



# PLANNING COMMISSION SUMMARY OF ACTIONS

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KAD

May 25, 2006

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PRESENT: Commissioners Alcorn, Byers, de la Fe, Hall, Harsel, Hart, Hopkins, Koch, Lawrence, Murphy, Wilson

ABSENT: Commissioner Lusk

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The meeting was called to order at 8:15 p.m. by Chairman Peter F. Murphy, Jr.

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## COMMISSION MATTERS

Following closed session, Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION MEMBERS CERTIFY THAT TO THE BEST OF THEIR KNOWLEDGE, ONLY THE PUBLIC BUSINESS MATTER LAWFULLY EXEMPTED FROM THE OPEN MEETING REQUIREMENTS PRESCRIBED BY THE VIRGINIA FREEDOM OF INFORMATION ACT AND ONLY THE MATTER IDENTIFIED IN THE MOTION TO CONVENE THE CLOSED SESSION WAS HEARD, DISCUSSED, OR CONSIDERED BY THE PLANNING COMMISSION DURING THAT SESSION.

Commissioners Hall and Byers seconded the motion which carried by a vote of 10-0-1 with Commissioner Wilson abstaining; Commissioner Lusk absent from the meeting.

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Commissioner Harsel congratulated Commissioner Lusk on the birth of his second daughter, Addison Grey Lusk.

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Commissioner Harsel announced her intent to defer the public hearing on 2232-B06-1, T-Mobile Northeast, LLC, from Thursday, June 1, 2006 to Thursday, July 20, 2006.

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Commissioner Harsel noted that the joint Planning Commission/School Facilities Committee would meet on Wednesday, May 31, 2006, at 7:30 p.m., in the Board Conference Room, to discuss the proffer formula for public schools.

Commissioner Alcorn called the Commission's attention to a memorandum dated May 22, 2006, from Dean Tisdadt, Chief Operating Officer, Fairfax County Public Schools, concerning updating the Schools impact proffer formula consistent with the Residential Development Criteria implementation motion and current construction costs.

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Commissioner Murphy MOVED THAT THE JOINT PUBLIC HEARING ON RZ/FDP 2005-SP-019, MIDLAND ROAD LLC, BE DEFERRED TO A DATE CERTAIN OF JUNE 14, 2006.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Lusk absent from the meeting.

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Commissioner Murphy MOVED THAT THE PUBLIC HEARING ON FDPA 82-P-069-06-09, CRP FAIR LAKES, LP, BE DEFERRED INDEFINITELY.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Lusk absent from the meeting.

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Commissioner de la Fe MOVED THAT THE DECISION ONLY ON CPA 86-C-121-8-3, LERNER ENTERPRISES, LLC, BE FURTHER DEFERRED TO A DATE CERTAIN OF JUNE 1, 2006, WITH THE RECORD TO REMAIN OPEN FOR WRITTEN COMMENT.

Commissioners Byers and Hopkins seconded the motion which carried unanimously with Commissioner Lusk absent from the meeting.

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Commissioner Alcorn noted that the High-Rise Affordability Task Force continued to meet to discuss how Fairfax County could acquire affordable housing units in high-rise buildings, which were exempt from the Affordable Dwelling Unit Ordinance. He said that the Task Force expected to forward its recommendation to the Board of Supervisors by the end of June. Commissioner Alcorn added that he would keep Commissioners informed of future meeting dates.

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Commissioner Alcorn announced that the Land Use Information Accessibility Advisory Group had met on Wednesday, May 17, 2006, and would meet again on Wednesday, June 7, 2006, at 7:00 p.m., in Rooms 106/107 in the Herry Building. He said Commissioners and the public were encouraged to attend.

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Commissioner Alcorn indicated that the Planning Commission's Transit-Oriented Development Committee had held its kick-off meeting on Wednesday, May 24, 2006, in the Board Conference Room. He noted that the Committee would next meet on Thursday, June 8, 2006, at 7:30 p.m., in Rooms 106/107 in the Herry Building and said Commissioners and the public were welcomed to attend.

Commissioner Alcorn added that during the next few meetings, the Committee would gather information through presentations by those who had been involved in establishing guidelines for transit-oriented development in other jurisdictions. He said the Committee expected to develop guiding principles that would be added to the Policy Plan. He noted that the Committee would hold one more meeting in June and several more in July and the fall.

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Chairman Murphy noted that Barbara Lipka, Executive Director of the Planning Commission Office, had distributed a memorandum regarding the volunteer assignments for the Planning Commission's soda stand at the 25th Annual Fairfax County "Celebrate Fairfax!" Fair scheduled for June 9-11, 2006. He announced that all proceeds from sales would be donated to the trust funds for Detective Vicky Armel and Master Police Officer Michael Garbarino, who had been killed on May 8, 2006, at the Sully District Station. A video promoting "Celebrate Fairfax!" was then broadcast.

