



PLANNING COMMISSION SUMMARY OF ACTIONS

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June 14, 2006

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

ABSENT: Commissioners Alcorn, Hopkins, Wilson

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The meeting was called to order at 8:15 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner Byers MOVED THAT THE DECISION ONLY ON SEA 2002-MV-028, SCOTT A. AND PHYLLIS P. CRABTREE, BE FURTHER DEFERRED TO A DATE CERTAIN OF JUNE 21, 2006, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

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

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Commissioner Lusk noted that Commissioner Alcorn was celebrating his 10th wedding anniversary by sailing with his wife in the Caribbean Sea.

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On behalf of Commissioner Alcorn, Commissioner Lusk announced that the Department of Planning and Zoning staff would hold a public workshop on the proposed Zoning Ordinance Amendment regarding portable storage units on Tuesday, June 20, 2006, at 7:30 p.m. in the Board Conference Room.

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Also on behalf of Commissioner Alcorn, Commissioner Lusk indicated that the previously scheduled meeting of the Planning Commission's Transit-Oriented Development Committee for Saturday, June 24, 2006, had been cancelled due to the lack of available speakers for that date.

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Further on behalf of Commissioner Alcorn, Commissioner Lusk noted that the Transit-Oriented Development Committee would meet on Thursday, July 6, 2006, at 7:00 p.m., in Conference Rooms 2/3 in the Government Center to listen to four presentations. He said additional information and details were be posted on the Committee's Web site at www.fairfaxcounty.gov/planning/tod.htm.

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Commissioner Lusk congratulated his wife on the birth of their second daughter, Addison Grey Lusk, on May 23, 2006. He then displayed a photograph of Addison.

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Chairman Murphy announced that he and Commissioner Alcorn would be taping a Planning Commission Roundtable program next week on the topic of transit-oriented development.

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Commissioner de la Fe MOVED THAT THE PUBLIC HEARING ON RZ 2006-HM-004, DANIEL W. MCKINNON, BE DEFERRED TO A DATE CERTAIN OF OCTOBER 12, 2006.

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

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Commissioner Lawrence announced that today was his 48th wedding anniversary.

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Chairman Murphy congratulated the Celebrate Fairfax, Inc. staff for staging a successful fair. He also thanked the Planning Commissioners, staff members, and their families who volunteered at the Commission soda stand at the Celebrate Fairfax! Fair last Friday, June 9th, through Sunday, June 11th. He noted that all proceeds from sales in addition to separate donations had been contributed to the trust funds for Detective Vicky Armel and Master Police Officer Michael Garbarino, who had been killed on May 8, 2006, at the Sully District Station.

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Chairman Murphy noted that the Area Plans Review public hearings would begin at 7:30 p.m. next Wednesday and Thursday and that no new cases would be heard after midnight. He indicated the new speaker limitations: nominators and homeowners association representatives would have five minutes, individuals would have three minutes, and unregistered speakers would have two minutes.

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APR 05-IV-2LP and APR 05-IV-3MV (Mount Vernon District)

Commissioner Byers MOVED THAT THE PLANNING COMMISSION ACCEPT THE WITHDRAWAL OF APR 05-IV-2LP AND APR 05-IV-3MV.

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

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APR 05-II-3F (Braddock District)

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION ACCEPT THE WITHDRAWAL OF APR 05-II-3F.

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

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APR 05-IV-1RH and APR 05-IV-8S (Lee District)

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION ACCEPT THE WITHDRAWAL OF APR 05-IV-1RH AND APR 05-IV-8S.

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

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RZ 2004-LE-045 - MC PROPERTY DEVELOPMENT, LLC

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION ACCEPT THE WITHDRAWAL OF RZ 2004-LE-045, MC PROPERTY DEVELOPMENT, LLC.

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

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FS-H06-20 - FIBER TOWER CORPORATION, 2610 Reston Parkway

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION FIND THAT FS-H06-20 IS SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO *VIRGINIA CODE* 15.2-2232, AS AMENDED.

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

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RZ 2005-PR-040 - WATERMARK TWO, LLCFDP 2005-PR-040 - WATERMARK TWO, LLC (Decisions Only)

(Public Hearing held on May 18, 2006)

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2005-PR-040 AND THE CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE PROFFERS DATED JUNE 14, 2006.

