I think we remember the public hearing 10 years ago on this case and the difficulties with residents that didn't have enough parking. This takes care of that. It has staff's favorable recommendation, with which I concur. I've also discussed this case at length with Commissioner Lawrence, for whom I'm pinch-hitting tonight, and he too, I think, is agreeable with this particular resolution. Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF PCA 2006-PR-027, SUBJECT TO PROFFERS CONSISTENT WITH THOSE NOW DATED JULY 21, 2016.

Commissioners Hedetniemi and Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant and Ms. Hedetniemi. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve PCA 2006-PR-027, say aye.

Commissioners: Aye.

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

Commissioner Hart: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF SEA 00-P-050-02, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JULY 6, 2016.

Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant. Is there a discussion of that motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve SEA 00-P-050-02, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Hart: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION REAFFIRM THE PREVIOUSLY-APPROVED WAIVERS AND MODIFICATIONS, WHICH INCLUDE:

- MODIFICATION OF THE LOADING SPACE REQUIREMENT FOR LAND BAY A;
- MODIFICATION OF TRANSITIONAL SCREENING REQUIREMENTS; AND
- WAIVER OF THE BARRIER REQUIREMENTS ALONG I-66;
- WAIVER OF THE BARRIER REQUIREMENT ALONG ROUTE 50 AND I-66;
- WAIVER OF THE ON-SITE STORMWATER MANAGEMENT REQUIREMENT IN FAVOR OF THE REGIONAL POND CONSTRUCTED ON LAND BAY A; AND
- WAIVER OF OPEN SPACE TO THAT SHOWN ON THE CDP/FDP.

Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant. Is there a discussion of that motion? All those in favor of the motion, 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.)

JLC



County of Fairfax, Virginia

July 22, 2016

RECEIVED
Department of Planning & Zoning

JUL 27 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
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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

Lynne J. Strobel, Esquire
Walsh, Colucci, Lubeley & Walsh, P.C.
2200 Clarendon Boulevard, Ste 1300
Arlington, VA 22201

**Re: PCA 2006-PR-027/SEA 00-P-050-02 – WM/OLAYAN HOLDINGS LLC
Providence District**

Dear Ms. Strobel:

At its July 20, 2016 meeting, the Planning Commission voted 11-0 (Commissioner Lawrence was absent from the meeting) to **DEFER THE PUBLIC HEARING** on the above referenced application to a date certain of July 21, 2016. A copy of the verbatim transcript is attached.

Sincerely,

John W. Cooper, Clerk
Fairfax County Planning Commission

Attachments (a/s)

cc: Linda Q. Smyth, Supervisor, Providence District
Kenneth A. Lawrence, Planning Commissioner, Providence District
James R. Hart, Planning Commissioner, At-Large
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 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.

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
July 20, 2016
Verbatim Excerpt

PCA 2006-PR-027/SEA 00-P-050-02 – WM/OLAYAN HOLDINGS LLC

During Commission Matters

Commissioner Hart: Mr. Chairman, secondly, I MOVE THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARINGS FOR PCA 2006-PR-027, WM/OLAYAN HOLDINGS LLC, AND SEA 00-P-050-02, WM/OLAYAN HOLDINGS LLC, FROM TONIGHT TO TOMORROW NIGHT.

Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant. Is there a discussion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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

TMW



County of Fairfax, Virginia

RECEIVED
Department of Planning & Zoning
OCT 16 2015
Zoning Evaluation Division

October 13, 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

Ellen J. "Nell" Hurley
Braddock District

John Ulfelder
Dranesville District

James Migliaccio
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Providence District

Janyce N. Hedetniemi
At-Large

Jill G. Cooper
Executive Director

Kimberly A. Bassarab
Assistant Director

John W. Cooper
Clerk to the Commission

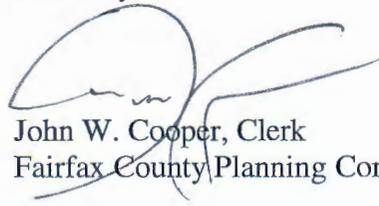
Lynne Strobel, Esquire
Walsh, Colucci, Lubeley & Walsh, PC
2200 Clarendon Boulevard, Ste. 1300
Arlington, VA 22201

**Re: PCA 2006-PR-027/SEA 00-P-050-02 – WM/OLAYAN HOLDINGS, LLC
Providence District**

Dear Ms. Strobel:

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.

Sincerely,


John W. Cooper, Clerk
Fairfax County Planning Commission

Attachments (a/s)

cc: Linda Smyth, Supervisor, Providence District
Kenneth Lawrence, Planning Commissioner, Providence District
James Hart, Planning Commissioner, At Large
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of Supervisors, County Executive Office
William O'Donnell, Staff Coordinator, Zoning Evaluation Division (ZED), Department of Planning and Zoning (DPZ)
Robert Harrison, ZED, DPZ
October 7, 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 7, 2015
Verbatim Excerpt

PCA 2006-PR-027/SEA 00-P-050-02 – WM/OLAYAN HOLDINGS, LLC

During Commission Matters

Commissioner Hart: I WILL MOVE THAT WE DEFER THE PUBLIC HEARING ON DEFERRED PCA 2006-PR-027 AND SEA 00-P-050-02, WM/OLAYAN HOLDINGS, LLC, TO DECEMBER 10TH.

Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant. Discussion? All those in favor of the motion to defer the public on those applications to December 10th, 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



County of Fairfax, Virginia

September 17, 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 Ulfelder
Dranesville District

Earl L. Flanagan
Mount Vernon District

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John W. Cooper
Clerk to the Commission

Lynne Strobel
Walsh, Colucci, Lubeley & Walsh, PC
2200 Clarendon Boulevard, Suite 1300
Arlington, VA 22201

**Re: PCA 2006-PR-027/SEA 00-P-050-02 – WM/OLAYAN HOLDINGS, LLC
Providence District**

Dear Ms. Strobel:

At its September 16, 2015 meeting, the Planning Commission voted 9-0 (Commissioners Flanagan, Lawrence, and Strandlie were absent from the meeting) to **DEFER THE PUBLIC HEARING** of the above-referenced application to a date certain of October 7, 2015. A copy of the verbatim transcript is attached.

Sincerely,

John W. Cooper
Clerk to the Planning Commission

cc: Linda Smyth, Supervisor, Providence District
James Hart, Planning Commissioner, At Large
Kenneth Lawrence, Planning Commissioner, Providence 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
September 16, 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
September 16, 2015
Verbatim Excerpt

PCA 2006-PR-027/SEA 00-P-050-02 – WM/OLAYAN HOLDINGS, LLC

During Commission Matters

Commissioner Hart: Also, Mr. Chairman, I have a deferral. I MOVE THAT THE PUBLIC HEARING ON PCA 2006-PR-027/SEA 00-P-050-02, WM/OLAYAN HOLDINGS, LLC, BE MOVED TO OCTOBER 7TH.

Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant. Discussion? All those in favor of the motion to defer the public hearing of this application, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

//

(The motion carried by a vote of 9-0. Commissioners Flanagan, Lawrence, or Strandlie were absent from the meeting.)

JLC