



PLANNING COMMISSION SUMMARY OF ACTIONS

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KAD

February 12, 2009

Page 1

PRESENT: Commissioners de la Fe, Donahue, Flanagan, Hart, Lawrence, Litzenberger, Lusk, Murphy, Sargeant

ABSENT: Commissioners Alcorn, Hall, Harsel

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The meeting was called to order at 8:17 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

On behalf of Commissioner Hall, Commissioner Hart MOVED THAT THE PLANNING COMMISSION FURTHER DEFER THE DECISION ON SEA 90-M-003-3, MONTESSORI SCHOOL OF NORTHERN VIRGINIA, INC., TO A DATE CERTAIN OF FEBRUARY 18, 2009, WITH THE RECORD REMAINING OPEN FOR WRITTEN AND ELECTRONIC COMMENTS.

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

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Commissioner de la Fe MOVED THAT THE PUBLIC HEARING ON SE 2008-HM-010, GEORGE AND CAROLYN SAGATOV, BE DEFERRED TO A DATE CERTAIN OF APRIL 30, 2009.

Commissioner Hart seconded the motion which carried unanimously with Commissioners Alcorn, Hall, and Harsel absent from the meeting.

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Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION RATIFY THE 2009 COMMITTEE APPOINTMENTS OF THE PLANNING COMMISSION, AS STATED IN A MEMORANDUM DATED FEBRUARY 12, 2009.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioners Alcorn, Hall, and Harsel absent from the meeting.

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On behalf of the Commission, Commissioner de la Fe MOVED THAT JAY P. DONAHUE, DRANESVILLE DISTRICT COMMISSIONER, BE APPOINTED TO THE AIRPORTS ADVISORY COMMITTEE, AND RODNEY L. LUSK, LEE DISTRICT COMMISSIONER, BE APPOINTED TO THE REVITALIZATION COMMITTEE AND THE ECONOMIC ADVISORY COMMITTEE.

Commissioner Litzenberger seconded the motion which carried unanimously with Commissioners Alcorn, Hall, and Harsel absent from the meeting.

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On behalf of Commissioner Hall, Chairman Murphy announced that the Planning Commission's Policy and Procedures Committee would meet on Wednesday, February 18, 2009, at 7:00 p.m., in the Board Conference Room.

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Chairman Murphy noted that there would be no Planning Commission meeting on Thursday, February 19, 2009.

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On behalf of Commissioner Alcorn, Chairman Murphy announced that the Planning Commission's Tysons Corner Committee would meet on Thursday, February 19, 2009, at 7:00 p.m., in Conference Rooms 4 and 5 at the Fairfax County Government Center.

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FS-H08-60 – CRICKET COMMUNICATIONS, 11400 South Lakes Drive

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION OF THE DEPARTMENT OF PLANNING AND ZONING THAT FS-H08-60 IS A "FEATURE SHOWN," IN CONFORMANCE WITH *CODE OF VIRGINIA* SECTION 15.2-2232.

Commissioner Hart seconded the motion which carried unanimously with Commissioners Alcorn, Hall, and Harsel absent from the meeting.

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FS-H08-133 – ICO SATELLITE SERVICES GP, 11800 Sunrise Valley Drive

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION FOR FS-H08-133, IN CONFORMANCE WITH *CODE OF VIRGINIA* SECTION 15.2-2232.

Commissioner Hart seconded the motion which carried unanimously with Commissioners Alcorn, Hall, and Harsel absent from the meeting.

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FSA-D97-41-2 – SPRINT NEXTEL, 1350 Beverly Road (The Ashby)

Commissioner Donahue MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN FSA-D97-41-2, SPRINT NEXTEL AT 1350 BEVERLY ROAD IN MCLEAN, AS CONTAINED IN THE STAFF REPORT DATED JANUARY 14, 2009.

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

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FS-S08-101 – MEDIAFLO USA, INC., 6199 Old Arrington Lane

Chairman Murphy MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN FS-S08-101.

