



PLANNING COMMISSION SUMMARY OF ACTIONS

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November 17, 2011

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

ABSENT: Commissioner Alcorn

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The meeting was called to order at 8:23 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

On behalf of Commissioner Alcorn, Commissioner Lawrence announced that the Planning Commission's Tysons Corner Committee had met on Wednesday, November 16, 2011, and would meet again on Wednesday, December 7, 2011, at 7:00 p.m., in Conference Rooms 2/3 of the Fairfax County Government Center.

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Commissioner Hart announced that the Planning Commission's Environment Committee had met earlier this evening to continue discussion on the proposed changes to the Green Building Policy. He announced that the Committee's next two meetings would take place on Thursday, December 15, 2011, and Thursday, January 26, 2012, at 7:00 p.m., in the Board Conference Room of the Government Center. He added that everyone was welcome to attend both meetings.

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FS-Y11-33 – AT&T MOBILITY, 15717 Lee Highway

Commissioner Litzenberger MOVED THAT THE PLANNING COMMISSION CONCUR THAT FS-Y11-33 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 Alcorn absent from the meeting.

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FSA-S96-12-1 – AT&T MOBILITY, 4643 West Ox Road
FSA-S01-63-1 – SPRINT, 4201 Stringfellow Road
456A-S96-6-2 – AT&T MOBILITY, 5645 Revercomb Court

FSA-H97-35-2 – AT&T MOBILITY, 11400 South Lakes Drive
456A-V96-17-2 – AT&T MOBILITY, 8210 Terminal Road
FSA-S00-62-1 – AT&T MOBILITY, 12111 Braddock Road
FSA-P05-10-1 – AT&T MOBILITY, 8401 Arlington Boulevard
2232A-S05-12-1 – AT&T MOBILITY, 7008 Elkton Drive
FSA-S96-25-2 – SPRINT, 9509 Old Burke Lake Road
456A-S92-7-1 – AT&T MOBILITY, 11209 Fairfax Station Road
FSA-L96-3 – AT&T MOBILITY, 6550 Loisdale Road
2232A-V01-27-2 – SPRINT, 7401 Lockport Place

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

Without objection, the motion carried unanimously with Commissioner Alcorn absent from the meeting.

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FSA-V09-173-1 – AT&T MOBILITY, 2501 Parkers Lane

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION FIND THAT FSA-V09-173-1 SATISFIES THE CRITERIA OF LOCATION, CHARACTER, AND EXTENT, AS SPECIFIED IN *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED.

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

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FSA-D01-7-1 – SPRINT, 7700 Leesburg Pike

Commissioner Donahue MOVED THAT THE PLANNING COMMISSION CONCUR THAT FSA-D01-7-1 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 Migliaccio seconded the motion which carried unanimously with Commissioner Alcorn absent from the meeting.

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PCA 2004-DR-023-03/SEA 00-D-006-04 – TRINITY GROUP, LLC (Decision Only)
(Public Hearing held on October 27, 2011)

Commissioner Donahue MOVED THAT THE PLANNING COMMISSION DEFER THE DECISIONS ONLY FOR PCA 2004-DR-023-03 AND SEA 00-D-006-04 TO A DATE CERTAIN OF DECEMBER 8, 2011, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENTS.

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

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RZ 2011-LE-019 – CLIFTON MORRIS, JR. & STEPHEN MORRIS

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ 2011-LE-019, SUBJECT TO THE PROFFERS CONSISTENT WITH THOSE DATED NOVEMBER 16, 2011.

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

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A WAIVER OF THE MINIMUM DISTRICT SIZE FOR THE R-12 DISTRICT, PURSUANT TO SECTION 3-1206 OF THE ZONING ORDINANCE.

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

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A MODIFICATION OF THE TRANSITIONAL SCREENING AND A WAIVER OF THE BARRIER REQUIREMENTS ALONG THE WESTERN PROPERTY BOUNDARY IN FAVOR OF THE LANDSCAPING AND MASONRY WALL SHOWN ON THE GDP.

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

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A DEVIATION OF THE TREE PRESERVATION TARGET IN FAVOR OF THAT SHOWN ON THE GDP.

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

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CSPA 2003-PR-009 & CSP 2005-PR-041 – ESKRIDGE (E & A) LLC

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION APPROVE CSPA 2003-PR-009 TO AMEND THE PREVIOUSLY APPROVED COMPREHENSIVE SIGN PLAN FOR VANTAGE DEVELOPMENT, A PORTION OF THE MERRIFIELD TOWN CENTER, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED NOVEMBER 15, 2011, WITH THE FOLLOWING REVISIONS:

- IN CONDITION NUMBER 5, REMOVE THE WORDS, "WALKWAY, STREET RIGHT-OF-WAY, OR OTHER PEDESTRIAN," AND ADD A SECOND SENTENCE TO READ AS FOLLOWS: "ALL FREE-STANDING PERMANENT SIGNS SHALL BE LOCATED SO AS NOT TO BLOCK ANY PEDESTRIAN WALKWAY OR TRAVELWAY."
- IN CONDITION NUMBER 9, REPLACE "ST101" WITH "ST102."

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

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION APPROVE CSP 2005-PR-041 TO ESTABLISH A COMPREHENSIVE SIGN PLAN FOR PHASE I OF MOSAIC DEVELOPMENT, A

PORTION OF THE MERRIFIELD TOWN CENTER, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED NOVEMBER 15, 2011, WITH THE FOLLOWING REVISIONS:

- IN CONDITION NUMBER 4, CHANGE THE THIRD SENTENCE TO READ: "HOURS OF OPERATION OF THE VIDEO SCREEN SHALL BE BETWEEN 6:30 A.M. AND 12:00 A.M., SUNDAY THROUGH THURSDAY, AND 6:30 A.M. AND 1:00 A.M., FRIDAY AND SATURDAY."
- IN CONDITION NUMBER 6, REMOVE THE WORDS, "WALKWAY, STREET RIGHT-OF-WAY, OR OTHER PEDESTRIAN," AND ADD A SECOND SENTENCE TO READ AS FOLLOWS: "ALL FREE-STANDING PERMANENT SIGNS SHALL BE LOCATED SO AS NOT TO BLOCK ANY PEDESTRIAN WALKWAY OR TRAVELWAY."
- DELETE CONDITION NUMBER 14, AS THESE SIGNS ARE NOT SUBJECT TO THIS CSP.

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

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PCA 2008-PR-009/SEA 80-P-078-16 – INOVA HEALTH CARE SERVICES

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON PCA 2008-PR-009 AND SEA 80-P-078-16 TO A DATE CERTAIN OF DECEMBER 8, 2011, WITH THE RECORD TO REMAIN OPEN FOR WRITTEN AND ELECTRONIC COMMENTS.

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

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The meeting was adjourned at 9:33 p.m.
Peter F. Murphy, Jr., Chairman