



# PLANNING COMMISSION SUMMARY OF ACTIONS

*This does not represent an official transcript of the Planning Commission Meeting, and is subject to minor change.*

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October 11, 2007

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PRESENT: Commissioners Alcorn, de la Fe, Flanagan, Hall, Harsel, Hart, Hopkins, Koch, Lawrence, Sargeant

ABSENT: Commissioners Lusk, Murphy

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The meeting was called to order at 8:15 p.m. by Vice Chairman Walter L. Alcorn.

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## COMMISSION MATTERS

Commissioner Hart announced that the Planning Commission's Environment Committee would meet on Thursday, November 15, 2007, at 7:30 p.m. to continue discussion on the results of the "green" building workshop and the proposed Policy Plan Amendment, rather than the previously announced meeting on Thursday, November 1, 2007, since the Commission meeting on that date had been canceled.

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Commissioner Hall noted that the Planning Commission's Policy and Procedures Committee would meet on Wednesday, November 7, 2007, at 7:00 p.m. in the Board Conference Room, to complete their evaluation of the Area Plans Review procedures.

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Commissioner Harsel MOVED THAT THE FOLLOWING MINUTES BE APPROVED:

FEBRUARY 1, 2006  
FEBRUARY 16, 2006

FEBRUARY 8, 2006  
FEBRUARY 22, 2006

Commissioners de la Fe and Hall seconded the motion which carried by a vote of 8-0-2 with Commissioners Flanagan and Sargeant abstaining; Commissioners Murphy and Lusk absent from the meeting.

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Commissioner Flanagan announced his intent to defer the public hearing on SE 2007-MV-017, Great Spring Waters of America, Inc., from Thursday, October 25, 2007 to Thursday, November 15, 2007. Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON 2232A-D05-14-1, WITH THE RECORD TO REMAIN OPEN FOR WRITTEN COMMENTS, TO A DATE CERTAIN OF OCTOBER 25, 2007.

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

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Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON PCA-2003-DR-058 BY NVR, INC. D/B/A RYAN HOMES TO A DATE CERTAIN OF NOVEMBER 15, 2007.

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

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Commissioner Hall MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON SEA 01-M-006-2, PUBLIC STORAGE, TO A DATE CERTAIN OF NOVEMBER 28, 2007.

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

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FS-P07-53 – AIRCELL – 1751 PINNACLE DRIVE

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION FIND THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY AIRCELL, AT 1751 PINNACLE DRIVE IN MCLEAN, 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* AS AMENDED.

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

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RZ/FDP 2007-PR-001 – DSF/LONG METRO II, LLC & DSF/LONG METRO III, LLC (Decision Only)  
(Public Hearing held on October 4, 2007)

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2007-PR-001, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE NOW DATED OCTOBER 10, 2007.

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

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2007-PR-001, SUBJECT TO THE APPROVAL BY THE BOARD OF SUPERVISORS OF THE REZONING.

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

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF PRIVATE STREET STANDARDS TO ALLOW PRIVATE STREETS TO PROVIDE ACCESS TO ADJACENT PROPERTIES AND TO ALLOW PRIVATE STREETS IN EXCESS OF 600 FEET IN LENGTH.

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

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS IN FAVOR OF THAT SHOWN ON THE CDP/FDP.

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

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF THE LOADING REQUIREMENTS TO ALLOW EIGHT LOADING SPACES IN PHASE B.

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

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF THE LOADING REQUIREMENTS FOR PHASE A TO ALLOW TWO LOADING SPACES PER BUILDING RATHER THAN THREE PER BUILDING.

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

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF PFM STANDARD 12-0702.1B2 TO PERMIT THE REDUCTION OF THE MINIMUM PLANTING WIDTH REQUIREMENT FROM EIGHT FEET TO SIX FEET AS SHOWN ON THE CDP/FDP AND AS DESCRIBED IN THE PROFFERS.

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

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THE MODIFICATION TO ALLOW THE USE OF UNDERGROUND STORMWATER MANAGEMENT IN A RESIDENTIAL DEVELOPMENT, SUBJECT TO WAIVER #24817-WPFM-001-3.

