



PLANNING COMMISSION SUMMARY OF ACTIONS

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July 29, 2004

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

ABSENT: Commissioners Byers and Koch

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The meeting was called to order at 8:15 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

In Commissioner Byers' absence, Commissioner Murphy MOVED THAT THE PUBLIC HEARING ON RZ 2003-MV-060 AND FDP 2003-MV-060, D.R. HORTON, INC., BE DEFERRED TO A DATE CERTAIN OF SEPTEMBER 8, 2004.

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

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Commissioner Alcorn announced that the Policy and Procedures Committee would meet on September 9, 2004, at 7:30 p.m., in the Board Conference Room, to discuss P District Ordinance changes. He also said a workshop with staff from the Department of Planning and Zoning on this subject had been tentatively scheduled for September 16, 2004, at 8:15 p.m.

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Chairman Murphy announced that two Roundtable discussions would be taped in August; one on Fort Belvoir with Commissioner Byers and the other on the Redevelopment and Housing Authority with Commissioner Lusk.

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FS-S04-51 – OMNIPOINT (T-MOBILE), 5755 REVERCOMB COURT

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN ITEM FS-S04-51.

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

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PCA 2002-PR-016 - WEST*GROUP PROPERTIES LLC
FDPA 2002-PR-016 - WEST*GROUP PROPERTIES LLC
(Decision Only - Public Hearing held on July 21, 2004)

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF PCA 2002-PR-016 AND THE CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO PROFFERS NOW DATED JULY 28, 2004.

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

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS BE WAIVED BETWEEN THE PROPOSED USES WITHIN THE DEVELOPMENT.

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

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE 600 FOOT LIMITATION ON THE LENGTH OF PRIVATE STREETS BE WAIVED.

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

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT PARAGRAPH 8 OF SECTION 16-404 BE WAIVED TO PERMIT A SIX-FOOT HIGH FENCE AROUND THE CORNER PARK.

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

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT SECTION 6-0303.8 OF THE PUBLIC FACILITIES MANUAL BE WAIVED TO PERMIT UNDERGROUND DETENTION AND BMP FACILITIES IN THE MULTI-FAMILY RESIDENTIAL DEVELOPMENT.

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

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION APPROVE FDPA 2002-PR-016.

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

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

(Decision Only - Public Hearing held on June 24, 2004)

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 80-P-039-08 AND THE CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE CONTAINED IN ATTACHMENT 1 OF THE STAFF REPORT ADDENDUM.

Commissioner Lusk seconded the motion which carried by a vote of 7-0-2 with Commissioners Harsel and Murphy abstaining; Commissioner Alcorn not present for the vote; Commissioners Byers and Koch absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION APPROVE FDPA 80-P-039-8, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS CONTAINED IN ATTACHMENT 2 OF THE STAFF REPORT ADDENDUM AND SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF PCA 80-P-023-08 AND THE CONCEPTUAL DEVELOPMENT PLAN.

Commissioner Lusk seconded the motion which carried by a vote of 7-0-2 with Commissioners Harsel and Murphy abstaining; Commissioner Alcorn not present for the vote; Commissioners Byers and Koch absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE LOADING SPACE REQUIREMENT FROM FOUR SPACES TO PERMIT A TOTAL OF TWO LOADING SPACES.

Commissioner Lusk seconded the motion which carried by a vote of 7-0-2 with Commissioners Harsel and Murphy abstaining; Commissioner Alcorn not present for the vote; Commissioners Byers and Koch absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF PARAGRAPH 5 OF SECTION 6-206 TO ALLOW DWELLINGS AS A SECONDARY USE TO EXCEED 50 PERCENT OF THE GROSS FLOOR AREA OF ALL PRINCIPAL USES TO APPROXIMATELY 75 PERCENT.

Commissioner Lusk seconded the motion which carried by a vote of 7-0-2 with Commissioners Harsel and Murphy abstaining; Commissioner Alcorn not present for the vote; Commissioners Byers and Koch absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER TO PERMIT UNDERGROUND STORMWATER DETENTION IN A RESIDENTIAL DEVELOPMENT AS SHOWN ON THE CDP/FDPA, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS CONTAINED IN ATTACHMENT 3 OF THE STAFF REPORT.

