



# PLANNING COMMISSION SUMMARY OF ACTIONS

*This does not represent an official transcript of the Planning Commission Meeting, and is subject to minor change.*

JN

June 30, 2010

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PRESENT: Commissioners Alcorn, Donahue, Flanagan, Hall, Harsel, Hart, Lawrence, Litzenberger, Lusk, Murphy, Sargeant

ABSENT: Commissioner de la Fe

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The meeting was called to order at 8:18 p.m. by Peter F. Murphy, Jr., Chairman.

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FS-L10-29 – FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORK AND ENVIRONMENTAL SERVICES, 7039 Old Keene Mill Road

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION CONCUR THAT THE PROPOSED COMMUTER PARK AND RIDE FACILITY IN FS-L10-29 IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A “FEATURE SHOWN,” PURSUANT TO 15.2-2232 OF THE *CODE OF VIRGINIA*.

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

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FS-L10-34 – CLEARWIRE, 6355 Walker Lane

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION CONCUR THAT THE PROPOSED TELECOMMUNICATIONS FACILITY IN FS-L10-34 IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A “FEATURE SHOWN,” PURSUANT TO SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*.

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

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FSA-D06-56-1 – CLEARWIRE, 9916 Georgetown Pike

Commissioner Donahue MOVED THAT THE PLANNING COMMISSION CONCUR THAT THE “FEATURE SHOWN” DETERMINATION IN FSA-D06-56-1, CLEARWIRE, 9916 GEORGETOWN

PIKE, 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 Lawrence seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioner de la Fe absent from the meeting.

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FS-M10-18 – CLEARWIRE, 3401 Washington Drive/5881 Leesburg Pike

Commissioner Hall MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE COLLOCATION PROPOSED BY CLEARWIRE, LOCATED AT 3401 WASHINGTON DRIVE/5881 LEESBURG PIKE, IS SUBSTANTIALLY IN ACCORD WITH THE RECOMMENDATIONS OF THE ADOPTED COMPREHENSIVE PLAN AND THEREFORE SHOULD BE CONSIDERED A "FEATURE SHOWN," PURSUANT TO *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED.

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

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FS-M10-24 – CLEARWIRE, 3342 Gallows Road (Deadline: 8/9/10)

Commissioner Hall MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT FS-M10-24, FOR A COLLOCATION ON A DOMINION VIRGINIA POWER TRANSMISSION TOWER PROPOSED BY CLEARWIRE AT 3342 GALLOWES ROAD, IS SUBSTANTIALLY 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 Lusk seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioner de la Fe absent from the meeting.

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FSA-M03-4-1 – T-MOBILE NORTHEAST LLC, 3101 Hodge Place

Commissioner Hall MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION IN FSA-M03-4-1, T-MOBILE NORTHEAST, LLC, THAT JEFFERSON FIRE STATION, 3101 HODGE PLACE, IS SUBSTANTIALLY IN ACCORD WITH THE ADOPTED COMPREHENSIVE PLAN AND SHOULD THEREFORE BE CONSIDERED A "FEATURE SHOWN," PURSUANT TO *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED.

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

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FS-H10-14 – NEXTEL, 1850 Town Center Drive  
FS-H10-41 – CLEARWIRE, 1850 Town Center Drive

Chairman Murphy MOVED CONSENT AGENDA ITEMS FS-H10-14, NEXTEL, 1850 TOWN CENTER DRIVE, and FS-H10-41, CLEARWIRE, 1850 TOWN CENTER DRIVE.

Without objection, the motion carried unanimously with Commissioner Alcorn not present for the vote; Commissioner de la Fe absent from the meeting.

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FS-V10-35 – LORTON COMMUNITY ACTION CENTER, 9518 Richmond Highway

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION CONCUR THAT FS-V10-35, 9518 RICHMOND HIGHWAY, FOR THE PROPOSED ACCESSORY STORAGE STRUCTURE FOR USE BY THE LORTON COMMUNITY ACTION CENTER, IS A “FEATURE SHOWN,” PURSUANT TO *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED.

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

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PCA/FDPA 2003-SU-035, RZ/FDP 2009-SU-024, & SEA 2003-SU-023 – SULLY EAST L.C.  
(Decisions Only) (Public Hearing held on June 17, 2010)

Commissioner Litzenberger MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA/FDPA 2003-SU-035, SUBJECT TO THE BOARD’S APPROVAL OF RZ 2009-SU-024.

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

Commissioner Litzenberger MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS’ APPROVAL OF RZ 2009-SU-024 AND THE ASSOCIATED CDP, SUBJECT TO THE EXECUTED PROFFERS DATED JUNE 11, 2010.

