



PLANNING COMMISSION SUMMARY OF ACTIONS

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March 27, 2008

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PRESENT: Commissioners Alcorn, de la Fe, Donahue, Flanagan, Harsel, Hart, Lawrence, Litzenberger, Lusk, Murphy, Sargeant

ABSENT: Commissioner Hall

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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 Hart announced that the Environment Committee would meet on Thursday, April 17, 2008, at 7:30 p.m., with the Environmental Quality Advisory Committee (EQAC), in the Board Conference Room to continue discussion on protection of riparian buffers. He added that the Committee would also meet on May 1, 2008 to continue discussion on “green” building incentives.

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On behalf of Commissioner Hall, Chairman Murphy MOVED TO DEFER THE PUBLIC HEARING ON SEA 01-M-010, SKYLINE AMOCO, LLC, TO A DATE CERTAIN OF APRIL 17, 2008.

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

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FAIRFAX COUNTY CAPITAL IMPROVEMENT PROGRAM MARK-UP (Decision Only)
(Public Hearing held on March 13, 2008)

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 2009 THROUGH 2013, WITH FUTURE YEARS TO 2018.

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

COMMISSIONER LUSK MOVED THAT THE PLANNING COMMISSION REAFFIRM THE SCHOOL BOARD’S AMENDED CIP TO INCLUDE THE FOLLOWING MEASURES:

- 1) REDIRECT \$2 MILLION FROM THE BASE REALIGNMENT AND CLOSURE (BRAC) PLANNING TO IMMEDIATELY BEGIN PLANNING FOR THE SOUTH COUNTY MIDDLE SCHOOL;
- 2) DIRECT THE SUPERINTENDENT AND COUNTY STAFF TO DEVELOP AND REPORT BACK ON CREATIVE OPTIONS, FEASIBILITY, AND COST ESTIMATES FOR THE SOUTH COUNTY MIDDLE SCHOOL;
- 3) DIRECT THE SUPERINTENDENT TO LEVERAGE FUNDS TO INITIATE AN EXPEDITIOUS CONSTRUCTION SCHEDULE FOR THE SOUTH COUNTY MIDDLE SCHOOL WITHOUT DISPLACING ANY OTHER CURRENTLY-FUNDED CIP PROGRAMS;
- 4) DIRECT THE SUPERINTENDENT TO INITIATE AN OBJECTIVE STUDY OF SCHOOL PROJECTS NOT CURRENTLY-BONDED IN THE SCHOOL CIP, AND INCORPORATE THOSE FINDINGS IN THE FY 2010 CIP; AND
- 5) DIRECT THE SUPERINTENDENT TO RESEARCH AND ASSESS THE CONCEPT OF A ROLLING RENOVATION SCHEDULE AND THE COST BENEFIT ANALYSIS ASSOCIATED WITH THIS APPROACH.

COMMISSIONER LUSK MOVED TO ADD A SENTENCE TO ITEM 11 ON PAGE 49 OF THE CIP THAT WOULD STATE: "THE SCHOOL BOARD HAS DIRECTED \$2 MILLION IN THE CIP TO BEGIN PLANNING FOR THE SOUTH COUNTY MIDDLE SCHOOL."

Commissioners Alcorn, Lawrence, and Litzenberger seconded the motions which carried unanimously with Commissioner Hall absent from the meeting.

COMMISSIONER LUSK MOVED THAT THE PLANNING COMMISSION SUPPORT THE EXPANDED TIME FRAME FOR COMPLETION OF THE CIP LIST OF TRANSPORTATION PROJECTS FROM THREE YEARS TO SIX YEARS, COVERING FY 2009 TO FY 2014, PENDING REVIEW AND DECISION BY THE GENERAL ASSEMBLY REGARDING ADDITIONAL FUNDING SOURCES FOR THOSE TRANSPORTATION PROJECTS.

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

COMMISSIONER LUSK MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT LANGUAGE IN THE CIP REGARDING PROJECTS SUPPORTED BY THE NORTHERN VIRGINIA TRANSPORTATION AUTHORITY AND PROJECT DESCRIPTIONS ASSOCIATED WITH THE LAUREL HILL AREA AND THE WOODBURN MENTAL HEALTH CENTER BE UPDATED TO INCLUDE THE MOST RECENT INFORMATION.

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

COMMISSIONER LUSK MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT \$.005, OR HALF A PENNY, BE ADDED TO THE PROPOSED 89-CENT TAX RATE IN ORDER TO FUND THE OPERATIONAL EXPENSES THAT THE COUNTY EXECUTIVE PROPOSES TO DIVERT FROM THE DEDICATED "PENNY FOR HOUSING" AND THE "PENNY FOR STORMWATER" CAPITAL PROJECTS.

Commissioners Alcorn and de la Fe seconded the motion which carried by a vote of 10-1 with Commissioner Murphy opposed; Commissioner Hall absent from the meeting.

COMMISSIONER LUSK MOVED THAT THE PLANNING COMMISSION REAFFIRM THE PLANNING COMMISSION'S SUPPORT FOR THE COMMUNITY SERVICES BOARD'S REQUEST TO BUILD A PROTOTYPE BARRIER-FREE GROUP HOME AND ENCOURAGE STAFF TO EXPLORE OPTIONS FOR FINANCING THIS PROJECT.

