



PLANNING COMMISSION SUMMARY OF ACTIONS

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

ABSENT: None.

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The meeting was called to order at 8:15 p.m. by Chairman Peter F. Murphy.

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COMMISSION MATTERS

In accordance with the Planning 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 Litzenberger said that he had been asked about the status of application SEA 81-C-081-02, Girl Scout Council of Nation's Capital. He indicated that staff had informed him that the applicant had filed an appeal to the ruling issued by the Fairfax County Board of Zoning Appeals to the Fairfax County Circuit Court and he would keep the Commission informed on this case.

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Commissioner Hall announced that the minutes for February 2013 and March 2013 were available for review and asked that the Commission review them. She said that she would move to approve these minutes at the Planning Commission meeting on Thursday, January 23, 2014.

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Commissioner de la Fe stated that due to a scheduling conflict, he MOVED THAT THE PLANNING COMMISSION FURTHER DEFER THE DECISION ONLY ON RZ/FDP 2013-HM-012, SEKAS HOMES, LTD., TO A DATE CERTAIN OF THURSDAY, JANUARY 23, 2014, WITH THE RECORD REMAINING OPEN FOR WRITTEN AND ELECTRONIC COMMENTS.

Commissioner Hall seconded the motion which carried by a vote of 12-0.

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Commissioner Flanagan state that due to the cancellation of the Planning Commission meeting on Wednesday, January 15, 2014, the public hearing for S13-IV-LP1 had also been canceled. He added that the South County Federation required additional time to comment on this application; therefore, he MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON S13-IV-LP1, A COMPREHENSIVE PLAN AMENDMENT FOR VULCAN QUARRY, TO A DATE CERTAIN OF THURSDAY, FEBRUARY 27, 2014.

Commissioner Litzenberger seconded the motion which carried by a vote of 12-0.

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Commissioner Hart stated that there had been a disagreement between an applicant and staff regarding the legal and financial consequences of the Planning Commission's decision to defer the joint public hearing for PCA 2000-MV-034, SEA 80-L/V-061-02, 2232-V-13-18, and 2223-V13-17, Furnace Associates, Inc. to Thursday, April 24, 2014. He added that in lieu of this development, he MOVED THAT THE PLANNING COMMISSION RECONSIDER THE DECISION MADE BY THE COMMISSION ON WEDNESDAY, JANUARY 8, 2014, TO DEFER THE JOINT PUBLIC HEARING ON PCA 2000-MV-034, SEA 80-L/V-061-02, 2232-V-13-18, AND 2223-V13-17, FURNACE ASSOCIATES, INC., FROM WEDNESDAY, FEBRUARY 5, 2014, TO THURSDAY, APRIL 24, 2014.

Commissioners Hall, Hedetniemi, and Migliaccio seconded the motion which carried by a vote of 10-2. Commissioners Donahue and Flanagan voted in opposition.

Commissioner Hart MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON PCA 2000-MV-034, SEA 80-L/V-061-02, 2232-V-13-18, AND 2223-V13-17, FURNACE ASSOCIATES, INC., TO A DATE CERTAIN OF THURSDAY, FEBRUARY 27, 2014, WITH THE UNDERSTANDING THAT DOING SO WAS NOT INTENDED TO PREJUDGE IN ANY WAY THE MERITS OF THE APPLICATION OR INHIBIT ANY DISCUSSION OR CITIZEN INPUT.

Commissioner Hedetniemi seconded the motion which carried by a vote of 12-0.

Commissioner Sargeant made a follow-on motion wherein he MOVED THAT ENCOURAGE ALL THE PARTIES INVOLVED IN PCA 2000-MV-034, SEA 80-L/V-061-02, 2232-V-13-18, AND 2223-V13-17, FURNACE ASSOCIATES, INC., TO RESOLVE THE MATTER INVOLVING THE APPLICANT'S SITE PLAN PRIOR TO THURSDAY, FEBRUARY 27, 2014.

