



PLANNING COMMISSION SUMMARY OF ACTIONS

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June 24, 2004

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

ABSENT: Commissioners Harsel, Murphy

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

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COMMISSION MATTERS

Commissioners Alcorn and de la Fe announced that the following Committees would meet in the Board Conference Room:

School Facilities - July 14, 2004, at 7:30 p.m.

Policy and Procedures - July 15, 2004, at 7:00 p.m.

Environment - July 21, 2004, at 7:00 p.m.

Transportation - July 22, 2004, at 7:30 p.m.

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Commissioner Byers MOVED THAT THE DECISION ONLY ON RZ 2003-MV-059 AND FDP 2003-MV-059, ANASTASIOS AND ANNA GRYPEOS, BE FURTHER DEFERRED TO A DATE CERTAIN OF JULY 21, 2004.

Commissioners Hall and Koch seconded the motion which carried unanimously with Commissioners Harsel and Murphy absent from the meeting.

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RZ 2003-DR-063, PCA 95-D-040, AND SE 2003-DR-039 - THE MOST REVEREND PAUL S. LOVERDE, BISHOP OF THE CATHOLIC DIOCESE OF ARLINGTON, VIRGINIA AND HIS SUCCESSORS IN OFFICE (ST. JOHN CATHOLIC CHURCH) (Decisions Only)

(Public Hearing was held on April 21, 2004)

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE PCA 94-D-040.

Commissioners Koch and de la Fe seconded the motion which carried by a vote of 9-0-1 with Commissioner Alcorn abstaining; Commissioners Harsel and Murphy absent from the meeting.

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ 2003-DR-063, SUBJECT TO THE EXECUTION OF THE DRAFT PROFFERS DATED JUNE 23, 2004.

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

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SE 2003-DR-039, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED JUNE 23, 2004.

Commissioner de la Fe seconded the motion which carried by a vote of 9-0-1 with Commissioner Alcorn abstaining; Commissioners Harsel and Murphy absent from the meeting.

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS MODIFY THE TRANSITIONAL SCREENING YARD REQUIREMENT ALONG ALL BOUNDARIES TO THAT SHOWN ON THE GENERALIZED DEVELOPMENT PLAN/SPECIAL EXCEPTION PLAT.

Commissioner de la Fe seconded the motion which carried by a vote of 9-0-1 with Commissioner Alcorn abstaining; Commissioners Harsel and Murphy absent from the meeting.

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS MODIFY THE BARRIER REQUIREMENT ALONG THE NORTHERN AND EASTERN BOUNDARIES IN FAVOR OF THE EXISTING CHAIN LINK FENCE AND THAT THE BOARD OF SUPERVISORS WAIVE THE BARRIER REQUIREMENTS ALONG THE SOUTHERN AND WESTERN BOUNDARIES.

Commissioner de la Fe seconded the motion which carried by a vote of 9-0-1 with Commissioner Alcorn abstaining; Commissioners Harsel and Murphy absent from the meeting.

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SE 2004-MA-003 - LOEHMANN'S PLAZA LIMITED PARTNERSHIP (Decision Only)
(Public Hearing was held on June 3, 2004)

Commissioner Hall MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2004-MA-003, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS NOW DATED JUNE 24, 2004.

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

Commissioner Hall MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS ALONG THE SOUTHERN HALF OF THE EASTERN AND WESTERN TWO-THIRDS OF THE NORTHERN

PROPERTY LINES IN FAVOR OF THE EXISTING SCREEN AS SHOWN ON THE SE PLAT WITH SUPPLEMENTAL LANDSCAPING AS OUTLINED IN THE DEVELOPMENT CONDITIONS.

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

Commissioner Hall MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE BARRIER REQUIREMENT ALONG THE WESTERN TWO-THIRDS OF THE NORTHERN AND THE SOUTHERN HALF OF THE EASTERN PROPERTY LINES.

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

Commissioner Hall MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE MODIFICATION OF THE PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENTS ALONG THE EASTERN ONE-THIRD OF THE NORTHERN AND THE NORTHERN HALF OF THE EASTERN PROPERTY LINES.

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

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FS-P04-39 - OMNIPOINT (T-MOBILE), 11250 WAPLES MILL ROAD

Commissioner Lawrence MOVED THAT THE PLANNING CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN FS-P04-39.

Commissioner Lusk seconded the motion which carried unanimously with Commissioners Harsel and Murphy absent from the meeting.

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ZONING ORDINANCE AMENDMENT (SULLY HISTORIC OVERLAY DISTRICT)

Commissioner Hart MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE PROPOSED SULLY HISTORIC DISTRICT ZONING ORDINANCE AMENDMENT BE APPROVED AS ADVERTISED AND CONTAINED IN THE STAFF REPORT DATED MAY 24, 2004.

