



PLANNING COMMISSION SUMMARY OF ACTIONS

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

ABSENT: Commissioner Sargeant

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The meeting was called to order at 8:21 p.m. by Chairman Peter F. Murphy.

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COMMISSION MATTERS

Commissioner Litzenberger announced that the Planning Commission's Joint Housing Committee with the Fairfax County Redevelopment and Housing Authority (FCRHA) met last week on Wednesday, September 25, 2013, where they finalized a plan outlined in the document entitled, "Countywide Policy for Affordable Housing Contributions by Nonresidential Development," and dated September 25, 2013. He asked the Commissioners to review this document and then read statement for the record wherein he said the Committee's recommendation articulated in this document was in response to direction by the Board of Supervisors after the adoption of a Comprehensive Plan Amendment for Tysons Corner, which included a \$3.00 per square-foot contribution to affordable housing by nonresidential development. He added that the Board directed staff to evaluate a possible change to the Policy Plan to modify the County's Workforce Housing Policy to encourage monetary contributions to affordable and workforce housing from future nonresidential development. In addition, he said that a special subcommittee of the Affordable Housing Advisory Committee, which included members of the Commission, coordinated with the FCRHA and the Community Revitalization and Reinvestment Advisory Group over the course of several months and at this special subcommittee's meeting on Wednesday, September 4, 2013, the proposed policy changes were endorsed. He indicated that these changes were then presented to the CRHA on Thursday, September 19, 2013, before being subsequently endorsed by the Joint Housing Committee. Commissioner Litzenberger then announced that he would request that the Planning Commission endorse transmitting the proposed policy to the Board of Supervisors' Housing Committee and request that the Board of Supervisors allow formal consideration of the concept by authorizing a Comprehensive Plan Amendment at its next meeting on Wednesday, October 9, 2013.

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Commissioner Lawrence announced that the Planning Commission's Policy and Procedures Committee met the previous evening and endorsed staff's preparation for the evaluation of criteria for Fairfax Forward. He added that staff would post the draft criteria on the Commission's website at <http://www.fairfaxcounty.gov/pcom/> to obtain public feedback. He then indicated that the Committee was coordinating with staff on a new provision to

the Work Program regarding parking lots, which would be presented to the Commission for a recommendation after it was finalized.

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Commissioner Hart announced that the Planning Commission would hold a public hearing to consider amendments to the County Code and Public Facilities Manual regarding Stormwater Management on Wednesday, October 9, 2013. He encouraged Commissioners to submit their questions to staff prior to the public hearing so that they could be sufficiently addressed.

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Commissioner Migliaccio stated that an issue had arisen regarding SE 2013-LE-003; therefore he MOVED THAT THE PLANNING COMMISSION FURTHER DEFER THE DECISION ONLY FOR SE 2013-LE-003, DDR SOUTHEAST SPRING MALL, LLC, TO A DATE CERTAIN OF OCTOBER 9, 2013, WITH THE RECORD REMAINING OPEN FOR WRITTEN AND ELECTRONIC COMMENT.

Commissioner Hall seconded the motion which carried by a vote of 11-0. Commissioner Sargeant was absent from the meeting.

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FSA-H11-30-1 – NEW CINGULAR WIRELESS, 1850 Centennial Drive

Chairman Murphy MOVED THAT THE PLANNING COMMISSION APPROVE CONSENT AGENDA ITEM, FSA-H11-30-1.

The motion carried by a vote of 11-0. Commissioner Sargeant was absent from the meeting.

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SE 2013-PR-004 – INOVA HEALTH CARE SERVICES

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SE 2013-PR-004, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED SEPTEMBER 18, 2013.

