



PLANNING COMMISSION SUMMARY OF ACTIONS

This does not represent an official transcript of the Planning Commission Meeting, and is subject to minor change.

KAD

November 20, 2008

Page 1

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

ABSENT: None

//

The meeting was called to order at 8:24 p.m. by Chairman Peter F. Murphy, Jr.

//

COMMISSION MATTERS

Commissioner Hall MOVED THAT THE PLANNING COMMISSION'S PERSONNEL AND BUDGET COMMITTEE AND ALL OTHER COMMISSION MEMBERS IN ATTENDANCE CERTIFY THAT TO THE BEST OF THEIR KNOWLEDGE ONLY THE PUBLIC BUSINESS MATTERS LAWFULLY EXEMPTED FROM THE OPEN MEETING REQUIREMENTS PRESCRIBED BY THE VIRGINIA FREEDOM OF INFORMATION ACT AND ONLY THOSE MATTERS PREVIOUSLY IDENTIFIED IN THE MOTION TO CONVENE THE CLOSED SESSION WERE HEARD, DISCUSSED, OR CONSIDERED BY THE COMMISSION DURING ITS CLOSED SESSION PRIOR TO THIS MEETING TONIGHT.

Commissioner de la Fe seconded the motion which carried unanimously.

//

Commissioner Alcorn noted that the Planning Commission's Tysons Corner Committee had met on Wednesday, November 19, 2008, to receive a briefing on the recommendations of the Tysons Land Use Task Force and the George Mason University Center for Regional Analysis Study. He announced that the Committee would meet on the following dates:

- Thursday, December 4, 2008, at 7:00 p.m., in the Board Conference Room, to hear presentations from invited landowners in the Tysons Corner area about plans and recommendations for their properties;
- Thursday, December 11, 2008, at 7:00 p.m., in the Board Conference Room, to hear presentations from invited citizens about their ideas on the future of the Tysons area; and
- Wednesday, December 17, 2008, at 7:30 p.m., in Conference Rooms 2/3, Fairfax County Government Center, to hear any presentations carried over from the December 4th and 11th meetings.

//

Commissioner Hart noted that on Thursday, November 13, 2008, the Planning Commission's Environment Committee had held an information-sharing meeting with stakeholders on the protection of riparian buffers. He announced that the Committee would meet on Wednesday, December 10, 2008, at 7:00 p.m., in the Board Conference Room, to finalize recommendations on this issue.

//

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

APRIL 4, 2007	APRIL 18, 2007	APRIL 19, 2007	APRIL 26, 2007
MAY 2, 2007	MAY 16, 2007	MAY 24, 2007	MAY 30, 2007
MAY 31, 2007			

Commissioner de la Fe seconded the motion which carried by a vote of 10-0-2 with Commissioners Donahue and Litzenberger abstaining.

//

Chairman Murphy announced that there would be no Planning Commission meetings next week due to the Thanksgiving Holiday. He wished everyone and their families a Happy Thanksgiving.

//

Chairman Murphy noted that the Planning Commission meeting on Wednesday, December 3, 2008, had been canceled. He said the Land Use Process Review Committee meeting scheduled for that evening had been moved to Thursday, January 8, 2009, at 7:00 p.m., in the Board Conference Room.

//

BRAC APR Nominations 08-IV-6MV and 08-IV-8MV

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION ACCEPT WITHDRAWAL OF BRAC APR NOMINATIONS 08-IV-6MV AND 08-IV-8MV, AS REQUESTED BY THE NOMINATOR, THE SOUTHEAST FAIRFAX DEVELOPMENT CORPORATION, IN A LETTER DATED OCTOBER 29, 2008.

Commissioner Litzenberger seconded the motion which carried unanimously.

//

FS-L08-42 – CRICKET COMMUNICATIONS, 3900 San Leandro Place

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION IN FS-L08-42 THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY CRICKET COMMUNICATIONS, TO CO-LOCATE ANTENNAE AND EQUIPMENT, IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN, AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*, AS AMENDED.

Commissioner de la Fe seconded the motion which carried unanimously.

