



PLANNING COMMISSION SUMMARY OF ACTIONS

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JLC

October 6, 2011

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

ABSENT: Commissioners Donahue, Hall, Harsel, Murphy

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The meeting was called to order at 8:20 p.m. by Vice Chairman Walter L. Alcorn.

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COMMISSION MATTERS

Commissioner Migliaccio stated that he would not be present at the Planning Commission's meeting on Thursday October 13, 2011. Therefore, he announced his intent to defer the public hearings for RZ 2011-LE-008, Loisdale 24, LLC, and RZ 2011-LE-020, Bell Group General Partnership, to dates certain of Thursday, October 20, 2011 and Thursday October 27, 2011, respectively.

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Commissioner Lawrence announced that the Planning Commission's Tysons Corner Committee had met on Wednesday, October 5, 2011, and would meet again on Wednesday, October 12, 2011 at 7 p.m. in Conference Rooms 2/3 of the Fairfax County Government Center.

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2232A-P08-16-1 – AT&T MOBILITY, 2900 Sutton Road

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE STAFF DETERMINATION THAT THE TELECOMMUNICATION FACILITY CO-LOCATION PROPOSED BY AT&T MOBILITY AND LOCATED AT OAKTON HIGH SCHOOL, 2900 SUTTON ROAD, IS SUBSTANTIALLY IN ACCORD WITH RECOMMENDATIONS IN THE ADOPTED COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO THE VIRGINIA CODE SECTION 15.2-2232 AS AMENDED.

Commissioner Sargeant seconded the motion which carried unanimously with Commissioners Donahue, Hall, Harsel, and Murphy absent from the meeting.

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2232A-P00-16-3 – AT&T MOBILITY, Northwest cloverleaf of I-66 and Nutley Street

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION CONCUR WITH STAFF'S DETERMINATION THAT THE TELECOMMUNICATION FACILITY MODIFICATIONS PROPOSED BY AT&T MOBILITY AND LOCATED WITHIN THE INTERSECTION OF I-66 AND NUTLEY STREET ARE SUBSTANTIALLY IN ACCORD WITH RECOMMENDATIONS OF THE ADOPTED COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED.

Commissioner Migliaccio seconded the motion which carried by a vote of 7-0-1 with Commissioner Sargeant abstaining; Commissioners Donahue, Hall, Harsel, and Murphy absent from the meeting.

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FSA-L09-16-1 – AT&T MOBILITY, 8350 Richmond Highway
FSA-V05-5-1 – AT&T MOBILITY, 6677 Richmond Highway

Vice Chairman Alcorn MOVED THAT THE PLANNING COMMISSION APPROVE THE CONSENT AGENDA ITEMS.

Without objection, the motion carried unanimously with Commissioners Donahue, Hall, Harsel, and Murphy absent from the meeting.

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SE 2010-MA-015 – QUARLES PETROLEUM, INC.

On behalf of Commissioner Hall, Commissioner Hart MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF SE 2010 MA-015 SUBJECT TO THE DEVELOPMENT CONDITIONS DATED SEPTEMBER 29, 2011.

Commissioners de la Fe and Flanagan seconded the motion which carried unanimously with Commissioners Donahue, Hall, Harsel, and Murphy absent from the meeting.

Commissioner Hart MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A WAIVER OF ADDITIONAL STANDARD A, SECTION 9-505 WHICH REQUIRES THE USE BE AN INTEGRAL DESIGN ELEMENT OF THE SITE PLAN FOR AN INDUSTRIAL BUILDING REQUIREMENT, IN FAVOR OF THAT DEPICTED ON THE SE PLAT AND AS CONDITIONED.

Commissioners de la Fe and Flanagan seconded the motion which carried unanimously with Commissioners Donahue, Hall, Harsel, and Murphy absent from the meeting.

Commissioner Hart MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A WAIVER OF ADDITIONAL STANDARD D OF SECTION 9-505, WHICH REQUIRES THAT A BUILDING PERMIT SHALL NOT BE APPROVED UNLESS THE RELATED INDUSTRIAL BUILDING PERMIT HAS BEEN APPROVED.

Commissioner Flanagan seconded the motion which carried unanimously with Commissioners Donahue, Hall, Harsel, and Murphy absent from the meeting.

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PCA 2009-MA-011/SEA 95-M-039-02 – BILL PAGE PLAZA, LLC

On behalf of Commissioner Hall, Commissioner Hart MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF PCA 2009-MA-011, SUBJECT TO THE EXECUTION OF PROFFERS DATED OCTOBER 5, 2011.

