



PLANNING COMMISSION SUMMARY OF ACTIONS

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February 24, 2011

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

ABSENT: Commissioners Hall, Harsel, 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 de la Fe announced that David Edwards had passed away on February 17, 2011. He said Mr. Edwards was a longtime resident who had been involved in the planning and development of Reston. He added that Mr. Edwards had been active in County matters and said his wisdom and counsel would be missed.

In addition to Commissioner de la Fe's remarks, Vice Chairman Alcorn expressed sympathy for Mr. Edwards' family on behalf of the Planning Commission.

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Commissioner Hart announced that the Planning Commission's Environment Committee had met earlier this evening to begin reviewing the strawman document on the Green Building Policy. 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.

- March 10, 2011 – Staff presentation on solid waste issues and how to address it in proffers
- April 14, 2011 – Continue discussion/review of the strawman document for the Green Building Policy

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Commissioner Donahue MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON SE 2010-DR-024, DISCOVERY WOODS LEARNING COMMUNITY, LLC, TO A DATE CERTAIN OF WEDNESDAY, MARCH 16, 2011.

Commissioners Litzenberger and de la Fe seconded the motion which carried by a vote of 8-0-1 with Commissioner Sargeant abstaining; Commissioners Hall, Harsel, and Murphy absent from the meeting.

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2232-P10-10 – NEWPATH NETWORKS, LLC & NEW CINGULAR WIRELESS PCS, LLC
(Decision Only) (Public Hearing held on December 9, 2010)

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION FIND THAT NODES 6 AND 7 SATISFY THE CRITERIA OF LOCATION, CHARACTER, AND EXTENT AND ARE SUBSTANTIALLY IN ACCORD WITH THE COMPREHENSIVE PLAN UNDER THE PROVISIONS OF *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED, AND THAT APPROVAL OF NODES 6 AND 7 WILL NOT AFFECT THE LOCATION, CONFIGURATION, APPROVAL, OR DISAPPROVAL OF NODES, 5, 8, AND 9.

Commissioner Flanagan seconded the motion which carried unanimously with Commissioner Sargeant recusing himself from the vote; Commissioners Hall, Harsel, and Murphy absent from the meeting.

Commissioner Lawrence MOVED THAT THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY AND EXTEND THE 2232 REVIEW PROCESS FOR NODES 5, 8, AND 9 TO A DATE CERTAIN OF THURSDAY, APRIL 28, 2011.

Commissioner Flanagan seconded the motion which carried unanimously with Commissioner Sargeant recusing himself from the vote; Commissioners Hall, Harsel, and Murphy absent from the meeting.

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FS-L10-69 – T-MOBILE NORTHEAST , LLC , 2072 Southgate Drive

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT FS-L10-69 IS A “FEATURE SHOWN,” PURSUANT TO *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED.

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

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FS-L10-63 – SPRINT, 6540 Franconia Road

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION FIND FS-L10-63, SPRINT, A “FEATURE SHOWN,” PURSUANT TO *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED.

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

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FSA-H96-49-2 – AT&T MOBILITY, Virginia Power Transmission Tower

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION FIND FSA-H96-49-2, AT&T MOBILITY, IN SUBSTANTIAL 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 Hart seconded the motion which carried by a vote of 8-0-1 with Commissioner Sargeant abstaining; Commissioners Hall, Harsel, and Murphy absent from the meeting.

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FS-H10-74 – LIGHTSQUARED, 2455 Fox Mill Road

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION FIND FS-H10-74, LIGHTSQUARED, IN SUBSTANTIAL 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 Hart seconded the motion which carried unanimously with Commissioners Hall, Harsel, and Murphy absent from the meeting.

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FS-H09-209 – CRICKET COMMUNICATIONS, 2610 Reston Parkway

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION FIND FS-H09-209, CRICKET COMMUNICATIONS, IN SUBSTANTIAL 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 Hart seconded the motion which carried unanimously with Commissioners Hall, Harsel, and Murphy absent from the meeting.

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RZ/FDP2010-LE-013 – WPPI SPRINGFIELD HS, LLC

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2010-LE-013, THE ASSOCIATED CONCEPTUAL DEVELOPMENT PLAN, AND A REVISION OF PROFFER 8C TO LIST THE CORRECT SHEET NUMBERS, SUBJECT TO THE PROFFERS CONSISTENT WITH THOSE DATED FEBRUARY 11, 2011.

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

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2010-LE-013, SUBJECT TO THE BOARD OF SUPERVISORS’ APPROVAL OF RZ-2010-LE-013 AND THE ASSOCIATED CONCEPTUAL DEVELOPMENT PLAN.

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

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF AN INCREASE IN MAXIMUM FLOOR AREA RATIO FROM 1.5 TO 1.68, PURSUANT TO PARAGRAPH 3 OF SECTION 6-208 OF THE ZONING ORDINANCE.

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

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE MODIFICATION OF THE OFF-STREET LOADING SPACE REQUIREMENT.

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

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE 20-PERCENT PARKING REDUCTION.

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

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE 20-FOOT MINIMUM REAR YARD REQUIREMENT TO PERMIT A MINIMUM REAR YARD OF 8 FEET ALONG THE EASTERN BOUNDARY.

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

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE MODIFICATION OF THE FRONT YARD 45-DEGREE BULK PLANE REQUIREMENTS TO PERMIT A FRONT YARD BULK PLANE OF 4 DEGREES.

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

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SEA 81-P-025 – FALLS CHURCH (E&A) LLC

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 81-P-025, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED FEBRUARY 9, 2011.

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

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SE 2010-SP-029 – PLEASANT VALLEY PRESCHOOL, INC.

Commissioner Litzenberger MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF SE 2010-SP-029, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED FEBRUARY 17, 2011.

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

Commissioner Litzenberger MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS ALONG THE WESTERN PROPERTY LINE IN FAVOR OF THAT DEPICTED ON THE SE PLAT AND AS STATED IN THE DEVELOPMENT CONDITIONS.

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

Commissioner Litzenberger MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A WAIVER OF THE BARRIER REQUIREMENT ALONG THE WESTERN PROPERTY LINE.

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

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2232-Y10-22 – UPPER OCCOQUAN SEWAGE AUTHORITY (UOSA)

Commissioner Litzenberger MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON 2232-Y10-22, UPPER OCCOQUAN SEWAGE AUTHORITY, TO A DATE CERTAIN OF WEDNESDAY, MARCH 2, 2011, WITH THE RECORD REMAINING OPEN FOR WRITTEN AND ELECTRONIC COMMENTS.

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

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The meeting was adjourned at 10:08 p.m.
Walter L. Alcorn, Vice Chairman