



PLANNING COMMISSION SUMMARY OF ACTIONS

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HEB

September 17, 2003

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PRESENT: Commissioners Byers, de la Fe, DuBois, Hall, Harsel, Kelso, Koch, Murphy, Smyth

ABSENT: Commissioners Alcorn, Moon, Wilson

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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

Chairman Murphy announced that due to the scheduled closing of the Fairfax County Schools and Fairfax County Government on Thursday, September 18, 2003 because of approaching Hurricane Isabel, the Planning Commission meeting, the Budget and Personnel Committee meeting and the Environment Committee meeting scheduled for that date were also cancelled.

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Commissioner Murphy introduced the new Clerk to the Planning Commission, Karen Everett.

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Commissioner Kelso announced that the public hearings on applications RZ-2003-LE-001, RZ-2003-LE-006, MVHRC Holding, Inc., and SEA-85-L-001-2, Calvary Road Baptist Church, scheduled for Thursday, September 18, 2003 would be deferred to Wednesday, October 8, 2003.

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Commissioner Smyth suggested, as a possible substitute for a meeting, those on the Budget and Personnel Committee could review the Strategic Plan, located in their packets tonight, and forward their comments, if any, to Executive Director Barbara Lippa.

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Commissioner Smyth reminded the Commission that the Policy and Procedures Committee would meet on Wednesday, September 24, 2003 at 7:00 p.m. in the Board Conference Room.

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Commissioner Smyth announced that the public hearing on applications PCA 75-7-004-2, RZ 2003-PR-008 and FDP 2003-PR-008, Lincoln Property, would be deferred until Wednesday, December 3, 2003.

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Commissioner DuBois complimented staff from the Department of Planning and Zoning for its new brochure entitled "Guide to Fairfax County Lighting Standards" distributed tonight.

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Chairman Murphy announced that the Fall for the Arts event would be held on the grounds of the Fairfax County Government Center from Friday, September 26 to Sunday, September 28, 2003. A short promotional video was shown.

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Commissioner Harsel MOVED THAT THE ZONING ORDINANCE AMENDMENT ON CIVIL PENALTIES BE DEFERRED TO A DATE CERTAIN OF SEPTEMBER 25, 2003.

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

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Commissioner Smyth MOVED THAT THE DECISION ONLY ON RZ 1999-PR-035, BBV BUILDING COMPANIES, INC., BE DEFERRED TO A DATE CERTAIN OF SEPTEMBER 24, 2003, WITH THE WRITTEN RECORD TO REMAIN OPEN.

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

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S03-IV-MV1 – OUT OF TURN PLAN AMENDMENT

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF S03-IV-MV1.

Commissioner Kelso seconded the motion which carried unanimously with Commissioners Alcorn, Moon and Wilson absent from the meeting.

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S03-IV-MV3 - OUT-OF-TURN-PLAN-AMENDMENT

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF S03-IV-MV3.

Commissioner Kelso seconded the motion which carried unanimously with Commissioners Alcorn, Moon and Wilson absent from the meeting.

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RZ 2003-LE-010 – J & C ENTERPRISES

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT RZ 2003-HM-LE-010 BE APPROVED, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED SEPTEMBER 17, 2003 AND WITH THE PROVISION THAT THE LOADING DOCK AREA WILL BE RELOCATED AS STATED.

Commissioner Koch seconded the motion which carried by a vote of 6-2, with Commissioners Smyth and Hall opposed; Commissioner Byers not present for the vote; Commissioners Alcorn, Moon and Wilson absent from the meeting.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS MODIFICATION OF TRANSITIONAL SCREENING REQUIREMENT OF 50 FEET ALONG THE EASTERN PROPERTY LINES TO A 25 FOOT WIDE TRANSITIONAL SCREENING YARD WITH LANDSCAPE OF EVERGREEN TREES AND EXISTING VEGETATION SHOWN ON THE GDP.

Commissioner Koch seconded the motion which carried by a vote of 5-3, with Commissioners Harsel, Smyth and Hall opposed; Commissioner Byers not present for the vote; Commissioners Alcorn, Moon and Wilson absent from the meeting.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE MODIFICATION OF TRANSITIONAL REQUIREMENT OF 50 FEET ALONG THE NORTHERN PROPERTY LINE TO A 16 FOOT WIDE TRANSITIONAL SCREENING YARD LANDSCAPED WITH EVERGREEN TREES AND EXISTING VEGETATION AS SHOWN ON THE GDP.