Commissioner Lusk seconded the motion which carried by a vote of 6-0-3 with Commissioners Hall, Harsel, and Murphy abstaining; Commissioner Alcorn not present for the vote; Commissioners Byers and Koch absent from the meeting.

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PCA 84-L-020-22 - WAL-MART REAL ESTATE BUSINESS TRUST
PCA 84-L-020-21 - WAL-MART REAL ESTATE BUSINESS TRUST
FDPA 84-L-020-02-12 - WAL-MART REAL ESTATE BUSINESS TRUST
(Decision Only - Public Hearing held on June 3, 2004)

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE PCA 84-L-020-21 AND PCA 84 L-020-22, SUBJECT TO THE EXECUTION OF DRAFT PROFFERS DATED JULY 27, 2004.

Commissioner Lawrence seconded the motion which carried by a vote of 8-0-1 with Commissioner Murphy abstaining; Commissioner Alcorn not present for the vote; Commissioners Byers and Koch absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS GRANT A VARIANCE PURSUANT TO THE PROVISIONS OF PARAGRAPH 8 OF SECTION 16-404 TO ALLOW A SIX-FOOT WALL ALONG KING CENTER DRIVE AS SHOWN IN THE PROFFERED PLAN.

Commissioner Lawrence seconded the motion which carried by a vote of 8-0-1 with Commissioner Murphy abstaining; Commissioner Alcorn not present for the vote; Commissioners Byers and Koch absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION APPROVE FDPA 84-L-020-2-12, SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF THE PCAS.

Commissioner Lawrence seconded the motion which carried by a vote of 8-0-1 with Commissioner Murphy abstaining; Commissioner Alcorn not present for the vote; Commissioners Byers and Koch absent from the meeting.

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RZ 2003-HM-042 - ROBERT A. YOUNG OF TYSONS 89, LLC
(Decision Only - Public Hearing held on July 21, 2004)

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT RZ 2003-HM-042 BE APPROVED, SUBJECT TO THE EXECUTION OF THE DRAFT PROFFERS DATED JULY 27, 2004.

Commissioner Hopkins seconded the motion which carried by a vote of 8-0-1 with Commissioner Murphy abstaining; Commissioner Alcorn not present for the vote; Commissioners Byers and Koch absent from the meeting.

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PCA 2004-DR-023 - OAKCREST SCHOOL
SEA 00-D-006-02 - OAKCREST SCHOOL

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF PCA 2004-DR-023, SUBJECT TO THE EXECUTION OF DRAFT PROFFERS CONTAINED IN APPENDIX 1 OF THE STAFF REPORT.

Commissioners Hart and de la Fe seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioners Byers and Koch absent from the meeting.

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF SEA 00-D-006-02, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS NOW DATED JULY 28, 2004.

Commissioners Hart and de la Fe seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioners Byers and Koch absent from the meeting.

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT SECTION 2-414 OF THE ZONING ORDINANCE, WHICH REQUIRES A 75 FOOT SETBACK FROM AN INTERSTATE HIGHWAY RIGHT-OF-WAY, BE WAIVED IN ORDER TO PERMIT THE MODULAR CLASSROOMS TO BE LOCATED 50 FEET FROM INTERSTATE 495 AS SHOWN ON THE GDP/SEA PLAT.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioners Byers and Koch absent from the meeting.

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RZ 2004-PR-007 - ERIC H. WYANT, JOYCE H. WYANT, DAVID YOUNG

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON RZ 2004-PR-007 TO A DATE CERTAIN OF SEPTEMBER 8, WITH THE RECORD TO REMAIN OPEN FOR WRITTEN COMMENT.

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

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RZ 2003-MV-062/FDP 2003-MV-062 - EASTWOOD PROPERTIES, INC.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION DEFER DECISION ONLY ON RZ/FDP 2003-MV-062 TO A DATE CERTAIN OF THURSDAY, SEPTEMBER 9, 2004 WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioners Hall and Alcorn seconded the motion which carried unanimously with Commissioners Byers and Koch absent from the meeting.

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The meeting was adjourned at 9:40 p.m.
Peter F. Murphy, Jr., Chairman