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FSA-Y01-64-2 - NEXTEL COMMUNICATIONS OF THE MID-ATLANTIC, INC.,  
3901 Fair Ridge Drive

Commissioner Koch MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT FSA-Y01-64-2 IS SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN, AND SHOULD BE CONSIDERED A "FEATURE SHOWN," PURSUANT TO *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioner Lusk absent from the meeting.

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APR 05-III-4FC (Springfield District)

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION ACCEPT THE WITHDRAWAL OF APR 05-III-4FC IN THE SPRINGFIELD DISTRICT.

Commissioner Harsel seconded the motion which carried unanimously with Commissioner Lusk absent from the meeting.

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FS-H04-41 - T-MOBILE NORTHEAST LLC, 11130 Sunrise Valley Drive

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION FIND FS-H04-41 TO BE IN COMPLIANCE WITH THE "FEATURE SHOWN" REQUIREMENTS, PURSUANT TO SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*, AS AMENDED.

Commissioners Hopkins and Alcorn seconded the motion which carried unanimously with Commissioner Lusk absent from the meeting.

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S01-CW-17CP - OUT-OF-TURN PLAN AMENDMENT (Transportation Policy Plan Amendments)  
(Decision Only) (Public Hearing held on May 4, 2006)

Commissioner de la Fe MOVED THAT THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE THE PROPOSED POLICY PLAN AMENDMENTS CONTAINED IN ATTACHMENT 1 OF THE STAFF REPORT DATED APRIL 10, 2006, WITH THE PLANNING COMMISSION MODIFICATIONS CONTAINED UNDER THE HEADING "POLICIES" IN ATTACHMENT 2, DATED MAY 23, 2006

Commissioner Byers seconded the motion which carried by a vote of 10-0-1 with Commissioner Hopkins abstaining; Commissioner Lusk absent from the meeting.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE THE COUNTYWIDE TRANSPORTATION PLAN MAP CONTAINED IN ATTACHMENT 5 OF THE STAFF REPORT DATED APRIL 10, 2006, WITH THE PLANNING COMMISSION MODIFICATIONS CONTAINED UNDER THE HEADING "TRANSPORTATION PLAN MAP" IN ATTACHMENT 2, DATED MAY 23, 2006.

Commissioner Wilson seconded the motion which carried by a vote of 9-0-2 with Commissioners Byers and Hopkins abstaining; Commissioner Lusk absent from the meeting.

Commissioner Lawrence MOVED TO AMEND THE MOTION AS FOLLOWS: FOR THE THIRD BULLET UNDER "TRANSPORTATION PLAN MAP," OF ATTACHMENT 2, ADDRESSING THE MERRIFIELD TOWN CENTER AREA, REPLACE THE SENTENCE, "DELETE NUMBER OF LANES FOR THE INTERNAL GRID OF STREETS IN THE MERRIFIELD TOWN CENTER AREA BOUNDED BY GALLOWS ROAD, ROUTE 50, PROSPERITY, AND LEE HIGHWAY," WITH "FOR THE INTERNAL STREET GRID IN THE MERRIFIELD TOWN CENTER AREA, DESIGNATE THE NORTHERN PORTION OF ESKRIDGE DRIVE BY LEE HIGHWAY AS FOUR LANES AND THE SOUTHERN SECTION BY WILLIAMS DRIVE AS TWO LANES."

Commissioner de la Fe accepted this amendment, which was seconded by Commissioner Wilson and carried by a vote of 9-0-2 with Commissioners Byers and Hopkins abstaining; Commissioner Lusk absent from the meeting.

Commissioner Wilson MOVED TO AMEND THE MOTION TO CORRECT AN ERROR ON THE TRANSPORTATION PLAN MAP TO REDUCE THE NUMBER OF LANES ON HOOES ROAD FROM FOUR TO TWO FOR THE SECTION FROM FURNACE ROAD NORTH TO SILVERBROOK ROAD.

Commissioner de la Fe declined to accept this amendment.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE CHANGING THE TRANSPORTATION FIGURES IN THE FOUR AREA PLAN VOLUMES TO REFLECT THE NEW ADOPTED COUNTYWIDE TRANSPORTATION PLAN MAP AS DESCRIBED IN ATTACHMENT 4 OF THE STAFF REPORT DATED APRIL 10, 2006, WITH PLANNING COMMISSION MODIFICATIONS CONTAINED UNDER THE HEADING "AREA PLAN MAP CHANGES" IN ATTACHMENT 2, DATED MAY 23, 2006, AND IN ADDITION TO REFLECT ACTUAL CONDITIONS WHERE PREVIOUSLY PROPOSED IMPROVEMENTS HAVE BEEN COMPLETED.

