



PLANNING COMMISSION SUMMARY OF ACTIONS

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JLC

November 21, 2013

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

ABSENT: Commissioner Hall

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The meeting was called to order at 8:17 p.m. by Chairman Peter F. Murphy.

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COMMISSION MATTERS

Commissioner Hart announced that the Planning Commission's Environment Committee would meet on Wednesday, December 4, 2013 at 7:00 p.m. in the Board Conference Room of the Fairfax County Government center to continue discussion on comments the committee had received regarding electric vehicle charging station infrastructure and welcomed the public to attend.

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Commissioner Sargeant announced that the Planning Commission's Residential Studios Unit Committee met on Wednesday, November 20, 2013, and during this meeting, the committee voted to direct staff to draft a revision to the current proposed Zoning Ordinance Amendment that would prohibit residential studio units from low-density residential districts in favor of locations in R-12 and higher districts, as well as PDH-12 and high-density districts for commercial and industrial areas. He also stated that the committee directed staff to continue researching other issues, such as occupancy enforcement, parking, school impact, and other issues related to the existing ordinance language. He added that since additional work was required before the revised ordinance language was completed and additional information was acquired, the previously planned meeting for the committee on Monday, December 9, 2013, was canceled. Commissioner Sargeant then announced that the committee would meet again at 7:00 p.m. on Monday, January 6, 2014, in Conference Rooms 4/5 in the Fairfax County Government Center and welcomed the public to attend, noting that the record on this issue remained open for written and electronic comments.

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On behalf of the Commission, Chairman Murphy wished everybody a happy Thanksgiving. He announced that the Planning Commission's final two meetings of 2013 would be on Wednesday, December 4, 2013, and Thursday, December 5, 2013. He stated that the Commission would then go into recess for the holidays and the first meeting in 2014 would be on Wednesday, January 8, 2014.

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Commissioner Litzenberger stated in lieu of a disagreement between staff and the applicant regarding proffers, he MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING FOR RZ/FDP 2013-SU-010, CHRISTOPHER LAND, LLC, TO A DATE CERTAIN OF WEDNESDAY, JANUARY 8, 2014.

Commissioner Flanagan seconded the motion which carried by a vote of 11-0. Commissioner Hall was absent from the meeting.

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Chairman Murphy MOVED THAT THE PLANNING COMMISSION FURTHER DEFER THE DECISION ONLY FOR RZ 2013-SP-005, MHI SPRING LAKE, LLC, TO A DATE CERTAIN OF THURSDAY, JANUARY 16, 2014, WITH THE RECORD REMAINING OPEN FOR WRITTEN AND ELECTRONIC COMMENTS.

Commissioner Litzenberger seconded the motion which carried by a vote of 11-0. Commissioner Hall was absent from the meeting.

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FAIRFAX FORWARD – PLAN AMENDMENT SUBMISSION PROCEDURE

Commissioner Lawrence stated that the Planning Commission's Policy and Procedures Committee had met with staff from the Department of Planning and Zoning to discuss a directive issued by the Board of Supervisors following the adoption of Fairfax Forward on July 9, 2013, which instructed staff to develop a process for gathering proposals to change the Comprehensive Plan on an ongoing basis and a written procedure about how such proposals should be evaluated for possible inclusion in future Plan Amendment Work Programs. He added that the Board also instructed that these proposals should be available for public review and comment. He then indicated that the Committee voted unanimously to support the Draft Plan Amendment Submission Procedure recommended by staff on October 2, 2013 with minor modifications, noting that the draft submission process and submission form had been published to the County's website for public review and comment since that time. Subsequently, Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION APPROVE THE PLAN AMENDMENT SUBMISSION PROCEDURE, AS DESCRIBED ON MY HANDOUT DATED NOVEMBER 14, 2013. THE PROCEDURE WOULD ALLOW ANYONE TO PARTICIPATE IN THE FAIRFAX COUNTY LAND USE PROCESS BY SUBMITTING A PROPOSED AMENDMENT TO A SPECIFIC COMPREHENSIVE PLAN RECOMMENDATION OR ADDITION OR CHANGE TO THE ORDER OF PLANNING STUDIES LISTED ON THE COMPREHENSIVE PLAN AMENDMENT WORK PROGRAM. SUBMISSIONS WOULD BE ACCEPTED BY THE DEPARTMENT OF PLANNING AND ZONING, EFFECTIVE JANUARY 15, 2014, AND MADE AVAILABLE FOR PUBLIC REVIEW AND COMMENT. THE REVIEW OF ALL PROPOSALS WAS ANTICIPATED TO BEGIN IN FEBRUARY 2016, WITH RECOMMENDATIONS FOR A REVISED WORK PROGRAM ANTICIPATED IN APRIL 2016.

