



PLANNING COMMISSION SUMMARY OF ACTIONS

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SMD

October 14, 2004

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

ABSENT: Commissioner Hopkins

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The meeting was called to order at 8:18 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

FS-M04-49 – SPRINT, 6565 Arlington Boulevard

Commissioner Hall MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN FS-M04-49, SPRINT, TO BE LOCATED AT 6565 ARLINGTON BOULEVARD.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Hopkins absent from the meeting.

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FS-M04-62 – FAIRFAX COUNTY DEPARTMENT OF INFORMATION TECHNOLOGY, 5107 Leesburg Pike

Commissioner Hall MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN FS-M04-62 TO BE LOCATED ON TOP OF THE TOWER BUILDING IN BAILEYS CROSSROADS.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Hopkins absent from the meeting.

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SE 2004-MV-018 - PETROLEUM MARKETING GROUP, INC. (Decision Only - Public Hearing held on September 8, 2004)

Commissioner Byers MOVED THE PLANNING COMMISSION RECOMMEND APPROVAL OF SE 2004-MV-018, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED OCTOBER 7, 2004.

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

Commissioner Byers MOVED THE PLANNING COMMISSION RECOMMEND THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE SOUTHEASTERN/ SOUTHWESTERN PROPERTY LINE BE MODIFIED TO THE EXISTING PROPOSED VEGETATION DEPICTED ON THE SE PLAT.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Hopkins absent from the meeting.

Commissioner Byers MOVED THE PLANNING COMMISSION RECOMMEND THAT THE BOARD APPROVE A WAIVER OF THE REQUIREMENT FOR THE BARRIER ALONG THE SOUTHEASTERN PROPERTY LINE.

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

Commissioner Byers MOVED THE PLANNING COMMISSION RECOMMEND THE RICHMOND HIGHWAY CORRIDOR STREETScape REQUIREMENTS BE MODIFIED TO PERMIT THE INSTALLATION OF FOUR TWO-INCH CALIBER DECIDUOUS TREES ALONG THE SITE'S FRONTAGE AS DESCRIBED IN THE DEVELOPMENT CONDITIONS.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Hopkins absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE SERVICE DRIVE REQUIREMENT ALONG MOUNT VERNON HIGHWAY BE WAIVED.

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

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PCA C-448-31- PCC-VAN DORN LLC

FDPA-C-448-31-02-01 - PCC-VAN DORN LLC

SE 2004-LE-015 - PCC-VAN DORN LLC

(Decision Only - Public Hearing held on October 7, 2004)

Commissioner Lusk MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA C-448-31, SUBJECT TO THE PROFFERS CONSISTENT WITH THOSE DATED OCTOBER 14, 2004.

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

Commissioner Lusk MOVED THE PLANNING COMMISSION APPROVE FDPA-C-448-31-02-01, SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL PCA C-448-31.

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

Commissioner Lusk MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2004-LE-015, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED OCTOBER 14, 2004 WITH CONDITION NUMBER 4 BEING AMENDED TO REFLECT THE HOURS OF OPERATIONS IN THE OCTOBER 13, 2004 PROFFERS.

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

Commissioner Lusk MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A REAFFIRMATION OF A WAIVER OF THE BARRIER REQUIREMENT TO THE NORTHEAST AND SOUTHEAST IN FAVOR OF THAT DEPICTED IN THE CDPA/FDPA/SE PLAT.

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

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE ADDITIONAL STANDARDS FOR GOLF DRIVING RANGES, SECTION 9-529 OF THE ZONING ORDINANCE, TO PERMIT NETTING AND THE ASSOCIATED POLES CLOSER THAN 100 FEET TO THE LOT LINE.

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

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Commissioner Wilson MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON THE PROPOSED ZONING ORDINANCE AMENDMENT ON CLUSTER SUBDIVISIONS FROM OCTOBER 14, 2004 TO INDEFINITELY.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioner Hopkins absent from the meeting.

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S01-CW-9CP - OUT-OF-TURN PLAN AMENDMENT (Police)
(Decision Only - Public Hearing held on October 6, 2004)

Commissioner Hart MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF OUT-OF-TURN PLAN AMENDMENT S01-CW-9CP AS SHOWN ON PAGES 2 THROUGH 6 OF THE STAFF REPORT DATED SEPTEMBER 10, 2004, BUT ALSO INCLUDING THE REVISED FIGURE 2, POLICE FACILITIES, INCLUDED IN THE ADDENDUM TO THE STAFF REPORT DATED OCTOBER 6, 2004, IMMEDIATELY FOLLOWING PAGE 6 OF THE ORIGINAL STAFF REPORT.

Commissioner Byers seconded the motion which carried by a vote of 8-1-2 with Commissioner Wilson opposed; Commissioners Alcorn and Hall abstaining; Commissioner Hopkins absent from the meeting.

