



PLANNING COMMISSION SUMMARY OF ACTIONS

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May 24, 2001

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PRESENT: Commissioners Alcorn, Byers, Hall, Harsel, Kelso, Koch, Moon, Palatiello, Smyth, Wilson

ABSENT: Commissioner DuBois, Murphy

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COMMISSION MATTERS

The meeting was called to order at 8:15 p.m. by Vice Chairman John R. Byers

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Commissioner Byers, at the request of the applicant, MOVED THAT THE PUBLIC HEARING ON SE-01-V-002, PETER A. AND VIRGINIA W. FIELD, BE DEFERRED TO A DATE CERTAIN OF JUNE 27, 2001.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Palatiello and Wilson not present for the vote; Commissioner DuBois and Murphy absent from the meeting.

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Commissioner Byers MOVED THAT THE PUBLIC HEARING ON RZ-2001-MV-002 AND FDP-2001-MV-002, TELEGRAPH I LLC, BE DEFERRED TO A DATE CERTAIN OF JUNE 28, 2001.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Palatiello and Wilson not present for the vote; Commissioner DuBois and Murphy absent from the meeting.

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Commissioner Hall MOVED THAT THE DECISION ONLY ON PCA-76-M-112-2, SEVEN OAKS II HOMEOWNERS ASSOCIATION, TO DEFERRED TO A DATE CERTAIN OF JUNE 14, 2001, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioner Koch seconded the motion which carried unanimously with with Commissioners Palatiello and Wilson not present for the vote; Commissioner DuBois and Murphy absent from the meeting.

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Commissioner Harsel entered into the record of May 23, 2001, a letter from John A. Shivik, Chairman, Braddock District Council, concerning the proposed Zoning Ordinance Amendment (Groups 3 and 6).

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Commissioner Alcorn announced that the Area Plans Review process was underway and that nominations for changes to the Comprehensive Plan for the magisterial districts of Dranesville, Hunter Mill, Providence and Sully would be accepted through June 29, 2001.

Commissioner Palatiello MOVED THAT THE PUBLIC HEARING ON 2232-H00-39, OMNIPOINT/ VOICESTREAM WIRELESS AND SPRINT, BE DEFERRED INDEFINITELY.

Commissioner Koch seconded the motion which carried by a vote of 9-0-1 with Commissioner Kelso abstaining; Commissioners DuBois and Murphy absent from the meeting.

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Commissioner Byers MOVED THAT THE DECISION ONLY ON RZ-2000-MV-045 AND FDP-2000-MV-045, LORTON VALLEY LC, BE DEFERRED TO A DATE CERTAIN OF JUNE 14, 2001, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioner Wilson seconded the motion which carried by a vote of 9-0-1 with Commissioner Kelso abstaining; Commissioners DuBois and Murphy absent from the meeting.

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S98-CW-2CP - OUT-OF-TURN PLAN AMENDMENT (Merrifield)
(Decision Only - Public Hearing held on May 9, 2001)

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT OUT-OF-TURN PLAN AMENDMENT, S98-CW-2CP, BE APPROVED AS RECOMMENDED BY THE TASK FORCE ON PAGES 17-128 OF THE STAFF REPORT DATED APRIL 25, 2001, WITH MODIFICATIONS. IN ADDITION, I WOULD LIKE TO MOVE THAT THE CHANGES BE APPROVED, AS RECOMMENDED BY STAFF, FOR UPDATED REFERENCES TO TEXT OUTSIDE THE SUBURBAN CENTER ON PAGES 129-138 OF THE STAFF REPORT DATED APRIL 25, 2001.

Commissioners Alcorn and Wilson seconded the motion which carried by a vote of 9-1 with Commissioner Palatiello opposed; Commissioners DuBois and Murphy absent from the meeting.

Commissioner Palatiello MOVED THAT ON PAGE 72, STRIKE THE THIRD BULLET, THE BULLET THAT BEGINS WITH "IF ANY ENTERTAINMENT AND/OR RECREATIONAL USES....".

Commissioner Harsel seconded the motion which failed by a vote of 1-7-2, with Commissioner Palatiello in favor; Commissioners Koch and Harsel abstaining; Commissioners DuBois and Murphy absent from the meeting.

Commissioner Palatiello MOVED THAT ON PAGE 72, THE THIRD BULLET, AT THE END THEREOF, ADD THE FOLLOWING: "A REZONING FOR SUCH USES SHALL INCLUDE A

TRANSPORTATION ANALYSIS THAT DEMONSTRATES HOW 30 PERCENT OF THE PATRONS WILL ACCESS THE FACILITY BY MEANS OTHER THAN SINGLE OCCUPANT VEHICLES.”

