



PLANNING COMMISSION SUMMARY OF ACTIONS

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JLC

December 8, 2011

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

ABSENT: Commissioners Hall, Harsel

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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 on December 6, 2011, the Board of Supervisors had reappointed three Planning Commissioners for four-year terms: At-Large Commissioner James Hart, third full term; Sully District Commissioner John Litzenberger, Jr., second full term; and Lee District Commissioner James Migliaccio, appointed to his first full term after completing former Commissioner Rodney Lusk's appointment. He noted that each reappointed member would be sworn-in at the January 18, 2012 meeting by Clerk of the Circuit Court, John Frey.

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Chairman Murphy also announced that Ellen "Nell" Hurley had been appointed for a four-year term to represent the Braddock District at that same Board meeting. He said Ms. Hurley would be sworn in along with the other reappointed Commissioners on Wednesday, January 18, 2012.

On behalf of the Planning Commission, Chairman Murphy recognized Braddock District Commissioner Suzanne Harsel for her almost 30 years of service to her district and to Fairfax County. He noted that the Commission would honor her at a banquet to be scheduled in mid-2012.

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Commissioner Hart announced that the Planning Commission's Environment Committee would meet on Thursday, December 15, 2011, at 7:00 p.m. in the Board Conference Room to continue discussions with staff on the revised strawman for changes to the Green Building Policy. He added that everyone was welcome to attend the meeting.

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Commissioner Alcorn announced that the Commission's Tysons Corner Committee would meet on Wednesday, December 14, 2011, at 7:00 p.m. in Conference Rooms 2/3 of the Government Center to receive briefings on draft urban design guidelines for Tysons and updates on transportation planning studies. He noted that he would be absent and that Commissioner Lawrence would chair the meeting. He added that the meeting was open to the public and encouraged all interested parties to attend.

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Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING FOR RZ 2009-MV-010, SPARROWEN, LLC, TO A DATE CERTAIN OF JANUARY 26, 2012.

Commissioner Litzenberger seconded the motion which carried unanimously with Commissioners Hall and Harsel absent from the meeting.

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Commissioner Donahue MOVED THAT THE PLANNING COMMISSION DEFER THE DECISIONS ONLY FOR PCA 2004-DR-023-03 AND SEA 00-D-006-04, TRINITY GROUP, LLC, TO A DATE CERTAIN OF DECEMBER 15, 2011, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENTS.

Commissioners Hart and Migliaccio seconded the motion which carried unanimously with Commissioners Hall and Harsel absent from the meeting.

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ARCHITECTURAL REVIEW OF PORTIONS OF PHASE 1 OF TYSONS CORNER CENTER, MACERICH, (ASSOCIATED WITH RZ 2004-PR-044)

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION FIND ITSELF IN SUPPORT OF THE ARCHITECTURE PRESENTED IN THE PACKAGE DATED NOVEMBER 8, 2011, FOR THE MACERICH PHASE 1 OFFICE BUILDING, THE GARAGE F1 FACADE, AND THE LANDSCAPING ALONG ROUTE 123.

Commissioner Alcorn seconded the motion which carried unanimously with Commissioners Hall and Harsel absent from the meeting.

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FSA-B02-16-1 – AT&T MOBILITY, 5637 Guinea Road
FSA-L08-105-1 – FIBERTOWER, 6320 August Drive
FSA-L97-12-2 – SPRINT, 7936 Telegraph Road
FSA-L09-155-1 – AT&T MOBILITY, Fleet Drive

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

Without objection, the motion carried unanimously with Commissioners Hall and Harsel absent from the meeting.

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FS-L11-11 – FIBERTOWER, 6601 Telegraph Road

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION FIND THAT FS-L11-11, LOCATED AT 6601 TELEGRAPH ROAD, IS A “FEATURE SHOWN” PURSUANT TO *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED.

Commissioner Sargeant seconded the motion which carried unanimously with Commissioners Hall and Harsel absent from the meeting.

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FS-S11-32 – AT&T MOBILITY, 6199 Old Arrington Road

Chairman Murphy MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE “FEATURE SHOWN” DETERMINATION IN FS-S11-32.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioners Hall and Harsel absent from the meeting.

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PCA 2008-PR-009/SEA 80-P-078-16 – INOVA HEALTH CARE SERVICES (Decisions Only)
(Public Hearing held on November 17, 2011)

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 2008-PR-009, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED DECEMBER 5, 2011.

