



PLANNING COMMISSION SUMMARY OF ACTIONS

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KAD

July 21, 2004

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

ABSENT: None

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The meeting was called to order at 8:22 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner Lusk announced that the first joint meeting of the Planning Commission and the Redevelopment and Housing Authority would be held on Wednesday, July 28, 2004, at 7:30 p.m. He noted that there would be three agenda items for that meeting: Staff update on the Housing Trust Fund; revisions to the housing graphs and tables contained in the Area Plans; and the Housing Action Committee which is being constituted by the Board of Supervisors to address the need to preserve affordable housing.

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Commissioner de la Fe noted that the Transportation Committee would meet on Thursday, July 22, 2004, at 7:30 p.m., in the Board Conference Room. He added that the meeting would include updates on Dulles Rail and transportation bond projects.

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Chairman Murphy recognized the new associate clerk to the Planning Commission, Kara DeArrastia, who was present at the meeting.

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Commissioner Alcorn also announced that the Environment Committee had met earlier that night. He noted that Committee members were briefed on proposed changes to the Policy Plan for the Chesapeake Bay and updated on the watershed management planning activities. He added that the Committee will meet again in September.

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Commissioner Lusk MOVED THAT THE PUBLIC HEARING ON RZ-2003-LE-005, HAYFIELD ANIMAL CLINIC, BE DEFERRED FROM SEPTEMBER 9, 2004 TO INDEFINITELY. He noted that the Out-of-Turn Plan Amendment associated with this property had also been deferred indefinitely.

Commissioners Lawrence and Byers seconded the motion which carried unanimously.

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RZ 2003-MV-059 - ANASTASIOS AND ANNA GRYPEOS
FDP 2003-MV-059 - ANASTASIOS AND ANNA GRYPEOS (Decisions Only)
(Public Hearing was held on June 3, 2004)

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD APPROVE RZ 2003-MV-059, SUBJECT TO THE PROFFERS NOW DATED JULY 6, 2004.

Commissioner Lusk seconded the motion which carried by a vote of 10-0-2 with Commissioners Harsel and Murphy abstaining.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2003-MV-059, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JULY 15, 2004, AND SUBJECT TO THE BOARD'S APPROVAL OF RZ 2003-MV-059.

Commissioner Lusk seconded the motion which carried by a vote of 10-0-2 with Commissioners Harsel and Murphy abstaining.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD WAIVE THE MINIMUM DISTRICT SIZE OF TWO ACRES FOR THE PRM DISTRICT.

Commissioner Lusk seconded the motion which carried by a vote of 10-0-2 with Commissioners Harsel and Murphy abstaining.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD WAIVE THE SERVICE DRIVE REQUIREMENT ALONG RICHMOND HIGHWAY.

Commissioner Lusk seconded the motion which carried by a vote of 10-0-1 with Commissioner Murphy abstaining.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD MODIFY THE TRANSITIONAL SCREENING ALONG THE SOUTHEASTERN PROPERTY LINE TO THAT SHOWN ON THE CDP/FDP.

Commissioner Lusk seconded the motion which carried by a vote of 10-0-2 with Commissioners Harsel and Murphy abstaining.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD WAIVE TRANSITIONAL SCREENING ALONG THE SOUTHWESTERN PROPERTY LINE.

Commissioner Lusk seconded the motion which carried by a vote of 10-0-2 with Commissioners Harsel and Murphy abstaining.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD WAIVE THE PUBLIC FACILITY MANUAL REQUIREMENT TO PERMIT UNDERGROUND DETENTION AND BEST MANAGEMENT PROPERTIES IN A MULTI-FAMILY RESIDENTIAL DEVELOPMENT, SUBJECT TO DEVELOPMENT CONDITIONS RECOMMENDED BY THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES.

Commissioner Lusk seconded the motion which carried by a vote of 10-0-2 with Commissioners Harsel and Murphy abstaining.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD MODIFY RICHMOND HIGHWAY AND EAST LEE AVENUE STREETScape REQUIREMENTS TO THAT SHOWN ON THE CDP/FDP.

Commissioner Lusk seconded the motion which carried by a vote of 10-0-2 with Commissioners Harsel and Murphy abstaining.

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SE 2004-MV-001 - WASHINGTON DC SMSA LTD. PARTNERSHIP D/B/A VERIZON
2232-V04-2 - WASHINGTON DC SMSA LTD. PARTNERSHIP D/B/A VERIZON (Decisions Only)
(Public Hearing was held on July 15, 2004)

Commissioner Byers MOVED THAT THE PLANNING COMMISSION FIND THAT THE CONSTRUCTION OF THE TELECOMMUNICATIONS FACILITY ON THE SIDE OF CALVARY KOREAN BAPTIST CHURCH, PROPOSED UNDER 2232-V04-2 AS AMENDED, SATISFIES THE CRITERIA OF LOCATION, CHARACTER, AND EXTENT AS SPECIFIED IN SECTION 15.2 2232 OF THE *CODE OF VIRGINIA*, AND IS IN SUBSTANTIAL ACCORD WITH THE PROVISIONS OF THE COMPREHENSIVE PLAN.

Commissioners Wilson and Hall seconded the motion which carried by a vote of 10-0-1 with Commissioner Murphy abstaining; Commissioner Alcorn not present for the vote.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SE 2004-MV-001, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED JULY 21, 2004.

