



PLANNING COMMISSION SUMMARY OF ACTIONS

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KAD

May 18, 2005

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

ABSENT: Commissioners Alcorn, Byers, Wilson

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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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COMMISSION MATTERS

Commissioner Murphy announced his intent to defer the public hearing on PCA/FDPA 87-P-052-02 and PCA/FDPA 84-P-007-03, EYA DEVELOPMENT, INC., from Thursday, May 19, 2005 to Thursday, June 16, 2005.

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Site Plan #2507-SP-001-2 - OAK LEATHER TOWNHOMES (RZ 2003-BR-003)

Commissioner Harsel MOVED THAT SITE PLAN NUMBER 2507-SP-001-2 FOR RZ 2003-BR-003, OAK LEATHER TOWNHOMES, BE ADMINISTRATIVELY APPROVED.

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

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FS-L05-9 - T-MOBILE, 7516 Beulah Street

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN FS-L05-9.

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

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S04-IV-S1 - OUT-OF-TURN PLAN AMENDMENT (Lee District) (Decision Only)
(Public Hearing held on May 4, 2005)

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF OUT-OF-TURN PLAN AMENDMENT, S04-IV-S1.

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

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FS-S05-6 - T-MOBILE, Mainsail Drive and Sydenstricker Road

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "CONSENT AGENDA ITEM" FOR FS-S05-6, T-MOBILE, MAINSAIL DRIVE AND SYDENSTRICKER ROAD.

The motion carried unanimously with Commissioners Alcorn, Byers, and Wilson absent from the meeting.

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NORTH COUNTY AREA PLANS REVIEW MARKUP (Dranesville, Hunter Mill, Sully, and Providence Districts)

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RESOLVE ITSELF INTO A "COMMITTEE OF THE WHOLE" FOR THE PURPOSE OF MAKING RECOMMENDATIONS ON PENDING AREA PLANS REVIEW NOMINATIONS IN THE DRANESVILLE, HUNTER MILL, SULLY, AND PROVIDENCE DISTRICTS.

The motion carried unanimously with Commissioners Alcorn, Byers, and Wilson absent from the meeting.

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DRANESVILLE DISTRICT

APR-04-II-2M

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE STAFF ALTERNATIVE, WITH THE MODIFICATION TO LIMIT THE BUILDING HEIGHT TO 25 FEET ON THE SOUTHERN PORTION OF THE PARCEL ADJACENT TO THE MCLEAN OFFICE CONDOMINIUMS, AS SHOWN ON MY HANDOUT DATED MAY 18, 2005.

The motion carried unanimously with Commissioners Alcorn, Byers, and Wilson absent from the meeting.

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APR-04-II-4M

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE STAFF ALTERNATIVE FOUND ON PAGES 17 AND 18 OF THE DRANESVILLE DISTRICT STAFF REPORT BOOK.

The motion carried unanimously with Commissioners Alcorn, Byers, and Wilson absent from the meeting.

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APR-04-III-5UP

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE STAFF ALTERNATIVE FOUND ON PAGES 30 TO 32 OF THE DRANESVILLE DISTRICT STAFF REPORT BOOK.

The motion carried unanimously with Commissioners Alcorn, Byers, and Wilson absent from the meeting.

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HUNTER MILL DISTRICTAPR-04-III-2DS and APR-04-III-3DS

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE STAFF ALTERNATIVE, WITH MINOR MODIFICATIONS TO CLARIFY THE CONDITIONS RELATED TO PROVISION OF PARKS AND MITIGATING IMPACTS ON SCHOOLS, AS SHOWN IN MY HANDOUT DATED MAY 18, 2005.

The motion carried unanimously with Commissioners Alcorn, Byers, and Wilson absent from the meeting.

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APR-04-III-4DS

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A PLANNING COMMISSION ALTERNATIVE TO ADD AN OPTION AS SHOWN IN MY HANDOUT DATED MAY 18, 2005.

The motion carried unanimously with Commissioners Alcorn, Byers, and Wilson absent from the meeting.

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SULLY DISTRICTAPR-04-III-1BR

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE STAFF ALTERNATIVE FOUND ON PAGES 6 AND 7 OF THE SULLY DISTRICT STAFF REPORT BOOK.

The motion carried unanimously with Commissioners Alcorn, Byers, and Wilson absent from the meeting.

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APR-04-III-4BR

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE STAFF ALTERNATIVE FOUND ON PAGES 18 AND 19 OF THE SULLY DISTRICT STAFF REPORT BOOK.

The motion carried unanimously with Commissioners Alcorn, Byers, and Wilson absent from the meeting.

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APR-04-III-8BR

Commissioner Koch MOVED THAT THE PLANNING COMMISSION DENY THE NOMINATION AND RETAIN THE CURRENT COMPREHENSIVE PLAN.

The motion carried unanimously with Commissioners Alcorn, Byers, and Wilson absent from the meeting.

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APR-04-III-9BR

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE STAFF ALTERNATIVE FOUND ON PAGES 58 AND 59 OF THE SULLY DISTRICT STAFF REPORT BOOK.

The motion carried unanimously with Commissioners Alcorn, Byers, and Wilson absent from the meeting.

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APR-04-III-10BR

Commissioner Koch MOVED THAT THE PLANNING COMMISSION DENY THE NOMINATION AND RETAIN THE CURRENT COMPREHENSIVE PLAN.

