



PLANNING COMMISSION SUMMARY OF ACTIONS

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KAD

February 2, 2005

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PRESENT: Commissioners Alcorn, Byers, Harsel, Hart, Hopkins, Koch, Lawrence, Lusk, Murphy

ABSENT: Commissioners de la Fe, Hall, Wilson

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The meeting was called to order at 8:16 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

At the request of Commissioner Wilson, Commissioner Hart MOVED THAT THE DECISION ONLY ON THE PUBLIC FACILITIES AMENDMENTS ON DRAINAGE DIVIDES, POSTING HANDICAP SIGNS, AND CASH DEPOSITS, BE FURTHER DEFERRED TO A DATE CERTAIN OF FEBRUARY 17, 2005, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

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

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Commissioner Hart noted that since the proposed Zoning Ordinance Amendment on variance uses had been authorized, the Planning Commission had received many citizen comments and constructive suggestions. He reported that staff had created a website for the proposed amendment with frequently asked questions and had conducted a public information session, held on January 31, 2005, in which there was a standing room only crowd, including seven staff members, six Planning Commissioners, and two Board of Supervisors' members.

Commissioner Hart clarified that lot sizes would not be considered in the proposed Zoning Ordinance Amendment.

Commissioner Hart MOVED THAT THE PUBLIC HEARING ON THE ZONING ORDINANCE AMENDMENT ON VARIANCE USES, BE DEFERRED INDEFINITELY, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

SECOND, THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT DEFER ITS PUBLIC HEARING INDEFINITELY.

THIRD, THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS REAUTHORIZE THE AMENDMENT, FOR READVERTISING, AFTER SUCH TIME AS STAFF HAS REVIEWED THE SCOPE OF THE ADVERTISING ISSUE, AND MADE APPROPRIATE RECOMMENDATIONS, AND THAT THE COMMISSION SUGGEST IN THE MEANTIME THAT STAFF ATTEMPT TO DRAFT ANY READVERTISING IN SUCH A MANNER SO AS TO ALLOW THE COMMISSION TO CONSIDER POTENTIAL MODIFICATIONS TO THE ORIGINAL ADVERTISED WORDING, OR TO CONSIDER MULTIPLE OPTIONS IN ITS RECOMMENDATION, AND THAT THE COMMISSION SUGGEST, WITHOUT LIMITATION, EVALUATION OF THE FOLLOWING TOPICS:

A) CONSIDERATION OF APPROPRIATE LANGUAGE IN SECTION 8-920 AND 8-922, OR OTHER APPROPRIATE SECTIONS, WHICH WOULD REQUIRE THAT THE APPLICATION PROPERTY, AS OF THE EFFECTIVE DATE OF THE ZONING ORDINANCE, DEMONSTRATE EXCEPTIONAL NARROWNESS, SHALLOUNESS, SIZE, SHAPE, OR TOPOGRAPHIC CONDITIONS, OR AN EXTRAORDINARY SITUATION OR CONDITION OF THE SUBJECT PROPERTY AND THAT THE REQUESTED MODIFICATION OF THE ORDINANCE WILL RELIEVE THE IMPACT OF SUCH CONDITION;

B) CONSIDERATION OF APPROPRIATE LANGUAGE WHICH WOULD PERMIT, AS AN OPTION, ADOPTION OF SOMETHING LESS THAN THE ENTIRETY OF EITHER OF THE PROPOSED OPTIONS FOR LOT WIDTH MODIFICATION, OR SOME COMBINATION OF THE PROPOSED SPECIAL EXCEPTION OR SPECIAL PERMIT OPTIONS, OR PORTIONS OF EITHER;

C) CONSIDERATION OF APPROPRIATE LANGUAGE, IF FEASIBLE, WHICH COULD PERMIT ADDITIONAL CRITERIA OR RESTRICTIONS, OR OTHER LIMITATIONS ON THE AVAILABILITY OF SUCH APPLICATIONS; AND

D) SUCH OTHER OPTIONS OR ADDITIONAL CRITERIA AS THE BOARD MAY DEEM FEASIBLE OR APPROPRIATE AT THE TIME OF REAUTHORIZATION.

Commissioners Hopkins, Byers, and Lawrence seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioners de la Fe, Hall, and Wilson absent from the meeting.

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Commissioner Hart also announced that the draft Environmental Impact Statement reports on both the Battlefield Bypass and the Dulles Airport projects were available online. He added that he could later provide the website address to Commissioners, if desired.

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Chairman Murphy MOVED THAT THE DECISION ONLY ON RZ 2004-SP-001, GHOLAMREZA KHAMESI, BE FURTHER DEFERRED TO A DATE CERTAIN OF FEBRUARY 3, 2005, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

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

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Chairman Murphy mentioned that Providence District Supervisor Linda Q. Smyth had introduced a motion to the Board of Supervisors, which had been unanimously adopted, to appoint a workgroup to examine the history, efficacy, and viability of the Transportation Demand Management (TDM) Program in Fairfax County. He noted that the first TDM Workgroup meeting would be held on February 8, 2005, at 11:30 a.m. in Conference Room 337 in the Herrity Building. He encouraged interested Commissioners to attend and suggested that the joint Committee of the Planning Commission and the Transportation Advisory Commission be kept informed of the Workgroup's discussions and issues.

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FS-S04-70 - SPRINT PCS, Balmoral Greens Avenue

Chairman Murphy MOVED CONSENT AGENDA ITEM, FS-S04-70.

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

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SE 2003-LE-028 - SILVIO DIANA

SE 2003-LE-029 - SILVIO DIANA

SE 2003-LE-031 - SILVIO DIANA

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION DEFER DECISION ONLY ON SE 2003-LE-028, SE 2003-LE-029, AND SE 2003-LE-031, TO A DATE CERTAIN OF MARCH 17, 2005, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

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

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The meeting was adjourned at 9:41 p.m.
Peter F. Murphy, Jr., Chairman