



PLANNING COMMISSION SUMMARY OF ACTIONS

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April 6, 2011

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

ABSENT: Commissioner Harsel

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The meeting was called to order at 8:16 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Chairman Murphy announced that Commissioner Suzanne Harsel's husband, Leonard, had passed away on Wednesday, March 30, 2011. In his remarks, Murphy recalled Mr. Harsel's dry wit and enduring love and devotion for his family, particularly noting his support for his wife throughout her 28-year tenure on the Planning Commission. On behalf of the Planning Commission and staff, Chairman Murphy expressed deep sympathy and condolences to the Harsel family. He announced that visitors could pay their respects at the Fairfax Memorial Funeral Home, 9902 Braddock Road, Fairfax, VA 22032, on Friday, April 8, 2011, between 5:00 and 8:00 p.m. He added that a Memorial/Celebration of Life service was scheduled for Saturday, April 9, 2011 at 1:00 p.m. at the same location.

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Chairman Murphy congratulated Jeanette Nord on her promotion from Administrative Assistant III to Deputy Clerk to the Commission/Administrative Assistant IV, effective April 9, 2011. She would fill the vacancy that occurred subsequent to Kara DeArrastia's promotion to Clerk to the Commission in January, 2011.

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Commissioner Donahue MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON SE 2010-DR-030, SHELTER DEVELOPMENT, LLC, TO A DATE CERTAIN OF THURSDAY, APRIL 28, 2011, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

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

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In Commissioner Harsel's absence, Chairman Murphy MOVED THAT THE PLANNING COMMISSION DEFER THE DECISIONS ON RZ 2009-BR-015, SEA 87-A-086-2, AND PCA C-083-02, COLLEGE TOWN ASSOCIATES, LP, TO A DATE CERTAIN OF WEDNESDAY, APRIL 20, 2011, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

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

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Commissioner de la Fe noted that earlier this evening, the Planning Commission's Parks Committee met with Fairfax County Park Authority (FCPA) staff to discuss the process and schedule for amending the Park recommendations in the Comprehensive Plan Area Plans and updating the Parks and Recreation element of the Policy Plan. He said the process would follow the adoption of the FCPA Long Range Plan (Great Parks, Great Communities) by the FCPA Board scheduled for June, 2011.

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Commissioner Hall announced that the Planning Commission's Policy and Procedures Committee would meet at 7:00 p.m., in the Board Conference Room of the Government Center, on Wednesday, April 20, 2011, to discuss the Zoning Ordinance Work Program and Area Plans Review Process. She added that the meeting was open to the public and all would be welcome to attend.

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Commissioner Hart announced that the Planning Commission's Environment Committee would meet at 7:00 p.m., in the Board Conference Room of the Government Center, on Thursday, April 14, 2011, to continue discussion on the Green Building Policy strawman document. He added that the meeting was open to the public and all would be welcome to attend.

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2232-D11-3 – METROPOLITAN WASHINGTON AIRPORTS AUTHORITY (MWAA) IN COORDINATION WITH DEPARTMENT OF RAIL & PUBLIC TRANSPORTATION (DRPT) ON BEHALF OF WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA) (Fisher Avenue Train Control Room) (Decision Only) (Public Hearing held on March 23, 2011)

Commissioner Donahue MOVED THAT THE PLANNING COMMISSION DENY 2232-D11-3, METROPOLITAN WASHINGTON AIRPORTS AUTHORITY (MWAA) IN COORDINATION WITH DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION (DRPT) ON BEHALF OF WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA) (FISHER AVENUE TRAIN CONTROL ROOM), AS AMENDED, BY FINDING IT NOT SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE COMPREHENSIVE PLAN.

Commissioner Lawrence seconded the motion which carried by a vote of 6-3-2, with Commissioners de la Fe, Hart, and Sargeant opposed; Commissioners Alcorn and Hall abstaining; Commissioner Harsel absent from the meeting.

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PCA B-993/FDPA B-993-02 – UNITED DOMINION REALTY L.P., CIRCLE TOWERS, LLC

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA B-993, SUBJECT TO THE PROFFERS DATED MARCH 29, 2011, WITH PROFFER NUMBER 21h AMENDED IN ITS FIFTH SENTENCE AFTER THE WORDS “WILL NOT BE SHARED” TO ADD THE WORDS, “IN DIS-AGGREGATED FORM.”

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

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION APPROVE FDPA B-993-02.

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

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING AND A WAIVER OF THE BARRIER REQUIREMENTS ALONG THE PROJECT SITE’S NORTH PROPERTY LINE IN FAVOR OF THE TREATMENTS DEPICTED ON THE FDPA.

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

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING AND A WAIVER OF THE BARRIER REQUIREMENTS BETWEEN THE ON-SITE RESIDENTIAL AND NON-RESIDENTIAL USES IN FAVOR OF THE TREATMENTS DEPICTED ON THE FDPA.

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

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A WAIVER OF THE FOUR-FOOT PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENT FOR THE SOUTHERLY AND EASTERLY PROPERTY LINES.

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

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE WAIVER TO LOCATE UNDERGROUND FACILITIES FOR RESIDENTIAL DEVELOPMENTS, SUBJECT TO WAIVER NUMBER 8496-WPFM-001-1.

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

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE ENCROACHMENT INTO THE RESOURCE PROTECTION AREA, SUBJECT TO RPA ENCROACHMENT EXCEPTION NUMBER 8496-WRPA-001-1.

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

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A WAIVER OF THE SERVICE DRIVE ALONG THE LEE HIGHWAY FRONTAGE.

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

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The meeting was adjourned at 9:15 p.m.
Peter F. Murphy, Jr., Chairman