



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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February 3, 2011

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

ABSENT: Commissioners Harsel, Sargeant

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The meeting was called to order at 8:25 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner Litzenberger MOVED TO ACCEPT THE FOLLOWING SLATE OF PLANNING COMMISSION OFFICERS FOR 2011:

Chairman	Peter F. Murphy, Jr., Springfield District
Vice Chairman	Walter L. Alcorn, At-Large
Secretary	Suzanne F. Harsel, Braddock District
Parliamentarian	Frank de la Fe, Hunter Mill District

Commissioners Lawrence and Flanagan seconded the motion which carried unanimously with Commissioners Harsel and Sargeant absent from the meeting

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Chairman Murphy congratulated Kara DeArrastia on her promotion as of January 29, 2011, from Deputy Clerk to Clerk to the Commission/Administrative Assistant V, filling the vacancy that occurred when Linda Rodeffer retired in November, 2010. He added that Kara had demonstrated how well she could handle the position and had been outstanding in each position she has held since joining the Planning Commission Office in 2004.

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Chairman Murphy requested that Commissioners submit their 2011 Preference Form for Planning Commission Committees to Barbara Lippa, Executive Director, no later than Wednesday, February 9, 2011.

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Chairman Murphy announced that the Tysons Corner Committee would remain intact, with Lee District Planning Commissioner James Migliaccio taking Rodney Lusk's former seat on the Committee. He added that the monitoring process for Tysons Corner would begin this year with bi-monthly briefings from staff.

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Chairman Murphy suggested that the Planning Commission hold a Saturday Planning Commission Seminar during the spring and requested that Commissioners submit ideas for discussion to Barbara Lippa, Executive Director, or Robin Ransom, Assistant Director, Planning Commission Office.

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Chairman Murphy noted that the Planning Commission Roundtable program would continue and said that suggestions for discussion subjects were welcome.

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Chairman Murphy announced that the following items had been rescheduled as a result of the canceled meeting on Wednesday, January 26, 2011:

- RZ 2010-HM-006 – SEKAS HOMES, LTD. – Decision Only to February 9, 2011
- SE 2008-PR-021 – JAMES W. JACKSON – Public Hearing to February 16, 2011
- SEA 84-M-121-03 – WESTMINSTER SCHOOL, INC. – Public Hearing to February 16, 2011
- RZ 2010-PR-010 – NEIGHBORHOODS VI, LLC – Public Hearing to February 16, 2011
- ZONING ORDINANCE AMENDMENT (STATE CODE REVISIONS, EDITS & OTHER MINOR REVISIONS) – Public Hearing to February 16, 2011

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Commissioner Hart announced that the Planning Commission's Environment Committee had met earlier this evening and received a presentation from staff on stormwater management. He announced that the Committee would again meet at 7:00 p.m., in the Board Conference Room of the Government Center, on the following dates, and said that everyone was welcome to attend.

- February 24, 2011 – Review strawman document for changes to Green Building Policy
- March 10, 2011 – Agenda to be determined

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FS-D09-208 – DCWASA, Potomac Interceptor Odor Control Facility

Commissioner Donahue MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION IN FS-D09-208, POTOMAC INTERCEPTOR ODOR CONTROL FACILITY, 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.

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

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2232-L10-17 – WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY
SE 2010-LE-017 – ISKALO CBR, LLC (Decisions Only During Commission Matters)
(Public Hearing held on January 13, 2011)

Commissioner Migliaccio MOVED THAT THAT THE PLANNING COMMISSION FIND THAT THE FACILITY PROPOSED UNDER 2232-L10-17 SATISFIES THE CRITERIA OF LOCATION, CHARACTER, AND EXTENT AS SPECIFIED IN SECTION 15.2-2232 OF THE *CODE OF VIRGINIA* AND IS SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE COMPREHENSIVE PLAN.

Commissioners de la Fe and Alcorn seconded the motion.

Commissioner Flanagan MOVED (a substitute motion) TO DEFER 2232-L10-17 TO FEBRUARY 9, 2011.

