



PLANNING COMMISSION SUMMARY OF ACTIONS

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JLC

May 22, 2013

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

ABSENT: Commissioners Hurley, Lawrence

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

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COMMISSION MATTERS

Commissioner Sargeant MOVED THAT THE PLANNING COMMISSION'S PERSONNEL AND BUDGET COMMITTEE MEMBERS CERTIFY THAT, TO THE BEST OF THEIR KNOWLEDGE, ONLY THE PUBLIC BUSINESS MATTERS LAWFULLY EXEMPTED FROM THE OPEN MEETING REQUIREMENTS PRESCRIBED BY THE *VIRGINIA FREEDOM OF INFORMATION ACT* AND ONLY THE MATTERS IDENTIFIED IN THE MOTION TO CONVENE CLOSED SESSION WERE HEARD, DISCUSSED, OR CONSIDERED DURING THE THREE SESSIONS HELD ON TUESDAY, MAY 14, 2013; THURSDAY, MAY 16, 2013; AND TUESDAY, MAY, 21, 2013.

Commissioners de la Fe and Migliaccio seconded the motion which carried unanimously with Commissioners Hurley and Lawrence absent from the meeting.

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Chairman Murphy announced that Barbara Lippa, Executive Director, Planning Commission Office, would be retiring from the Planning Commission staff after 35 years of service. He added that Ms. Lippa had been honored for her service by current and former Commissioners and staff at the Planning Commission Appreciation Dinner last month. He commended her for her service to the Commission and noted that she would return to assist her successor and other new staff until early Fall.

Commissioner Hall also commended Ms. Lippa for her contributions to the Commission.

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Chairman Murphy congratulated William Mayland on his appointment as Branch Chief for Areas II and IV in the Zoning Evaluation Division of the Department of Planning and Zoning.

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Chairman Murphy announced that the Planning Commission would not meet again until Thursday, June 13, 2013. He added that the "Celebrate Fairfax!" Fair would be held from Friday, June 7, through Sunday, June 9, 2013, at the Fairfax County Government Center.

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Commissioner Hall MOVED THAT THE PLANNING COMMISSION FURTHER DEFER THE DECISION ONLY FOR SE 2012-MA-018, AGAPE HEALTH MANAGEMENT INC., TO A DATE CERTAIN OF JULY 18, 2013, WITH THE RECORD REMAINING OPEN FOR WRITTEN AND ELECTRONIC COMMENTS.

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

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Commissioner Hall MOVED THAT THE PLANNING COMMISSION APPROVE THE FOLLOWING MINUTES:

NOVEMBER 1, 2012
NOVEMBER 15, 2012

NOVEMBER 8, 2012
NOVEMBER 29, 2012

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

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FSA-Y96-5-1 – SPRINT, 3600 Joseph Siewick Drive
FSA-M09-75-1 – CLEARWIRE, 4327 Ravensworth Road

Chairman Murphy MOVED APPROVAL OF THE CONSENT AGENDA ITEMS.

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

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FS-S13-12 – CELCO PARTNERSHIP D/B/A VERIZON WIRELESS, Adjacent to 9060 Palmer Drive

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN FS-S13-12.

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

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FS-S13-2 – MVC RESEARCH, 6199 Old Arrington Lane

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN FS-S13-2.

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

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PRCA B-846 – JBG/RIC, LLC AND RIC RETAIL, LLC (Hunter Mill District) (Decision Only)
(Public Hearing held on May 2, 2013)

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE PRCA B-846, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED MAY 21, 2013.

Commissioner Flanagan seconded the motion which carried unanimously with Commissioners Hurley and Lawrence absent from the meeting.

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SE 2012-MV-019 – SEYED M. FALSAFI

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SE 2012-MV-019, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED MAY 21, 2013.

Commissioners Litzenberger and Sargeant seconded the motion which carried unanimously with Commissioners Hurley and Lawrence absent from the meeting.

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PCA 2005-SU-026 – DD NORTH 3 LC

Commissioner Litzenberger MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE PCA 2005-SU-026 AND THE ASSOCIATED GENERALIZED DEVELOPMENT PLAN (GDP), SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED MAY 20, 2013.

Commissioner Flanagan seconded the motion which carried unanimously with Commissioners Hurley and Lawrence absent from the meeting.

Commissioner Litzenberger MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A REAFFIRMATION OF THE PREVIOUS MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG PORTIONS OF THE NORTHERN, SOUTHERN, EASTERN, AND WESTERN PROPERTY BOUNDARIES, AS SHOWN ON THE GDP.

Commissioner Flanagan seconded the motion which carried unanimously with Commissioners Hurley and Lawrence absent from the meeting.

