



# 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 28, 2013

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

ABSENT: None

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The meeting was called to order at 8:16 p.m. by Chairman Peter F. Murphy, Jr.

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## COMMISSION MATTERS

Commissioner Lawrence announced that the Planning Commission's Policy and Procedures Committee had met earlier this evening with Fairfax County staff for a final discussion on the Fairfax Forward proposal to replace the Area Plans Review process with a new method to review and amend the Comprehensive Plan through a work program. He noted that staff would review input received and make improvements as needed. He said that the Committee had unanimously endorsed staff's proposal for a public hearing to be held before the entire Commission on Wednesday, March 6, 2013. *(Note: The meeting was subsequently canceled due to inclement weather and this item was moved to Wednesday, March 27, 2013.)*

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Commissioner Hart announced that the Commission's Environment Committee would meet at 7:00 p.m. in the Board Conference Room of the Fairfax County Government Center, on Thursday, March 7, 2013 to receive a presentation from Stephen Schey, Director, Stakeholder Services, ECOtality, North America, Inc., related to electric vehicle supply equipment. He said that everyone was welcome to attend. *(Note: The meeting was subsequently canceled due to Mr. Schey's travel schedule change and will be rescheduled to a later date.)*

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Chairman Murphy announced that former At-Large Commissioner Walter L. Alcorn would be honored at an appreciation dinner on Sunday, April 28, 2013, at 6:00 p.m. at The Waterford at Fair Oaks. He added that the Board of Supervisors would also honor Mr. Alcorn during the morning session of its meeting on Tuesday, March 5, 2013.

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Chairman Murphy introduced Kimberly Bassarab as the new Assistant Director of the Planning Commission Office. He noted that she had previously worked with the County's Department of Public Works and Environmental Services. He welcomed her to the Planning Commission, adding his thanks to the Commission members who had assisted in the lengthy interview process.

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RZ/FDP 2012-SU-010 – NORTHERN VIRGINIA HEALTH INVESTORS, LLC (Decisions Only)  
(Public Hearing held on December 5, 2012)

Commissioner Litzenberger MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2012-SU-010, SUBJECT TO THE EXECUTION OF THE PROFFERS, CONSISTENT WITH THOSE DATED FEBRUARY 27, 2013, WITH THE FOLLOWING THREE MINOR CHANGES:

- PROFFER 3C, STRIKE THE LAST SENTENCE OF THE PARAGRAPH WHERE IT BEGINS WITH "FAIRFAX COUNTY FOR FUTURE..." AND REPLACE IT WITH "THE SULLY DISTRICT TRAIL FUND";
- PROFFER 15A, IN THE SECOND SENTENCE, STRIKE THE WORD "RESIDENTIAL"; AND
- PROFFER 15C, AFTER "BUILDINGS," INSERT THE TERM "BUSINESSES".

Commissioners de la Fe and Flanagan seconded the motion which carried unanimously.

Commissioner Litzenberger MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2012-SU-010, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED FEBRUARY 26, 2013.

Commissioner Flanagan seconded the motion which carried unanimously.

Commissioner Litzenberger MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A WAIVER OF PARAGRAPH 6 OF SECTION 6-406 OF THE ZONING ORDINANCE, TO ALLOW A SECONDARY PERMITTED USE TO COMPRISE 50.305 PERCENT OF THE TOTAL GROSS FLOOR AREA OF A PROPOSED PRM DISTRICT WHERE THE MAXIMUM ALLOWED IS 50 PERCENT.

Commissioner Flanagan seconded the motion which carried unanimously.

Commissioner Litzenberger MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A WAIVER OF SECTION 6-0303.8 OF THE PUBLIC FACILITIES MANUAL, TO LOCATE UNDERGROUND STORMWATER MANAGEMENT FACILITIES IN A RESIDENTIAL AREA, SUBJECT TO WAIVER NUMBER 009329-WPFM-001-1, AND CONDITIONS DATED NOVEMBER 20, 2012.

Commissioner Flanagan seconded the motion which carried unanimously.

Commissioner Litzenberger MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF SECTION 12-0508 OF THE PUBLIC FACILITIES MANUAL, TO PERMIT A TREE PRESERVATION TARGET AREA OF 25,125 SQUARE FEET IN LIEU OF THE 27,824 SQUARE FEET REQUIRED.

Commissioner Flanagan seconded the motion which carried unanimously.

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S12-CW-1CP – COMPREHENSIVE PLAN AMENDMENT (HERITAGE RESOURCES INVENTORY UPDATE)

Commissioner Sargeant MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE ADOPTION OF THE STAFF RECOMMENDATION FOR PLAN AMENDMENT S12-CW-1CP, AS SET FORTH IN THE STAFF REPORT DATED JANUARY 31, 2013.

Commissioner Hall seconded the motion which carried unanimously.

Commissioner Flanagan MOVED TO MAKE A FRIENDLY AMENDMENT TO THE PUBLISHED DRAFT TEXT TO INCLUDE THE FOLLOWING THREE CHANGES:

- ON PAGE 15 OF 17 OF THE STAFF REPORT, FIGURE 4, “INVENTORY OF HISTORIC SITES, MOUNT VERNON PLANNING DISTRICT,” CHANGE THE ADDRESS FOR MOUNT VERNON MEMORIAL HIGHWAY AS FOLLOWS TO CLARIFY THAT MOUNT VERNON MEMORIAL HIGHWAY AND GEORGE WASHINGTON MEMORIAL PARKWAY ARE TWO DIFFERENT NAMES FOR THE SAME ROAD (HISTORIC NAME AND CURRENT NAME):

GEORGE WASHINGTON MEMORIAL PARKWAY (CURRENT NAME);  
FROM ALEXANDRIA BORDER TO MOUNT VERNON

- CHANGE THE HEADER ON ALL INVENTORY OF HISTORIC SITES TABLES IN THE 13 PLANNING DISTRICTS AND 2 SPECIAL PLANNING AREAS FAIRFAX CENTER AND DULLES SUBURBAN CENTER, AS FOLLOWS, TO CLARIFY THAT THE LOCATION OF A HISTORIC SITE MAY NOT BE A SPECIFIC STREET ADDRESS:

Name	Address Location	Planning Sector	Parcel Number	Date
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- ON PAGE 16 OF 17 OF THE STAFF REPORT, FIGURE 5, “INVENTORY OF HISTORIC SITES, MOUNT VERNON PLANNING DISTRICT, GENERAL LOCATOR MAP,” ADD THE CURRENT STREET NAME, “GEORGE WASHINGTON MEMORIAL PARKWAY,” TO IDENTIFY THE ROAD FROM THE CITY OF ALEXANDRIA TO MOUNT VERNON AS OTHER MAJOR ROADS IN THE DISTRICT ARE CURRENTLY IDENTIFIED. THIS NAME WOULD BE IN ADDITION TO THE PURPLE NAME NOTING THE STREET’S HISTORIC NAME, “MOUNT VERNON MEMORIAL HIGHWAY.”

Without objection, Commissioner Sargeant accepted the amendment and the motion as amended carried unanimously.

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The meeting was adjourned at 8:56 p.m.  
Peter F. Murphy, Jr., Chairman