

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, FEBRUARY 9, 2011**

PRESENT: Walter L. Alcorn, Commissioner At-Large  
Frank A. de la Fe, Hunter Mill District  
Jay P. Donahue, Dranesville District  
Earl L. Flanagan, Mount Vernon District  
Janet R. Hall, Mason District  
James R. Hart, Commissioner At-Large  
Kenneth A. Lawrence, Providence District  
John L. Litzenberger, Jr., Sully District  
James T. Migliaccio, Lee District  
Peter F. Murphy, Jr., Springfield District  
Timothy J. Sargeant, Commissioner At-Large

ABSENT: Suzanne F. Harsel, Braddock District

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The meeting was called to order at 8:17 p.m. by Peter F. Murphy, Jr., in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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**COMMISSION MATTERS**

Chairman Murphy reminded Commissioners that if they had not already done so to submit their 2011 Preference Form for Planning Commission Committees to Barbara Lippa, Executive Director, this evening. He said he intended to ratify the 2011 Committee Appointments at the next Commission meeting on Wednesday, February 16, 2011.

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Commissioner Murphy MOVED THAT THE PLANNING COMMISSION DEFER THE JOINT PUBLIC HEARING ON 2232-S09-26 AND SEA 99-S-012-03, THE COUNTRY CLUB OF FAIRFAX, INC. AND T-MOBILE NORTHEAST LLC, TO A DATE CERTAIN OF MARCH 10, 2011.

Commissioner Alcorn seconded the motion which carried unanimously with Commissioner Hart recusing himself from the vote; Commissioner Harsel absent from the meeting.

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Commissioner Donahue MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON SE 2010-DR-024, DISCOVERY WOODS LEARNING COMMUNITY, LLC, TO A DATE CERTAIN OF FEBRUARY 24, 2011.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

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Commissioner de la Fe MOVED THAT THE DECISION ONLY ON RZ 2010-HM-006, SEKAS HOMES, LTD., BE DEFERRED INDEFINITELY.

Commissioner Hart seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

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Commissioner Hall MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON 2232-M10-21, T-MOBILE AND MILESTONE COMMUNICATIONS, LOCATED AT HOLMES MIDDLE SCHOOL, TO AN INDEFINITE DATE.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

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Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION DEFER THE JOINT PUBLIC HEARING ON RZ 2010-LE-009 AND FDP 2010-LE-009, MR LEWIN PARK CAPITAL, LLC, TO A DATE CERTAIN OF MARCH 2, 2011.

Commissioner Sargeant seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

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FS-Y10-59 – LIGHTSQUARED, 2750 Towerview Drive

Chairman Murphy MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE CONSENT AGENDA ITEM, FS-Y10-59, BY LIGHTSQUARED, LOCATED AT 2750 TOWERVIEW DRIVE.

Without objection, the motion carried unanimously with Commissioner Harsel absent from the meeting.

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FSA-D09-55-1 – AT&T MOBILITY, 1927 Pimmit Drive

Commissioner Donahue MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN THE STAFF REPORT DATED JANUARY 13, 2011, CONCERNING FSA-D09-55-1, AT&T MOBILITY, LOCATED AT 1927 PIMMIT DRIVE, THAT IT IS IN ACCORD WITH THE RECOMMENDATIONS OF THE ADOPTED COMPREHENSIVE PLAN, AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

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FSA-H10-10-1 – CLEARWIRE, 11400 South Lakes Drive (South Lakes High School)

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION OF THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING AND FIND THE PROPOSED TELECOMMUNICATIONS FACILITY LOCATED AT 11400 SOUTH LAKES DRIVE, SOUTH LAKES HIGH SCHOOL, IN THE NAME OF CLEARWIRE, TO BE CONSIDERED A "FEATURE SHOWN" ON THE COMPREHENSIVE PLAN.

Commissioner Hart seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

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FSA-M97-38-1 – AT&T MOBILITY, 6621 Columbia Pike (Mason District Park)

Commissioner Hall MOVED THAT THE PLANNING COMMISSION FIND THAT THE TELECOMMUNICATIONS FACILITY CO-LOCATION PROPOSED BY AT&T MOBILITY IS SUBSTANTIALLY IN ACCORD WITH THE RECOMMENDATIONS OF THE ADOPTED COMPREHENSIVE PLAN, AND THEREFORE SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED.

