



PLANNING COMMISSION SUMMARY OF ACTIONS

This does not represent an official transcript of the Planning Commission Meeting, and is subject to minor change.

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January 8, 2014

Page 1

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

ABSENT: Commissioners Hurley and Hedetniemi

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The meeting was called to order at 8:15 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

The Honorable John T. Frey, Clerk of the Circuit Court, performed the swearing-in ceremony for the following Commissioners appointed and/or reappointed by the Board of Supervisors for four-year terms ending in December 2017:

- Frank A de la Fe, Parliamentarian, Hunter Mill District
- Earl L. Flanagan, Mount Vernon District

Chairman Murphy thanked Mr. Frey for presiding over the swearing-in ceremony and announced that a new member would be sworn in on Thursday, January 23, to replace Jay P. Donahue in the Dranesville District.

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In accordance with the Commission Bylaws, Chairman Murphy announced that Planning Commission Officers would be elected at the third Planning Commission meeting of the year, on Thursday, January 16, 2014.

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Commissioner Sargeant announced that the Planning Commission's Residential Studio Unit (RSU) Committee had met on Monday January 6, 2014, to continue its review of the proposed Zoning Ordinance Amendment draft. He added that the Committee would meet again on Wednesday, January 22, at 7:00 p.m., in Conference Rooms 2/3 of the Fairfax County Government Center.

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Commissioner Donahue MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING FOR S13-II-M1, COMPREHENSIVE PLAN AMENDMENT (6862 ELM STREET), TO A DATE CERTAIN OF FEBRUARY 13, 2014.

Commissioner Litzenberger seconded the motion which carried by a vote of 10-2. Commissioners Hedetniemi and Hurley were absent from the meeting.

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Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION DEFER THE JOINT PUBLIC HEARING ON SEA 80 L/V-061-02, CONCURRENT WITH 2232-V13-18 AND PCA 2000-MV-034, CONCURRENT WITH 2232-V13-17, FURNACE ASSOCIATES, LLC, FROM FEBRUARY 5, 2014, TO A DATE CERTAIN OF APRIL 24, 2014.

Commissioner Litzenberger seconded the motion which carried by a vote of 10-2. Commissioners Hedetniemi and Hurley were absent from the meeting.

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Chairman Murphy announced his intent to defer the decision only on RZ 2013-SP-005, MHI-Spring Lake, LLC, originally scheduled for Thursday, January 16, 2014, to a date certain of Thursday, January 23, 2014.

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FS-H13-90 – Fairfax Water, Existing VDOT R-O-W

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION CONCUR WITH STAFF'S DETERMINATION THAT THE PROPOSED INSTALLATION OF 2,700 LINEAR FEET OF WATER MAIN, LOCATED WITHIN THE EXISTING VDOT RIGHT-OF-WAY FOR THE FAIRFAX COUNTY PARKWAY, AS AMENDED, BE FOUND IN ACCORD WITH THE RECOMMENDATIONS OF THE ADOPTED COMPREHENSIVE PLAN AND BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED.

Commissioner Lawrence seconded the motion which carried by a vote of 10-2. Commissioners Hedetniemi and Hurley were absent from the meeting.

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ZONING ORDINANCE AMENDMENT (HOME CHILD CARE FACILITIES AND CHILD CARE CENTERS FOR OCCASIONAL CARE)

Commissioner Hart MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE PROPOSED ZONING ORDINANCE AMENDMENT REGARDING HOME CHILD CARE FACILITIES AND CHILD CARE CENTERS FOR OCCASIONAL CARE AS ADVERTISED WITH A SPECIAL EXCEPTION APPLICATION FEE FOR HOME CHILD CARE FACILITIES OF \$435 WITH AN EFFECTIVE DATE OF 12:01 A.M. ON THE DAY FOLLOWING ADOPTION.

Commissioners Hall and Sargeant seconded the motion which carried by a vote of 10-2. Commissioners Hedetniemi and Hurley were absent from the meeting.

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SE 2013-SU-018 – THE CENTREVILLE PRE-SCHOOL

Commissioner Litzenberger MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF SE 2013-SU-018, SUBJECT TO THE DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED DECEMBER 20, 2013.

Commissioner Flanagan seconded the motion which carried by a vote of 10-2. Commissioners Hedetniemi and Hurley were absent from the meeting.

Commissioner Litzenberger MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A WAIVER OF THE TRAIL REQUIREMENT ALONG BRADDOCK ROAD IN FAVOR OF THE STRIPING OF A PEDESTRIAN PATH ACROSS THE EXISTING PAVEMENT, AS SHOWN ON THE SPECIAL EXCEPTION PLAT.

Commissioner Flanagan seconded the motion which carried by a vote of 10-2. Commissioners Hedetniemi and Hurley were absent from the meeting.

Commissioner Litzenberger MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE SOUTHEASTERN LOT LINE IN FAVOR OF THE TREATMENT SHOWN ON THE SPECIAL EXCEPTION PLAT.

Commissioner Flanagan seconded the motion which carried by a vote of 10-2. Commissioners Hedetniemi and Hurley were absent from the meeting.

Commissioner Litzenberger MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS DIRECT THE DIRECTOR TO WAIVE THE DUSTLESS SURFACE REQUIREMENT TO ALLOW THE CONTINUED USE OF A GRAVEL DRIVEWAY AND PARKING AREA.

Commissioner Flanagan seconded the motion which carried by a vote of 10-2. Commissioners Hedetniemi and Hurley were absent from the meeting.

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RZ/FDP 2013-SU-010 – CHRISTOPHER LAND LLC

Commissioner Litzenberger MOVED THAT THE PLANNING COMMISSION DEFER DECISION ONLY FOR RZ/FDP 2013-SU-010 TO A DATE CERTAIN OF JANUARY 23, 2014.

Commissioner Flanagan seconded the motion which carried by a vote of 10-2. Commissioners Hedetniemi and Hurley were absent from the meeting.

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The meeting was adjourned at 9:32 p.m.
Peter F. Murphy, Chairman