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

Commissioner Litzenberger MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2009-SU-024, SUBJECT TO THE BOARD’S APPROVAL OF RZ 2009-SU-024, AND SUBJECT TO THE PROPOSED FDP CONDITIONS DATED JUNE 29, 2010.

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

Commissioner Litzenberger MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF SECTION 10-104(3) B AND C OF THE ZONING ORDINANCE TO PERMIT AN INCREASE IN FENCE HEIGHT TO A MAXIMUM

NINE-FOOT-TALL FENCE AROUND THE PERIMETER OF THE PROPERTY TO PROVIDE SECURITY FOR THE PROPOSED TENANT.

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

Commissioner Litzenberger MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF SECTION 13-303 OF THE ZONING ORDINANCE TO PERMIT THE TRANSITIONAL SCREENING AS SHOWN ON THE CDP/FDP TO SATISFY THE REQUIREMENTS ALONG THE EASTERN AND A PORTION OF THE SOUTHERN BOUNDARIES.

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

Commissioner Litzenberger MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF SECTION 13-304 TO PERMIT THE BARRIERS AS SHOWN ON THE CDP/FDP TO SATISFY THE REQUIREMENTS ALONG THE SOUTHERN AND A PORTION OF THE EASTERN AND WESTERN PROPERTY LINES.

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

Commissioner Litzenberger MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE COUNTYWIDE TRAIL PLAN RECOMMENDATION FOR A MAJOR PAVED TRAIL ALONG THE SOUTH SIDE OF THE TO-BE-VACATED BARNSFIELD ROAD.

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

Commissioner Litzenberger MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 2003-SU-023, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JUNE 9, 2010.

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

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**SOUTH COUNTY AREA PLANS REVIEW (APR) MARKUP – Non-VDOT Items**

(Lee, Mason, and Mount Vernon Districts) (Decisions Only) (Public Hearing on June 16, 2010)

Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION RESOLVE ITSELF INTO A COMMITTEE OF THE WHOLE FOR THE PURPOSE OF MAKING RECOMMENDATIONS ON PENDING APR NOMINATIONS IN THE LEE, MASON AND MOUNT VERNON DISTRICTS.

Commissioner Hart seconded the motion which carried unanimously with Commissioner de la Fe absent from the meeting.

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**LEE & MOUNT VERNON (JOINT) DISTRICTS****09-IV-1FS**

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE STAFF ALTERNATIVE, FOUND ON PAGES 249 THROUGH 257 OF THE STAFF REPORT, DATED JUNE 16, 2010. THIS TEXT IS ALSO PROVIDED ON PAGES 5 THROUGH 13 OF THE FINAL STAFF REPORT.

The motion carried unanimously with Commissioner de la Fe absent from the meeting.

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**09-IV-7MV**

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE STAFF ALTERNATIVE AS MODIFIED, AND SHOWN IN MY HANDOUT DATED JUNE 30, 2010, WITH THE FOLLOWING TWO AMENDMENTS:

ON PAGE 341, CHANGE “AN” AT THE END OF THE SECOND LINE TO THE WORD “AND;” AND SUBSTITUTE “PROPOSED COMPREHENSIVE PLAN AMENDMENTS AND REZONING APPLICATIONS” FOR “DEVELOPMENT PROJECTS” IN THE SIXTH LINE.

The motion carried unanimously with Commissioner de la Fe absent from the meeting.

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**09-IV-11MV**

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE STAFF ALTERNATIVE, FOUND ON PAGES 355 THROUGH 373 OF THE STAFF REPORT BOOK, DATED JUNE 16, 2010.

The motion carried unanimously with Commissioner de la Fe absent from the meeting.

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**09-IV-12MV**

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE STAFF ALTERNATIVE, FOUND ON PAGES 383 THROUGH 385 OF THE STAFF REPORT BOOK, DATED JUNE 16, 2010. THE TEXT IS ALSO PROVIDED ON PAGES 9 THROUGH 11 OF THE FINAL STAFF REPORT.

The motion carried unanimously with Commissioner de la Fe absent from the meeting.

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09-IV-14MV

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE STAFF ALTERNATIVE, FOUND ON PAGES 385-386 OF THE STAFF REPORT BOOK, DATED JUNE 16, 2010.

The motion carried unanimously with Commissioner de la Fe absent from the meeting.

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09-IV-17MV

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION FOR THIS NOMINATION TO JULY 14, 2010. IF APPROPRIATE AT THAT TIME, I WILL RECOMMEND THAT THE PLANNING COMMISSION REQUEST THAT THE BOARD OF SUPERVISORS DIRECT STAFF TO UNDERTAKE ANALYSES OF THE RECOMMENDED RICHMOND HIGHWAY ROAD CROSS SECTION, AND THE PLANNED BUILDING ORIENTATION, AND LOCATION GUIDANCE IN THE RICHMOND HIGHWAY CORRIDOR URBAN DESIGN GUIDELINES.

