



PLANNING COMMISSION SUMMARY OF ACTIONS

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January 22, 2004

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PRESENT: Commissioners Byers, de la Fe, Harsel, Hart, Hopkins, Koch, Lawrence, Lusk, Murphy, Wilson

ABSENT: Commissioners Alcorn, Hall

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The meeting was called to order at 8:18 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner de la Fe nominated the following slate of officers for the 2004 session of the Planning Commission:

Chairman	Peter F. Murphy, Jr., Springfield District
Vice Chairman	John R. Byers, Mount Vernon District
Secretary	Suzanne F. Harsel, Braddock District
Parliamentarian	Walter L. Alcorn, At-Large

He then MOVED TO ACCEPT THIS SLATE OF OFFICERS.

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

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Chairman Murphy noted that John Kelso, former Lee District Commissioner, and his wife, Sharon, had been named "Citizens of the Year" by the *Springfield Times*.

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Chairman Murphy asked Commissioners to return their 2004 Committee Preference Form to Barbara Lippa, Executive Director of the Planning Commission Office, no later than Wednesday, January 28, 2004.

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Chairman Murphy noted that a draft of the *Citizen's Guide to the 2004 North County Cycle Area Plan Review (APR)* had been distributed tonight for review and comment. He said the Department of Planning and Zoning would like to have the Commission's input no later than Thursday, February 5, 2004. He also noted the possibility that residential development criteria would be reviewed this year to determine if any changes needed to be made.

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Chairman Murphy said he would like to schedule one or two Commission seminars this year. He said these would be one-day seminars held at the Government Center hopefully no later than March 2004. He asked Commissioners to submit suggestions to him or to Vice Chairman Byers for topics they would like to discuss.

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Commissioner Murphy noted that a farewell function would be held in the near future for former Commissioners Joan DuBois, Dranesville District; Jack Kelso, Lee District; Ilyrong Moon, At-Large; and Linda Smyth, Providence District.

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Commissioner Harsel announced that the topic of this month's Planning Commission Roundtable program, broadcast on channel 16 at 6:30 p.m. on Thursdays, was reminiscences by current and former Commissioners highlighting the Commission's 65th Anniversary. Chairman Murphy added that the subject of the next Roundtable program would be the adaptive reuse of the former Lorton prison site.

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Commissioner Wilson announced that the public was invited to attend an information session to introduce the staff recommendation for amendments to the Zoning Ordinance, Subdivision Ordinance, and Public Facilities Manual concerning cluster subdivisions to be held on Saturday, January 24, 2004 at 9 a.m., in Conference Rooms 9 and 10 in the Fairfax County Government Center.

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Commissioner Wilson MOVED THAT THE PUBLIC HEARING ON THE ZONING ORDINANCE AMENDMENT ON BUILDABLE LOTS, SCHEDULED FOR TONIGHT, BE DEFERRED TO A DATE CERTAIN OF FEBRUARY 18, 2004. She noted that a related amendment to the Subdivision Ordinance would be heard at the same time.

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

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PCA 86-P-089-6/FDPA 86-P-089-3 - THE PETERSON COMPANIES L.C.
PCA 86-W-001-10/FDPA 86-W-001-5-2-2 - THE PETERSON COMPANIES L.C.
PCA 82-P-069-13/FDPA 82-P-069-14-3 - THE PETERSON COMPANIES L.C.
(Decision Only - Public Hearing was held on January 15, 2004)

Commissioner Murphy MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 86-W-001-10 AND PCA 86-P-089-6, SUBJECT TO THE EXECUTION OF THE PROFFERS CONSISTENT WITH THOSE CONTAINED IN APPENDIX 1 OF THE STAFF REPORT DATED JANUARY 14, 2004, AS AMENDED, WITH PROFFER NUMBER 10 REVISED TO INCLUDE RETAIL POPSICLE SIGNS.

Commissioners de la Fe and Koch seconded the motion which carried unanimously with Commissioner Hart not present for the vote; Commissioners Alcorn and Hall absent from the meeting.

Commissioner Murphy MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 82-P-069-13, SUBJECT TO THE EXECUTION OF THE PROFFERS CONSISTENT WITH THOSE CONTAINED IN APPENDIX 2 OF THE STAFF REPORT DATED DECEMBER 15, 2003.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Hart not present for the vote; Commissioners Alcorn and Hall absent from the meeting.

Commissioner Murphy MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF FDPA 86-W-001-5-2-2 AND FDPA 86-P-089-3, SUBJECT TO THE FINAL DEVELOPMENT PLAN AMENDMENT CONDITIONS CONTAINED IN APPENDIX 3 OF THE STAFF REPORT DATED JANUARY 14, 2004, AS REVISED BY DELETING CONDITIONS NUMBERS 6 AND 12 AND CORRECTING CONDITION NUMBER 13 TO READ "FAIR LAKES PARKWAY" IN LIEU OF "FAIRFAX COUNTY PARKWAY."

