



PLANNING COMMISSION SUMMARY OF ACTIONS

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November 15, 2012

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

ABSENT: Commissioners Lawrence, Sargeant

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The meeting was called to order at 8:19 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Chairman Murphy announced that the Planning Commission would not meet next week due to the Thanksgiving holiday, adding that the Commission would next meet on Thursday, November 29, and Wednesday, December 5, 2012, the final Commission meetings of this year.

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Chairman Murphy welcomed Pamela Blumenthal, a doctoral candidate in Public Policy at George Washington University, who was observing tonight's meeting as part of her studies.

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Commissioner Hart announced that the Planning Commission's Environment Committee would meet on Thursday, November 29, 2012, at 7:00 p.m., in the Board Conference Room of the Fairfax County Government Center to complete the review of the Green Building Policy strawman document. He added that the Committee would also receive a briefing from staff regarding electric vehicle charging infrastructure. He noted that everyone was welcome to attend.

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

May 3, 2012	July 12, 2012
May 10, 2012	July 19, 2012
May 17, 2012	July 25, 2012
May 31, 2012	July 26, 2012
June 28, 2012	

Note: The minutes for the meeting held on June 14, 2012 will be approved at a later date.

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

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FSA-M08-40-1 – CRICKET COMMUNICATIONS, INC., 3601 Firehouse Lane (Baileys Crossroads Fire Station)

Chairman Murphy MOVED THE APPROVAL OF THE CONSENT AGENDA ITEM.

Without objection, the motion carried unanimously with Commissioner Alcorn not present for the vote; Commissioners Lawrence and Sargeant absent from the meeting.

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Commissioner Donahue MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON RZ 2012-DR-017, CHRISTOPHER AND KAREN BARTH, TO A DATE CERTAIN OF NOVEMBER 29, 2012.

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

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RZ/FDP 2012-MV-007 – BAINBRIDGE COMMUNITIES ACQUISITION III, LLC

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE RZ 2012-MV-007 AND THE ASSOCIATED CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE PROFFERS DATED NOVEMBER 15, 2012.

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

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2012-MV-007, SUBJECT TO THE PROPOSED FINAL DEVELOPMENT PLAN CONDITIONS CONTAINED IN APPENDIX 2 OF THE STAFF REPORT, THE BOARD OF SUPERVISORS' APPROVAL OF RZ 2012-MV-007, AND THE ASSOCIATED CONCEPTUAL DEVELOPMENT PLAN.

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

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE WAIVER NUMBER 5224-WPFM-001-1 OF SECTION 6-0303.8 OF THE PUBLIC FACILITIES MANUAL TO ALLOW AN UNDERGROUND STORMWATER VAULT ON A RESIDENTIAL PROPERTY, SUBJECT TO THE WAIVER CONDITIONS IN ATTACHMENT 3A OF APPENDIX 3 IN THE STAFF REPORT.

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

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE A MODIFICATION OF SECTION 13-303 OF THE ZONING ORDINANCE FOR THE TRANSITIONAL SCREENING REQUIREMENTS ALONG THE EASTERN BOUNDARY, THE APPROVAL OF A WAIVER OF SECTION 13-304 OF THE ZONING ORDINANCE FOR THE BARRIER REQUIREMENT ALONG THE EASTERN BOUNDARY, AND MODIFICATIONS OF THE BARRIER LOCATION ALONG THE NORTHERN BOUNDARY, AS SHOWN ON THE CONCEPTUAL DEVELOPMENT PLAN AND THE FINAL DEVELOPMENT PLAN.

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

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RZ/FDP 2012-BR-014 – ELEVEN OAKS, LLC

Commissioner Hurley MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF RZ 2012-BR-014, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED OCTOBER 30, 2012.

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

Commissioner Hurley MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2012-BR-014, SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF THE CONCURRENT REZONING APPLICATION.

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

Commissioner Hurley MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A WAIVER OF THE 600-FOOT MAXIMUM LENGTH FOR A PRIVATE STREET.

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

Commissioner Hurley MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A WAIVER OF THE OFF-STREET PARKING SPACE REQUIREMENT, SECTION 11-102(1), WHICH REQUIRES OFF-STREET PARKING SPACES TO BE LOCATED ON THE SAME LOT AS THE STRUCTURE, TO PERMIT EXTENSIONS OF THE DRIVEWAY BEYOND THE LOT LINE SHOWN ON THE CDP/FDP.

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

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RZ 2012-MA-012 AND SE 2012-MA-011 – TITAN AMERICA, LLC

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2012-MA-012, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED NOVEMBER 13, 2012.

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

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2012-MA-011, SUBJECT TO THE DEVELOPMENT CONDITIONS NOW DATED NOVEMBER 15, 2012.

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

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG ALL SIDES OF THE SUBJECT PROPERTY, SUBJECT TO THE TREATMENT ON THE GDP/SE PLAT AND AS CONDITIONED.

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

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE WAIVER OF THE REQUIREMENTS FOR RIGHT-OF-WAY DEDICATION AND CONSTRUCTION OF CURB, GUTTER, AND SIDEWALK ALONG INDUSTRIAL DRIVE, ELECTRONIC DRIVE, AND IRON PLACE, IN FAVOR OF THAT SHOWN ON THE GDP/SE PLAT AND AS CONDITIONED.

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

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PCA 89-L-008 – FAIRFAX COUNTY SCHOOL BOARD

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR PCA 89-L-008 TO A DATE CERTAIN OF NOVEMBER 29, 2012, WITH THE RECORD REMAINING OPEN FOR WRITTEN AND ELECTRONIC COMMUNICATION.

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

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT DELAY ITS PUBLIC HEARING UNTIL AFTER THE PLANNING COMMISSION MAKES ITS RECOMMENDATION FOR PCA 89-L-008.

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

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The meeting was adjourned at 10:34 p.m.
Peter F. Murphy, Jr., Chairman