//

FS-L08-105 – FIBERTOWER, 6320 Augusta Drive

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION IN FS-L08-105 THAT THE TELECOMMUNICATIONS FACILITY COLLOCATION PROPOSED BY FIBERTOWER IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN, AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*, AS AMENDED.

Commissioner Lawrence seconded the motion which carried unanimously.

//

FS-V08-116 – LORTON COMMUNITY ACTION CENTER, 9518 Richmond Highway

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION OF THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING THAT THE ESTABLISHMENT OF A FOOD STORAGE TRAILER AT THE SITE OF THE LORTON COMMUNITY ACTION CENTER, LOCATED AT 9518 RICHMOND HIGHWAY, AS PRESENTED IN THE STAFF REPORT DATED NOVEMBER 20, 2008 FOR FS-V08-116, IS IN SUBSTANTIAL CONFORMANCE WITH THE RECOMMENDATIONS OF THE ADOPTED COMPREHENSIVE PLAN, AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*, AS AMENDED.

Commissioner Sargeant seconded the motion which carried unanimously.

//

FSA-V02-10-1 – SPRINT NEXTEL COMMUNICATIONS, 5904 S. Richmond Highway

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION CONCUR WITH STAFF'S DETERMINATION THAT FSA-V02-10-1, FOR THE INSTALLATION OF ANTENNAE BY SPRINT NEXTEL COMMUNICATIONS AT 5904 RICHMOND HIGHWAY, IS SUBSTANTIALLY IN ACCORD WITH THE RECOMMENDATIONS OF THE ADOPTED COMPREHENSIVE PLAN, AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*, AS AMENDED.

Commissioner Litzenberger seconded the motion which carried unanimously.

//

FS-V07-63 – VERIZON WIRELESS, 9128 Belvoir Court

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION CONCUR WITH STAFF'S DETERMINATION THAT FS-V07-63, FOR THE INSTALLATION OF ANTENNAE BY VERIZON WIRELESS AT 9128 BELVOIR COURT, IS SUBSTANTIALLY IN ACCORD WITH THE RECOMMENDATIONS OF THE ADOPTED COMPREHENSIVE PLAN, AND SHOULD BE

CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*, AS AMENDED.

Commissioner Litzenberger seconded the motion which carried unanimously.

//

FS-M08-109 – T-MOBILE, Thomas Jefferson High School, 6560 Braddock Road

Commissioner Hall MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT FS-M08-109, BY T-MOBILE FOR THOMAS JEFFERSON HIGH SCHOOL, LOCATED AT 6560 BRADDOCK ROAD, IS SUBSTANTIALLY IN ACCORD WITH THE RECOMMENDATIONS OF THE ADOPTED COMPREHENSIVE PLAN, AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*, AS AMENDED.

Commissioner Alcorn seconded the motion which carried unanimously.

//

FSA-52-1 – VERIZON WIRELESS, 9411 Lee Highway (Providence District)

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION CONCUR WITH STAFF'S DETERMINATION THAT FSA-52-1 BY VERIZON WIRELESS, AT 9411 LEE HIGHWAY, IS IN SUBSTANTIAL CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN, AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED.

Commissioner Alcorn seconded the motion which carried unanimously.

//

FSA-P07-35-1 – SPRINT NEXTEL COMMUNICATIONS, 8350 Greensboro Drive

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION CONCUR WITH STAFF'S DETERMINATION THAT FSA-P07-35-1, IN THE NAME OF SPRINT NEXTEL COMMUNICATIONS AT 8350 GREENSBORO DRIVE, IS IN SUBSTANTIAL CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN, AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED.

Commissioner Alcorn seconded the motion which carried unanimously.

//

FSA-M03-40-1 – SPRINT NEXTEL COMMUNICATIONS, 5501 Seminary Road
FS-D08-67 – CRICKET COMMUNICATIONS, 10516 Leesburg Pike

Chairman Murphy MOVED THAT THE PLANNING COMMISSION CONCUR WITH CONSENT AGENDA ITEMS FSA-M03-40-1, SPRINT NEXTEL COMMUNICATIONS, LOCATED AT 5501

SEMINARY ROAD, AND FS-D08-67, CRICKET COMMUNICATIONS, LOCATED AT 10516 LEESBURG PIKE.

