

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, JULY 28, 2010**

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  
Suzanne F. Harsel, Braddock 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: None

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The meeting was called to order at 8:25 p.m. by Chairman 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**

Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION CERTIFY THAT TO THE BEST OF THEIR KNOWLEDGE ONLY PUBLIC BUSINESS MATTERS LAWFULLY EXEMPTED FROM THE OPEN MEETING REQUIREMENTS AND ONLY SUCH MATTERS AS WERE IDENTIFIED IN THE MOTION BY WHICH CLOSED SESSION WAS CONVENED WERE HEARD, DISCUSSED, OR CONSIDERED BY THE PLANNING COMMISSION DURING THAT CLOSED SESSION.

Commissioner Hart seconded the motion which carried unanimously.

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Chairman Murphy announced that the Land Use Process Review Committee would meet on Thursday, September 16, 2010, at 7 p.m., in the Board Conference Room of the Government Center.

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Chairman Murphy relayed that on Friday, July 23, 2010, Board of Supervisors Chairman Sharon Bulova, Vice Chairman and Mason District Supervisor Penny Gross, and County Executive Anthony Griffin, presented a Team Excellence Award to several County employees for their excellent work on the Tysons Corner Urban Center Plan Amendment and Zoning Ordinance Amendment. On behalf of the Planning Commission, Chairman Murphy commended those employees from the Departments of Transportation, Public Works and Environmental Services, Planning and Zoning, the Park Authority, the Office of the County Attorney, and the Office of Community Revitalization and Reinvestment, who participated in this effort. He also extended special congratulations to Planning Commission staff members, Barbara Lippa and Linda Rodeffer, who also received this award. Commissioners Alcorn and Lawrence, who also attended the ceremony, echoed Chairman Murphy's comments and expressed appreciation for the tremendous effort by staff as well as members of the Planning Commission and Board of Supervisors.

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Chairman Murphy announced that after tomorrow night's meeting, the Planning Commission would begin its summer recess and would resume its scheduled meetings on Wednesday, September 15, 2010.

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FSA-Y96-69-1 – T-MOBILE, 3600 Joseph Siewick Drive (Inova Fair Oaks Hospital)

Commissioner Litzenberger MOVED THAT THE PLANNING COMMISSION CONCUR WITH STAFF ON FSA-Y96-69-1, WHICH IS THE ADDITION OF TWO MORE ANTENNAS TO AN EXISTING ROOF WHERE SIX ANTENNAS ARE ALREADY IN PLACE, LOCATED AT 3600 JOSEPH SIEWICK DRIVE, WHICH IS INOVA FAIR OAKS HOSPITAL.

Commissioner de la Fe seconded the motion which carried unanimously.

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FS-L09-185 – CLEARWIRE, 4500 Roundhill Road  
FSA-M09-57-1 – CLEARWIRE, 6066 Leesburg Pike

Chairman Murphy MOVED THE CONSENT AGENDA ITEMS.

Without objection, the motion carried unanimously with Commissioner Harsel not present for the vote.

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FS-P10-39 – CLEARWIRE, 2722 Gallows Road

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION CONCUR WITH STAFF'S DETERMINATION IN FS-P10-39, THAT THE TELECOMMUNICATIONS FACILITY CO-LOCATION PROPOSED BY CLEARWIRE, LOCATED AT 2722 GALLOWS ROAD, IS SUBSTANTIALLY IN ACCORD WITH RECOMMENDATIONS OF THE ADOPTED COMPREHENSIVE PLAN, AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED.

Commissioner Sargeant seconded the motion which carried unanimously with Commissioner Harsel not present for the vote.

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At the request of Chairman Murphy, Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION CHARTER THE PLANNING COMMISSION TELECOMMUNICATIONS COMMITTEE, WHICH WILL BE COMPOSED OF COMMISSIONERS MURPHY, HALL, AND LITZENBERGER.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioner Harsel not present for the vote.