Commissioners Wilson and Hall seconded the motion which carried by a vote of 10-0-1 with Commissioner Murphy abstaining; Commissioner Alcorn not present for the vote.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS ALONG A PORTION OF THE WESTERN PROPERTY BOUNDARY TO A LOT THAT WAS SHOWN ON THE SE PLAT TO SATISFY THE REQUIREMENTS.

Commissioners Wilson and Hall seconded the motion which carried by a vote of 10-0-1 with Commissioner Murphy abstaining; Commissioner Alcorn not present for the vote.

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RZ 2003-MV-034 - NATIONAL CAPITAL LANDFDP 2003-MV-034 - NATIONAL CAPITAL LAND (Decisions Only)

(Public Hearing held on June 24, 2004)

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ 2003-MV-034, SUBJECT TO THE EXECUTION OF THE DRAFT PROFFERS DATED JULY 15, 2004.

Commissioners Hall and Wilson seconded the motion which carried by a vote of 10-0-2 with Commissioners Harsel and Murphy abstaining.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION APPROVE FDP-2003-MV-034, SUBJECT TO THE BOARD'S APPROVAL OF THE REZONING AND THE PROPOSED DEVELOPMENT CONDITIONS CONTAINED IN ATTACHMENT 2 OF THE STAFF REPORT.

Commissioners Hall and Wilson seconded the motion which carried by a vote of 10-0-2 with Commissioners Harsel and Murphy abstaining.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD DIRECT THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES TO APPROVE THE REQUESTED WAIVER OF THE LIMITATION OF THE LENGTH OF PRIVATE STREETS, PURSUANT TO THE PROVISION OF PARAGRAPH 2, SECTION 11-302 OF THE ZONING ORDINANCE.

Commissioner Hall seconded the motion which carried by a vote of 10-0-2 with Commissioners Harsel and Murphy abstaining.

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ZONING ORDINANCE AMENDMENT (AFFORDABLE DWELLING UNIT PROGRAM)

Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION FORWARD TO THE BOARD OF SUPERVISORS A RECOMMENDATION FOR ADOPTION OF THE ZONING ORDINANCE AMENDMENT REGARDING THE AFFORDABLE DWELLING UNIT PROGRAM, AS SET FORTH IN THE STAFF REPORT DATED JUNE 21, 2004.

Commissioners Byers and Lusk seconded the motion which carried unanimously.

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PCA-C-131-06 - NEWGATE HOMEOWNERS ASSOCIATION, INC.FDPA-C-131-06 - NEWGATE HOMEOWNERS ASSOCIATION, INC.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR PCA-C-131-06 AND FDPA-C-131-06 TO A DATE CERTAIN OF SEPTEMBER 22, 2004.

Commissioner Hart seconded the motion which carried unanimously.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT ITS PUBLIC HEARING ON THIS MATTER BE DEFERRED TO A DATE SUBSEQUENT TO THE PLANNING COMMISSION'S DECISION.

Commissioner Byers seconded the motion which carried unanimously.

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PCA 2002-PR-016 - WEST* GROUP PROPERTIES, LLC
FDPA 2002-PR-016 - WEST* GROUP PROPERTIES, LLC

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON PCA 2002-PR-016 AND FDPA 2002-PR-016, WEST* GROUP PROPERTIES, TO A DATE CERTAIN OF JULY 28, 2004, WITH THE RECORD TO REMAIN OPEN FOR WRITTEN COMMENT.

Commissioner Lusk seconded the motion which carried unanimously with Commissioners Alcorn and Harsel not present for the vote.

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RZ 2003-HM-042 - ROBERT A. YOUNG OF TYSONS 89, LLC

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON RZ 2003-HM-042 TO JULY 29, 2004.

Commissioner Hopkins seconded the motion which carried with Commissioners Alcorn and Wilson not present for the vote.

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SEA 82-V-003 - SUNTRUST BANKS, INC.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SEA 82-V-003, SUBJECT TO THE DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 1 OF THE STAFF REPORT.

Commissioner Hall seconded the motion which carried unanimously.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD APPROVE A WAIVER OF THE MINIMUM LOT SIZE AND THE MINIMUM LOT WIDTH IN THE COMMERCIAL AND REVITALIZATION DISTRICT.

Commissioner Hall seconded the motion which carried unanimously.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD APPROVE A WAIVER OF THE BARRIER REQUIREMENT AND TRANSITIONAL SCREENING YARD MODIFICATION ALONG A PORTION OF THE NORTHERN BOUNDARY OPPOSITE THE R-30 DISTRICT.

Commissioner Hall seconded the motion which carried unanimously.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE REQUESTED MODIFICATION TO THE INTERIOR AND PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENTS BE APPROVED.

Commissioner Hall seconded the motion which carried unanimously.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS DIRECT DPWES TO WAIVE THE REQUIREMENTS IN PARAGRAPH V, SECTION 4-805, THAT REQUIRE A CURB CUT BE A MINIMUM OF 20 FEET FROM THE SIDE LOT LINE AND TO WAIVE THE REQUIRED LOADING SPACE, PURSUANT TO THE PROVISIONS OF PARAGRAPH V, SECTION 11-202 OF THE ZONING ORDINANCE.

Commissioner Hall seconded the motion which carried unanimously.

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The meeting was adjourned at 10:32 p.m.
Peter F. Murphy, Jr., Chairman