



PLANNING COMMISSION SUMMARY OF ACTIONS

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KAD

September 20, 2006

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

ABSENT: Commissioner Byers

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The meeting was called to order at 8:21 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner Hopkins MOVED THAT THE PUBLIC HEARING ON PCA 2006-DR-014, COMMERCE BANK, NATIONAL ASSOCIATION, BE DEFERRED TO A DATE CERTAIN OF NOVEMBER 16, 2006.

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

Commissioner Hopkins MOVED THAT THE PUBLIC HEARING ON SE 2006-DR-007, COMMERCE BANK, NATIONAL ASSOCIATION, BE DEFERRED TO A DATE CERTAIN OF NOVEMBER 16, 2006.

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

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Commissioner de la Fe announced that the Planning Commission's Transportation Committee would meet 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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Chairman Murphy noted that a handout dated September 20, 2006, that contained background information and proposed Comprehensive Plan text for two deferred APR items in the Springfield District, APR 05-III-1FC (Fairfax Corner) and APR 05-III-3FC (Fair Lakes), had been distributed to the Commission this evening. He said that he, the nominators, County staff, the Springfield District Task

Force, and Springfield District Supervisor Elaine McConnell were all in support of the nominations, as submitted. Chairman Murphy added that he would move on these nominations on Thursday, September 21, 2006.

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APR 05-I-20A (Mason District)

APR 05-I-21A (Mason District) (Decisions Only)

(Public Hearing held on June 28, 2006)

Commissioner Hall MOVED THAT THE PLANNING COMMISSION DENY APR 05-I-20A AND APR 05-I-21A.

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

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FS-H06-35 - FIBERTOWER CORPORATION, 10907 Sunset Hills Road

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION FIND THAT FS-H06-35 IS SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN, AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED.

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

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FS-Y06-26 - T-MOBILE NORTHEAST, LLC, 4050 Westfax Drive

Commissioner Koch MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT FS-Y06-26 IS SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED 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 Byers absent from the meeting.

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SE 2006-PR-008 - SONIC DEVELOPMENT, LLC

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2006-PR-008, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED SEPTEMBER 20, 2006.

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

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF STREETSCAPE REQUIREMENTS IN FAVOR OF THOSE SHOWN ON THE SPECIAL EXCEPTION PLAT.

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

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE EIGHT-FOOT PLANTING AREA.

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

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE SERVICE DRIVE ALONG ROUTE 29.

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

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SE 2005-SU-031 - UNICORP NATIONAL DEVELOPMENTS, INC.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ON SE 2005-SU-031, UNICORP NATIONAL DEVELOPMENTS, INC., TO A DATE CERTAIN OF SEPTEMBER 21, 2006, WITH THE RECORD TO REMAIN OPEN FOR WRITTEN COMMENT.

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

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RZ 2006-SP-011 - HABITAT FOR HUMANITY OF NORTHERN VIRGINIA, INC.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2006-SP-011, SUBJECT TO THE PROFFERS DATED SEPTEMBER 20, 2006, AS AMENDED AS FOLLOWS:

IN PROFFER NUMBER 1, GDP, CHANGE THE DATE, "AUGUST 15, 2006" TO "AUGUST 30, 2006," AND DELETE THE PARENTHETICAL PHRASE FOLLOWING THE DATE, NAMELY: ("SHEET ONE INDICATES A DATE OF AUGUST 17, 2006").

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

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE MINIMUM DISTRICT SIZE; APPROVAL OF A WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER

REQUIREMENTS ALONG THE EASTERN BOUNDARY; AND APPROVAL OF A WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG LEE HIGHWAY, ROUTE 29.

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

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The meeting was adjourned at 8:56 p.m.
Peter F. Murphy, Jr., Chairman