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Chairman Murphy announced that the new Telecommunications Committee would hold its first meeting on Wednesday, September 15, 2010, at 7 p.m., in the Board Conference Room of the Government Center, to discuss issues concerning telecommunications that had been raised by the Board of Supervisors and several Commissioners. He said all Commissioners were welcome to attend this meeting.

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ORDER OF THE AGENDA

Chairman Murphy announced that tonight's agenda consisted of the scheduled markup session to make recommendations on proposed revisions to the Adopted Comprehensive Plan submitted as part of the 2009-2010 South County Area Plans Review process for non-Virginia Department of Transportation items in the Mount Vernon and Lee Districts.

This agenda was accepted without objection.

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SOUTH COUNTY AREA PLANS REVIEW PROCESS (APR)  
(NON-VDOT ITEMS) MARKUP SESSION – LEE AND MOUNT  
VERNON DISTRICTS – The Planning Commission will make its  
recommendations on proposed Plan Amendment nominations  
submitted as part of the 2009-2010 South County Area Plans Review  
(APR) process for the Mount Vernon Supervisor District and for two  
items located in the Lee District, in accordance with the *Code of  
Virginia*, Title 15.1, Chapter 11.

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Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION RESOLVE ITSELF  
INTO A COMMITTEE OF THE WHOLE FOR THE PURPOSE OF MAKING  
RECOMMENDATIONS ON PENDING SOUTH COUNTY APR NOMINATIONS IN THE  
LEE AND MOUNT VERNON DISTRICTS.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioner  
Harsel not present for the vote.

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MARKUP ON 2009 - 2010 SOUTH COUNTY AREA PLANS REVIEW (APR) ITEMS  
(NON-VIRGINIA DEPARTMENT OF TRANSPORTATION ITEMS) (Mount Vernon District)  
(Decisions Only) (The public hearings on these items were held on July 14, 2010. A verbatim  
transcript of the decisions made this evening is in the date file.)

APR 09-III-1P

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION DENY APR ITEM  
09-III-LP AND RETAIN THE ADOPTED COMPREHENSIVE PLAN.

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APR 09-III-4P

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION DENY APR ITEM  
09-III-4P AND RETAIN THE ADOPTED COMPREHENSIVE PLAN.

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APR 09-III-5P

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION RECOMMEND  
TO THE BOARD OF SUPERVISORS APPROVAL OF THE STAFF ALTERNATIVE APR

ITEM 09-III-5P, AS FOUND ON PAGE 47 OF THE STAFF REPORT BOOK DATED JULY 14, 2010 AND ON PAGE 5 OF THE STAFF REPORT.

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APR 09-IV-1LP

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT APR ITEM 09-IV-1LP BE ADOPTED AS SUBMITTED, AS SHOWN ON PAGE 63 OF THE STAFF REPORT BOOK DATED JULY 14, 2010 AND ON PAGE 5 OF THE STAFF REPORT.

Commissioner Hart offered a substitute motion THAT APR ITEM 09-IV-1LP BE DENIED AND THE EXISTING COMPREHENSIVE PLAN TEXT BE RETAINED.

Commissioner Flanagan did not accept the substitute motion. Commissioner Alcorn seconded the substitute motion which carried by a vote of 8-1-2 with Commissioner Flanagan opposed; Commissioners de la Fe and Litzenberger abstaining; Commissioner Harsel not present for the vote.

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APR 09-IV-2LP

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT APR ITEM 09-IV-2LP BE ADOPTED, AS AMENDED AND SHOWN ON PAGES 6 AND 7 OF THE HANDOUT DATED JULY 28, 2010.

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APR 09-IV-3LP

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS ADOPT APR ITEM 09-IV-3LP AS SUBMITTED, AS SHOWN ON PAGE 92 OF THE STAFF REPORT BOOK DATED JULY 14, 2010 AND PAGE 4 OF THE STAFF REPORT.

