



PLANNING COMMISSION SUMMARY OF ACTIONS

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SMD

October 6, 2005

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

ABSENT: Commissioners Hall, Murphy

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The meeting was called to order at 8:18 p.m. by Vice Chairman John R. Byers.

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COMMISSION MATTERS

Commissioner Alcorn noted that the Environment Committee would meet with the Environmental Quality Advisory Council on Wednesday, October 19, 2005 at 7:30 p.m., in the Board Conference Room, to continue discussions on stream protection strategies.

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Commissioner Hart announced that the final public information work session 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 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 TO DEFER THE PUBLIC HEARING ON 2232-V04-16, FAIRFAX COUNTY PARK AUTHORITY, TO A DATE CERTAIN OF OCTOBER 19, 2005.

Commissioners Hart, Lusk, and Wilson seconded the motion which carried unanimously with Commissioners Hall and Murphy absent from the meeting.

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Commissioner Byers MOVED TO DEFER THE PUBLIC HEARING ON PCA 79-L-147 AND SEA 84-V-009-2, KHAN INTERNATIONAL, LLC, TO A DATE CERTAIN OF NOVEMBER 9, 2005.

Commissioners Alcorn and Wilson seconded the motion which carried unanimously with Commissioners Hall and Murphy absent from the meeting.

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Commissioner Lawrence MOVED TO DEFER THE PUBLIC HEARING ON PCA 92-P-036, JEAN M. MCMAHON, TINA EJTEMAI AND VAFA MOSTAGHIM, TO A DATE CERTAIN OF NOVEMBER 17, 2005.

Commissioner Wilson seconded the motion which carried unanimously with Commissioners Hall and Murphy absent from the meeting.

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FS-H05-23 - OMNIPOINT, Frying Pan Park

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION FIND THAT THE TELECOMMUNICATIONS FACILITY LOCATED AT THE EXISTING STEALTH FLAG POLE MONOPOLE AT 2709 WEST OX ROAD, FRYING PAN PARK, IS SUBSTANTIALLY IN ACCORD WITH THE RECOMMENDATIONS OF THE 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 Lusk not present for the vote; Commissioners Hall and Murphy absent from the meeting.

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FS-H05-22 – SPRINT, Cameron Pond Drive

Commissioner de la Fe MOVED THAT THE TELECOMMUNICATIONS FACILITY TO BE LOCATED BY SPRINT ON A 120 FOOT TALL EXISTING ELECTRICAL TRANSMISSION POLE LOCATED AT 12000 CAMERON POND DRIVE IS SUBSTANTIALLY IN ACCORD WITH THE RECOMMENDATIONS OF THE 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 Commissioners Hall and Murphy absent from the meeting.

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PCA 1999-PR-035 - BATAL CORBIN, LLC

(Decision Only - Public Hearing held on September 14, 2005)

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS ACCEPTANCE OF PCA 1999-PR-035, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE NOW DATED OCTOBER 5, 2005, AND WITH THE UNDERSTANDING THAT THE APPLICANT WILL CONTINUE WORKING WITH STAFF TO ADDRESS THE REMAINING PROFFER ISSUES RAISED TODAY RELATING TO TREE PRESERVATION.

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

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RZ 2005-PR-003 - DUNN LORING METRO APARTMENT PARTNERSHIP

(Decision Only - Public Hearing held on July 14, 2005)

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2005-PR-003, SUBJECT TO PROFFERS CONSISTENT WITH THOSE DATED SEPTEMBER 27, 2005.

Commissioners Alcorn and Lusk seconded the motion which carried unanimously with Commissioners Hall and Murphy absent from the meeting.

Commissioner Lawrence MOVED TO RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A WAIVER OF PFM SECTION 06-0303.8 TO PERMIT THE USE OF AN UNDERGROUND WATER QUALITY CONTROL FACILITY IN A RESIDENTIAL AREA, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JUNE 10, 2005.

Commissioner Lusk seconded the motion which carried by a vote of 9-1 with Commissioner Harsel opposed; Commissioners Hall and Murphy absent from the meeting.

Commissioner Lawrence MOVED TO RECOMMEND THE BOARD OF SUPERVISORS APPROVE A MODIFICATION OF THE MERRIFIELD SUBURBAN CENTER BOULEVARD STREETSCAPE GUIDELINES OF THE COMPREHENSIVE PLAN.

Commissioners Koch and Lusk seconded the motion which carried unanimously with Commissioners Hall and Murphy absent from the meeting.

Commissioner Lawrence MOVED TO RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A MODIFICATION OF THE COMPREHENSIVE PLAN TRAIL REQUIREMENT.

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

Commissioner Lawrence MOVED TO RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A WAIVER OF THE MINIMUM DISTRICT SIZE.

Commissioners Lusk and Wilson seconded the motion which carried unanimously with Commissioners Hall and Murphy absent from the meeting.

Commissioner Lawrence MOVED TO RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A WAIVER OF THE LOADING SPACE REQUIREMENT.

Commissioner Lusk seconded the motion which carried by a vote of 9-1 with Commissioner Wilson opposed; Commissioners Hall and Murphy absent from the meeting.

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

(Decision Only - Public Hearing held on October 5, 2005)

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT SEA 83-D-095-3 BY THE GREAT FALLS VILLAGE GREEN SCHOOL BE APPROVED, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED OCTOBER 6, 2005.

