



PLANNING COMMISSION SUMMARY OF ACTIONS

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LBR

September 19, 2002

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

ABSENT: Commissioners Moon, Smyth

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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 Wilson MOVED THAT THE PUBLIC HEARING ON RZ-2002-LE-005, SUSAN WISE CLAY, BE DEFERRED TO A DATE CERTAIN OF OCTOBER 17, 2002.

Commissioner Byers seconded the motion which carried by a vote of 9-0-1 with Commissioner Kelso abstaining; Commissioners Moon and Smyth absent from the meeting.

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Commissioner Byers MOVED THAT THE DECISION ONLY ON SEA-98-V-042, BELLE HAVEN COUNTRY CLUB, INC., BE FURTHER DEFERRED TO A DATE CERTAIN OF SEPTEMBER 26, 2002.

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

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In Commissioner Alcorn's absence, Chairman Murphy MOVED THAT THE PUBLIC HEARING ON ZONING ORDINANCE AMENDMENT (ATHLETIC FACILITIES) BE DEFERRED TO A DATE CERTAIN OF OCTOBER 30, 2002.

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

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Chairman Murphy reminded Commissioners that public hearings on Area Plans Review nominations in the Mount Vernon District would take place on Wednesday, September 25, 2002; the Braddock and Mason Districts on Thursday, September 26, 2002; and the Lee and Springfield Districts on Wednesday, October 2, 2002. He noted that the meetings would begin 7:30 p.m.

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SEA-00-Y-018 - BROOKFIELD PLEASANT VIEW, LLC (Decision Only)
(Public Hearing was held on September 18, 2002)

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF SEA-00-Y-018 TO THE BOARD OF SUPERVISORS, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED SEPTEMBER 19, 2002.

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

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SE-2002-DR-015 - IVY DEVELOPMENT (Decision Only)
(Public Hearing was held on September 18, 2002)

Commissioner DuBois MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS THE APPROVAL OF SE-2002-DR-015, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED SEPTEMBER 19, 2002.

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

Commissioner DuBois MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS THE APPROVAL OF A WAIVER OF THE SIDEWALK REQUIREMENT ALONG UTTERBACK STORE ROAD IN FAVOR OF AN EQUESTRIAN TRAIL.

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

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RZ-2001-LE-024 - EQUITY HOMES, LP
FDP-2001-LE-024 - EQUITY HOMES, LP (Decision Only)
(Public Hearing was held on September 18, 2002)

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2001-LE-024 AND THE CONCEPTUAL DEVELOPMENT PLAN BY EQUITY HOMES, LP, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE NOW DATED SEPTEMBER 19, 2002 AND ATTACHED TO THE STAFF REPORT.

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

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION APPROVE FDP-2001-LE-024, SUBJECT TO THE DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 2 AND THE BOARD'S APPROVAL OF RZ-2001-LE-024, AND THE CONCEPTUAL DEVELOPMENT PLAN.

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

Commissioner Kelso MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD APPROVAL OF A WAIVER OF THE FENCE HEIGHT PER PARAGRAPH 8 OF SECTION 16-401 TO PERMIT THE PROPOSED WALL ALONG TELEGRAPH ROAD TO BE UP TO EIGHT FEET IN HEIGHT AND THE MODIFICATION OF THE TRAIL ALONG OLD TELEGRAPH ROAD TO THAT SHOWN ON THE CDP/FDP.

Commissioner Byers seconded the motion which carried by a vote of 8-0-1 with Commissioner Hall abstaining; Commissioner Harsel not present for the vote; Commissioners Moon and Smyth absent from the meeting.

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RZ-2002-PR-008 - CHRISTOPHER MANAGEMENT, INC.
FDP-2002-PR-008 - CHRISTOPHER MANAGEMENT, INC. (Decision Only)
(Public Hearing was held on September 12, 2002)

In Commissioner Smyth's absence, Commissioner Murphy MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE RZ-2002-PR-008 AND THE CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE EXECUTION OF THE PROFFERS CONSISTENT WITH THOSE DATED SEPTEMBER 16, 2002.

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

Commissioner Murphy MOVED THE PLANNING COMMISSION APPROVE FDP-2002-PR-008, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 2 OF THE STAFF REPORT AND THE BOARD'S APPROVAL OF RZ-2002-PR-008 AND THE CONCEPTUAL DEVELOPMENT PLAN.

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

Commissioner Murphy MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE OPEN SPACE REQUIREMENT FOR THE PDH DISTRICT BE WAIVED FROM 31 PERCENT TO 23 PERCENT PER PARAGRAPH 8 OF SECTION 16-401 OF THE ZONING ORDINANCE.

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

Commissioner Murphy MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE 600 FOOT MAXIMUM LENGTH FOR A PRIVATE STREET REQUIREMENT BE WAIVED.

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

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT SECTION 7-0502.1A OF THE PUBLIC FACILITIES MANUAL BE WAIVED TO PERMIT CONSTRUCTION OF A DITCH SECTION STREET IN A SUBDIVISION WITH AN AVERAGE LOT SIZE OF LESS THAN 18,000 SQUARE FEET.

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

Commissioner Murphy MOVED THE PLANNING COMMISSION RECOMMEND THAT THE LIMITATION ON FENCE HEIGHT PER PARAGRAPH 8 OF SECTION 16-401 BE WAIVED TO PERMIT THE PROPOSED WALL TO BE LOCATED ALONG THE SITE SHARED BY THE PROPERTY BOUNDARY WITH TAX MAP PARCEL 48-2((7))37 43A TO BE UP TO EIGHT FEET IN HEIGHT.