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

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FS-S08-126 – CRICKET COMMUNICATIONS, 13940 Balmoral Greens Avenue and Compton Road

Chairman Murphy MOVED THE CONSENT AGENDA ITEM FS-S08-126.

Without objection, the motion carried unanimously with Commissioner Sargeant not present for the vote; Commissioners Alcorn, Hall, and Harsel absent from the meeting.

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RZ 2008-LE-001 – HILLTOP SAND AND GRAVEL COMPANY, INC. (Lee District)
SEA 2005-LE-027 – HILLTOP SAND AND GRAVEL COMPANY, INC. (Lee District)
RZ 2008-LE-002 – HILLTOP SAND AND GRAVEL COMPANY, INC. (Lee District)
SEA 78-L-074-06 – HILLTOP SAND AND GRAVEL COMPANY, INC. (Lee District)
RZ 2008-MD-003 – HILLTOP SAND AND GRAVEL COMPANY, INC. (Lee and Mount Vernon)
FDP 2008-MD-003 – HILLTOP SAND AND GRAVEL COMPANY, INC. (Lee and Mount Vernon)
(Decisions Only) (Public Hearing held on February 4, 2009)

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2008-LE-001.

Commissioner Flanagan seconded the motion which carried unanimously; Commissioner Sargeant recused himself; Commissioners Alcorn, Hall, and Harsel absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 2005-LE-027, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED FEBRUARY 12, 2009.

Commissioner Flanagan seconded the motion which carried unanimously; Commissioner Sargeant recused himself; Commissioners Alcorn, Hall, and Harsel absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE TRANSITIONAL SCREENING YARD REQUIREMENT BE MODIFIED ALONG ALL BOUNDARIES OF THE PROPERTY AND THAT THE BARRIER REQUIREMENT BE WAIVED ALONG ALL BOUNDARIES, IN FAVOR OF THAT SHOWN ON THE GENERALIZED DEVELOPMENT PLAN/SPECIAL EXCEPTION AMENDMENT PLAT, AND REFERENCED IN THE DEVELOPMENT CONDITIONS.

Commissioner Flanagan seconded the motion which carried unanimously; Commissioner Sargeant recused himself; Commissioners Alcorn, Hall, and Harsel absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS MODIFY THE REQUIREMENT THAT PARKING AREAS FOR GOLF COURSES BE SET BACK 50 FEET FROM THE PROPERTY LINE OF RESIDENTIALLY-ZONED PROPERTY, TO ALLOW THE PARKING AREA ACROSS FROM FORT BELVOIR TO BE SET BACK 25 FEET FROM THE RIGHT-OF-WAY FOR TELEGRAPH ROAD.

Commissioner Flanagan seconded the motion which carried unanimously; Commissioner Sargeant recused himself; Commissioners Alcorn, Hall, and Harsel absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2008-LE-002.

Commissioner Flanagan seconded the motion which carried unanimously; Commissioner Sargeant recused himself; Commissioners Alcorn, Hall, and Harsel absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 78-L-074-06, SUBJECT TO THE DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 1 OF THE STAFF REPORT.

Commissioner Flanagan seconded the motion which carried unanimously; Commissioner Sargeant recused himself; Commissioners Alcorn, Hall, and Harsel absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE TRANSITIONAL SCREENING YARD AND BARRIER REQUIREMENTS BE WAIVED ALONG ALL BOUNDARIES OF THE LANDFILL, TO THAT DEPICTED ON GDP/SEA PLAT.

Commissioner Flanagan seconded the motion which carried unanimously; Commissioner Sargeant recused himself; Commissioners Alcorn, Hall, and Harsel absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE CONSTRUCTION OF THE PROFFERED RECREATIONAL FACILITIES AND PROPOSED PARKING LOT ON THE CLOSED LANDFILL SOONER THAN 20 YEARS AFTER THE CLOSURE OF THE LANDFILL, PURSUANT TO THE PROVISIONS OF PARAGRAPH 9 OF SECTION 9-205.

