



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

ABSENT: Commissioner Hurley

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The meeting was called to order at 8:19 p.m. by Chairman Peter F. Murphy.

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COMMISSION MATTERS

Commissioner Litzenberger announced that the joint meeting between the Planning Commission's Housing Committee and the Redevelopment and Housing Authority scheduled for Wednesday, May 22, 2013, had been postponed to a date to be determined in July.

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Commissioner Hart announced that the Commission's Environment Committee had met earlier this evening to discuss infrastructure for electric vehicle charging stations. He stated that the Committee would meet again in the Board Conference Room of the Fairfax County Government Center on the following dates:

- Thursday, June 20, 2013, at 7:00 p.m.
- Thursday, July 11, 2013, at 7:00 p.m.
- Thursday, July 18, 2013, at 7:00 p.m.

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FSA-M96-62-2 – SPRINT, 3800 Powell Lane

Chairman Murphy MOVED APPROVAL OF THE CONSENT AGENDA ITEM.

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

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RZ/FDP 2012-MA-022 – CG PEACE VALLEY, LLC (Decisions Only) (Public Hearing held on April 25, 2013)

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ 2012-MA-022, SUBJECT TO THE EXECUTION OF PROFFERS DATED APRIL 30, 2013.

Commissioner Hart seconded the motion which carried unanimously with Commissioner Hurley absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2012-MA-022, SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF RZ 2012-MA-022.

Commissioner Hart seconded the motion which carried unanimously with Commissioner Hurley absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS DIRECT THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES TO APPROVE A MODIFICATION OF THE PUBLIC FACILITIES MANUAL, TO ALLOW THE CONSTRUCTION OF SIDEWALKS SHOWN ON THE CDP/FDP TO BE LOCATED ON ONE SIDE OF THE PRIVATE STREET.

Commissioner Hart seconded the motion which carried unanimously with Commissioner Hurley absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A WAIVER OF THE TWO-ACRE MINIMUM DISTRICT SIZE FOR THE PDH DISTRICT, TO ALLOW A DISTRICT OF 1.89 ACRES.

Commissioner Hart seconded the motion which carried unanimously with Commissioner Hurley absent from the meeting.

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SE 2012-PR-012 – TD BANK, NATIONAL ASSOCIATION (Decision Only)
(Public Hearing held on April 25, 2013)

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SE 2012-PR-012, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED APRIL 10, 2013.

Commissioner Hart seconded the motion which carried by a vote of 10-0-1 with Commissioner Hall abstaining; Commissioner Hurley absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A WAIVER OF LOADING SPACE REQUIREMENTS.

Commissioner Hart seconded the motion which carried by a vote of 10-0-1 with Commissioner Hall abstaining; Commissioner Hurley absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A DEVIATION FROM THE TREE PRESERVATION TARGET.

Commissioner Hart seconded the motion which carried by a vote of 10-0-1 with Commissioner Hall abstaining; Commissioner Hurley absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A MODIFICATION OF MAJOR TRAIL REQUIREMENTS TO ACCEPT FIVE-FOOT CONCRETE SIDEWALKS.

Commissioner Hart seconded the motion which carried by a vote of 10-0-1 with Commissioner Hall abstaining; Commissioner Hurley absent from the meeting.

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S11-CW-3CP – COMPREHENSIVE PLAN AMENDMENT (PHASE ONE: PARKS AND RECREATION SECTION OF THE POLICY PLAN) (Decision Only)
(Public Hearing held on April 18, 2013)

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS ADOPT THE STAFF RECOMMENDATION FOR COMPREHENSIVE PLAN AMENDMENT S11-CW-3CP, AS SET FORTH IN THE STAFF REPORT DATED MARCH 21, 2013, SUBJECT TO THE REVISIONS TO THE PUBLISHED DRAFT TEXT IN THE MEMORANDUM FROM THE FAIRFAX COUNTY PARK AUTHORITY DATED MAY 2, 2013.

Commissioners Flanagan, Hedetniemi, and Sargeant seconded the motion which carried by a vote of 10-0-1 with Commissioner Hall abstaining; Commissioner Hurley absent from the meeting.

