



# PLANNING COMMISSION SUMMARY OF ACTIONS

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GLW

April 2, 2003

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PRESENT: Commissioners Alcorn, de la Fe, DuBois, Hall, Harsel, Kelso, Koch, Moon, Murphy, Wilson

ABSENT: Commissioners Byers, Smyth

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The meeting was called to order at 8:28 p.m. by Chairman Peter F. Murphy, Jr.

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## COMMISSION MATTERS

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION GO INTO CLOSED SESSION FOR CONSULTATION WITH LEGAL COUNSEL PERTAINING TO SPECIFIC LEGAL MATTERS REQUIRING THE PROVISION OF LEGAL ADVICE BY COUNSEL, SPECIFICALLY WITH REGARD TO AMENDMENTS TO CHAPTER 101, SUBDIVISION ORDINANCE, ADOPTED BY THE BOARD OF SUPERVISORS ON MARCH 24, 2003, AND PROPOSED ADVERTISEMENT FOR FUTURE AMENDMENTS TO CHAPTER 101, SUBDIVISION ORDINANCE, REGARDING ILLEGAL LOTS, PURSUANT TO *CODE OF VIRGINIA* SECTION 2.1-344 (A)(7).

Commissioner Kelso seconded the motion which carried unanimously with Commissioners Byers and Smyth absent from the meeting.

(The Commission went into Closed Session at 8:30 p.m. and reconvened in the Board Auditorium at 9:20 p.m.)

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION MEMBERS CERTIFY THAT TO THE BEST OF THEIR KNOWLEDGE ONLY THE PUBLIC BUSINESS MATTER LAWFULLY EXEMPTED FROM THE OPEN MEETING REQUIREMENTS PRESCRIBED BY THE *VIRGINIA FREEDOM OF INFORMATION ACT* AND ONLY THE MATTER IDENTIFIED IN THE MOTION TO CONVENE CLOSED SESSION WAS HEARD, DISCUSSED OR CONSIDERED BY THE PLANNING COMMISSION DURING THAT SESSION.

Commissioner Moon seconded the motion which carried by a vote of 9-0-1 with Commissioner Wilson abstaining; Commissioners Byers and Smyth absent from the meeting.

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Commissioner Koch noted that the proffers associated with PCA-76-S-003-2 required that the site plan for Redwood Square Center be returned to the Western Fairfax County Citizens Association's Land Use Committee and the Planning Commission for review. He added that Site Plan #9491-SP-02 had been submitted in accordance with that proffer and found to be in compliance. He therefore MOVED THAT, IN ACCORDANCE WITH PROFFER 4 OF PCA-76-S-003-2, CENTRE RIDGE PROFESSIONAL PARK, WE HAVE REVIEWED THE SUBMITTED PLANS AND THAT THE CONDITIONS OF PROFFER 4 HAVE BEEN MET, RECOGNIZING THE LETTER FROM REDWOOD SQUARE LLC, DATED APRIL 1, 2003.

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

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SE-2002-MA-045 - ENTERPRISE LEASING COMPANY  
(Decision Only - Public Hearing was held on March 26, 2003)

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-2002-MA-045, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED APRIL 2, 2003.

Commissioner Kelso seconded the motion which carried by a vote of 8-0-1 with Commissioner Harsel not present for the vote; Commissioner Moon abstaining; Commissioners Byers and Smyth absent from the meeting.

Commissioner Hall MOVED THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE TRANSITIONAL SCREENING REQUIREMENT TO THE NORTHWEST AND THE NORTHEAST AND THE BARRIER REQUIREMENT TO THE NORTHWEST, NORTHEAST AND SOUTHEAST AND MODIFICATIONS TO THE TRANSITIONAL SCREENING REQUIREMENT TO THE NORTHEAST TO PROVIDE LANDSCAPING AS SHOWN ON THE SE PLAT.

Commissioner Kelso seconded the motion which carried by a vote of 9-0-1 with Commissioner Moon abstaining; Commissioners Byers and Smyth absent from the meeting.

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ZONING ORDINANCE AMENDMENT (Zoning Fees)

Commissioner Moon MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE PROPOSED ZONING ORDINANCE AMENDMENT REGARDING ZONING FEES AS ADVERTISED AND AS SET FORTH IN THE STAFF REPORT DATED FEBRUARY 26, 2003, WITH THE FOLLOWING CHANGE:

REVISE THE PROPOSED NEW PARAGRAPH 9 OF SECTION 18-106 AS SHOWN ON LINE 42 OF PAGE 5 OF ATTACHMENT 1 TO THE STAFF REPORT TO ESTABLISH A FEE OF \$40 FOR NON-RESIDENTIAL USE PERMITS.

He further MOVED THAT THE PROPOSED AMENDMENT BECOME EFFECTIVE AS OF 12:01 A.M., JULY 1, 2003. THE REVISED FEES SHALL BE APPLICABLE TO ANY ZONING APPLICATION OR ANY NON-RUP APPLICATION FILED SUBSEQUENT TO THE EFFECTIVE TIME OF THE AMENDMENT AND THOSE ZONING APPLICATIONS WHICH ARE FILED PRIOR TO THE EFFECTIVE TIME OF THIS AMENDMENT AND WHICH ARE DEEMED TO BE COMPLETE IN ACCORDANCE WITH THE APPLICABLE SUBMISSION REQUIREMENTS, SHALL BE GRANDFATHERED FROM THIS AMENDMENT.

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

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2232-H03-2 - FAIRFAX COUNTY PARK AUTHORITY

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION FIND THE PROPOSAL BY THE FAIRFAX COUNTY PARK AUTHORITY TO ESTABLISH A PUBLIC PARK AT 9750 BROOK MEADOW DRIVE, NEAR VIENNA, FOR HISTORIC PRESERVATION, HISTORIC FACILITY USE BY THE PUBLIC, AND GENERAL SITE VISITATION AND TRAIL USE, IS IN SUBSTANTIAL ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN.

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

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RZ-2002-SP-033 - CHRISTOPHER MANAGEMENT, INC.  
FDP-2002-SP-033 - CHRISTOPHER MANAGEMENT, INC.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE RZ-2002-SP-033 AND THE CONCEPTUAL PLAN, SUBJECT TO THE PROFFERS DATED APRIL 1, 2003, WITH THE WORDS "PRIOR TO" ADDED TO PROFFERS 5 AND 10 REGARDING DISCLOSURES TO PROSPECTIVE HOMEOWNERS.

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

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION APPROVE FDP-2002-SP-033, SUBJECT TO THE BOARD'S APPROVAL OF THE REZONING AND THE CONCEPTUAL DEVELOPMENT PLAN AND THE PROFFERS, AS AMENDED THIS EVENING.

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

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE THE REQUEST FOR A VARIANCE TO ALLOW A SIX-FOOT HIGH FENCE ALONG BRADDOCK ROAD PER PARAGRAPH 3 OF SECTION 10-104.

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

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The meeting was adjourned at 10:50 p.m.  
Peter F. Murphy, Jr., Chairman