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Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON RZ 2003-PR-054 AND SE 2003-PR-030, OURISMAN BETHESDA INC., TO A DATE CERTAIN OF JANUARY 27, 2005.

Commissioner Lusk seconded the motion which carried unanimously with Commissioner Hopkins absent from the meeting.

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S02-II-V2 - OUT-OF-TURN PLAN AMENDMENT (Providence) (Fairlee)
(Decision Only - Public Hearing held on July 22, 2004)

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE OUT-OF-TURN PLAN AMENDMENT TO THE COUNTY MASTER PLAN IDENTIFIED AS SO2-II-V2 NOW DATED OCTOBER 7, 2004.

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

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT, AS PART OF THE OVERALL REVIEW OF THE COUNTY TRANSPORTATION POLICY PLAN, THE FOLLOWING ELEMENTS OR TASKS BE INCLUDED: THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE COUNTY EXPLORE AND IMPLEMENT ANY CHANGES OR ADDITIONS TO POLICY WHICH SUPPORT ASSURANCE THAT METRO WILL HAVE THE RESOURCES NEEDED TO OPERATE, MAINTAIN, AND AS NECESSARY, EXPAND THOSE FACILITIES SERVING FAIRFAX COUNTY, WITH THE OBJECTIVE OF CONTINUED FUTURE UNDERPINNING OF COUNTY TRANSIT STATION AREA LAND USE POLICIES.

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

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE COUNTY DEVOTE PARTICULAR EMPHASIS TO A REVIEW WITH THE VIRGINIA DEPARTMENT OF TRANSPORTATION OF PLANS AND PRIORITIES FOR ROAD NETWORK IMPROVEMENTS ON ALL ROADS IMPACTED BY THE IMPLEMENTATION OF TRANSIT STATION AREA LAND USE POLICIES.

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

Commissioner Lawrence MOVED THAT THE COUNTY EXPLORE AND IMPLEMENT ANY CHANGES OR ADDITIONS TO POLICY WHICH WILL SUPPORT THE ROUTINE DEVELOPMENT AND OPERATION OF ROBUST AND ENFORCEABLE TRAFFIC DEMAND MANAGEMENT PROGRAMS AT EVERY OPPORTUNITY ACROSS THE COUNTY, COVERING NOT ONLY EMPLOYMENT CENTERS BUT ALSO DENSE RESIDENTIAL DISTRICTS, SO THAT ROAD IMPROVEMENTS AND TRAFFIC DEMAND MANAGEMENT BECOME CO-EQUAL TRANSPORTATION SYSTEM MANAGEMENT TOOLS.

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

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE COUNTY EXPLORE AND IMPLEMENT ANY CHANGES OR ADDITIONS TO POLICY WHICH WILL SUPPORT CONTINUED FUTURE ACCESS TO COUNTY METRO STATIONS BY COMMUTERS WHO DO NOT LIVE WITHIN WALKING DISTANCE BUT WANT TO USE METRO. SUCH MEASURES MIGHT INCLUDE NOT ONLY PROVISIONS FOR THE PHYSICAL MEANS OF ACCESS BUT ALSO FOR THE PUBLIC EDUCATION AND INCENTIVE PROGRAMS REQUIRED TO HELP ENSURE THEIR BROADEST USE.

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

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Commissioner Koch MOVED THAT RZ 2004-SU-015 AND FDP 2004-SU-015, NATIONAL CAPITAL LAND AND DEVELOPMENT, INC., BE DEFERRED UNTIL NOVEMBER 17, 2004.

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

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Commissioner Byers MOVED THAT THE PUBLIC HEARING ON SE 2004-MV-020 AND PCA 80-L-070, COMMONWEALTH CONSTRUCTION MANAGEMENT, BE DEFERRED TO A DATE CERTAIN OF DECEMBER 1, 2004.

Commissioners Lusk and Lawrence seconded the motion which carried unanimously with Commissioner Hopkins absent from the meeting.

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ZONING ORDINANCE AMENDMENT (Reconstruction of Certain Single Family Detached Dwellings Destroyed by Casualty)

Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION FORWARD TO THE BOARD OF SUPERVISORS A RECOMMENDATION FOR ADOPTION OF THE ZONING ORDINANCE AMENDMENT AS SET FORTH IN THE STAFF REPORT DATED SEPTEMBER 13, 2004.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Hopkins absent from the meeting.

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RZ 2004-PR-018 - LANDMARK PROPERTY DEVELOPMENT, LLC

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON RZ 2004-PR-018, LANDMARK PROPERTY DEVELOPMENT, LLC, TO A DATE CERTAIN OF NOVEMBER 18, 2004.

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

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The meeting was adjourned at 9:53 p.m.
Peter F. Murphy, Jr., Chairman