



PLANNING COMMISSION SUMMARY OF ACTIONS

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April 25, 2002

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

ABSENT: None

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The meeting was called to order at 8:15 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner de la Fe MOVED THAT THE DECISION ONLY RZ-2001-HM-052, KEYSTONE LLC, BE FURTHER DEFERRED TO A DATE CERTAIN OF MAY 2, 2002.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn, Harsel and Wilson not present for the vote.

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Commissioner DuBois MOVED THAT THE PUBLIC HEARING ON 2232-D01-17 AND SE-01-D-023, COMMUNITY WIRELESS STRUCTURES II, LLC, BE DEFERRED INDEFINITELY.

Commissioners Byers and Hall seconded the motion which carried unanimously with Commissioners Alcorn, Harsel and Wilson not present for the vote.

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Commissioner Hall encouraged telecommunications carriers, especially when requesting amendments to previously approved "feature shown" applications, to flush-mount antennas and shield equipment cabinets, and asked that this information be contained in the applications. Commissioner Smyth endorsed Commissioner Hall's comments. Commissioner DuBois requested that carriers provide screening for new and replacement equipment cabinets.

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Chairman Murphy noted that the annual Fairfax County Fair would be held on June 7-9, 2002 and encouraged Commissioners and their families to volunteer to work at the Commission's soda stand. He

requested that they return their registration forms to Barbara Lippa, Executive Director of the Planning Commission, on or before May 15, 2002.

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In the absence of Commissioner Alcorn, Commissioner Hall announced that the Development Criteria Review Committee would meet on Wednesday, May 1, 2002 at 7:30 p.m. Chairman Murphy noted that the Commission would not have a regular meeting on that evening.

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Commissioner Wilson MOVED THAT THE DECISION ON S99-CW-TR2, OUT-OF-TURN PLAN AMENDMENT, COUNTYWIDE TRAILS, BE FURTHER DEFERRED TO A DATE CERTAIN OF MAY 2, 2002. She noted that a memorandum from Mr. Fred Selden, Planning Division, Department of Planning and Zoning, had been distributed tonight summarizing the recommendations to be considered by the Planning Commission.

Commissioner Alcorn seconded the motion which carried unanimously with Commissioners Hall and Harsel not present for the vote.

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FSA-Y96-67-1 - Sprint - 4050 Legato Road

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION FOR FSA-Y96-67-1.

Commissioner Byers seconded the motion which carried by a vote of 9-0-1 with Commissioner Kelso abstaining; Commissioners Alcorn and Harsel not present for the vote.

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RZ-2001-SU-044/FDP-2001-SU-044 - RATCLIFFE ASSOCIATES, LC

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2001-SU-044, SUBJECT TO THE PROFFERS DATED APRIL 19, 2002.

Commissioner Byers seconded the motion which carried by a vote of 10-0-2 with Commissioners Harsel and Smyth abstaining.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION APPROVE FDP-2001-SU-044, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED APRIL 10, 2002, AND TO THE BOARD'S APPROVAL OF THE REZONING.

Commissioner Byers seconded the motion which carried by a vote of 10-0-2 with Commissioners Harsel and Smyth abstaining.

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

Commissioner Byers seconded the motion which carried by a vote of 10-0-2 with Commissioners Harsel and Smyth abstaining.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING ALONG A PORTION OF THE NORTHERN PROPERTY BOUNDARY IN FAVOR OF THAT SHOWN ON THE CDP/FDP.

Commissioner Byers seconded the motion which carried by a vote of 10-0-2 with Commissioners Harsel and Smyth abstaining.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE REQUEST FOR A WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG LEE HIGHWAY.

Commissioner Byers seconded the motion which carried by a vote of 10-0-2 with Commissioners Harsel and Smyth abstaining.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A REQUEST FOR A VARIANCE TO ALLOW A SIX-FOOT HIGH FENCE ALONG LEE HIGHWAY, PER PARAGRAPH 3F OF SECTION 10-104.

Commissioner Byers seconded the motion which carried by a vote of 10-0-2 with Commissioners Harsel and Smyth abstaining.

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2232-V02-3 - ROBERT L. FITTON SR. AND DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES

Commissioner Byers MOVED THAT THE PLANNING COMMISSION FIND THAT 2232-V02-3 IS ESSENTIALLY IN ACCORD WITH THE PROVISIONS OF THE COMPREHENSIVE PLAN.

Commissioner Kelso seconded the motion which carried by a vote of 10-0-1 with Commissioner Moon abstaining; Commissioner Koch not present for the vote.

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SE-01-L-042 - SPRINGFIELD PLAZA LP

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-01-L-042, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED FEBRUARY 14, 2002, WITH THE FOLLOWING CHANGES:

ON DEVELOPMENT CONDITION NUMBER 7, STRIKE THE WORDS "HEARTH USA AND...".

ADD A CONDITION NUMBER 9 WHICH SAYS: "THE EXISTING HEARTH USA FREESTANDING POLE SIGN SHALL BE MODIFIED BY REMOVING THE FOUR ROUND COMPONENTS AND SUPPORTING STRUCTURE ABOVE THE MAIN SIGN BOX PRIOR TO THE ISSUANCE OF THE SIGN PERMIT FOR THE PROPOSED FREE STANDING SIGN."

Commissioner Byers seconded the motion which carried by a vote of 10-0-2 with Commissioners Koch and Smyth abstaining.

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ZONING ORDINANCE AMENDMENT (FRONT YARD PAVING)

Commissioner Moon MOVED THAT THE DECISION ONLY ON THE PROPOSED ZONING ORDINANCE AMENDMENT, DEALING WITH VEHICLE PARKING IN FRONT YARDS FOR SINGLE FAMILY DETACHED DWELLINGS, BE DEFERRED TO A DATE CERTAIN OF MAY 23, 2002, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENTS.

Commissioner Alcorn seconded the motion which carried unanimously.

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SE-01-S-028 - GESHER JEWISH DAY SCHOOL OF NORTHERN VIRGINIA

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF SE-01-S-028, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED APRIL 24, 2002, WITH AN AMENDMENT TO DEVELOPMENT CONDITION 30 ADDING THE WORD "PRIMARILY" AFTER "SHALL" REGARDING THE LIGHTING OF THE OUTDOOR AREA.

Commissioners Koch and Kelso seconded the motion which carried unanimously with Commissioner Hall not present for the vote.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE A MODIFICATION OF THE BARRIER REQUIREMENT IN FAVOR OF THAT SHOWN ON THE SE PLAT AND AS CONDITIONED.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Hall not present for the vote.

Commissioner Murphy FURTHER MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT TO ALLOW THE USE OF EXISTING VEGETATION AS SHOWN ON THE SE PLAT AND AS CONDITIONED.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Hall not present for the vote.

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The meeting was adjourned at 12:35 a.m.
Peter F. Murphy, Jr., Chairman