Commissioners Flanagan and Hedetniemi seconded the motion which carried by a vote of 11-0. Commissioner Hall was absent from the meeting.

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PCA 86-D-108 – WILLIAM WEISS (Decision Only)
(Public Hearing held on October 3, 2013)

Commissioner Donahue MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE PCA 86-D-108, SUBJECT TO THE EXECUTION OF PROFFERS DATED NOVEMBER 6, 2013, AND THE FOLLOWING MODIFICATION:

- THE ADDITION OF A PROFFER THAT READS, “INSTALL A 10-FOOT WIDE LANDSCAPE BERM ALONG THE ENTIRE REAR OF THE PROPERTY, PLANTED WITH EVERGREEN AND DECIDUOUS TREES.”

Commissioner Flanagan seconded the motion which carried by a vote of 11-0. Commissioner Hall was absent from the meeting.

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ST 09-III-DS1, S07-III-UP2, S09-III-UP2 – COMPREHENSIVE PLAN AMENDMENT (LAND UNIT A, ROCKS PARCEL, AND ELDEN STREET PARCEL) (Decisions Only)
(Public Hearing held on October 30, 2013)

Commissioner Donahue MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS ADOPT THE STAFF RECOMMENDATIONS FOR PLAN AMENDMENTS ST09-III-DS1, S07-III-UP2, AND S09-III-UP2 ARTICULATED ON ATTACHMENTS 1 AND 2 OF THE STAFF REPORT DATED OCTOBER 17, 2013, SUBJECT TO THE INCLUSION OF THE REVISIONS ARTICULATED IN THE HANDOUT DATED NOVEMBER 21, 2013, WHICH REFLECTED THE FOLLOWING REVISIONS:

- INCLUSION OF ADDITIONAL CLARIFICATION ON THE INTENT OF THE RECOMMENDATIONS AND AN A PROVISION FOR ENHANCED INTER-PARCEL CONNECTIVITY;
- A MODIFICATION TO THE WORKFORCE HOUSING GUIDENCE TO EXCLUDE EDUCATIONAL, INSTITUTIONAL, AND GOVERNMENTAL USES FROM THE MONETARY CONTRIBUTION, INCLUDING AN ACKNOWLEDGEMENT THAT THERE MAY BE CHANGES IN COUNTY POLICY REGARDING NON-RESIDENTIAL CONTRIBUTIONS;
- A MODIFICATION TO ENSURE THAT THE BICYCLE RECOMMENDATIONS WRE CONSISTENT WITH THE TRAILS PLAN;
- A MODFICIATION TO CLARIFY THE INTENT OF THE NOISE RECOMMENDATIONS;
- A MODIFICATION THAT ADDS FLEXIBILITY FOR THE ROAD CONFIGURATION IN LAND UNIT A-5; AND
- A MODIFICATION TO ENCOURAGED ENHANCED PEDESTRIAN CONNECTIVITY ACROSS THE DULLES TOLL ROAD.

Commissioner Donahue FURTHER MOVED THAT THE FIRST SENTENCE ON THE HANDOUT UNDER “AFFORDABLE AND WORKFORCE HOUSING: REVISIONS TO PAGE 6 OF STAFF RECOMMENDATION” BE MODIFIED TO READ AS FOLLOWS:

- “NON-RESIDENTIAL DEVELOPMENT IN THE TSA SHOULD CONTRIBUTE \$3.00 PER NON-RESIDENTIAL SQUARE-FOOT UNLESS SUPERSEDED BY BOARD OF SUPERVISORS ACTION ON A COUNTYWIDE POLICY.”

Commissioner Migliaccio seconded the motion which carried by a vote of 11-0. Commissioner Hall was absent from the meeting.

