



PLANNING COMMISSION SUMMARY OF ACTIONS

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KAD

March 29, 2007

Page 1

PRESENT: Commissioners Alcorn, de la Fe, Flanagan, Hall, Harsel, Hart, Koch, Lawrence, Lusk, Murphy, Sargeant

ABSENT: Commissioner Hopkins

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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 Lawrence MOVED THAT THE DECISION ONLY ON RZ 2006-PR-029, CEDAR LANE DEVELOPMENT LLC, BE FURTHER DEFERRED TO A DATE CERTAIN OF APRIL 19, 2007, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

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

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Commissioner Lawrence MOVED THAT THE DECISION ONLY ON RZ 2006-PR-013, WASHINGTON PROPERTY COMPANY, LLC, BE FURTHER DEFERRED TO A DATE CERTAIN OF MAY 31, 2007, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

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

Commissioner Lawrence MOVED THAT THE DECISION ONLY ON SE 2006-PR-005, WASHINGTON PROPERTY COMPANY, LLC, BE FURTHER DEFERRED TO A DATE CERTAIN OF MAY 31, 2007, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

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

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Commissioner Hall announced that the Planning Commission's Policy and Procedures Committee would meet on Wednesday, April 4, 2007, at 7:30 p.m. in the Board Conference Room, to review the upcoming Area Plans Review process. She called attention to a memorandum regarding this topic from Marianne Gardner, Planning Division, Department of Planning and Zoning, with attachments.

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Commissioner de la Fe announced his intent to accept the withdrawal of PRC Plan 6734-PRC-002-2, JBC/RIC, LLC & RIC Retail, LLC, which was scheduled for a public hearing at the Planning Commission meeting on Wednesday, April 4, 2007.

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Commissioner Hart noted that the Planning Commission's Environment Committee had met earlier this evening to receive a United States Green Building Council presentation. He announced that the Committee would meet again on Thursday, April 19, 2007 and Thursday, May 10, 2007, at 7:30 p.m. in the Board Conference Room. Commissioner Hart said that the Committee had also tentatively scheduled a field trip for the morning of Saturday, April 28, 2007, to visit the Wetlands Studies and Solutions, Inc.'s "green" building. Chairman Murphy added that Commissioner Hart had been elected Chairman of the 2007 Environment Committee.

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Chairman Murphy commended Commissioner Lusk for his involvement in this year's Capital Improvement Program process and said he did an excellent job.

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RZ 2006-PR-022 - VAN METRE HOMES AT SUNCREST, LLC
FDP 2006-PR-022 - VAN METRE HOMES AT SUNCREST, LLC (Decisions Only)
(Public Hearing held on January 18, 2007)

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS DENIAL OF RZ 2006-PR-022.

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

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION DENY FDP 2006-PR-022.

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

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FAIRFAX COUNTY CAPITAL IMPROVEMENT PROGRAM MARK-UP (Decision Only)
(Public Hearing held on March 15, 2007)

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 2008 THROUGH 2012, WITH FUTURE YEARS TO 2017.

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

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT CONSIDERATION BE GIVEN TO INCREASING THE PARK AUTHORITY BONDING CAPACITY TO AT LEAST 100 MILLION DOLLARS TO THE EXTENT POSSIBLE AND PERMITTED WITHIN OUR BONDING CAPACITY.

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

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT ADD TO THE COUNTY'S BRAC STUDY A REVIEW OF THE CIP-RELATED TRANSPORTATION PROJECTS IN THE MOUNT VERNON DISTRICT THAT ARE IN THE BRAC-IDENTIFIED STUDY AREA, BUT ARE NOW BEYOND THE FIVE-YEAR CIP TO CONSIDER CHANGES TO RANKING AND FUNDING SOURCE.

