



# PLANNING COMMISSION SUMMARY OF ACTIONS

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March 21, 2002

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

ABSENT: Commissioners Koch, Wilson

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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 reminded the Commission that there would be two Outreach meetings, the first on Saturday, April 6, 2002 at 9:00 a.m. for information purposes and the second on Tuesday, April 16, 2002 at 7:00 p.m. to dialogue with the community, regarding proposed revisions to the Development Criteria in the Policy Plan. He noted that both meetings would take place in Conference Rooms 4 and 5 of the Government Center and added that all interested parties were encouraged to attend.

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Commissioner Smyth, Chairman of the Policy and Procedures Committee, noted that proposed revisions to affidavit submission procedures had been distributed and said she intended to seek approval of them by the Planning Commission on Thursday, April 4, 2002.

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Commissioner DuBois MOVED THAT THE PUBLIC HEARING ON 2232-D01-17 AND SE-01-D-023, COMMUNITY WIRELESS STRUCTURES II, LLC , BE DEFERRED TO A DATE CERTAIN OF APRIL 25, 2002.

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

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Commissioner DuBois MOVED THAT THE DECISION ONLY ON APR-01-II-40M BE FURTHER DEFERRED TO A DATE TO BE DETERMINED.

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

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Commissioner DuBois noted that the Capital Improvement Program (CIP) Committee met this evening and that markup on the CIP for FY-2003-2007 was scheduled for April 4, 2002. She requested that Commissioners provide their input, if any, to her by the close of business Monday, March 25, 2002.

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PCA-1996-HM-046 - T.N.T. CONSTRUCTION COMPANY  
FDPA-1996-HM-046 - T.N.T. CONSTRUCTION COMPANY  
(Decision Only - Public Hearing held on March 14, 2001)

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-1996-HM-046, SUBJECT TO PROFFERS CONSISTENT WITH THOSE DATED MARCH 14, 2002.

Commissioner DuBois seconded the motion which carried by a vote of 6-0-2 with Commissioners Byers and Kelso abstaining; Commissioners Harsel and Moon not present for the vote; Commissioners Koch and Wilson absent from the meeting.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION APPROVE FDPA-1996-HM-046, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED FEBRUARY 26, 2002, FOUND IN APPENDIX 2 OF THE STAFF REPORT.

Commissioner DuBois seconded the motion which carried by a vote of 6-0-2 with Commissioners Byers and Kelso abstaining; Commissioners Harsel and Moon not present for the vote; Commissioners Koch and Wilson absent from the meeting.

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FS-D02-1 - NEXTEL COMMUNICATIONS - 1551 Trap Road

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION OF THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING THAT THE TELECOMMUNICATIONS COMMUNICATIONS FACILITY PROPOSED BY NEXTEL COMMUNICATIONS OF THE MID-ATLANTIC, INC., FOR THE WOLFTRAP FARM PARK LOCATED AT 1551 TRAP ROAD, 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 Commissioners Harsel and Moon not present for the vote; Commissioners Koch and Wilson absent from the meeting.

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SE-01-S-046 - SANG OH & COMPANY, INC., DBA VIRGINIA GOLF CENTER & ACADEMY

Commissioner Murphy MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE SE-01-S-046, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED MARCH 19, 2002.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Harsel and Moon not present for the vote; Commissioners Koch and Wilson absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE REQUEST FOR MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS AND A WAIVER OF THE BARRIER REQUIREMENTS ON ALL PROPERTY BOUNDARIES IN FAVOR OF THAT SHOWN ON THE SE PLAT AND AS CONDITIONED.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Harsel and Moon not present for the vote; Commissioners Koch and Wilson absent from the meeting.

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2232-V01-36 - DEPARTMENT OF PUBLIC WORKS & ENVIRONMENTAL SERVICES

Commissioner Byers MOVED THAT THE PLANNING COMMISSION FIND 2232-V01-36, PROPOSED BY THE FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES, TO BE SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN.

Commissioners Kelso and Hall seconded the motion which carried by a vote of 9-0-1 with Commissioner Moon abstaining; Commissioners Koch and Wilson absent from the meeting.