Commissioners Byers and Lusk seconded the motion which carried by a vote of 8-1 with Commissioner Harsel opposed; Commissioners Alcorn, Hopkins, and Wilson absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2005-PR-040, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JUNE 14, 2006, AND THE BOARD OF SUPERVISORS' APPROVAL OF RZ 2005-PR-040 AND THE CONCEPTUAL DEVELOPMENT PLAN.

Commissioner Byers seconded the motion which carried by a vote of 8-1 with Commissioner Harsel opposed; Commissioners Alcorn, Hopkins, and Wilson absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE MINIMUM DISTRICT SIZE OF TWO ACRES FOR THE PDH-4 DISTRICT.

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

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE OPEN SPACE REQUIREMENT FOR THE PDH-4 DISTRICT, AS SHOWN ON THE CDP/FDP.

Commissioners Byers and Lusk seconded the motion which carried by a vote of 8-1 with Commissioner Harsel opposed; Commissioners Alcorn, Hopkins, and Wilson absent from the meeting.

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ZONING ORDINANCE AMENDMENT (YARD MODIFICATIONS) (Decision Only)

(Public Hearing held on June 1, 2006)

Commissioner Hart MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE ZONING ORDINANCE AMENDMENT REGARDING REDUCTION OF CERTAIN YARD REQUIREMENTS AND CLARIFICATION OF ACCESSORY STRUCTURE HEIGHT MEASUREMENT, AS ADVERTISED, WITH THE FOLLOWING CHANGES, AS SPECIFIED IN THE STAFF HANDOUT DATED JUNE 1, 2006:

IN THE THIRD LINE OF PARAGRAPH 4 OF PROPOSED SECTION 8-922, ADD THE WORD, "FIRST," BEFORE THE WORDS, "YARD REDUCTION;"

AND, IN THE LAST LINE OF PARAGRAPH 4 OF PROPOSED SECTION 8-922, ADD THE PHRASE, "AT THE TIME OF THE FIRST YARD REDUCTION," BETWEEN THE WORDS, "STRUCTURE" AND "SHALL."

Commissioners de la Fe and Lawrence seconded the motion which carried by a vote of 7-0-2 with Commissioners Lusk and Murphy abstaining; Commissioners Alcorn, Hopkins, and Wilson absent from the meeting.

Commissioner Hart MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS REQUEST STAFF TO EVALUATE AND MAKE APPROPRIATE RECOMMENDATIONS AS TO WHETHER AN ADDITIONAL CATEGORY OF APPLICATION SHOULD BE CREATED TO ALLOW CASE-BY-CASE REVIEW THROUGH EITHER SPECIAL EXCEPTION OR SPECIAL PERMIT OF REQUESTS TO MODIFY A MINIMUM YARD FOR NEW CONSTRUCTION, A TEARDOWN, OR A STRUCTURE RETAINING LESS THAN 50 PERCENT OF THE ORIGINAL, OR REQUESTS TO EXCEED THE 150 PERCENT CAP, AND TO EVALUATE AND MAKE APPROPRIATE RECOMMENDATIONS AS TO ADDITIONAL CRITERIA OR STANDARDS FOR SUCH APPLICATIONS.

Commissioner Lawrence seconded the motion which carried by a vote of 7-0-2 with Commissioners Lusk and Murphy abstaining; Commissioners Alcorn, Hopkins, and Wilson absent from the meeting.

Commissioner Hart MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS REQUEST STAFF TO EVALUATE AND MAKE APPROPRIATE RECOMMENDATIONS REGARDING WHETHER COMPREHENSIVE REGULATIONS REGARDING TEARDOWNS, INCLUDING ANY DEFINITIONS OR GUIDELINES, SHOULD BE ADOPTED.

Commissioner Lawrence seconded the motion which carried by a vote of 7-0-2 with Commissioners Lusk and Murphy abstaining; Commissioners Alcorn, Hopkins, and Wilson absent from the meeting.

