



PLANNING COMMISSION SUMMARY OF ACTIONS

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KAD

October 6, 2010

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

ABSENT: Commissioner Hall

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The meeting was called to order at 8:22 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION FURTHER DEFER THE DECISION ONLY FOR PRC 86-C-121-03 TO A DATE CERTAIN OF OCTOBER 20, 2010, WITH THE RECORD REMAINING OPEN FOR COMMENTS.

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

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS DEFER ITS PUBLIC HEARING ON PRC 86-C-121-03 TO NOVEMBER 16, 2010.

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

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Commissioner Harsel announced that the public hearing on 2232-B10-16, Fairfax County Public Schools, regarding the Woodson High School bus parking lot, scheduled for Thursday, October 28, 2010, was deferred to a date certain of Thursday, December 2, 2010.

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Chairman Murphy welcomed Peter Braham, who returned from retirement to help the Zoning Evaluation Division, Department of Planning and Zoning, in the absence of Kristen Abrahamson while she was recovering from surgery.

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Commissioner de la Fe announced that the Transportation Committee would meet at 7 p.m., in the Board Conference Room of the Government Center, on Wednesday, October 20, 2010, to discuss the draft Transportation Demand Management report, receive a briefing on the relocation plan for parking spaces at the Wiehle Avenue parking lot while construction occurred on the permanent lot for the planned Metro station, and receive a demonstration from Transportation staff on the VISSIM traffic simulation software. He noted that the Committee would also meet at 7 p.m., in the Board Conference Room, on Wednesday, November 3, 2010, to discuss the draft Tysons Corner Master Bicycle Plan.

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Commissioner Hart noted that the Environment Committee had met earlier this evening to receive a staff presentation on stormwater management. He also noted that the Committee meeting scheduled for Thursday, October 28, 2010, had been cancelled. He announced that the Committee would meet at 7 p.m., in the Board Conference Room, on the following dates:

- Thursday, December 2, 2010 – Staff presentation regarding data collection for the Green Building Policy Plan Amendment.
- Thursday, January 13, 2011 – Review of the first strawman document on the Green Building Policy Plan Amendment prepared by staff.
- Thursday, February 3, 2011 – Another staff presentation on stormwater management.

Commissioner Hart said everyone was welcome to attend these meetings.

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Commissioner Harsel MOVED THAT THE PLANNING COMMISSION APPROVE THE FOLLOWING MINUTES:

MAY 6, 2009	MAY 14, 2009	MAY 20, 2009	MAY 28, 2009
JUNE 10, 2009	JUNE 11, 2009	JUNE 17, 2009	JUNE 24, 2009
JUNE 25, 2009			

Commissioner de la Fe seconded the motion which carried by a vote of 10-0-1 with Commissioner Migliaccio abstaining; Commissioner Hall absent from the meeting.

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Chairman Murphy announced that the next Planning Commission meeting would be on Wednesday, October 20, 2010.

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FS-Y09-149 – CLEARWIRE, 3901 Fair Ridge Drive

Commissioner Litzenberger MOVED THAT THE PLANNING COMMISSION CONCUR WITH STAFF ON THE "FEATURE SHOWN" DETERMINATION IN FS-Y09-149, WHICH IS THE ADDITION OF THREE WIMAX ANTENNAS AND TWO DISH ANTENNAS ON AN EXISTING TOWER, LOCATED AT 3901 FAIR RIDGE DRIVE IN FAIRFAX.

Commissioner Flanagan seconded the motion which carried by a vote of 10-0-1 with Commissioner Sargeant abstaining; Commissioner Hall absent from the meeting.

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FS-P10-42 – T-MOBILE, 8150 Leesburg Pike
FSA-P09-143-1 – CLEARWIRE, 8028 Leesburg Pike
FSA-S09-196-1 – CLEARWIRE, 9017 Armendown Drive

Chairman Murphy MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE CONSENT AGENDA ITEMS.

Without objection, the motion carried by a vote of 10-0-1 with Commissioner Sargeant abstaining; Commissioner Hall absent from the meeting.

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FSA-P09-50-1 – CLEARWIRE, 3300 Gallows Road

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION CONCUR WITH STAFF'S DETERMINATION THAT FSA-P09-50-1, FOR A TELECOMMUNICATIONS FACILITY PROPOSED BY CLEARWIRE, LOCATED AT 3300 GALLOWS 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 Hall absent from the meeting.

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RZ 2009-PR-002 – SQUARE 1400, L.C.
FDP 2009-PR-002 – SQUARE 1400, L.C. (Decisions Only) (Public Hearing held on November 5, 2009)

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2009-PR-002, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED SEPTEMBER 15, 2010.

Commissioner Sargeant seconded the motion which carried by a vote of 10-0-1 with Commissioner Migliaccio abstaining; Commissioner Hall absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF CDP 2009-PR-002, SUBJECT TO THE BOARD'S APPROVAL OF RZ 2009-PR-002.

Commissioner Sargeant seconded the motion which carried by a vote of 10-0-1 with Commissioner Migliaccio abstaining; Commissioner Hall absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2009-PR-002, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED SEPTEMBER 8, 2010, AND SUBJECT ALSO TO THE BOARD'S APPROVAL OF RZ 2009-PR-002.

Commissioner Sargeant seconded the motion which carried by a vote of 10-0-1 with Commissioner Migliaccio abstaining; Commissioner Hall absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE LOADING SPACE REQUIREMENT FOR RESIDENTIAL USES, IN FAVOR OF THAT SHOWN ON THE CDP/FDP.

Commissioner Sargeant seconded the motion which carried by a vote of 10-0-1 with Commissioner Migliaccio abstaining; Commissioner Hall absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION 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 PERCENTAGE, IN FAVOR OF THE PROPOSED LANDSCAPING SHOWN ON THE CDP/FDP AND AS PROFFERED.

Commissioner Sargeant seconded the motion which carried by a vote of 10-0-1 with Commissioner Migliaccio abstaining; Commissioner Hall absent from the meeting.

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AR 84-D-004-03 – CHARLES F. AND LAURA L. NICHOLS

Commissioner Donahue MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE AR 84-D-004-03 AND AMEND APPENDIX F OF THE FAIRFAX COUNTY CODE TO RENEW THE HIDDEN SPRINGS FARM LOCAL AGRICULTURAL AND FORESTAL DISTRICT, SUBJECT TO THE ORDINANCE PROVISIONS DATED SEPTEMBER 14, 2010.

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

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SE 2010-LE-011 – SPRINGFIELD PLAZA, LLC

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2010-LE-011, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED OCTOBER 6, 2010.

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

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE LOADING SPACE REQUIREMENT.

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

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE OPEN SPACE REQUIREMENT.

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

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE INTERIOR PARKING LOT LANDSCAPING REQUIREMENTS TO THAT SHOWN ON THE SE PLAT.

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

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENT.

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

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE 10-YEAR TREE CANOPY REQUIREMENT BY THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES, URBAN FOREST MANAGEMENT DIVISION.

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

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2232-S10-13 – T-MOBILE, IN CONJUNCTION WITH MILESTONE COMMUNICATIONS
(Washington Irving Middle School)

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION DEFER DECISION ONLY ON 2232-S10-13 TO A DATE CERTAIN OF NOVEMBER 18, 2010, WITH THE RECORD REMAINING OPEN FOR COMMENTS.

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

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The meeting was adjourned at 11:08 p.m.
Peter F. Murphy, Jr., Chairman