



# PLANNING COMMISSION SUMMARY OF ACTIONS

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April 20, 2011

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PRESENT: Commissioners Alcorn, de la Fe, Flanagan, Hall, Harsel, Hart, Litzenberger, Migliaccio, Murphy, Sargeant

ABSENT: Commissioners Donahue, Lawrence

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The meeting was called to order at 8:20 p.m. by Chairman Peter F. Murphy, Jr.

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## COMMISSION MATTERS

Commissioner Hart announced that the Planning Commission's Environment Committee meeting, originally scheduled for Thursday, May 19, 2011, had been canceled.

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Commissioner Alcorn announced that the Planning Commission's Tysons Corner Committee would meet in the Government Center on the following dates and said that everyone was welcome to attend.

- May 11, 2011 – 7:30 p.m., Board Conference Room – Briefing on the Tysons Partnership
- May 18, 2011 – 7:00 p.m., Conference Rooms 2/3 – Briefing from County staff regarding the status of Plan implementation and discussion on Board Directives

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Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING FOR RZ/FDP 2011-MV-001 AND PCA 2002-MV-020, SUMMIT OAKS SECTION 2, LLC, TO A DATE CERTAIN OF JUNE 16, 2011.

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

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FSA-D96-50-2 – AT&T MOBILITY, 7305 Idylwood Drive

Chairman Murphy MOVED THAT THE PLANNING COMMISSION CONCUR WITH CONSENT AGENDA ITEM FSA-D96-50-2, AT&T MOBILITY.

Without objection, the motion carried unanimously with Commissioners Donahue and Lawrence absent from the meeting.

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RZ 2010-HM-006 – SEKAS HOMES, LTD. (Decision Only) (Public Hearing held on December 2, 2010)

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2010-HM-006, SUBJECT TO THE PROFFERS DATED MARCH 14, 2011.

Commissioners Hart and Alcorn seconded the motion which carried by a vote of 8-0-2 with Commissioners Hall and Murphy abstaining; Commissioners Donahue and Lawrence absent from the meeting.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE WAIVER OF THE PUBLIC FACILITIES MANUAL 5-FOOT WIDE SIDEWALK REQUIREMENT ALONG THE OLD COURTHOUSE ROAD FRONTAGE OF THE PROPERTY IN ORDER TO PROVIDE A 10-FOOT WIDE TRAIL.

Commissioner Hart seconded the motion which carried by a vote of 8-0-2 with Commissioners Hall and Murphy abstaining; Commissioners Donahue and Lawrence absent from the meeting.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE MODIFICATION OF THE COMPREHENSIVE PLAN COUNTYWIDE TRAIL REQUIREMENT ALONG THE OLD COURTHOUSE ROAD FRONTAGE OF THE PROPERTY IN ORDER TO PROVIDE A 10-FOOT WIDE TRAIL.

Commissioner Hart seconded the motion which carried by a vote of 8-0-2 with Commissioners Hall and Murphy abstaining; Commissioners Donahue and Lawrence absent from the meeting.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A DEVIATION OF THE TREE PRESERVATION TARGET IN FAVOR OF THAT SHOWN ON THE GDP.

Commissioner Hart seconded the motion which carried by a vote of 8-0-2 with Commissioners Hall and Murphy abstaining; Commissioners Donahue and Lawrence absent from the meeting.

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RZ 2009-BR-015/PCA C-083-02/SEA 87-A-086-02 – COLLEGE TOWN ASSOCIATES, LP  
(Decision Only) (Public Hearing held on January 19, 2011)

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2009-BR-015, SUBJECT TO THE EXECUTION OF THE PROFFERS CONSISTENT WITH THOSE DATED APRIL 5, 2011.

Commissioner de la Fe seconded the motion which carried by a vote of 9-0-1 with Commissioner Hall abstaining; Commissioners Donahue and Lawrence absent from the meeting.

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE LOT AREA, LOT WIDTH,

**AND OPEN SPACE REQUIREMENTS FOR THE PROPERTY ZONED R-1 TO PERMIT THE CONSOLIDATION OF THIS LOT INTO THE EXISTING SHOPPING CENTER SITE.**

Commissioner de la Fe seconded the motion which carried by a vote of 9-0-1 with Commissioner Hall abstaining; Commissioners Donahue and Lawrence absent from the meeting.

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF PCA C-083-02, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED APRIL 5, 2011.

