



# PLANNING COMMISSION SUMMARY OF ACTIONS

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JLC

January 23, 2014

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

ABSENT: None

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

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## COMMISSION MATTERS

The Honorable John T. Frey, Clerk of the Circuit Court, performed the swearing-in ceremony for John C. Ulfelder, who had been appointed by the Board of Supervisors as Commissioner of the Dranesville District to replace former Commissioner Jay P. Donahue.

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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 Fairfax County Government Center on Wednesday, January 29, 2014, to continue discussion with staff regarding electric vehicle charging stations. He said that the public was welcome to attend. He also noted that staff had distributed a document to the Commission entitled, "Environment Committee Review of Electric Vehicle Charging Infrastructure Recommendations from MITRE Corporation," and he encouraged Commissioners to review this document.

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Commissioner Sargeant said that the Planning Commission's Residential Studio Units Committee meeting scheduled for 7:00 p.m. on Wednesday, January 22, 2014, had been cancelled due to inclement weather. He then announced that the next meeting would be at 7:00 p.m. on Tuesday, February 11, 2014, in Conference Rooms 4/5. He added that the meeting would be open to the public.

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Chairman Murphy stated that forms would be circulated at the next meeting for Commissioners to indicate their preference for Committee membership. He added that Commissioners should forward these forms to him or Commissioner de la Fe for approval. In addition, Commissioner Flanagan indicated that he would no longer serve on the Airports Advisory Committee and this position would be open. Chairman Murphy also pointed out that Commissioner Sargeant was a member of the Leadership Team for Community Transportation Grant from the Center for Disease Control and Prevention and had expressed his willingness to maintain this position. He

then noted that there were vacancies for the Board of Supervisors' Economic Advisory Committee, noting that Commissioner Ulfelder had expressed interest in this position. Chairman Murphy indicated that the Planning Commission's Residential Studios Unit Committee and Tysons Corner Committee would remain unchanged and Commissioner Ulfelder would replace former Commissioner Jay P. Donahue on these Committees.

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Commissioner Litzenberger stated that at the public hearing for RZ/FDP 2013-SU-010, Christopher Land, LLC, he asked staff to determine whether a sidewalk associated with an abandoned road that had been proffered approximately 25 years ago was considered part of the trail system. He then asked staff to provide an update on this issue. Joseph Gorney, Zoning Evaluation Division, Department of Planning and Zoning, indicated that while the proffers did mention public streets, staff had not discussed this issue with the County Attorney's office regarding the ownership of the parcels in question. Therefore, Mr. Litzenberger MOVED THAT THE PLANNING COMMISSION FURTHER DEFER THE DECISION ONLY ON RZ/FDP 2013-SU-010, CHRISTOPHER LAND, LLC, TO A DATE CERTAIN OF WEDNESDAY, FEBRUARY 5, 2014, WITH THE RECORD REMAINING OPEN FOR WRITTEN AND ELECTRONIC COMMENTS.

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

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Commissioner Hall MOVED THAT THE PLANNING COMMISSION APPROVE THE FOLLOWING MINUTES:

FEBRUARY 7, 2013	FEBRUARY 21, 2013	FEBRUARY 28, 2013
MARCH 7, 2013	MARCH 14, 2013	MARCH 20, 2013
MARCH 21, 2013	MARCH 27, 2013	

Commissioner de la Fe seconded the motion which carried by a vote of 11-0. Commissioner Ulfelder abstained.

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RZ/FDP 2013-HM-012 – SEKAS HOMES, LTD. (Decisions Only)  
(Public Hearing held on December 5, 2013)

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ 2013-HM-012 AND THE ASSOCIATED CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE EXECUTION OF PROFFERS DATED DECEMBER 23, 2013.

Commissioner Hart seconded the motion which carried by a vote of 10-0. Commissioners Migliaccio and Ulfelder abstained.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2013-HM-012, SUBJECT TO DEVELOPMENT CONDITIONS DATED DECEMBER 31, 2013, AND THE BOARD OF SUPERVISORS' APPROVAL OF RZ 2013-HM-012 AND THE ASSOCIATED CONCEPTUAL DEVELOPMENT PLAN.