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

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT SUPPORT THE COMMUNITY SERVICES BOARD'S REQUEST FOR THE COUNTY TO FIND A HALF ACRE OF LAND TO BUILD A PROTOTYPE BARRIER-FREE GROUP HOME AS QUICKLY AS POSSIBLE.

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

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT SUPPORT LANGUAGE TO ITEM 13 ON PAGE 45 ABOUT PUBLIC SCHOOLS THAT REFLECTS A MOTION ADOPTED BY THE SCHOOL BOARD, CONCERNING THE CONSTRUCTION OF A SOUTH COUNTY MIDDLE SCHOOL. THE LANGUAGE WOULD BE: "THE SCHOOL BOARD WILL SUPPORT THE BUILDING OF A SOUTH COUNTY MIDDLE SCHOOL IF FUNDS ARE MADE AVAILABLE TO FAIRFAX COUNTY PUBLIC SCHOOLS FOR THIS PURPOSE, AS LONG AS NO OTHER CIP PROJECTS ARE DELAYED BY THIS ACTION."

Commissioner Sargeant seconded the motion which failed by a vote of 2-6-3 with Commissioners Flanagan and Sargeant in favor; Commissioners Alcorn, de la Fe, Harsel, Hart, Koch, and Lusk opposed; Commissioners Hall, Lawrence, and Murphy abstaining; and Commissioner Hopkins absent from the meeting.

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RZ 2005-LE-021 - MICHAEL V. CURTISS AND JOANNE M. CURTISS
FDP 2005-LE-021 - MICHAEL V. CURTISS AND JOANNE M. CURTISS

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2005-LE-021 AND THE ASSOCIATED CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE PROFFERS DATED MARCH 27, 2007.

Commissioners Lawrence, Flanagan, and Alcorn seconded the motion which carried unanimously with Commissioner Harsel not present for the vote; Commissioner Hopkins absent from the meeting.

Commissioner Lusk MOVED THE PLANNING COMMISSION APPROVE FDP 2005-LE-021, SUBJECT TO DEVELOPMENT CONDITIONS DATED MARCH 29, 2007 AND SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF RZ 2005-LE-021 AND THE CONCEPTUAL DEVELOPMENT PLAN.

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

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE 200-SQUARE FOOT PRIVACY YARD REQUIREMENT FOR SINGLE FAMILY ATTACHED DWELLING UNITS.

Commissioner Lawrence seconded the motion which carried by a vote of 9-1 with Commissioner Hall opposed; Commissioner Harsel not present for the vote; Commissioner Hopkins absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT DIRECT THE DIRECTOR OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES TO APPROVE A PFM MODIFICATION OF THE MINIMUM WIDTH REQUIREMENT OF A PRIVATE STREET.

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

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE HEIGHT LIMITATION OF FENCES TO PERMIT A NOISE BARRIER TO EXCEED SEVEN FEET IN HEIGHT, EIGHT FOOT MAXIMUM, AS SHOWN ON THE CDP/FDP.

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

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PUBLIC FACILITIES MANUAL AMENDMENTS (VDOT MANUAL CHANGE)

Commissioner Hart MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ON THE PROPOSED AMENDMENTS TO THE PUBLIC FACILITIES MANUAL, WHICH ADDRESS REVISIONS TO APPENDIX B OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD DESIGN MANUAL, TO A DATE CERTAIN OF APRIL 19, 2007, WITH THE RECORD REMAINING OPEN FOR WRITTEN AND ELECTRONIC COMMENTS.

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

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ZONING ORDINANCE AMENDMENT (LARGE RETAIL SALES ESTABLISHMENTS)

Commissioner Hart MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ON THE LARGE RETAIL SALES ZONING ORDINANCE AMENDMENT, TO A DATE CERTAIN OF APRIL 4, 2007, WITH THE RECORD REMAINING OPEN FOR WRITTEN AND ELECTRONIC COMMENTS.

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

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The meeting was adjourned at 11:35 p.m.
Peter F. Murphy, Jr., Chairman