



PLANNING COMMISSION SUMMARY OF ACTIONS

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October 27, 2011

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

ABSENT: Commissioners Alcorn, Hall

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The meeting was called to order at 8:25 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner Lawrence announced his intent to defer the public hearings on CSPA 2003-PR-009, Eskridge (E&A) LLC, and CSP 2005-PR-041, Eskridge (E&A) LLC, both scheduled for Thursday, November 10, 2011, to a date certain of Thursday, November 17, 2011.

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Chairman Murphy requested that Catherine Chianese, Assistant County Executive, and appropriate Departments be notified that, although the sound system in the Government Center Board Auditorium had recently been upgraded, there were recurring problems that required immediate attention. He added that the computers at the Clerk's station had also again failed, for the second consecutive time, causing considerable delays. Chairman Murphy added that technical staff should be required to assist staff at Planning Commission meetings to prevent these issues from continuing.

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2232A-L09-13-1 – AT&T MOBILITY, 6500 Byron Avenue
FSA-60-2 – AT&T MOBILITY, 6911 Richmond Highway (Mount Vernon District)
456A-V97-18-2 – AT&T MOBILITY, 9128 Belvoir Court
FSA-Y96-37-1 – AT&T MOBILITY, 4050 Legato Road

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

Without objection, the motion carried unanimously with Commissioners Alcorn and Hall absent from the meeting.

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RZ 2011-LE-008 – LOISDALE 24, LLC (Decision Only) (Public Hearing held on October 20, 2011)

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2011-LE-008, AND THE ASSOCIATED GENERAL DEVELOPMENT PLAN, SUBJECT TO PROFFERS CONSISTENT WITH THOSE DATED OCTOBER 27, 2011.

Commissioner Lawrence seconded the motion which carried by a vote of 8-0-2, with Commissioners Sargeant and Donahue abstaining; Commissioners Alcorn and Hall absent from the meeting.

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS A WAIVER OF THE CONSTRUCTION OF ROAD IMPROVEMENTS ASSOCIATED WITH THE NEWINGTON ROAD PROPERTY FRONTAGE.

Commissioner Lawrence seconded the motion which carried by a vote of 8-0-2, with Commissioners Sargeant and Donahue abstaining; Commissioners Alcorn and Hall absent from the meeting.

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FDPA 82-P-069-06-12 – FAIR LAKES RESIDENTIAL L.C. (Springfield District)

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION APPROVE FDPA 82-P-069-06-12, SUBJECT TO THE DEVELOPMENT CONDITIONS IN APPENDIX 1 OF THE STAFF REPORT, DATED OCTOBER 12, 2011.

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

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION APPROVE THE REAFFIRMATION OF A MODIFICATION OF THE PDC STANDARDS TO PERMIT RESIDENTIAL USES TO EXCEED 50 PERCENT OF THE GROSS FLOOR AREA OF PRINCIPAL USES; AND A REAFFIRMATION OF A MODIFICATION OF THE TRANSITIONAL SCREENING AND A WAIVER OF THE BARRIER REQUIREMENT BETWEEN THE RESIDENTIAL USES AND THE ADJACENT OFFICE AND HOTEL USES, IN FAVOR OF THE TREATMENTS DEPICTED ON THE FDPA.

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

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PCA 82-C-016 – FAIRFAX COUNTY SCHOOL BOARD, A BODY CORPORATE (Sully District)

Commissioner Litzenberger MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF PCA 82-C-016, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED OCTOBER 17, 2011.

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

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Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2011-LE-020, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED SEPTEMBER 13, 2011.

Commissioner Sargeant seconded the motion which carried unanimously with Commissioner Harsel not present for the vote; Commissioners Alcorn and Hall absent from the meeting.

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RZ 2011-LE-007 – GEORGE TSENTAS

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2011-LE-007, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED OCTOBER 25, 2011.

Commissioner Sargeant seconded the motion which carried unanimously with Commissioner Harsel not present for the vote; Commissioners Alcorn and Hall absent from the meeting.

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SEA 00-D-006-04/PCA 2004-DR-023-03 – TRINITY GROUP, LLC

Commissioner Donahue MOVED THAT THE PLANNING COMMISSION DEFER THE DECISIONS ONLY FOR SEA 00-D-006-04 AND PCA 2004-DR-023-03, TRINITY GROUP, LLC, TO A DATE CERTAIN OF NOVEMBER 17, 2011, WITH THE RECORD TO REMAIN OPEN FOR WRITTEN AND ELECTRONIC COMMENTS.

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

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CSPA 2002-PR-016 – AVALON PARK CREST, LLC

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION APPROVE CSPA 2002-PR-016, AVALON PARK CREST, LLC, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED OCTOBER 27, 2011.

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

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2232-M11-13 – FAIRFAX COUNTY PARK AUTHORITY

On behalf of Commissioner Hall, Commissioner Hart MOVED THAT THE PLANNING COMMISSION FIND THAT 2232-M11-13, FAIRFAX COUNTY PARK AUTHORITY, SATISFIES THE CRITERIA OF LOCATION, CHARACTER, AND EXTENT, AS SPECIFIED IN *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED, AND IS SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN.

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

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The meeting was adjourned at 10:35 p.m.
Peter F. Murphy, Jr., Chairman