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

SEA 97-D-020-2 - VERIZON VIRGINIA, INC. (Decision Only)  
(Public Hearing held on October 3, 2007)

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SEA 97-DR-020-2, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED OCTOBER 10, 2007.

Commissioner de la Fe seconded the motion which carried by a vote of 7-0-1 with Commissioner Flanagan abstaining; Commissioner Hart recusing; Commissioner Lawrence not present for the vote; Commissioners Lusk and Murphy absent from the meeting.

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE TRANSITIONAL SCREENING YARD REQUIREMENTS ALONG ALL BOUNDARIES BE MODIFIED AS SHOWN ON THE SEA PLAT.

Commissioner de la Fe seconded the motion which carried by a vote of 7-0-1 with Commissioner Flanagan abstaining; Commissioner Hart recusing; Commissioner Lawrence not present for the vote; Commissioners Lusk and Murphy absent from the meeting.

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BARRIER REQUIREMENT BE WAIVED ALONG CHAIN BRIDGE ROAD, ALONG THE EASTERN BOUNDARY, AND ALONG THE PORTIONS OF THE SOUTHERN AND WESTERN BOUNDARIES WHERE A FENCE IS NOT SHOWN ON THE SEA PLAT.

Commissioners de la Fe and Koch seconded the motion which carried by a vote of 7-0-1 with Commissioner Flanagan abstaining; Commissioner Hart recusing; Commissioner Lawrence not present for the vote; Commissioners Lusk and Murphy absent from the meeting.

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE REQUESTED EIGHT-FOOT-TALL BOARD-ON-BOARD FENCE IN THE LOCATION SHOWN ON THE SEA PLAT, PURSUANT TO THE PROVISIONS OF SECTION 10-104, BE APPROVED.

Commissioners de la Fe and Koch seconded the motion which carried by a vote of 7-0-1 with Commissioner Flanagan abstaining; Commissioner Hart recusing; Commissioner Lawrence not present for the vote; Commissioners Lusk and Murphy absent from the meeting.

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE TRAIL REQUIREMENT BE MODIFIED IN FAVOR OF THE PROPOSED DEVELOPMENT CONDITIONS.

Commissioners de la Fe and Koch seconded the motion which carried by a vote of 7-0-1 with Commissioner Flanagan abstaining; Commissioner Hart recusing; Commissioner Lawrence not present for the vote; Commissioners Lusk and Murphy absent from the meeting.

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AF 2007-SU-001 – LISA FINK – BUTLER (EXECUTOR OF ESTATE)

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT AF-2007-SU-001 BE APPROVED AND APPENDIX F OF THE

FAIRFAX COUNTY CODE BE AMENDED TO ESTABLISH THE FINK-BUTLER LOCAL AGRICULTURAL AND FORESTAL DISTRICT, SUBJECT TO THE ORDINANCE PROVISION DATED OCTOBER 3, 2007.

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

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AA 83-S-004 – LEE J. VAZQUEZ, NADINE VAZQUEZ, JEFF WATERS

Commissioner Hart MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT AA 83-S-004 BE APPROVED AND APPENDIX F OF THE FAIRFAX COUNTY CODE BE AMENDED TO AMEND THE WHITEHALL LOCAL AGRICULTURAL AND FORESTAL DISTRICT, SUBJECT TO ORDINANCE PROVISION DATED OCTOBER 3, 2007.

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

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RZ/FDP 2007-SU-005– JOHN J. SCHLICK

Commissioner Koch MOVED MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF RZ 2007-SU-005, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED OCTOBER 11, 2007.

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

Commissioner Koch MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2007-SU-005, SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF RZ 2007-SU-005.

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

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A WAIVER OF THE TEN-FOOT-WIDE TRAIL REQUIREMENT IN FAVOR OF THE EXISTING EIGHT-FOOT-WIDE ASPHALT TRAIL ALONG WEST OX ROAD.

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

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The meeting was adjourned at 9:04 p.m.  
Peter F. Murphy, Jr., Chairman