



PLANNING COMMISSION SUMMARY OF ACTIONS

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December 5, 2012

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

ABSENT: None

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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

Commissioner Lawrence announced that the Planning Commission's Policy and Procedures Committee had met earlier this evening. He said that the materials on *Fairfax Forward*, a new process for managing and reviewing the Comprehensive Plan, would soon be posted on the County's website at <http://www.fairfaxcounty.gov/dpz/fairfaxforward.htm>. He added that a section on Frequently Asked Questions would be provided and public comments would be sought.

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Chairman Murphy announced that after 16 years on the Planning Commission, At-Large Commissioner Walter Alcorn had decided not to accept reappointment to the Commission; therefore, tonight's meeting would be his last. He commended Commissioner Alcorn's service as Vice Chairman of the Commission and as Chairman of the Tysons Corner Committee, the latter for which he was awarded the *2011 Fairfax County Citizen of the Year* by the Fairfax County Federation of Citizens' Associations. On behalf of the Planning Commission, Chairman Murphy thanked him for his years of service and wished him luck in his future endeavors.

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Chairman Murphy announced that Kenneth Lawrence, Providence District representative, and Jay Donahue, Dranesville District representative, had been reappointed to the Planning Commission and would be sworn in at the Commission's meeting on Thursday, January 10, 2013. On behalf of the Planning Commission, Chairman Murphy expressed appreciation to the Commission Office and Cable Programming staff, as well as staff from the Departments of Planning and Zoning, Transportation, Park Authority, and Public Works and Environmental Services. He further commended Kara DeArrastia, Clerk to the Planning Commission, and Barbara Lippa, Executive Director, Planning Commission Office, for their work with the Tysons Corner Committee.

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Commissioner Hart announced that the Commission's Environment Committee would meet on Thursday, January 10, 2013, at 7:00 p.m., in the Board Conference Room of the Fairfax County Government Center to receive an overview of electric vehicle charging concepts and the MITRE Corporation's report on electric vehicle charging infrastructure recommendations to Fairfax County.

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Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION (AGAIN) DEFER THE DECISION ONLY ON RZ 2012-MV-004, 8921 PROPERTIES, LLC, TO A DATE CERTAIN OF JANUARY 10, 2013, WITH THE RECORD REMAINING OPEN FOR WRITTEN AND ELECTRONIC COMMENTS.

Commissioner Sargeant seconded the motion which carried unanimously.

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FS-P12-24 – CRICKET COMMUNICATIONS, 3300 Gallows Road

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION CONCUR WITH STAFF'S FINDINGS IN THE DETERMINATION THAT THE COMMUNICATIONS FACILITY COLLOCATION PROPOSED BY CRICKET COMMUNICATIONS, INCORPORATED, AND LOCATED ON THE WATER TANK ON THE PROPERTY OF FAIRFAX HOSPITAL, 3300 GALLOWS ROAD, FALLS CHURCH, IS SUBSTANTIALLY 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 de la Fe seconded the motion which carried unanimously.

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FSA-33-1 – SPRINT, 3211 Jermantown Road

Chairman Murphy MOVED THE APPROVAL OF THE CONSENT AGENDA ITEM.

Without objection, the motion carried unanimously.

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FS-V12-21 – ASTRO SYSTEMS, INC., 7956 Twist Lane

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION FIND THAT FS-V12-21 SATISFIES THE CRITERIA OF LOCATION, CHARACTER, AND EXTENT, AS SPECIFIED IN SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*, AS AMENDED.

Commissioner Litzenberger seconded the motion which carried unanimously.

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2232-B12-8 – ELEVEN OAKS LLC, 10515 School Street

Commissioner Hurley MOVED THAT THE PLANNING COMMISSION ADOPT AS A "FEATURE SHOWN," 2232-B12-8, THE SANITARY SEWER PUMP STATION AT ELEVEN OAKS.

Commissioner Migliaccio seconded the motion which carried unanimously.

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7940 JONES BRANCH DRIVE – MRP TYSONS, LLC (ARCHITECTURAL DRAWINGS)
(Providence District)

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION APPROVE THE ARCHITECTURAL DRAWINGS SUBMITTED BY MRP TYSONS, LLC, FOR 7940 JONES BRANCH DRIVE.

Commissioner de la Fe seconded the motion which carried unanimously.

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RZ 2012-DR-017 – CHRISTOPHER AND KAREN BARTH (Decision Only)
(Public Hearing held on November 29, 2012)

Commissioner Donahue MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2012-DR-017, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED NOVEMBER 19, 2012.

Commissioners Alcorn and Litzenberger seconded the motion which carried unanimously.

