



# PLANNING COMMISSION SUMMARY OF ACTIONS

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KAD

October 5, 2005

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

ABSENT: Commissioners Byers, Murphy

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The meeting was called to order at 8:15 p.m. by Secretary Suzanne F. Harsel.

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## COMMISSION MATTERS

Commissioner Lawrence announced his intent to defer the public hearing on PCA 92-P-036, Jean M. McMahon, Tina Ejtemai, and Vafa Mostaghim, from Thursday, October 6, 2005 to Thursday, November 17, 2005.

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Commissioner Wilson MOVED THAT THE PUBLIC HEARING ON THE PUBLIC FACILITIES MANUAL AMENDMENT REGARDING DRAINAGE DIVIDES BE FURTHER DEFERRED TO A DATE CERTAIN OF DECEMBER 8, 2005.

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

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Commissioner Hart announced that there would be two more public work sessions hosted by County staff on the proposed Zoning Ordinance Amendment regarding setbacks, fence and wall height, lot width, and building height. He noted that the public meetings were as follows:

- 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 p.m. in Braddock Hall, 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.

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Commissioner de la Fe announced that the Planning Commission's Transportation Committee would meet on Wednesday, October 26, 2005, at 7:30 p.m. in the Board Conference Room, to receive an update on the Transportation Element of the Comprehensive Plan. He noted that a public hearing date had not been scheduled yet.

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Secretary Harsel reminded Commissioners that the Commission would not meet next week.

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FS-P05-25 - NEXTEL, 11250 Waples Mill Road

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN FS-P05-25.

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

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RZ 2005-SU-013 - RENAISSANCE HOUSING CORP. A/K/A RENAISSANCE HOLDINGS CORP.  
FDP 2005-SU-013 - RENAISSANCE HOUSING CORP. A/K/A RENAISSANCE HOLDINGS CORP.  
RZ 2005-SU-011 - RENAISSANCE AT RUGBY ROAD II, LLC (Decisions Only)  
(Public Hearing held on September 28, 2005)

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2005-SU-013, SUBJECT TO THE PROFFERS DATED SEPTEMBER 30, 2005.

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

Commissioner Koch MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2005-SU-013, SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF RZ 2005-SU-013.

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

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG LEE JACKSON MEMORIAL HIGHWAY.

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

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A WAIVER OF THE 600 FOOT MAXIMUM LENGTH FOR A PRIVATE STREET.

Commissioner Lusk seconded the motion which carried by a vote of 8-1-1 with Commissioner Wilson opposed; Commissioner Lawrence abstaining; Commissioners Byers and Murphy absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF THE HEIGHT LIMITATION OF FENCES TO PERMIT A NOISE BARRIER TO EXCEED 7 FEET IN HEIGHT, 9 FEET MAXIMUM.

Commissioner Lusk seconded the motion which carried by a vote of 8-0-2 with Commissioners Hall and Lawrence abstaining; Commissioners Byers and Murphy absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT IN FAVOR OF THAT SHOWN ON THE CDP/FDP.

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

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2005-SU-011, SUBJECT TO THE PROFFERS DATED SEPTEMBER 30, 2005.

Commissioners Hart and Lusk seconded the motion which carried by a vote of 9-0-1 with Commissioner Lawrence abstaining; Commissioners Byers and Murphy absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG LEE JACKSON MEMORIAL HIGHWAY.

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

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A WAIVER OF THE 600 FOOT MAXIMUM LENGTH FOR A PRIVATE STREET.

Commissioner Lusk seconded the motion which carried by a vote of 8-1-1 with Commissioner Wilson opposed; Commissioner Lawrence abstaining; Commissioners Byers and Murphy absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF THE HEIGHT LIMITATION OF FENCES TO PERMIT A NOISE BARRIER TO EXCEED 7 FEET IN HEIGHT.

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

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A WAIVER OF THE BARRIER REQUIREMENT ALONG THE NORTHERN PROPERTY BOUNDARY.

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

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SE 2005-MA-019 - VIVLOW & COMPANY D/B/A COUNTRY WOODLAND

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2005-MA-019, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED SEPTEMBER 28, 2005.

Commissioners de la Fe and Alcorn seconded the motion which carried unanimously with Commissioners Byers and Murphy absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF TRANSITIONAL SCREENING REQUIREMENTS ALONG THE NORTH, EAST, AND WEST PROPERTY BOUNDARIES IN FAVOR OF EXISTING PLANTING MATERIALS AND AN ADDITIONAL ROW OF EVERGREENS TO BE PLANTED ALONG THE SOUTHERN PROPERTY BOUNDARY TO SUPPLEMENT EXISTING VEGETATION.

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

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF BARRIER REQUIREMENTS ALONG ALL PROPERTY BOUNDARIES IN FAVOR OF EXISTING FENCING MATERIAL.

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

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SE 2005-MA-021 - SAFEWAY INC.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2005-MA-021, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED OCTOBER 5, 2005, AND REVISED AS FOLLOWS:

- CONDITION NUMBER 4 TO READ: “NO SIGN PERMITS WILL BE ISSUED FOR THIS STRUCTURE UNTIL THE TEMPORARY BANNER WHICH SAYS, ‘STARBUCKS,’ HAS BEEN REMOVED.”
- ADD A THIRD BULLET TO CONDITION NUMBER 5 TO READ: “ONE EXISTING BUILDING MOUNTED SIGN ON THE SOUTHEAST SIDE FACING WALL OF BUILDING C.”

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

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SEA 83-D-095-3 - GREAT FALLS VILLAGE GREEN DAY SCHOOL

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION DEFER DECISION ON SEA 83-D-095-3 TO A DATE CERTAIN OF OCTOBER 6, 2005, WITH THE RECORD REMAINING OPEN FOR WRITTEN OR ELECTRONIC COMMENTS.

Commissioners Lawrence and Hart seconded the motion which carried unanimously with Commissioners Byers and Murphy absent from the meeting.

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The meeting was adjourned at 9:52 p.m.  
Suzanne F. Harsel, Secretary