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FDP-2001-MV-025-2 - FAIRFAX COUNTY SCHOOL BOARD

Commissioner Byers MOVED THAT THE PLANNING COMMISSION APPROVE FDP-2001-MV-025-2, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED MARCH 7, 2002 CONTAINED IN APPENDIX 1 OF THE STAFF REPORT, WITH THE ADDITION OF NEW CONDITION NUMBER 7, WHICH I WILL READ: "BALLFIELDS MAY BE CONSTRUCTED WITHIN LAND BAY B AS AN INTERIM USE. THE FIELDS SHALL NOT BE LIGHTED, HOWEVER, THIS RESTRICTION SHALL NOT PRECLUDE SECURITY LIGHTING. THE BUILDING AREA SHOWN ON THE FDP SHALL NOT BE USED FOR BALLFIELDS AND ANY PARKING ASSOCIATED WITH THE INTERIM USE SHALL BE LOCATED ONLY WITHIN THE AREA IDENTIFIED AS PARKING ON THE FDP. A SIGN SHALL BE POSTED THAT IDENTIFIES THE PROPERTY AS A FUTURE ELEMENTARY SCHOOL SITE AND THAT THE BALLFIELDS ARE A TEMPORARY USE."

Commissioners Alcorn and Hall seconded the motion which carried unanimously with Commissioners Harsel and Smyth not present for the vote; Commissioners Koch and Wilson absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION MODIFY THE TRANSITIONAL SCREENING YARD REQUIREMENT ALONG THE NORTHERN BOUNDARY IN FAVOR OF THAT SHOWN ON THE FDP.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Harsel and Smyth not present for the vote; Commissioners Koch and Wilson absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION WAIVE THE BARRIER REQUIREMENT ALONG THE NORTHERN BOUNDARY.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Harsel and Smyth not present for the vote; Commissioners Koch and Wilson absent from the meeting.

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FDPA-2001-MV-025 - PULTE HOME CORPORATION

Commissioner Byers MOVED THAT THE PLANNING COMMISSION APPROVE FDPA-2001-MV-025, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED MARCH 20, 2002 AND CONTAINED IN ATTACHMENT 1 OF THE STAFF REPORT, WITH CONDITION NUMBER 2 DELETED AND THE FOLLOWING CONDITIONS RENUMBERED.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Koch and Wilson absent from the meeting.

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SE-01-D-050 - THOMAS A. & ANNE C. DIBENEDETTO

Commissioner DuBois MOVED THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SE-01-D-050, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED MARCH 21, 2002.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Koch and Wilson absent from the meeting.

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE TRANSITIONAL SCREENING YARD BE MODIFIED ALONG THE SOUTHERN, EASTERN AND WESTERN BOUNDARIES, AND THAT THE BARRIER BE MODIFIED ALONG THE SOUTHERN AND EASTERN BOUNDARIES, AND WAIVED ALONG THE WESTERN BOUNDARY, IN FAVOR OF THE PROPOSED DEVELOPMENT CONDITIONS PURSUANT TO THE PROVISIONS OF SECTION 13-304.

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

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE SERVICE DRIVE REQUIREMENT BE WAIVED FOR THE CONTINUATION OF THE EXISTING USE ONLY.

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

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2232-D01-32 - VERIZON VIRGINIA, INC  
SEA-85-D-084 - VERIZON VIRGINIA, INC.

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION FIND THAT THE TELECOMMUNICATIONS FACILITY PROPOSED UNDER 2232-D01-32 DOES SATISFY 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 ADOPTED COMPREHENSIVE PLAN.

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

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SEA-85-D-084, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED MARCH 19, 2002.

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

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE THE MODIFICATION OF THE SCREENING REQUIREMENT ALONG ALL PROPERTY BOUNDARIES.

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

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE THE WAIVER OF THE BARRIER REQUIREMENT ALONG THE WESTERN PROPERTY BOUNDARY.

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

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RZ-2001-SP-043 - CENTEX HOMES

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION ACCEPT THE WITHDRAWAL OF RZ-2001-SP-043.

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

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The meeting was adjourned at 9:25 p.m.  
Peter F. Murphy, Jr., Chairman