

Planning Commission Meeting
July 20, 2011
Verbatim Excerpt

SEA 82-V-012-06 – INOVA HEALTH CARE SERVICES

Decision Only During Commission Matters
(Public Hearing held on July 7, 2011)

Commissioner Flanagan: The second item that I have this evening for decision only is SEA 82-V-012-06, INOVA Health Care Services, better known as the INOVA Mount Vernon Hospital. My motion, Mr. Chairman, at the Planning Commission public hearing held on July 7, 2011, was the Planning Commission vote to defer decision on SEA 82-V-012-06. Much like the APR hearing, the specificity of transportation recommendations were of particular concern. Since then, I have been working with staff, INOVA representatives, and the community to develop more general recommendations that address the impacts the proposal will have on the transportation network in the area and on the surrounding residential community, as shown in the development conditions distributed to staff tonight. A contribution amount has been agreed upon by the applicant and the Fairfax County Department of Transportation for significant future improvements within the area of the traffic impact study. Appropriate Transportation Demand Management strategies are also required by these conditions. Therefore, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SEA 82-V-012-06, SUBJECT TO THE REVISED DEVELOPMENT CONDITIONS DATED JULY 20, 2011. THE PROPOSED CHANGES WILL ALLOW INOVA TO EXPAND AND SERVE THE SURROUNDING COMMUNITY WHILE STILL ALLOWING FUTURE COMMUNITY INVOLVEMENT WITH REGARD TO TRANSPORTATION IMPACT MITIGATION. I also move that the Planning Commission recommend approval of a modification of the transitional screening and barrier requirements-

Chairman Murphy: Wait, let's do the-

Commissioner Flanagan: You want to do one-

Chairman Murphy: Yeah, we got to do – we want to do the approval of the motion first. Is there a second to the motion?

Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant. All those in favor of the motion-

Commissioner Hart: Mr. Chairman?

Chairman Murphy: Yes?

Commissioner Hart: I have a discussion.

Chairman Murphy: All right.

Commissioner Hart: I HAVE A FRIENDLY AMENDMENT TO DEVELOPMENT CONDITION 14. IT'S ON PAGE 7 OF TONIGHT'S HANDOUT TO REWRITE THE LAST SENTENCE OF 14. IT BEGINS ABOUT SIX OR SEVEN LINES UP FROM THE BOTTOM. IN THE SENTENCE THAT BEGINS: "ON THE BASIS." THAT SENTENCE WOULD NOW READ: "ON THE BASIS OF A REVIEW OF THESE ITEMS, THE MOUNT VERNON DISTRICT SUPERVISOR, IN CONSULTATION WITH FCDOT, VDOT, NEW GUM SPRINGS CIVIC ASSOCIATION, AND OTHER NEARBY SURROUNDING RESIDENTIAL COMMUNITIES SHALL DETERMINE WHAT APPROPRIATE TRANSPORTATION MITIGATION MEASURES, ET CETERA." THEN THE SENTENCE CONTINUES AS IT'S WRITTEN. And in that way we're giving the Supervisor decision-making authority without creating a process with no resolution. So that-

Commissioner Harsel: Mr. Chairman, what page are you on? What number?

Commissioner Hart: It's page 7 of tonight's handout.

Commissioner Harsel: Oh 7. Okay.

Commissioner Hart: Development Condition 14, the last sentence.

Commissioner Harsel: I was on page 14.

Chairman Murphy: Mr. Flanagan?

Commissioner Flanagan: Yes, I've had the opportunity to discuss this with Commissioner Hart ahead of time and I agree wholeheartedly with his suggestion. I think that substantially improves the intent that was originally meant and I-it clarifies it very nicely so I ACCEPT THAT AS A FRIENDLY AMENDMENT.

Chairman Murphy: All right. Second?

Commissioner Sargeant: Second.

Chairman Murphy: All right. All those in favor to recommend to the Board of Supervisors that it approve SEA 82-V-012 -06, as amended this evening, say aye.

Commissioners: Aye.

Commissioners: Opposed? Motion carries? Mr. Flanagan.

Commissioner Flanagan: Yes, thank you, Mr. Chairman. I also MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE SOUTHERN PERIMETER OF THE SITE TO THAT SHOWN ON THE SEA PLAT.

Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant. Is there a discussion of that motion? All those in favor of the motion, say aye.

Commissioner: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Flanagan: Yes, also finally, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF THE LOADING SPACE REQUIREMENT TO THAT SHOWN ON THE SEA PLAT.

Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant. Is there a discussion of that motion? All those in favor, say aye.

Commissioner: Aye.

Chairman Murphy: Opposed? Motion carries.

//

(All motions carried unanimously.)

JLC