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PUBLIC FACILITIES MANUAL AMENDMENT (STORMWATER MANAGEMENT ORDINANCE)
AND PUBLIC FACILITIES MANUAL AMENDMENT (STORM DRAINAGE AND VEGETATION
PRESERVATION AND PLANTING) (Decisions Only)

(Public Hearing held on October 9, 2013)

Commissioner Hart MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS ADOPT THE PROPOSED AMENDMENTS TO CHAPTER 101 (SUBDIVISION ORDINANCE), CHAPTER 112 (ZONING ORDINANCE), AND APPENDIX Q OF THE COUNTY CODE, AS CONTAINED IN THE STAFF REPORT DATED SEPTEMBER 10, 2013.

Commissioner Sargeant seconded the motion which carried by a vote of 10-0-1. Commissioner Litzenberger abstained. Commissioner Hall was absent from the meeting.

Commissioner Hart MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS ADOPT

Commissioner Sargeant seconded the motion which carried by a vote of 10-0-1. Commissioner Litzenberger abstained. Commissioner Hall was absent from the meeting.

Commissioner Hart MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS REPEAL EXISTING CHAPTER 105 (POLLUTION OF STATE WATERS) AND CHAPTER 106 (STORM DRAINAGE) OF THE CODE OF THE COUNTY OF FAIRFAX, VIRGINIA, AS CONTAINED IN THE STAFF REPORT DATED SEPTEMBER 10, 2013.

Commissioner Sargeant seconded the motion which carried by a vote of 10-0-1. Commissioner Litzenberger abstained. Commissioner Hall was absent from the meeting.

Commissioner Hart MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS ADOPT THE PROPOSED AMENDMENTS TO CHAPTER 104 (EROSION AND SEDIMENTATION CONTROL) OF THE CODE OF THE COUNTY OF FAIRFAX, VIRGINIA, WITH THE REVISIONS RECOMMENDED BY STAFF, AS CONTAINED IN REVISED ATTACHMENT C, DATED NOVEMBER 14, 2013.

Commissioner Sargeant seconded the motion which carried by a vote of 10-0-1. Commissioner Litzenberger abstained. Commissioner Hall was absent from the meeting.

Commissioner Hart MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS ADOPT THE PROPOSED AMENDMENTS TO CHAPTER 118 (CHESAPEAKE BAY PRESERVATION ORDINANCE) OF THE CODE OF THE COUNTY OF FAIRFAX, VIRGINIA, WITH THE REVISIONS RECOMMENDED BY STAFF, AS CONTAINED IN REVISED ATTACHMENT G, DATED NOVEMBER 14, 2013, WITH THE EXCEPTION OF ARTICLE 6, EXCEPTIONS; ARTICLE 7,

EXCEPTION REVIEW COMMITTEE; AND ARTICLE 8, APPEALS, WHILE RETAINING THE CORRECTED CROSS-REFERENCE IN SECTION 118-6-7(E).

Commissioner Sargeant seconded the motion which carried by a vote of 10-0-1. Commissioner Litzenberger abstained. Commissioner Hall was absent from the meeting.

Commissioner Hart MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS ADOPT CHAPTER 124 (STORMWATER MANAGEMENT ORDINANCE) OF THE CODE OF COUNTY OF FAIRFAX, VIRGINIA, WITH THE REVISIONS RECOMMENDED BY STAFF, AS CONTAINED IN REVISED ATTACHMENT A DATED NOVEMBER 14, 2013, AND THAT THE EXEMPTION FOR SINGLE-FAMILY HOMES IN SECTION 124-7-1.3 BE ADOPTED AS ADVERTISED WITHOUT ANY CHANGES.

Commissioner Sargeant seconded the motion which carried by a vote of 10-0-1. Commissioner Litzenberger abstained. Commissioner Hall was absent from the meeting.

Commissioner Hart MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS ADOPT THE AMENDMENTS TO THE PUBLIC FACILITIES MANUAL, AS CONTAINED IN THE STAFF REPORT DATED SEPTEMBER 10, 2013, SELECTING ALTERNATIVE 2 THROUGHOUT THE AMENDMENTS, WHICH EXPANDS THE RESIDENTIAL BEST MANAGEMENT PRACTICES ELIGIBLE FOR PUBLIC MAINTENANCE, AND WITH THE REVISIONS TO SECTION 6-0203 (ANALYSIS OF DOWNSTREAM DRAINAGE SYSTEMS) RECOMMENDED BY STAFF DATED NOVEMBER 14, 2013.

