



PLANNING COMMISSION SUMMARY OF ACTIONS

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March 22, 2001

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PRESENT: Commissioners Alcorn, Byers, DuBois, Hall, Kelso, Koch, Moon, Murphy, Palatiello, Smyth, Wilson

ABSENT: Commissioner Harsel

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The meeting was called to order at 8:15 p.m. by Chairman Peter F. Murphy, Jr.

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Commissioner Smyth MOVED THAT THE DECISION ONLY ON RZ-2000-PR-035, OAK STREET DEVELOPMENT CORPORATION, BE FURTHER DEFERRED TO A DATE CERTAIN OF MAY 16, 2001.

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

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RZ-2000-DR-053 - MHI-LAUGHLIN AVENUE VENTURE, LLC
FDP-2000-DR-053 - MHI-LAUGHLIN AVENUE VENTURE, LLC
(Decision Only - Public Hearing held on March 15, 2001)

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ-2000-DR-053, SUBJECT TO THE EXECUTION OF THE DRAFT PROFFERS DATED MARCH 21, 2001.

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

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION APPROVE THE FINAL DEVELOPMENT PLAN, SUBJECT TO DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 2 AND SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF RZ-2000-DR-053.

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

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD APPROVE THE REQUESTED MODIFICATION TO ALLOW IN EXCESS OF FIFTY PERCENT OF THE GROSS FLOOR AREA TO BE DEVOTED TO RESIDENTIAL USE AND THE REQUESTED MODIFICATION TO THE PERIPHERAL PARKING LOT LANDSCAPING.

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

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RZ-2000-MV-046- HUNTINGTON METRO LLC
FDP-2000-MV-046 - HUNTINGTON METRO LLC
(Decision Only - Public Hearing held on March 1, 2001)

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE RZ-2000-MV-046, SUBJECT TO THE EXECUTION OF PROFFERS DATED MARCH 15, 2001.

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

Commissioner Byers MOVED THAT THE PLANNING COMMISSION APPROVE FDP-2000-MV-046, SUBJECT TO THE PROPOSED FDP CONDITIONS CONTAINED IN THE STAFF REPORT, SUBJECT TO THE BOARD'S APPROVAL OF RZ-2000-MV-046, AND THE CONCEPTUAL DEVELOPMENT PLAN.

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

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE A WAIVER OF THE LOADING REQUIREMENTS FOR RETAIL USES AND THE MODIFICATION OF THE OFFICE AND THE MULTI-FAMILY LOADING REQUIREMENTS.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE A WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE NORTH, SOUTH AND WEST PROPERTY LINE IN LIEU OF THAT SHOWN ON THE FINAL DEVELOPMENT PLAN.

Commissioner Kelso seconded the motion which carried by a vote of 9-0-1 with Commissioner Murphy abstaining; Commissioner Alcorn not present for the vote; Commissioner Harsel absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE A WAIVER OF THE BICYCLE TRAIL ALONG NORTH KINGS HIGHWAY IN FAVOR OF PROVIDING A SIX FOOT WIDE PEDESTRIAN SIDEWALK.

Commissioner Kelso seconded the motion which carried by a vote of 9-0-1 with Commissioner Murphy abstaining; Commissioner Alcorn not present for the vote; Commissioner Harsel absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE A WAIVER OF THE MAXIMUM 600 FOOT PRIVATE STREET LENGTH.

Commissioner Kelso seconded the motion which carried by a vote of 8-1-1 with Commissioner Wilson opposed; Commissioner Murphy abstaining; Commissioner Alcorn not present for the vote; Commissioner Harsel absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE A WAIVER OF THE MINIMUM 200 SQUARE FOOT PRIVACY YARD FOR SINGLE FAMILY ATTACHED DWELLING UNITS.

Commissioner Kelso seconded the motion which carried by a vote of 9-0-1 with Commissioner Murphy abstaining; Commissioner Alcorn not present for the vote; Commissioner Harsel absent from the meeting.

Commissioner Byers MOVED THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE A WAIVER TO PERMIT UNDERGROUND DETENTION AND WATER QUALITY WITHIN THE RESIDENTIAL MULTI-FAMILY AREA.

Commissioner Kelso seconded the motion which carried by a vote of 9-0-1 with Commissioner Murphy abstaining; Commissioner Alcorn not present for the vote; Commissioner Harsel absent from the meeting.

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2232-V00-36 - DEPT. OF PUBLIC WORKS & ENVIRONMENTAL SERVICES/
DEPARTMENT OF TRANSPORTATION

Commissioner Byers MOVED THAT THE PLANNING COMMISSION DETERMINE, IN ACCORDANCE WITH SECTION 15.2-2232 OF THE CODE OF VIRGINIA, AS AMENDED, THAT THE PROPOSAL BY THE FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES AND THE FAIRFAX COUNTY DEPARTMENT OF TRANSPORTATION TO EXPAND THE PARKING AT THE EXISTING FAIRFAX CONNECTOR BUS GARAGE, 8101 CINDERBED ROAD, AND TO INCREASE THE NUMBER OF BUSES OPERATING FROM THAT FACILITY, BE FOUND SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commission Harsel absent from the meeting.

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SPA-83-P-057-4 - KOREAN CENTRAL PRESBYTERIAN CHURCH

Commissioner Smyth MOVED TO DEFER THE DECISION ON SPA-83-P-057-4 TO A DATE CERTAIN OF MARCH 29, 2001.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Palatiello not present for the vote; Commissioner Harsel absent from the meeting.

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RZ-1999-MV-053/FDP-1999-MV-053 - JCE, INC.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON RZ-1999-MV-053 TO A DATE CERTAIN OF APRIL 19, 2001, WITH THE RECORD REMAINING OPEN FOR COMMENT.

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

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RZ-2000-MV-019/FDP-2000-MV-019 - WASHINGTON HOMES, INC.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON RZ/FDP-2000-MV-019 TO A DATE CERTAIN OF MARCH 28, 2001.

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

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The meeting was adjourned at 1:50 a.m.
Peter F. Murphy, Jr., Chairman