



PLANNING COMMISSION SUMMARY OF ACTIONS

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May 17, 2012

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

ABSENT: Commissioners Hall, Litzenberger

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The meeting was called to order at 8:17 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

On behalf of Commissioner Alcorn, Commissioner Lawrence announced that the Planning Commission's Tysons Corner Committee had met on Wednesday, May 16, 2012, and would meet again on Thursday, May 24, 2012, at 7:00 p.m., in Conference Rooms 9/10 of the Fairfax County Government Center.

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FSA-P00-87-1 – SPRINT, 7405 Tower Street, Water Tower in Falls Church

Chairman Murphy MOVED THE APPROVAL OF THE CONSENT AGENDA ITEM.

Without objection, the motion carried unanimously with Commissioners Alcorn and Donahue not present for the vote; Commissioners Hall and Litzenberger absent from the meeting.

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RZ/FDP 2010-PR-019 – KETTLER SANDBURG, LLC (Decisions Only)
(Public Hearing held on December 15, 2011)

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION DEFER THE DECISIONS ONLY AND CONDUCT A PUBLIC HEARING FOR RZ/FDP 2010-PR-019 ON A DATE CERTAIN OF JULY 12, 2012.

Commissioner Flanagan seconded the motion which carried unanimously with Commissioners Alcorn and Donahue not present for the vote; Commissioners Hall and Litzenberger absent from the meeting.

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PRC 77-C-076 – RTC PARTNERSHIP, LLC (Hunter Mill District) (Decision Only)
(Public Hearing held on March 14, 2012)

Commissioner de la Fe MOVED THAT THE DECISION ONLY FOR PRC 77-C-076, IN THE NAME OF RTC PARTNERSHIP, LLC, BE DEFERRED TO A DATE CERTAIN OF MAY 31, 2012, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioners Alcorn and Donahue not present for the vote; Commissioners Hall and Litzenberger absent from the meeting.

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S11-CW-1CP – COMPREHENSIVE PLAN AMENDMENT (UPDATE OF LAND USE PLAN MAP)
(Decision Only) (Public Hearing held on May 10, 2012)

Commissioner Hart MOVED THAT THE PLANNING COMMISSION AGAIN DEFER ITS DECISION ON PLAN AMENDMENT S11-CW-1CP TO A DATE CERTAIN OF MAY 31, 2012, IN ORDER TO CONTINUE TO REVIEW CONCERNS RAISED AT THE PUBLIC HEARING WITH THE RECORD REMAINING OPEN FOR WRITTEN AND ELECTRONIC COMMENT.

Commissioner Sargeant seconded the motion which carried unanimously with Commissioners Alcorn and Donahue not present for the vote; Commissioners Hall and Litzenberger absent from the meeting.

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RZ/SE 2012-MV-001 – WOODLAWN HOSPITALITY, LLC

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON RZ/SE 2012-MV-001, WOODLAWN HOSPITALITY, LLC, TO A DATE CERTAIN OF JULY 19, 2012.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioners Hall and Litzenberger absent from the meeting.

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S11-CW-2CP – COMPREHENSIVE PLAN AMENDMENT (UPDATE OF CONCEPT PLAN FOR FUTURE DEVELOPMENT) (Decision Only) (Public Hearing held on May 10, 2012)

Commissioner Hart MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE ADOPTION OF THE STAFF RECOMMENDATIONS FOR PLAN AMENDMENT S11-CW-2CP, FOUND ON PAGES 18 THROUGH 34 OF THE STAFF REPORT, DATED APRIL 26, 2012, WITH THE FOLLOWING FIVE MODIFICATIONS AS SUMMARIZED IN ATTACHMENT 1, DATED MAY 17, 2012, WITH ONE ADDITIONAL CORRECTION:

- FIRST, THE PROPOSED STRIKETHROUGH OF TEXT FOR LAND UNIT D IN THE VAN DORN TRANSIT STATION AREA, FOUND ON THE BOTTOM OF PAGE 32 OF THE STAFF REPORT SHOULD BE REMOVED AND THE SENTENCE SHOULD REMAIN AS CURRENTLY SHOWN IN THE ADOPTED COMPREHENSIVE PLAN.
- SECOND, A GRAMMATICAL ERROR IN THE PROPOSED TRANSIT STATION AREA DEFINITION SHOULD BE CORRECTED.

- THIRD, THE SUMMARY AND GLOSSARY DESCRIPTIONS FOR TRANSIT STATION AREAS SHOULD BE REVISED SO THEY ARE MORE ALIGNED WITH COUNTY TOD POLICY.

ADDITIONALLY, INSERT THE WORDS FOR "TRANSIT ORIENTED DEVELOPMENT IMMEDIATELY BEFORE "TOD."

- FOURTH, THE DEFINITION OF SUBURBAN NEIGHBORHOODS SHOULD BE REVISED TO ADD PARKS AND OPEN SPACE TO THE MIX OF USES THAT ARE IMPORTANT TO THOSE AREAS.
- FIFTH, THE CONCEPT MAP LEGEND SHOULD BE REVISED.

Commissioners Lawrence and Sargeant seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioners Hall and Litzenberger absent from the meeting.

Commissioner Hart ALSO MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT STAFF PURSUE THE FOLLOW-ON CONSIDERATIONS FOUND ON PAGES 14 AND 15 OF THE STAFF REPORT DATED APRIL 26, 2012, INCLUDING EVALUATION OF THE FOLLOWING:

1. USE OF THE TERM "SUBURBAN CENTER;"
2. COMPLETION OF THE COUNTYWIDE TRANSIT NETWORK STUDY, INCLUDING CONSIDERATION OF A VARIETY OF TRANSIT OPTIONS FOR POTENTIAL CHANGES TO THE CONCEPT'S SUMMARY DESCRIPTIONS; AND
3. ADDITION OF THE LINCOLNIA AREA AS A COMMUNITY BUSINESS CENTER.

Commissioner Sargeant seconded the motion which carried unanimously with Commissioners Alcorn and Donahue not present for the vote; Commissioners Hall and Litzenberger absent from the meeting.

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PCA/FDPA 85-P-111-02 – YWCA, NATIONAL CAPITAL AREA

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION DEFER THE DECISIONS ONLY FOR PCA 85-P-111-02 AND FDPA 85-P-111-02 TO A DATE CERTAIN OF MAY 31, 2012, WITH THE RECORD TO REMAIN OPEN FOR WRITTEN AND ELECTRONIC COMMENT.

Commissioners Flanagan and de la Fe seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioners Hall and Litzenberger absent from the meeting.

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2232-V11-25 – FAIRFAX COUNTY PARK AUTHORITY (WESTGROVE PARK INTERIM OFF-LEASH DOG AREA)

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON APPLICATION 2232-V11-25 TO A DATE CERTAIN OF MAY 31, 2012, WITH THE RECORD TO REMAIN OPEN FOR WRITTEN COMMENTS.

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

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The meeting was adjourned at 11:59 p.m.
Peter F. Murphy, Jr., Chairman