



PLANNING COMMISSION SUMMARY OF ACTIONS

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MAP/GLW

July 25, 2001

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PRESENT: Commissioners Alcorn, Byers, Hall, Harsel, Kelso, Murphy, Wilson

ABSENT: Commissioner Koch, Moon, Palatiello, Smyth

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The meeting was called to order at 8:21 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner Kelso, citing an affidavit problem, MOVED THAT THE PUBLIC HEARING ON PCA/FDPA-1996-LE-034, PCA-82-L-030-11, AND FDPA-82-L-030-8, DPWES/ KINGSTOWNE LIBRARY, BE FURTHER DEFERRED TO A DATE CERTAIN OF JULY 26, 2001.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioners Koch, Moon, Palatiello and Smyth absent from the meeting.

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Commissioner Wilson announced that the bus tour of developments in progress in the Lorton area had taken place on Saturday, July 21, 2001. She noted that the Commissioners who attended were accompanied by staff from the Department of Planning and Zoning, the Department of Transportation, and Department of Public Works and Environmental Services. She thanked all those who had participated.

Commissioner Byers echoed Commissioner Wilson's thanks to staff and added that the tour had concluded with an excellent barbecue lunch at Commissioner Wilson's home.

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#6783-SP-02-2 - HAWTHORNE PROPERTY (Lee District)

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE FINDINGS OF THE DIRECTOR OF ENVIRONMENTAL AND FACILITY REVIEW DIVISION, DPWES, THAT THE FINAL SITE PLAN NUMBER 6783-SP-02-2 IS IN SUBSTANTIAL CONFORMANCE WITH THE PROFFERS, CONCEPTUAL AND FINAL DEVELOPMENT PLANS, OF RZ-1999-LE-036 AND SHOULD BE APPROVED AS SUBMITTED. FURTHER, I ASK THAT OUR PC STAFF SO NOTIFY DPWES OF OUR REVIEW AND ACCEPTANCE AND I WOULD ADD

THAT THE DEVELOPER BE REQUIRED TO NOTIFY THE LEE DISTRICT SUPERVISOR 48 HOURS IN ADVANCE OF INITIAL CLEARING AND CONSTRUCTION OPERATIONS.

Commissioner Byers seconded the motion which carried by a vote of 6-0-1 with Commissioner Murphy abstaining; Commissioner Alcorn not present for the vote; Commissioners Koch, Moon, Palatiello and Smyth absent from the meeting.

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SE-00-S-038 - JAGDISH BERRY (Mt. Vernon District)
(Decision Only - Public Hearing was held on March 28, 2001)

Commissioner Byers MOVED THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS DENY SE-00-S-038.

Commissioner Harsel seconded the motion which carried by a vote of 6-0-1 with Commissioner Hall abstaining; Commissioner Alcorn not present for the vote; Commissioners Koch, Moon, Palatiello and Smyth absent from the meeting.

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SE-01-M-017 - ENTERPRISE LEASING COMPANY

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-01-M-017, SUBJECT TO THE DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED JULY 20, 2001.

Commissioner Wilson seconded the motion which carried by a vote of 7-0-1 with Commissioner Byers abstaining; Commissioners Koch, Moon, Palatiello and Smyth absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENT ALONG THE NORTHERN PROPERTY BOUNDARY IN FAVOR OF THE EXISTING CONDITIONS AS SHOWN ON THE SE PLAT.

Commissioner Wilson seconded the motion which carried by a vote of 6-0-2 with Commissioners Byers and Harsel abstaining; Commissioners Koch, Moon, Palatiello and Smyth absent from the meeting.

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FDPA-86-L-073-4 - FAIRFAX COUNTY SCHOOL BOARD

Commissioner Kelso MOVED THE PLANNING COMMISSION APPROVE FDPA-86-L-073-4 BY THE FAIRFAX COUNTY SCHOOL BOARD, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JULY 25, 2001 AND ATTACHED TO THE STAFF REPORT WITH THE FOLLOWING MODIFICATIONS: DEVELOPMENT CONDITION #2: STRIKE THE WORD "MAJOR"; DEVELOPMENT CONDITION #7: DELETE THIS DEVELOPMENT CONDITION AND SUBSTITUTE THE FOLLOWING: "IRRESPECTIVE OF NOTE 6 ON THE FDPA, ANY

MODIFICATIONS TO THE FDPA SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE LEE DISTRICT PLANNING COMMISSIONER.”

Commissioner Byers seconded the motion which carried unanimously with Commissioners Koch, Moon, Palatiello and Smyth absent from the meeting.

Commissioner Kelso MOVED THE PLANNING COMMISSION APPROVE THE MODIFICATIONS OF THE TRANSITIONAL SCREENING ALONG ALL PROPERTY LINES IN LIEU OF THE EXISTING VEGETATION AND PROPOSED LANDSCAPING AS SHOWN ON THE FDP.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Koch, Moon, Palatiello and Smyth absent from the meeting.

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RZ-2001-MV-010 - IVY DEVELOPMENT
FDP-2001-MV-010 - IVY DEVELOPMENT

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE RZ-2001-MV-010, SUBJECT TO THE EXECUTION OF THE DRAFT PROFFERS CONSISTENT WITH THOSE DATED JULY 25, 2001.

