



PLANNING COMMISSION SUMMARY OF ACTIONS

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GLW

April 18, 2001

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PRESENT: Commissioners Alcorn, Byers, DuBois, Hall, Harsel, Kelso, Koch, Moon, Palatiello, Smyth, Wilson

ABSENT: Commissioner Murphy

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The meeting was called to order at 8:17 p.m. by Vice Chairman John R. Byers.

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COMMISSION MATTERS

FS-D01-7 - NEXTEL COMMUNICATIONS, 7700 Leesburg Pike

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE TELECOMMUNICATIONS FACILITY, BY NEXTEL COMMUNICATIONS, FOR THE OFFICE BUILDING LOCATED AT 7700 LEESBURG PIKE, IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

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

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Commissioner DuBois announced her intention to defer the public hearing on SE-99-D-043 and 2232-D99-13, Community Wireless Services, from April 25, 2001 to May 17, 2001.

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FS-M00-106 - NEXTEL COMMUNICATIONS, 5881 Leesburg Pike

Commissioner Hall RECOMMENDED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE TELECOMMUNICATIONS FACILITY, BY NEXTEL COMMUNICATIONS, FOR THE LEE BUILDING LOCATED AT 5881 LEESBURG PIKE, IS

IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

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

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Commissioner Koch, citing unresolved issues, MOVED THAT (THE PUBLIC HEARING ON) RZ/FDP-2000-SU-050, THE RYLAND GROUP, BE DEFERRED UNTIL MAY 17, 2001.

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

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Commissioner Koch announced his intention to defer the following public hearings on three upcoming Out-of-Turn Plan Amendments in the Sully District due to the proposed redistricting:

S00-III-UP2 - OTPA - from 4/25/01 to an indefinite date

S00-III-UP3 - OTPA - from 4/19/01 to an indefinite date

S00-III-UP4 - OTPA - from 4/19/01 to an indefinite date

He added that these public hearings would probably be held some time in July, but that exact dates had not been set at this time.

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FS-P01-6 - NEXTEL COMMUNICATIONS, 1430 Spring Hill Road

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE TELECOMMUNICATIONS FACILITY, BY NEXTEL COMMUNICATIONS, FOR THE OFFICE BUILDING LOCATED AT 1430 SPRING HILL ROAD, IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

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

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FSA-P99-27-1 - AT&T WIRELESS SERVICES, 1900 Gallows Road

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE MODIFICATIONS PROPOSED BY AT&T FOR THE TELECOMMUNICATIONS FACILITY LOCATED AT 1900 GALLOWES ROAD ARE IN

CONFORMANCE WITH RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND CONSISTENT WITH THE PRIOR APPROVAL GRANTED BY THE PLANNING COMMISSION UNDER FS-P99-27 ON OCTOBER 13, 1999 AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Koch seconded the motion which carried by a vote of 9-2 with Commissioners Byers and Hall opposed; Commissioner Murphy absent from the meeting.

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Commissioner Alcorn announced that there would be a meeting of the Residential Density Criteria Committee on May 2, 2001 at 6:30 p.m. in the Board Conference Room.

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PCA-84-L-020-19 - KINGSTOWNE COMMERCIAL LP

FDPA-84-L-020-2-10 - KINGSTOWNE COMMERCIAL LP (Decision Only)

(Public Hearing was held on March 15, 2001)

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-84-L-020-19, KINGSTOWNE COMMERCIAL LP, SUBJECT TO EXECUTION OF THE STAFF PROFFERS.

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

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION APPROVE FDPA-84-L-020-2-10, SUBJECT TO THE BOARD'S APPROVAL OF PCA-84-L-020-2-10 AND THE DEVELOPMENT CONDITIONS IN APPENDIX 2 OF THE STAFF REPORT DATED NOVEMBER 30, 2000.

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

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS REAFFIRMATION OF PREVIOUSLY GRANTED MODIFICATIONS TO THE TRANSITIONAL SCREENING YARD AND BARRIER REQUIREMENTS.

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

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METRO PARK, BUILDING #5, ARCHITECTURAL ELEVATIONS (Lee District)

Commissioner Kelso noted that the architectural elevations for Building #5 at Metro Park, submitted to the Planning Commission for administrative review in accordance with the proffers associated with RZ-1998-LE-048, were in harmony with the rest of the development and in accord with the previously recommended plan. He therefore MOVED THAT THE PLANNING COMMISSION FIND THAT THE

FRIED COMPANIES METRO PARK PROJECT, RZ-1998-LE-048, BUILDING #5, 6363 WALKER LANE, IS IN CONFORMANCE WITH THE PROFFERS FOR THIS PROJECT AND ASK STAFF TO NOTIFY THE SITE REVIEW BRANCH OF DPWES OF OUR APPROVAL.

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

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Commissioner Kelso announced that the next meeting of the Schools Committee would be held on May 23, 2001 at 7:30 p.m. in the Board Conference Room.

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AR-84-D-005-2 - KATHERINE J. & CHARLES S. MOUTOUX, ET AL. (Hunter Mill District)

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT AMEND APPENDIX F OF THE FAIRFAX COUNTY CODE TO RENEW THE MOUTOUX ORCHARD LOCAL AGRICULTURAL AND FORESTAL DISTRICT, SUBJECT TO THE PROPOSED ORDINANCE PROVISIONS DATED APRIL 4, 2001.

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

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AR-84-V-007-2 - EDH ASSOCIATES LLC

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT AMEND APPENDIX F OF THE FAIRFAX COUNTY CODE TO RENEW THE BELMONT BAY II LOCAL AGRICULTURAL AND FORESTAL DISTRICT, SUBJECT TO THE PROPOSED ORDINANCE PROVISIONS DATED APRIL 4, 2001.

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

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PCA-87-S-039-4 - SUMMIT PROPERTIES PARTNERSHIP LP
FDPA-87-S-039-8 - SUMMIT PROPERTIES PARTNERSHIP LP (Sully District)

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF PCA/CDPA-87-S-039-4, SUBJECT TO THE PROFFERS DATED APRIL 2, 2001 AND DEVELOPMENT CONDITIONS DATED MARCH 23, 2001, AS MAY BE AMENDED BY THE BOARD OF SUPERVISORS.

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

Commissioner Koch MOVED THAT WE APPROVE FDPA-87-S-039-8, CONSISTENT WITH THE PCA AND FDPA CONDITIONS DATED MARCH 23, 2001, AS THEY MAY BE FURTHER AMENDED BY THE BOARD OF SUPERVISORS.

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

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE WAIVER OF THE LOADING SPACE REQUIREMENTS FOR A MULTI-FAMILY RESIDENTIAL DEVELOPMENT BE APPROVED.

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

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The meeting was adjourned at 8:52 p.m.
John R. Byers, Vice Chairman