



# PLANNING COMMISSION SUMMARY OF ACTIONS

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JLC

July 18, 2013

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

ABSENT: Commissioner Migliaccio

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The meeting was called to order at 8:20 p.m. by Chairman Peter F. Murphy.

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## COMMISSION MATTERS

Commissioner Hart announced that the Planning Commission's Environment Committee had met with staff earlier this evening to discuss electric vehicle charging stations and the associated implications for the Zoning Ordinance. He stated that Commissioners had received a memorandum from Noel Kaplan, which contained a list of 17 questions to be discussed at the next meeting, and any questions on these issues should be submitted to staff. He added that the Committee would meet again at 7:00 p.m. in the Board Conference Room of the Fairfax County Government Center on the following dates and invited the public to attend:

- Thursday, July 25, 2013 (Discussion on electric vehicle supply equipment)
- Thursday, September 19, 2013 (Briefing on proposed changes to the Stormwater Management Ordinance)

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Chairman Murphy announced that John Cooper had been hired as the new Clerk to the Planning Commission and would begin work on Monday, August 12, 2013.

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Chairman Murphy announced that the Board of Supervisors had adopted the Fairfax Forward Comprehensive Plan review process, which would use a Comprehensive Plan Amendment Work Program to schedule future planning studies. He pointed out that one of the main focus items for the Planning Commission was the Fairfax Center area, which encompassed land in four of the County's magisterial districts, including Springfield, Braddock, Providence, and Sully. He stated that a meeting would take place on Wednesday, July 24, 2013, at 6:00 p.m. in the Board Conference Room of the Fairfax County Government Center between the relevant Planning Commissioners, Supervisor staff, and County Planning staff to discuss coordination of the planning and outreach to the citizens involved in determining how Fairfax Forward would be implemented. In addition, he invited the public to attend the meeting and noted that there would be no discussions pertaining to Comprehensive Plan Amendments within this area.

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Chairman Murphy stated that the Planning Commission would meet again on Thursday, July 25, 2013, and Wednesday, July 31, 2013, before the August recess.

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Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION INDEFINITELY DEFER THE PUBLIC HEARING FOR 2232-V12-10, CELLCO PARTNERSHIP, d/b/a VERIZON WIRELESS.

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

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Commissioner de la Fe announced his intent to further defer the decision only on SEA 2009-DR-008, Oakcrest School, from Thursday, July 25, 2013, to Wednesday, July 31, 2013.

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FS-M13-19 – NEW CINGULAR/AT&T MOBILITY, 5055 Seminary Road

Commissioner Hall MOVED THAT THE PLANNING COMMISSION FIND THAT FS-M13-19, NEW CINGULAR/AT&T MOBILITY, LOCATED AT 5055 SEMINARY ROAD, IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED.

Commissioner Hart seconded the motion which carried unanimously with Commissioner Migliaccio absent from the meeting.

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FS-P13-14 – NEXTNAV, LLC, 1961 Chain Bridge Road/7966 Tysons Corner Center

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION CONCUR WITH STAFF'S DETERMINATION THAT THE TELECOMMUNICATION FACILITY PROPOSED BY NEXTNAV, LLC, LOCATED AT 1961 CHAIN BRIDGE 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 de la Fe seconded the motion which carried unanimously with Commissioner Migliaccio absent from the meeting.

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FS-P13-16 – NEXTNAV, LLC, 1850 Towers Crescent Plaza

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION CONCUR WITH STAFF'S DETERMINATION THAT THE TELECOMMUNICATION FACILITY PROPOSED BY NEXTNAV, LLC, LOCATED AT 1850 TOWERS CRESCENT PLAZA, 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 de la Fe seconded the motion which carried unanimously with Commissioner Migliaccio absent from the meeting.

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SE 2012-MA-018 – AGAPE HEALTH MANAGEMENT, INC. (Decision Only)  
(Public Hearing held on May 9, 2013)

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SE 2012-MA-018, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JULY 10, 2013.

Commissioner Hart seconded the motion which carried by a vote of 9-0-2 with Commissioners Hedetniemi and Hurley abstaining; Commissioner Migliaccio absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A MODIFICATION TO THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE NORTHEAST, SOUTHEAST, AND SOUTHWEST PROPERTY BOUNDARIES, IN LIEU OF THE ALTERNATIVE SHOWN ON THE SE PLAT AND AS CONDITIONED.

