



PLANNING COMMISSION SUMMARY OF ACTIONS

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GLW

April 17, 2002

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

ABSENT: Commissioners Murphy, Smyth

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The meeting was called to order at 8:20 p.m. by Vice Chairman John R. Byers.

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COMMISSION MATTERS

Commissioner Alcorn announced that two Outreach sessions had been sponsored by the Development Criteria Review Committee where information was disseminated and input received on the suggested revisions to the development criteria used to evaluate land use applications. He noted that a public hearing on the matter would be scheduled soon and that the Committee would meet again on Thursday, May 2, 2002 at 7:00 p.m.

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FSA-V97-57-1 - AT&T WIRELESS SERVICES - 10112 Furnace Road

Commissioner Byers MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN FSA-V97-57-1.

Commissioner Alcorn seconded the motion which carried unanimously with Commissioners Murphy and Smyth absent from the meeting.

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FSA-Y97-1-1 - SPRINT PCS - 13873 Park Center Road

Commissioner Koch MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN FSA-Y97-1-1.

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

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FSA-69-1 - AT&T WIRELESS SERVICES - 10700 Parkridge Boulevard

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN FSA-69-1.

Commissioner DuBois seconded the motion which carried unanimously with Commissioners Murphy and Smyth absent from the meeting.

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FS-D01-58 - OMNIPOINT/VOICESTREAM COMMUNICATIONS - 7251 Idylwood Road

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN FS-D01-58.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Murphy and Smyth absent from the meeting.

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Commissioner DuBois MOVED THAT THE PLANNING COMMISSION ACCEPT THE WITHDRAWAL OF 2232-D01-35, NEXTEL COMMUNICATIONS.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Murphy and Smyth absent from the meeting.

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SE-01-M-036 - PINECREST SCHOOL, INC.

(Decision Only - Public Hearing held on February 13, 2002)

Commissioner Hall asked the applicant's representative, Ms. Meagan Micozzi, a planner with McGuire, Woods, Battle and Booth, to list the agreed upon changes to the proposed development conditions.

Ms. Micozzi listed the following:

Condition 3, change the revision date on the SE plat from 3/18/02 to 4/10/02.

Condition 5, after: "a solid barrier" add "which may include a board-on-board wooden fence."

Condition 10, strike the word "pervious."

Condition 12, change "Sheet A2" to "elevations drawings, entitled Pinecrest School."; strike "100 percent design development;" add "revised grade school building" and change the date to 4/11/02.

Condition 24, strike "In addition, a six-foot board-on-board fence shall be provided." and then the words "and fencing" after the beginning of the next sentence.

Condition 25, add, after "the southern property line" the phrase "as shown on the special exception plat."

Condition 27, strike altogether.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE SE-01-M-036, AS SUBMITTED, WITH THE CONDITIONS AMENDED AS PREVIOUSLY DISCUSSED BY THE APPLICANT, MEAGAN MICOZZI, SPECIFICALLY CONDITIONS 3, 5, 10, 12, 24, 25 AND DELETION OF 27.

Commissioner Koch seconded the motion which carried by a vote of 8-0-2 with Commissioners Byers and Harsel abstaining; Commissioners Murphy and Smyth absent from the meeting.

Commissioner Hall MOVED THAT WE MODIFY THE TRANSITIONAL SCREENING REQUIREMENTS PER THE SPECIAL EXCEPTION PLAN AND THE DEVELOPMENT CONDITIONS.

Commissioner Koch seconded the motion which carried by a vote of 8-0-2 with Commissioners Byers and Harsel abstaining; Commissioners Murphy and Smyth absent from the meeting.

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FSA-V96-11 - AT&T WIRELESS SERVICES - 6040 Richmond Highway

Commissioner Byers MOVED THAT THE PLANNING COMMISSION APPROVE FSA-V96-11-1.

Commissioner Wilson seconded the motion which carried unanimously with Commissioners Murphy and Smyth absent from the meeting.