This motion died due to the lack of a second.

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S01-CW-T1 - OUT-OF-TURN PLAN AMENDMENT

Commissioner Byers MOVED THAT OUT-OF-TURN PLAN AMENDMENT S01-CW-T1 BE REFERRED BACK TO THE BOARD OF SUPERVISORS RECOMMENDING THAT IT BE WITHDRAWN.

Commissioners Alcorn and Kelso seconded the motion which carried unanimously with Commissioner Palatiello not present for the vote; Commissioners DuBois and Murphy absent from the meeting.

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RZ-2000-PR-035 - OAK STREET DEVELOPMENT CORPORATION

(Decision Only - Public Hearing held on February 7, 2001)

Commissioner Smyth MOVED THAT RZ-2000-PR-035, OAK STREET DEVELOPMENT CORPORATION, BE DENIED AS REQUESTED FOR THE R-4 DISTRICT.

Commissioners Alcorn and Wilson seconded the motion which carried by a vote of 9-0-1 with Commissioner Harsel abstaining, Commissioners DuBois and Murphy absent from the meeting.

Commissioner Smyth MOVED THAT RZ-2000-PR-035 BE APPROVED TO THE R-3 DISTRICT, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED MAY 24, 2001.

Commissioners Koch and Wilson seconded the motion which carried by a vote of 9-0-1 with Commissioner Harsel abstaining, Commissioners DuBois and Murphy absent from the meeting.

Commissioner Smyth FURTHER MOVED THAT THE COUNTY WIDE TRAILS PLAN REQUIREMENT BE MODIFIED IN FAVOR OF THAT DEPICTED ON THE GDP AND AS PROFFERED.

Commissioner Koch seconded the motion which carried by a vote of 9-0-1 with Commissioner Harsel abstaining, Commissioners DuBois and Murphy absent from the meeting.

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FSA-H96-60-1 - VERIZON - 11450 North Shore Drive

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION OF THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING THAT THE TELECOMMUNICATIONS FACILITY LOCATED AT 11450 NORTH SHORE DRIVE, RESTON, IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND CONSISTENT WITH THE APPROVAL GRANTED BY THE PLANNING

COMMISSION FOR FS-H96-60, PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA, THIS MATTER BEING FSA-H96-60-1.

Commissioner Koch seconded the motion which carried unanimously with Commissioners DuBois and Murphy absent from the meeting.

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RZ-2000-MV-057 - LORTON VALLEY AND LORTON VALLEY III
FDP-2000-MV-057 - LORTON VALLEY AND LORTON VALLEY III
(Decision Only - Public Hearing held on May 17, 2001)

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE RZ-2000-MV-057, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED MAY 23, 2001.

Commissioners Alcorn and Wilson seconded the motion which carried by a vote of 8-0-2 with Commissioners Kelso and Moon abstaining; Commissioners DuBois and Murphy absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION APPROVE FDP-2000-MV-057, SUBJECT TO DEVELOPMENT CONDITIONS DATED MAY 23 AND SUBJECT TO THE BOARD'S APPROVAL OF THE REZONING, 2000-MV-057, AND THE CONCEPTUAL DEVELOPMENT PLAN.

Commissioner Wilson seconded the motion which carried by a vote of 8-0-2 with Commissioners Kelso and Moon abstaining; Commissioners DuBois and Murphy absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE A MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENT BETWEEN THE PROPOSED TOWNHOUSES AND PARCEL 15 AND BETWEEN THE PROPOSED TOWNHOUSES AND THE DETACHED DWELLINGS WITHIN THE DEVELOPMENT.

Commissioners Smyth and Wilson seconded the motion which carried by a vote of 8-0-2 with Commissioners Kelso and Moon abstaining; Commissioners DuBois and Murphy absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD ESTABLISH THE DATE FOR THE BOARD HEARING OF RZ/FDP-2000-MV-045 TO BE CONCURRENT WITH THAT FOR RZ/FDP-2000-MV-057, THAT DATE BEING THE 25TH OF JUNE.

Commissioner Wilson seconded the motion which carried by a vote of 9-0-1 with Commissioner Kelso abstaining; Commissioners DuBois and Murphy absent from the meeting.

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S00-IV-S1 - OUT-OF-TURN PLAN AMENDMENT

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION DEFER DECISION ON OUT-OF-TURN PLAN AMENDMENT S00-IV-S1 TO A DATE CERTAIN OF THURSDAY, MAY 31, 2001, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioner Koch seconded the motion which carried unanimously with Commissioners DuBois and Murphy absent from the meeting.

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The meeting was adjourned at 9:35 p.m.
John R. Byers, Vice Chairman