



PLANNING COMMISSION SUMMARY OF ACTIONS

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KAD

March 23, 2011

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

ABSENT: Commissioners Alcorn, Hall, Harsel

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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

Chairman Murphy announced that retired Planning staff member, Richard Faubion, had passed away on Wednesday, March 16, 2011, in Falls Church. He said Mr. Faubion is survived by his wife, four children, eight grandchildren, and five great-grandchildren. He noted that Mr. Faubion was a retired U.S. Navy Captain who had previously worked as Deputy Director and also Acting Director of the Office of Comprehensive Planning (now Department of Planning and Zoning). On behalf of the Planning Commission and staff, Chairman Murphy expressed deepest sympathies and condolences to the Faubion family.

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Commissioner Lawrence noted that Sprint offered Sprint Drive First, an application on a wireless mobile device that blocked text-messages and auto-responded to the sender that the recipient was currently unavailable while driving.

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Chairman Murphy announced that the Planning Commission's Telecommunications Committee would meet on Thursday, May 5, 2011, at 7 p.m., in the Board Conference Room of the Government Center, to continue discussion on proposed modifications to Objectives 42 and 43 of the Policy Plan, Mobile and Land-Based Telecommunication Services, as outlined in the strawman document prepared by staff.

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Telecommunications Committee Recommendation on Radio Frequency (RF) Analysis

Chairman Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT BASED ON THE AFOREMENTIONED RATIONALE, THE REQUEST INITIATED BY SUPERVISORS HYLAND AND HERRITY REQUIRING RF ANALYSIS, BE AMENDED TO INDICATE THAT WHILE THE BOARD SUPPORTS A PLANNING COMMISSIONER'S RIGHT TO SEEK AN INDEPENDENT RF ANALYSIS FROM THE

APPLICANT, AND NOTES THAT APPLICANTS MAY PROVIDE SUCH INFORMATION WITHOUT SOLICITATION TO INCLUDE WRITTEN AND/OR ORAL OR VISUAL AID INFORMATION, IT IS NOT A COUNTY REQUIREMENT.

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

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FSA-L96-72-2 – AT&T MOBILITY, 6209 Rose Hill Drive (John Marshall Library)

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION FIND THAT FSA-L96-72-2, LOCATED AT 6209 ROSE HILL DRIVE, IS A "FEATURE SHOWN" PURSUANT TO VIRGINIA CODE SECTION 15.2-2232, AS AMENDED.

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

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MARKUP ON FY 2012-2016 FAIRFAX COUNTY ADVERTISED CAPITAL IMPROVEMENT PROGRAM (CIP) (With Future Fiscal Years to 2021) (Decision Only)

(Public Hearing held on March 10, 2011)

Commissioner Sargeant MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE ADVERTISED FAIRFAX COUNTY CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEARS 2012 THROUGH 2016, WITH FUTURE YEARS TO 2021, WHICH INCLUDES A BOND PROGRAM DESIGNED TO:

- CONTINUE TO FUND PROJECTS CURRENTLY UNDERWAY;
- INCLUDE COUNTY BOND REFERENDA IN FALL 2012 FOR \$120 MILLION;
- INCREASE SCHOOL BOND SALES FOR FISCAL YEAR 2013 AND BEYOND FROM \$130 MILLION to \$155 MILLION PER YEAR;
- INCLUDE IN FALL 2014, \$100 MILLION FOR ROADS AND TRANSIT IN LIGHT OF THE TYSONS AREA TRANSFORMATION;
- MAINTAIN A STEADY LEVEL OF SCHOOL BOND REFERENDA AT \$240 MILLION IN FALL 2011, 2013, AND 2015;
- FUND LIMITED PAYDOWN PROGRAM FOR CRITICAL PROJECTS AND BEGIN TO ADDRESS DEPARTMENT OF JUSTICE REQUIREMENTS FOR ADA IMPROVEMENTS;
- CONTINUE THREE-YEAR SHORT-TERM BORROWING PLAN TO ADDRESS RENEWAL BACKLOGS; AND FINALLY,
- IDENTIFY SIGNIFICANT FUTURE REQUIREMENTS, INCLUDING A PUBLIC SAFETY HEADQUARTERS TO REPLACE THE MASSEY BUILDING, REQUIREMENTS ASSOCIATED WITH THE TYSONS CORNER REDEVELOPMENT PLAN, AND SUPPORT FOR THE DULLES RAIL PROJECT.

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

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2232-L11-1 – T-MOBILE NORTHEAST, LLC (Decision Only)

(Public Hearing held on March 16, 2011)

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION FIND 2232-L11-1, AS AMENDED, SUBSTANTIALLY IN ACCORD WITH PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN.

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

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SE 2010-DR-024 – DISCOVERY WOODS LEARNING COMMUNITY, LLC (Decision Only)

(Public Hearing held on March 16, 2011)

Commissioner Donahue MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2010-DR-024, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED MARCH 23, 2011.

