



# PLANNING COMMISSION SUMMARY OF ACTIONS

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April 7, 2004

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

ABSENT: Commissioners Hall and Harsel

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The meeting was called to order at 8:17 p.m. by Chairman Peter F. Murphy.

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## COMMISSION MATTERS

Commissioner Lusk MOVED TO DEFER THE PUBLIC HEARING ON SE 2003-LE-031, SE 2003-LE-028, AND SE 2003-LE-029, SILVIO DIANA, TO A DATE CERTAIN OF MAY 6, 2004.

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

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Commissioner Byers MOVED TO DEFER THE PUBLIC HEARING ON RZ/FDP 2003-MV-060, D. R. HORTON, TO A DATE CERTAIN OF JUNE 3, 2004.

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

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Commissioner Koch MOVED TO DEFER THE PUBLIC HEARING ON SEA 94-Y-038-03, ROBERT M. ROSENTHAL, TO A DATE CERTAIN OF MAY 26, 2004.

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

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Commissioner Wilson announced the following schedule for items related to the proposed amendments to the Zoning Ordinance, Subdivision Ordinance, and Public Facilities Manual on cluster subdivisions:

Planning Commission Workshop: April 21, 2004, after the regularly-scheduled applications  
Planning Commission Public Hearing: April 22, 2004  
Citizen Workshop: May 3, 2004, Conference Center Rooms 2 and 3, at 7:00 p.m.  
Planning Commission Decision: May 13, 2004  
Board of Supervisors Pubic Hearing: May 24, 2004

She noted that the proposed amendments were complex and requested that Commissioners review the staff report and send any questions they would like answered by staff to Barbara Lippa, Executive Director of the Planning Commission, on or before April 14, 2004. She said her draft recommendations would be available on May 3, 2004. Commissioner Wilson also noted that information on these amendments was available on the Department of Planning and Zoning's website.

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FAIRFAX CORNER ARCHITECTURAL ELEVATIONS (FDPA 87-S-039-09), Springfield District

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION FIND THE ARCHITECTURAL RENDERINGS CONTAINED IN THE PAMPHLET SUBMITTED ON MARCH 19, 2004 ARE IN CONFORMANCE WITH CONDITION 9 OF FDPA 87-S-039-09 WHICH WAS ADOPTED BY THE PLANNING COMMISSION ON JUNE 20, 2002.

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

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FDP 2003-PR-008 - LINCOLN PROPERTY COMPANY SOUTHWEST, INC. (Decision Only)  
(Public Hearing was held on March 4, 2004)

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2003-PR-008 ASSOCIATED WITH THE REZONING APPLICATION WHICH WAS APPROVED BY THE BOARD OF SUPERVISORS ON MARCH 15, 2004.

Commissioner Lusk seconded the motion which carried by a vote of 7-0-2 with Commissioners Murphy and Wilson abstaining; Commissioner Alcorn not present for the vote; Commissioners Hall and Harsel absent from the meeting.

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A 2003-MV-049 - WILLIAM P. AND MARY O. OEHRLEIN

Commissioner Wilson MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF ZONING APPEALS THAT IT UPHOLD THE ZONING ADMINISTRATOR'S DETERMINATION IN A 2003-MV-049, WILLIAM AND MARY OEHRLEIN, THAT TALBERT ROAD DOES NOT MEET THE DEFINITION OF "STREET," AS SET FORTH IN FAIRFAX COUNTY ZONING ORDINANCE AND AS SUCH, LOT WIDTH CANNOT BE MEASURED ALONG TALBERT ROAD FOR LOTS 2 THROUGH 5 OF THE PROPOSED GILES RUN

SUBDIVISION, AND THAT THE ODD-SHAPED CONFIGURATION OF LOTS 2 THROUGH 5 ARE NOT IN KEEPING WITH THE PURPOSE OR INTENT OF THE ZONING ORDINANCE TO PROVIDE FOR ORDERLY AND CONTROLLED DEVELOPMENT, AS STATED IN THE STAFF REPORT DATED JANUARY 26, 2004.

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

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RZ/FDP 2003-DR-031 - WINCHESTER HOMES, INC. (Decision Only)  
(Public Hearing was held on March 18, 2004)

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2003-DR-031 AND THE CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE WHICH ARE NOW DATED APRIL 5, 2004.

Commissioners de la Fe and Wilson seconded the motion which carried by a vote of 9-0-1 with Commissioner Byers abstaining; Commissioners Hall and Harsel absent from the meeting.

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE 600 FOOT MAXIMUM LENGTH OF PRIVATE STREETS.

Commissioner de la Fe seconded the motion which carried by a vote of 9-0-1 with Commissioner Byers abstaining; Commissioners Hall and Harsel absent from the meeting.

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT AND A WAIVER OF THE BARRIER REQUIREMENT ALONG THE WESTERN PROPERTY LINE IN FAVOR OF THAT SHOWN ON THE CDP/FDP.

Commissioner de la Fe seconded the motion which carried by a vote of 9-0-1 with Commissioner Byers abstaining; Commissioners Hall and Harsel absent from the meeting.

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2003-DR-031, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS NOW DATED MARCH 12, 2004 AND SUBJECT TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2003-DR-031 AND THE CONCEPTUAL DEVELOPMENT PLAN.

Commissioners de la Fe and Wilson seconded the motion which carried by a vote of 9-0-1 with Commissioner Byers abstaining; Commissioners Hall and Harsel absent from the meeting.

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RZ 2003-SU-057 - CONTINENTAL-PACKAGING ASSOCIATES, LP & CAFFERTY  
LAFAYETTE LC

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2003-SU-057, SUBJECT TO THE PROFFERS DATED MARCH 23, 2004.

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

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS AT THE WEST AND SOUTH PROPERTY LINES AS SHOWN ON THE GDP.

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

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SE 2003-PR-038 AND 2232-P04-1 - ROBERT J. ETRIS, CITY OF FALLS CHURCH, DEPARTMENT OF ENVIRONMENTAL SERVICES

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION FIND THAT THE IMPROVEMENTS TO THE EXISTING SCOTTS RUN PUMPING STATION PROPOSED UNDER 2232-P04-1 SATISFIES THE CRITERIA OF LOCATION, CHARACTER, AND EXTENT AS SPECIFIED IN SECTION 15.2-2232 OF THE *CODE OF VIRGINIA* AND IS SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE COMPREHENSIVE PLAN.

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

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2003-PR-038, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED MARCH 25, 2004.

Commissioners Byers and Lusk seconded the motion which carried unanimously with Commissioners Hall and Harsel absent from the meeting.

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2232-S04-3 - FAIRFAX CO. DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION FIND 2232-S04-3 IN CONFORMANCE WITH THE COMPREHENSIVE PLAN.

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

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The meeting was adjourned at 10:01 p.m.  
Peter F. Murphy, Jr., Chairman