



# PLANNING COMMISSION SUMMARY OF ACTIONS

*This does not represent an official transcript of the Planning Commission Meeting and is subject to minor change.*

KAD

March 23, 2006

Page 1

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

ABSENT: Commissioner Hall

//

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

//

## COMMISSION MATTERS

Commissioner Lusk announced that the Fairfax County Capital Improvement Program Mark-Up would be held on Wednesday, March 29, 2006. He noted that the Planning Commission's Capital Improvement Program Committee had met earlier this evening to discuss the proposed projects.

//

Commissioner Byers MOVED THAT THE PUBLIC HEARING ON 2232-V05-22, OMNIPOINT COMMUNICATIONS CAP OPERATIONS LLC, BE DEFERRED TO A DATE CERTAIN OF MAY 3, 2006.

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

//

## PCA-C-696-05 - DSV DULLES FOX MILL LP

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-C-696-5, SUBJECT TO THE EXECUTION OF THE PROFFERS DATED FEBRUARY 10, 2006.

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

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT REAFFIRM ALL PREVIOUSLY APPROVED WAIVERS

RELATIVE TO THE BARRIER REQUIREMENT ALONG THE PORTION OF THE SOUTHERN BOUNDARY WHERE IT ABUTS THE EXISTING MULTI-FAMILY DEVELOPMENT, THE 600-FOOT MAXIMUM LENGTH OF PRIVATE STREETS, AND THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT REAFFIRM ALL PREVIOUSLY APPROVED MODIFICATIONS RELATIVE TO THE LOADING SPACE REQUIREMENT, AS REQUIRED IN SECTION 11-200 OF THE ZONING ORDINANCE, THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE PORTION OF THE SOUTHERN BOUNDARY WHERE IT ABUTS THE EXISTING MULTI-FAMILY DEVELOPMENT, THE REQUIREMENTS FOR SECONDARY USES PER SECTION 6-206 OF THE ZONING ORDINANCE TO PERMIT AN INCREASE IN THE GROSS FLOOR AREA OF THE RESIDENTIAL USES, AS PREVIOUSLY DEPICTED IN THE PREVIOUS CDPA AND FDPA, THE CONSTRUCTION MATERIALS FOR SIDEWALKS PER SECTION 8-0100 OF THE PUBLIC FACILITIES MANUAL, AND THE CONSTRUCTION MATERIALS FOR TRAIL REQUIREMENTS PER SECTION 8-0200 OF THE PFM.

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

//

PCA 1998-DR-049-03 - WILLIAM A. AND SUZANNE S. MORAN  
FDPA 1998-DR-049-03 - WILLIAM A. AND SUZANNE S. MORAN

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 1998-DR-049-03, SUBJECT TO THE EXECUTED PROFFERS DATED MARCH 21, 2006.

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

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION APPROVE FDPA 1998-DR-049-03, SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF PCA 1998-DR-049-03 AND THE ASSOCIATED CONCEPTUAL DEVELOPMENT PLAN.

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

//

ZONING ORDINANCE AMENDMENT (MODIFICATIONS TO FENCE AND YARD REQUIREMENTS)

Commissioner Hart MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ON THE ZONING ORDINANCE AMENDMENT REGARDING MODIFICATIONS TO THE FENCE AND YARD REQUIREMENTS, TO A DATE CERTAIN OF APRIL 20, 2006, WITH THE RECORD TO REMAIN OPEN FOR WRITTEN COMMENT.

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

//

SE 2005-PR-009 - SUNRISE ASSISTED LIVING LIMITED PARTNERSHIP

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON SE 2005-PR-009, SUNRISE ASSISTED LIVING LIMITED PARTNERSHIP, TO A DATE CERTAIN OF MAY 3, 2006, WITH THE RECORD TO REMAIN OPEN FOR WRITTEN COMMENT.

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

//

RZ 2005-MV-001 - BROOKFIELD RIDGE ROAD, LLCFDP 2005-MV-001 - BROOKFIELD RIDGE ROAD, LLC

Commissioner Byers MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON RZ 2005-MV-001 AND FDP 2005-MV-001, TO A DATE CERTAIN OF APRIL 27, 2006, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

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

//

The meeting was adjourned at 12:30 a.m.  
Peter F. Murphy, Jr., Chairman