



# PLANNING COMMISSION SUMMARY OF ACTIONS

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KAD

March 23, 2005

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

ABSENT: Commissioner Koch

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The meeting was called to order at 8:25 p.m. by Chairman Peter F. Murphy, Jr.

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## COMMISSION MATTERS

Commissioner Lusk announced that the joint Planning Commission and Redevelopment and Housing Authority Committee would meet at 7:30 p.m. on May 4, 2005, in the Board Conference Room to discuss the Housing Preservation Task Force recommendations and the Housing Trust Fund and its associated projects.

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Commissioner Byers MOVED THAT THE PUBLIC HEARING ON SE 2004-MV-032, KRISTEN BALDWIN AND JAMES B. BALDWIN AND THE BOARD OF SUPERVISORS, BE DEFERRED TO A DATE CERTAIN OF JUNE 16, 2005.

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

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Commissioner Wilson MOVED THAT THE PLANNING COMMISSION FURTHER DEFER THE DECISION ONLY ON THE PUBLIC FACILITIES MANUAL AMENDMENTS FOR PARKING SPACES, CASH DEPOSITS, AND DRAINAGE DIVIDES, TO A DATE CERTAIN OF APRIL 21, 2005, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

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

Commissioner Wilson MOVED THAT THE BOARD OF SUPERVISORS DEFER ITS PUBLIC HEARING ON THE PUBLIC FACILITIES MANUAL AMENDMENTS, TO A DATE SUBSEQUENT TO THE PLANNING COMMISSION'S DECISION ONLY DATE.

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

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Commissioner Hall noted that the Policy and Procedures Committee would meet at 7:30 p.m. on Thursday, March 31, 2005, in the Board Conference Room to review the *Citizen's Guide to the 2005-2006 South County Area Plans Review*. She further noted that the draft had been distributed this evening and requested that Commissioners review it prior to the meeting.

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Chairman Murphy reminded the Planning Commission that there were no meetings on Thursday, March 24<sup>th</sup> and Wednesday, March 30<sup>th</sup>. He then wished everyone a Happy Easter.

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RZ 2004-LE-026- JCE, INC.  
FDP 2004-LE-026 - JCE, INC (Decisions Only)  
(Public Hearing was held on March 17, 2005)

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2004-LE-026 AND THE CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE EXECUTION OF PROFFERS DATED MARCH 23, 2005.

Commissioner Alcorn seconded the motion which carried by a vote of 8-0-2 with Commissioners Byers and Wilson abstaining; Commissioner Harsel not present for the vote; Commissioner Koch absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2004-LE-026, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED MARCH 3, 2005 AND CONTAINED IN APPENDIX 2 OF THE STAFF REPORT, AND SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF RZ 2004-LE-026 AND THE CONCEPTUAL DEVELOPMENT PLAN.

Commissioner Alcorn seconded the motion which carried by a vote of 8-0-2 with Commissioners Byers and Wilson abstaining; Commissioner Harsel not present for the vote; Commissioner Koch absent from the meeting.

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FAIRFAX COUNTY CAPITAL IMPROVEMENT PROGRAM MARK-UP (Decision Only)  
(Public Hearing was held on March 17, 2005)

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE ADVERTISED FAIRFAX COUNTY CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEARS 2006 THROUGH 2010, WITH FUTURE YEARS TO 2015, MODIFIED AS FOLLOWS:

THE PLANNING COMMISSION ENCOURAGES THE BOARD OF SUPERVISORS TO TAKE INTO ACCOUNT THE RECOMMENDATIONS OF THE PEDESTRIAN TASK FORCE AS IT REVIEWS AND APPROVES THE FY 2006 CIP.

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

Commissioner Lusk ALSO MOVED THAT THE PLANNING COMMISSION REVISE ALL APPROPRIATE TEXT AND THE COST SUMMARIES TABLE IN THE LIBRARIES SECTION TO REFLECT THAT CONSTRUCTION OF BURKE CENTRE LIBRARY WILL COMMENCE IN FY 2006, AS ORIGINALLY ANTICIPATED, AND NOT DELAYED TO FY 2007 DUE TO CONSTRUCTION OF THE NEARBY VRE PARKING STRUCTURE OR INTERIM COMMUTER PARKING USE.

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

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE FUTURE RENEWAL OF THE ANIMAL SHELTER AND ITS FUNDS BE INCLUDED IN THE PROPOSED FALL 2006 PUBLIC SAFETY BOND REFERENDUM.

The motion carried unanimously with Commissioner Koch absent from the meeting.

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FS-V05-2 - OMNIPOINT COMMUNICATIONS (T-MOBILE), 9751 Ox Road

Commissioner Byers MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN FS-V05-2.

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

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RZ 2004-PR-008 - EDGEMOORE LAND, LLCFDP 2004-PR-008 - EDGEMOORE LAND, LLC (Decisions Only)

(Public Hearing was held on November 17, 2004)

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2004-PR-008 AND THE CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED MARCH 23, 2005.

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

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2004-PR-008, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED MARCH 23, 2005, AND SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF RZ 2004-PR-008 AND THE CONCEPTUAL DEVELOPMENT PLAN.

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

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT DIRECT THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES TO WAIVE THE FRONTAGE IMPROVEMENTS ALONG THE HUNTER ROAD FRONTAGE OF THE SUBJECT PROPERTY TO CONCUR WITH THE CONCEPTUAL DEVELOPMENT PLAN/FINAL DEVELOPMENT PLAN.

Commissioner Lusk seconded the motion which carried unanimously with Commissioner Koch absent from the meeting.

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RZ 2004-MV-030 - LUKEN COMPANY, LC

Commissioner Byers MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON RZ 2004-MV-030 TO A DATE CERTAIN OF APRIL 28, 2005, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

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

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RZ 2004-PR-024- ANTHONY DEVELOPMENT LTDFDP 2004-PR-024 - ANTHONY DEVELOPMENT LTD

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON RZ/FDP 2004-PR-024 TO A DATE CERTAIN OF APRIL 28, 2005, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

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

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RZ 2004-SP-027- RANDOLPH J. BENDER  
FDP 2004-SP-027 - RANDOLPH J. BENDER

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON RZ/FDP 2004-SP-027 TO A DATE CERTAIN OF APRIL 28, 2005, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

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

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RZ 2004-SP-036 - SEWAN ENTERPRISES, LLC

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE RZ 2004-SP-036, SUBJECT TO THE PROFFERS DATED MARCH 22, 2005.

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

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The meeting was adjourned at 11:41 p.m.  
Peter F. Murphy, Jr., Chairman