Commissioner Koch seconded the motion which carried by a vote of 5-3, with Commissioners Harsel, Smyth, Hall opposed; Commissioner Byers not present for the vote Commissioners Alcorn, Moon and Wilson absent from the meeting.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE MODIFICATION OF BARRIER REQUIREMENTS ALONG THE EASTERN PROPERTY LINE TO PERMIT THE SIDE OF PROPOSED BUILDING A TO SERVE AS A BARRIER.

Commissioner Koch seconded the motion which carried by a vote of 5-3, with Commissioners Harsel, Smyth, Hall opposed; Commissioner Byers not present for the vote Commissioners Alcorn, Moon and Wilson absent from the meeting.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS WAIVER OF THE TRAIL REQUIREMENT ALONG CINDER BED ROAD IN FAVOR OF THE PROPOSED FIVE FOOT WIDE CONCRETE SIDEWALK AS SHOWN ON THE GDP.

Commissioner Koch seconded the motion which carried by a vote of 6-2 with Commissioners Smyth and Hall opposed; Commissioner Byers not present for the vote; Commissioners Alcorn, Moon and Wilson absent from the meeting.

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PCA 86-C-029-9 - PRENTISS PROPERTIES ACQUISTION PARTNERS, LP
FDPA 86-C-029-5 - PRENTISS PROPERTIES ACQUISTION PARTNERS, LP
SE 2003-HM-014 - PRENTISS PROPERTIES ACQUISTION PARTNERS, LP

Commissioner de la Fe MOVED TO RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE PCA 86-C-029-9, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED AUGUST 26, 2003.

Commissioner Dubois seconded the motion Commissioner DuBois which carried unanimously with Commissioners Alcorn, Moon and Wilson absent from the meeting.

Commissioner de la Fe MOVED TO APPROVE FDPA 86-C-029-5, SUBJECT TO THE FINAL DEVELOPMENT PLAN CONDITIONS DATED SEPTEMBER 3, 2003 AND THE BOARD OF SUPERVISORS' APPROVAL OF PCA 86-C-029-9.

Commissioner Dubois seconded the motion Commissioner DuBois which carried unanimously with Commissioners Alcorn, Moon and Wilson absent from the meeting.

Commissioner de la Fe MOVED TO RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SE 2003-HM-014, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED SEPTEMBER 3, 2003.

Commissioner DuBois seconded the motion which carried unanimously with Commissioners Alcorn, Moon and Wilson absent from the meeting.

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PCA 84-P-101-3 – CAMDEN USE, INC.
FDPA 84-P-101-3 - CAMDEN USE, INC. (Springfield)

Commissioner Murphy MOVED THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS TO APPROVE PCA 84-P-101-03, SUBJECT TO THE PROFFERS CONSISTENT WITH THOSE DATED AUGUST 12, 2003.

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

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION APPROVE FDPA 84-P-101-3, SUBJECT TO THE PROPOSED FINAL DEVELOPMENT PLAN AMENDMENT CONDITIONS DATED SEPTEMBER 3, 2003 AND THE BOARD OF SUPERVISORS' APPROVAL OF PCA-84-P-101-3.

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

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE PDC DISTRICT STANDARDS FOR THE PERCENTAGE OF RESIDENTIAL DEVELOPMENT TO PREVENT A MAXIMUM OF 955,000 SQUARE FEET OF RESIDENTIAL USE PRIOR TO THE APPLICATION

OF AN ADU ORDINANCE FOR RZ 83-P-101 AND 1,850,000 SQUARE FEET OF RESIDENTIAL USES FOR THE ENTIRE CENTENNIAL GATEWAY DEVELOPMENT, RZ 84-P-101 AND RZ 83-P-107, AS AMENDED.

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

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE WAIVER OF THE 600 FOOT PRIVATE STREET LENGTH REQUIREMENT.

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

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS TO APPROVE A MODIFICATION OF THE LOADING SPACE REQUIREMENT TO PERMIT FOUR SPACES INSTEAD OF FIVE.

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

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The meeting was adjourned at 9:22 p.m.
Peter Murphy, Chairman