



# PLANNING COMMISSION SUMMARY OF ACTIONS

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KAD

May 11, 2011

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

ABSENT: Commissioners Alcorn, Hall

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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

Chairman Murphy announced that the Planning Commission would hold a seminar on Saturday, May 14, 2011, from 9 a.m. to 3 p.m., in the Board Conference Room, to discuss the process for reviewing telecommunications applications in the County and receive presentations from telecommunications industry representatives on recent innovations in the industry.

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On behalf of the Planning Commission, Chairman Murphy congratulated William and Leanna O'Donnell, both planners with the Department of Planning and Zoning, on the birth of their first son, Liam Hush O'Donnell, on Friday, May 6, 2011, at 7 p.m.

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Commissioner Lawrence noted that the Planning Commission's Tysons Corner Committee had met earlier this evening to receive a briefing from County staff regarding the Tysons Partnership. He announced that the Committee would meet again on Wednesday, May 18, 2011, at 7 p.m., in Conference Rooms 2/3 in the Government Center, to receive a briefing from County staff regarding the status of follow-on motions for Tysons and to discuss issues that have been referred by the Board of Supervisors. Chairman Murphy added that there would be no Commission meeting that evening.

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Chairman Murphy announced that the Commission's Telecommunications Committee would next meet on Thursday, June 16, 2011, at 7 p.m., in the Board Conference Room, to continue discussion on proposed modifications to the Policy Plan regarding telecommunications facilities.

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Chairman Murphy noted that the Commission would next meet on Thursday, May 26, 2011.

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FS-S11-9 – LIGHTSQUARED LP, 6001 Union Mill Road

Chairman Murphy MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN FS-S11-9.

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

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FS-V11-16 – FIBERTOWER, 6034 Richmond Highway

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION FIND THAT FS-V11-16 SATISFIES THE CRITERIA OF LOCATION, CHARACTER, AND EXTENT AS SPECIFIED IN VIRGINIA CODE SECTION 15.2-2232, AS AMENDED.

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

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SE 2010-DR-030 – SHELTER DEVELOPMENT, LLC (Decision Only)  
(Public Hearing held on March 23, 2011)

Commissioner Donahue MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2010-DR-030, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED MAY 11, 2011, WITH THE FOLLOWING REVISIONS:

- NEW CONDITION NUMBER 26 TO READ, "ALL SIDEWALKS AND/OR TRAILS SHOWN ON THE SE PLAT SHALL BE MAINTAINED BY THE APPLICANT";
- NEW CONDITION NUMBER 27 TO READ, "AT THE TIME OF SITE PLAN APPROVAL, A PUBLIC ACCESS EASEMENT SHALL BE PROVIDED IN A FORM APPROVED BY THE COUNTY ATTORNEY FOR THE PURPOSE OF PROVIDING ACCESS TO THE SIDEWALKS ALONG THE COLVIN RUN ROAD FRONTAGE IN THE APPROXIMATE LOCATION SHOWN ON THE SE PLAT";
- NEW CONDITION NUMBER 28 TO READ, "THE APPLICANT SHALL INSTALL A DETECTABLE SURFACE ACROSS THE DRIVEWAY ENTRANCE TO CONNECT THE PROPOSED PEDESTRIAN PATH, SUBJECT TO REVIEW AND APPROVAL BY VDOT"; AND
- DELETE CONDITION NUMBER 8, CONCERNING THE DEDICATION OF ROAD.

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

Commissioner Donahue MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT FOR THE NORTHERN AND A PORTION OF THE WESTERN

PROPERTY LINES TO ALLOW THE EXISTING AND SUPPLEMENTAL LANDSCAPING, AS SHOWN ON THE SE PLAT.

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

Commissioner Donahue MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER TO THE MINIMUM LOT SIZE FOR R-1 DISTRICTS, AS REQUIRED BY ZONING ORDINANCE SECTION 9-304.1.

Commissioner Lawrence seconded the motion which carried by a vote of 9-0-1 with Commissioner Harsel abstaining; Commissioners Alcorn and Hall 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 ON THE NORTHERN, SOUTHERN, AND EASTERN PROPERTY LINES, AND A MODIFICATION OF THE BARRIER REQUIREMENT ON THE WESTERN PROPERTY LINE, IN FAVOR OF THAT DESCRIBED IN THE DEVELOPMENT CONDITIONS.

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

Commissioner Donahue MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF ADDITIONAL STANDARD 5, WHICH STATES THAT NO BUILDING SHALL BE LOCATED CLOSER THAN 45 FEET TO ANY STREET LINE OR CLOSER THAN 100 FEET TO ANY LOT LINE, WHICH ABUTS AN R-A THROUGH R-4 STREET.

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

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AR 85-V-002-03 – MARTIN B. AND VIVIAN I. JARVIS

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT AR 85-V-002-03 BE APPROVED AND APPENDIX F OF THE FAIRFAX COUNTY CODE BE AMENDED TO RENEW THE JARVIS LOCAL AGRICULTURAL AND FORESTAL DISTRICT, SUBJECT TO ORDINANCE PROVISIONS DATED APRIL 27, 2011.

Commissioners Sargeant and Litzenberger seconded the motion which carried unanimously with Commissioners Alcorn and Hall absent from the meeting.

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AR 01-H-001-02 – HIU NEWCOMB FAMILY LLC (Dranesville District)

Commissioner Donahue MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT AR 01-H-001-02 BE APPROVED AND APPENDIX F OF THE FAIRFAX COUNTY CODE BE AMENDED TO RENEW THE POTOMAC VEGETABLE FARM II

LOCAL AGRICULTURAL AND FORESTAL DISTRICT, SUBJECT TO ORDINANCE PROVISIONS DATED APRIL 27, 2011.

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

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CSP 2007-PR-001 – DSF HALSTEAD GALLOWS ROAD LLC AND DSF HALSTEAD SQUARE LLC

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION APPROVE CSP 2007-PR-001, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED MAY 11, 2011, WITH THE FOLLOWING AMENDMENT:

REVISE THE LAST SENTENCE OF DEVELOPMENT CONDITION NUMBER 10 TO READ, "IN THE EVENT THAT 95 PERCENT OF THE UNITS AVAILABLE FOR MARKETING HAVE BEEN LEASED PRIOR TO THE CONCLUSION OF THE TIME LIMITS, ALL TEMPORARY SIGNAGE SHALL BE PERMANENTLY REMOVED."

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

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ST11-IV-LP1 – COMPREHENSIVE PLAN AMENDMENT (Village of Accotink Special Study)  
(Mount Vernon District)

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON COMPREHENSIVE PLAN AMENDMENT ST11-IV-LP1 TO A DATE CERTAIN OF MAY 26, 2011, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENTS.

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

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2232-H11-4 – DOMINION VIRGINIA POWER

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION FIND THAT THE PROPOSAL BY DOMINION VIRGINIA POWER TO CONSTRUCT AND OPERATE AN ELECTRIC SUBSTATION ON PROPERTY LOCATED APPROXIMATELY 400 FEET NORTHWEST FROM THE INTERSECTION OF CLAY LANE (ABANDONED) AND SUNSET HILLS ROAD, RESTON, IS SUBSTANTIALLY IN ACCORD WITH PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN.

Commissioner Hart seconded the motion which carried unanimously with Commissioner Sargeant having recused himself from the vote; Commissioners Alcorn and Hall absent from the meeting.

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The meeting was adjourned at 10:37 p.m.  
Peter F. Murphy, Jr., Chairman