



PLANNING COMMISSION SUMMARY OF ACTIONS

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GLW

October 15, 2003

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PRESENT: Commissioners Alcorn, de la Fe, DuBois, Hall, Harsel, Koch, Murphy, Smyth, Wilson

ABSENT: Commissioners Byers, Kelso, Moon

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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

PCA 1999-HM-011 - VAN METRE WOODLAND PARK APARTMENTS I, II, IIA
FDPA 1999-HM-011-1-2 - VAN METRE WOODLAND PARK APARTMENTS I, II, IIA
(Decision Only - Public Hearing held on October 1, 2003)

Commissioner de la Fe MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 1999-HM-011, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED OCTOBER 3, 2003.

Commissioner Hall seconded the motion which carried by a vote of 6-0-2 with Commissioners DuBois and Smyth abstaining; Commissioner Harsel not present for the vote; Commissioners Byers, Kelso and Moon absent from the meeting.

Commissioner de la Fe MOVED APPROVAL OF FDPA 1999-HM-011-1-2, SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF PCA 1999-HM-011 AND THE FINAL DEVELOPMENT PLAN AMENDMENT CONDITIONS DATED SEPTEMBER 17, 2003.

Commissioner Hall seconded the motion which carried by a vote of 6-0-2 with Commissioners DuBois and Smyth abstaining; Commissioner Harsel not present for the vote; Commissioners Byers, Kelso and Moon absent from the meeting.

Commissioner de la Fe MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS AND WAIVER OF THE BARRIER REQUIREMENTS IN FAVOR OF THE EXISTING VEGETATION AND SUPPLEMENTAL LANDSCAPING SHOWN ON THE CDPA AND THE FDPA.

Commissioner Hall seconded the motion which carried by a vote of 6-0-2 with Commissioners DuBois and Smyth abstaining; Commissioner Harsel not present for the vote; Commissioners Byers, Kelso and Moon absent from the meeting.

Commissioner de la Fe MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A REAFFIRMATION OF THE WAIVER OF THE 600-FOOT PRIVATE STREET LENGTH REQUIREMENT AND WAIVER OF THE LOADING SPACE REQUIREMENTS.

Commissioner Hall seconded the motion which carried by a vote of 6-0-2 with Commissioners DuBois and Smyth abstaining; Commissioner Harsel not present for the vote; Commissioners Byers, Kelso and Moon absent from the meeting.

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FS-M03-37 - CINGULAR WIRELESS - 6560 Braddock Road

Commissioner Hall MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN FS-M03-37.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioner Harsel not present for the vote; Commissioners Byers, Kelso and Moon absent from the meeting.

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Commissioner Hall referred to application SEA 94-M-047, Saul Subsidiary I LP, scheduled for public hearing tonight. She explained that the public hearing date had been deferred numerous times at the request of the applicant and the application was still not ready. She therefore MOVED THAT WE DEFER IT INDEFINITELY.

Commissioner Wilson seconded the motion which carried unanimously with Commissioner Harsel not present for the vote; Commissioners Byers, Kelso and Moon absent from the meeting.

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2232A-Y02-17-1 - FAIRFAX COUNTY PARK AUTHORITY - 4000 Stringfellow Road

Commissioner Koch MOVED THAT WE CONCUR WITH THE DETERMINATION THAT MODIFICATIONS PROPOSED BY THE FAIRFAX COUNTY PARK AUTHORITY FOR THE APPROVED ATHLETIC FIELD LIGHTS TO BE INSTALLED ON TWO EXISTING BALLFIELDS AT CHANTILLY REGIONAL LIBRARY LOCATED AT 4000 STRINGFELLOW ROAD, WHICH IS LAID OUT IN 2232A-Y02-17-1, ARE SUBSTANTIALLY IN ACCORD WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND ARE CONSISTENT WITH THE PREVIOUSLY APPROVED APPLICATION 2232-Y02-17 BY THE PLANNING COMMISSION ON JANUARY 9, 2003, AND THAT WE FIND THAT IT IS A "FEATURE SHOWN" PURSUANT TO VIRGINIA CODE SECTION 15.2-2232, AS AMENDED.