Commissioner Hart seconded the motion which carried by a vote of 10-0. Commissioners Migliaccio and Ulfelder abstained.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A WAIVER OF SECTION 8-0201.3 OF THE PUBLIC FACILITIES MANUAL, REQUIRING A TRAIL ALONG TETTERTON AVENUE, IN FAVOR OF THE CONSTRUCTION OF THE SIDEWALK SHOWN ON THE CDP/FDP.

Commissioner Hart seconded the motion which carried by a vote of 10-0. Commissioners Migliaccio and Ulfelder abstained.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A WAIVER OF SECTIONS 8-0101.1 AND 8-0102 OF THE PUBLIC FACILITIES MANUAL, REQUIRING A SIDEWALK ALONG BESLEY ROAD AND BOTH SIDES OF THE PRIVATE STREET, IN FAVOR OF THE SIDEWALKS DEPICTED ON THE CDP/FDP.

Commissioner Hart seconded the motion which carried by a vote of 10-0. Commissioners Migliaccio and Ulfelder abstained.

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RZ 2013-SP-005 – MHI-SPRING LAKE, LLC (Decision Only)  
(Public Hearing held on October 9, 2013)

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ 2013-SP-005, SUBJECT TO THE EXECUTION OF PROFFERS DATED JANUARY 15, 2014.

Commissioners Hall and Litzenberger seconded the motion which carried by a vote of 10-0. Commissioners Lawrence and Ulfelder abstained.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION ENCOURAGE STAFF TO COORDINATE WITH SPRINGFIELD DISTRICT SUPERVISOR HERRITY, THE VIRGINIA DEPARTMENT OF TRANSPORTATION, AND THE FAIRFAX COUNTY DEPARTMENT OF TRANSPORTATION TO DETERMINE A RESOLUTION FOR THE HOMEOWNERS ALONG SPRING LAKE DRIVE WITH REGARD TO PARKING RESTRICTIONS ON SPRING LAKE DRIVE TO ENSURE THAT EXISTING PARKING PROVISIONS WERE RETAINED.

Commissioners Hall and Litzenberger seconded the motion which carried by a vote of 10-0. Commissioners Lawrence and Ulfelder abstained.

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SE 2013-HM-013 – G & K, INC.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SE 2013-HM-013, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JANUARY 9, 2014

Commissioners Hart and Hedetniemi seconded the motion which carried by a vote of 12-0.

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FDP 2013-MV-001 – A & R HUNTINGTON METRO, LLC

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2013-MV-001, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JANUARY 9, 2014 AND THE BOARD OF SUPERVISORS' APPROVAL OF RZ 2013-MV-001 AND THE ASSOCIATED CONCEPTUAL DEVELOPMENT PLAN.

Commissioner Litzenberger seconded the motion which carried by a vote of 5-3-4. Commissioners Hall, Hedetniemi, and Lawrence voted in opposition. Commissioners Hart, Migliaccio, Murphy, and Ulfelder abstained.

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2232-P13-13 – TINNER HILL HISTORIC SITE

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION CONCUR WITH STAFF'S CONCLUSION THAT THE PROPOSAL BY THE FAIRFAX COUNTY FACILITIES MANAGEMENT DEPARTMENT TO ESTABLISH THE TINNER HILL HISTORIC SITE FOR PUBLIC PARK USE AT 106 AND 108 TINNER HILL ROAD IN FALLS CHURCH, sorry, SATISFIES THE CRITERIA OF LOCATION, CHARACTER, AND EXTENT AS SPECIFIED IN *VIRGINIA CODE 15.2-2232*, AS AMENDED.

Commissioner de la Fe seconded the motion which carried by a vote of 11-0. Commissioner Sargeant recused himself.

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The meeting was adjourned at 10:46 p.m.  
Peter F. Murphy, Chairman