Commissioner Flanagan seconded the motion which carried unanimously; Commissioner Sargeant recused himself; Commissioners Alcorn, Hall, and Harsel absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2008-MD-003, SUBJECT TO THE EXECUTION OF THE DRAFT PROFFERS NOW DATED FEBRUARY 11, 2009.

The motion carried by a vote of 7-0-1 with Commissioner Flanagan abstaining; Commissioner Sargeant recused himself; Commissioners Alcorn, Hall, and Harsel absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2008-MD-003, SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF RZ 2008-MD-003, AND THE ASSOCIATED CONCEPTUAL DEVELOPMENT PLAN.

Commissioner de la Fe seconded the motion which carried by a vote of 7-0-1 with Commissioner Flanagan abstaining; Commissioner Sargeant recused himself; Commissioners Alcorn, Hall, and Harsel absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE TRANSITIONAL SCREENING YARD REQUIREMENT BE MODIFIED AND THE BARRIER REQUIREMENT BE MODIFIED, OR WAIVED, ALONG ALL BOUNDARIES, IN FAVOR OF THAT SHOWN ON THE CONCEPTUAL/FINAL DEVELOPMENT PLAN, REFERENCED IN THE PROFFERS AND REQUIRED BY THE PROPOSED DEVELOPMENT CONDITIONS.

Commissioner Hart seconded the motion which carried by a vote of 7-0-1 with Commissioner Flanagan abstaining; Commissioner Sargeant recused himself; Commissioners Alcorn, Hall, and Harsel absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A P-DISTRICT VARIANCE, IN ACCORDANCE WITH THE PROVISIONS OF PARAGRAPH 8 OF SECTION 16-401, TO ALLOW THE PROPOSED SECONDARY USES IN HILLTOP VILLAGE CENTER TO EXCEED 25 PERCENT OF THE PROPOSED PRINCIPAL USES.

Commissioner Hart seconded the motion which carried by a vote of 7-0-1 with Commissioner Flanagan abstaining; Commissioner Sargeant recused himself; Commissioners Alcorn, Hall, and Harsel absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS DIRECT THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES, TO APPROVE A WAIVER OF THE REQUIRED LOADING SPACES FOR THE TWO PROPOSED DRIVE-IN FINANCIAL INSTITUTIONS, AND A MODIFICATION TO ALLOW THE LOADING SPACES FOR THE RETAIL USES, AS SHOWN ON THE PROFFERED CONCEPTUAL/FINAL DEVELOPMENT PLAN.

Commissioner Hart seconded the motion which carried by a vote of 7-0-1 with Commissioner Flanagan abstaining; Commissioner Sargeant recused himself; Commissioners Alcorn, Hall, and Harsel absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE CONSTRUCTION OF THE PROPOSED PARKING LOT FOR THE HILLTOP VILLAGE CENTER ON THE CLOSED LANDFILL SOONER THAN 20

YEARS AFTER THE CLOSURE OF THE LANDFILL, PURSUANT TO THE PROVISIONS OF PARAGRAPH 9 OF SECTION 9-205.

Commissioner Hart seconded the motion which carried by a vote of 7-0-1 with Commissioner Flanagan abstaining; Commissioner Sargeant recused himself; Commissioners Alcorn, Hall, and Harsel absent from the meeting.

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Site Plan #24989-SP-001-2 – 7940 Jones Branch Drive (Providence District)

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES, OR HIS DESIGNEE, APPROVE SITE PLAN NUMBER 24989-SP-001-2, FOR THE CONSTRUCTION OF THREE OFFICE BUILDINGS AND AN ACCESSORY PARKING GARAGE AT 7940 JONES BRANCH DRIVE, IN ACCORDANCE WITH NORMAL PROCEDURES.

Commissioners de la Fe and Lusk seconded the motion which carried unanimously with Commissioner Sargeant not present for the vote; Commissioners Alcorn, Hall, and Harsel absent from the meeting.

