



PLANNING COMMISSION SUMMARY OF ACTIONS

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SMD

March 17, 2005

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

ABSENT: Commissioners Koch, Wilson

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The meeting was called to order at 8:19 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION FURTHER DEFER THE DECISIONS ONLY FOR SE 2003-LE-028, SE 2003-LE-029, AND SE 2003-LE-031 TO A DATE CERTAIN OF APRIL 20, 2005.

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

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Commissioner Hart MOVED THAT WE FURTHER DEFER THE DECISION ONLY ON THE PUBLIC FACILITIES MANUAL AMENDMENTS FOR PARKING SPACES, CASH DEPOSITS AND DRAINAGE DIVIDES TO A DATE CERTAIN OF MARCH 23, 2005 WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENTS.

Commissioners Alcorn, Byers, de la Fe, Hall, Hopkins, Lawrence, Lusk, and Murphy seconded the motion which carried unanimously with Commissioners Koch and Wilson absent from the meeting.

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Commissioner Harsel MOVED THAT THE PLANNING COMMISSION APPROVE THE FOLLOWING MINUTES:

MARCH 6, 2003
MARCH 12, 2003
MARCH 13, 2003
MARCH 19, 2003

MARCH 20, 2003
MARCH 26, 2003
MARCH 27, 2003

Commissioner de la Fe seconded the motion which carried by a vote of 5-0-4 with Commissioners Hart, Hopkins, Lawrence, and Lusk abstaining; Commissioner Alcorn not present for the vote; Commissioners Koch and Wilson absent from the meeting.

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FSA-H98-14-2 - CINGULAR WIRELESS, 2455 Fox Mill Road

Without objection, Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "CONSENT AGENDA ITEM" FOR FSA-H98-14-2, CINGULAR WIRELESS, 2455 FOX MILL ROAD.

The motion carried unanimously with Commissioner Alcorn not present for the vote; Commissioners Koch and Wilson absent from the meeting.

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SE 2004-DR-031 - RIVER BEND GOLF AND COUNTRY CLUB, INC.

(Decision Only - Public Hearing held on February 23, 2005)

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2004-DR-031, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED MARCH 17, 2005.

Commissioners Byers and de la Fe seconded the motion which carried by a vote of 8-0-1 with Commissioner Murphy abstaining; Commissioner Alcorn not present for the vote; Commissioners Koch and Wilson absent from the meeting.

Commissioner Hopkins MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE MODIFICATION OF THE TRANSITIONAL SCREENING AND A WAIVER OF THE BARRIER REQUIREMENTS ALONG ALL PROPERTY BOUNDARIES.

Commissioners Byers and de la Fe seconded the motion which carried by a vote of 8-0-1 with Commissioner Murphy abstaining; Commissioner Alcorn not present for the vote; Commissioners Koch and Wilson absent from the meeting.

Commissioner Hopkins MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF SECTION 9-528 OF THE ZONING ORDINANCE TO PERMIT AN EXISTING MAINTENANCE BUILDING TO REMAIN WITHIN 50 FEET OF THE PROPERTY BOUNDARY.

Commissioners Byers and de la Fe seconded the motion which carried by a vote of 8-0-1 with Commissioner Murphy abstaining; Commissioner Alcorn not present for the vote; Commissioners Koch and Wilson absent from the meeting.

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S04-III-FC1 - OUT-OF-TURN PLAN AMENDMENT

(Decision Only - Public Hearing held on March 3, 2005)

Commissioner Murphy MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT ADOPT THE OUT-OF-TURN PLAN AMENDMENT LANGUAGE FOR S04-III-FC1, AS CONTAINED IN THE MEMORANDUM RECEIVED TONIGHT DATED MARCH 17TH.

Commissioners de la Fe, Hart, Hopkins, and Lusk seconded the motion which carried by a vote of 8-0-1 with Commissioner Hall abstaining; Commissioner Alcorn not present for the vote; Commissioners Koch and Wilson absent from the meeting.

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2232-Y04-18 - NORTHERN VIRGINIA ELECTRIC COOPERATIVE
SE 2004-SU-039 - NORTHERN VIRGINIA ELECTRIC COOPERATIVE

Commissioner Hart MOVED THAT THE PLANNING COMMISSION FIND THAT THE FACILITY PROPOSED BY 2232-Y04-18 SATISFIES THE CRITERIA OF LOCATION, CHARACTER, AND EXTENT AS SPECIFIED IN SECTION 15.2-2232 OF THE *CODE OF VIRGINIA* AND IS SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE COMPREHENSIVE PLAN.