Without objection, the motion carried unanimously.

//

S07-CW-5CP – COMPREHENSIVE PLAN AMENDMENT (HERITAGE RESOURCES)

Commissioner Hart MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR COMPREHENSIVE PLAN AMENDMENT S07-CW-5CP, TO A DATE CERTAIN OF DECEMBER 4, 2008, WITH THE RECORD REMAINING OPEN FOR WRITTEN AND ELECTRONIC COMMENTS.

Commissioner Flanagan seconded the motion which carried unanimously.

//

S08-IV-RH1 – COMPREHENSIVE PLAN AMENDMENT (HILLTOP SAND AND GRAVEL)

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS ADOPT COMPREHENSIVE PLAN AMENDMENT S08-IV-RH1, WITH THE FOLLOWING REVISIONS TO THE PROPOSED LANGUAGE FOUND IN THE STAFF REPORT DATED NOVEMBER 6, 2008:

- REVISE THE FIRST BULLET UNDER ITEM 47 ON PAGE 15 OF THE STAFF REPORT TO READ AS FOLLOWS: "TALLER STRUCTURES SHOULD BE LOCATED AT A SUFFICIENT DISTANCE FROM TELEGRAPH ROAD TO AVOID CONFLICT WITH FORT BELVOIR SECURITY STANDARDS. COORDINATION ON ANY DEVELOPMENT IN THE AFFECTED AREA SHOULD BE MADE WITH THE FORT BELVOIR DIRECTOR OF PLANS, TRAINING, MOBILIZATION, AND SECURITY. BUILDING TAPERING, VEGETATIVE BUFFERING, AND SCREENING SHOULD BE PROVIDED AS NEEDED ON THE PERIPHERY TO CREATE A TRANSITION TO THE SURROUNDING AREAS. LIGHTING AND SOUND FROM ANY DEVELOPMENT SHOULD BE DESIGNED SO THAT IT IS NOT INTRUSIVE TO ADJACENT RESIDENTIAL DEVELOPMENT."
- IN RECOMMENDATION 47 ON PAGE 15 OF THE STAFF REPORT, CLARIFY THE SPECIFIC LAND AREA ACREAGE ASSOCIATED WITH THE ENTIRE SITE AND PARCEL 9 PART.

Commissioner Lawrence seconded the motion which carried by a vote of 9-0-2 with Commissioners Alcorn and Harsel abstaining; Commissioner Sargeant recused himself.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE FOLLOWING UNDERLINED AMENDMENT:

- ON PAGE 15 OF THE STAFF REPORT, MODIFY THE SECOND BULLET UNDER ITEM 47 TO READ AS FOLLOWS: "THE DEVELOPMENT IS ENCOURAGED TO AT LEAST MEET U.S. GREEN BUILDING COUNCIL'S LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN (LEED) SILVER STANDARDS OR OTHER

COMPARABLE PROGRAMS WITH THIRD-PARTY CERTIFICATION. THE IMPERVIOUS NATURE OF HARD SURFACES SHOULD BE OFFSET THROUGH APPROACHES, SUCH AS PROVIDING VEGETATED PLANTING STRIPS IN SURFACE PARKING LOTS."

Commissioner Flanagan seconded the motion which carried by a vote of 10-0-1 with Commissioner Harsel abstaining; Commissioner Sargeant recused himself.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE FOLLOWING AMENDMENT:

- ON PAGE 16 OF THE STAFF REPORT, MODIFY THE FIRST BULLET TO READ AS FOLLOWS: "OCCUPANCY IS PHASED TO TRANSPORTATION IMPROVEMENTS SO THAT AN APPROACH LEVEL OF SERVICE D IS MAINTAINED AT RELEVANT INTERSECTIONS. IF SUCH IMPROVEMENTS ARE NOT POSSIBLE, INTENSITY SHOULD BE REDUCED ACCORDINGLY."

Commissioner Flanagan seconded the motion which carried by a vote of 10-0-1 with Commissioner Harsel abstaining; Commissioner Sargeant recused himself.

//

The meeting was adjourned at 10:21 p.m.
Peter F. Murphy, Jr., Chairman