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RZ 2007-LE-007 - FRANCONIA TWO, LP (VORNADO REALTY TRUST)
FDP 2007-LE-007 - FRANCONIA TWO, LP (VORNADO REALTY TRUST)

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2007-LE-007, SUBJECT TO THE PROFFERS CONSISTENT WITH THOSE DATED FEBRUARY 11, 2009, AND THE CDP DEVELOPMENT CONDITIONS DATED FEBRUARY 12, 2009.

Commissioners Sargeant and Lawrence seconded the motion which carried by a vote of 8-0-1 with Commissioner Hart abstaining; Commissioners Alcorn, Hall, and Harsel absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2007-LE-007, SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF RZ 2007-LE-007 AND THE CONCEPTUAL DEVELOPMENT PLAN.

Commissioners Lawrence and Sargeant seconded the motion which carried by a vote of 8-0-1 with Commissioner Hart abstaining; Commissioners Alcorn, Hall, and Harsel absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE REQUIRED NUMBER OF LOADING SPACES, AS REQUIRED BY SECTION 11-203 OF THE ZONING ORDINANCE.

Commissioners Lawrence and Sargeant seconded the motion which carried by a vote of 8-0-1 with Commissioner Hart abstaining; Commissioners Alcorn, Hall, and Harsel absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE MINIMUM EIGHT-FOOT PLANTING WIDTH REQUIREMENTS FOR TREES, AS REQUIRED PER SECTION 12-0702.1B(2) OF THE PUBLIC FACILITIES MANUAL.

Commissioners Sargeant and Lawrence seconded the motion which carried by a vote of 8-0-1 with Commissioner Hart abstaining; Commissioners Alcorn, Hall, and Harsel absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE TRANSITIONAL SCREENING YARD AND BARRIER REQUIREMENTS BETWEEN USES ON THE SITE, AS REQUIRED PER SECTION 13-301 OF THE ZONING ORDINANCE.

Commissioners Sargeant and Lawrence seconded the motion which carried by a vote of 8-0-1 with Commissioner Hart abstaining; Commissioners Alcorn, Hall, and Harsel absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENT, TO THAT SHOWN ON THE CDP/FDP.

Commissioners Sargeant and Lawrence seconded the motion which carried by a vote of 8-0-1 with Commissioner Hart abstaining; Commissioners Alcorn, Hall, and Harsel absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE INTERIOR PARKING LOT LANDSCAPING REQUIREMENT FOR ALL EXISTING PARKING STRUCTURES, AS REQUIRED PER SECTION 13-201 OF THE ZONING ORDINANCE.

Commissioners Sargeant and Lawrence seconded the motion which carried by a vote of 8-0-1 with Commissioner Hart abstaining; Commissioners Alcorn, Hall, and Harsel absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE TRAIL REQUIREMENT PER THE COMPREHENSIVE PLAN FOR THE PERIMETER OF THE SITE.

Commissioners Sargeant and Lawrence seconded the motion which carried by a vote of 8-0-1 with Commissioner Hart abstaining; Commissioners Alcorn, Hall, and Harsel absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE 600-FOOT MAXIMUM LENGTH OF PRIVATE STREETS.

Commissioners Sargeant and Lawrence seconded the motion which carried by a vote of 8-0-1 with Commissioner Hart abstaining; Commissioners Alcorn, Hall, and Harsel absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE 50 PERCENT LIMITATION ON RESIDENTIAL AS A SECONDARY USE IN THE PDC DISTRICT.

Commissioners Sargeant and Lawrence seconded the motion which carried by a vote of 8-0-1 with Commissioner Hart abstaining; Commissioners Alcorn, Hall, and Harsel absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION REQUEST THAT THE BOARD OF SUPERVISORS REVIEW AND CONSIDER ALTERATIONS TO THE DEVELOPMENT CONDITIONS, RELATIVE TO BOTH HEIGHT AND SQUARE FOOTAGE.

Commissioner Lawrence seconded the motion which carried by a vote of 8-0-1 with Commissioner Hart abstaining; Commissioners Alcorn, Hall, and Harsel absent from the meeting.

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The meeting was adjourned at 11:06 p.m.
Peter F. Murphy, Jr., Chairman