Commissioner Donahue MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF CONSTRUCTION OF THE SIDEWALK AND ROAD FRONTAGE IMPROVEMENTS ON REDD ROAD.

Commissioners Litzenberger and Alcorn seconded the motion which carried unanimously.

Commissioner Donahue MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF CONSTRUCTION OF ROAD FRONTAGE IMPROVEMENTS ON IDYLWOOD ROAD.

Commissioner Litzenberger seconded the motion which carried unanimously.

Commissioner Donahue MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE TRAIL REQUIREMENT ALONG IDYLWOOD ROAD, SUBJECT TO THE CONSTRUCTION OF A FIVE-FOOT WIDE CONCRETE SIDEWALK OR A SIX-FOOT WIDE ASPHALT PATH, IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL, ACROSS THE PROPERTY'S IDYLWOOD ROAD FRONTAGE.

Commissioner Litzenberger seconded the motion which carried unanimously.

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GREEN BUILDING COMPREHENSIVE PLAN POLICY REVIEW HEARING AUTHORIZATION

Commissioner Hart MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS AUTHORIZE THE ADVERTISEMENT OF A POLICY PLAN AMENDMENT TO IMPLEMENT THE RECOMMENDATIONS IN THE REVISED GREEN BUILDING COMPREHENSIVE PLAN POLICY REVIEW STRAWMAN II DOCUMENT, DATED DECEMBER 3,

2012, AND AUTHORIZE THE SETTING OF PUBLIC HEARINGS BEFORE THE COMMISSION AND THE BOARD FOR THIS AMENDMENT. He further MOVED THAT THE COMMISSION REQUEST THAT THE ADVERTISEMENT LANGUAGE BE REVIEWED BY THE COUNTY ATTORNEY TO ENSURE SUFFICIENT FLEXIBILITY TO PERMIT THE MAXIMUM FREEDOM FOR THE COMMISSION AND BOARD TO CONSIDER AND INCORPORATE APPROPRIATE REVISIONS TO THE ADVERTISED TEXT BASED UPON PUBLIC AND INDUSTRY COMMENTS.

Commissioner Lawrence seconded the motion which carried unanimously.

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FDPA 82-P-069-09-09 – THE SHOPS AT FAIR LAKES LP (Decision Only)
(Public Hearing held on November 29, 2012)

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION APPROVE FDPA 82-P-069-09-09, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED DECEMBER 4, 2012.

Commissioner Migliaccio seconded the motion which carried by a vote of 11-1, with Commissioner Lawrence opposed.

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RZ/FDP 2012-SU-010 – NORTHERN VIRGINIA HEALTH INVESTORS, LLC

Commissioner Litzenberger MOVED THAT THE PLANNING COMMISSION DEFER THE DECISIONS ONLY ON RZ/FDP 2012-SU-010 TO A DATE CERTAIN OF JANUARY 10, 2013, WITH THE RECORD REMAINING OPEN FOR WRITTEN AND ELECTRONIC COMMENTS.

Commissioners Alcorn and Flanagan seconded the motion which carried unanimously.

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RZ/FDP 2012-BR-003 – TARIQ KHAN

Commissioner Hurley MOVED TO CONTINUE THE PUBLIC HEARING ON RZ/FDP 2012-BR-003 TO A DATE CERTAIN OF JANUARY 24, 2013, PENDING STAFF REVIEW OF A REVISED PLAN AND WITH THE RECORD REMAINING OPEN FOR WRITTEN AND ELECTRONIC COMMENTS.

Commissioners Lawrence and Hall seconded the motion which carried unanimously.

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CSP 2003-PR-022 – PULTE HOME CORPORATION

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION APPROVE CSP 2003-PR-022, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED DECEMBER 3, 2012.

Commissioner Alcorn seconded the motion which carried unanimously.

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SE 2012-HM-009 – INSITE REAL ESTATE INVESTMENT PROPERTIES, LLC

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON SE 2012-HM-009 TO A DATE CERTAIN OF JANUARY 10, 2013, WITH THE RECORD REMAINING OPEN FOR WRITTEN AND ELECTRONIC COMMENTS.

Commissioner Alcorn seconded the motion which carried unanimously.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION REQUEST THAT THE BOARD OF SUPERVISORS DEFER ITS PUBLIC HEARING ON THIS CASE UNTIL AFTER IT HAS RECEIVED THE COMMISSION'S RECOMMENDATION.

Commissioner Alcorn seconded the motion which carried unanimously.

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The meeting was adjourned at 1:51 a.m.
Peter F. Murphy, Jr., Chairman