



# PLANNING COMMISSION SUMMARY OF ACTIONS

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May 16, 2002

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PRESENT: Commissioners Alcorn, DuBois, de la Fe, Kelso, Koch, Moon, Murphy, Smyth

ABSENT: Commissioners Byers, Hall, Harsel, Wilson

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The meeting was called to order at 8:20 p.m. by Chairman Peter F. Murphy, Jr.

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## COMMISSION MATTERS

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION FURTHER DEFER THE DECISION ONLY ON RZ/FDP-2001-PR-054, D. R. HORTON, INC., TO A DATE CERTAIN OF MAY 30, 2002.

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

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Commissioner Moon called the Commission's attention to a memorandum from Jane Gwinn, Zoning Administrator, dated May 16, 2002, concerning the proposed Zoning Ordinance Amendment for Vehicle Parking in Front Yards for Single Family Detached Dwellings. He requested that Commissioners forward their comments on it to him prior to May 29, 2002. He then MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON THIS MATTER FROM MAY 23, 2002 TO A DATE CERTAIN OF MAY 29, 2002.

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

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Commissioner Smyth MOVED THAT THE PUBLIC HEARING ON RZ-2001-PR-050 AND FDP-2001-PR-050, STANLEY-MARTIN HOMEBUILDING, BE FURTHER DEFERRED TO A DATE CERTAIN OF MAY 30, 2002.

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

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Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE WALKWAY AS DEPICTED IN SITE PLAN #6796-SP-07-2.

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

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Commissioner Kelso MOVED THAT THE DECISION ONLY ON OUT-OF-TURN PLAN AMENDMENT S01-CW-1CP (TELEGRAPH ROAD STUDY) BE DEFERRED FROM MAY 23, 2002 TO A DATE CERTAIN OF MAY 29, 2002.

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

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Commissioner Kelso announced that the Planning Commission's School Facilities Committee would meet at 7:30 p.m. on Wednesday, May 22, 2002 and the Parks Committee would meet at 8:30 p.m. on Wednesday, May 22, 2002 in the Board Conference Room.

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Commissioner DuBois announced her intent to defer the public hearing on SEA-93-D-027-2, Exxon Mobil Corporation, from May 30, 2002 to July 25, 2002.

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Chairman Murphy noted that the Planning Commission would not meet on Wednesday, May 22 or Thursday, May 23, 2002.

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In Commissioner Hall's absence, Chairman Murphy MOVED THAT THE PUBLIC HEARING ON RZ-2001-MA-049 AND FDP-2001-MA-049, SEVILLE HOMES, LLC, BE DEFERRED FROM MAY 23, 2002 TO A DATE CERTAIN OF MAY 29, 2002.

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

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FSA-L92-9-2 - VERIZON WIRELESS - 2970 Southgate Drive

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE MODIFICATION PROPOSED BY VERIZON WIRELESS FOR A TELECOMMUNICATIONS FACILITY LOCATED AT 2970 SOUTHGATE DRIVE, FSA-L92-9-2, IS IN CONFORMANCE WITH THE RECOMMENDATION OF THE COMPREHENSIVE PLAN AND CONSISTENT WITH PRIOR APPROVAL GRANTED BY THE PLANNING COMMISSION ON NOVEMBER 11, 1992 FOR 456-L92-9 AND IS RECOMMENDED THAT THE MODIFICATION BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15-2.2232 OF THE *CODE OF VIRGINIA*, AS AMENDED.

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

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FSA-66-2 - AT&T WIRELESS SERVICES - 5716 South Van Dorn Street

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE MODIFICATIONS PROPOSED BY AT&T WIRELESS SERVICES FOR THE FACILITY LOCATED AT 5716 SOUTH VAN DORN STREET, FSA-66-2, IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND THE PRIOR APPROVAL OF FSA-66-1, GRANTED BY THE PLANNING COMMISSION ON OCTOBER 5, 2000 AND THAT THIS APPROVAL IS CONTINGENT ON THE IMPROVEMENTS (SCREENING), DEPICTED IN THE LETTER DATED MAY 2, 2002 AND MADE PART OF THIS REQUEST, AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*.

Commissioners Smyth and Koch seconded the motion which carried unanimously with Commissioners Byers, Hall, Harsel and Wilson absent from the meeting.

