



PLANNING COMMISSION SUMMARY OF ACTIONS

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JLC

July 19, 2012

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

ABSENT: Commissioner Alcorn

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

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COMMISSION MATTERS

Commissioner Hart announced that the Planning Commission's Environment Committee had met earlier this evening to discuss with staff implementation of the Green Building Policy through proffers or development conditions. He announced that the Committee would meet again on Thursday, September 13, 2012, at 6:45 p.m. in the Board Conference Room of the Fairfax County Government Center to review the revised Green Building Policy strawman document and receive a presentation from Department of Public Works and Environmental Services staff on updates to the Public Facilities Manual and Comprehensive Plan to bring them into compliance with new State stormwater regulations.

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Commissioner Lawrence announced that the Planning Commission would hold a joint public hearing on applications in Tysons Corner, RZ/FDP 2010-PR-021 and PCA 92-P-001-08, Capital One Bank, on Wednesday, July 25, 2012, at 8:15 p.m. in the Board Auditorium of the Fairfax County Government Center and invited the public to attend.

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On behalf of Commissioner Alcorn, Commissioner de la Fe announced that the Planning Commission's Tysons Corner Committee would meet on Tuesday, July 24, 2012, at 7:00 p.m. in Conference Rooms 9/10 of the Fairfax County Government Center. He said everyone was welcome to attend.

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Commissioner Lawrence announced that the Planning Commission's Policy and Procedures Committee would meet on Thursday, July 26, 2012, at 7:00 p.m. in the Board Conference Room of the Fairfax County Government Center to receive a staff briefing on the Fairfax Forward process.

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Commissioner Lawrence MOVED TO FURTHER DEFER THE DECISIONS ONLY FOR RZ/FDP 2010-PR-019, KETTLER SANDBURG, LLC, TO A DATE CERTAIN OF JULY 26, 2012, WITH THE RECORD REMAINING OPEN FOR WRITTEN AND ELECTRONIC COMMENTS.

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

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Commissioner Lawrence announced his intent to defer the decision only on SEA 79-P-120-04, McDonald's Corporation, from Thursday, July 26, 2012, to an indefinite date.

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FSA-B97-53-1 – SPRINT, 5687 Rolling Road
FSA-P05-10-2 – AT&T, 8401 Arlington Boulevard

Chairman Murphy MOVED THAT THE PLANNING COMMISSION APPROVE THE CONSENT AGENDA ITEMS.

Without objection, the motion carried unanimously with Commissioner Alcorn absent from the meeting.

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FS-S12-16 – METRO RADIO, INC., 6199 Old Arrington Lane

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION APPROVE FS-S12-16.

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

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2232-V11-25 – FAIRFAX COUNTY PARK AUTHORITY (WESTGROVE PARK INTERIM OFF-LEASH DOG AREA) (Decision Only) (Public Hearing held on May 17, 2012)

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION FIND THAT 2232-V11-25 SATISFIES THE CRITERIA OF LOCATION, CHARACTER, AND EXTENT AS SPECIFIED IN *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED.

Commissioner Donahue seconded the motion which carried by a vote of 7-2-2 with Commissioners Hart and Lawrence opposed; Commissioners Hall and Migliaccio abstaining; Commissioner Alcorn absent from the meeting.

Commissioner Sargeant MOVED THAT THE PLANNING COMMISSION REQUIRE COUNTY STAFF TO REPORT BACK TO THE PLANNING COMMISSION REGARDING THE FAIRFAX COUNTY PARK AUTHORITY'S MASTER PLANNING PROCESS FOR WESTGROVE PARK IN THE MOUNT VERNON DISTRICT TO PROVIDE DETAILED UPDATES REGARDING ENVIRONMENTAL ISSUES RAISED DURING THE MASTER PLANNING PROCESS AND CONSIDERATIONS FOR OTHER USES OR NON-USES AT WESTGROVE PARK.

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

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2232-Y11-9 – NEWPATH NETWORKS, LLC, AND NEW CINGULAR WIRELESS PCS, LLC

Commissioner Litzenberger MOVED THAT THE PLANNING COMMISSION CONCUR WITH STAFF'S CONCLUSION THAT THE PROPOSAL BY NEWPATH NETWORKS, LLC, AND NEW CINGULAR WIRELESS PCS, LLC, FOR A DISTRIBUTED ANTENNA SYSTEM IN THE PENDERBROOK AREA OF THE SULLY DISTRICT LOCATED IN AND AROUND THE INTERSECTION OF FOX MILL ROAD AND VALE ROAD, SATISFIES THE CRITERIA OF LOCATION, CHARACTER, AND EXTENT, AS SPECIFIED IN *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED.