Commissioner Sargeant seconded the motion which carried by a vote of 10-0-1. Commissioner Litzenberger abstained. Commissioner Hall was absent from the meeting.

Commissioner Hart MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS DIRECT STAFF TO MONITOR THE CASELOAD OF THE CHESAPEAKE BAY EXCEPTION REVIEW COMMITTEE FOR A PERIOD OF ONE YEAR FOLLOWING THE BOARD'S ADOPTION OF THE AMENDMENT PACKAGE AND MAKE APPROPRIATE RECOMMENDATIONS TO THE PLANNING COMMISSION AND THE BOARD FOR ANY PROCEDURAL AMENDMENTS AT THAT TIME WITH THE UNDERSTANDING THAT THESE RECOMMENDATIONS NEED NOT NECESSARILY INCLUDE ABOLITION OF THE COMMITTEE, BUT ALSO CONSIDERATION OF THE NUMBERS OF MEMBERS OR ALTERNATES OR PROCEDURES TO SIMPLIFY QUORUM OR OTHER ADMINISTRATIVE RECOMMENDATIONS TO FACILITATE TIMELY AND EFFICIENT PROCESSING OF THESE APPLICATIONS.

Commissioner Sargeant seconded the motion which carried by a vote of 10-0-1. Commissioner Litzenberger abstained. Commissioner Hall was absent from the meeting.

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RZ/FDP 2012-BR-020 – EASTWOOD PROPERTIES, INC. (Decisions Only)
(Public Hearing held on October 16, 2013)

Commissioner Hurley MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ 2012-BR-020, SUBJECT TO THE PROFFERS DATED NOVEMBER 13, 2013, AS CONTAINED IN THE STAFF REPORT ADDENDUM.

Commissioner Hedetniemi seconded the motion which carried by a vote of 11-0. Commissioner Hall was absent from the meeting.

Commissioner Hurley MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2012-BR-020, SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF RZ 2012-BR-020.

Commissioner Hedetniemi seconded the motion which carried by a vote of 11-0. Commissioner Hall was absent from the meeting.

Commissioner Hurley MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG ROUTE 123 IN FAVOR OF THE FRONTAGE IMPROVEMENTS SHOWN ON THE CDP/FDP.

Commissioner Hedetniemi seconded the motion which carried by a vote of 11-0. Commissioner Hall was absent from the meeting.

Commissioner Hurley MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A MODIFICATION OF THE TRAIL REQUIREMENT ALONG ROUTE 123 IN FAVOR OF THE EIGHT-FOOT WIDE ASPHALT TRAIL SHOWN ON THE CDP/FDP.

Commissioner Hedetniemi seconded the motion which carried by a vote of 11-0. Commissioner Hall was absent from the meeting.

Commissioner Hurley MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A WAIVER OF THE ON-ROAD BIKE TRAIL REQUIREMENT ALONG ROUTE 123 IN FAVOR OF THE ASPHALT TRAIL SHOWN ON THE CDP/FDP.

Commissioner Hedetniemi seconded the motion which carried by a vote of 11-0. Commissioner Hall was absent from the meeting.

Commissioner Hurley MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A WAIVER OF THE PARALLEL CRUSHED STONE PEDESTRIAN PATH ALONG ROUTE 123 IN FAVOR OF THE ASPHALT PATH SHOWN ON THE CDP/FDP.

Commissioner Hedetniemi seconded the motion which carried by a vote of 11-0. Commissioner Hall was absent from the meeting.

Commissioner Hurley MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A MODIFICATION OF THE SIGHT DISTANCE REQUIREMENT FOR CORNER LOTS TO ALLOW THE ENTRY FEATURE AND SOUND WALL TO BE LOCATED AS SHOWN ON THE CDP/FDP.

Commissioner Hedetniemi seconded the motion which carried by a vote of 11-0. Commissioner Hall was absent from the meeting.

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SE 2013-HM-012 – BLUE OCEAN DEVELOPMENT, INC. (Decision Only)
(Public Hearing held on November 14, 2013)

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SE 2013-HM-012, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED NOVEMBER 21, 2013.