Commissioner Sargeant seconded the motion which carried unanimously with Commissioners Hall and Harsel absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 80-P-078-16, SUBJECT TO THE DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED DECEMBER 5, 2011.

Commissioner Sargeant seconded the motion which carried unanimously with Commissioners Hall and Harsel absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A REAFFIRMATION OF A MODIFICATION OF THE TRANSITIONAL SCREENING AND A WAIVER OF THE BARRIER REQUIREMENTS, IN FAVOR OF THAT SHOWN ON THE GDP/SEA PLAT.

Commissioner Sargeant seconded the motion which carried unanimously with Commissioners Hall and Harsel absent from the meeting.

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ZONING ORDINANCE AMENDMENT (P DISTRICT RECREATION FEES)

Commissioner Sargeant MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE PROPOSED PLANNED DEVELOPMENT DISTRICT RECREATIONAL FACILITIES ZONING ORDINANCE AMENDMENT BE ADOPTED AS ADVERTISED AND CONTAINED IN THE STAFF REPORT DATED NOVEMBER 1, 2011, WITH AN EFFECTIVE DATE OF 12:01 A.M. ON THE DAY FOLLOWING ADOPTION.

Commissioners de la Fe and Migliaccio seconded the motion which carried unanimously with Commissioners Hall and Harsel absent from the meeting.

Commissioner Sargeant MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE FOLLOWING:

- REZONING APPLICATIONS TO THE PDH, PDC, PRM, OR PTC DISTRICTS CONTAINING DWELLING UNITS, INCLUDING PROFFERED CONDITION AMENDMENTS WHICH PROPOSE TO ADD DWELLING UNITS, THAT ARE ACCEPTED PRIOR TO THE EFFECTIVE DATE OF THE AMENDMENT AND APPROVED BY JULY 1ST, 2012, SHALL BE GRANDFATHERED AND NOT SUBJECT TO THIS AMENDMENT; AND
- PROFFERED CONDITION AMENDMENTS, WHICH PROPOSE TO ADD DWELLING UNITS, AND ARE ACCEPTED ON OR AFTER THE EFFECTIVE DATE OF THE AMENDMENT, SHALL BE SUBJECT TO THE REQUIREMENTS OF THIS AMENDMENT FOR THE ADDITIONAL DENSITY.

Commissioner Migliaccio seconded the motion which carried unanimously with Commissioners Hall and Harsel absent from the meeting.

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RZ 2011-PR-021/SE 2011-PR-007 – PAGE ANNANDALE ROAD ASSOCIATES, L.L.C.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2011-PR-021, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED NOVEMBER 18, 2011.

Commissioner Sargeant seconded the motion which carried unanimously with Commissioners Hall and Harsel absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2011-PR-007, SUBJECT TO THE DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED DECEMBER 6, 2011.

Commissioner Sargeant seconded the motion which carried unanimously with Commissioners Hall and Harsel absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE A MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE NORTHERN PROPERTY LINE, IN FAVOR OF THAT SHOWN ON GDP/SE PLAT AND AS CONDITIONED.

Commissioner Sargeant seconded the motion which carried unanimously with Commissioners Hall and Harsel absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS DIRECT THE DIRECTOR OF DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENT TO WAIVE THE TREE PRESERVATION TARGET AREA REQUIREMENT.

Commissioner Sargeant seconded the motion which carried unanimously with Commissioners Hall and Harsel absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE LOADING SPACE MODIFICATION TO THAT SHOWN ON THE GDP/SE PLAT.

Commissioner Sargeant seconded the motion which carried unanimously with Commissioners Hall and Harsel absent from the meeting.

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SEA 2007-SP-001 – COSTCO WAREHOUSE CORPORATION

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 2007-SP-001, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED NOVEMBER 28, 2011.

Commissioners de la Fe and Sargeant seconded the motion which carried unanimously with Commissioners Hall and Harsel absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS A REAFFIRMATION OF THE APPROVAL OF THE MODIFICATION OF THE TRANSITIONAL SCREENING TO THE EAST, IN FAVOR OF THE EXISTING VEGETATION AS SHOWN ON THE SEA PLAT.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioners Hall and Harsel absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS A REAFFIRMATION OF THE APPROVAL OF THE WAIVER OF THE BARRIER REQUIREMENTS TO THE EAST, IN FAVOR OF THE BERM SHOWN ON THE SEA PLAT.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioners Hall and Harsel absent from the meeting.

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The meeting was adjourned at 10:05 p.m.
Peter F. Murphy, Jr., Chairman