



PLANNING COMMISSION SUMMARY OF ACTIONS

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SMD

March 16, 2006

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

ABSENT: Commissioner Harsel

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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

Chairman Murphy noted that the Planning Commission's next meeting would be on Thursday, March 23, 2006.

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Commissioner Lusk announced that the Capital Improvement Program Committee would meet on March 23, 2006 at 7:00 p.m., rather than 7:30 p.m.

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Commissioner Alcorn noted that a memorandum dated March 13, 2006, from James P. Zook, Director, Department of Planning and Zoning, to the Board of Supervisors, had been distributed to the Commission this evening concerning Transit Oriented Development. He pointed out that depending upon the action taken by the Board, the Planning Commission would likely be tasked with defining and developing guiding principals for Transit Oriented Development.

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Commissioner Hopkins MOVED TO DEFER THE PUBLIC HEARING ON PCA/FDPA 1998-DR-049-03, IN THE NAME OF WILLIAM A. AND SUZANNE S. MORAN, TO A DATE CERTAIN OF MARCH 23, 2006, IN ORDER TO ALLOW TIME FOR THE APPLICANT TO SUBMIT, AND STAFF TO REVIEW, THE WRITTEN AUTHORIZATION FROM THE PROPERTY OWNER TO ALLOW THE SELECTED LAW FIRM TO ACT AS THEIR AGENT.

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

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Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON RZ/FDP 2005-DR-009, WINCHESTER HOMES INC., TO A DATE CERTAIN OF APRIL 19, 2006.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

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Commissioner Koch MOVED THAT S03-III-DS1, OUT-OF-TURN PLAN AMENDMENT FOR DULLES DISCOVERY, BE DEFERRED FOR PUBLIC HEARING TO A DATE CERTAIN OF APRIL 20, 2006.

Commissioners Byers, de la Fe, and Hart seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

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FS-S06-10 - FAIRFAX COUNTY PARK AUTHORITY, 7550 Reservation Drive

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION CONCUR WITH "FEATURE SHOWN" DETERMINATION FS-S06-10.

Commissioners de la Fe and Byers seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

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FS-Y06-5 – FAIRFAX WATER (formerly Fairfax County Water Authority), Centreville Road

Commissioner Koch MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE 24-INCH WATER MAIN REPLACEMENT PROPOSED BY FAIRFAX WATER IN CONJUNCTION WITH A VDOT ROAD PROJECT ALONG CENTREVILLE ROAD FROM METROTECH TO LIGHTFOOT STREET IS SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN, AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED.

Commissioners Byers and Lusk seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

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FSA-M00-32-2 - NEXTEL COMMUNICATIONS OF THE MID-ATLANTIC, INC.,
3100 S. Manchester Street

Commissioner Hall MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT MODIFICATIONS (THE ADDITION OF ONE PANEL ANTENNA TO AN EXISTING BUILDING PENTHOUSE) PROPOSED BY NEXTEL OF THE MID-ATLANTIC, INC. FOR THE TELECOMMUNICATIONS FACILITY AT 3100 SOUTH MANCHESTER STREET BE FOUND SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED

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

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

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PCA 83-P-107-04 - LINCOLN PROPERTY COMPANY SOUTHWEST, INC.

FDPA 83-P-107-03 - LINCOLN PROPERTY COMPANY SOUTHWEST, INC.

(Decision Only - Public Hearing held on March 2, 2006)

Commissioner Murphy MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE PCA 83-P-107-04, SUBJECT TO THE EXECUTION OF THE PROFFERS CONSISTENT WITH THOSE DATED MARCH 16, 2006.

Commissioners Hall and Lawrence seconded the motion which carried by a vote of 8-0-1 with Commissioner Hopkins abstaining; Commissioners Alcorn and Wilson not present for the vote; Commissioner Harsel absent from the meeting.

Commissioner Murphy MOVED THE PLANNING COMMISSION APPROVE FDPA 83-P-107-03, SUBJECT TO THE DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 2 AND THE BOARD OF SUPERVISORS' APPROVAL OF THE PCA.

Commissioners Hall and Lawrence seconded the motion which carried by a vote of 8-0-1 with Commissioner Hopkins abstaining; Commissioners Alcorn and Wilson not present for the vote; Commissioner Harsel absent from the meeting.

Commissioner Murphy MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT PFM SECTION 06-0303.8 BE WAIVED TO PERMIT THE USE OF AN UNDERGROUND WATER QUANTITY AND QUALITY CONTROL FACILITY IN A RESIDENTIAL AREA, SUBJECT TO THE DEVELOPMENT CONDITIONS ENTITLED "WAIVER #8454-WPFM-001-1 CONDITIONS" AND DATED 8 DECEMBER, 2005, AS CONTAINED IN ATTACHMENT 3.

Commissioners Hall and Lawrence seconded the motion which carried by a vote of 8-0-1 with Commissioner Hopkins abstaining; Commissioners Alcorn and Wilson not present for the vote; Commissioner Harsel absent from the meeting.

Commissioner Murphy MOVED THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS:

- WAIVE THE 600 FOOT MAXIMUM LENGTH OF PRIVATE STREETS;
- APPROVE THE MODIFICATION OF THE LOADING SPACE REQUIREMENT;
- APPROVE A WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS BETWEEN USES IN A PDC DISTRICT;

- APPROVE A MODIFICATION OF A TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE EASTERN AND SOUTHERN PORTION OF THE BOUNDARIES;
- RECOMMEND APPROVAL OF A MODIFICATION OF THE USE LIMITATION FOR THE PDC DISTRICT TO PERMIT THE GFA OF RESIDENTIAL USES TO EXCEED 50 PERCENT OF THE GFA OF PRINCIPAL USES;
- AND TO APPROVE A WAIVER OF THE TRAIL REQUIREMENT ALONG PORTIONS OF LEE JACKSON MEMORIAL HIGHWAY AND WEST OX ROAD, AS DEPICTED ON THE CDP/FDP.

Commissioners Hall and Lawrence seconded the motion which carried by a vote of 8-0-1 with Commissioner Hopkins abstaining; Commissioners Alcorn and Wilson not present for the vote; Commissioner Harsel absent from the meeting.

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FAIRFAX COUNTY ADVERTISED CAPITAL IMPROVEMENT PROGRAM (CIP)

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ON THE CAPITAL IMPROVEMENT PROGRAM (CIP) TO A DATE CERTAIN OF MARCH 29, 2006 WITH THE RECORD REMAINING OPEN FOR COMMENT.

Commissioner Byers seconded the motion carried unanimously with Commissioner Harsel absent from the meeting.

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