Commissioners Wilson and Lawrence seconded the motion which carried unanimously with Commissioners Harsel and Murphy absent from the meeting.

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PCA 87-C-060-11 - BATMAN/MCNAIR ASSOCIATES, L.P.
FDPA 87-C-060-17-2 - BATMAN/MCNAIR ASSOCIATES, L.P.

Commissioner de la Fe MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 87-C-060-11, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE CONTAINED IN APPENDIX 1 AND DATED JUNE 8, 2004.

Commissioner Hopkins seconded the motion which carried unanimously with Commissioner Hart not present for the vote; Commissioners Harsel and Murphy absent from the meeting.

Commissioner de la Fe MOVED TO APPROVE FDPA 87-C-060-17-2, SUBJECT TO THE FINAL DEVELOPMENT PLAN AMENDMENT CONDITIONS DATED JUNE 9, 2004 AND TO THE BOARD OF SUPERVISORS' APPROVAL OF PCA 87-C-060-11.

Commissioner Hopkins seconded the motion which carried unanimously with Commissioner Hart not present for the vote; Commissioners Harsel and Murphy absent from the meeting.

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SE 2004-MV-009 - JOHN F. KELLY & FAIRFAX COUNTY BOARD OF SUPERVISORS

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE SE 2004-MV-009, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JUNE 23, 2004.

Commissioners Hall and Wilson seconded the motion which carried unanimously with Commissioners Harsel and Murphy absent from the meeting.

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SE 01-V-005 - WILLIAM A. KINDER

Commissioner Byers MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON SE-01-V-005 TO A DATE CERTAIN OF JULY 15, 2004, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Harsel and Murphy absent from the meeting.

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RZ/FDP 2003-MV-034 - NATIONAL CAPITAL LAND AND DEVELOPMENT INC.

Commissioner Byers MOVED THE PLANNING COMMISSION DEFER THE DECISION ONLY ON RZ AND FDP-2003-MV-034, NATIONAL CAPITAL LAND AND DEVELOPMENT INC., TO A DATE CERTAIN OF JULY 14, 2004 WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioners Hall and Wilson seconded the motion which carried unanimously with Commissioners Harsel and Murphy absent from the meeting.

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PCA 80-P-039-08- BEAZER HOMES CORPORATION
FDPA 80-P-039-08 - BEAZER HOMES CORPORATION

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON PCA/FDPA 80-P-039-08 TO A DATE CERTAIN OF JULY 14, 2004, WITH THE RECORD TO REMAIN OPEN FOR WRITTEN COMMENT.

Commissioners Hall and Lusk seconded the motion which carried unanimously with Commissioners Murphy and Harsel absent from the meeting.

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SE 2004-DR-004 - SHOREH H. ARMANI

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SE 2004-DR-004, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED JUNE 23, 2004.

Commissioners Hall and Lawrence seconded the motion.

Commissioner Wilson MOVED TO AMEND THE MOTION STRIKING OUT DEVELOPMENT CONDITION NUMBER 9 AND RENUMBERING THE REMAINING CONDITIONS ACCORDINGLY.

Commissioner Hopkins accepted the amendment and the motion carried by a vote of 7-0-3 with Commissioners Byers, Hall, and Koch abstaining; Commissioners Harsel and Murphy absent from the meeting. (*Note: the amendment was not seconded.*)

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE TRANSITIONAL SCREENING YARD REQUIREMENTS AND THE BARRIER REQUIREMENTS BE MODIFIED AS SHOWN ON THE SPECIAL EXCEPTION PLAT.

Commissioners Hall and Lawrence seconded the motion which carried unanimously with Commissioners Harsel and Murphy absent from the meeting.

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS DIRECT THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES, DPWES, TO WAIVE THE REQUIREMENT FOR THE LOADING SPACE PURSUANT TO THE PROVISIONS OF SECTION 11-202.

Commissioners Hall and Lawrence seconded the motion which carried unanimously with Commissioners Harsel and Murphy absent from the meeting.

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS DIRECT THE DIRECTOR OF DPWES TO MODIFY THE TRAVEL LANE REQUIREMENT TO ALLOW A 15-FOOT WIDE TRAVEL LANE AS SHOWN ON THE SE PLAT.

Commissioners Hall and Wilson seconded the motion which carried unanimously with Commissioners Harsel and Murphy absent from the meeting.

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS DIRECT THE DIRECTOR OF DPWES TO WAIVE THE FRONTAGE IMPROVEMENTS, INCLUDING CURB AND GUTTER AND RIGHT-OF-WAY DEDICATION ALONG PATHFINDER LANE.

Commissioner Hart seconded the motion which carried by a vote of 7-0-3 with Commissioners Alcorn, Hall, and Koch abstaining; Commissioners Harsel and Murphy absent from the meeting.

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The meeting was adjourned at 12:10 a.m.
Peter F. Murphy, Jr., Chairman