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

Commissioner Donahue MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE CONSTRUCTION OF THE ON-ROAD BICYCLE LANE REQUIREMENT ALONG LEESBURG PIKE, IN FAVOR OF THE RIGHT-OF-WAY DEDICATION.

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

Commissioner Donahue MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE CONSTRUCTION OF FRONTAGE IMPROVEMENTS ALONG LEESBURG PIKE AND TOWLSTON ROAD, IN FAVOR OF THE RIGHT-OF-WAY DEDICATION.

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

Commissioner Donahue MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG LEESBURG PIKE.

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

Commissioner Donahue MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE BARRIER REQUIREMENT ALONG PARCEL 19.

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

Commissioner Donahue MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE SERVICE DRIVE REQUIREMENTS ALONG LEESBURG PIKE.

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

Commissioner Donahue MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE CONSTRUCTION OF THE TRAIL REQUIREMENTS ALONG LEESBURG PIKE AND TOWLSTON ROAD, IN FAVOR OF THE RIGHT-OF-WAY DEDICATION IN GRANTING OF EASEMENTS.

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

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2232-S09-26 and SEA 99-S-012-03 – THE COUNTRY CLUB OF FAIRFAX, INC. AND T-MOBILE NORTHEAST LLC (Decisions Only) (Public Hearing held on March 10, 2011)

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION FIND THAT 2232-S09-26, AS AMENDED BY T-MOBILE, TO CONSTRUCT A TELECOMMUNICATIONS FACILITY ON THE PROPERTY OF THE COUNTRY CLUB OF FAIRFAX, SATISFIES THE CRITERIA OF CHARACTER, LOCATION, AND EXTENT, AS SPECIFIED BY *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED.

Commissioner Litzenberger seconded the motion which carried by a vote of 6-0-2 with Commissioners Donahue and Flanagan abstaining; Commissioner Hart recusing himself from the votes; Commissioners Alcorn, Hall, and Harsel absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 99-S-012-03, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 1 OF THE STAFF REPORT.

Commissioner Litzenberger seconded the motion which carried by a vote of 6-0-2 with Commissioners Donahue and Flanagan abstaining; Commissioner Hart recusing himself from the votes; Commissioners Alcorn, Hall, and Harsel absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS REAFFIRMATION OF THE FOLLOWING WAIVERS AND MODIFICATIONS, WHICH WERE PREVIOUSLY APPROVED UNDER SEA 99-S-012-02:

- MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS ALONG ALL PROPERTY BOUNDARIES, IN FAVOR OF THAT DEPICTED ON THE SE PLAT;
- WAIVER OF THE BARRIER REQUIREMENTS ALONG ALL PROPERTY BOUNDARIES, IN FAVOR OF THAT DEPICTED ON THE SE PLAT;
- WAIVER OF THE SERVICE DRIVE REQUIREMENTS ON ROUTE 123;
- MODIFICATION OF PARAGRAPH 2, SECTION 9-528, TO PERMIT THE LOCATION OF THREE STRUCTURES AND TENNIS COURTS WITHIN 50 FEET OF A LOT LINE; AND
- WAIVER OF THE REQUIRED CONSTRUCTION OF FRONTAGE IMPROVEMENTS ON ROUTE 123 IN ASSOCIATION WITH THIS APPLICATION.

Commissioner Litzenberger seconded the motion which carried by a vote of 6-0-2 with Commissioners Donahue and Flanagan abstaining; Commissioner Hart recusing himself from the votes; Commissioners Alcorn, Hall, and Harsel absent from the meeting.

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CSPA 2003-HM-046 – WOODLAND PARK CROSSING RETAIL, LLC AND WOODLAND PARK APARTMENTS, LLC

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION APPROVE CSPA 2003-HM-046, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS IN APPENDIX 1 OF THE STAFF REPORT.

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

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2232-D11-3 – METROPOLITAN WASHINGTON AIRPORTS AUTHORITY (MWAA) IN COORDINATION WITH DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION (DRPT) ON BEHALF OF WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA) (Fisher Avenue Train Control Room)

Commissioner Donahue MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON 2232-D11-3, AS AMENDED, TO A DATE CERTAIN OF APRIL 6, 2011, WITH THE RECORD REMAINING OPEN FOR WRITTEN AND ELECTRONIC COMMENTS.

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

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SE 2010-DR-030 – SHELTER DEVELOPMENT, LLC

Commissioner Donahue MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON SE 2010-DR-030 TO A DATE CERTAIN OF APRIL 6, 2011, WITH THE RECORD REMAINING OPEN FOR WRITTEN AND ELECTRONIC COMMENTS.

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

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The meeting was adjourned at 12:14 a.m.
Peter F. Murphy, Jr., Chairman