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FSA-V05-35-2 - VERIZON WIRELESS, 5845 Richmond Highway, Alexandria
FSA-M00-54-1 – SIRIUS XM, 3709/3711 S. George Mason Drive, Falls Church
FSA-P96-55-4 (PREVIOUSLY #FS-P13-29) - VERIZON WIRELESS, 2311 Pimmit Drive, Falls Church

Chairman Murphy MOVED THAT THE FOLLOWING CONSENT AGENDA ITEMS BE APPROVED: FSA-V05-35-2, FSA-M00-54-1, AND FSA-P96-55-4.

Without objection, the motion which carried by a vote of 12-0.

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SE 2013-DR-001 – TD BANK, NATIONAL ASSOCIATION (Decision Only)
(Public Hearing held on July 18, 2013)

Commissioner Donahue MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SE 2013-DR-001, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JANUARY 8, 2014, WITH THE FOLLOWING MODIFICATIONS:

- A REVISION TO DEVELOPMENT CONDITION NUMBER 11 TO READ: “ANY SITE PLAN FOR THE PROPOSED FINANCIAL INSTITUTION SHALL BE COORDINATED WITH THE DESIGN AND INSTALLATION OF THE ENVIRONMENTAL REMEDIATION SYSTEM, AS SPECIFIED IN THE CORRECTIVE ACTION PLAN APPROVED BY THE VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY (VADEQ) TO ADDRESS PREVIOUSLY DISCOVERED SITE CONTAMINATION AND THE INFRASTRUCTURE AND CONSTRUCTION OF THE FINANCIAL INSTITUTION SHALL NOT CONSTRICT OR LIMIT INSTALLATION OR EFFECTIVE OPERATION OF THE REMEDIATION SYSTEMS SPECIFIED AND APPROVED BY VADEQ;” AND
- A REVISION TO DEVELOPMENT CONDITION NUMBER 30 TO READ: “ALL OUTDOOR ILLUMINATED SIGNAGE, TO INCLUDE BUILDING-MOUNTED AND FREESTANDING SIGNS, SHALL BE DIMMED TO AT LEAST 50 PERCENT OF FULL OPERATIONAL LEVELS WITHIN ONE HOUR AFTER THE CLOSE OF BUSINESS, UNLESS OTHERWISE REQUIRED BY THE ZONING ORDINANCE.”

Commissioners Hedetniemi and Litzenberger seconded the motion which carried by a vote of 11-0-1.
Commissioner Hart abstained.

Commissioner Donahue MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A WAVIER OF LOADING SPACE REQUIREMENT FOR THE DRIVE-IN FINANCIAL USE.

Commissioner Hedetniemi seconded the motion which carried by a vote of 11-0-1. Commissioner Hart abstained.

Commissioner Donahue MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A MODIFICATION OF PART 8 OF SECTION 11-102 OF THE ZONING ORDINANCE TO ALLOW A 9.5-FOOT PARKING SETBACK ALONG WALKER ROAD, AS SHOWN ON THE SE PLAT, IN LIEU OF THE 10-FOOT SETBACK REQUIREMENT.

Commissioner Hedetniemi and Litzenberger seconded the motion which carried by a vote of 11-0-1.
Commissioner Hart abstained.

Commissioner Donahue MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A MODIFICATION OF THE TRAIL REQUIREMENT ALONG GEORGETOWN PIKE IN FAVOR OF A 5-FOOT CONCRETE SIDEWALK, AS SHOWN ON THE SE PLAT.

Commissioner Hedetniemi and Litzenberger seconded the motion which carried by a vote of 11-0-1.
Commissioner Hart abstained.

Commissioner Donahue MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A MODIFICATION OF SECTION 2-505 OF THE ZONING

ORDINANCE TO ALLOW THE PARKING AREA TO ENCROACH ON THE CORNER LOT RESTRICTION, AS SHOWN ON THE SE PLAT AND AS CONDITIONED.

Commissioner Hedetniemi and Litzenberger seconded the motion which carried by a vote of 11-0-1. Commissioner Hart abstained.