Commissioner Koch seconded the motion which carried unanimously with Commissioner Hart not present for the vote; Commissioners Alcorn and Hall absent from the meeting.

Commissioner Murphy MOVED THE PLANNING COMMISSION APPROVE FDPA 82-P-069-14-3, SUBJECT TO THE FINAL DEVELOPMENT PLAN CONDITIONS CONTAINED IN APPENDIX 4 OF THE STAFF REPORT DATED JANUARY 14, 2004, AND SUBJECT TO THE BOARD'S APPROVAL OF PCA 82-P-069-13.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Hart not present for the vote; Commissioners Alcorn and Hall absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE PDC DISTRICT STANDARDS FOR THE PERCENTAGE OF RESIDENTIAL USES TO PERMIT 42 PERCENT OF THE ENTIRE GOVERNMENT CENTER DEVELOPMENT AS RESIDENTIAL USES.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Hart not present for the vote; Commissioners Alcorn and Hall absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE A MODIFICATION OF THE TRANSITIONAL SCREENING

AND A WAIVER OF THE BARRIER REQUIREMENTS ALONG THE SOUTHERN BOUNDARY IN ACCORDANCE WITH THE LANDSCAPING DEPICTED ON THE CDPA AND FDPA.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Hart not present for the vote; Commissioners Alcorn and Hall absent from the meeting.

Commissioner Murphy MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE WAIVER OF THE 200-FOOT SETBACK FOR RESIDENTIAL BUILDINGS FROM INTERSTATE 66 TO PERMIT THE RESIDENTIAL UNITS A MINIMUM OF 62 FEET FROM THE RIGHT-OF-WAY AS DEPICTED ON THE CDPA/FDPA.

Commissioner Koch seconded the motion which carried by a vote of 8-1 with Commissioner Harsel opposed; Commissioner Hart not present for the vote; Commissioners Alcorn and Hall absent from the meeting.

Commissioner Murphy MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE 75-FOOT SETBACK FOR COMMERCIAL BUILDINGS FROM INTERSTATE 66 TO PERMIT THE COMMERCIAL BUILDINGS A MINIMUM OF 28 FEET FROM THE RIGHT-OF-WAY AS DEPICTED ON THE CDPA/FDPA.

Commissioner Koch seconded the motion which carried by a vote of 7-1-1 with Commissioner Harsel opposed; Commissioner Byers abstaining; Commissioner Hart not present for the vote; Commissioners Alcorn and Hall absent from the meeting.

Commissioner Murphy MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE VARIANCE OF THE MAXIMUM FENCE HEIGHT TO PERMIT A NOISE WALL WITH A MAXIMUM HEIGHT OF 48 FEET ALONG INTERSTATE 66 AND WEST OX ROAD.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Hart not present for the vote; Commissioners Alcorn and Hall absent from the meeting.

Commissioner Murphy MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE LOADING SPACE REQUIREMENTS FOR THE MULTI-FAMILY DWELLING UNITS ON THE WESTERN PORTION OF THE SITE TO PERMIT A TOTAL OF TWO SPACES AND A WAIVER OF THE LOADING SPACE REQUIREMENT FOR THE STACKED MULTI-FAMILY UNITS ON THE EASTERN PORTION OF THE SITE.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Hart not present for the vote; Commissioners Alcorn and Hall absent from the meeting.

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RZ 2003-LE-039 - TELEGRAPH VILLAGE LIMITED PARTNERSHIP
SE 2003-LE-024 - TELEGRAPH VILLAGE LIMITED PARTNERSHIP

Commissioner Lusk MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2003-LE-039, SUBJECT TO THE PROFFERS CONTAINED IN APPENDIX 1 OF THE STAFF REPORT.

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

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2003-LE-024, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JANUARY 21, 2004.

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

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE WAIVER OF THE TRAIL REQUIREMENT ALONG SOUTH KINGS HIGHWAY IN FAVOR OF THE EXISTING SIDEWALK.

Commissioner Byers seconded the motion which carried by a vote of 6-2-1 with Commissioners Hart and Wilson opposed; Commissioner de la Fe abstaining; Commissioner Harsel not present for the vote; Commissioners Alcorn and Hall absent from the meeting.

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RZ 2003-PR-008/FDP 2003-PR-008 - LINCOLN PROPERTY CO. SOUTHWEST, INC.
PCA 75-7-004-2 - LINCOLN PROPERTY CO. SOUTHWEST, INC.

Commissioner Lawrence MOVED TO DEFER THE DECISION ONLY FOR PCA 75-7-004-2 AND RZ/FDP 2003-PR-008 TO A DATE CERTAIN OF FEBRUARY 19, 2004, WITH THE RECORD TO REMAIN OPEN FOR WRITTEN COMMENTS.

Commissioners Byers and Wilson seconded the motion which carried unanimously with Commissioners Alcorn and Hall absent from the meeting.

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The meeting was adjourned at 12:30 a.m.
Peter F. Murphy, Jr., Chairman