



# PLANNING COMMISSION SUMMARY OF ACTIONS

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KAD

May 2, 2007

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PRESENT: Commissioners Alcorn, de la Fe, Flanagan, Harsel, Hart, Hopkins, Koch, Lawrence, Lusk, Murphy, Sargeant

ABSENT: Commissioner Hall

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The meeting was called to order at 8:22 p.m. by Chairman Peter F. Murphy, Jr.

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## COMMISSION MATTERS

Commissioner Hopkins MOVED THAT SEA 2004-DR-031, RIVER BEND GOLF AND COUNTRY CLUB, INC., BE READVERTISED FOR A NEW PUBLIC HEARING TO BE HELD ON JUNE 13, 2007.

Commissioners de la Fe and Koch seconded the motion which carried unanimously with Commissioner Hart not present for the vote; Commissioner Hall absent from the meeting.

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Commissioner Flanagan announced his intent to defer the joint public hearing on PCA 1999-MV-025-03 and SE 2006-MV-033, Exxon-Mobil Corporation, from Thursday, May 31, 2007 to Thursday, June 14, 2007.

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Chairman Murphy noted that after 21 years serving as the Director of the Zoning Evaluation Division (ZED) of the Department of Planning and Zoning (DPZ), Barbara Byron had accepted a new position as Director of the newly-created Office of Community Revitalization and Reinvestment. He congratulated Ms. Byron for performing a tremendous job for the Planning Commission, the Board of Supervisors, and County citizens. He said he had learned a great deal from Ms. Byron, who was very knowledgeable in her field and committed to handling any challenge. He also announced that Regina Coyle had been promoted to take Ms. Byron's place as the next Director of ZED, effective July 1, 2007. He noted that Ms. Coyle first joined DPZ in 1989 where she had coordinated proposals for monopolies, public utilities, and public facilities, but had left in 1996 to work in the private sector for seven years before returning to DPZ. He congratulated Ms. Coyle for a job well done and said she was hard-working, responsive, and professional and the Commission looked forward to working with her in this new capacity.

On behalf of the Commission, Chairman Murphy wished Ms. Byron and Ms. Coyle well in their new positions.

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Chairman Murphy reminded Commissioners to return their volunteer forms for the Planning Commission's refreshments stand at the 26th Annual "Celebrate Fairfax!" Fair scheduled for Friday, June 8 through Sunday, June 10, 2007, to Barbara Lippa, Executive Director, as soon as possible. He noted that all proceeds from last year's sales had been donated to the trust funds for Detective Vicky Armel and Master Police Officer Michael Garbarino, who had been killed on May 8, 2006, at the Sully District Station. Without objection, Chairman Murphy recommended that proceeds from this year's sales be donated to the Hokie Spirit Memorial Fund, which had been established to remember and honor the victims of the tragic events of April 16, 2007 at Virginia Tech, and to cover expenses including but not limited to: assistance to victims and their families, grief counseling, memorials, communication, and comfort.

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Commissioner Hart noted that on Saturday, April 28, 2007, the Planning Commission's Environment Committee had hosted a tour of the Wetland Studies and Solutions, Inc.'s "green" building. He reported that he and Commissioners Lawrence, Hopkins, and Flanagan; Ms. Lippa; Robin Hardy, Assistant Director of the Planning Commission Office; and Noel Kaplan and Pamela Nee, both with the Planning Division, DPZ, had attended the tour to learn about techniques related to "green" buildings and low impact development. Commissioner Hart said that an article about the tour with accompanying photographs was featured in the May issue of the Planning Commission's newsletter, *Planning Communicator*, now available on the Commission's Web site.

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Commissioner Hart announced that the Environment Committee would meet on Wednesday, May 16, 2007, at 7:30 p.m. in the Board Conference Room, to receive a presentation on "green" building programs from representatives of the Northern Virginia Building Industry Association.

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Chairman Murphy noted that there would be no Planning Commission meetings next week.

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FS-Y06-118 - NEXTEL, 15001 Lee Highway

Commissioner Koch MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT FS-Y06-118 IS IN CONFORMANCE WITH RECOMMENDATIONS OF THE COMPREHENSIVE PLAN, AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*.

Commissioner Lawrence seconded the motion which carried by a vote of 10-0-1 with Commissioner Sargeant abstaining; Commissioner Hall absent from the meeting.

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ZONING ORDINANCE AMENDMENT (P-DISTRICT RECREATION FEES) - FAIRFAX COUNTY PARK AUTHORITY (Decision Only)

(Public Hearing held on April 19, 2007)

Commissioner Hart MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE PROPOSED PLANNED DEVELOPMENT DISTRICT RECREATIONAL FACILITIES ZONING ORDINANCE AMENDMENT BE ADOPTED AS ADVERTISED, WITH AN EFFECTIVE DATE OF 12:01 A.M. ON THE DAY FOLLOWING ADOPTION. I FURTHER MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT REZONING APPLICATIONS TO THE PDH, PDC, OR PRM DISTRICTS, CONTAINING DWELLING UNITS THAT ARE ACCEPTED PRIOR TO THE EFFECTIVE DATE OF THE AMENDMENT AND APPROVED BY DECEMBER 31, 2007, BE GRANDFATHERED FROM THIS AMENDMENT. HOWEVER, PROFFERED CONDITION AMENDMENTS, WHICH PROPOSE TO ADD DWELLING UNITS, SHALL BE SUBJECT TO THE REQUIREMENTS OF THIS AMENDMENT FOR THE ADDITIONAL DENSITY.

