



PLANNING COMMISSION SUMMARY OF ACTIONS

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March 7, 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 Alcorn noted that the Development Criteria Review Committee met tonight and discussed the upcoming outreach effort relating to development criteria. He said the Committee would meet again on Wednesday, March 13, 2002 at 7:00 p.m. in the Board Conference Room to review draft outreach documents for public comment and discussion.

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Commissioner Alcorn also announced that the Environment Committee would meet on Thursday, March 14, 2002 at 7:30 p.m. in the Board Conference to discuss proposed noise study submission guidelines. He called the Commission's attention to a document in their packets from Ms. Jane Gwinn, Zoning Administrator, dated March 7, 2002 concerning this matter.

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Commissioner Smyth noted that the Policy and Procedures Committee would meet on Wednesday, March 20, 2002 at 7:00 p.m. to discuss affidavit, "feature shown", and Out-of-Turn Plan Amendment procedures.

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Commissioner Wilson MOVED THAT THE ADMINISTRATIVE HEARING ON VC-01-L-199, LAWRENCE DOLL COMPANY, BE DEFERRED TO APRIL 4, 2002.

Commissioner Byers seconded the motion which carried by a vote of 11-0-1 with Commissioner Kelso abstaining.

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Commissioner DuBois MOVED THAT THE DECISION ONLY ON 2232-D01-23, SPRINT PCS, BE FURTHER DEFERRED TO A DATE CERTAIN OF MARCH 20, 2002.

Commissioner Byers seconded the motion which carried by a vote of 11-0-1 with Commissioner Kelso abstaining.

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Chairman Murphy reminded Commissioners that a Capital Improvement Program (CIP) Workshop would be held during the Planning Commission meeting on Wednesday, March 13, 2002. He noted that Mr. Robert Stalzer, Deputy County Executive, would address the Commission at the beginning of the workshop.

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PCA-2000-MV-057/FDPA-2000-MV-057 - LORTON VALLEY, L.C.
RZ-2001-MV-039/FDP-2001-MV-039 - LORTON VALLEY EAST L.C.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE PCA-2000-MV-057, SUBJECT TO THE PROFFERS NOW DATED FEBRUARY 25, 2002.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Harsel not present for the vote.

Commissioner Byers MOVED THE PLANNING COMMISSION APPROVE FDPA-2000-MV-057, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED FEBRUARY 28, 2002 AND SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF PCA-2000-MV-057 AND THE CONCEPTUAL DEVELOPMENT PLAN.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Harsel not present for the vote.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION APPROVE A WAIVER OF THE PRIVACY YARD REQUIREMENT FOR THE ATTACHED UNITS, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED FEBRUARY 28, 2002.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Harsel not present for the vote.

Commissioner Byers MOVED THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ-2001-MV-039 AND THE CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED FEBRUARY 25, 2002.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Harsel not present for the vote.

Commissioner Byers MOVED THE PLANNING COMMISSION APPROVE FDP-2000-MV-039, SUBJECT TO THE DEVELOPMENT CONDITIONS AND SUBJECT TO THE BOARD OF

SUPERVISORS' APPROVAL OF RZ-2001-MV-039 AND THE CONCEPTUAL DEVELOPMENT PLAN.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Harsel not present for the vote.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE A WAIVER OF THE PRIVACY YARD REQUIREMENTS FOR THE ATTACHED UNITS, SUBJECT TO THE DEVELOPMENT CONDITIONS.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Harsel not present for the vote.

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PCA-91-W-023-2/FDPA-91-W-023-3 - FAIRFAX COUNTY BOARD OF SUPERVISORS

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION DEFER DECISION ONLY ON PCA-91-W-023-2 AND FDPA-91-W-023-3 TO A DATE CERTAIN OF MARCH 14, 2002.

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

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456A-M83-21-1 - FAIRFAX COUNTY POLICE DEPARTMENT

Commissioner Hall MOVED THAT THE PLANNING COMMISSION FIND 456A-M83-21-1 TO BE SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN.

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

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SE-01-Y-047 - UPPER OCCOQUAN SEWAGE AUTHORITY
2232-Y02-1 - UPPER OCCOQUAN SEWAGE AUTHORITY

Commissioner Koch MOVED THAT THE PLANNING COMMISSION FIND THAT THE SUBJECT PROPOSAL BY THE UPPER OCCOQUAN SEWAGE AUTHORITY TO CONSTRUCT IMPROVEMENTS TO THE EXISTING CUB RUN PUMP STATION, LOCATED AT 14631 COMPTON ROAD IN CENTREVILLE, SATISFIES THE CRITERIA OF LOCATION, CHARACTER AND EXTENT AS SPECIFIED IN SECTION 15.2-2232 OF THE *CODE OF VIRGINIA* AND IS IN SUBSTANTIAL ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN.

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

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF SE-01-Y-047, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED MARCH 6, 2002.

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

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENT ALONG THE NORTH PROPERTY LINE TO THE PROPOSED SINGLE ROW OF TREES AND THE SIX-FOOT HIGH CHAIN LINK FENCE AS DEPICTED ON THE SE PLAT.

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

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The meeting was adjourned at 9:17 p.m.
Peter F. Murphy, Jr., Chairman