



# PLANNING COMMISSION SUMMARY OF ACTIONS

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June 21, 2001

Page 1

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

ABSENT: Commissioner DuBois

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The meeting was called to order at 8:25 p.m. by Chairman Peter F. Murphy, Jr.

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## COMMISSION MATTERS

Commissioner Byers MOVED THAT THE PUBLIC HEARING ON SE-00-V-046, JAMES D. TURNER, TRUSTEE, BE FURTHER DEFERRED TO A DATE CERTAIN OF JULY 11, 2001.

Commissioner Wilson seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioner DuBois absent from the meeting.

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Commissioner Byers MOVED THAT THE PUBLIC HEARING ON SE-01-V-005, WILLIAM A. KINDER, BE DEFERRED TO A DATE CERTAIN OF OCTOBER 4, 2001.

Commissioner Wilson seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioner DuBois absent from the meeting.

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Commissioner Harsel MOVED THAT THE FOLLOWING MINUTES BE APPROVED:

October 04, 2000	October 12, 2000
October 05, 2000	October 19, 2000
October 10, 2000	October 25, 2000
October 11, 2000	October 26, 2000

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

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Commissioner Smyth MOVED THAT THE DECISION ONLY ON RZ-2001-PR-004, LARRY AND CAROL BOEHLI, BE FURTHER DEFERRED TO A DATE CERTAIN OF JUNE 27, 2001.

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

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Commissioner Smyth MOVED THAT THE DECISION ONLY ON RZ/FDP-2001-PR-064, S&R DEVELOPMENT INC., BE FURTHER DEFERRED TO A DATE CERTAIN OF JUNE 28, 2001.

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

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Commissioner Alcorn announced that the Residential Density Criteria Committee would meet on Wednesday, June 27, 2001 at 6:30 p.m. in the Board Conference Room.

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Commissioner Harsel announced that the Housing Committee would meet on Wednesday, July 11, 2001 at 7:30 p.m. in the Board Conference Room.

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FSA-5-1 - VOICESTREAM - 6320 Augusta Drive

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING THAT THE MODIFICATIONS PROPOSED BY VOICESTREAM WIRELESS FOR THE TELECOMMUNICATIONS FACILITY LOCATED AT 6320 AUGUSTA ROAD, SPRINGFIELD, ARE IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND CONSISTENT WITH PRIOR APPROVAL GRANTED BY THE PLANNING COMMISSION AS A "FEATURE SHOWN" ON JULY 21, 1994 AND BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

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

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FS-M01-9 - VOICESTREAM, 2946 Sleepy Hollow Road

Commissioner Hall MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE TELECOMMUNICATIONS FACILITY PROPOSED FOR THE ROOF ON THE BUILDING AT 2946 SLEEPY HOLLOW ROAD, BE FOUND IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

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

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FS-P00-123 - XO COMMUNICATIONS, INC. - 8100 Boone Boulevard

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY XO COMMUNICATIONS, INC., AS AMENDED BY THE STAFF REPORT ADDENDUM DATED JUNE 21, 2001, FOR THE OFFICE BUILDING LOCATED AT 8100 BOONE BOULEVARD, IS IN CONFORMANCE WITH RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

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

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SE-01-M-009 - KFC OF AMERICA, INC.

(Decision Only - Public Hearing held on June 13, 2001)

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF SE-01-M-009, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JUNE 14, 2001.

Commissioners Koch and Wilson seconded the motion which carried by a vote of 9-0-1 with Commissioner Smyth abstaining; Commissioner Byers not present for the vote; Commissioner DuBois absent from the meeting.

Commissioner Hall MOVED THAT A MODIFICATION OF THE EIGHT FOOT BICYCLE TRAIL IN FAVOR OF THE SIX FOOT SIDEWALK AS SHOWN ON THE SE PLAT BE APPROVED.

