



PLANNING COMMISSION SUMMARY OF ACTIONS

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May 4, 2006

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

ABSENT: Commissioners Hall, Hopkins, Lawrence, Wilson

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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

Chairman Murphy noted that the Planning Commission's next meeting would be on Thursday, May 11, 2006.

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Chairman Murphy announced that on March 13, 2006, the Board of Supervisors requested that the Planning Commission, with the assistance of staff, initiate a process to develop a definition and set of principles for transit oriented development (TOD) in Fairfax County that could be eventually incorporated into the Policy Plan volume of the Comprehensive Plan. He said that to accomplish this task he had asked Commissioner Alcorn to lead a special committee of the Commission consisting of members who had transit related interests in their districts to meet with interested representatives of the community. Therefore, in accordance with Section 5-102 of the Planning Commission By-Laws authorizing the Chairman to appoint special committees, Chairman Murphy **MOVED THE ESTABLISHMENT OF A SPECIAL TOD COMMITTEE WITH THE FOLLOWING MEMBERSHIP:**

WALTER L. ALCORN, CHAIRMAN, COMMISSIONER AT-LARGE
JOHN R. BYERS, MOUNT VERNON DISTRICT
FRANK A. DE LA FE, HUNTER MILL DISTRICT
KENNETH A. LAWRENCE, PROVIDENCE DISTRICT
RODNEY L. LUSK, LEE DISTRICT

WITH ALTERNATES:
SUZANNE F. HARSEL, BRADDOCK DISTRICT
NANCY HOPKINS, DRANESVILLE DISTRICT.

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

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Commissioner Alcorn announced that the first meeting of the newly-formed Transit Oriented Development Committee would meet on Wednesday, May 24, 2006, at 7:30 p.m., in the Board Conference Room at the Fairfax County Government Center and he invited anyone interested to participate.

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Commissioner Alcorn also announced that the Land Use Information Accessibility Advisory Group would meet on Wednesday, May 17, 2006, at 7:00 p.m., in Conference Rooms 2 and 3 at the Fairfax County Government Center and he invited anyone interested to participate.

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Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION FURTHER DEFER THE DECISION ONLY ON CPA 86-C-121-8-3, LERNER ENTERPRISES, LLC, TO A DATE CERTAIN OF MAY 18, 2006.

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

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Commissioner Lusk MOVED THAT APR 05-IV-10S BE WITHDRAWN FROM THE 2005-2006 SOUTH COUNTY AREA PLANS REVIEW PROCESS AND BE SET ASIDE FOR THE BASE REALIGNMENT AND CLOSURE SPECIAL STUDY.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioners Hall, Hopkins, Lawrence, and Wilson absent from the meeting.

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PCA 87-S-061 - ERIC T. SOHN AND HAE-RI KIM

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT PCA 87-S-061 BE APPROVED, SUBJECT TO THE PROFFERS DATED MAY 1, 2006.

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

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RZ 2005-MV-029 - INOVA HEALTH CARE SERVICES

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ 2005-MV-029, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED MAY 3, 2005, AS AMENDED TONIGHT.

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

Commissioner Byers MOVED THE PLANNING COMMISSION RECOMMEND THAT THE TRANSITIONAL SCREENING REQUIREMENTS ALONG THE SOUTHERN AND WESTERN PROPERTY LINES BE MODIFIED TO THE EXISTING VEGETATION AND PROPOSED LANDSCAPING, AS DEPICTED ON THE GDP AND AS PROFFERED BY THE APPLICANT TONIGHT.

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

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS WAIVE THE BARRIER REQUIREMENTS ALONG THE SOUTHERN AND WESTERN PROPERTY LINES.

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

Commissioner Byers MOVED THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE WAIVER OF THE 75 FOOT SETBACK FROM AN INTERSTATE HIGHWAY TO PERMIT THE STRUCTURE BE LOCATED 40 FEET FROM THE RIGHT-OF-WAY OF INTERSTATE 95.

Commissioners Koch and Lusk seconded the motion which carried by a vote of 7-1 with Commissioner Harsel opposed; Commissioners Hall, Hopkins, Lawrence, and Wilson absent from the meeting.

Commissioner Byers MOVED THAT THE WAIVER REQUEST FOR A REDUCTION OF LOADING SPACE REQUIREMENTS FROM FIVE TO THREE BE DEFERRED UNTIL SITE PLAN REVIEW.

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

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S01-CW-17CP - OUT-OF-TURN PLAN AMENDMENT (Transportation Policy Plan Amendments)

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION DEFER DECISION ON OUT-OF-TURN PLAN AMENDMENT, THE TRANSPORTATION PLAN, S01-CW-17CP, TO MAY 25, 2006.

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

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The meeting was adjourned at 11:10 p.m.
Peter F. Murphy, Chairman