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FSA-H97-35 - AT&T WIRELESS SERVICES - 11400 South Lakes Drive

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE MODIFICATIONS PROPOSED BY AT&T WIRELESS FOR THE TELECOMMUNICATIONS FACILITY LOCATED SOUTH LAKES HIGH SCHOOL ARE IN CONFORMANCE WITH RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND ARE CONSISTENT WITH THE PRIOR APPROVAL GRANTED BY THE PLANNING COMMISSION UNDER FS-H97-3 ON JULY 30, 1997 AND THAT THE MODIFICATIONS ARE CONSIDERED TO BE A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*, AS AMENDED.

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

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456A-D97-17-1 - AT&T WIRELESS SERVICES - 6300 Georgetown Pike

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION OF THE MODIFICATIONS PROPOSED IN 456A-D97-17-1.

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

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RZ-2001-SP-041/FDP-2001-SP-041 - CENTEX HOMES (Decision Only)

(Public Hearing was held on May 15, 2002)

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2001-SP-041, SUBJECT TO THE EXECUTION OF THE PROFFERS CONSISTENT WITH THOSE DATED MAY 16, 2002, WITH THE FOLLOWING ADDITION AND THAT WOULD BE IN PROFFER 29 WHICH NOW READS: "AT THE TIME OF THE ISSUANCE OF THE NON-RUP FOR THE COMMUNITY RECREATION FACILITIES, RESIDENTS OF THE CAMBRYAR AND FAIRFAX RIDGE COMMUNITIES SHALL BE AFFORDED THE OPPORTUNITY TO ACQUIRE A MEMBERSHIP IN THE COMMUNITY RECREATION FACILITIES AT THE SAME COST AS IS ALLOCATED TO EACH PARTICIPATING LOT WITHIN THE PROPERTY."

Commissioner Koch seconded the motion which carried by a vote of 6-0-2 with Commissioners DuBois and Smyth abstaining; Commissioners Byers, Hall, Harsel and Wilson absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION APPROVE FDP-2001-SP-041, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED MAY 1, 2002 AND THE BOARD'S APPROVAL OF RZ-2001-SP-041.

Commissioner Koch seconded the motion which carried by a vote of 6-0-2 with Commissioners DuBois and Smyth abstaining; Commissioners Byers, Hall, Harsel and Wilson absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS IN ACCORDANCE WITH THE CDP/FDP FOR THE PERIMETER OF THE SITE AND BETWEEN THE RESIDENTIAL AND PUBLIC USES WITHIN THE DEVELOPMENT.

Commissioner Koch seconded the motion which carried by a vote of 6-0-2 with Commissioners DuBois and Smyth abstaining; Commissioners Byers, Hall, Harsel and Wilson absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE 200 SQUARE FOOT PRIVACY YARD REQUIREMENT FOR REAR-LOAD SINGLE FAMILY ATTACHED UNITS AND A WAIVER OF THE 600 FOOT MAXIMUM LENGTH OF PRIVATE STREETS.

Commissioner Koch seconded the motion which carried by a vote of 6-0-2 with Commissioners DuBois and Smyth abstaining; Commissioners Byers, Hall, Harsel and Wilson absent from the meeting.

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PCA-1998-PR-058 - TYCON TOWER I & III INVESTMENTSEA-83-P-045-4 - TYCON TOWER I & III INVESTMENT

Commissioner Smyth MOVED TO DEFER THE DECISION ONLY ON PCA-1998-PR-058 AND SEA-83-P-045-4 TO A DATE CERTAIN OF MAY 30, 2002.

Commissioner Koch seconded the motion which carried by a vote of 6-0-2 with Commissioners DuBois and Smyth abstaining; Commissioners Byers, Hall, Harsel and Wilson absent from the meeting.

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ZONING ORDINANCE AMENDMENT (Editorial Revisions)

Commissioner Moon MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE EDITORIAL REVISIONS, ZONING ORDINANCE AMENDMENT, AS ADVERTISED.

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

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ZONING ORDINANCE AMENDMENT (Affordable Dwelling Unit Program)

Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS ADOPT THE PROPOSED ZONING ORDINANCE AMENDMENT REGARDING AFFORDABLE DWELLING UNITS AS SET FORTH IN THE STAFF REPORT DATED APRIL 8, 2002, WITH THE FOLLOWING REVISION: ON PAGE 14, TO AMEND THE LEAD PARAGRAPH IN PROPOSED PARAGRAPH 5 OF SECTION 2-802 ON PAGE 14, BEGINNING ON LINE 23, TO READ AS FOLLOWS: "FOR ANY RESIDENTIAL DEVELOPMENT IN THE R-2 THROUGH R-30 AND P DISTRICTS, WHICH IS NOT REQUIRED TO PROVIDE AFFORDABLE DWELLING UNITS PURSUANT TO THE PROVISIONS OF THIS PART...".

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

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