Commissioner Hart MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS AUTHORIZE STAFF TO APPLY ANY APPLICATION FEE FOR A CURRENTLY PENDING VARIANCE APPLICATION TO A SPECIAL PERMIT APPLICATION FOR ANY APPLICANT WISHING TO CONVERT THEIR PENDING APPLICATION TO THIS SPECIAL PERMIT CATEGORY.

Commissioner de la Fe seconded the motion which carried by a vote of 7-0-2 with Commissioners Lusk and Murphy abstaining; Commissioners Alcorn, Hopkins, and Wilson absent from the meeting.

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FSA-Y99-29-1 - NEXTEL COMMUNICATIONS OF THE MID-ATLANTIC, INC., 2750 Towerview Road

Commissioner Koch MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT FSA-Y99-29-1 IS SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED.

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

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FS-Y06-12 - T-MOBILE, NORTHEAST, LLC, 14280 Park Meadow Drive

Commissioner Koch MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT FS-Y06-12 IS SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED.

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

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APR 04-III-1UP, APR 04-III-6UP, APR 04-II-2F, APR 04-II-2V, and APR 04-II-6V - DEFERRED AREA PLANS REVIEW NOMINATIONS (Dranesville, Hunter Mill, Providence, and Sully Districts)

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE STAFF'S AND TASK FORCES' ALTERNATIVE LANGUAGE FOR APR 04-III-1UP, APR 04-III-6UP, APR 04-II-2F, APR 04-II-2V, AND APR 04-II-6V, AS FOUND ON PAGES 7 THROUGH 9 OF THE STAFF REPORT AND AS SHOWN IN THE HANDOUT DATED JUNE 14, 2006.

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

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RZ 2005-SP-019 - MIDLAND ROAD LLC
FDP 2005-SP-019 - MIDLAND ROAD LLC

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2005-SP-019, SUBJECT TO THE PROFFERS DATED JUNE 14, 2006, WITH THE FOLLOWING REVISIONS:

ON PAGE 27, IN PROFFER NUMBER 43, UNDER WORKFORCE RENTAL UNITS, THE NUMBER 100 PERCENT SHOULD BE CHANGED TO 83 PERCENT;

ON PAGE 32, PROFFER 57, OFF-SITE RECREATIONAL CONTRIBUTIONS, SHOULD READ: "IN ADDITION, THE APPLICANT SHALL CONTRIBUTE \$662 PER DWELLING UNIT TO THE FAIRFAX COUNTY PARK AUTHORITY FOR PATRIOT PARK;"

AND, ON PAGE 37, PROFFER NUMBER 64, HISTORICAL MARKER, SHOULD READ: "THE APPLICANT SHALL CONSTRUCT A HISTORICAL MARKER COMMEMORATING THE WORLD WAR II GERMAN PRISONER OF WAR CAMP IN THE AMENITY OPEN SPACE, AS SHOWN ON THE CDP/FDP, TO MEMORIALIZE THE HISTORICAL SIGNIFICANCE OF THE PROPERTY."

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

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2005-SP-019, SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF RZ 2005-SP-019, THE CONCEPTUAL DEVELOPMENT PLAN, AND THE AMENDED PROFFERS.

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

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF CONSTRUCTION ONLY, ESCROW TO BE PROVIDED, OF A SERVICE DRIVE ALONG ROUTE 29.

Commissioners Hall, Koch, and Lusk seconded the motion which carried unanimously with Commissioners Alcorn, Hopkins, 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 FAVOR OF THAT SHOWN ON THE CDP/FDP.

Commissioners Hall, Koch, and Lusk seconded the motion which carried unanimously with Commissioners Alcorn, Hopkins, and Wilson absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS EXPEDITE THE PROCEDURES AND GUIDELINES FOR WORKFORCE HOUSING TO PROVIDE THE APPROPRIATE GUIDANCE TO THE PLANNING COMMISSION, THE DEVELOPMENT COMMUNITY, COUNTY STAFF, AND CITIZENS AS TO WHAT THE REQUIREMENTS ARE FOR A COMPREHENSIVE WORKFORCE HOUSING PROGRAM SO THEY CAN BE APPLIED TO FUTURE REZONING APPLICATIONS.

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

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The meeting was adjourned at 9:36 p.m.
Peter F. Murphy, Jr., Chairman