



# PLANNING COMMISSION SUMMARY OF ACTIONS

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May 10, 2001

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

ABSENT: Commissioner Byers

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The meeting was called to order at 8:16 p.m. by Chairman Peter F. Murphy, Jr.

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Commissioner Murphy MOVED THAT THE PLANNING COMMISSION FURTHER DEFER THE DECISION ONLY ON SE-00-S-038, JAGDISH BERRY, TO A DATE CERTAIN OF JUNE 13, 2001.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Palatiello not present for the vote; Commissioner Byers absent from the meeting.

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Commissioner Hall MOVED THAT THE DECISION ONLY ON RZ/FDP-2000-MA-055, JOHN H. THILLMANN, BE FURTHER DEFERRED TO A DATE CERTAIN OF MAY 17, 2001.

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

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Commissioner Harsel MOVED THAT THE PUBLIC HEARING BE FURTHER DEFERRED TO A DATE CERTAIN OF MAY 23, 2001.

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

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Commissioner Alcorn announced that the Environment Committee would meet on Thursday, May 17, 2001 at 7:30 p.m. in the Board Conference Room. He noted that the topic would be stormwater proffer language.

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

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FSA-P00-80-1 - WINSTAR COMMUNICATIONS, 2751 Prosperity Avenue

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE RECOMMENDATION OF THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING, AS CONTAINED IN THE STAFF REPORT DATED MARCH 29, 2001, AND FIND THE PROPOSED AMENDMENT FSA-P00-80-1 BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Hall seconded the motion which carried by a vote of 7-0-1 with Commissioner Kelso abstaining; Commissioners Alcorn, Harsel and Palatiello not present for the vote; Commissioner Byers absent from the meeting.

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FSA-Y97-50-1 - AT&T WIRELESS SERVICES, Cub Run Stream Valley Park

Commissioner Koch MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE MODIFICATION PROPOSED BY AT&T WIRELESS SERVICES FOR THE TELECOMMUNICATION FACILITY LOCATED IN THE FAIRFAX COUNTY PARK AUTHORITY PROPERTY IN CUB RUN STREAM VALLEY PARK, NEAR INTERSTATE 66, IS IN CONFORMANCE WITH RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND CONSISTENT WITH THE PRIOR APPROVAL GRANTED BY THE PLANNING COMMISSION ON OCTOBER 2, 1997 FOR FS-Y97-50; AND THAT THE MODIFICATION BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2232 OF THE CODE OF VIRGINIA.

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

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VC-01-L-030 - GOVERNOR'S HILL, LLC

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION THANK THE BOARD OF ZONING APPEALS FOR THEIR COOPERATION IN DELAYING THEIR DECISION ON VC-01-L-030, GOVERNOR'S HILL, LLC, AND ASK THAT STAFF INFORM THE BZA THAT ALL THE ISSUES BROUGHT TO OUR ATTENTION ON THIS MATTER HAVE BEEN RESOLVED TO OUR SATISFACTION.

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

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S98-CW-4CP -OUT-OF-TURN PLAN AMENDMENT (Dulles Corridor Transit Station Area)  
(Decision Only - Public Hearing was held on May 2, 2001)

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS ADOPTION OF THE PLAN AMENDMENT, S98-CW-4CP, AS SHOWN IN ATTACHMENTS 1, 2, AND 3 OF THE STAFF REPORT DATED APRIL 18, 2001, WITH THE CHANGES OUTLINED IN MY MOTION DATED MAY 10, 2001, AS DISTRIBUTED TO THE COMMISSION.

Commissioner Alcorn seconded the motion.

Commissioner Alcorn then suggested an amendment as follows: ON THE FIRST PAGE, UNDER ITEM 3, WHICH SAYS: "ATTACHMENT 1, PAGE 3 OF 49." IT SAYS: "MODIFY THE FIFTH BULLET, RETAIL AND HOTEL USES, TO READ:" THE SENTENCE THAT'S UNDERLINED THAT NOW STARTS: "IN ADDITION, RETAIL USES SHOULD BE DESIGNED AND DEVELOPED IN A MANNER SUCH THAT PEDESTRIANS ARE . . ." AND I WOULD ASK THAT THE WORD "ENCOURAGED" BE PLACED THERE AND THAT THE WORDS "PROVIDED THE OPPORTUNITY" BE STRUCK, SO THAT IT READS: ". . . SUCH THAT PEDESTRIANS ARE ENCOURAGED TO REMAIN ON SITE AS THE RETAIL USES FOUND WITHIN THE DEVELOPMENT PROVIDE A FULL . . ." ET CETERA.

Commissioner Palatiello accepted this amendment.

