



PLANNING COMMISSION SUMMARY OF ACTIONS

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LBR/JP

May 16, 2007

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

ABSENT: Commissioners Flanagan, Hall, Sargeant

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The meeting was called to order at 8:19 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner Lusk MOVED TO FURTHER DEFER THE DECISION ONLY ON SE 2006-LE-030, PETROLEUM MARKETING GROUP, INC., TO JUNE 13, 2007, WITH THE RECORD TO REMAIN OPEN FOR WRITTEN COMMENT.

Commissioner Lawrence seconded the motion which carried by a vote of 8-0-1, with Commissioner Hart abstaining; and Commissioners Flanagan, Hall, and Sargeant absent from the meeting.

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At the request of the applicant, Commissioner Lawrence MOVED TO ACCEPT THE WITHDRAWAL OF RZ-2006-PR-029, CEDAR LANE DEVELOPMENT, LLC.

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

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SE 2007-DR-003 - REFORMED THEOLOGICAL SEMINARY (Decision Only)
(Public Hearing held on May 2, 2007)

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2007-DR-003, SUBJECT TO DEVELOPMENT CONDITIONS DATED MAY 15, 2007.

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

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS ALONG THE EASTERN AND SOUTHERN LOT LINES OF THE SUBJECT PROPERTY.

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

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS ALONG THE WESTERN LOT LINE OF THE SUBJECT PROPERTY.

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

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE BARRIER REQUIREMENTS ALONG THE NORTHERN, SOUTHERN AND EASTERN LOT LINES OF THE SUBJECT PROPERTY.

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

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Commissioner Hart announced that the Planning Commission's Environment Committee had received a briefing tonight from the Northern Virginia Building Industry Association on green building. He noted that the committee would meet again on May 31, 2007 and June 27, 2007, at 7:30 p.m., in the Board Conference Room to continue discussion.

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In Commissioner Hall's absence, Commissioner Alcorn announced that the Policy and Procedures Committee would meet on May 24, 2007, at 7:30 p.m., in the Board Conference Room to continue discussion of the Area Plans Review process.

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Commissioner Harsel MOVED THAT THE FOLLOWING MINUTES BE APPROVED:

MARCH 3, 2005	MARCH 17, 2005
MARCH 9, 2005	MARCH 23, 2005
MARCH 10, 2005	MARCH 31, 2005
MARCH 16, 2005	

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

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Chairman Murphy announced that the Celebrate Fairfax! fair would be held on June 8, 9, and 10 this year. He encouraged everyone to sign up to work at the Planning Commission's soda stand, noting that all proceeds would go to a fund to help the families of the slain Virginia Tech students and faculty.

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FS-S07-19, NEXTEL, 13208 Lee Highway

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION APPROVE "FEATURE SHOWN" FS-S07-19.

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

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2232-Y07-6 - FAIRFAX WATER

Commissioner Koch MOVED THAT IN ACCORDANCE WITH *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED, THAT THE PLANNING COMMISSION FIND THE PROPOSAL BY FAIRFAX WATER AS SET FORTH IN 2232-Y07-6 TO INSTALL APPROXIMATELY 1,650 FEET OF 24 INCH DIAMETER WATER MAIN WITHIN THE VDOT RIGHT-OF-WAY ALONG CENTREVIEW DRIVE AND ACROSS PRIVATE PROPERTY IN CHANTILLY, IS SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN.

Commissioners Lawrence and Hart seconded the motion which carried unanimously with Commissioners Flanagan, Hall, and Sargeant absent from the meeting.

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SEA 99-S-012-02 - THE COUNTRY CLUB OF FAIRFAX, INC.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE SEA 99-S-012-02, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED MAY 15, 2007.

Commissioners Koch and de la Fe seconded the motion which carried unanimously with Commissioners Flanagan, Hall, and Sargeant absent from the meeting.

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Commissioner Murphy also MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS ALONG ALL PROPERTY BOUNDARIES IN FAVOR OF THAT DEPICTED ON THE SE PLAT; APPROVE A WAIVER OF THE BARRIER REQUIREMENTS ALONG ALL PROPERTY BOUNDARIES IN FAVOR OF THAT DEPICTED ON THE SE PLAT; RECOMMEND APPROVAL OF A WAIVER OF THE SERVICE DRIVE REQUIREMENTS OF ROUTE 123; RECOMMEND APPROVAL OF THE MODIFICATION OF PARAGRAPH 2, SECTION 9-528 TO PERMIT THE LOCATION OF THREE STRUCTURES AND TENNIS COURTS WITHIN 50 FEET OF THE LOT LINE; AND RECOMMEND THAT THE BOARD

OF SUPERVISORS DIRECT THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES TO WAIVE THE REQUIRED CONSTRUCTION OF FRONTAGE IMPROVEMENTS ON ROUTE 123 IN ASSOCIATION WITH THE APPLICATION.

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

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CSPA 86-C-029-06 - VARDELL REALTY INVESTMENTS

FDPA 86-C-029-07 - VARDELL REALTY INVESTMENTS

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION APPROVE FDPA 86-C-029-07, SUBJECT TO THE DEVELOPMENT CONDITIONS NOW DATED MAY 14, 2007.

Commissioners Lusk and Hopkins seconded the motion which carried unanimously with Commissioners Flanagan, Hall, and Sargeant absent from the meeting.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION APPROVE CSPA 86-C-029-06, SUBJECT TO THE DEVELOPMENT CONDITIONS, DATED MAY 2, 2007.

Commissioners Lusk and Hopkins seconded the motion which carried unanimously with Commissioners Flanagan, Hall, and Sargeant absent from the meeting.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION APPROVE THE MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENT ALONG THE EASTERN BOUNDARY LINE SHOWN IN FDPA 86-C-029-07, IN FAVOR OF THE EXISTING AND PROPOSED LANDSCAPING DEPENDENT ON THE FDPA.

Commissioners Lusk and Hopkins seconded the motion which carried unanimously with Commissioners Flanagan, Hall, and Sargeant absent from the meeting.

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RZ 2006-HM-020 - WINCHESTER HOMES, INC.

FDP 2006-HM-020 - WINCHESTER HOMES, INC.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY WITH THE RECORD REMAINING OPEN FOR RZ/FDP 2006-HM-020 UNTIL MAY 24, 2007.

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

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The meeting was adjourned at 9:17 p.m.
Peter F. Murphy, Jr., Chairman