Commissioner Alcorn seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

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FSA-M00-127-1 – AT&T MOBILITY, 3100 S. Manchester Street (Woodlake Condo. Assn.)

Commissioner Hall MOVED THAT THE PLANNING COMMISSION FIND THAT THE MODIFICATIONS PROPOSED BY AT&T MOBILITY TO THE WOODLAKE CONDOMINIUM BUILDING LOCATED AT 3100 SOUTH MANCHESTER STREET ARE SUBSTANTIALLY IN ACCORD WITH THE RECOMMENDATIONS OF THE ADOPTED COMPREHENSIVE PLAN, AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED.

Commissioner Alcorn seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

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FS-V10-47 – CLEARWIRE, 8616 Pohick Road (Calvary Korean Baptist Church)

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION FIND THAT FS-V10-47 SATISFIES THE CRITERIA OF LOCATION, CHARACTER, AND EXTENT AS SPECIFIED IN *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED.

Commissioner Litzenberger seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

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RZ 2010-SP-012 – WESTBROOK PROPERTY, LLC

FDP 2010-SP-012 – WESTBROOK PROPERTY, LLC (Decisions Only)

(The public hearing on these applications was held on February 3, 2011. A verbatim transcript of the decisions made is in the date file.)

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE RZ 2010-SP-012, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED FEBRUARY 2, 2011.

Commissioner Hall seconded the motion which carried by a vote of 10-0-1 with Commissioner Sargeant abstaining; Commissioner Harsel absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2010-SP-012, SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF RZ 2010-SP-012, AND SUBJECT TO DEVELOPMENT CONDITION NUMBER 1, WHICH WILL READ:

"SHOULD VDOT NOT APPROVE THE THREE-WAY STOP SIGN IN PROFFER 6C, THE APPLICANT SHALL PROVIDE, SUBJECT TO VDOT APPROVAL, CENTER LINE MARKING, PLUS STRIPING AND SIGNING FOR EAST-WEST BICYCLE LANES ON AUTUMN

WILLOW DRIVE BETWEEN THE RECREATION AREAS AT STRINGFELLOW ROAD AND THE PROPOSED PARK ENTRANCE OPPOSITE THE APPLICANT'S PROPOSED CUL-DE-SAC. THE MARKINGS AND SIGNING SHALL BE INSTALLED PRIOR TO OPENING THE AUTUMN WILLOW DRIVE/LINCOLN DRIVE SEGMENT OF THE ROADWAY ON THE APPLICANT'S PROPERTY, EXCEPT THAT IF PERMITTED BY VDOT, FINAL STRIPING OF THE ON-SITE SEGMENT MAY BE DEFERRED UNTIL FINAL SURFACING OF THE ROADWAY."

Commissioner Hall seconded the motion which carried by a vote of 10-0-1 with Commissioner Sargeant abstaining; Commissioner Harsel absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS DIRECT THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES TO GRANT A THREE PERCENT DEVIATION FROM THE TREE PRESERVATION TARGET AREA REQUIRED IN THE PFM SECTION 12-0507.1, AND THAT THE APPLICANT CONTINUE TO WORK WITH THE URBAN FOREST MANAGEMENT STAFF TO PROVIDE ADDITIONAL TREE SAVE AREAS AND PLANTING AT THE TIME OF SUBDIVISION PLAN.

Commissioner Lawrence seconded the motion which carried by a vote of 10-0-1 with Commissioner Sargeant abstaining; Commissioner Harsel absent from the meeting.

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Chairman Murphy noted that there would be no public hearings this evening since all scheduled items had been deferred.

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The meeting was adjourned at 8:39 p.m.  
Peter F. Murphy, Jr., Chairman  
Suzanne F. Harsel, Secretary

Audio and video recordings of this meeting are available at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Kara A. DeArrastia  
Approved on: April 18, 2012

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Kara A. DeArrastia, Clerk to the  
Fairfax County Planning Commission