Commissioner de la Fe seconded the motion which carried by a vote of 9-0-1 with Commissioner Hall abstaining; Commissioners Donahue and Lawrence absent from the meeting.

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 87-A-086-02, SUBJECT TO THE DEVELOPMENT CONDITIONS CONTAINED IN ATTACHMENT 3 OF THE ADDENDUM DATED MARCH 23, 2011, TO INCLUDE A CHILDCARE CENTER PERMIT AND SPECIAL EXCEPTIONS FOR A FAST FOOD RESTAURANT, DRIVE-IN FINANCIAL INSTITUTION, SERVICE STATION WITH MINI-MART, AND AN INCREASE IN BUILDING HEIGHT, FROM 40 FEET UP TO A MAXIMUM OF 75 FEET, AND ASSOCIATED MODIFICATIONS TO SITE DESIGN AND DEVELOPMENT CONDITIONS.

Commissioner de la Fe seconded the motion which carried by a vote of 9-0-1 with Commissioner Hall abstaining; Commissioners Donahue and Lawrence absent from the meeting.

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENTS TO PROVIDE A 10-FOOT MINIMUM DISTANCE ALONG THE FRONTAGE OF THE NORTHERN AND WESTERN PROPERTY LINES IN FAVOR OF THE LANDSCAPING SHOWN ON THE GDP/SEA PLAT.

Commissioner de la Fe seconded the motion which carried by a vote of 9-0-1 with Commissioner Hall abstaining; Commissioners Donahue and Lawrence absent from the meeting.

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENT ALONG THE WESTERN AND SOUTHERN PROPERTY LINES IN FAVOR OF THE LANDSCAPING SHOWN ON THE GDP/SEA PLAT.

Commissioner de la Fe seconded the motion which carried by a vote of 9-0-1 with Commissioner Hall abstaining; Commissioners Donahue and Lawrence absent from the meeting.

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**SE 2010-LE-025 – COSTCO WHOLESALE CORPORATION**

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2010-LE-025, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED APRIL 20, 2011, INCLUDING A DEVELOPMENT CONDITION REGARDING A TRAFFIC FEASIBILITY STUDY TO EXTEND LADSON LANE INTO THE APARTMENT COMPLEX, PAID FOR BY THE APPLICANT.

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

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG RICHMOND HIGHWAY.

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

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING, BARRIER, AND PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENTS ALONG THE EASTERN PROPERTY LINE, IN FAVOR OF THE VEGETATION AND BARRIER, AS SHOWN ON THE SE PLAT.

Commissioners Sargeant and Alcorn seconded the motion which carried unanimously with Commissioners Donahue and Lawrence absent from the meeting.

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING AND PERIPHERAL PARKING LOT LANDSCAPING, AND A WAIVER OF THE BARRIER REQUIREMENTS ALONG THE SOUTHERN PROPERTY LINE, IN FAVOR OF THE VEGETATION SHOWN ON THE SE PLAT.

Commissioners Sargeant and Alcorn seconded the motion which carried unanimously with Commissioners Donahue and Lawrence absent from the meeting.

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING, BARRIER, AND PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENTS TO THE WEST, IN FAVOR OF THE VEGETATION AND SEVEN-FOOT TALL WALL SHOWN ON THE SE PLAT.

Commissioner Sargeant seconded the motion which carried unanimously with Commissioners Donahue and Lawrence absent from the meeting.

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE RICHMOND HIGHWAY CORRIDOR STREETScape REQUIREMENTS ALONG RICHMOND HIGHWAY TO THAT SHOWN ON THE SE PLAT.

Commissioner Sargeant seconded the motion which carried unanimously with Commissioners Donahue and Lawrence absent from the meeting.

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A DEVIATION FROM THE TREE PRESERVATION TARGET REQUIREMENT IN CHAPTER 122 OF THE COUNTY CODE AND THE PFM.

Commissioner Sargeant seconded the motion which carried unanimously with Commissioners Donahue and Lawrence absent from the meeting.

Commissioner Flanagan proposed a follow-on motion that THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS REQUEST THAT THE VIRGINIA DEPARTMENT OF TRANSPORTATION KEEP THE MEDIAN OPEN UNTIL THE FEASIBILITY STUDY FOR THE EXTENSION OF LADSON LANE WAS COMPLETE.

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

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The meeting was adjourned at 10:15 p.m.  
Peter F. Murphy, Jr., Chairman