Commissioner Hart offered a substitute motion THAT APR ITEM 09-IV-3LP BE DENIED AND THE ADOPTED PLAN BE RETAINED.

Commissioner Flanagan did not accept the substitute motion. Commissioner Alcorn seconded the substitute motion which carried by a vote of 10-1 with Commissioner Flanagan opposed; Commissioner Harsel not present for the vote.

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APR 09-IV-4LP

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION DENY APR ITEM 09-IV-4LP AND RETAIN THE ADOPTED COMPREHENSIVE PLAN TEXT.

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APR 09-IV-5LP

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE STAFF ALTERNATIVE FOR APR ITEM 09-IV-5LP, AS FOUND ON PAGE 129 OF THE STAFF REPORT BOOK DATED JULY 14, 2010 AND ON PAGE 7 OF THE STAFF REPORT.

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APR 09-IV-6LP and Comprehensive Plan Amendment S10-IV-LP1

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE STAFF ALTERNATIVE FOR APR ITEM 09-IV-6LP, AS FOUND ON PAGE 145 OF THE STAFF REPORT BOOK DATED JULY 14, 2010, AND WITH THE NEW TEXT PROVIDED IN ATTACHMENT 1 DATED JULY 28, 2010.

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APR 09-IV-7LP

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE STAFF ALTERNATIVE FOR APR ITEM 09-IV-7LP, WITH THE TEXT "OR OPEN SPACE" ADDED AFTER THE WORD "IMPROVEMENTS" AS SHOWN IN THE HANDOUT DATED JULY 28, 2010.

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APR 09-IV-8LP

Commissioner Flanagan MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE TASK FORCE RECOMMENDATION TO APPROVE APR ITEM 09-IV-8LP AS SUBMITTED, AS SHOWN ON PAGE 185 OF THE STAFF REPORT BOOK DATED JULY 14, 2010 AND ON PAGE 5 OF THE STAFF REPORT.

The motion carried by a vote of 5-2-4 with Commissioners Donahue, Flanagan, Litzenberger, Migliaccio, and Sargeant in favor; Commissioners Hart and Lawrence opposed; Commissioners Alcorn, de la Fe, Hall, and Murphy abstaining; Commissioner Harsel not present for the vote.

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APR 09-IV-9LP

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF APR ITEM 09-IV-9LP AS SUBMITTED, AS SHOWN ON PAGE 203 OF THE STAFF REPORT BOOK DATED JULY 14, 2010 AND ON PAGE 5 OF THE STAFF REPORT.

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APR 09-IV-10LP

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF APR ITEM 09-IV-10LP AS SUBMITTED, AS SHOWN ON PAGE 222 OF THE STAFF REPORT BOOK DATED JULY 14, 2010 AND ON PAGE 6 OF THE STAFF REPORT.

Commissioner Hart offered a substitute motion THAT APR ITEM 09-IV-10LP BE DENIED AND THE ADOPTED PLAN BE RETAINED.

Commissioner Flanagan did not accept the substitute motion. Commissioner Lawrence seconded the substitute motion which carried by a vote of 6-5 with Commissioners Alcorn, Hall, Hart, Lawrence, Migliaccio, and Murphy in favor; Commissioners de la Fe, Donahue, Flanagan, Litzenberger, and Sargeant opposed; Commissioner Harsel not present for the vote.

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APR 09-IV-3MV

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE STAFF ALTERNATIVE FOR APR ITEM 09-IV-3MV, AS MODIFIED

AND SHOWN IN THE HANDOUT DATED JULY 28, 2010, WITH THE FOLLOWING AMENDMENT:

ADD A CONDITION TO THE TEXT THAT READS, "BUILDING HEIGHT AND ORIENTATION SHALL BE COORDINATED TO MINIMIZE BLOCKAGE OF RIVER VIEWS FROM THE ADJOINING RESIDENTIAL UNITS."