Commissioner Byers seconded the motion which carried by a vote of 10-0-1 with Commissioner Hopkins abstaining; Commissioner Lusk absent from the meeting.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE THE PLANNING COMMISSION CHANGES CONTAINED UNDER THE HEADING "EDITORIAL CHANGES" CONTAINED IN ATTACHMENT 2, DATED MAY 23, 2006.

Commissioner Byers seconded the motion which carried by a vote of 10-0-1 with Commissioner Hopkins abstaining; Commissioner Lusk absent from the meeting.

Commissioner de la Fe MOVED THAT STAFF REVIEW THE TEXT IN THE FOUR AREA PLAN VOLUMES OF THE COMPREHENSIVE PLAN TO IDENTIFY ANY DISCREPANCIES WITH THE NEW ADOPTED COUNTYWIDE TRANSPORTATION PLAN MAP AND RECOMMEND REVISED AREA PLAN TEXT AS WELL AS ANY OTHER TECHNICAL OR EDITORIAL CHANGES REQUIRED. STAFF SHOULD COMPLETE THIS TASK AS EXPEDITIOUSLY AS POSSIBLE AND REPORT TO THE PLANNING COMMISSION'S TRANSPORTATION COMMITTEE WITH A PROCESS AND TIMETABLE FOR THIS RECONCILIATION, SUBSEQUENT TO THE BOARD OF SUPERVISORS' ACTION ON THIS PLAN AMENDMENT.

Commissioner Byers seconded the motion which carried by a vote of 10-0-1 with Commissioner Hopkins abstaining; Commissioner Lusk absent from the meeting.

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FSA-M00-106-1 - NEXTEL COMMUNICATIONS, INC., 5881 Leesburg Pike

Commissioner Hall MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT FSA-M00-106-1 IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND IS CONSISTENT WITH THE PRIOR APPROVAL GRANTED BY THE PLANNING COMMISSION UNDER FS-M00-106 ON APRIL 18, 2001, AND SHOULD BE CONSIDERED A "FEATURE SHOWN," PURSUANT TO SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*, AS AMENDED.

Commissioners Lawrence and Byers seconded the motion which carried unanimously with Commissioner Lusk absent from the meeting.

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FSA-M00-72-1 - NEXTEL COMMUNICATIONS OF THE MID-ATLANTIC, INC.,  
3342 Gallows Road

Commissioner Hall MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT FSA-M00-72-1 IS SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN, AND SHOULD BE CONSIDERED A "FEATURE SHOWN," PURSUANT TO *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Lusk absent from the meeting.

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2232-V06-2 - T-MOBILE NORTHEAST LLC (Mount Vernon District)

Commissioner Byers MOVED THAT THE PLANNING COMMISSION FIND THAT 2232-V06-2 IS SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Lusk absent from the meeting.

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ZONING ORDINANCE AMENDMENT (EDITORIAL REVISIONS)

Commissioner Wilson MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON THE PROPOSED ZONING ORDINANCE AMENDMENT, REGARDING EDITORIAL AND OTHER MINOR REVISIONS, TO A DATE CERTAIN OF JUNE 1, 2006, WITH THE RECORD TO REMAIN OPEN FOR WRITTEN COMMENT.

Commissioners Byers and Lawrence seconded the motion which carried unanimously with Commissioner Lusk absent from the meeting.

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ZONING ORDINANCE AMENDMENT (PORTABLE STORAGE)

Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ON THE PROPOSED ZONING ORDINANCE AMENDMENT, REGARDING PORTABLE STORAGE CONTAINERS, TO A DATE CERTAIN OF JUNE 1, 2006, WITH THE RECORD TO REMAIN OPEN FOR WRITTEN COMMENT.

Commissioners Byers and Hall seconded the motion which carried unanimously with Commissioner Lusk absent from the meeting.

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S05-III-FC1 - OUT-OF-TURN PLAN AMENDMENT (Sully District)

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF OUT-OF-TURN PLAN AMENDMENT S05-III-FC1, AS SHOWN IN THE HANDOUT DATED MAY 25, 2006.

Commissioner Hall seconded the motion which carried by a vote of 7-1-1 with Commissioner Byers opposed; Commissioner Harsel abstaining; Commissioners Alcorn and Murphy not present for the vote; Commissioner Lusk absent from the meeting.

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The meeting was adjourned at 11:03 p.m.  
Peter F. Murphy, Jr., Chairman