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

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SE 2002-DR-036 - DALEVIEW NURSERY

(Decision Only - Public Hearing was held on October 8, 2003)

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND DENIAL OF SE 2002-DR-036.

Commissioners Alcorn and Koch seconded the motion which carried by a vote of 7-0-1 with Commissioner Murphy abstaining; Commissioner Harsel not present for the vote; Commissioners Byers, Kelso and Moon absent from the meeting.

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Commissioner DuBois MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON RZ 2001-DR-013 AND SEA 97-D-038, TRUSTEES OF TEMPLE RODEF SHALOM, AND RZ 2001-DR-038, FAIRFAX COUNTY PARK AUTHORITY, (FROM NOVEMBER 6, 2003) TO A DATE TO BE DETERMINED.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioner Harsel not present for the vote; Commissioners Byers, Kelso and Moon absent from the meeting.

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PCA 84-P-035-4 - JCJ, LCFDPA 84-P-035-4 - JCJ, LCCSPA 84-P-035 - JCJ, LC

(Decision Only - Public Hearing was held on October 8, 2003)

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE PCA 84-P-035-4, SUBJECT TO THE PROFFERS DATED SEPTEMBER 9, 2003; APPROVE THE CONCEPTUAL DEVELOPMENT; AND THAT THE BOARD APPROVE A VARIANCE, PURSUANT TO THE PROVISIONS OF SECTION 16-401 TO ALLOW TWO OF THE THREE INTERIM USES TO BE AUTOMOBILE-ORIENTED USES.

Commissioner Koch seconded the motion which carried by a vote of 7-0-1, with Commissioner Murphy abstaining; Commissioner Harsel not present for the vote; Commissioners Byers, Kelso and Moon absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION APPROVE FDPA 84-P-035-4, SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF PCA 84-P-035.

Commissioner Koch seconded the motion which carried by a vote of 7-0-1, with Commissioner Murphy abstaining; Commissioner Harsel not present for the vote; Commissioners Byers, Kelso and Moon absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION APPROVE CSPA 84-P-035, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED OCTOBER 15, 2003 AND THE BOARD'S APPROVAL OF PCA 84-P-035.

Commissioner Koch seconded the motion which carried by a vote of 7-0-1, with Commissioner Murphy abstaining; Commissioner Harsel not present for the vote; Commissioners Byers, Kelso and Moon absent from the meeting.

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Chairman Murphy announced that Gloria Watkins, Deputy Clerk to the Planning Commission, would be retiring on Friday, October 31, 2003, after more than 25 years of employment with Fairfax County, and that tonight was her last appearance at a Planning Commission meeting. He thanked Ms. Watkins for her service to the Commission and the citizens of Fairfax County and recognized several members of her family in the audience: her parents Ray and Pauline McRobie, daughter and son-in-law Tina and Vance Pettis, grandchildren Vicki and Bruce, and daughter and son-in-law Lisa and Darryl Curtis.

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Chairman Murphy noted that the Board of Supervisors had recently appointed a Pedestrian Task Force and requested the Planning Commission's participation. Without objection, he appointed Commissioner de la Fe to serve in that capacity.

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Secretary Harsel MOVED THAT THE PLANNING COMMISSION APPROVE THE FOLLOWING SETS OF MINUTES:

APRIL 4, 2002	APRIL 25, 2002	MAY 15, 2002	MAY 30, 2002
APRIL 17, 2002	MAY 2, 2002	MAY 16, 2002	
APRIL 18, 2002	MAY 9, 2002	MAY 29, 2002	

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

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SEA 01-M-052 - COMBINED PROPERTIES LIMITED PARTNERSHIP

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 01-M-052, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED OCTOBER 1, 2003.

Commissioner Wilson seconded the motion which carried unanimously with Commissioner Harsel not present for the vote; Commissioners Byers, Kelso and Moon absent from the meeting.