Commissioner Alcorn seconded the motion which carried by a vote of 9-0-2 with Commissioners Harsel and Murphy abstaining; Commissioner Hall absent from the meeting.

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ZONING ORDINANCE AMENDMENT (LARGE RETAIL SALES ESTABLISHMENTS) (Decision Only) (Public Hearing held on March 29, 2007)

Commissioner Hart MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE PROPOSED LARGE RETAIL SALES ESTABLISHMENTS ZONING ORDINANCE AMENDMENT BE ADOPTED AS CONTAINED IN STAFF'S MEMORANDUM DATED APRIL 26, 2007, WITH AN EFFECTIVE DATE OF 12:01 A.M. ON THE DAY FOLLOWING ADOPTION, WITH THE FOLLOWING TWO CHANGES:

ON THE LAST PAGE OF THE MEMORANDUM, UNDER THE GRANDFATHER PROVISIONS, IN THE FOURTH LINE OF THE FIRST BULLET, INSERT THE WORD "TO" BETWEEN "EQUAL OR GREATER," SO THAT THE LINE READS: "THAT ALLOWS A RETAIL SALES ESTABLISHMENT THAT IS EQUAL TO OR GREATER THAN 80,000," ETCETERA.

ON THE SAME PAGE, IN THE SECOND LINE OF THE SECOND BULLET, INSERT THE WORD "TO" BETWEEN "EQUAL OR GREATER," SO THAT THE LINE READS: "ALLOWS A RETAIL SALES ESTABLISHMENT THAT IS EQUAL TO OR GREATER THAN 80,000," ETCETERA.

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

Commissioner Hart FURTHER MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE THRESHOLD FIGURE OF 80,000 SQUARE FEET IN THE AMENDMENT BE REVIEWED BY STAFF, FOR ANY APPROPRIATE RECOMMENDATIONS, THREE YEARS AFTER ADOPTION.

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

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SE 2007-DR-003 - REFORMED THEOLOGICAL SEMINARY

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON SE 2007-DR-003 TO A DATE CERTAIN OF MAY 16, 2007, WITH THE RECORD TO REMAIN OPEN FOR WRITTEN AND ELECTRONIC COMMENTS.

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

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FDPA 82-P-069-06-10 - COGNAC FAIR LAKES LLC

FDPA 82-P-069-11-04 - COGNAC FAIR LAKES LLC

FDPA 82-P-069-12-03 - COGNAC FAIR LAKES LLC

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION APPROVE FDPA 82-P-069-06-10, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED MAY 2, 2007, WHICH INCLUDE THE FOLLOWING REVISIONS:

DELETION OF DEVELOPMENT CONDITION NUMBER 2, REGARDING A PROPOSED CROSSWALK THAT IS NOT LOCATED AT AN ENTRANCE ON THE SUBJECT PROPERTY.

DELETION OF THE SENTENCE IN THE INTRODUCTORY PARAGRAPH OF THE DEVELOPMENT CONDITIONS, WHICH STATES: "AN ASTERISK DENOTES CONDITIONS CARRIED FORWARD IN FROM FDPA 82-P-069-6-5, FDPA 82-P-069-11-2, AND FDPA 82-P-069-12-2."

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

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION APPROVE FDPA 82-P-069-11-04, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED MAY 2, 2007.

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

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION APPROVE FDPA 82-P-069-12-03, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED MAY 2, 2007.

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

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION APPROVE A MODIFICATION OF THE TRANSITIONAL SCREENING AND A WAIVER OF THE BARRIER

REQUIREMENTS TO THE SOUTH, IN FAVOR OF THE EXISTING AND PROPOSED LANDSCAPING.

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

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SE 2006-MA-031 - THE MOST REVEREND PAUL S. LOVERDE, BISHOP OF THE CATHOLIC DIOCESE OF ARLINGTON AND HIS SUCCESSORS IN OFFICE

On behalf of Commissioner Hall, Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2006-MA-031, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED MAY 1, 2007, WITH AN AMENDMENT TO DEVELOPMENT CONDITION NUMBER 8, WHICH WILL NOW READ: "ALL REPLACEMENT OR NEW LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH THE PERFORMANCE STANDARDS," ETCETERA.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioner Hall absent from the meeting.

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The meeting was adjourned at 10:27 p.m.  
Peter F. Murphy, Jr., Chairman