Commissioner Hart seconded the motion which carried by a vote of 9-0-2 with Commissioners Hedetniemi and Hurley abstaining; Commissioner Migliaccio absent from the meeting.

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RZ/FDP 2011-PR-025 – CHESTNUT STREET, LLC

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ 2011-PR-025, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED JULY 11, 2013, AND THE FOLLOWING MODIFICATION:

- PROVIDE ADDITIONAL LANGUAGE IN PROFFER NUMBER 8B TO SPECIFY THE MATERIALS TO BE UTILIZED FOR THE MASONRY WALL.

Commissioner Flanagan seconded the motion which carried unanimously with Commissioner Migliaccio absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2011-PR-025.

Commissioner Flanagan seconded the motion which carried unanimously with Commissioner Migliaccio absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A WAIVER TO ALLOW PRIVATE STREETS TO EXCEED 600 FEET IN LENGTH, IN FAVOR OF THE STREET LAYOUT DEPICTED IN THE CDP/FDP.

Commissioner Flanagan seconded the motion which carried unanimously with Commissioner Migliaccio absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS BETWEEN THE PROPOSED ATTACHED AND DETACHED

RESIDENTIAL UNITS ALONG DALE DRIVE, IN FAVOR OF THE PLANTINGS SHOWN ON THE CDP/FDP.

Commissioner Flanagan seconded the motion which carried unanimously with Commissioner Migliaccio absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A MODIFICATION OF THE BARRIER REQUIREMENT ALONG CHESTNUT STREET, IN FAVOR OF THE PLANTINGS SHOWN ON THE CDP/FDP.

Commissioner Flanagan seconded the motion which carried unanimously with Commissioner Migliaccio absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A MODIFICATION OF THE PUBLIC FACILITIES MANUAL (PFM) REQUIREMENTS AT THE TIME OF SITE PLAN APPROVAL TO LOCATE UNDERGROUND STORMWATER MANAGEMENT FACILITIES IN A RESIDENTIAL AREA (PFM SECTION 6-0303.8), SUBJECT TO THE WAIVER CONDITIONS DATED MARCH 28, 2012, WAIVER NUMBER 0082-WPFM-002-1.

Commissioner Flanagan seconded the motion which carried unanimously with Commissioner Migliaccio absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A MODIFICATION OF THE TREE PRESERVATION TARGET AREA REQUIREMENT, IN FAVOR OF THE PLANTINGS SHOWN ON THE CDP/FDP.

Commissioner Flanagan seconded the motion which carried unanimously with Commissioner Migliaccio absent from the meeting.

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CSPA 86-C-029-09 – BRANDYWINE ACQUISITION PARTNERS, LP (Dranesville District)

Commissioner Donahue MOVED THAT THE PLANNING COMMISSION APPROVE CSPA 86-C-029-09, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JULY 3, 2013.

Commissioners Hedetniemi and Litzenberger seconded the motion which carried unanimously with Commissioner Migliaccio absent from the meeting.

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SE 2013-DR-001 – TD BANK, NATIONAL ASSOCIATION

Commissioner Donahue MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON SE 2013-DR-001 TO A DATE CERTAIN OF SEPTEMBER 12, 2013, WITH THE RECORD REMAINING OPEN FOR WRITTEN AND ELECTRONIC COMMENTS.

Commissioners Hedetniemi and Litzenberger seconded the motion which carried unanimously with Commissioner Hart having recused himself; Commissioner Lawrence not present for the vote; Commissioner Migliaccio absent from the meeting.

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RZ/FDP 2013-BR-003 – THE EVERGREENE COMPANIES, LLC

Commissioner Hurley MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ 2013-BR-003, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED JUNE 24, 2013.

Commissioner Sargeant seconded the motion which carried unanimously with Commissioner Lawrence not present for the vote; Commissioner Migliaccio absent from the meeting.

Commissioner Hurley MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2013-BR-003, SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF RZ 2013-BR-003.

Commissioner Sargeant seconded the motion which carried unanimously with Commissioner Lawrence not present for the vote; Commissioner Migliaccio absent from the meeting.

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The meeting was adjourned at 10:12 p.m.  
Peter F. Murphy, Chairman