Chairman Murphy called for a vote and the motion, as amended, carried by a vote of 10-0-1 with Commissioner Alcorn abstaining from that portion of the motion affecting the Wiehle Avenue Transit Station Area; Commission Byers absent from the meeting.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE FOLLOWING IMPLEMENTATION ACTIONS RELATED TO THE DULLES CORRIDOR TRANSIT STATION STUDY AREA THAT SHOULD BE PURSUED JOINTLY BY THE COUNTY AND THE COMMUNITY.

DEVELOP A PROCESS AND A PROCEDURE TO CONCURRENTLY REVIEW MULTIPLE DEVELOPMENT APPLICATIONS AS A MEANS TO PROMOTE THE BETTER ALLOCATION OF DEVELOPMENT AROUND TRANSIT STATIONS IN THE CORRIDOR AND THROUGHOUT THE AREA. IN ADDITION, THE CONCURRENT REVIEW AND PROCESSING OF MULTIPLE APPLICATIONS MAY FACILITATE THE DEDICATION OF LAND FOR ACTIVE RECREATION AND PUBLIC PARK PURPOSES IN AREAS OUTSIDE THE TSA, IF THEY'RE PROCESSED WITH ZONING APPLICATIONS FOR INCREASED DENSITY WITHIN THE TSAS.

INITIATE A RESOLUTION TO WORK WITH THE RESTON COMMUNITY TO AMEND THE RESTON CENTER FOR INDUSTRY AND GOVERNMENT COVENANTS TO ALLOW RESIDENTIAL USES WITHIN THE AREA GOVERNED BY THESE COVENANTS.

THAT THE BOARD INITIATE SUCH ACTION AS MAY BE REQUIRED TO BEGIN THE CONSIDERATION OF HOW TO AFFECTUATE THE ESTABLISHMENT OF AIR RIGHTS DEVELOPMENT IN THE DULLES CORRIDOR.

Commissioners Koch and Moon seconded the motion which carried unanimously with Commissioner Byers absent from the meeting.

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ZONING ORDINANCE AMENDMENT (Groups 3 and 6, Special Uses)

Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION DEFER DECISION ON THE ZONING ORDINANCE AMENDMENT FOR GROUP 3 INSTITUTIONAL AND GROUP 6 OUTDOOR RECREATIONAL SPECIAL PERMIT USES TO A DATE CERTAIN OF WEDNESDAY, MAY 23, 2001.

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

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S00-IV-MV4 - OUT-OF-TURN PLAN AMENDMENT (Lee District)

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF S00-IV-MV4, WITH THE FOLLOWING MODIFICATIONS TO THE PLAN LANGUAGE AS PROPOSED ON PAGE 5 OF THE STAFF REPORT:

COMBINE THE OPTIONS FOR 8 TO 12 DWELLING UNITS PER ACRE AND 12 TO 14 UNITS PER ACRE AND SUBSTITUTE A DENSITY OF 12 TO 16. IN ADDITION, ADD LANGUAGE CONCERNING THE COMMERCIALY ZONED PARCELS FOR THE PARAGRAPH NOW TO READ: "AS AN OPTION, RESIDENTIAL USE AT 12 TO 16 DWELLING UNITS PER ACRE MAY BE CONSIDERED IF SOME OF THE COMMERCIALY ZONED PARCELS ALONG RICHMOND HIGHWAY ARE INCLUDED IN THE CONSOLIDATION, SUBJECT TO THE FOLLOWING CONDITIONS."

IN THE THIRD BULLET STRIKE "35-FOOT" AND SUBSTITUTE "5-FOOT;"

STRIKE COMPLETELY THE LANGUAGE IN THE FIFTH BULLET; AND

STRIKE COMPLETELY THE LANGUAGE OF THE FINAL PARAGRAPH REFERRING TO A DENSITY OF 12 TO 14.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioner Byers absent from the meeting.

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RZ-2000-MA-065 - 6315 BREN MAR ASSOCIATES

Commissioner Hall MOVED THAT THE DECISION ON FOR RZ-2000-MA-065, BREN MAR ASSOCIATES LIMITED PARTNERSHIP, BE DEFERRED TO A DATE CERTAIN OF MAY 16, 2001, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

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

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RZ-2000-SU-024 - ALD GROUP  
FDP-2000-SU-024 - ALD GROUP

Commissioner Koch MOVED THAT THE DECISION ON RZ-2000-SU-024 AND FDP-2000-SU-024 BE DEFERRED UNTIL MAY 17, 2001, LEAVING THE RECORD OPEN FOR WRITTEN COMMENT.

Secretary Harsel seconded the motion which carried by a vote of 9-0-1 with Commissioner Murphy abstaining; Commissioner Wilson not present for the vote; Commissioner Byers absent from the meeting.

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The meeting was adjourned at 11:16 p.m.  
Peter F. Murphy, Chairman