Commissioner Litzenberger seconded the motion which failed by a vote of 2-7-1 with Commissioners Flanagan and Litzenberger in support; Commissioner Hall abstaining; Commissioners Harsel and Sargeant absent from the meeting.

The main motion to approve 2232-L10-17 carried by a vote of 8-1-1 with Commissioner Flanagan opposed; Commissioner Hall abstaining; Commissioners Harsel and Sargeant absent from the meeting.

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2010-LE-017, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED FEBRUARY 2, 2011.

Commissioners de la Fe and Alcorn second the motion.

Commissioner Flanagan MOVED (a substitute motion) TO DEFER SE 2010-LE-017 TO FEBRUARY 9, 2011, IN ORDER TO INCLUDE REFERENCES TO SECTION 9-400 OF THE ZONING ORDINANCE AND RECEIVE RESPONSES FROM STAFF.

Commissioner Litzenberger seconded the motion which failed by a vote of 2-7-1 with Commissioners Flanagan and Litzenberger in support; Commissioner Hall abstaining; Commissioners Harsel and Sargeant absent from the meeting.

Commissioner Flanagan then MOVED AN AMENDMENT TO THE SE MAIN MOTION TO RECOMMEND THAT DEVELOPMENT CONDITION NUMBER 15 BE AMENDED TO ADD THE FOLLOWING TEXT: "NO BUSES SHALL USE TELEGRAPH ROAD NORTH OF THE FAIRFAX COUNTY PARKWAY UNLESS NEEDED TO ACCESS ROUTES THAT ORIGINATE DIRECTLY FROM TELEGRAPH ROAD." ALSO, "NO BUSES SHALL USE RICHMOND HIGHWAY NORTH OF THE FAIRFAX COUNTY PARKWAY UNTIL RICHMOND HIGHWAY IS IMPROVED TO SIX LANES OR WHEN THE LEVEL OF SERVICE IS 'D' OR BETTER, UNLESS NEEDED TO ACCESS ROUTES THAT ORIGINATE DIRECTLY FROM RICHMOND HIGHWAY."

Commissioner Litzenberger seconded the motion which failed by a vote of 2-7-1 with Commissioners Flanagan and Litzenberger in support; Commissioner Hall abstaining; Commissioners Harsel and Sargeant absent from the meeting.

The main motion to recommend approval of SE 2010-LE-017 carried by a vote of 8-1-1 with Commissioner Flanagan opposed; Commissioner Hall abstaining; Commissioners Harsel and Sargeant absent from the meeting.

Commissioner Migliaccio also MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE MODIFICATION OF THE INTERIOR PARKING LOT LANDSCAPING REQUIREMENTS, IN FAVOR OF THAT SHOWN ON THE SE PLAT.

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

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RZ/FDP 2010-SP-012 – WESTBROOK PROPERTY, LLC

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON RZ/FDP 2010-SP-012, WESTBROOK PROPERTY, LLC, TO A DATE CERTAIN OF FEBRUARY 9, 2011, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

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

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S10-IV-FS1 – OUT-OF-TURN PLAN AMENDMENT (Lee District)

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE ADOPTION OF THE STAFF RECOMMENDATION FOR PLAN AMENDMENT S10-IV-FS1, FOUND ON PAGES 4 AND 5 OF THE STAFF REPORT DATED JANUARY 20, 2011.

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

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BRAC AREA PLANS REVIEW 08-IV-4MV (Mount Vernon District)

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS ADOPT THE RECOMMENDATION FOR BRAC APR 08-IV-4MV, SHOWN ON MY HANDOUT DATED FEBRUARY 3, 2011. THE LANGUAGE REFLECTS THAT SHOWN IN THE STAFF REPORT DATED JANUARY 20, 2011, WITH A CHANGE TO EMPHASIZE THE INTENDED MID-RISE CHARACTER OF THE NEW DEVELOPMENT AND CLARIFY, IN THE FOURTH BULLET OF THE TEXT, “STORMWATER MANAGEMENT GUIDANCE.”

Commissioners Lawrence and Migliaccio seconded the motion carried unanimously with Commissioners Harsel and Sargeant absent from the meeting.

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The meeting was adjourned at 11:13 p.m.
Peter F. Murphy, Jr., Chairman