Commissioners Hall and Wilson seconded the motion which carried unanimously with Commissioners Koch, Moon, Palatiello and Smyth absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION APPROVE FDP-2001-MV-010.

Commissioners Hall and Wilson seconded the motion which carried unanimously with Commissioners Koch, Moon, Palatiello and Smyth absent from the meeting.

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SE-01-Y-015 - REDWOOD COMMERCIAL REAL ESTATE SERVICES

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION DEFER DECISION ON SE-01-Y-015 TO A DATE CERTAIN OF SEPTEMBER 6, 2001, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioners Hall and Wilson seconded the motion which carried unanimously with Commissioners Koch, Moon, Palatiello and Smyth absent from the meeting.

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RZ-2000-MV-051 - LANDMARK PROPERTY DEVELOPMENT
FDP-2000-MV-051 - LANDMARK PROPERTY DEVELOPMENT

Commissioner Byers MOVED THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE RZ-2000-MV-051 AND THE CONCEPTUAL DEVELOPMENT PLAN,

SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE CONTAINED IN APPENDIX 1 OF THE STAFF REPORT, WITH ONE MODIFICATION: IN PROFFER #4, CHANGE "30 DAYS" TO "60 DAYS."

Commissioners Alcorn, Hall and Kelso seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioners Koch, Moon, Palatiello and Smyth absent from the meeting.

Commissioner Byers MOVED THE PLANNING COMMISSION APPROVE FDP-2000-MV-051, SUBJECT TO THE DEVELOPMENT CONDITION DATED JULY 25, 2001, AND THE BOARD'S APPROVAL OF THE REZONING AND THE CDP.

Commissioners Alcorn and Kelso seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioners Koch, Moon, Palatiello and Smyth absent from the meeting.

Commissioner Byers MOVED THE PLANNING COMMISSION RECOMMEND THE BOARD MODIFY THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS BETWEEN THE SINGLE FAMILY DETACHED AND THE SINGLE FAMILY ATTACHED DWELLINGS WITHIN THE DEVELOPMENT AND ALONG THE PERIPHERY OF THE PROPOSED DEVELOPMENT TO THAT SHOWN ON THE CDP AND FDP.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioners Koch, Moon, Palatiello and Smyth absent from the meeting.

Commissioner Byers MOVED THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS WAIVE THE LIMITATION ON FENCE HEIGHT PURSUANT TO PARAGRAPH 8 OF SECTION 16-401 TO PERMIT SECTIONS OF THE PROPOSED WALL ALONG RICHMOND HIGHWAY TO BE SIX FEET HIGH AS DEPICTED ON THE CDP AND FDP.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioners Koch, Moon, Palatiello and Smyth absent from the meeting.

Commissioner Byers MOVED THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS WAIVE THE 600-FOOT MAXIMUM LENGTH FOR PRIVATE STREETS WITHIN THE DEVELOPMENT AND WAIVE THE SERVICE DRIVE REQUIREMENT ALONG RICHMOND HIGHWAY.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioners Koch, Moon, Palatiello and Smyth absent from the meeting.

Commissioner Byers MOVED THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS WAIVE THE 200-SQUARE FOOT PRIVACY YARD REQUIREMENT FOR SINGLE FAMILY ATTACHED UNITS ONLY FOR THE REAR-LOADED GARAGE, SINGLE FAMILY ATTACHED UNITS.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioners Koch, Moon, Palatiello and Smyth absent from the meeting.

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RZ-2001-SP-007 - ROSEWOOD BUILDING & DEVELOPMENT, LLC

RZ-2001-SP-009 - ROSEWOOD BUILDING & DEVELOPMENT, LLC

Commissioner Murphy MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE RZ-2001-SP-007, SUBJECT TO THE EXECUTION OF THE PROFFERS CONSISTENT WITH THOSE DATED JULY 12, 2001.

Commissioners Wilson and Alcorn seconded the motion which carried unanimously with Commissioners Koch, Moon, Palatiello and Smyth absent from the meeting.

Commissioner Murphy MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2001-SP-009, SUBJECT TO THE EXECUTION OF THE PROFFERS CONSISTENT WITH THOSE DATED JULY 12, 2001.

Commissioner Wilson seconded the motion which carried unanimously with Commissioners Koch, Moon, Palatiello and Smyth absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS TO APPROVE THE MODIFICATION OF THE SIDEWALK REQUIREMENT ALONG SILVERBROOK ROAD IN FAVOR OF THE TRAIL FOR BOTH RZ-2001-SP-007 AND RZ-2001-SP-009.

Commissioner Wilson seconded the motion which carried unanimously with Commissioners Koch, Moon, Palatiello and Smyth absent from the meeting.

Commissioner Murphy MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE THE MODIFICATION OF SIDEWALK REQUIREMENT ALONG BAYBERRY RIDGE ROAD IN FAVOR OF THAT SHOWN ON THE GENERALIZED DEVELOPMENT PLAN.

Commissioner Wilson seconded the motion which carried unanimously with Commissioners Koch, Moon, Palatiello and Smyth absent from the meeting.

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The meeting was adjourned at 10:59 p.m.

Peter F. Murphy, Jr., Chairman