



PLANNING COMMISSION SUMMARY OF ACTIONS

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KAD

May 11, 2006

Page 1

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

ABSENT: Commissioners Alcorn, Hall, Wilson

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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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COMMISSION MATTERS

Chairman Murphy announced that on Monday, May 8, 2006, at 3:52 p.m. in the parking lot of the Sully District Police Station, Fairfax County Detective Vicky O. Armel had been killed in the line of duty. He noted that two other officers had been wounded: Master Police Officer Michael Garbarino, who was in critical condition at Inova Hospital, and Private First Class Officer Jeff Andrea, who had been treated and released. He stated that Detective Armel had a distinguished career as a nine-year veteran of the Police Department, who proudly served the citizens of the Sully District and previously served eight years with the Sheriff's Office. Chairman Murphy said Armel is survived by her husband, Tyler, also with the Police Department, and a 4-year-old daughter and 7-year-old son. He requested that a moment of silence be observed in respect for the loss of this fine, outstanding police officer. He extended his prayers and thoughts to Officer Michael Garbarino for his speedy and complete recovery. He announced that the funeral service for Detective Armel would be held on Saturday, May 13, 2006, at 11:00 a.m. at the McLean Bible Church, 8925 Leesburg Pike, Vienna, with an interment to follow at Brightview Cemetery in Warrenton, Virginia. Chairman Murphy indicated that the Police Department had set up the Armel Family Trust Fund, in care of the Fairfax County Federal Credit Union, to accept donations. He said proceeds from the Planning Commission's soda stand sales at the Annual Fairfax County "Celebrate Fairfax!" Fair would also be donated to the Trust Fund.

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Commissioner Byers MOVED THAT THE DECISION ONLY ON RZ/FDP 2005-MV-001, BROOKFIELD RIDGE ROAD, LLC, BE FURTHER DEFERRED TO A DATE CERTAIN OF MAY 18, 2006, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

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

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Commissioner Byers MOVED THAT THE PUBLIC HEARING ON 2232-V05-22, OMNIPOINT COMMUNICATIONS CAP OPERATIONS LLC, BE FURTHER DEFERRED TO A DATE CERTAIN OF MAY 31, 2006.

Commissioners Lusk and de la Fe seconded the motion which carried unanimously with Commissioners Alcorn, Hall, and Wilson absent from the meeting.

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Commissioner Koch MOVED THAT THE DECISION ONLY ON APR 04-III-1FC BE FURTHER DEFERRED TO A DATE CERTAIN OF MAY 18, 2006, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioners Hart and Lusk seconded the motion which carried unanimously with Commissioners Alcorn, Hall, and Wilson absent from the meeting.

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Chairman Murphy congratulated Commissioner Koch on his designation as a "Hometown Hero" by the Centre Ridge Commerce Bank in Centreville for his volunteer work. He said Commissioner Koch had received a \$500 check from Commerce Bank, which he donated to the Fairfax Area Christian Emergency and Transitional Services.

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Commissioner de la Fe requested that Commissioners submit their suggested revisions to the Transportation Policy Plan Amendments by the end of this week. He stated that he would meet with Leonard Wolfenstein, with the Fairfax County Department of Transportation, to review all comments and develop the final recommendations next week, noting that the Commission would receive the changes prior to the decision on Thursday, May 25, 2006.

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Chairman Murphy noted that the Planning Commission would not meet on Wednesday, May 17, 2006.

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In the absence of Commissioner Alcorn, Sara Robin Hardy, Assistant Director of the Planning Commission Office, announced that the Land Use Information Accessibility Advisory Group would meet on Wednesday, May 17, 2006, at 7:00 p.m. in the Government Center.

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RZ 2005-DR-009 - WINCHESTER HOMES, INC.
FDP 2005-DR-009 - WINCHESTER HOMES, INC. (Decisions Only)
(Public Hearing held on April 27, 2006)

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2005-DR-009 AND THE CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE PROFFERS DATED MAY 11, 2006.

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

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2005-DR-009, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED MAY 10, 2006, AND THE BOARD OF SUPERVISORS' APPROVAL OF RZ 2005-DR-009.

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

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A VARIANCE OF THE MAXIMUM HEIGHT LIMITATION ON WALLS IN THE SIDE AND REAR YARDS TO PERMIT AN EIGHT-FOOT HIGH WALL IN THE SIDE AND REAR YARDS OF LOTS 1 AND 19, AS SHOWN ON THE CDP/FDP.

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

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SE 2005-HM-010 - WALKER FLP LIMITED PARTNERSHIP (Decision Only)
(Public Hearing held on April 20, 2006)

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2005-HM-010, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED MAY 8, 2006, WITH AN ADDITIONAL CONDITION TO READ AS FOLLOWS: "ALL TRAILS AS REQUIRED BY THE COMPREHENSIVE PLAN SHALL BE PROVIDED."

Commissioner Lusk seconded the motion which carried by a vote of 6-0-3 with Commissioners Byers, Hart, and Hopkins abstaining; Commissioners Alcorn, Hall, and Wilson absent from the meeting.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE NORTHERN AND EASTERN PROPERTY BOUNDARIES, IN FAVOR OF THAT SHOWN ON THE SE PLAT.

