



PLANNING COMMISSION SUMMARY OF ACTIONS

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SMD

April 28, 2005

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

ABSENT: Commissioners Hall, Harsel, Hopkins

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The meeting was called to order at 8:19 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner de la Fe announced that the Parks Committee had met with the Fairfax County Park Authority earlier in the evening to discuss the proposed changes to the Parks Section of the County Policy Plan (S01-CW-15CP) based on input received at numerous meetings including the public hearing. He said that the decision was scheduled for May 12, 2005 and that a draft for review would be forwarded to the Planning Commission next week.

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Chairman Murphy noted that a memorandum had been distributed from Barbara Lippa, Executive Director of the Planning Commission Office, requesting volunteers for the Planning Commission's soda stand at the 24th Annual Fairfax County Fair scheduled for June 10-12, 2005. He asked that sign-up forms be returned to Ms. Lippa no later than Thursday, May 12, 2004.

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Commissioner Lusk MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR SE 2004-LE-033, FRANCONIA LODGE #646, LOYAL ORDER OF MOOSE, INC., TO A DATE CERTAIN OF MAY 26, 2005.

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

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Commissioner Byers MOVED THE PLANNING COMMISSION DEFER THE DECISION ONLY ON RZ 2004-MV-030, LUKEN COMPANY LC, TO A DATE CERTAIN OF MAY 5, 2005 WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

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

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Commissioner Lawrence MOVED TO FURTHER DEFER THE DECISION ONLY ON RZ 2004-PR-024 AND FDP 2004-PR-024, ANTHONY DEVELOPMENT LTD., TO A DATE CERTAIN OF MAY 19, 2005 WITH THE RECORD TO CONTINUE OPEN FOR WRITTEN COMMENT.

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

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Commissioner Lusk MOVED THAT THE PLANNING COMMISSION FURTHER DEFER THE DECISION ONLY ON 2232-L04-5, 2232-L04-5, T-MOBILE USA, TO A DATE TO BE DETERMINED IN DECEMBER 2005, WITH THE RECORD REMAINING OPEN FOR WRITTEN AND ELECTRONIC COMMENTS.

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

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Commissioner Wilson MOVED THAT THE PLANNING COMMISSION FURTHER DEFER THE DECISION ONLY ON THE PUBLIC FACILITIES AMENDMENT ON PARKING SPACES, CASH DEPOSITS, AND DRAINAGE DIVIDES TO A DATE CERTAIN OF MAY 5, 2005 WITH THE RECORD TO REMAIN OPEN FOR WRITTEN AND ELECTRONIC COMMENTS.

Commissioner Lawrence seconded the motion which was agreed to without objection with Commissioners Hall, Harsel, and Hopkins absent from the meeting.

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456A-V97-18-1 - CINGULAR, 9128 Belvoir Court (9102 Richmond Highway)

Commissioner Byers RECOMMENDED THAT THE PLANNING COMMISSION CONCUR WITH THE FINDING THAT 456A-V97-18-1 IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN.

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

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FSA-V97-57-2 - NEW CINGULAR, 10112 Furnace Road

Commissioner Byers MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE FINDING THAT FSA-V97-57-2 IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND SHOULD BE RECOGNIZED AS A "FEATURE SHOWN."

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

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RZ 2004-SP-027- RANDOLPH J. BENDER.FDP 2004-SP-027 - RANDOLPH J. BENDER

(Decision Only – Public Hearing held on March 23, 2005)

Commissioner Murphy MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE RZ 2004-SP-027, SUBJECT TO THE PROFFERS DATED APRIL 12, AS AMENDED:

PROFFER 33, THE LAST THREE LINES, "THE AMOUNT TO TOTAL \$955 PER UNIT TO", DELETE THE WORDS AFTER "FAIRFAX COUNTY PARK AUTHORITY" AND ADD, "POPES HEAD ESTATES PARK;"

PROFFER 34, DELETE" POPES HEAD ASSEMBLAGE" AND SUBSTITUTE "POPES HEAD ESTATES PARK."

Commissioner de la Fe seconded the motion which carried by a vote of 8-0-1 with Commissioner Koch abstaining; Commissioners Hall, Harsel, and Hopkins absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2004-SP-027, SUBJECT TO THE BOARD'S APPROVAL OF THE REZONING, THE CONCEPTUAL DEVELOPMENT PLAN, THE AMENDED PROFFERS, AND DEVELOPMENT CONDITIONS DATED MARCH 16, 2005.

Commissioners de la Fe and Lawrence seconded the motion which carried by a vote of 8-0-1 with Commissioner Koch abstaining; Commissioners Hall, Harsel, and Hopkins absent from the meeting.

Commissioner Murphy MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS TO APPROVE THE VARIANCE TO THE LIMITATION OF FENCE HEIGHT PER PARAGRAPH 8 OF SECTION 16-401 TO PERMIT THE PROPOSED FENCE ALONG LEE HIGHWAY, ROUTE 29, BE UP TO SIX FEET IN HEIGHT WITH COLUMNS UP TO EIGHT FEET IN HEIGHT AS DEPICTED ON THE CDP/FDP.

Commissioner Alcorn seconded the motion which carried by a vote of 8-0-1 with Commissioner Koch abstaining; Commissioners Hall, Harsel, and Hopkins absent from the meeting.

Commissioner Murphy MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS A WAIVER OF THE CONSTRUCTION OF THE THIRD LANE FOR ROUTE 29 AND A WAIVER OF THE CONSTRUCTION OF THE ON-ROAD BIKE LANE FOR ROUTE 29.

Commissioner Alcorn seconded the motion which carried by a vote of 8-0-1 with Commissioner Koch abstaining; Commissioners Hall, Harsel, and Hopkins absent from the meeting.

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RZ 2003-LE-055 - HAYFIELD ANIMAL CLINIC, LTD, D/B/A HAYFIELD ANIMAL HOSPITAL

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2003-LE-055, SUBJECT TO THE PROFFERS WHICH ARE NOW DATED APRIL 28, 2005.

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

Commissioner Lusk MOVED THAT PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE MINIMUM LOT WIDTH REQUIREMENT ALONG TELEGRAPH ROAD IN ACCORDANCE WITH SECTION 9-610 OF THE ZONING ORDINANCE.

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

Commissioner Lusk MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE WESTERN BOUNDARY OF THE C-5 PORTION OF THE PROPERTY AND THE TELEGRAPH ROAD FRONTAGE IN FAVOR OF THAT SHOWN ON THE GDP.

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

Commissioner Wilson MOVED TO AMEND THE MOTION TO ADD A PROFFER STATING THAT NO TEMPORARY POPSICLE STICK SIGNS WOULD BE ERECTED.

The amendment was agreed to without objection.

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The meeting was adjourned at 9:00 p.m.
Peter F. Murphy, Jr., Chairman