Commissioner Litzenberger MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A REAFFIRMATION OF THE PREVIOUS WAIVER OF THE COUNTYWIDE TRAILS PLAN RECOMMENDATION FOR A MAJOR PAVED TRAIL ALONG A PORTION OF WALL ROAD IN FAVOR OF THAT SHOWN ON THE GDP.

Commissioner Flanagan seconded the motion which carried unanimously with Commissioners Hurley and Lawrence absent from the meeting.

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FDPA 2009-SU-024 – DD SOUTH 5 LC

Commissioner Litzenberger MOVED THAT THE PLANNING COMMISSION APPROVE FDPA 2009-SU-024, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED MAY 20, 2013.

Commissioner Flanagan seconded the motion which carried unanimously with Commissioners Hurley and Lawrence absent from the meeting.

Commissioner Litzenberger MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A REAFFIRMATION OF THE PREVIOUS MODIFICATION TO PERMIT AN INCREASE IN THE FENCE HEIGHT TO THE MAXIMUM OF NINE FEET AROUND THE PERIMETER OF THE PROPERTY TO PROVIDE SECURITY FOR THE PROPOSED TENANT.

Commissioner Flanagan seconded the motion which carried unanimously with Commissioners Hurley and Lawrence absent from the meeting.

Commissioner Litzenberger MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A REAFFIRMATION OF THE PREVIOUS MODIFICATION TO PERMIT THE TRANSITIONAL SCREENING AS SHOWN ON THE CDP/FDP TO SATISFY THE REQUIREMENTS ALONG THE EASTERN BOUNDARY AND A PORTION OF THE SOUTHERN BOUNDARY.

Commissioner Flanagan seconded the motion which carried unanimously with Commissioners Hurley and Lawrence absent from the meeting.

Commissioner Litzenberger MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A REAFFIRMATION OF THE PREVIOUS MODIFICATION TO PERMIT THE BARRIERS AS SHOWN ON THE CDP/FDP TO SATISFY THE REQUIREMENTS ALONG THE SOUTHERN PROPERTY LINE AND A PORTION OF THE EASTERN AND WESTERN PROPERTY LINES.

Commissioner Flanagan seconded the motion which carried unanimously with Commissioners Hurley and Lawrence absent from the meeting.

Commissioner Litzenberger MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A REAFFIRMATION OF THE PREVIOUS WAIVER OF THE COUNTYWIDE TRAILS PLAN RECOMMENDATION FOR A MAJOR PAVED TRAIL ALONG THE SOUTH SIDE OF THE VACATED BARNSFIELD ROAD.

Commissioner Flanagan seconded the motion which carried unanimously with Commissioners Hurley and Lawrence absent from the meeting.

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RZ/FDP 2012-MV-018 – CAPITAL INVESTMENT ADVISORS, LLC

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ 2012-MV-018 AND THE ASSOCIATED CONCEPTUAL DEVELOPMENT PLAN (CDP), SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE CONTAINED IN APPENDIX 1 OF THE STAFF REPORT AND THE FOLLOWING REVISION:

- MODIFY MONETARY CONTRIBUTION WITHIN PROFFER NUMBER 2I TO \$250,000, AS AGREED UPON BY THE APPLICANT.

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

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2012-MV-018, SUBJECT TO THE DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 2 OF THE STAFF REPORT AND THE BOARD OF SUPERVISORS' APPROVAL OF RZ 2012-MV-018 AND THE ASSOCIATED CDP.

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

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE FOLLOWING WAIVERS AND MODIFICATIONS:

- WAIVER NUMBER 9285-WPFM-001-1 OF SECTION 6-0303.8 OF THE PUBLIC FACILITIES MANUAL (PFM) TO ALLOW FOR AN UNDERGROUND STORMWATER VAULT ON A RESIDENTIAL PROPERTY, SUBJECT TO THE WAIVER CONDITIONS IN ATTACHMENT A OF APPENDIX 3 OF THE STAFF REPORT;
- A MODIFICATION OF SECTION 13-303 OF THE ZONING ORDINANCE FOR TRANSITIONAL SCREENING AND WAIVER OF SECTION 13-304 FOR THE BARRIER REQUIREMENTS BETWEEN THE RESIDENTIAL AND COMMERCIAL USES WITHIN THE PROPERTY AND ALONG THE PROPERTY BOUNDARIES, IN FAVOR OF THE LANDSCAPING DEPICTED ON THE CDP/FDP;
- A WAIVER OF SECTION 12-0508 OF THE PFM FOR THE TREE PRESERVATION TARGET; AND
- A WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG RICHMOND HIGHWAY.

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

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The meeting was adjourned at 11:20 p.m.
Peter F. Murphy, Chairman