



# PLANNING COMMISSION SUMMARY OF ACTIONS

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KAD

September 28, 2005

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

ABSENT: Commissioners Byers, Lawrence, Lusk

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The meeting was called to order at 8:24 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 host a public information meeting on the proposed Public Facilities Manual Amendment regarding drainage divides. He 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 MOVED THAT THE PUBLIC HEARING ON THE PUBLIC FACILITIES MANUAL AMENDMENT REGARDING DRAINAGE DIVIDES BE DEFERRED TO A DATE CERTAIN OF OCTOBER 5, 2005.

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

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Commissioner Hart stated that the Board of Supervisors had indefinitely deferred consideration of a proposed Zoning Ordinance Amendment related to the Virginia Supreme Court decision in *Donald H. Cochran, et al. v. Fairfax County Board of Zoning Appeals*, dated April 23, 2004. He noted that prior to the readvertisement of the amendment, County staff would continue to hold public work sessions on potential issues such as setbacks, fence and wall height, lot width, and building height. Commissioner Hart announced that the remaining public meetings were as follows:

- September 29, 2005 at 7:00 p.m. in the North County Governmental Center, Community Room, 12000 Bowman Towne Drive, Reston, Virginia;
- October 6, 2005 at 7:30 p.m. in the Fairfax County Government Center, Conference Rooms 9 and 10, 12000 Government Center Parkway, Fairfax, Virginia; and
- October 11, 2005 at 7:30 in Braddock Hall (Kings Park Library), 9002 Burke Lake Road, Burke, Virginia.

Commissioner Hart pointed out that Commissioners would be able to attend the October 11th meeting since there was no scheduled Commission meeting that night. Barbara Lipka, Executive Director, Planning Commission Office, indicated that the full list of information meetings was posted on the Department of Planning and Zoning website.

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Chairman Murphy announced that Tracy Swagler, Zoning Evaluation Division, Department of Planning and Zoning, and Charlie Strunk, Fairfax County Department of Transportation, would be married on Saturday, October 1, 2005. On behalf of the Planning Commission, he wished them and their families the best.

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RZ 2004-MA-038 - MOON SIK PARK (Decision Only)  
(Public Hearing held on July, 13, 2005)

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2004-MA-038, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED SEPTEMBER 16, 2005.

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

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE BARRIER REQUIREMENT AND MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE SOUTH PROPERTY LINE.

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

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CSPA 87-S-039-3 - CUSTOM SIGNS TODAY - GLENN MCGEE

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION APPROVE CSPA 87-S-039-3, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED SEPTEMBER 28, 2005.

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

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RZ/FDP 2005-SU-013- RENAISSANCE HOUSING CORPORATION. A/K/A RENAISSANCE HOLDINGS CORPORATION  
RZ 2005-SU-011 - RENAISSANCE AT RUGBY ROAD II, LLC

Commissioner Koch MOVED THAT THE PLANNING COMMISSION DEFER DECISIONS ON RZ 2005-SU-013, FDP 2005-SU-013, AND RZ 2005-SU-011, TO A DATE CERTAIN OF OCTOBER 5, 2005, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

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

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SE 2005-DR-016 - BRANCH BANKING & TRUST COMPANY OF VIRGINIA

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE SE 2005-DR-016, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED SEPTEMBER 27, 2005 AND AMENDED AS FOLLOWS:

- REPLACE CONDITION NUMBER 8 WITH A CONDITION TO READ: "THERE SHALL BE A MAXIMUM OF THREE DRIVE THROUGH LANES FOR THE BANK AS SHOWN ON THE SE PLAT, ONE OF WHICH WILL BE USED FOR AN ATM ONLY. THE APPLICANT SHALL INSTALL ONSITE DIRECTIONAL SIGNAGE THAT INDICATES THE LOCATION OF THE DRIVE THROUGH LANES, ENTRANCE, AND EXIT TO HELP PATRONS DESIRING TO EXIT FROM UNINTENTIONALLY ENTERING THE DRIVE THROUGH LANES."

Commissioners de la Fe and Hall seconded the motion which carried unanimously with Commissioner Hart not present for the vote; Commissioners Byers, Lawrence, and Lusk absent from the meeting.

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The meeting was adjourned at 10:04 p.m.  
Peter F. Murphy, Jr., Chairman