



# PLANNING COMMISSION SUMMARY OF ACTIONS

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May 3, 2001

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PRESENT: Commissioners DuBois, Hall, Harsel, Koch, Moon, Murphy, Palatiello, Smyth, Wilson

ABSENT: Commissioners Alcorn, Byers, Kelso

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The meeting was called to order at 8:18 p.m. by Chairman Peter F. Murphy, Jr.

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Commissioner DuBois MOVED THAT THE PUBLIC HEARING ON SEA-98-D-023, SUNRISE/ INOVA MCLEAN ASSISTED LIVING, BE DEFERRED TO A DATE CERTAIN OF MAY 31, 2001.

Commissioner Koch seconded the motion which carried unanimously with Commissioners Hall and Wilson not present for the vote; Commissioners Alcorn, Byers and Kelso absent from the meeting.

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Commissioner Harsel announced that the Housing Committee would meet on Wednesday, May 16, 2001 at 7:30 p.m. and the Environment Committee would meet on Thursday, May 17, 2001 at 7:30 p.m. in the Board Conference Room.

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Commissioner Harsel announced her intent to defer the public hearing on RZ-2000-BR-061, Bourj Limited, from May 10, 2001 to May 23, 2001.

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In Commissioner Kelso's absence, Chairman Murphy MOVED THAT THE PUBLIC HEARING ON S00-IV-MV4, OUT-OF-TURN PLAN AMENDMENT, BE DEFERRED TO A DATE CERTAIN OF MAY 10, 2000.

Commissioner DuBois seconded the motion which carried unanimously with Commissioners Alcorn, Byers and Kelso absent from the meeting.

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2232A-P98-15-1 - COX COMMUNICATIONS, 2917 Eskridge Road

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE MODIFICATIONS PROPOSED BY COX COMMUNICATIONS FOR THE TELECOMMUNICATIONS FACILITY LOCATED AT 2917 ESKRIDGE ROAD ARE IN CONFORMANCE WITH RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND CONSISTENT WITH THE PRIOR APPROVAL GRANTED BY THE PLANNING COMMISSION UNDER 2232-P98-15 ON FEBRUARY 25, 1999. THEREFORE, IT IS RECOMMENDED THAT THE MODIFICATIONS BE CONSIDERED AN AMENDMENT CONSISTENT WITH THE PRIOR 2232 REVIEW APPROVAL GRANTED BY THE COMMISSION PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioners Palatiello and Koch seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioners Alcorn, Byers and Kelso absent from the meeting.

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FS-H01-10 - XO COMMUNICATIONS, INC., 1111 Sunset Hills Road

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION OF THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING THAT IN THE MATTER OF FS-H01-10 THAT THE PROPOSED TELECOMMUNICATIONS FACILITY BY XO COMMUNICATIONS, FOR THE OFFICE BUILDING LOCATED AT 1111 SUNSET HILLS ROAD, BE FOUND IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND 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 Commissioners Alcorn, Byers and Kelso absent from the meeting.

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FS-S00-130 - XM SATELLITE, 9730 Hampton Road

Commissioner Murphy MOVED THAT THE PLANNING COMMISSIONER CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN FS-S00-130.

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

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PUBLIC FACILITIES MANUAL AMENDMENT (Corporate Surety Bonds)  
(Decision Only - Public Hearing was held on May 2, 2001)

Commissioner Moon MOVED THAT THE PLANNING COMMISSION RECOMMEND FOR APPROVAL THE PROPOSED AMENDMENT TO THE PUBLIC FACILITIES MANUAL, AS SET FORTH IN THE STAFF REPORT DATED APRIL 2, 2001, AND AS RECOMMENDED BY THE ENGINEERING STANDARDS REVIEW COMMITTEE.

Commissioners Wilson and DuBois seconded the motion which carried unanimously with Commissioners Alcorn, Byers and Kelso absent from the meeting.

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PCA-92-P-001-3 - WEST\*GROUP PROPERTIES LLC  
SE-01-P-011 - WEST\*GROUP PROPERTIES LLC

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-92-P-001-3, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE CONTAINED IN APPENDIX 1 OF THE STAFF REPORT.

Commissioner DuBois seconded the motion which carried unanimously with Commissioner Alcorn, Byers and Kelso absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD APPROVAL OF SE-01-P-011, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED APRIL 19, 2001 AND SUBJECT TO THE APPROVAL OF PCA-92-P-001-3 AND SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE CONTAINED IN APPENDIX 1.

Commissioner DuBois seconded the motion which carried unanimously with Commissioner Alcorn, Byers and Kelso absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD THAT THE FRONT YARD REQUIREMENT BE WAIVED FOR THE PROPOSED BUILDING PER SECTION 2-418 OF THE ZONING ORDINANCE, IN ORDER TO PERMIT A 20 DEGREE ANGLE OF BULK PLANE.

Commissioner DuBois seconded the motion which carried unanimously with Commissioner Alcorn, Byers and Kelso absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD THAT THE TRANSITIONAL SCREENING ALONG THE EAST PROPERTY LINE BE MODIFIED TO THAT SHOWN ON THE SE PLAT AND THAT THE BARRIER REQUIREMENT BE WAIVED ALONG THE EAST PROPERTY LINE.

Commissioner DuBois seconded the motion which carried unanimously with Commissioner Alcorn, Byers and Kelso absent from the meeting.

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FDP-2000-SU-029-2 - FAIRFAX CO. SCHOOL BOARD & FAIRFAX CO. PARK AUTHORITY  
2232-Y01-02 - FAIRFAX COUNTY PARK AUTHORITY

Commissioner Koch MOVED THAT THE PLANNING COMMISSION APPROVE FDP-2000-SU-029-2, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED APRIL 19, 2001 WITH THE DELETION OF THE SECOND CONDITION.

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

Commissioner Koch MOVED THAT THE PLANNING COMMISSION APPROVE A MODIFICATION OF THE TRANSITIONAL SCREENING AND A WAIVER OF THE BARRIER REQUIREMENT ALONG THE PROPERTY BOUNDARIES TO THAT SHOWN ON THE FDP.

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

Commissioner Koch MOVED THAT THE PLANNING COMMISSION FIND THAT THE FACILITY PROPOSED UNDER 2232-Y01-2 SATISFIES THE CRITERIA OF LOCATION, CHARACTER AND EXTENT AS SPECIFIED IN SECTION 15.2-2232 OF THE CODE OF VIRGINIA AND IS SUBSTANTIALLY IN ACCORD WITH THE COMPREHENSIVE PLAN.

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

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The meeting was adjourned at 9:27 p.m.  
Peter F. Murphy, Chairman