



PLANNING COMMISSION SUMMARY OF ACTIONS

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September 14, 2005

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

ABSENT: Commissioner Harsel

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The meeting was called to order at 8:25 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner Alcorn noted that the Planning Commission's Environment Committee had met earlier this evening with the Environmental Quality Advisory Committee (EQAC) to receive a briefing on the pending Public Facilities Amendment regarding drainage divides and to discuss stream protection strategies and tools. He announced that on Wednesday, September 28, 2005, at 7:00 p.m. in the Government Center, the Environment Committee would host a public meeting on the topic of drainage divides. Commissioner Alcorn further announced that the Environment Committee and EQAC would meet again on Wednesday, October 19, 2005, at 7:30 p.m. in the Board Conference Room, to continue discussion on stream protection strategies and tools.

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Commissioner Wilson announced her intent to defer the public hearing on the Public Facilities Manual Amendment regarding drainage divides from September 28, 2005 to Wednesday, October 5, 2005. She noted that the Board of Supervisors' public hearing on this amendment was currently scheduled for Monday, October 17, 2005.

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Commissioner Hart stated that the Zoning Ordinance Amendment regarding certain additional Special Permit or Special Exception uses had been deferred indefinitely by the Board of Supervisors as a result of the decision made by the Virginia Supreme Court in the case of Donald H. Cochran, et al. v. Fairfax County Board of Zoning Appeals, et al. dated April 23, 2004. He said County staff would host six public meetings on this topic, noting that the dates, times, and locations were posted on the County website.

Commissioner Hart announced that the first of the public meetings would be held tomorrow at 7:00 p.m. at the Dranesville District McLean Governmental Center located at 1437 Balls Hill Road in McLean.

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Chairman Murphy congratulated the Planning Commission Office staff for producing the premiere edition of the Commission newsletter, *Planning Communicator*, noting that it could be viewed on the Commission website.

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Chairman Murphy noted that the Planning Commission would not meet tomorrow, Thursday, September 15, 2005, or the following Wednesday, September 21, 2005. He said the Commission would resume meeting on Thursday, September 22, 2005.

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Commissioner Byers announced his intent to defer the joint public hearing on RZ 2004-MV-011, SE 2004-MV-011, and PCA 89-V-062-2, Colchester Land Company LLC, from September 22, 2005 to Thursday, October 6, 2005.

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Commissioner Lusk MOVED THAT THE DECISION ON SE 2004-LE-033, FRANCONIA LODGE #646, LOYAL ORDER OF MOOSE, INC., SCHEDULED FOR SEPTEMBER 15, 2005, BE FURTHER DEFERRED TO A DATE CERTAIN OF SEPTEMBER 22, 2005.

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

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Commissioner Lawrence MOVED THAT THE PUBLIC HEARING ON SEA 2002-PR-017, CAPITAL ONE BANK, SCHEDULED FOR SEPTEMBER 15, 2005, BE DEFERRED TO A DATE CERTAIN OF OCTOBER 6, 2005.

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

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Commissioner Lawrence MOVED THAT THE DECISION ON RZ 2005-PR-003, DUNN LORING METRO APARTMENT PARTNERSHIP, SCHEDULED FOR SEPTEMBER 22, 2005, BE DEFERRED TO A DATE CERTAIN OF OCTOBER 6, 2005.

Commissioner Wilson seconded the motion which carried unanimously with Commissioner Byers not present for the vote; Commissioner Harsel absent from the meeting.

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FS-H05-20 - VERIZON WIRELESS, 2300 Dulles Corner Boulevard

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN FS-H05-20.

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

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FS-H04-27 - T-MOBILE, 9850 Clarks Crossing Road

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "CONSENT AGENDA ITEM" ON FS-H04-27, T-MOBILE.

Without objection, it was so ordered.

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FS-S05-14 - FAIRFAX COUNTY PARK AUTHORITY, 4134/4140 West Ox Road

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN FS-S05-14.

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

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FS-L05-15 - NEXTEL COMMUNICATIONS, INC., 3101 Burgundy Road

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN FS-L05-15.

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

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SEA 94-M-047 - SAUL SUBSIDIARY LIMITED PARTNERSHIP

Commissioner Hall MOVED THAT THE PLANNING COMMISSION DEFER DECISION ON SEA 94-M-047 TO A DATE CERTAIN OF SEPTEMBER 22, 2005 WITH THE RECORD TO REMAIN OPEN FOR WRITTEN COMMENT.

Commissioners Byers and Koch seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

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RZ 2005-MA-008 - FF REALTY AND CLEMENTE LLC
FDP 2005-MA-008 - FF REALTY AND CLEMENTE LLC

Commissioner Hall MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ON RZ 2005-MA-008 AND FDP 2005-MA-008 TO A DATE CERTAIN OF SEPTEMBER 22, 2005, WITH THE RECORD TO REMAIN OPEN FOR WRITTEN COMMENT.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

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2232-S05-5 - WASHINGTON, D.C., SMSA LIMITED PARTNERSHIP D/B/A VERIZON WIRELESS
SE 2005-SP-015 - WASHINGTON, D.C., SMSA LIMITED PARTNERSHIP D/B/A VERIZON WIRELESS

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION FIND THAT 2232-S05-5 SATISFIES THE CRITERIA OF LOCATION, CHARACTER, AND EXTENT AS SPECIFIED IN SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*, AND THEREFORE IS SUBSTANTIALLY IN ACCORD WITH PROVISIONS OF THE COMPREHENSIVE PLAN.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE SE 2005-SP-015, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED SEPTEMBER 6, 2005.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE A MODIFICATION OF THE TRANSITIONAL SCREENING 3 REQUIREMENT ALONG ALL SITE BOUNDARIES, AS SHOWN ON THE SE PLAT.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

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PCA 1999-PR-035 - BATAL CORBIN, LLC

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON PCA 1999-PR-035, BATAL CORBIN, LLC, TO A DATE CERTAIN OF OCTOBER 6, 2005, WITH THE RECORD TO REMAIN OPEN FOR WRITTEN COMMENT.

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

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The meeting was adjourned at 12:30 a.m.
Peter F. Murphy, Jr., Chairman