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

COMMISSIONER LUSK MOVED THAT THE PLANNING COMMISSION SUPPORT THE FIRE DEPARTMENT'S REQUEST TO FIND AN ALTERNATIVE FIRE STATION LOCATION FOR THE HERNDON FIRE STATION NUMBER 4 AND ENCOURAGE THE STAFF TO EXPLORE OPTIONS FOR FINANCING THIS PROJECT.

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

COMMISSIONER LUSK MOVED THAT THE PLANNING COMMISSION SUPPORT THE JOINT REQUEST BY THE POLICE AND FIRE DEPARTMENTS TO LOCATE WAREHOUSE SPACE TO ACCOMMODATE VEHICLES, EVIDENCE, AND OTHER MATERIALS; ENCOURAGE THE STAFF TO EXPLORE OPTIONS FOR FINANCING THIS NEED; AND CONSIDER LOCATING THIS FACILITY IN CONJUNCTION WITH THE BRAC STUDY THAT IS CURRENTLY UNDERWAY.

Commissioners Alcorn, Lawrence, and Sargeant seconded the motions which carried unanimously with Commissioner Hall absent from the meeting.

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FDPA 80-P-073-03-05 – 2900 FAIRVIEW PARK DRIVE, LLC

COMMISSIONER LAWRENCE MOVED THAT THE PLANNING COMMISSION APPROVE THE BUILDING DESIGNS FOR 2900 FAIRVIEW PARK DRIVE, LLC, AS SUBMITTED, AND AS REQUIRED BY DEVELOPMENT CONDITION NUMBER 18, FOR FDPA 80-P-073-03-05.

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

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2232-P07-15 – ST. PHILIPS CATHOLIC CHURCH C/O BISHOP OF ARLINGTON
SEA 90-P-031 – ST. PHILIPS CATHOLIC CHURCH C/O BISHOP OF ARLINGTON (Decisions Only)
(Public Hearing held on March 19, 2008)

COMMISSIONER LAWRENCE MOVED THAT THE PLANNING COMMISSION FIND THAT THE FACILITY PROPOSED UNDER 2232-P07-15 SATISFIES THE CRITERIA OF LOCATION, CHARACTER, AND EXTENT, AS SPECIFIED IN SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*, AS AMENDED, AND IS SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE COMPREHENSIVE PLAN.

Commissioners Alcorn and Lusk seconded the motion which carried by a vote of 10-0-1 with Commissioner Murphy abstaining and Commissioner Hall absent from the meeting.

COMMISSIONER LAWRENCE MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF SEA 90-P-031, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED MARCH 25, 2008.

Commissioners Alcorn and Lusk seconded the motion which carried by a vote of 10-0-1 with Commissioner Murphy abstaining and Commissioner Hall absent from the meeting.

COMMISSIONER LAWRENCE MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE SOUTHERN, WESTERN, AND EASTERN PROPERTY LINES IN FAVOR OF THE EXISTING VEGETATION AS SHOWN ON THE SEA PLAT.

Commissioner Lusk seconded the motion which carried by a vote of 10-0-1 with Commissioner Murphy abstaining and Commissioner Hall absent from the meeting.

COMMISSIONER LAWRENCE MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A WAIVER OF THE INTERIOR AND PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENTS.

Commissioner Lusk seconded the motion which carried by a vote of 10-0-1 with Commissioner Murphy abstaining and Commissioner Hall absent from the meeting.

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FSA-S06-21-1 – FIBERTOWER, 4618 West Ox Road

Chairman Murphy MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE “FEATURE SHOWN” DETERMINATION IN FSA-S06-21-1, FIBERTOWER.

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

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2232-Y07-16 - UPPER OCCOQUAN SEWAGE AUTHORITY

Commissioner Litzenberger MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR 2232-Y07-16, UPPER OCCOQUAN SEWAGE AUTHORITY, TO A DATE CERTAIN OF APRIL 30, 2008, WITH THE RECORD LEFT OPEN FOR WRITTEN AND ELECTRONIC COMMENTS.

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

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PCA 87-P-020-02 - OAKTON GROVE LLC, DEBRA KNISLEY AND SCOTT KNISLEY

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 87-P-020-02, OAKTON GROVE LLC, SUBJECT TO THE PROFFERS DATED MARCH 24, 2008, INCLUDING THE AMENDMENT TO PROFFER 3C, TO ADD THE WORD "UNAUTHORIZED."

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

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SE 2007-SU-033 - ENTERPRISE LEASING COMPANY A MARYLAND CORP. D/B/A ENTERPRISE/CENTREVILLE SQUARE PROJECT, L.P.

Commissioner Litzenberger MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2007-SU-033, ENTERPRISE LEASING COMPANY, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED MARCH 14, 2008.

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

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RZ 2007-MV-011/ FDP 2007-MV-011 – CARRHOMES, LLC

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION DEFER THE DECISIONS ONLY RZ 2007-MV-011 AND FDP 2007-MV-011, CARRHOMES, TO A DATE CERTAIN OF APRIL 9, 2008, WITH THE RECORD LEFT OPEN FOR WRITTEN AND ELECTRONIC COMMENTS.

The Commission as a whole seconded the motion which carried unanimously with Commissioner Hall absent from the meeting.

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The meeting was adjourned at 12:13 a.m.
Peter F. Murphy, Jr., Chairman