



# PLANNING COMMISSION SUMMARY OF ACTIONS

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SMD

September 29, 2005

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

ABSENT: Commissioners Hall, Lawrence,

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The meeting was called to order at 8:17 p.m. by Chairman Peter F. Murphy, Jr.

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## COMMISSION MATTERS

Commissioner Byers announced his intent to defer the public hearing on 2232-V04-16, Fairfax County Park Authority, from October 6, 2005 to October 19, 2005.

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Commissioner Hart announced that the remaining public information work sessions regarding the pending Zoning Ordinance Amendment resulting from the Virginia Supreme Court decision in Donald H. Cochran, et al. v. Fairfax County Board of Zoning Appeals would be held on:

- October 6, 2005 at 7:30 p.m. in Conference Rooms 9 and 10, the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax
- October 11, 2005 at 7:30 p.m. in Braddock Hall, Kings Park Library, 9000 Burke Lake Road, Burke

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Commissioner Byers MOVED THAT THE DECISIONS ONLY ON RZ 2003-MV-060 AND FDP 2003-MV-060, D. R. HORTON, INC., BE FURTHER DEFERRED TO OCTOBER 19, 2005, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

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

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Commissioner Byers MOVED TO DEFER THE DECISIONS ONLY ON RZ 2005-MV-001 AND FDP 2005-MV-001, BROOKFIELD RIDGE ROAD, TO A DATE CERTAIN OF OCTOBER 19, 2005.

Commissioners Hopkins and Wilson seconded the motion which carried unanimously with Commissioners Alcorn, de la Fe, and Harsel not present for the vote; Commissioners Hall and Lawrence absent from the meeting.

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2232-D05-14 - NEXTEL COMMUNICATIONS OF THE MID-ATLANTIC, INC.

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION FIND APPLICATION 2232-D05-14, AS AMENDED, SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN.

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

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SE 2005-SU-020 - WHOLE WORLD FELLOWSHIP & CHURCH AT NORTHERN VIRGINIA, DOMINION CHRISTIAN SCHOOL AND INVISIBLE TOWER, LLC  
2232-Y05-10 - WHOLE WORLD FELLOWSHIP & CHURCH AT NORTHERN VIRGINIA, DOMINION CHRISTIAN SCHOOL AND INVISIBLE TOWER, LLC

Commissioner Koch MOVED THAT THE PLANNING COMMISSION FIND THAT THE CONSTRUCTION OF THE TELECOMMUNICATIONS FACILITY PROPOSED UNDER 2232-Y05-10 SATISFIES THE CRITERIA OF LOCATION, CHARACTER, AND EXTENT, AS SPECIFIED BY SECTION 15.2-2232 OF THE *CODE OF VIRGINIA* AND THEREFORE IS SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE COMPREHENSIVE PLAN.

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

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SE 2005-SU-020, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED SEPTEMBER 28, 2005, DELETING THE CHANGES TO CONDITION 6 AND WITH THE UNDERSTANDING THAT STAFF WILL BE WORKING ON THE WORDAGE PRIOR TO THE BOARD PUBLIC HEARING.

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

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD MODIFY THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE PROPERTY LINES TO THE EXISTING VEGETATION AS SHOWN ON THE SE PLAT.

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

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RZ 2005-DR-006 - BASHEER-EDGEMOORE-MOUTOUX, LLC  
FDP 2005-DR-006 - BASHEER-EDGEMOORE-MOUTOUX, LLC

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON RZ/FDP 2005-DR-006 TO A DATE CERTAIN OF OCTOBER 6, 2005, WITH THE RECORD REMAINING OPEN FOR WRITTEN AND ELECTRONIC COMMENTS.

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

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SEA 93-H-060 - COMMERCE BANK, NA

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 93-H-060, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED SEPTEMBER 28, 2005 APPEARING IN THE ATTACHMENT AS ATTACHMENT 3 TO THE MEMORANDUM FROM MR. WILLIAMS TO ME THAT YOU RECEIVED LAST NIGHT.

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

Commissioner de la Fe FURTHER MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE MODIFICATION OF TRANSITIONAL SCREENING REQUIREMENTS ALONG THE WESTERN PROPERTY LINE OF THE SUBJECT SITE.

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

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE WAIVER OF THE BARRIER REQUIREMENTS ALONG THE WESTERN PROPERTY LINE OF THE SUBJECT SITE.

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

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SE 2005-LE-018 - BRANCH BANKING & TRUST COMPANY OF VIRGINIA

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF SE 2005-LE-018, SUBJECT TO DEVELOPMENT CONDITIONS DATED SEPTEMBER 21, 2005.

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

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The meeting was adjourned at 11:42 p.m.  
John R. Byers, Vice Chairman