The motion carried unanimously with Commissioners Alcorn, Byers, and Wilson absent from the meeting.

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APR-04-III-1DS

Commissioner Koch MOVED THAT THE PLANNING COMMISSION DENY THE NOMINATION AND RETAIN THE CURRENT COMPREHENSIVE PLAN.

The motion carried unanimously with Commissioners Alcorn, Byers, and Wilson absent from the meeting.

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APR-04-III-7DS

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE STAFF RECOMMENDATION FOUND ON PAGES 156 AND 157 OF THE SULLY DISTRICT STAFF REPORT BOOK.

The motion carried unanimously with Commissioners Alcorn, Byers, and Wilson absent from the meeting.

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APR-04-III-1FC

Commissioner Koch MOVED THAT THE PLANNING COMMISSION DEFER DECISION UNTIL JUNE 16, 2005, TO ALLOW MORE TIME FOR THE NOMINATOR TO ADDRESS ISSUES RAISED BY STAFF.

The motion carried unanimously with Commissioners Alcorn, Byers, and Wilson absent from the meeting.

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APR-04-III-6FC

Commissioner Koch MOVED THAT THE PLANNING COMMISSION DENY THE NOMINATION AND RETAIN THE CURRENT COMPREHENSIVE PLAN.

The motion carried unanimously with Commissioners Alcorn, Byers, and Wilson absent from the meeting.

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PROVIDENCE DISTRICTAPR-04-II-1F

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE TASK FORCE AND STAFF ALTERNATIVE FOUND ON PAGES 4 AND 5 OF THE PROVIDENCE DISTRICT STAFF REPORT BOOK.

The motion carried unanimously with Commissioners Alcorn, Byers, and Wilson absent from the meeting.

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APR- 04-II-1V

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION DENY THE NOMINATION AND RETAIN THE CURRENT COMPREHENSIVE PLAN.

The motion carried unanimously with Commissioner Hart not present for the vote; Commissioners Alcorn, Byers, and Wilson absent from the meeting.

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APR-04-II-4V

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE TASK FORCE AND STAFF ALTERNATIVE.

The motion carried unanimously with Commissioners Alcorn, Byers, and Wilson absent from the meeting.

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APR-04-II-7V

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION DENY THE NOMINATION AND RETAIN THE CURRENT COMPREHENSIVE PLAN.

The motion carried unanimously with Commissioners Alcorn, Byers, and Wilson absent from the meeting.

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APR-04-II-10V

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION DENY THE NOMINATION AND RETAIN THE CURRENT COMPREHENSIVE PLAN.

The motion carried unanimously with Commissioners Alcorn, Byers, and Wilson absent from the meeting.

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APR-04-III-3FC

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE TASK FORCE AND STAFF ALTERNATIVE.

The motion carried unanimously with Commissioners Alcorn, Byers, and Wilson absent from the meeting.

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APR-04-II-9V

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE COMPREHENSIVE PLAN BE AMENDED, AND THE PLAN MAP AND TEXT BE CHANGED, TO REFLECT THE FOLLOWING:

RESIDENTIAL DEVELOPMENT OF THE PROPERTIES COMPRISING TAX MAP PARCELS 39-3((38))A, 11; 39-3((1))15, 16, 17, 18, 18A, 18B, 18C, 18D, 18E, 32, 33A, 33B, 33C SHOULD BE LIMITED TO RESIDENTIAL USES AT DENSITIES OF ONE TO TWO DWELLING UNITS PER ACRE. IN ANY DEVELOPMENT OF THESE PARCELS,

A SUBSTANTIAL VEGETATIVE BUFFER SHOULD BE PROVIDED ALONG THE COMMON BORDER OF ADJOINING PARCELS AND THE NORTHERN VIRGINIA REGIONAL PARK BIKE TRAIL;

THE BUFFER SHOULD PRESERVE NATURAL VEGETATION;

IT SHOULD PROVIDE FOR A CONNECTION TO THE TRAIL;

THE ENVIRONMENTALLY SENSITIVE AREA ALONG THE "DAYLIGHTED" PORTION OF THE STREAM BED SHOULD BE RESPECTED;

HEALTHY EXISTING MATURE TREES SHOULD BE PRESERVED TO THE MAXIMUM PRACTICABLE EXTENT; AND

THERE SHOULD BE NO DIRECT ROAD CONNECTION TO AUGUSTUS COURT.

The motion carried unanimously with Commissioners Alcorn, Byers, and Wilson absent from the meeting.

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Commissioner Hall MOVED THAT THE PHRASE, "AND BE SUPPLEMENTED WITH ADDITIONAL PLANTINGS TO PROVIDE EFFECTIVE SCREENING," BE ADDED TO "THE BUFFER SHOULD PRESERVE NATURAL VEGETATION" IN COMMISSIONER LAWRENCE'S MOTION.

The amendment was accepted without objection with Commissioners Alcorn, Byers, and Wilson absent from the meeting.

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At the conclusion of the markup session, Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RATIFY ALL MOTIONS MADE THIS EVENING ON THE PENDING APR NOMINATIONS IN THE DRANESVILLE, HUNTER MILL, SULLY, AND PROVIDENCE DISTRICTS.

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

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The meeting was adjourned at 9:12 p.m.
Peter F. Murphy, Jr., Chairman