



# PLANNING COMMISSION SUMMARY OF ACTIONS

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February 23, 2012

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

ABSENT: Commissioner Murphy

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The meeting was called to order at 8:20 p.m. by Vice Chairman Walter L. Alcorn.

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## COMMISSION MATTERS

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

OCTOBER 6, 2010	NOVEMBER 3, 2010	DECEMBER 2, 2010
OCTOBER 20, 2010	NOVEMBER 18, 2010	DECEMBER 9, 2010

Commissioners Hart and de la Fe seconded the motion which carried by a vote of 10-0-1 with Commissioner Hurley abstaining; Commissioner Murphy absent from the meeting.

Also, to expedite the review and approval process, Commissioner Hall requested that Commissioners review the minutes online for January, February, and March 2011 and submit any necessary corrections to the Planning Commission staff prior to the March 21, 2012 Planning Commission meeting.

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Commissioner de la Fe announced the deferral of the public hearing for PRC C-377, Fairfax County Public Schools (Sunrise Valley Elementary School), originally scheduled for March 29, 2012, to a date certain of May 3, 2012.

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Commissioner Hart announced that the Planning Commission's Environment Committee had met earlier this evening to continue discussion on the Green Building Policy strawman document. He also announced that the Committee would meet again on the following dates to continue review of the strawman document:

- Thursday, March 8, 2012, at 7:00 p.m. – Board Conference Room, Government Center
- Thursday, April 26, 2012, at 7:00 p.m. – Board Conference Room, Government Center

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Vice Chairman Alcorn announced that the Tysons Corner Committee meeting originally scheduled for Wednesday, February 29, 2012 had been cancelled.

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On behalf of the Planning Commission, Commissioner Hall congratulated Vice Chairman Alcorn on being named "2011 Fairfax County Citizen of the Year" by the Fairfax County Federation of Citizens Association. She noted that a banquet would be held in his honor, adding that former Braddock District Planning Commissioner Suzanne Harsel would also be honored with a "Special Gratitude" Award.

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Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RATIFY THE 2012 COMMITTEE APPOINTMENTS, AS STATED IN THE MEMORANDUM FROM CHAIRMAN MURPHY, DATED FEBRUARY 23, 2012.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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FSA-Y00-134-1 – SPRINT, 3799 Lees Corner Road

Commissioner Litzenberger MOVED THAT THE PLANNING COMMISSION CONCUR WITH STAFF ON "FEATURE SHOWN" FSA-Y00-134-1, WHICH IS THE ADDITION OF NINE PANEL ANTENNAS ON TOP OF A VEPCO POWER TRANSMISSION POLE LOCATED AT 3799 LEES CORNER ROAD IN CHANTILLY.

Commissioner Flanagan seconded the motion which carried by a vote of 10-0-1 with Commissioner Sargeant abstaining; Commissioner Murphy absent from the meeting.

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FS-M11-43 – DPWES, Baileys Crossroads Fire Station, 3601 Firehouse Lane

Commissioner Hall MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION AND FIND THAT THE RENOVATION AND EXPANSION OF THE BAILEYS CROSSROADS FIRE STATION IS A "FEATURE SHOWN" OF THE COMPREHENSIVE PLAN.

Commissioners Sargeant and Hart seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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FSA-H00-73-1 – SPRINT, 2455 Fox Mill Road

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN FSA-H00-73-1 AND CONSIDER IT A "FEATURE SHOWN," PURSUANT TO VIRGINIA CODE SECTION 15.2-2232, AS AMENDED.

Commissioner Litzenberger seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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FSA-P96-55-2 – SPRINT, 2311 Pimmit Drive

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION FIND THAT THE TELECOMMUNICATIONS MODIFICATIONS PROPOSED BY SPRINT, AND LOCATED AT 2311 PIMMIT DRIVE, ARE SUBSTANTIALLY 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 Flanagan seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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FSA-L00-128-1 – SPRINT, 6350 Walker Lane  
456A-D95-19-1 – SPRINT, 9916 Georgetown Pike  
FSA-H00-97-2 – APC REALTY D/B/A SPRINT PCS, 13861 Sunrise Valley Drive  
456A-V97-18-3 – SPRINT, 9130 Belvoir Court  
2232A-B04-6-2 – SPRINT, 5035 Sideburn Road  
FSA-P98-17-1 – SPRINT, 1808 Old Meadow Road  
FSA-L99-34-1 – SPRINT, 7150 Hayfield Road  
FSA-M99-22-1 – SPRINT, 6621 Columbia Pike  
FSA-P97-10-1 – SPRINT, 3111 Fairview Park Drive  
456A-V95-26-1 – SPRINT, 10112 Furnace Road  
2232A-D00-4-6 – SPRINT, 7511 Old Dominion Drive  
FSA-P99-35-1 – SPRINT, 7115 Leesburg Pike  
FSA-S04-69-1 – SPRINT, 7410 Willowbrook Road

Vice Chairman Alcorn MOVED THAT THE PLANNING COMMISSION APPROVE THE CONSENT AGENDA ITEMS.

