



PLANNING COMMISSION SUMMARY OF ACTIONS

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LBR

February 21, 2002

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PRESENT: Commissioners Alcorn, Byers, de la Fe, DuBois, Hall, Harsel, Kelso, Koch, Moon, Murphy, Smyth, Wilson

ABSENT: None

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The meeting was called to order at 8:20 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner Kelso, citing notification problems, MOVED THAT THE PUBLIC HEARING ON SE-01-L-042, SPRINGFIELD PLAZA, LP, BE DEFERRED TO A DATE CERTAIN OF APRIL 25, 2002.

Commissioners Byers and Koch seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote.

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Commissioner Byers MOVED THAT THE PUBLIC HEARING ON 2232-V01-27, SPRINT PCS, BE DEFERRED TO A DATE TO BE DETERMINED.

Commissioners Hall and Harsel seconded the motion which carried by a vote of 9-0-1 with Commissioner Kelso abstaining; Commissioners Alcorn and Wilson not present for the vote.

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Commissioner Alcorn announced that the Development Criteria Review Committee would meet again on Wednesday, February 27, 2002 at 6:30 p.m. to continue discussions on cash proffers.

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FS-M01-67 - NEXTEL COMMUNICATIONS, INC. - 6245 Leesburg Pike

Commissioner Hall RECOMMENDED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION OF THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING AND DETERMINE THAT THE APPLICATION BY NEXTEL FOR A BUILDING LOCATED AT 6245 LEESBURG PIKE IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE

COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote.

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RZ-2000-LE-023 - TAVARES CONCRETE COMPANY
(Decision Only - Public Hearing was held on January 24, 2002)

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2000-LE-023, TAVARES CONCRETE COMPANY, INCORPORATED, SUBJECT TO THE EXECUTION OF PROFFERS DATED FEBRUARY 21, 2002.

Commissioner Hall seconded the motion which carried by a vote of 8-0-2 with Commissioners Byers and Harsel abstaining; Commissioners Alcorn and Wilson not present for the vote.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS MODIFICATION OF THE TRANSITIONAL SCREENING ALONG THE NORTH PROPERTY LINE AND THE PORTION OF THE SOUTH PROPERTY LINE WHICH ABUTS RESIDENTIAL AREAS TO PERMIT A 25 FOOT WIDE STRIP OF LANDSCAPING, MODIFICATION OF THE BARRIER REQUIREMENTS ALONG THE PORTIONS OF THE NORTHERN AND SOUTHERN PROPERTY LINES IN LIEU OF THE EXISTING BOARD-ON-BOARD FENCE, AS SHOWN IN THE GDP, AND WAIVER OF THE TRAIL REQUIREMENT ALONG CINDER BED ROAD.

Commissioner Hall seconded the motion which carried by a vote of 9-0-2 with Commissioners Byers and Harsel abstaining; Commissioner Alcorn not present for the vote.

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RZ-2001-MV-030 - LANDMARK PROPERTIES DEVELOPMENT, LLC
FDP-2001-MV-030 - LANDMARK PROPERTIES DEVELOPMENT, LLC

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2001-MV-030, CONSISTENT WITH THE PROFFERS NOW DATED FEBRUARY 18, 2002, AND SUBJECT TO THE DEVELOPMENT CONDITIONS DATED FEBRUARY 19, 2002, WITH THE FOLLOWING CHANGE: THE TEXT FOR DEVELOPMENT CONDITION NUMBER 1 IS REMOVED AND IS REPLACED BY: "THE APPLICANT SHALL SUBMIT THE SUBDIVISION PLAN TO THE PLANNING COMMISSION FOR REVIEW AND APPROVAL PRIOR TO APPROVAL BY DPWES."

Commissioners Hall and Kelso seconded the motions which carried by a vote of 10-0-1 with Commissioner Smyth abstaining; Commissioner Murphy not present for the vote.

Commissioner Byers MOVED THE PLANNING COMMISSION APPROVE FDP-2001-MV-030, SUBJECT TO THE BOARD'S APPROVAL OF THE REZONING AND THE CONCEPTUAL DEVELOPMENT PLAN.

