



PLANNING COMMISSION SUMMARY OF ACTIONS

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KAD

February 16, 2011

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

ABSENT: Commissioners Harsel, Sargeant

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

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COMMISSION MATTERS

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION DEFER THE JOINT PUBLIC HEARING ON 2232-V08-18 AND SE 2009-MV-006, T-MOBILE NORTHEAST LLC, ST. JAMES EPISCOPAL CHURCH, TO A DATE CERTAIN OF APRIL 14, 2011.

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

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Chairman Murphy MOVED THAT THE PLANNING COMMISSION DEFER THE JOINT PUBLIC HEARING ON PCA 86-W-001-11 AND FDPA 86-W-001-06, JEFFERSON AT FAIRFAX CORNER LLC, TO A DATE CERTAIN OF MARCH 2, 2011.

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

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In reference to 2232-P10-10, NewPath Networks, LLC, and New Cingular Wireless PCS, LLC, which was scheduled for decision only on Thursday, February 24, 2011, Commissioner Lawrence explained that he had received a letter earlier today from the applicants' representative requesting an extension to April 30, 2011, to allow time for the applicants to develop an alternate method of housing the proposed Distributed Antenna System and to present it to the community for feedback and to identify appropriate locations.

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Commissioner Hart announced that the Planning Commission's Environment Committee would meet on Thursday, February 24, 2011, at 7 p.m., in the Board Conference Room, to review the Green Building Policy Review Strawman. He said everyone was welcome to attend this meeting.

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Chairman Murphy noted that the Planning Commission's Telecommunications Committee meeting scheduled for 7 p.m. this evening had been cancelled and was rescheduled to Thursday, March 3, 2011, at 7 p.m., in the Board Conference Room.

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Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RATIFY THE 2011 COMMITTEE APPOINTMENTS OF THE PLANNING COMMISSION, AS STATED IN THE MEMORANDUM FROM CHAIRMAN MURPHY, DATED FEBRUARY 16, 2011, WITH THE EXCEPTION OF THE OTHER APPOINTMENTS TO THE BOARD OF SUPERVISORS' REVITALIZATION COMMITTEE AND ECONOMIC ADVISORY COMMITTEE, WHICH WOULD BE DETERMINED AT A LATER DATE.

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

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FSA-61-1 – AT&T MOBILITY, 6455 Stephenson Way

FS-Y11-6 – AT&T MOBILITY, 13618 McLearn Road (Rachel Carson Middle School)

FSA-68-3 – AT&T MOBILITY, 3800 Powell Lane

FS-M11-1 – AT&T MOBILITY, 4327 Ravensworth Road

Chairman Murphy MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE CONSENT AGENDA ITEMS.

Without objection, the motion carried unanimously with Commissioners Harsel and Sargeant absent from the meeting.

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FSA-P99-27-3 – AT&T WIRELESS, 1900 Gallows Road

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION FIND THAT FSA-P99-27-3, BY AT&T WIRELESS, LOCATED AT 1900 GALLOWS ROAD, IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN, AND SHOULD BE CONSIDERED A "FEATURE SHOWN" ACCORDING TO *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED.

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

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FSA-P99-20-2 – AT&T WIRELESS, 3351 Gallows Road

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION FIND THAT FSA-P99-20-2 FOR A CO-LOCATION ON A DOMINION ELECTRICAL TRANSMISSION POLE LOCATED AT 3351 GALLOWS ROAD, IS A "FEATURE SHOWN" ON THE COMPREHENSIVE PLAN ACCORDING TO *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED.

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

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FS-P10-45 – CLEARWIRE, 2817 Jermantown Road (Treebrooke Condominiums)

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION CONCUR WITH STAFF'S DETERMINATION IN FS-P10-45, PROPOSED BY CLEARWIRE, LOCATED AT TREEBROOKE CONDOMINIUMS AT 2817 JERMANTOWN ROAD, IS A "FEATURE SHOWN" ON THE COMPREHENSIVE PLAN ACCORDING TO *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED.

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

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FS-S10-73 – LIGHTSQUARED, 12111 Braddock Road (Mott Community Center)

Chairman Murphy MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN FS-S10-73.

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

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SEA 84-M-121-03 – WESTMINSTER SCHOOL, INC.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 84-M-121-03, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JANUARY 20, 2011.

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

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS REAFFIRM THE FOLLOWING:

- A MODIFICATION OF THE TRANSITIONAL SCREENING YARD AND BARRIER REQUIREMENTS ALONG THE SOUTHERN, NORTHERN, AND WESTERN BOUNDARIES, IN FAVOR OF THAT DEPICTED ON THE SE PLAT;

- A MODIFICATION OF THE BARRIER REQUIREMENT ALONG ALL SIDES OF THE SUBJECT PROPERTY TO ALLOW THE EXISTING SIX-FOOT-HIGH WOOD FENCE AND OTHER EXISTING FENCES TO SERVE AS BARRIERS; AND
- A WAIVER OF THE REQUIREMENTS THAT USABLE OUTDOOR RECREATION AREA SHALL BE LIMITED TO AREAS OUTSIDE THE LIMITS OF THE REQUIRED FRONT YARD.

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

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ZONING ORDINANCE AMENDMENT (STATE CODE, EDITORIAL, AND OTHER MINOR REVISIONS)

Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE PROPOSED ZONING ORDINANCE AMENDMENT REGARDING *STATE CODE*, EDITORIAL, AND MINOR REVISIONS, AS PRESENTED IN THE STAFF REPORT DATED NOVEMBER 16, 2010, WITH AN EFFECTIVE DATE OF 12:01 A.M. ON THE DAY FOLLOWING ADOPTION.

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

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RZ 2010-PR-010 – NEIGHBORHOODS VI, LLC

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2010-PR-010, SUBJECT TO THE EXECUTION OF PROFFERS DATED FEBRUARY 7, 2011.

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

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE EASTERN PROPERTY LINE, IN ACCORDANCE WITH THE LANDSCAPING SHOWN ON THE GENERALIZED DEVELOPMENT PLAN.

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

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE BARRIER REQUIREMENT ALONG THE EASTERN PROPERTY LINE.

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

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

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

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SE 2008-PR-021 – JAMES W. JACKSON (Lord Fairfax Academy)

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT SE 2008-PR-021 BE DENIED.

Commissioner Alcorn seconded the motion which carried by a vote of 9-1 with Commissioner Hall opposed; Commissioners Harsel and Sargeant absent from the meeting.

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The meeting was adjourned at 11:12 p.m.
Peter F. Murphy, Jr., Chairman