



PLANNING COMMISSION SUMMARY OF ACTIONS

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September 13, 2006

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

ABSENT: Commissioners Byers, Hall

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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

Commissioner de la Fe noted that a memorandum dated September 13, 2006, from Mary Ann Godfrey, Zoning Evaluation Division, Department of Planning and Zoning, regarding architectural plans review for PCA 86-C-029-10, PCA 88-C-066-5, and PCA 1996-HM-044-3, Dulles Corner Overlook Towers, had been distributed to the Commission this evening. He said he planned to move on this matter tomorrow, Thursday, September 14, 2006.

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Commissioner de la Fe announced that the Planning Commission's Transportation Committee would meet with the Transportation Advisory Commission on Thursday, September 21, 2006, at 7:30 p.m. in the Board Conference Room, to review the procedures for Phase II of the Transportation Plan update.

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Commissioner Harsel MOVED THAT THE PUBLIC HEARING ON 2232-B06-1, T-MOBILE NORTHEAST, LLC, BE DEFERRED FROM THURSDAY, SEPTEMBER 28, 2006, TO A DATE CERTAIN OF THURSDAY, OCTOBER 5, 2006, DUE TO THE CANCELLATION OF THE SEPTEMBER 28TH PLANNING COMMISSION MEETING.

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

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On behalf of Commissioner Hall, Commissioner Alcorn called the Commission's attention to a memorandum dated September 8, 2006, from Lindsay Mason, Planning Division, Department of Planning and Zoning, regarding the Base Realignment and Closure-related Area Plans Review process, which had been distributed to the Planning Commission's Policy and Procedures Committee members this evening. He noted that the Committee would meet on Wednesday, September 20, 2006, at 7:30 p.m. in the Board Conference Room to discuss this topic.

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Commissioner Alcorn indicated that the Planning Commission's Transit-Oriented Development Committee had held a Citizen's Workshop on Thursday, September 7, 2006, at the Franconia Governmental Center. He announced that the Committee would meet again on Wednesday, September 27, 2006, at 7:00 p.m. in Conference Rooms 4/5 at the Fairfax County Government Center.

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Chairman Murphy announced his intent to defer the decisions only on APR 05-III-1FC and APR 05-III-3FC from Thursday, September 14, 2006 to Wednesday, September 20, 2006. (Note: Subsequently changed to Thursday, September 21, 2006.)

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FS-L06-41 - FIBERTOWER CORPORATION, 3900 San Leandro Place

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION DETERMINE THAT FS-L06-41 IS SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE COMPREHENSIVE PLAN, AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO *VIRGINIA CODE* SECTION 15.2-2332, AS AMENDED.

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

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FS-L06-40 - FIBERTOWER CORPORATION, 7936 Telegraph Road

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION DETERMINE THAT FS-L06-40 IS SUBSTANTIALLY IN ACCORD WITH PROVISIONS OF THE COMPREHENSIVE PLAN, AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED.

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

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FSA-B01-18-1 - NEXTEL COMM. OF THE MID-ATLANTIC, INC., 10697 Braddock Road

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION DETERMINE THAT FSA-B01-18-1 IS SUBSTANTIALLY IN ACCORD WITH PROVISIONS OF THE COMPREHENSIVE PLAN, AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED.

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

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FS-V06-43 - FIBERTOWER CORPORATION, 8303 Backlick Road

Commissioner Murphy MOVED THE CONSENT AGENDA ITEM, FS-V06-43, WITHOUT OBJECTION.

The motion carried unanimously with Commissioner Lawrence not present for the vote; Commissioners Byers and Hall absent from the meeting.

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PCA 2003-SU-040 - WMH, LLC

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 2003-SU-040, SUBJECT TO THE PROFFERS DATED JULY 18, 2006.

Commissioner Hart seconded the motion which carried unanimously with Commissioners Byers and Hall absent from the meeting.

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FDP 2005-MV-001 - BROOKFIELD RIDGE ROAD, LLC (Rehearing of Option A)

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2005-MV-001 BY BROOKEFIELD RIDGE, LLC, FOR OPTION A ONLY, SUBJECT TO THE PROFFERS DATED JULY 30, 2006 AND THE FINAL DEVELOPMENT PLAN CONDITION DATED SEPTEMBER 13, 2006.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioners Byers and Hall absent from the meeting.

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CHESAPEAKE BAY MAP RESOURCE PROTECTION AMENDMENTS

Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS ADOPTION OF THE PROPOSED AMENDMENTS TO THE MAP OF CHESAPEAKE BAY PRESERVATION AREAS FOR MAP PAGES NUMBERS 30-2, 41-1, AND 91-4, AS SET FORTH IN THE STAFF REPORT DATED JULY 10, 2006.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioners Byers and Hall absent from the meeting.

Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS ADOPTION OF THE POLICY FOR TREATMENT OF APPROVED AND PENDING PLANS OF DEVELOPMENT AFFECTED BY THE AMENDMENT TO MAP PAGES NUMBERS 41-1 AND 91-4, AS SET FORTH IN THE STAFF REPORT DATED JULY 10, 2006.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioners Byers and Hall absent from the meeting.

Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION REQUEST THE BOARD OF SUPERVISORS TO DIRECT STAFF TO REVIEW THE PROCESS AND MAKE A RECOMMENDATION CONCERNING INCORPORATING MAP DATA FROM APPROVED CHESAPEAKE BAY PLANS INTO THE COUNTY'S CHESAPEAKE BAY MAP AND REVIEW THE PROCESS FOR DOING SO ADMINISTRATIVELY.

Commissioners Wilson and Lawrence seconded the motion which carried unanimously with Commissioners Byers and Hall absent from the meeting.

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The meeting was adjourned at 9:55 p.m.
Peter F. Murphy, Jr., Chairman