



PLANNING COMMISSION SUMMARY OF ACTIONS

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SMD

May 18, 2006

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

ABSENT: Commissioner Hall

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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

Following the closed session, Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION MEMBERS CERTIFY THAT TO THE BEST OF THEIR KNOWLEDGE ONLY THE PUBLIC BUSINESS MATTER, LAWFULLY EXEMPTED FROM THE OPEN MEETING REQUIREMENTS, PRESCRIBED BY THE VIRGINIA FREEDOM OF INFORMATION ACT, AND ONLY THE MATTER IDENTIFIED IN THE MOTION TO CONVENE CLOSED SESSION WAS HEARD, DISCUSSED, OR CONSIDERED BY THE PLANNING COMMISSION DURING THAT SESSION.

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

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Chairman Murphy announced that on Monday, May 17, 2006, Fairfax County Master Police Officer Michael Garbarino had passed away after receiving critical gun shot wounds at the Sully District Police Station. He said that Officer Garbarino was survived by his wife, two children, and his parents, who were with him when he passed away. Chairman Murphy stated that 53-year old Officer Garbarino had proudly served the department for 23 years. He extended his deepest sympathy to his family and once again to the members of the Police Department, noting that Detective Vicky Armel had also died as a result of the same tragic incident. He announced that funeral services for Officer Garbarino would be held on Saturday, May 20, 2006. Chairman Murphy explained that all proceeds from the Planning Commission's soda stand sales at the Annual Fairfax County "Celebrate Fairfax!" Fair would be donated to trust funds for Detective Armel and Officer Garbarino. He indicated that Officer Garbarino, while being wounded, had called his fellow police officers on the radio to alert them of the danger and that he and Detective Armel had died as heroes. He requested that a moment of silence be observed in their honor.

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Commissioner Harsel announced that the joint Planning Commission/School Facilities Committee would meet on Wednesday, May 31, 2006, at 7:30 p.m., in the Board Conference Room, to discuss the proffer formula for public facilities

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Commissioner Alcorn noted that the Planning Commission's Environment Committee would meet with the Environmental Quality Advisory Council on Thursday, June 1, 2006, at 7:30 p.m., in the Board Conference Room, to continue discussions on stream protection.

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Commissioner Alcorn announced that the Planning Commission's Transit Oriented Development Committee would hold their first meeting on Wednesday, May 24, 2006, at 7:30 p.m., in the Board Conference Room, and he invited anyone interested to participate.

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Commissioner Alcorn also announced that the County Land Use Information Accessibility Advisory Group had taken place Wednesday, May 17, 2006, and continued the discussion of land use information delivery processes in the County.

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Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON RZ 2005-PR-016 AND FDP 2005-PR-016, IN THE NAME OF RCV REAL ESTATE, LC, TO AN INDEFINITE DATE.

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

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Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION FURTHER DEFER THE DECISION ONLY ON CPA 86-C-121-8-3, LERNER ENTERPRISES, LLC, TO MAY 25, 2006.

Commissioners Lawrence and Lusk seconded the motion which carried unanimously with Commissioners Alcorn and Harsel not present for the vote; Commissioner Hall absent from the meeting.

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Commissioner de la Fe pointed out that the Commissioners had received a memorandum from Leonard Wolfenstein, with the Fairfax County Department of Transportation, outlining the process for text revisions to the Transportation Policy Plan Amendments. He said that the recommended revisions to the Policy Plan would be forwarded to the Commission for their review by the beginning of next week.

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Commissioner de la Fe noted that the deadline of May 21, 2006, for FS-H05-42, Nextel Communications of the Mid-Atlantic, Inc., 1760 Reston Parkway, had been extended and that he would check with David Marshall for the new date.

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Commissioner Hopkins MOVED TO DEFER THE PUBLIC HEARING ON RZ 2005-DR-015 AND FDP 2005-DR-015, CHRISTOPHER MANAGEMENT, INC., TO A DATE CERTAIN OF JUNE 15, 2006.

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

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FSA-S01-4-1 - NEXTEL COMMUNICATIONS OF THE MID-ATLANTIC, Mott Community Center, 12111 Braddock Road

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN FSA-S01-4-1.

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

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APR 04-III-1FC – 2004 AREA PLANS REVIEW NOMINATION
(Decision Only - Public Hearing held on April 20, 2006)

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE PLANNING COMMISSION ALTERNATIVE TO APR 04-III-1FC, AS FOUND IN THE HANDOUT DATED MAY 18, 2006.

Commissioner Hart MOVED TO AMEND THE MOTION TO CHANGE THE WORD "PRINCIPAL" IN THE FOURTH BULLET ON PAGE 2 OF 3 OF TONIGHT'S HANDOUT TO "PRINCIPLE."