The motion carried unanimously with Commissioner de la Fe absent from the meeting.

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**LEE DISTRICT**09-IV-3FS

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE STAFF ALTERNATIVE AS FOUND ON PAGE 113 OF THE STAFF REPORT BOOK, DATED JUNE 16, 2010. THE ALTERNATIVE ALSO CAN BE FOUND ON PAGE 13 OF THE FINAL STAFF REPORT.

The motion carried unanimously with Commissioner de la Fe absent from the meeting.

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09-IV-4FS

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION DENY THE NOMINATION AND RETAIN THE ADOPTED PLAN.

The motion carried unanimously with Commissioner de la Fe absent from the meeting.

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09-IV-20MV

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE STAFF ALTERNATIVE, FOUND ON PAGE 165 OF THE STAFF REPORT BOOK, DATED JUNE 16, 2010. THE TEXT IS ALSO PROVIDED ON PAGE 13 OF THE FINAL STAFF REPORT.

The motion carried unanimously with Commissioner de la Fe absent from the meeting.

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09-IV-21MV

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION DEFER THIS NOMINATION INDEFINITELY.

The motion carried unanimously with Commissioner de la Fe absent from the meeting.

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**MASON DISTRICT**

09-I-1A

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE STAFF AND TASK FORCE RECOMMENDATION AS SHOWN ON PAGE 7 OF THE STAFF REPORT.

The motion carried unanimously with Commissioner de la Fe absent from the meeting.

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09-I-1B

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE STAFF ALTERNATIVE RECOMMENDATION AS SHOWN ON PAGES 25 AND 26 OF THE STAFF REPORT.

The motion carried unanimously with Commissioner de la Fe absent from the meeting.

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09-I-3B

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE STAFF ALTERNATIVE RECOMMENDATION AS SHOWN ON PAGES 43 AND 44 OF THE STAFF REPORT.

The motion carried unanimously with Commissioner de la Fe absent from the meeting.

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09-I-1J

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE STAFF ALTERNATIVE RECOMMENDATION AS SHOWN ON PAGE 57 OF THE STAFF REPORT.

The motion carried unanimously with Commissioner de la Fe absent from the meeting.

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At the conclusion of the markup session, Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION RATIFY ALL MOTIONS MADE THIS EVENING ON THE PENDING NON-VDOT APR NOMINATIONS IN THE LEE, MASON AND MOUNT VERNON DISTRICTS.

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

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ZONING ORDINANCE AMENDMENT (FLOODPLAIN REGULATIONS)

Commissioner Hart MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT ADOPT THE PROPOSED AMENDMENTS TO THE ZONING ORDINANCE, APPENDIX A OF THE COUNTY CODE AND THE PUBLIC FACILITIES MANUAL, AS CONTAINED IN THE STAFF REPORT DATED JUNE 8, 2010, WITH THE THREE CHANGES TO PROPOSED NEW SECTION 2-906, DEFINITIONS, OF THE ZONING ORDINANCE RECOMMENDED BY STAFF, AS SET FORTH IN THE MEMORANDUM FROM JOHN FRIEDMAN DATED JUNE 29, 2010.

Commissioner Flanagan seconded the motion which carried unanimously with Commissioner de la Fe absent from the meeting.

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SEA 83-V-076 – BOARD OF SUPERVISORS' OWN MOTION

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 83-V-076, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED JUNE 16, 2010.

Commissioner Sargeant seconded the motion which carried unanimously with Commissioner de la Fe absent from the meeting.

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS WAIVE ALL THE REQUIREMENTS OF SECTION 17-201 OF THE ZONING ORDINANCE TO PERMIT WHAT IS SHOWN ON THE SEA PLAT.

Commissioner Sargeant seconded the motion which carried unanimously with Commissioner de la Fe absent from the meeting.

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS MODIFY THE TRANSITIONAL SCREENING REQUIREMENTS ALONG ALL PROPERTY LINES IN FAVOR OF THAT SHOWN ON THE SEA PLAT.

Commissioner Sargeant seconded the motion which carried unanimously with Commissioner de la Fe absent from the meeting.

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS WAIVE THE BARRIER REQUIREMENTS ALONG THE EASTERN, WESTERN, AND SOUTHERN PROPERTY LINES, AND MODIFY THE BARRIER REQUIREMENTS ALONG THE NORTHERN PROPERTY LINE IN FAVOR OF THAT SHOWN ON THE SEA PLAT.

Commissioner Sargeant seconded the motion which carried unanimously with Commissioner de la Fe absent from the meeting.

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The meeting was adjourned at 9:44 p.m.  
Peter F. Murphy, Jr., Chairman