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CSP 2007-LE-007 – FRANCONIA TWO, LP

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION APPROVE CSP 2007-LE-007, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED MAY 1, 2013, WITH THE FOLLOWING REVISION:

- MODIFY THE SECOND SENTENCE IN DEVELOPMENT CONDITION NUMBER 4 TO READ, “THE LETTER SHALL IDENTIFY THE LOCATION OF THE TEMPORARY SIGN AND WHEN THE SIGN WILL BE INSTALLED.”

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

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CSPA C-052-02 – CESC SKYLINE, LLC (Mason District)

Commissioner Hall MOVED THAT THE PLANNING COMMISSION APPROVE CSPA C-052-02, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED APRIL 29, 2013, WITH THE FOLLOWING REVISIONS:

- REMOVE DEVELOPMENT CONDITION NUMBER 5 TO ALLOW SIGN OPTION 1-C;
- MODIFY DEVELOPMENT CONDITION NUMBER 6 TO READ, “LOCATION ‘OPTIONS 1-B OR 1-C’ FOR THE SKYTECH MONUMENT ID SIGN SHALL REQUIRE FULL APPROVAL OF THE FAIRFAX COUNTY WASTEWATER MANAGEMENT DIVISION OF THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (DPWES), AS WELL AS VIRGINIA DOMINION ELECTRIC POWER COMPANY, WHICH OWNS AND MAINTAINS AN EASEMENT IN THE AFFECTED AREA;” AND

- MODIFY DEVELOPMENT CONDITION NUMBER 7 TO READ, “IF EITHER OF LOCATION ‘OPTIONS 1-B OR 1-C’ FOR THE SKYTECH MONUMENT ID SIGN ARE SELECTED, ANY TREE REMOVED SHALL BE REPLACED ELSEWHERE ON SITE AS REVIEWED AND APPROVED BY THE URBAN FOREST MANAGEMENT DIVISION (UFMD) OF DPWES AND IN CONSULTATION WITH DPWES WASTEWATER MANAGEMENT DIVISION. IN ADDITION, ANY UNDERSTORY VEGETATION REMOVED SHALL BE REPLACED TO THE SATISFACTION OF THE UFMD OF DPWES.”

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

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S12-I-J1 – COMPREHENSIVE PLAN AMENDMENT (WEST FALLS CHURCH TRANSIT STATION AREA, LAND UNITS F, G, H, I, AND J) (Providence District)

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS ADOPT THE STAFF RECOMMENDATION FOR S12-I-J1, AS SHOWN ON PAGES 11 THROUGH 17 OF THE STAFF REPORT DATED APRIL 18, 2013, TO UPDATE RECOMMENDATIONS FOR THE FALLS HILL AREA THAT WILL REFLECT CURRENT CONDITIONS AND ENHANCE THE PRESERVATION OF EXISTING STABLE NEIGHBORHOODS. ALSO, REMOVING LAND UNITS F, G, H, I, AND J FROM THE WEST FALLS CHURCH TRANSIT STATION AREA IS APPROPRIATE, AS THIS AREA IS NOT TARGETED FOR DENSE TRANSIT-ORIENTED DEVELOPMENT. THE LAND USE RECOMMENDATIONS FOR THIS AREA CAN BE ADEQUATELY ADDRESSED WITHIN THE FRAMEWORK OF THE JEFFERSON NORTH PLANNING SECTOR AND COMPREHENSIVE LAND USE PLAN MAP. THE PROPOSED LAND USE CHANGE AND REDUCTION IN DENSITY FOR THE SURREY LODGE/SAM’S NURSERY TRACT TO RESIDENTIAL AT SEVEN TO EIGHT DWELLING UNITS PER ACRE WILL ALLOW FOR FULL CONSOLIDATION OF THE PROPERTY AND PROVIDE A MORE COMPATIBLE DEVELOPMENT WITH THE SURROUNDING NEIGHBORHOOD.

Commissioner Lawrence also MOVED THAT TO ENSURE CONSISTENCY WITH ROAD NAMING CONVENTIONS ESTABLISHED IN THE 2013 EDITORIAL UPDATES PLAN AMENDMENT, THAT EDITORIAL REVISIONS TO ROUTE 7 AND INTERSTATE 66 REFERENCES BE INCORPORATED IN THIS AMENDMENT.

Commissioner Flanagan seconded the motions which carried unanimously with Commissioner Hurley absent from the meeting.

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The meeting was adjourned at 9:51 p.m.
Peter F. Murphy, Chairman