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APR 09-IV-4MV

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF APR ITEM 09-IV-4MV AS SUBMITTED, AS SHOWN ON PAGES 264 THROUGH 267 OF THE STAFF REPORT BOOK DATED JULY 14, 2010 AND ON PAGES 8 THROUGH 11 OF THE STAFF REPORT.

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APR 09-IV-6MV

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE STAFF ALTERNATIVE FOR APR ITEM 09-IV-6MV, AS SHOWN ON PAGES 286 THROUGH 287 OF THE STAFF REPORT BOOK DATED JULY 14, 2010 AND ON PAGES 8 THROUGH 9 OF THE STAFF REPORT.

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APR 09-IV-8MV

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION DENY APR ITEM 09-IV-8MV AND RETAIN THE ADOPTED COMPREHENSIVE PLAN.

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APR 09-IV-9MV and APR 09-IV-10MV

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE STAFF ALTERNATIVE FOR APR ITEMS 09-IV-9MV AND 09-IV-10MV, WITH THE MODIFICATION THAT DELETED TEXT IN THE ADOPTED PLAN REFERRING TO DISCONTINUING THE SEWAGE

PUMPING OPERATIONS IN THE FUTURE, AS SHOWN IN THE HANDOUT DATED JULY 28, 2010.

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APR 09-IV-13MV

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE STAFF ALTERNATIVE FOR APR ITEM 09-IV-13MV, WITH THE FOLLOWING MODIFICATIONS, AS SHOWN IN THE HANDOUT DATED JULY 28, 2010:

- ADD NEW TEXT TO THE FOURTH PARAGRAPH THAT STATES THAT THE ADOPTED PLAN FAR OF .35 APPLIES TO PARCEL 102-1 ((1)) LOT 4, AND THAT THE PARCELS LOCATED ON THE NORTH SIDE OF SHERWOOD HALL LANE ARE PLANNED FOR OFFICE USE; AND
- DELETE THE LAST SENTENCE OF THE FOURTH PARAGRAPH THAT READS, "THE EXISTING MEDICAL OFFICE CONDOMINIUMS LOCATED SOUTH OF HINSON FARM ROAD (PARCELS ((38)) 201 THROUGH 219 AND ((39)) 301-319, 401-419 AND 501-515) ARE PLANNED TO BE RETAINED."

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APR 09-IV-16MV

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE STAFF ALTERNATIVE FOR APR ITEM 09-IV-16MV, AS MODIFIED AND SHOWN IN THE HANDOUT DATED JULY 28, 2010, WITH THE FOLLOWING:

REPLACE THE CONDITION THAT READS, "UNDERGROUND STRUCTURED PARKING IS PROVIDED TO SERVE THE DEVELOPMENT (ON STREET AND INCIDENTAL SURFACE PARKING SHALL BE ALLOWED CONSISTENT WITH URBAN DESIGN GUIDELINES);"

WITH "UNDERGROUND PARKING, OR PARKING BUILT INTO THE SLOPE, IS PREFERRED TO MINIMIZE VISUAL INTRUSION AND CREATE A PEDESTRIAN ORIENTED ATMOSPHERE. ARCHITECTURAL DETAILING, SCREENING, LIGHTING, AND LANDSCAPING THAT IS AESTHETICALLY APPEALING SHOULD

BE EMPLOYED ALONG EXPOSED PARKING LEVELS TO MITIGATE NEGATIVE IMPACTS. EFFORTS SHOULD BE TAKEN TO FACE ABOVEGROUND PARKING STRUCTURES TO SERVICE STREETS, AND THEY SHOULD BE DESIGNED TO BE CONSISTENT WITH SURROUNDING BUILDINGS. ON-STREET AND INCIDENTAL SURFACE PARKING SHALL BE ALLOWED CONSISTENT WITH URBAN DESIGN GUIDELINES."