Commissioner Flanagan seconded the motion which carried unanimously with Commissioners Donahue, Hall, Harsel, and Murphy absent from the meeting.

Commissioner Hart MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF SEA 95-M-039-02, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED OCTOBER 4, 2011.

Commissioner Flanagan seconded the motion which carried unanimously with Commissioners Donahue, Hall, Harsel, and Murphy absent from the meeting.

Commissioner Hart MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT AND A WAIVER OF THE BARRIER REQUIREMENT, IN FAVOR OF THE TREATMENT DEPICTED ON THE GDP/SEA PLAT.

Commissioner Flanagan seconded the motion which carried unanimously with Commissioners Donahue, Hall, Harsel, and Murphy absent from the meeting.

Commissioner Hart MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE FOLLOWING WAIVERS BE REAFFIRMED:

- THE SERVICE DRIVE REQUIREMENT ALONG ROUTE 50, IN FAVOR OF THAT SHOWN ON THE GDP/SEA PLAT;
- THE ON-ROAD BIKE LANE ALONG ROUTE 50;
- THE MINOR PAVED TRAIL ALONG TRIPPS RUN; AND
- THE PERIPHERAL PARKING LOT LANDSCAPING ADJACENT TO PARCEL 50-1 ((17)) G.

Commissioner Flanagan seconded the motion which carried unanimously with Commissioners Donahue, Hall, Harsel, and Murphy absent from the meeting.

Commissioner Hart MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE MODIFICATION OF THE PERIPHERAL PARKING LOT LANDSCAPING ALONG ROUTE 50 ALSO BE REAFFIRMED.

Commissioner Flanagan seconded the motion which carried unanimously with Commissioners Donahue, Hall, Harsel, and Murphy absent from the meeting.

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PCA/FDPA 2009-SU-020 – PENDER, LLC

Commissioner Litzenberger MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF PCA 2009-SU-020, SUBJECT TO THE EXECUTION OF THE PROFFERS CONSISTENT WITH THOSE DATED SEPTEMBER 12, 2011.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioners Donahue, Hall, Harsel, and Murphy absent from the meeting.

Commissioner Litzenberger MOVED THAT THE PLANNING COMMISSION APPROVE FDPA 2009-SU-020, SUBJECT TO THE BOARD'S APPROVAL OF THE ASSOCIATED PCA.

Commissioner Flanagan seconded the motion which carried unanimously with Commissioners Donahue, Hall, Harsel, and Murphy absent from the meeting.

Commissioner Litzenberger MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A REAFFIRMATION OF THE WAIVER OF THE TRANSITIONAL SCREENING REQUIREMENTS TO THE WEST AND SOUTH.

Commissioner Flanagan seconded the motion which carried unanimously with Commissioners Donahue, Hall, Harsel, and Murphy absent from the meeting.

Commissioner Litzenberger MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A REAFFIRMATION OF THE WAIVER OF THE BARRIER REQUIREMENTS TO THE SOUTH.

Commissioner Flanagan seconded the motion which carried unanimously with Commissioners Donahue, Hall, Harsel, and Murphy absent from the meeting.

Commissioner Litzenberger MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A REAFFIRMATION OF THE WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG ROUTE 50.

Commissioner Flanagan seconded the motion which carried unanimously with Commissioners Donahue, Hall, Harsel, and Murphy absent from the meeting.

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RZ/FDP 2006-PR-027 – TCR MID-ATLANTIC PROPERTIES & FAIRFAX RIDGE CONDOMINIUM UNIT OWNERS ASSOCIATION
SEA 00-P-050 – TCR MID-ATLANTIC PROPERTIES

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON RZ 2006-PR-027 AND FDP 2006-PR-027, IN THE NAME OF TCR MID-ATLANTIC PROPERTIES AND FAIRFAX RIDGE CONDOMINIUM UNIT OWNERS ASSOCIATION, AND SEA 00-P-050 IN THE NAME OF TCR MID-ATLANTIC PROPERTIES, TO A DATE CERTAIN OF OCTOBER 20, 2011.

Commissioner Sargeant seconded the motion which carried unanimously with Commissioners Donahue, Hall, Harsel, and Murphy absent from the meeting.

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The meeting was adjourned at 10:35 p.m.
Walter L. Alcorn, Vice Chairman