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PCA 89-D-060-3 - DULLES GREENE LP
FDPA 89-D-060-3 - DULLES GREENE LP

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 89-D-060-3, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED SEPTEMBER 29, 2003.

Commissioner Hall seconded the motion which carried by a vote of 7-0-1 with Commissioner de la Fe abstaining; Commissioner Harsel not present for the vote; Commissioners Byers, Kelso and Moon absent from the meeting.

Commissioner DuBois MOVED APPROVAL OF FDPA 89-D-060-3, SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF PCA 89-D-060-3 AND THE FINAL DEVELOPMENT PLAN AMENDMENT CONDITIONS DATED OCTOBER 15, 2003.

Commissioner Hall seconded the motion which carried by a vote of 7-0-1 with Commissioner de la Fe abstaining; Commissioner Harsel not present for the vote; Commissioners Byers, Kelso and Moon absent from the meeting.

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A REAFFIRMATION OF THE PREVIOUSLY APPROVED MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS TO PROVIDE THE LANDSCAPING AND BARRIERS DEPICTED ON THE CDPA/FDPA.

Commissioner Hall seconded the motion which carried by a vote of 7-0-1 with Commissioner de la Fe abstaining; Commissioner Harsel not present for the vote; Commissioners Byers, Kelso and Moon absent from the meeting.

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE REAFFIRMATION OF THE PREVIOUSLY APPROVED WAIVER OF THE 600-FOOT LENGTH FOR PRIVATE STREETS.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Harsel not present for the vote; Commissioners Byers, Kelso and Moon absent from the meeting.

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RZ 2003-PR-002 - CHRISTOPHER MANAGEMENT, INC.
FDP 2003-PR-002 - CHRISTOPHER MANAGEMENT, INC.

Commissioner Smyth MOVED THAT WE DEFER DECISION ONLY ON RZ 2003-PR-002 AND FDP 2003-PR-002 TO A DATE CERTAIN OF OCTOBER 23, 2003.

Commissioner Koch seconded the motion which carried unanimously with Commissioners Byers, Kelso and Moon absent from the meeting.

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SEA 99-V-018 - ALEXANDRIA HOTEL ASSOCIATES, LC

In Commissioner Byers' absence, Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE SEA 99-V-018, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED OCTOBER 15, 2003.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Smyth not present for the vote; Commissioners Byers, Kelso and Moon absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS:

THAT THE SERVICE DRIVE REQUIREMENT BE WAIVED;

THAT THE PERIPHERAL PARKING LOT LANDSCAPING BE WAIVED;

THAT THE RICHMOND HIGHWAY STREETScape AND TRAIL REQUIREMENTS BE MODIFIED TO THAT SHOWN ON THE SEA PLAT; AND

THAT THE BARRIER REQUIREMENT ALONG A PORTION OF THE SOUTHERN PROPERTY LINE WHERE THE SITE ABUTS BELLE HAVEN COUNTRY CLUB BE MODIFIED IN FAVOR OF THE EXISTING VEGETATION.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Smyth not present for the vote; Commissioners Byers, Kelso and Moon absent from the meeting.

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SE 2003-MV-017 - PROVIDENT BANKSHARES CORPORATION T/A PROVIDENT BANK

In Commissioner Byers' absence, Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE SE 2003-MV-017, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED OCTOBER 10, 2003.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Smyth not present for the vote; Commissioners Byers, Kelso and Moon absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS:

APPROVE A WAIVER OF THE MINIMUM LOT WIDTH REQUIREMENT FOR THE ARLINGTON DRIVE FRONTAGE OF THE SITE, AND

APPROVE THE MODIFICATION OF THE RICHMOND HIGHWAY STREETScape REQUIREMENT TO THAT SHOWN ON THE SE PLAT.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Smyth not present for the vote; Commissioners Byers, Kelso and Moon absent from the meeting.

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The meeting was adjourned at 9:45 p.m.
Peter F. Murphy, Jr., Chairman