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APR 09-IV-18MV

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE STAFF ALTERNATIVE FOR APR ITEM 09-IV-18MV, AS SHOWN ON PAGE 421 OF THE STAFF REPORT BOOK DATED JULY 14, 2010 AND ON PAGE 7 OF THE STAFF REPORT.

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APR 09-IV-19MV

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE STAFF ALTERNATIVE FOR APR ITEM 09-IV-19MV, AS SHOWN ON PAGES 445 THROUGH 447 OF THE STAFF REPORT BOOK DATED JULY 14, 2010 AND ON PAGES 9 THROUGH 11 OF THE STAFF REPORT.

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APR 09-IV-23MV, APR 09-IV-25MV, and APR 09-IV-26MV

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE STAFF AND TASK FORCE ALTERNATIVES FOR APR ITEM 09-IV-23MV, REGARDING LAND UNIT F-2 OF THE PENN DAW CBC, AS MODIFIED IN ITALICS AND SHOWN IN THE HANDOUT DATED JULY 28, 2010.

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE STAFF AND THE TASK FORCE ALTERNATIVES FOR APR ITEM 09-IV-25MV, REGARDING SUB-UNITS E-1, E-2, E-3, AND LAND UNIT G ON THE PENN DAW CBC, AS MODIFIED IN ITALICS AND SHOWN IN THE HANDOUT DATED JULY 28, 2010.

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE STAFF AND TASK FORCE ALTERNATIVES FOR APR ITEM 09-IV-

26MV, REGARDING LAND UNIT G OF THE PENN DAW CBC, AS SHOWN IN THE HANDOUT DATED JULY 28, 2010.

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Comprehensive Plan Amendment S09-IV-MV2

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE STAFF ALTERNATIVE FOR S09-IV-MV2, WITH A MODIFICATION AS SHOWN IN THE HANDOUT DATED JULY 28, 2010.

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APR 09-IV-1S

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE STAFF ALTERNATIVE FOR APR ITEM 09-IV-1S, AS MODIFIED AND SHOWN IN THE HANDOUT DATED JULY 28, 2010.

Commissioner Murphy offered a substitute motion TO DENY APR ITEM 09-IV-1S AND RETAIN THE ADOPTED COMPREHENSIVE PLAN.

Commissioner Flanagan did not accept the substitute motion. Commissioners Hart, Hall, and Sargeant seconded the substitute motion which carried by a vote of 10-1 with Commissioner Flanagan opposed; Commissioner Harsel not present for the vote.

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MARKUP ON 2009- 2010 SOUTH COUNTY AREA PLANS REVIEW (APR) ITEMS (NON-VIRGINIA DEPARTMENT OF TRANSPORTATION ITEMS) (Lee District) (Decisions Only) (The public hearings on these items were held on June 16, 2010 and July 14, 2010. A verbatim transcript of the decisions made this evening is in the date file.)

APR 09-IV-2FS

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE STAFF ALTERNATIVE FOR APR ITEM 09-IV-2FS, AS FOUND ON PAGE 78 THROUGH 79 OF THE STAFF REPORT BOOK DATED JUNE 16, 2010 AND FOUND ON PAGES 12 THROUGH 13 OF THE FINAL STAFF REPORT.

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APR 09-IV-21MV

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF APR ITEM 09-IV-21MV, AS MODIFIED AND SHOWN IN THE HANDOUT DATED JULY 28, 2010.

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Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION RATIFY ALL MOTIONS MADE THIS EVENING ON PENDING SOUTH COUNTY APR NOMINATIONS IN THE LEE AND MOUNT VERNON DISTRICTS.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioner Harsel not present for the vote.

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On behalf of the Planning Commission, Chairman Murphy commended the Planning Division, Department of Planning and Zoning staff members for their remarkable work, dedication, tenacity, and professionalism. Commissioner Flanagan also recognized Mount Vernon District residents for their outstanding work in the APR process.

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The meeting was adjourned at 10:46 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 DeArrastia

Approved on: September 29, 2011

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