Commissioner Hart seconded the motion which carried by a vote of 8-0-3. Commissioners Donahue, Lawrence, and Litzenberger abstained. Commissioner Hall was absent from the meeting.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A WAIVER OF SECTION 17-201 OF THE ZONING ORDINANCE AND SECTION 8-0201 OF THE PUBLIC FACILITIES MANUAL REQUIRING A TRAIL ALONG LEESBURG PIKE.

Commissioner Hart seconded the motion which carried by a vote of 8-0-3. Commissioners Donahue, Lawrence, and Litzenberger abstained. Commissioner Hall was absent from the meeting.

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CSP 2010-LE-013 – WPPI SPRINGFIELD HS, LLC

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION APPROVE CSP 2010-LE-013, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED NOVEMBER 21, 2013.

Commissioner Sargeant seconded the motion which carried by a vote of 11-0. Commissioner Hall was absent from the meeting.

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RZ/FDP 2013-LE-008 – PENN-DAW ASSOCIATES LIMITED PARTNERSHIP

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ 2013-LE-008 AND THE ASSOCIATED CDP, SUBJECT TO THE EXECUTION OF PROFFERS DATED NOVEMBER 21, 2013, WITH THE FOLLOWING REVISIONS:

- THE ADDITION OF A PROFFER SPECIFYING THE ACCESSORY USES THAT WERE PROHIBITED IN THE RETAIL SPACE;
- THE ADDITION OF A PROFFER AFFIRMING THAT THERE WOULD BE NO CONNECTION BETWEEN POAG STREET AND SHAFFER STREET;
- A MODIFICATION TO PROFFER 24A, TOT LOT TO REQUIRE THE INSTALLATION OF A MINIMUM OF TWO PIECES OF EQUIPMENT;
- THE ADDITION OF A PROFFER TO EVALUATE THE POSSIBLE INCLUSION OF ELECTRIC VEHICLE CHARGING STATIONS;

- THE ADDITION OF A PROFFER TO CRAFT AN AGREEMENT BETWEEN THE HOMEOWNERS ASSOCIATION FOR THE RESIDENTIAL PORTION OF THE SITE AND THE RETAIL OWNER REGARDING THE PARKING SPACES TO BE USED IN THE GARAGE FOR OVERFLOW PARKING;
- THE ADDITION OF A PROFFER THAT PRECLUDE THE USE OF CINDERBLOCK OR A CHAIN LINK FENCE FOR THE FENCE ALONG THE SOUTHERN PORTION OF THE SITE ADJACENT TO THE KINGS GUARDEN APARTMENTS PROPERTY; AND
- A MOFIFICATION TO PROFFER NUMBER 13, AFFORDABLE DWELLING UNITS, TO SPECIFY THE PERCENTAGE OF UNITS THAT WOULD BE RESERVED.

Commissioner Sargeant seconded the motion which carried by a vote of 9-0-1. Commissioner Flanagan abstained. Commissioner Lawrence was not present for the vote. Commissioner Hall was absent from the meeting.

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2013-LE-008, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED NOVEMBER 7, 2013, AND THE BOARD OF SUPERVISORS' APPROVAL OF RZ 2013-LE-008.

Commissioner Sargeant seconded the motion which carried by a vote of 10-0. Commissioner Lawrence was not present for the vote. Commissioner Hall was absent from the meeting.

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE FOLLOWING WAIVERS AND MODIFICATIONS:

- MODIFICATION OF SECTIONS 13-303 AND 13-304 OF THE ZONING ORDINANCE FOR THE TRANSITIONAL SCREENING PLANTING MATERIALS AND BARRIER REQUIREMENT ALONG THE NORTHEASTERN PROPERTY LINE; A WAIVER OF THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE SOUTHEASTERN PROPERTY LINE; A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE NORTHWEST PROPERTY LINE; A WAIVER OF THE TRANSITIONAL SCREENING REQUIREMENT BETWEEN THE MULTI-FAMILY AND SINGLE FAMILY ATTACHED USES; AND WAIVER OF THE TRANSITIONAL SCREENING REQUIREMENT BETWEEN THE MULTIFAMILY AND RETAIL USES, PURSUANT TO SECTION 13-305 OF THE ZONING ORDINANCE TO THAT SHOWN ON THE CDP/FDP;
- A WAIVER OF SECTION 13-202 OF THE ZONING ORDINANCE FOR DISPERSING OF THE INTERIOR PARKING LANDSCAPING FOR THE SURFACE PARKING LOT AREA AND LANDSCAPING ON THE TOP LEVEL OF THE PARKING STRUCTURE;
- A MODIFICATION OF THE COUNTYWIDE TRAILS PLAN ALONG NORTH KINGS HIGHWAY TO PERMIT SIX-FOOT WIDE SIDEWALKS TO THAT SHOWN ON THE CDP/FDP;
- A WAIVER OF SECTION 2-505 OF THE ZONING ORDINANCE ON USE LIMITATIONS ON CORNER LOTS FOR A CORNER OF A BUILDING; AND
- A WAIVER OF SECTION. 17-201 OF THE ZONING ORDINANCE AND SECTION 7-0104.1 OF THE PUBLIC FACILITIES MANUAL FOR A SERVICE DRIVE.