Commissioners Hall and Kelso seconded the motions which carried by a vote of 10-0-1 with Commissioner Smyth abstaining; Commissioner Murphy not present for the vote.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE MAXIMUM LENGTH OF PRIVATE STREETS IN EXCESS OF 600 FEET AND A WAIVER OF THE LIMITATION ON FENCE HEIGHT TO PERMIT SECTIONS OF THE PROPOSED WALL TO BE EIGHT FEET IN HEIGHT.

Commissioners Hall and Kelso seconded the motions which carried by a vote of 10-0-1 with Commissioner Smyth abstaining; Commissioner Murphy not present for the vote.

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PUBLIC FACILITIES MANUAL AMENDMENTS (Miscellaneous)

Commissioner Wilson MOVED THAT THE PLANNING COMMISSION RECOMMEND FOR APPROVAL THE PROPOSED AMENDMENTS TO THE PUBLIC FACILITIES MANUAL, AS SET FORTH IN THAT STAFF REPORT DATED DECEMBER 3, 2001 AND AS RECOMMENDED BY STAFF AND THE ENGINEERING STANDARDS REVIEW COMMITTEE, WITH THE EXCEPTION OF THE PROPOSED AMENDMENTS RELATING TO UNDERGROUND DETENTION WHICH HAS BEEN REMOVED FROM THE PACKAGE. THIS HAS TO DO WITH BALL FIELDS, CENTERLINE STREET RADIUS AND THE SANITARY SEWER STEEL CASING PIPE TUNNEL DETAIL.

Commissioner Hall the motion which carried by a vote of 9-0-1 with Commissioner de la Fe abstaining; Commissioners Alcorn and Murphy not present for the vote.

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CODE AMENDMENTS - CHAPTER 101 (SUBDIVISION ORDINANCE)
CHAPTER 107 (PROBLEM SOILS)

Commissioner Moon MOVED TO DEFER THE PROPOSED COUNTY CODE AMENDMENTS DEALING WITH PROBLEM SOILS FOR DECISION ONLY TO A DATE CERTAIN OF FEBRUARY 28, 2002, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENTS.

Commissioners Hall and Smyth seconded the motion which carried unanimously with Commissioners DuBois, Harsel and Murphy not present for the vote.

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PCA-82-C-060 - SUMMIT PROPERTIES PARTNERSHIP, LP
DPA-82-C-060 - SUMMIT PROPERTIES PARTNERSHIP, LP

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-82-C-060, SUBJECT TO THE EXECUTION OF PROFFERS DATED FEBRUARY 18, 2002.

Commissioners Byers and DuBois seconded the motion which carried by a vote of 7-1-3 with Commissioner Alcorn opposed; Commissioners Kelso, Moon and Smyth abstaining; Commissioner Wilson not present for the vote.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF DPA-82-C-060.

Commissioner DuBois seconded the motion which carried by a vote of 7-1-3 with Commissioner Alcorn opposed; Commissioners Kelso, Moon and Smyth abstaining; Commissioner Wilson not present for the vote.

Commissioner de la Fe FURTHER MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE INTERIOR PARKING LOT LANDSCAPING REQUIREMENT FOR THE TOP DECK OF THE PARKING GARAGE IN FAVOR OF THE PLAN THAT IS ILLUSTRATED ON SHEET 9 OF THE DEVELOPMENT PLAN; THE MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE NORTHERN PROPERTY LINE IN FAVOR OF THE EXISTING VEGETATION; AND A WAIVER OF THE BARRIER REQUIREMENT ALONG THE NORTHERN PROPERTY LINE.

Commissioners Byers and DuBois seconded the motion which carried by a vote of 7-1-3 with Commissioner Alcorn opposed; Commissioners Kelso, Moon and Smyth abstaining; Commissioner Wilson not present for the vote.

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The meeting was adjourned at 10:50 a.m.
Peter F. Murphy, Jr., Chairman