Commissioner Koch accepted the amendment and Commissioner Byers seconded the motion which carried by a vote of 8-0-1 with Commissioner Hopkins abstaining; Commissioners Alcorn and Harsel not present for the vote; Commissioner Hall absent from the meeting.

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FS-V06-16 - FIBER TOWER CORPORATION, 10112 Furnace Road

Commissioner Byers MOVED THAT THE PLANNING COMMISSION CONCUR IN THE FINDINGS OF "FEATURE SHOWN" FS-V06-16 AND FIND IT SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE COMPREHENSIVE PLAN.

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

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Chairman Murphy noted that the Planning Commission would not meet on Wednesday, May 24, 2006.

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APR 05-IV-3LP, APR 05-IV-10MV, APR 05-IV-12MV, APR 05-IV-13MV,
APR 05-IV-14MV (Mount Vernon)

Commissioner Byers MOVED THAT THE PLANNING COMMISSION ACCEPT THE WITHDRAWAL OF THE FOLLOWING APR ITEMS WITHIN THE MOUNT VERNON DISTRICT: APR 05-IV-3LP; APR 05-IV-10MV; 12MV; 13MV; AND 14 MV.

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

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APR 05-IV-16MV, APR 05-IV-20MV, AND APR 05-IV-21MV (Lee District)

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION ACCEPT THE WITHDRAWAL OF APR 05-IV-16MV, APR 05-IV-20MV, AND APR 05-IV-21MV.

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

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RZ 2005-MV-001 - BROOKFIELD RIDGE ROAD, LLC
FDP 2005-MV-001 - BROOKFIELD RIDGE ROAD, LLC
(Decision Only - Public Hearing held on March 23, 2006)

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF OPTION B OF RZ 2005-MV-001, SUBJECT TO THE EXECUTION OF PROFFERS TITLED OPTION B, DATED 12 MAY 2006.

Chairman Murphy seconded the motion which carried by a vote of 5-2-2 with Commissioners Harsel and Wilson opposed; Commissioners Hart and Lawrence abstaining; Commissioners Alcorn and Koch not present for the vote; Commissioner Hall absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2005-MV-001, SUBJECT TO THE DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 2 OF THE STAFF REPORT AND SUBJECT TO THE BOARD'S APPROVAL OF THE REZONING AND THE CDP.

Chairman Murphy seconded the motion which carried by a vote of 5-2-2 with Commissioners Harsel and Wilson opposed; Commissioners Hart and Lawrence abstaining; Commissioners Alcorn and Koch not present for the vote; Commissioner Hall absent from the meeting.

Commissioner Byers MOVED THE BOARD APPROVE A MODIFICATION OF THE MAXIMUM PERCENTAGE OF PIPESTEM LOTS TO PERMIT 30 PERCENT PIPESTEM LOTS, AS SHOWN IN THE FDP.

Chairman Murphy seconded the motion which carried by a vote of 5-2-2 with Commissioners Harsel and Wilson opposed; Commissioners Hart and Lawrence abstaining; Commissioners Alcorn and Koch not present for the vote; Commissioner Hall absent from the meeting.

Commissioner Byers MOVED THE BOARD APPROVE A MODIFICATION OF THE TRAIL LOCATION TO THAT SHOWN ON THE FDP.

Chairman Murphy seconded the motion which carried by a vote of 6-1-2 with Commissioner Wilson opposed; Commissioners Hart and Lawrence abstaining; Commissioners Alcorn and Koch not present for the vote; Commissioner Hall absent from the meeting.

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Chairman Murphy and Commissioner Alcorn requested that a discussion be held during the next Policy and Procedures Committee meeting regarding the proper procedure for disseminating updated proffers and development conditions.

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RZ 2005-PR-040 - WATERMARK TWO, LLC
FDP 2005-PR-040 - WATERMARK TWO, LLC

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION DEFER DECISION ONLY FOR RZ 2005-PR-040 AND FDP 2005-PR-040 TO A DATE CERTAIN OF JUNE 14, 2006, WITH THE RECORD TO REMAIN OPEN FOR WRITTEN COMMENT.

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

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SEA 2002-MV-028 - SCOTT A. AND PHYLLIS P. CRABTREE

Commissioner Byers MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR SEA 2002-MV-028 TO A DATE CERTAIN OF MAY 31, 2006, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

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

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Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION GO INTO CLOSED SESSION ON THURSDAY, MAY 25, 2006, AT 7:30 P.M., FOR CONSULTATION WITH LEGAL COUNSEL AND STAFF PERTAINING TO RZ 2003-MV-036, ROUBIN ASSOCIATES, PURSUANT TO *CODE OF VIRGINIA* SECTION 2.2-3711(7).

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

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The meeting was adjourned at 9:42 p.m.
Peter F. Murphy, Jr., Chairman