Commissioner Sargeant seconded the motion which carried by a vote of 10-0. Commissioner Lawrence was not present for the vote. Commissioner Hall was absent from the meeting.

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RZ/FDP 2012-DR-016 – DULLES ROCKHILL PARTNERS, LP AND NUGGET JOINT VENTURES, LC
PCA C-696-9 – DULLES ROCKHILL PARTNERS, LP
PCA C-698-3 –NUGGET JOINT VENTURES, LC

Commissioner Donahue MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ 2012-DR-016 AND THE ASSOCIATED CONCEPTUAL DEVELOPMENT PLAN (CDP), SUBJECT TO THE EXECUTION OF PROFFERS DATED NOVEMBER 19, 2013.

Commissioner de la Fe seconded the motion which carried by a vote of 9-0. Commissioner Hart had recused himself. Commissioner Lawrence was not present for the vote. Commissioner Hall was absent from the meeting.

Commissioner Donahue MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2012-DR-016, SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF RZ 2012-DR-016.

Commissioner de la Fe seconded the motion which carried by a vote of 9-0. Commissioner Hart had recused himself. Commissioner Lawrence was not present for the vote. Commissioner Hall was absent from the meeting.

Commissioner Donahue MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE PCA C-696-9.

Commissioner de la Fe seconded the motion which carried by a vote of 9-0. Commissioner Hart had recused himself. Commissioner Lawrence was not present for the vote. Commissioner Hall was absent from the meeting.

Commissioner Donahue MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE PCA C-698-3.

Commissioner de la Fe seconded the motion which carried by a vote of 9-0. Commissioner Hart had recused himself. Commissioner Lawrence was not present for the vote. Commissioner Hall was absent from the meeting.

Commissioner Donahue MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A MODIFICATION OF THE LOADING REQUIREMENT IN FAVOR OF THE LOADING SPACES DEPICTED ON THE CDP/FDP.

Commissioner de la Fe seconded the motion which carried by a vote of 9-0. Commissioner Hart had recused himself. Commissioner Lawrence was not present for the vote. Commissioner Hall was absent from the meeting.

Commissioner Donahue MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A MODIFICATION OF THE USE LIMITATIONS ON CORNER LOTS IN SECTION 2-505 OF THE ZONING ORDINANCE TO PERMIT THE PROPOSED BUILDING, LANDSCAPING, AND SIGN LOCATIONS WITHIN THE ZONING ORDINANCE SIGHT TRIANGLES

FORMED BY THE STREETS ALONG THE CORNER LOT, AS SHOWN ON THE CDP/FDP AND AS PROFFERED.

Commissioner de la Fe seconded the motion which carried by a vote of 9-0. Commissioner Hart had recused himself. Commissioner Lawrence was not present for the vote. Commissioner Hall was absent from the meeting.

Commissioner Donahue MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS DIRECT THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES TO PERMIT A DEVIATION FROM THE TREE PRESERVATION TARGET PERCENTAGE IN FAVOR OF THE PROPOSED LANDSCAPING SHOWN ON THE CDP/FDP AND AS PROFFERED.

Commissioner de la Fe seconded the motion which carried by a vote of 9-0. Commissioner Hart had recused himself. Commissioner Lawrence was not present for the vote. Commissioner Hall was absent from the meeting.

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The meeting was adjourned at 11:51 p.m.
Peter F. Murphy, Chairman