Commissioners Lusk and Lawrence seconded the motion which carried by a vote of 5-0-4 with Commissioners Byers, Harsel, Hart, and Hopkins abstaining; Commissioners Alcorn, Hall, and Wilson absent from the meeting.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG THE DULLES INTERNATIONAL AIRPORT ACCESS AND TOLL ROAD.

Commissioner Lusk seconded the motion which carried by a vote of 6-0-3 with Commissioners Byers, Hart, and Hopkins abstaining; Commissioners Alcorn, Hall, and Wilson absent from the meeting.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE 75-FOOT REQUIRED SETBACK ALONG THE DULLES INTERNATIONAL AIRPORT ACCESS AND TOLL ROAD FOR THE PARKING GARAGE ONLY, IN FAVOR OF THAT SHOWN ON THE SE PLAT.

Commissioner Lusk seconded the motion which carried by a vote of 5-1-3 with Commissioner Harsel opposed; Commissioners Byers, Hart, and Hopkins abstaining; Commissioners Alcorn, Hall, and Wilson absent from the meeting.

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SE 2005-PR-009 - SUNRISE ASSISTED LIVING LIMITED PARTNERSHIP (Decision Only)
(Public Hearing held on March 23, 2006)

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2005-PR-009, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED MAY 10, 2006.

Commissioners Byers and Lusk seconded the motion which carried by a vote of 7-0-2 with Commissioners Harsel and Hopkins abstaining; Commissioners Alcorn, Hall, and Wilson absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING YARD REQUIREMENT ALONG THE NORTHERN, SOUTHERN, AND WESTERN BOUNDARIES AND A WAIVER OF THE BARRIER REQUIREMENT ALONG THE EASTERN AND NORTHEASTERN BOUNDARIES, IN FAVOR OF THAT SHOWN ON THE SPECIAL EXCEPTION PLAT AND REFERENCED IN THE DEVELOPMENT CONDITIONS.

Commissioners Lusk and Byers seconded the motion which carried by a vote of 7-0-2 with Commissioners Harsel and Hopkins abstaining; Commissioners Alcorn, Hall, and Wilson absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE PUBLIC FACILITIES MANUAL WAIVER REQUEST, 2352-WPFM-002-1, TO ALLOW UNDERGROUND STORMWATER DETENTION AND TREATMENT IN A RESIDENTIAL DEVELOPMENT, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED MAY 10, 2006.

Commissioners Lusk and Byers seconded the motion which carried by a vote of 7-0-2 with Commissioners Harsel and Hopkins abstaining; Commissioners Alcorn, Hall, and Wilson absent from the meeting.

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SE 2003-SP-035 - ROBERT N. DEANGELIS, RONALD A. & LETA G. DEANGELIS, GEORGE HINNANT, TRUSTEE (Decision Only)
(Public Hearing on April 20, 2006)

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS DENY SE 2003-SP-035.

The motion was seconded by all and carried by a vote of 7-0-2 with Commissioners Byers and Hopkins abstaining; Commissioners Alcorn, Hall, and Wilson absent from the meeting.

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PUBLIC FACILITIES MANUAL AND ZONING ORDINANCE AMENDMENTS (STREETLIGHT AND SERVICE DRIVE REQUIREMENTS)

Commissioner Hart MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE PROPOSED PUBLIC FACILITIES MANUAL AND ZONING ORDINANCE AMENDMENTS REGARDING SERVICE DRIVE REQUIREMENTS AND STREETLIGHT REQUIREMENTS, AS CONTAINED IN THE STAFF REPORT DATED MARCH 17, 2006.

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

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RZ 2005-HM-024 - DAVID M. LAUGHLIN AND CHARLOTTE H. LAUGHLIN

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ON RZ 2005-HM-024 TO A DATE CERTAIN OF JUNE 1, 2006, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

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

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PCA-C-403-02 - WASHINGTON SQUARE HOMES ASSOCIATION (Mount Vernon District)

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-C-403-02, SUBJECT TO THE PROFFERS DATED APRIL 27, 2006, WITH AN ADDITIONAL PROFFER TO READ AS FOLLOWS: "THE HOMEOWNERS ASSOCIATION SHALL AMEND THE HOMEOWNERS ASSOCIATION DOCUMENTS TO IMPROVE THE MONITORING AND POLICING OF THE RECREATIONAL COURTS, TO ENFORCE THE RULES, AND REDUCE THE IMPROPER USE OR ABUSE OF THAT PRIVILEGE."

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

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF ZONING APPEALS APPROVE SPA 81-L-082, SUBJECT TO THE DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 2 OF THE STAFF REPORT.

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

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Commissioner Murphy MOVED THAT THE PLANNING COMMISSION GO INTO CLOSED SESSION ON THURSDAY, MAY 18, 2006, AT 7:30 P.M., TO CONTINUE CONSULTATION WITH LEGAL COUNSEL AND STAFF PERTAINING TO THE PROVISIONS OF SECTION 15.2-2285(b) OF THE STATE CODE, PURSUANT TO *CODE OF VIRGINIA* SECTION 2.2-3711(7).

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

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The meeting was adjourned at 10:45 p.m.
Peter F. Murphy, Jr., Chairman