



PLANNING COMMISSION SUMMARY OF ACTIONS

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December 15, 2011

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

ABSENT: Commissioner Harsel

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

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COMMISSION MATTERS

Commissioner Hart announced that the Planning Commission's Environment Committee had met earlier in the evening to continue discussion on the proposed changes to the Green Building Policy. He noted that the Committee's next meeting would take place on Thursday, February 23, 2012, at 7:00 p.m., in the Board Conference Room of the Government Center.

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Chairman Murphy announced that the the Commission's Policy and Procedures Committee would meet on Thursday, January 26, 2012, at 7:00 p.m., in the Board Conference Room of the Government Center, to receive a presentation from County staff on proposed changes to the Area Plans Review process.

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FSA-S00-121-1 – AT&T MOBILITY, 11116 Henderson Road
2232A-S05-4-1 – AT&T MOBILITY, 12700 Popes Head Road
FSA-S99-12-1 – AT&T MOBILITY, 8234 Roseland Drive
FSA-P05-25-1 – SPRINT, 11250 Waples Mill Road
FSA-L08-33-1 – AT&T MOBILITY, 5971 Kingstowne Village Parkway
FSA-S06-15-1 – AT&T MOBILITY, 8906 Ox Road
FSA-S97-40-3 – AT&T MOBILITY, 6001 Union Mill Road
FSA-Y97-48-1 – AT&T MOBILITY, 13115 T Westbrook Drive

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

Without objection, the motion carried unanimously with Commissioner Alcorn not present for the vote; Commissioner Harsel absent from the meeting.

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456A-Y94-7-1 – SPRINT, BY CROWN CASTLE, 14005 Vernon Street

Commissioner Litzenberger MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN 456A-Y94-7-1 FOR THE REPLACEMENT OF SIX PANEL ANTENNAS WITH SIX NEWER MODELS ON A MONOPOLE LOCATED AT 14005 VERNON STREET IN CHANTILLY, AND FIND THAT IT SATISFIES THE CRITERIA OF LOCATION, CHARACTER, AND EXTENT, AS SPECIFIED IN *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED.

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

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FS-H11-10 – AT&T MOBILITY, 2401 Centreville Road

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN FS-H11-10 AND FIND THAT THE PROPOSED TELECOMMUNICATIONS FACILITY AT 2401 CENTREVILLE ROAD SATISFIES THE CRITERIA OF LOCATION, CHARACTER, AND EXTENT, AS SPECIFIED IN *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED.

Commissioner Hart seconded the motion which carried by a vote of 9-0-1 with Commissioner Sargeant abstaining; Commissioner Alcorn not present for the vote; Commissioner Harsel 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 RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE PCA 2004-DR-023-03, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED DECEMBER 8, 2011.

Commissioners Sargeant and Lawrence seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioner Harsel absent from the meeting.

Commissioner Donahue MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SEA 00-D-006-04, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED DECEMBER 14, 2011.

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

Commissioner Donahue MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS REAFFIRM THE PREVIOUS APPROVAL OF A DEVIATION FROM THE PROVISIONS OF PART 1 OF SECTION 2-414 OF THE ZONING ORDINANCE, WHICH REQUIRES THE PRINCIPAL BUILDINGS OF A NON-RESIDENTIAL USE TO BE SET BACK 75 FEET FROM THE RIGHT-OF-WAY OF AN INTERSTATE HIGHWAY, INTERSTATE 495, TO PERMIT THE MODULAR CLASSROOMS TO REMAIN LOCATED 30 FEET FROM INTERSTATE 495, AS SHOWN ON THE GDP/SEA PLAT UNTIL THEIR REMOVAL NO LATER THAN AUGUST 2, 2015.

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

Commissioner Donahue MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE EASTERN AND SOUTHERN PROPERTY LINES TO THE EXISTING LANDSCAPING AS DEPICTED ON THE GDP/SEA PLAT.

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

Commissioner Donahue MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A WAIVER OF THE BARRIER REQUIREMENT ALONG THE EASTERN AND SOUTHERN PROPERTY LINES.

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

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2232-L11-19 – FAIRFAX COUNTY PARK AUTHORITY

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON 2232-L11-19 TO A DATE CERTAIN OF JANUARY 18, 2012, WITH THE RECORD TO REMAIN OPEN FOR WRITTEN AND ELECTRONIC COMMENTS.

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

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RZ/FDP 2010-PR-019 – KETTLER SANDBURG, LLC

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION DEFER THE DECISIONS ONLY ON RZ 2010-PR-019 AND FDP 2010-PR-019 TO A DATE CERTAIN OF JANUARY 26, 2012, WITH THE RECORD TO REMAIN OPEN FOR WRITTEN AND ELECTRONIC COMMENTS.

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

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The meeting was adjourned at 12:47 a.m.
Peter F. Murphy, Jr., Chairman