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

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PCA-86-W-001-08 - BOARD OF SUPERVISORS' OWN MOTION

PCA-86-W-001-09 - FAIR LAKES METROPOLITAN SQUARE II, LLC

FDPA-86-W-001-05-02-01 - FAIR LAKES METROPOLITAN SQUARE II, LLC

CDPA-86-W-001-03 - FAIR LAKES METROPOLITAN SQUARE II, LLC

PCA-86-P-089-05 - FAIR LAKES METROPOLITAN SQUARE II, LLC

FDPA-86-P-089-02 - FAIR LAKES METROPOLITAN SQUARE II, LLC (Decisions Only)

(Public Hearing was held on September 11, 2002)

Commissioner Murphy MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS TO APPROVE PCA-86-W-001-08, SUBJECT TO THE EXECUTION OF THE PROFFERS CONSISTENT WITH THOSE DATED AUGUST 12, 2002.

Commissioner Koch seconded the motion which carried by a vote of 9-0-1 with Commissioner Alcorn abstaining; Commissioners Moon and Smyth absent from the meeting.

Commissioner Murphy MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS TO APPROVE PCA-86-W-001-09, CDPA-86-W-001-03 AND PCA-86-P-089-05, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED AUGUST 27, 2002.

Commissioner Koch seconded the motion which carried by a vote of 9-0-1 with Commissioner Alcorn abstaining; Commissioners Moon and Smyth absent from the meeting.

Commissioner Murphy MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE FDPA-86-W-001-05-02-01 AND FDPA-86-P-089-02, SUBJECT TO THE FINAL DEVELOPMENT PLAN CONDITIONS DATED SEPTEMBER 9, 2002.

Commissioner Koch seconded the motion which carried by a vote of 9-0-1 with Commissioner Alcorn abstaining; Commissioners Moon and Smyth absent from the meeting.

Commissioner Murphy MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS FOR THE PERIMETER OF THE SITE IN ACCORDANCE WITH THE CDPA/FDPA AND A WAIVER OF THE BARRIER REQUIREMENTS FOR THE PERIMETER OF THE SITE.

Commissioner Koch seconded the motion which carried by a vote of 9-0-1 with Commissioner Alcorn abstaining; Commissioners Moon and Smyth absent from the meeting.

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FS-B01-12 - SPRINT PCS - 8996 Burke Lake Road

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION FIND IN THE CASE OF FS-B01-12 THAT IT IS INDEED A "FEATURE SHOWN" AND IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN.

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

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FSA-Y96-70-1 - SPRINT PCS - 12777 Fair Lakes Circle

Commissioner Murphy MOVED THAT FSA-Y96-70-1 IS A "FEATURE SHOWN" IN ACCORDANCE WITH THE COMPREHENSIVE PLAN.

Commissioners Hall and Koch seconded the motion which carried by a vote of 9-0-1 with Commissioner Kelso abstaining; Commissioners Moon and Smyth absent from the meeting.

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FSA-S99-32-1 - SPRINT PCS - 8101 Long Shadows Drive

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" AMENDMENT AND THAT IT IS IN FACT A "FEATURE SHOWN," FSA-S99-32-1.

Commissioner Hall seconded the motion which carried by a vote of 9-0-1 with Commissioner Kelso abstaining; Commissioners Moon and Smyth absent from the meeting.

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FS-S02-17 - FAIRFAX COUNTY PARK AUTHORITY - 7315 Ox Road

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN FS-S02-17.

Commissioners Hall and de la Fe seconded the motion which carried unanimously with Commissioners Moon and Smyth absent from the meeting.

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RZ-2002-MV-020 - CHRISTOPHER MANAGEMENT, TR. OF ENGLSIDE BAPTIST CHURCH
FDP-2002-MV-020 - CHRISTOPHER MANAGEMENT, TR. OF ENGLSIDE BAPTIST CHURCH
SE-2002-MV-022 - TRUSTEES OF ENGLSIDE BAPTIST CHURCH

Commissioner Byers MOVED THAT WE DEFER THE DECISION ONLY ON RZ-2002-MV-020 AND FDP-2002-MV-020 AND SE-2002-MV-022 TO A DATE CERTAIN OF OCTOBER 2, 2002, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

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

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RZ-2002-DR-019/FDP-2002-DR-019 - WATERFORD MCLEAN, LLC

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ-2002-DR-019, SUBJECT TO THE EXECUTION OF THE DRAFT PROFFERS DATED SEPTEMBER 18, 2002 AND THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD APPROVE THE CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 2.

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

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION APPROVE FDP-2002-DR-019, SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF RZ-2002-DR-019.

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

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE REQUESTED MODIFICATION OF THE PERIPHERAL PARKING LOT LANDSCAPING ON THE NORTHERN BOUNDARY IN ACCORDANCE WITH THAT DEPICTED ON THE CDP/FDP AND THAT THE LOADING SPACE REQUIREMENTS FOR THIS PROJECT BE REDUCED TO THREE SPACES.

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

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RZ-2002-HM-012 - H.B.L. INC.

PCA-82-C-056 - H.B.L. INC.

SE-2002-HM-014 - H.B.L. INC.

Commissioner de la Fe MOVED TO DEFER (DECISION ONLY ON) PCA-82-C-056, RZ-2002-HM-012 AND SE-2002-HM-014 TO A DATE CERTAIN OF OCTOBER 10, 2002.

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

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The meeting was adjourned at 10:25 p.m.
Peter F. Murphy, Jr., Chairman