Commissioner Wilson seconded the motion which carried by a vote of 9-0-1 with Commissioner Smyth abstaining; Commissioner Byers not present for the vote; Commissioner DuBois absent from the meeting.

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PCA-76-M-112-02 - SEVEN OAKS II HOMEOWNERS ASSOCIATION

(Decision Only - Public Hearing held on May 16, 2001)

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-76-M-112-2, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED JUNE 20, 2001.

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

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE MODIFICATION OF THE BARRIER REQUIREMENT IN FAVOR OF THE EXISTING BRICK WALL AS PROFFERED.

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

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RZ/FDP-2000-MV-045 - LORTON VALLEY, L.C.  
(Decision Only - Public Hearing held on May 17, 2001)

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2000-MV-045, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED JUNE 4, 2001.

Commissioner Wilson seconded the motion which carried by a vote of 10-0-1 with Commissioner Kelso abstaining; Commissioner DuBois absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION APPROVE FDP-2000-MV-045, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JUNE 21, 2001 AND SUBJECT TO THE BOARD'S APPROVAL OF THE REZONING AND CONCEPTUAL DEVELOPMENT PLAN.

Commissioners Koch and Hall seconded the motion which carried by a vote of 10-0-1 with Commissioner Kelso abstaining; Commissioner DuBois absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE A WAIVER OF THE 600 FOOT PRIVATE STREET LENGTH.

Commissioner Hall seconded the motion which carried by a vote of 10-0-1 with Commissioner Kelso abstaining; Commissioner DuBois absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A MODIFICATION OF THE TRANSITIONAL SCREENING AND A WAIVER OF THE BARRIER REQUIREMENT ADJACENT TO PARCEL 1 ON THE WEST AND IN LAND BAY C2 IN THE SOUTH.

Commissioner Hall seconded the motion which carried by a vote of 10-0-1 with Commissioner Kelso abstaining; Commissioner DuBois absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE A MODIFICATION OF THE TRANSITIONAL SCREENING AND WAIVER OF THE BARRIER REQUIREMENT BETWEEN THE SINGLE FAMILY ATTACHED AND DETACHED UNITS WITHIN THIS DEVELOPMENT.

Commissioner Hall seconded the motion which carried by a vote of 10-0-1 with Commissioner Kelso abstaining; Commissioner DuBois absent from the meeting.

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RZ-2001-PR-005 - CESC TYSONS DULLES PLAZA LLC

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ-2001-PR-005, SUBJECT TO THE EXECUTION OF PROFFERS NOW DATED JUNE 13, 2001 WITH THE FOLLOWING AMENDMENT: ON PROFFER NUMBER 3, THE FIRST BULLET, DESIGNATION OF A TMP COORDINATOR, THE FIRST SENTENCE WILL NOW READ: "THE APPLICANT OR ITS DESIGNEE SHALL DESIGNATE A TMP COORDINATOR WHO MAY BE A MEMBER OF THE BUILDING OWNER'S MANAGEMENT TEAM AS LONG AS OTHER DUTIES DO NOT INTERFERE WITH THOSE UNDER THE TMP."

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

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS MODIFY THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE PORTION OF THE SOUTH AND EAST PROPERTY LINES TO PERMIT THE EXISTING VEGETATION TO SATISFY THE REQUIREMENT.

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

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS WAIVE THE BARRIER REQUIREMENT ALONG A PORTION OF THE SOUTH AND EAST PROPERTY LINES.

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

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS WAIVE THE TRAIL REQUIREMENT ALONG THE DULLES AIRPORT ACCESS ROAD.

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

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RZ-2000-PR-052 - DECOROUS INCORPORATED

Commissioner Smyth MOVED THAT THE DECISION ONLY ON RZ-2000-PR-052 BE DEFERRED TO A DATE CERTAIN OF JULY 12, 2001.

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

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The meeting was adjourned at 10:05 p.m.  
Peter F. Murphy, Jr., Chairman