



PLANNING COMMISSION SUMMARY OF ACTIONS

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JLC

June 16, 2011

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

ABSENT: Commissioners Hall, Hart

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The meeting was called to order at 8:24 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Chairman Murphy presented a Board Proclamation recognizing Robin Ransom, Assistant Director, Planning Commission Office, for her 34 years of service to Fairfax County, upon her retirement effective Friday, June 17, 2011. On behalf of the Planning Commission and staff, he wished her all best. He announced that a reception honoring Ms. Ransom would be held on June 17, from 3 to 5 p.m. in Conference Rooms 9 and 10 of the Government Center. Chairman Murphy then read the proclamation, recognizing Ms. Ransom's contributions throughout her career.

Ms. Ransom made a brief statement, showing her appreciation for the Board Planning Commission and staff recognition and thanking them for their efforts.

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FSA-D09-201-1 – AT&T MOBILITY, VDOT ROW, I-495 at Dulles Airport Access Road

Chairman Murphy MOVED THE CONSENT AGENDA ITEM FSA-D09-201-1, AT&T MOBILITY, VDOT RIGHT-OF-WAY, I-495 AT DULLES AIRPORT ACCESS ROAD.

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

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APR 09-IV-13MV – SOUTH COUNTY AREA PLANS REVIEW ITEM (Decision Only) (Public Hearing held on May 26, 2011)

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS ADOPT THE RECOMMENDATIONS FOR NOMINATION 09-IV-13MV AS SHOWN IN THE HANDOUT DATED JUNE 16, 2011. THE PROPOSED LANGUAGE REFLECTS THE STAFF ALTERNATIVE FOUND IN THE STAFF REPORT, DATED MAY 26, 2011, BUT WITH THE CHANGES THAT REFLECT MORE GENERAL RECOMMENDATIONS FOR

TRANSPORTATION IMPACT MITIGATION, COMMUNITY INVOLVEMENT, AND MINOR EDITS.

Commissioner Litzenberger seconded the motion which carried by a vote of 7-0-2 with Commissioners de la Fe and Murphy abstaining; Commissioner Alcorn not present for the vote; Commissioners Hall and Hart absent from the meeting.

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SEA 94-P-040 - RP MRP TYSONS, LLC (Decision Only) (Public Hearing held on June 2, 2011)

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SEA 94-P-040, SUBJECT TO DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED JUNE 15, 2011.

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

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS WAIVE THE FRONT YARD BULK STANDARDS FOR SECTION 2-418 ALONG ALL FRONT YARDS TO THAT SHOWN ON THE SEA PLAT.

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

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS WAIVE ANY TRANSITIONAL SCREENING AND BARRIER REQUIREMENT, IN FAVOR OF WHAT IS SHOWN ON THE SEA PLAT.

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

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS WAIVE THE TRAIL DEPICTED IN THE COMPREHENSIVE PLAN ALONG THE DULLES INTERNATIONAL AIRPORT ACCESS HIGHWAY.

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

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS DIRECT THE DIRECTOR OF DPWES TO PERMIT DEVIATION FROM THE TREE PRESERVATION TARGET, AS IDENTIFIED IN THE PUBLIC FACILITIES MANUAL.

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

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS MODIFY THE LOADING SPACE REQUIREMENT TO THAT SHOWN ON THE SEA PLAT.

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

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FS-B11-3 – FIBERTOWER, 9525 Little River Turnpike

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE STAFF DETERMINATION THAT FS-B11-3 IS A “FEATURE SHOWN” IN ACCORDANCE WITH *VIRGINIA CODE* SECTION 15-2.2232, AS AMENDED.

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

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FSA-21-1 – AT&T MOBILITY, 5201 Port Royal Road

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE STAFF DETERMINATION THAT THE TELECOMMUNICATIONS FACILITY COLLOCATION OF FLUSH-MOUNTED ANTENNAS AT 5201 PORT ROYAL ROAD IS IN ACCORD WITH THE RECOMMENDATIONS OF THE ADOPTED COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A “FEATURE SHOWN” PURSUANT TO *VIRGINIA CODE* SECTION 15-2.2232, AS AMENDED.

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

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SEA 86-C-066-02 – HUNTER MILL COUNTRY DAY SCHOOL, INC.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF SEA 86-C-066-02, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JUNE 16, 2011.

Commissioners Alcorn and Flanagan seconded the motion which carried unanimously with Commissioners Hall and Hart absent from the meeting.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF MODIFICATIONS OF THE TRANSITIONAL SCREENING AND WAIVERS OF THE BARRIER REQUIREMENTS ALONG THE NORTHERN AND SOUTHERN PROPERTY LINES IN FAVOR OF THE EXISTING VEGETATION AND BARRIERS DEPICTED ON THE SE PLAT.

Commissioner Flanagan seconded the motion which carried unanimously with Commissioners Hall and Hart absent from the meeting.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A WAIVER OF THE STREAM VALLEY TRAIL REQUIREMENT.

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

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A WAIVER OF CONSTRUCTION OF THE ON-ROAD BIKE LANE.

Commissioner Flanagan seconded the motion which carried unanimously with Commissioners Hall and Hart absent from the meeting.

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RZ/FDP 2010-LE-018 – WV/B PALISADES DEVELOPMENT, LLC

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ 2010-LE-018, SUBJECT TO THE PROFFERS CONSISTENT WITH THOSE DATED MAY 25, 2011.

Commissioners Lawrence and Sargeant seconded the motion which carried unanimously with Commissioners Hall and Hart absent from the meeting.

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2010-LE-018, SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF RZ 2010-LE-018.

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

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APR 09-IV-12LP – SOUTH COUNTY AREA PLANS REVIEW ITEM

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ON APR-09-IV-12LP TO A DATE CERTAIN OF JULY 28, 2011, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENTS.

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

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PRC 85-C-088-02 – SOUTH OF MARKET LOT 16 LLC

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PRC 85-C-088-02, SUBJECT TO THE DEVELOPMENT CONDITIONS SET FORTH IN APPENDIX 1 OF THE STAFF REPORT, WITH THE CHANGE TO DEVELOPMENT CONDITION NUMBER 5 TO REFLECT THE DISTRIBUTION OF THE WORKFORCE HOUSING, AS CONTAINED IN PRC PLAN NOTE 36 AS AGREED TO TONIGHT BY THE APPLICANT.

Commissioner Flanagan seconded the motion which carried unanimously with Commissioners Hall and Hart absent from the meeting.

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PCA 2002-MV-020 – SUMMIT OAKS SECTION 2, LLC
RZ/FDP 2011-MV-001 – SUMMIT OAKS SECTION 2, LLC

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF PCA 2002-MV-020, AS STIPULATED IN THE DRAFT PROFFERS DATED JUNE 7, 2011.

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

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF RZ 2011-MV-001 AND THE ASSOCIATED CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE DRAFT PROFFERS DATED JUNE 7, 2011.

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

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2011-MV-001, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JUNE 2, 2011, AND THE BOARD'S APPROVAL OF RZ 2011-MV-001 AND THE ASSOCIATED CONCEPTUAL DEVELOPMENT PLAN.

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

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE WAIVER OF THE MAJOR PAVED TRAIL ALONG THE PROPERTY'S RICHMOND HIGHWAY FRONTAGE.

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

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE WAIVER OF THE ON-ROAD BIKE ROUTE ALONG THE PROPERTY'S RICHMOND HIGHWAY FRONTAGE.

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

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE WAIVER OF THE SERVICE DRIVE ALONG RICHMOND HIGHWAY.

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

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The meeting was adjourned at 10:16 p.m.
Peter F. Murphy, Jr., Chairman