



PLANNING COMMISSION SUMMARY OF ACTIONS

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July 14, 2005

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

ABSENT: Commissioner Lusk

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The meeting was called to order at 7:37 p.m. by Vice Chairman John R. Byers.

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COMMISSION MATTERS

ZONING ORDINANCE AMENDMENT (REGIONAL RAIL TRANSIT FACILITIES) WORKSHOP

A workshop was held on a proposed Zoning Ordinance Amendment on Regional Rail Transit Facilities, scheduled for public hearing before the Planning Commission on July 21, 2005 and before the Board of Supervisors on July 25, 2005. Presentations were made by Cynthia Chambers, Zoning Administration Division, Department of Planning and Zoning, and Rick Stevens, Dulles Rail Project Coordinator, Department of Transportation. Lorrie Kirst, Zoning Administration Division, Department of Planning and Zoning participated in the question and answer period following the presentations.

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On behalf of Commissioner Lusk, Commissioner Alcorn made the following announcements:

- The Housing Committee would meet at 7:30 p.m. on Wednesday, July 27, 2005, in the Board Conference Room to continue discussion on the implementation of the Affordable Housing Preservation Action Committee recommendations.
- The intent to defer the decision only on SE 2004-LE-033, Franconia Moose Lodge # 646, from July 21, 2005 to September 15, 2005.
- The intent to defer the public hearing on SEA 01-L-024, Kingstowne Towne Center, from July 21, 2005 to July 28, 2005.
- The deadline on FS-L05-15 had been extended from July 20, 2005 to September 18, 2005.

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Commissioner Byers MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON 2232-V04-16 TO A DATE CERTAIN OF OCTOBER 6, 2005.

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

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Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARINGS FOR RZ 2002-HM-043 CONCURRENT WITH PCA 79-C-037-5, FDP 2002-HM-042, AND SE 2002-HM-046, L. FARNUM JOHNSON, JR. & JEFFREY J. FAIRFIELD, MANAGING CO-TRUSTEES OF THE RUTH C. LAUNDERS MARITAL TRUST, DAVID I. MEISELMAN AND WINIFRED C. MEISELMAN, TRUSTEES, AND MEISELMAN FAMILY LLC, ALL OF WHICH WERE SCHEDULED FOR TONIGHT, TO A DATE CERTAIN OF SEPTEMBER 28, 2005.

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

Commissioner de la Fe MOVED THAT WE REQUEST THE BOARD OF SUPERVISORS TO SCHEDULE THEIR PUBLIC HEARING ON THESE CASES AFTER THE PLANNING COMMISSION HAS MADE A RECOMMENDATION.

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

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Commissioner Lawrence MOVED TO FURTHER DEFER THE DECISION ONLY ON RZ/FDP 2004-PR-024, ANTHONY DEVELOPMENT LIMITED, TO A DATE CERTAIN OF JULY 28, 2005, WITH THE RECORD TO REMAIN OPEN FOR COMMENT.

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

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FS-V05-17 - OMNIPOINT COMMUNICATIONS, 8201 Terminal Road

Commissioner Byers MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "CONSENT AGENDA" ITEM ON FS-V05-17, OMNIPOINT COMMUNICATIONS.

Without objection, it was so ordered.

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2232-P05-3 - FAIRFAX COUNTY PARK AUTHORITY
(Decision Only – Public Hearing held on May 19, 2005)

Commissioner Lawrence MOVED THAT FOR THE REASONS STATED, THE PLANNING COMMISSION DETERMINE THAT THE SUBJECT APPLICATION, 2232-P05-3 FOR

NOTTOWAY PARK, AS AMENDED THROUGH JUNE 9, 2005, IS SUBSTANTIALLY IN ACCORD WITH THE ADOPTED FAIRFAX COUNTY COMPREHENSIVE PLAN.

Commissioners Alcorn, de la Fe, and Hart seconded the motion which carried by a vote of 9-1-1 with Commissioner Wilson voting no; Commissioner Byers abstaining; Commissioner Lusk absent from the meeting.

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PCA 87-P-052-02 - EYA DEVELOPMENT, INC.

FDPA 87-P-052-02 - EYA DEVELOPMENT, INC.

PCA 84-P-007-03 - EYA DEVELOPMENT, INC.

FDPA 84-P-007-03 - EYA DEVELOPMENT, INC.

(Decisions Only - Public Hearings held on July 13, 2005)

Commissioner Murphy MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS TO APPROVE PCA 84-P-007-03, SUBJECT TO THE PROFFERS DATED JULY 14, 2005.

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

Commissioner Murphy MOVED THE PLANNING COMMISSION APPROVE FDPA 84-P-007-03, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED JULY 13, 2005 AND THE BOARD OF SUPERVISORS' APPROVAL OF THE CONCEPTUAL DEVELOPMENT PLANS.

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

Commissioner Murphy MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS TO APPROVE PCA 87-P-052-02, SUBJECT TO THE PROFFERS DATED JULY 14, 2005.

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

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION APPROVE FDPA 87-P-052-02, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED JULY 13, 2005 WITH THE BOARD OF SUPERVISORS' APPROVAL OF THE CONCEPTUAL DEVELOPMENT PLAN.

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

Commissioner Murphy MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE USE LIMITATION FOR THE PDC DISTRICT BE MODIFIED TO PERMIT THE GROSS FLOOR AREA OF RESIDENTIAL TO EXCEED FIFTY PERCENT OF THE PRINCIPAL USES IN THE PDC DISTRICT TO PERMIT 322,000 SQUARE FEET OF RESIDENTIAL USES, INCLUDING AFFORDABLE DWELLING UNITS; THE 600 FOOT MAXIMUM LENGTH FOR PRIVATE STREETS BE WAIVED, THE 200 SQUARE FOOT PRIVACY YARD REQUIREMENT BE WAIVED FOR THE SINGLE FAMILY ATTACHED UNITS; AND THE

LOADING SPACE REQUIREMENT BE MODIFIED TO PERMIT ONE LOADING SPACE FOR THE MULTI-FAMILY BUILDING.

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

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RZ 2005-PR-003 - DUNN LORING METRO APARTMENT PARTNERSHIP

Commissioner Lawrence MOVED TO DEFER RZ 2005-PR-003 TO A DATE CERTAIN OF SEPTEMBER 22, 2005, WITH THE RECORD TO REMAIN OPEN FOR COMMENT AND FURTHER MOVED THAT THE BOARD DATE FOR THIS APPLICATION BE ADJUSTED FOLLOWING THE DECISION DATE.

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

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PCA 2005-MV-018 - COMMERCE BANK, NA
SE 2005-MV-012 - COMMERCE BANK, NA

Commissioner Byers MOVED THAT WE DEFER THE DECISION ONLY ON PCA 2005-MV-018 AND SE 2005-MV-012 TO A DATE CERTAIN OF JULY 21, 2005, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

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

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RZ 2003-MV-060- D.R. HORTON, INC.
FDP 2003-MV-060 - D.R. HORTON, INC

Commissioner Byers MOVED THAT WE DEFER THE DECISION ONLY ON RZ AND FDP 2003-MV-060 TO A DATE CERTAIN OF SEPTEMBER 29, 2005, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENTS.

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

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The meeting was adjourned at 11:11 p.m.
Peter F. Murphy, Jr., Chairman