Commissioners Byers and Hopkins seconded the motion which carried unanimously with Commissioners Koch and Wilson absent from the meeting.

Commissioner Hart MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2004-SU-039, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS NOW DATED MARCH 15, 2005.

Commissioners Byers and Hopkins seconded the motion which carried unanimously with Commissioners Koch and Wilson absent from the meeting.

Commissioner Hart MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE TRANSITIONAL SCREENING REQUIREMENTS ON ALL FOUR PROPERTY LINES.

Commissioners Byers and Hopkins seconded the motion which carried unanimously with Commissioners Koch and Wilson absent from the meeting.

Commissioner Hart MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE BARRIER REQUIREMENTS ON ALL FOUR PROPERTY LINES IN ACCORDANCE WITH THE SPECIAL EXCEPTION PLAT.

Commissioners Byers and Hopkins seconded the motion which carried unanimously with Commissioners Koch and Wilson absent from the meeting.

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RZ 2004-LE-026- JCE, INC.
FDP 2004-LE-026 - JCE, INC.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR RZ/FDP 2004-LE-026, IN THE NAME OF JCE, INC., TO A DATE CERTAIN OF MARCH 23, 2005.

Commissioners Byers and Lawrence seconded the motion which carried unanimously with Commissioners Koch and Wilson absent from the meeting.

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RZ 2004-PR-033 - VINTAGE CREST, LC

PCA 93-P-016 – VINTAGE CREST, LC

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF PCA 93-P-016, SUBJECT TO THE EXECUTION OF PROFFERS CONTAINED IN THE STAFF REPORT.

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

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE MINIMUM DISTRICT SIZE FOR PCA 93-P-016 BE WAIVED.

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

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF RZ 2004-PR-033, SUBJECT TO THE EXECUTION OF PROFFERS DATED MARCH 8, 2005, AS AMENDED THIS EVENING.

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

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE MINIMUM DISTRICT SIZE FOR RZ 2004-PR-033 BE WAIVED.

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

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE TRANSITIONAL SCREENING REQUIREMENTS ALONG THE EASTERN AND SOUTHERN PROPERTY LINES FOR RZ 2004-PR-033 BE MODIFIED TO THAT SHOWN ON THE GDP.

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

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BARRIER REQUIREMENT ALONG THE EASTERN AND SOUTHERN PROPERTY LINES BE WAIVED.

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

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE COMPREHENSIVE PLAN REQUIREMENT FOR A DEDICATION OF 56 FEET RIGHT-OF-WAY ALONG HILLTOP ROAD BE WAIVED IN LIEU OF A DEDICATION OF 45 FEET OF RIGHT-OF-WAY ALONG HILLTOP ROAD AS SHOWN ON THE GDP.

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

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SEA 87-V-106-02 OURISMAN DODGE, INC

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE SEA 87-V-106-02, SUBJECT TO THE DEVELOPMENT CONDITIONS NOW DATED MARCH 17, 2005.

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

Commissioner Byers MOVED THE PLANNING COMMISSION RECOMMEND THAT THE RICHMOND HIGHWAY STREETScape AND TRAIL REQUIREMENTS BE MODIFIED TO THAT SHOWN ON THE SEA PLAT.

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

Commissioner Byers MOVED THE PLANNING COMMISSION RECOMMEND THE SERVICE DRIVE REQUIREMENT ALONG RICHMOND HIGHWAY BE WAIVED.

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

Commissioner Byers MOVED THE PLANNING COMMISSION RECOMMEND THAT THE PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENT ALONG THE SOUTHERN AND WESTERN PROPERTY LINES BE MODIFIED TO THAT SHOWN ON THE SEA PLAT.

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

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FAIRFAX COUNTY ADVERTISED CAPITAL IMPROVEMENT PROGRAM (CIP)

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION DEFER DECISION ONLY FOR THE CIP TO A DATE CERTAIN OF MARCH 23, 2005.

Commissioners Alcorn, Byers, de la Fe, Hall, Harsel, Hart, Hopkins, Lawrence, and Murphy seconded the motion which carried unanimously with Commissioners Koch and Wilson absent from the meeting.

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The meeting was adjourned at 11:01 p.m.
Peter F. Murphy, Chairman