Without objection, the motion carried unanimously with Commissioner Murphy absent from the meeting.

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SE 2011-PR-008 – WELLS FARGO BANK (Decision Only) (Public Hearing held on January 26, 2012)

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2011-PR-008, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED FEBRUARY 22, 2012.

Commissioner Flanagan seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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RZ/FDP 2011-BR-014 & PCA 2005-SP-019 – MIDLAND ROAD LLC & RIDGEWOOD COMMERCIAL OWNERS PROPERTY ASSOCIATION (Decisions Only) (Public Hearing held on February 9, 2012.)

Commissioner Hurley MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 2005-SP-019, SUBJECT TO THE BOARD'S APPROVAL OF RZ 2011-BR-014.

Commissioner Migliaccio seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

Commissioner Hurley MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2011-BR-014 AND THE ASSOCIATED CDP, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED FEBRUARY 22, 2012.

Commissioner Migliaccio seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

Commissioner Hurley MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2011-BR-014, SUBJECT TO THE BOARD'S APPROVAL OF RZ 2011-BR-014.

Commissioner Migliaccio seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

Commissioner Hurley MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE MINIMUM DISTRICT SIZE FOR PDC DISTRICTS AND THE 200 SQUARE FOOT PRIVACY YARD REQUIREMENT FOR ALL SINGLE FAMILY ATTACHED UNITS.

Commissioner Migliaccio seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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ZONING ORDINANCE AMENDMENT (EDITORIAL AND MINOR REVISIONS)

Commissioner Sargeant MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE PROPOSED EDITORIAL AND MINOR REVISIONS ZONING ORDINANCE AMENDMENT BE APPROVED AS ADVERTISED WITH AN EFFECTIVE DATE OF 12:01 A.M. ON THE DAY FOLLOWING ADOPTION. HE ALSO MOVED THAT THE PROPOSED CHANGES TO PARAGRAPH 6B OF SECTION 10-103, CONCERNING SUBSTITUTE CARE PROVIDERS FOR HOME CHILD CARE FACILITIES, HAVE AN EFFECTIVE DATE OF JULY 1, 2012.

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

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FDPA 2003-LE-025-02 – EGON F. HAWRYLAK

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION APPROVE FDPA 2003-LE-025-02, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED FEBRUARY 9, 2012.

Commissioner Sargeant seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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SE 2011-MV-012 – REDPATH DEVELOPMENT, LLC

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION DEFER DECISION ONLY ON SE 2011-MV-012 TO A DATE CERTAIN OF MARCH 8, 2012, WITH THE RECORD REMAINING OPEN FOR COMMENTS.

Commissioners Lawrence and Litzenberger seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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SE 2011-HM-018 – CORINTHIAN COLLEGES, INC. d/b/a EVEREST COLLEGE

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2011-HM-018, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED FEBRUARY 17, 2012.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE WESTERN PROPERTY LINE IN FAVOR OF MAINTAINING THE EXISTING CONDITIONS.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE INTERIOR AND PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENTS IN FAVOR OF MAINTAINING THE EXISTING CONDITIONS.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE OFF-STREET LOADING SPACE REQUIREMENT.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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ZONING ORDINANCE AMENDMENT – PUBLIC ENTERTAINMENT ESTABLISHMENTS

Commissioner Hart MOVED THAT THE PLANNING COMMISSION DEFER DECISION ON THE PROPOSED PUBLIC ENTERTAINMENT ESTABLISHMENT ZONING ORDINANCE AMENDMENT TO A DATE CERTAIN OF MARCH 1, 2012, WITH THE RECORD REMAINING OPEN FOR WRITTEN AND ELECTRONIC COMMENTS.

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

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RZ/FDP 2011- MA-029 – NEIGHBORHOODS VI, LLC

Commissioner Hall MOVED THAT THE PLANNING COMMISSION DEFER DECISION ON RZ/FDP 2011- MA-029 TO A DATE CERTAIN OF MARCH 8, 2012, WITH THE RECORD TO REMAIN OPEN FOR WRITTEN COMMENTS.

Commissioners Hart and de la Fe seconded the motion which carried unanimously with Commissioner Litzenberger not present for the vote; Commissioner Murphy absent from the meeting.

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The meeting was adjourned at 1:54 a.m.  
Walter L. Alcorn, Vice Chairman