Commissioners Flanagan and Hall seconded the motion which carried unanimously with Commissioner Sargeant having recused himself; Commissioner Alcorn absent from the meeting.

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RZ 2012-MV-001 AND SE 2012-MV-001 – WOODLAWN HOSPITALITY, LLC

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ 2012-MV-001, SUBJECT TO PROFFERS CONSISTENT WITH THOSE DATED JUNE 15, 2012.

Commissioner Sargeant seconded the motion which carried unanimously with Commissioner Alcorn absent from the meeting.

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SE 2012-MV-001, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JULY 6, 2012.

Commissioner Sargeant seconded the motion which carried unanimously with Commissioner Alcorn absent from the meeting.

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE AN INCREASE IN THE MAXIMUM BUILDING HEIGHT FROM 50 FEET TO 57 FEET, 6 INCHES, PURSUANT TO SECTION 9-607 OF THE ZONING ORDINANCE.

Commissioner Sargeant seconded the motion which carried unanimously with Commissioner Alcorn absent from the meeting.

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE AN INCREASE IN THE MAXIMUM FLOOR AREA RATIO FROM 0.5 TO 0.62, PURSUANT TO SECTION 9-618 OF THE ZONING ORDINANCE.

Commissioner Sargeant seconded the motion which carried unanimously with Commissioner Alcorn absent from the meeting.

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE SOUTHERN PROPERTY BOUNDARY IN FAVOR OF THAT DEPICTED ON THE GDP/SE PLAT.

Commissioner Sargeant seconded the motion which carried unanimously with Commissioner Alcorn absent from the meeting.

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A WAIVER OF THE CONSTRUCTION ROAD FRONTAGE IMPROVEMENTS ALONG THE RICHMOND HIGHWAY FRONTAGE OF THE SITE.

Commissioner Sargeant seconded the motion which carried unanimously with Commissioner Alcorn absent from the meeting.

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE SERVICE DRIVE WAIVER ALONG RICHMOND HIGHWAY IN FAVOR OF THE INTERPARCEL CONNECTIONS SHOWN ON THE GDP/SE PLAT.

Commissioner Sargeant seconded the motion which carried unanimously with Commissioner Alcorn absent from the meeting.

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE MODIFICATION OF THE TREE PLANTING REQUIREMENT ALONG THE WESTERN PROPERTY LINE.

Commissioner Sargeant seconded the motion which carried unanimously with Commissioner Alcorn absent from the meeting.

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE MODIFICATION OF THE MINIMUM TRAVEL-AISLE WIDTH REQUIREMENT.

Commissioner Sargeant seconded the motion which carried unanimously with Commissioner Alcorn absent from the meeting.

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ZONING ORDINANCE AMENDMENT – TRUCK RENTAL ESTABLISHMENTS IN THE PRC DISTRICT

Commissioner Sargeant MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE PROPOSED ZONING ORDINANCE AMENDMENT REGARDING TRUCK RENTAL ESTABLISHMENTS IN THE PRC DISTRICT AS ADVERTISED AND FURTHER SET FORTH IN THE STAFF REPORT DATED JUNE 19, 2012.

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

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ZONING ORDINANCE AMENDMENT – HEIGHT LIMITS FOR CERTAIN INDEPENDENT LIVING FACILITIES

Commissioner Hart MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE PROPOSED ZONING ORDINANCE AMENDMENT REGARDING HEIGHT LIMITS FOR CERTAIN INDEPENDENT LIVING FACILITIES AS ADVERTISED AND FURTHER SET FORTH IN THE STAFF REPORT DATED MAY 22, 2012.

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

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SE 2010-DR-019 – SIVNAM PARTNERSHIP, LLC

Commissioner Donahue MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR SE 2010-DR-019, SIVNAM PARTNERSHIP, LLC, TO A DATE CERTAIN OF JULY 26, 2012, WITH THE RECORD REMAINING OPEN FOR WRITTEN AND ELECTRONIC COMMENTS.

Commissioner Litzenberger seconded the motion which carried unanimously with Commissioner Alcorn absent from the meeting.

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PCA 86-W-001-12 AND FDPA 86-W-001-07 – BOARD OF SUPERVISORS' OWN MOTION (Braddock District)

Commissioner Hurley MOVED THAT THE PLANNING COMMISSION DEFER THE DECISIONS ONLY FOR PCA 86-W-001-12 AND FDPA 86-W-001-07, TO A DATE CERTAIN OF JULY 26, 2012, WITH THE RECORD REMAINING OPEN FOR WRITTEN AND ELECTRONIC COMMENTS.

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

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The meeting was adjourned at 11:15 p.m.
Peter F. Murphy, Jr., Chairman