



PLANNING COMMISSION SUMMARY OF ACTIONS

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GLW

October 10, 2001

Page 1

PRESENT: Commissioners Alcorn, Byers, DuBois, Hall, Harsel, Kelso, Koch, Moon, Murphy, Palatiello, Smyth, Wilson

ABSENT: None

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The meeting was called to order at 8:25 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner Kelso informed the Commission that the study to review the possibility of cash proffers had been completed by Tischler Associates and that a representative of that firm would be making a presentation before the Board of Supervisors' Development Process Committee in Room 232 on Monday, October 22, 2001 at 8:00 a.m. He added that Department of Planning and Zoning staff would also provide input on the subject and that a question and answer session would follow those presentations.

Commissioner Alcorn announced that a Tischler representative would also be attending the Planning Commission's Development Criteria Review Committee meeting on Thursday, October 25, 2001 at 6:30 p.m. to answer questions about the study.

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ZONING ORDINANCE AMENDMENT (Home Child Care Facilities) (Decision Only - Public Hearing was held on September 19, 2001)

Commissioner Moon MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS ADOPT THE PROPOSED ZONING ORDINANCE AMENDMENT RELATED TO HOME CHILD CARE FACILITIES AS SHOWN IN THE STAFF REPORT DATED AUGUST 6, 2001.

Commissioner Byers seconded the motion which carried unanimously.

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Commissioner Wilson reminded the Commission that the workshop on Out-of-Turn Plan Amendment S99-CW-2TR for the Trails Plan would be held at 7:30 p.m. on Wednesday, November 14, 2001. She added that the public hearing on this item was now scheduled for Wednesday, January 16, 2002.

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FS-Y01-47 - SPRINT PCS - 15125 Braddock Road

Commissioner Koch MOVED THAT WE CONCUR WITH THE DETERMINATION THAT THE TELECOMMUNICATION FACILITY PROPOSED BY SPRINT PCS AT THE DOMINION VIRGINIA POWER POLE, LOCATED AT 15125 BRADDOCK ROAD, IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*.

Commissioner Byers seconded the motion which carried by a vote of 11-0-1 with Commissioner Kelso abstaining.

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FDPA-1999-HM-011 - VAN METRE WOODLAND PARK APARTMENTS I & II, LP

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION APPROVE FDPA-1999-HM-011, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED OCTOBER 9, 2001.

Commissioner Byers seconded the motion which carried unanimously.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION APPROVE A WAIVER OF THE 600-FOOT MAXIMUM LENGTH OF PRIVATE STREETS, OR REAFFIRM THEIR APPROVAL OF SUCH WAIVER.

Commissioner Byers seconded the motion which carried unanimously.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION APPROVE A MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE SOUTHERN PERIMETER OF THE SITE IN FAVOR OF THAT SHOWN ON THE FDPA AND AS PREVIOUSLY STIPULATED IN THE ACCEPTANCE OF PROFFERS DATED JULY 27, 1999.

Commissioner Byers seconded the motion which carried unanimously.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION APPROVE A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE SOUTHERN PROPERTY BOUNDARY ADJACENT TO FOX MILL ROAD ON THE FDPA AND AS FURTHER CONDITIONED IN THE DEVELOPMENT CONDITIONS.

Commissioner Byers seconded the motion which carried unanimously.

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RZ-2001-MV-018 - D. R. HORTON, INC.
FDP-2001-MV-018 - D. R. HORTON, INC.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE RZ-2001-MV-018 AND THE CONCEPTUAL DEVELOPMENT PLAN, REVISED OCTOBER 9, 2001, SUBJECT TO THE PROFFERS DATED OCTOBER 4, 2001.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Harsel not present for the vote.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE A MODIFICATION OF THE OPEN SPACE REQUIREMENT TO PERMIT A REDUCTION IN THE REQUIRED OPEN SPACE TO 33 PERCENT UNTIL SUCH TIME AS THE PUBLIC STREET CONNECTION TO TELEGRAPH ROAD IS REMOVED.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Harsel not present for the vote.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE A VARIANCE TO PERMIT A MAXIMUM EIGHT-FOOT HIGH FENCE TO BE LOCATED IN THOSE YARDS ADJACENT TO TELEGRAPH ROAD PURSUANT TO SECTION 16-401 OF THE ZONING ORDINANCE.

Commissioner Wilson seconded the motion which carried unanimously with Commissioner Harsel not present for the vote.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION APPROVE FDP-2001-MV-018, SUBJECT TO THE CONDITIONS SET FORTH IN APPENDIX 2 OF THE STAFF REPORT AND THE BOARD'S APPROVAL OF THE REZONING.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Harsel not present for the vote.

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RZ-2001-SU-016 - STARWOOD CERUZZI II, LLC
RZ-2001-SU-015 - STARWOOD CERUZZI II, LLC
PCA-95-Y-016-2 - STARWOOD CERUZZI II, LLC
SEA-95-Y-024 - STARWOOD CERUZZI II, LLC

Commissioner Koch MOVED THAT WE DEFER DECISION ONLY, LEAVING THE RECORD OPEN FOR WRITTEN COMMENTS, ON RZ-2001-SU-016, RZ-2001-SU-015, PCA-95-Y-016-2, AND SEA-95-Y-024 UNTIL OCTOBER 24, 2001.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Palatiello not present for the vote.

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The meeting was adjourned at 9:43 p.m.
Peter F. Murphy, Jr. Chairman