



# County of Fairfax, Virginia

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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*

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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*

Peter Rinek  
BC Consultants, Inc.  
12600 Fair Lakes Circle, Suite 100  
Fairfax, VA 22033

**Re: RZ 2016-MV-008 – JR LAND, LLC  
Mount Vernon District**

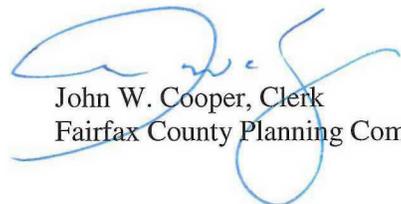
Dear Mr. Rinek:

At its July 21, 2016 meeting, the Planning Commission voted 11-0 (Commissioner Lawrence was absent from the meeting) to **RECOMMEND APPROVAL** of the above referenced application. 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: Daniel G. Storck, Supervisor, Mount Vernon District  
Earl L. Flanagan, Planning Commissioner, Mount Vernon District  
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of Supervisors, County Executive Office  
Wanda Suder, Staff Coordinator, Zoning Evaluation Division (DPZ), 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

RZ 2016-MV-008 – JR LAND LLC

After Close of the Public Hearing

Chairman Murphy: Without objection, the public hearing is closed. Recognize Mr. Flanagan.

Commissioner Flanagan: Thank you, Mr. Chairman. My motion tonight is based on information provided by County staff confirming that under the Zoning Ordinance, future uses of the parent lot and the portion rezoned tonight from R-1 to I-6 would be either by-right uses or uses found to be in harmony with the Comprehensive Plan, as part of the approval of a special exception or a special permit. The Comprehensive Plan, on pages 66 of the Area IV Plan, states that “Infill redevelopment and new development in this area should be industrial flex/office and related commercial uses at a floor area ratio of up to 0.35.” I, therefore, **MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2016-MV-008.**

Commissioners Hedetniemi and Sargeant: Second.

Chairman Murphy: Seconded by Ms. Hedetniemi and Mr. Sargeant. Is there a discussion of the motion? For all those in favor of the motion to recommend to the Board of Supervisors that it approve RZ 2016-MV-008, 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

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

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

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

Peter L. Rinek, Agent  
BC Consultants  
12600 Fair Lakes Circle, Ste 100  
Fairfax, VA 22033

**Re: RZ 2016-MV-008 – JR LAND, LLC  
Mount Vernon District**

Dear Mr. Rinek:

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: Daniel G. Storck, Supervisor, Mount Vernon District  
Earl L. Flanagan, Planning Commissioner, Mount Vernon District  
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of Supervisors, County Executive Office  
Wanda Suder, Staff Coordinator, ZED, DPZ  
✓ Robert Harrison, ZED, DPZ  
July 20, 2016 date file

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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  
July 20, 2016  
Verbatim Excerpt

RZ 2016-MV-008 – JR LAND, LLC

During Commission Matters

Commissioner Flanagan: Yes, thank you, Mr. Chairman. I also have a rezoning that was on the agenda for this evening RZ 2016-MV-008 and the JR Land in – rezoning from an R-1 to an I-6 zoning in the Lorton area at the intersection of Mims Street and Richmond Highway and, due to circumstances, I'm going to have to – I MOVE THAT THE – THAT HEARING BE MOVED TO TOMORROW NIGHT INSTEAD SO.

Commissioner de la Fe: Second.

Chairman Murphy: Seconded by Mr. de la Fe. 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. Commissioners Lawrence was absent from the meeting.)

TMW