



PLANNING COMMISSION SUMMARY OF ACTIONS

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May 5, 2010

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PRESENT: Commissioners Alcorn, de la Fe, Donahue, Flanagan, Hart, Lawrence, Litzenberger, Lusk, Murphy, Sargeant

ABSENT: Commissioners Hall, Harsel

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The meeting was called to order at 8:19 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner Alcorn announced that the Planning Commission's Tysons Corner Committee would meet at 7 p.m. on the following dates to discuss the public comments received at the April 21, 2010 hearing and correspondence received on the Comprehensive Plan and Zoning Ordinance Amendments for Tysons Corner:

- Thursday, May 6, 2010, in Conference Rooms 2/3 of the Government Center
- Wednesday, May 12, 2010, in Conference Rooms 9/10 of the Government Center

Commissioner Alcorn noted that the Committee would receive information on a draft financing plan for transportation infrastructure and encouraged all Commissioners to attend. Commissioner Alcorn noted that the Planning Commission mark-up was scheduled for Thursday, May 27, 2010, at 8:15 p.m. in the Board Auditorium of the Government Center.

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On behalf of Commissioner Hall, Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON SE 2009-MA-023, CVS 2003 VA, LLC, TO A DATE CERTAIN OF JUNE 2, 2010.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioner Lusk not present for the vote; Commissioners Hall and Harsel absent from the meeting.

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Commissioner Donahue MOVED THAT THE PLANNING COMMISSION FURTHER DEFER THE DECISIONS ONLY ON AREA PLANS REVIEW NOMINATIONS 08-III-7UP, 08-III-11UP, AND 08-

III-12UP, TO A DATE CERTAIN OF MAY 13, 2010, WITH THE RECORD REMAINING OPEN FOR WRITTEN AND ELECTRONIC COMMENTS.

Commissioners Lawrence and de la Fe seconded the motion which carried unanimously with Commissioner Lusk not present for the vote; Commissioners Hall and Harsel absent from the meeting.

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Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON PRC A-502-2, FAIRWAYS I AND II RESIDENTIAL LLC, SCHEDULED FOR MAY 27, 2010, TO A DATE CERTAIN OF JULY 15, 2010.

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

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2232-V09-39 – DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES
(Decision Only) (Public Hearing held on April 14, 2010)

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION FIND 2232-V09-39, AS AMENDED, SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN.

Commissioner Litzenberger seconded the motion which carried by a vote of 8-0-2 with Commissioners Murphy and Sargeant abstaining; Commissioners Hall and Harsel absent from the meeting.

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FS-L10-16 – CLEARWIRE, 7711 Loisdale Road

Chairman Murphy MOVED THE CONSENT AGENDA ITEM.

Without objection, the motion carried unanimously with Commissioner Lusk not present for the vote; Commissioners Hall and Harsel absent from the meeting.

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FS-Y09-153 – CLEARWIRE, 14631 Lee Highway

Commissioner Litzenberger MOVED THAT THE PLANNING COMMISSION CONCUR WITH STAFF ON FS-Y09-153, WHICH IS THE ADDITION OF THREE PANEL ANTENNAS AND THREE DISH ANTENNAS ON AN EXISTING ROOF AT 14631 LEE HIGHWAY IN CENTREVILLE.

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

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FS-Y10-4 – T-MOBILE NORTHEAST LLC, 6296 Hunt Chase Court

Commissioner Litzenberger MOVED THAT THE PLANNING COMMISSION CONCUR WITH STAFF ON FS-Y10-4, WHICH IS THE ADDITION OF NINE PANEL ANTENNAS ON TOP OF A 116-FOOT POWER TRANSMISSION TOWER LOCATED AT 6296 HUNT CHASE COURT IN CENTREVILLE.

Commissioner Alcorn seconded the motion which carried by a vote of 9-0-1 with Commissioner Sargeant abstaining; Commissioners Hall and Harsel absent from the meeting.

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FS-D09-201 – NEW CINGULAR WIRELESS PCS LLC, 7601 Lewinsville Road

Commissioner Donahue MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN THE STAFF REPORT DATED FEBRUARY 25, 2010, CONCERNING FS-D09-201, NEW CINGULAR WIRELESS, ON LEWINSVILLE ROAD, THAT THIS CO-LOCATION 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.

Commissioners Lawrence and Alcorn seconded the motion which carried unanimously with Commissioners Hall and Harsel absent from the meeting.

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2232-Y09-29 – T-MOBILE NORTHEAST LLC

Commissioner Litzenberger MOVED THAT THE PLANNING COMMISSION FIND 2232-Y09-29, AS AMENDED, SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN.

Commissioner Flanagan seconded the motion which carried unanimously with Commissioners Hall and Harsel absent from the meeting.

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SE 2010-MA-001 – RADLEY MANAGEMENT, LLC AND RADLEY AUTOMOBILES, INCORPORATED

On behalf of Commissioner Hall, Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2010-MA-001, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED APRIL 21, 2010.

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

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SE 2009-MV-025 – CEC ENTERTAINMENT, INC.

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SE 2009-MV-025, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED MAY 4, 2010.

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

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS WAIVE THE MINIMUM LOT WIDTH REQUIREMENT TO PERMIT A LOT WIDTH OF 95 FEET INSTEAD OF THE REQUIRED 200 FEET.

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

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS WAIVE THE MINIMUM REAR YARD REQUIREMENT.

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

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS WAIVE THE OPEN SPACE REQUIREMENT.

Commissioners Litzenberger and Sargeant seconded the motion which carried unanimously with Commissioners Hall and Harsel absent from the meeting.

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS DIRECT THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES TO PERMIT DEVIATION FROM THE TREE CANOPY PERCENTAGE REQUIREMENTS, IN FAVOR OF THE CONDITIONS DEPICTED ON THE SPECIAL EXCEPTION PLAT.

Commissioners Sargeant and Litzenberger seconded the motion which carried unanimously with Commissioners Hall and Harsel absent from the meeting.

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SE 2009-PR-027 – TDC OWNER, LLC

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SE 2009-PR-027, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED MAY 5, 2010, WITH THE PROVISION THAT DEVELOPMENT CONDITION NUMBER 10 BE REVISED TO REFLECT THAT THE PARKING ENFORCEMENT SIGNS BE GENERIC.

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

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE MODIFICATION OF THE PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENTS ALONG THE SOUTHERN AND WESTERN PROPERTY LINES, IN FAVOR OF THAT SHOWN ON THE SPECIAL EXCEPTION PLAT.

Commissioners Sargeant and Lusk seconded the motion which carried unanimously with Commissioners Hall and Harsel absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE WAIVER OF THE OPEN SPACE REQUIREMENT, TO THAT SHOWN ON THE SPECIAL EXCEPTION PLAT.

Commissioners Sargeant and Lusk seconded the motion which carried unanimously with Commissioners Hall and Harsel absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE WAIVER OF THE BARRIER REQUIREMENT AND MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE EASTERN BOUNDARY OF THE SITE, IN FAVOR OF THAT SHOWN ON THE SPECIAL EXCEPTION PLAT.

Commissioners Sargeant and Lusk seconded the motion which carried unanimously with Commissioners Hall and Harsel absent from the meeting.

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The meeting was adjourned at 9:23 p.m.
Peter F. Murphy, Jr., Chairman