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

Commissioner Hopkins FURTHER MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS REAFFIRM THE PREVIOUSLY APPROVED TRANSITIONAL SCREENING MODIFICATION AND WAIVER OF BARRIER REQUIREMENTS ALONG THE EASTERN, WESTERN, AND SOUTHERN BOUNDARIES AS DEPICTED ON THE SE PLAT.

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

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RZ 2005-DR-006 - BASHEER-EDGEMOORE-MOUTOUX, LLC
FDP 2005-DR-006 - BASHEER-EDGEMOORE-MOUTOUX, LLC
(Decision Only - Public Hearing held on September 29, 2005)

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ 2005-DR-006, SUBJECT TO THE EXECUTION OF PROFFERS DATED OCTOBER 5, 2005 AND THAT THE BOARD OF SUPERVISORS APPROVE THE CONCEPTUAL DEVELOPMENT PLAN.

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

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2005-DR-006, SUBJECT TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2005-DR-006, THE ASSOCIATED CONCEPTUAL DEVELOPMENT PLAN, AND RESOURCE PROTECTION AREA ENCROACHMENT REQUEST 6553-WRPA-001-2.

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

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE FOLLOWING P-DISTRICT VARIANCES PURSUANT TO THE PROVISIONS OF PARAGRAPH 8 OF SECTION 16-401 OF THE ZONING ORDINANCE:

- A VARIANCE TO ALLOW THE PIERS SHOWN ON SHEET 19 OF THE GDP/CDP/FDP TO BE SEVEN FEET TALL ALONG BEULAH ROAD;
- A VARIANCE TO ALLOW A GATEHOUSE SHOWN ON SHEET 19 OF THE GDP/CDP/FDP TO BE CONSTRUCTED IN A FRONT YARD;
- A VARIANCE TO ALLOW LOTS DEVELOPED AS SHOWN IN THE ILLUSTRATIONS LABELED "OPTION NUMBER 2 TO 4, CAR WITH MOTORCOURT" ON SHEET 23 OF THE GDP/CDP/FDP TO HAVE GARAGES IN A FRONT YARD PROVIDED THAT THOSE GARAGES ARE A MINIMUM OF FIFTEEN FEET FROM THE FRONT LOT LINE.

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

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE WIDTH OF THE TRAIL ON THE NORTH SIDE OF BEULAH ROAD BE REDUCED TO SIX FEET ALONG THE FRONTAGE OF TAX MAP PARCEL 19-3 ((1)) 11.

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

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE RESOURCE PROTECTION AREA ENCROACHMENT REQUEST 6553-WRPA-001-2, SUBJECT TO THE PROPOSED WAIVER DEVELOPMENT CONDITIONS DATED SEPTEMBER 21, 2005.

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

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SEA 2002-PR-017 - CAPITAL ONE BANK

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF SEA 2002-PR-017, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED SEPTEMBER 29, 2005.

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

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RZ 2004-MV-041 - MHI HUNTINGTON LLC
FDP 2004-MV-041 - MHI HUNTINGTON LLC
SE 2004-MV-035 - MHI HUNTINGTON LLC

Commissioner Byers MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON RZ AND FDP 2004-MV-041, MHI HUNTINGTON LLC, TO A DATE CERTAIN OF OCTOBER 19, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

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

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RZ 2004-MV-011 - COLCHESTER LAND COMPANY LLC
SE 2004-MV-011 - COLCHESTER LAND COMPANY LLC
PCA 89-V-062-2 - COLCHESTER LAND COMPANY LLC

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE PCA 89-V-062-2 AND RZ 2004-MV-011, SUBJECT TO THE EXECUTION OF THE DRAFT PROFFERS NOW DATED OCTOBER 6, 2005.

Commissioners Lusk and Wilson seconded the motion which carried unanimously with Commissioners Hall and Murphy absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE SE 2004-MV-011, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED OCTOBER 5, 2005 AND CONTAINED IN ATTACHMENT 2 OF THE STAFF REPORT ADDENDUM.

Commissioners Lusk and Wilson seconded the motion which carried unanimously with Commissioners Hall and Murphy absent from the meeting.

Commissioner Byers MOVED THE PLANNING COMMISSION RECOMMEND THAT THE PREVIOUSLY APPROVED MODIFICATION TO THE TRANSITIONAL SCREENING REQUIREMENTS AND WAIVER OF THE BARRIER REQUIREMENT ALONG THE SOUTHERN AND NORTHERN BOUNDARIES OF LAND BAYS A, B, C AND ALONG THE NORTHERN BOUNDARY OF LAND BAY D BE REAPPROVED.

Commissioners Lusk and Wilson seconded the motion which carried unanimously with Commissioners Hall and Murphy absent from the meeting.

Commissioner Byers MOVED THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A MODIFICATION OF THE LIMITATIONS OF SECTION 9-504 TO ALLOW THE RETAIL SPACE PERMITTED PURSUANT TO SE 2004-MV-011 TO OPERATE UP TO 24 HOURS A DAY.

Commissioners Lusk and Wilson seconded the motion which carried unanimously with Commissioners Hall and Murphy absent from the meeting.

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The meeting was adjourned at 10:56 p.m.
John R. Byers, Vice Chairman