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S98-CW-1CP(B) - OUT-OF-TURN PLAN AMENDMENT (Springfield CBC)

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS ADOPTION OF S98-CW-1CP(B) AS PRESENTED IN THE STAFF REPORT WITH STAFF ADDITIONS, COMMENTS AND ALTERNATIVES DATED APRIL 3, 2002, WITH THE DELETION OF THE WORDS "AND SOUTHERN" IN THE LAST PARAGRAPH, FOURTH SENTENCE ON PAGE 13 OF 29.

Commissioner Alcorn seconded the motion which carried unanimously with Commissioners Murphy and Smyth absent from the meeting.

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RZ-2001-SU-051 - PULTE HOME CORPORATION
FDP-2001-SU-051 - PULTE HOME CORPORATION

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE RZ-2001-SU-051, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED APRIL 17, 2002.

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

Commissioner Koch MOVED THAT THE PLANNING COMMISSION APPROVE FDP-2001-SU-051, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED APRIL 17, 2002, AND TO THE BOARD'S APPROVAL OF THE REZONING.

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

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE WAIVER OF THE 600-FOOT MAXIMUM LENGTH OF PRIVATE STREETS.

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

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SE-01-M-052 - COMBINED PROPERTIES LIMITED PARTNERSHIP

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-01-M-052, SUBJECT TO DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED APRIL 16, 2002.

Commissioner Koch seconded the motion which carried unanimously with Commissioners Murphy and Smyth absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE MODIFICATION OF THE TRANSITIONAL SCREENING AND WAIVER OF THE BARRIER ON THE SOUTHERN PROPERTY BOUNDARY IN FAVOR OF THAT SHOWN ON THE SE PLAT.

Commissioner Koch seconded the motion which carried unanimously with Commissioners Murphy and Smyth absent from the meeting.

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SE-01-Y-051 - HUMANE SOCIETY OF FAIRFAX COUNTY, INC.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-01-Y-051, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS, REVISED APRIL 10, 2002, REPLACING CONDITION 4 WITH THE FOLLOWING:

"THE FACILITY SHALL BE USED PRIMARILY FOR DOGS, HORSES AND RABBITS ON A PERMANENT BASIS. THE MAXIMUM NUMBER OF DOGS PERMANENTLY LOCATED ON SITE SHALL BE 27. THE MAXIMUM NUMBER OF HORSES PERMANENTLY LOCATED ON SITE SHALL BE 10. THE MAXIMUM NUMBER OF RABBITS PERMANENTLY

LOCATED ON SITE SHALL BE 15. ONLY THOSE ANIMALS SIX MONTHS OR OLDER SHALL BE COUNTED TOWARDS THESE LIMITATIONS. IN ADDITION, ON A TEMPORARY BASIS, ANIMALS SEIZED FOR CRUELTY, ABANDONMENT OR NEGLECT, INCLUDING, BUT NOT LIMITED TO, DOGS, HORSES, AND RABBITS, MAY BE HOUSED ON AN EMERGENCY BASIS FOR A PERIOD NOT TO EXCEED 45 DAYS."

Commissioners Wilson and de la Fe seconded the motion which carried unanimously with Commissioners Murphy and Smyth absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE MODIFICATION FOR THE SCREENING REQUIREMENT ALONG THE NORTHERN, SOUTHERN, EASTERN AND WESTERN PROPERTY BOUNDARIES.

Commissioner Wilson seconded the motion which carried unanimously with Commissioners Murphy and Smyth absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE WAIVER OF THE BARRIER REQUIREMENTS ALONG THE NORTHERN, SOUTHERN, EASTERN AND WESTERN PROPERTY BOUNDARIES.

Commissioner Wilson seconded the motion which carried unanimously with Commissioners Murphy and Smyth absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE MODIFICATION OF THE ADDITIONAL STANDARDS UNDER SECTION 9-530 TO PERMIT A STRUCTURE FOR THE CONFINEMENT, CARE AND BREEDING OF ANIMALS WITHIN 100 FEET OF THE PROPERTY LINE.

Commissioner Wilson seconded the motion which carried unanimously with Commissioners Murphy and Smyth absent from the meeting.

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The meeting was adjourned at 10:29 p.m.
John R. Byers, Vice Chairman