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ST09-III-UP1 (A) – COMPREHENSIVE PLAN AMENDMENT (RESTON TRANSIT STATION)
(Decision Only) (Public Hearing held on November 13, 2013)

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE FOLLOWING:

- ADOPTION OF THE “RESTON TRANSIT STATION AREAS COMPREHENSIVE PLAN TEXT” DATED JANUARY 9, 2014, THEREBY REPLACING THE CURRENT PLAN GUIDANCE FOR THE RESTON-HERNDON SUBURBAN CENTER AND TRANSIT STATION AREAS CURRENTLY FOUND ON PAGES 28 THROUGH 80 OF THE AREA II PLAN, UPPER POTOMAC PLANNING DISTRICT;
- ADOPTION OF SEVERAL OTHER PROPOSED CHANGES, AS SPECIFIED IN ATTACHMENT II OF THE MARK-UP PLAN TEXT WHICH ALIGNS, MAPS, FIGURES, AND REFERENCES IN OTHER SECTIONS OF THE PLAN WITH THE PROPOSED NEW PLAN TEXT AND RECOMMENDATIONS; AND
- ADOPTION OF THE STAFF-IDENTIFIED EDITS OF TYPOS AND GRAMMAR.

Commissioner Litzenberger seconded the motion which carried by a vote of 12-0.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS DIRECT STAFF TO WORK WITH A GROUP OF STAKEHOLDERS TO REVIEW AND MAKE RECOMMENDATIONS ON HOW BEST TO INCORPORATE RESTON-SPECIFIC DESIGN FEATURES INTO FUTURE DEVELOPMENT, AS OUTLINED IN THE PROPOSED PLAN.

Commissioner Litzenberger seconded the motion which carried by a vote of 12-0.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS DIRECT STAFF AND THE PLANNING COMMISSION TO DEVELOP AN INCLUSIVE PROCESS TO PREPARE A FUNDING PLAN FOR THE TRANSPORTATION IMPROVEMENTS RECOMMENDED IN THE RESTON MASTER PLAN AND RETURN TO THE BOARD WITH ITS RECOMMENDATIONS AT AN APPROPRIATE TIME. THE FUNDING TIME SHOULD INCLUDE ARRANGEMENTS FOR FINANCING THE PUBLIC SHARE OF RESTON INFRASTRUCTURE IMPROVEMENTS AND FACILITATE COOPERATIVE FUNDING AGREEMENTS WITH THE PRIVATE SECTOR. THE PLANNING COMMISSION STRONGLY BELIEVES THAT PUBLIC AND PRIVATE INVESTMENT IN RESTON IS BOTH CRITICAL AND RESPONSIBLE FOR ENSURING RESTON’S FUTURE SUCCESS.

Commissioner Litzenberger seconded the motion which carried by a vote of 12-0.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS DIRECT STAFF TO CONDUCT A DETAILED EVALUATION AND

OPERATIONAL ANALYSIS OF THE ENHANCED STREET NETWORK SHOWN ON THE RESTON MASTER PLAN, PRIORITIZE THESE IMPROVEMENTS, AND DEVELOP AN IMPLEMENTATION STRATEGY.

Commissioner Litzenberger seconded the motion which carried by a vote of 12-0.

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CSP 2009-MV-023 – INOVA HEALTH CARE SERVICES

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION APPROVE CSP 2009-MV-023 SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JANUARY 6, 2014.

Commissioner Litzenberger seconded the motion which carried by a vote of 12-0.

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FDPA B-715-03 – JOAN WEBER

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION APPROVE FDPA B-715-03, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JANUARY 6, 2014.

Commissioners Lawrence and Litzenberger seconded the motion which carried by a vote of 12-0.

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SE 2013-MV-011 – KIMBERLY B. AND KELLY P. CAMPBELL

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS DENY SE 2013-MV-011.

Commissioner Lawrence seconded the motion which carried by a vote of 8-0-4. Commissioners Hall, Hedetniemi, Murphy, and Sargeant abstained.

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The meeting was adjourned at 10:45 p.m.
Peter F. Murphy, Chairman