Commissioner Flanagan seconded the motion which carried by a vote of 11-0. Commissioner Sargeant was absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE FOLLOWING WAIVERS AND MODIFICATIONS:

- REAFFIRMATION OF A WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG ROUTE 50 (ARLINGTON BOULEVARD);
- REAFFIRMATION OF A MODIFICATION OF THE LOADING SPACE REQUIREMENTS FOR OFFICE USES TO PERMIT A MAXIMUM OF THREE LOADING SPACES PER BUILDING SHOWN ON THE SE PLAT;

- RECOMMEND THAT THE BOARD OF SUPERVISORS DIRECT THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES TO PERMIT A DEVIATION FROM THE TREE PRESERVATION TARGET IN FAVOR OF THE PROPOSED LANDSCAPING SHOWN ON THE SE PLAT AND AS CONDITIONED;
- MODIFICATION OF THE TRAIL REQUIREMENTS ALONG ROUTE 50 (ARLINGTON BOULEVARD) IN FAVOR OF THE EXISTING SIDEWALK;
- WAIVER OF THE USE LIMITATIONS ON CORNER LOTS IN SECTION 2-505 OF THE ZONING ORDINANCE TO PERMIT LANDSCAPING AND SIGN WALLS WITHIN THE STREET LINES CONSISTENT WITH THE C-3 DISTRICT, AS SHOWN ON THE SE PLAT;
- MODIFICATION OF SECTION 10-104.3 OF THE ZONING ORDINANCE TO ALLOW AN EIGHT-FOOT TALL RETAINING WALL IN A PORTION OF THE ROUTE 50 (ARLINGTON BOULEVARD) FRONT YARD, TO ENCLOSE THE LOADING SERVICE AREA AS SHOWN ON THE SE PLAT; AND
- MODIFICATION OF THE MERRIFIELD STREETScape GUIDELINES IN THE COMPREHENSIVE PLAN TO ALLOW THE STREETScape AND LANDSCAPING AS SHOWN ON THE SE PLAT AND AS CONDITIONED.

Commissioners Flanagan and Hall seconded the motion which carried by a vote of 11-0. Commissioner Sargeant was absent from the meeting.

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PCA 88-S-026-03 – SUNOCO, INC. (R&M)

SEA 88-S-077-06 – SUNOCO, INC. (R&M)

Commissioner Litzenberger MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE PCA 88-S-026-03, SUBJECT TO THE PROFFERS DATED SEPTEMBER 30, 2013.

Commissioner Flanagan seconded the motion which carried by a vote of 11-0. Commissioner Sargeant was absent from the meeting.

Commissioner Litzenberger MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SEA 88-S-077-06, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED SEPTEMBER 12, 2013, WITH THE FOLLOWING MODIFICATIONS/ADDITIONS:

- SALES OF SINGLE BOTTLES OR CANS OF BEER AND SIX-PACKS OF BEER SHALL BE PROHIBITED;
- CASES OF BEER AND BOTTLES OF WINE SHALL NOT BE REFRIGERATED;
- A SIGN STATING THAT ALCOHOLIC BEVERAGES SHALL NOT BE CONSUMED ON THE PROPERTY SHALL BE INSTALLED BY THE APPLICANT.

Commissioner Flanagan seconded the motion which carried by a vote of 11-0. Commissioner Sargeant was absent from the meeting.

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RZ 2009-PR-022 – JAMES HOLLINGSWORTH

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR RZ 2009-PR-022, TO A DATE CERTAIN OF OCTOBER 24, 2013, WITH THE RECORD REMAINING OPEN FOR WRITTEN AND ELECTRONIC COMMENT.

Commissioner Flanagan seconded the motion which carried by a vote of 11-0. Commissioner Sargeant was absent from the meeting.

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PCA 86-D-108 – WILLIAM WEISS

Commissioner Donahue MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR PCA 86-D-108, TO A DATE CERTAIN OF OCTOBER 24, 2013, WITH THE RECORD REMAINING OPEN FOR WRITTEN AND ELECTRONIC COMMENT, AND RECOMMEND THAT THE BOARD OF ZONING APPEALS DEFER ITS PUBLIC HEARING FOR THE ASSOCIATED SPECIAL PERMIT FOR THIS CASE, SP 2013-DR-027, TO A DATE AFTER THE PLANNING COMMISSION HAS MADE A DECISION ON THIS APPLICATION.

Commissioner Hall seconded the motion which carried by a vote of 10-0. Commissioner Lawrence was not present for the vote. Commissioner Sargeant was absent from the meeting.

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The meeting was adjourned at 11:59 p.m.
Peter F. Murphy, Chairman