



PLANNING COMMISSION SUMMARY OF ACTIONS

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KAD

October 21, 2004

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

ABSENT: Commissioners Koch, Lusk

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The meeting was called to order at 8:16 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Without objection, Commissioner Lawrence requested that the deferral date for the decision only on RZ 2004-PR-018, Landmark Property Development, LLC, be moved from Thursday, November 18, 2004, to Wednesday, November 17, 2004.

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Commissioner Hart MOVED THAT THE PUBLIC HEARING ON S01-CW-13CP, OUT-OF-TURN PLAN AMENDMENT, BE DEFERRED TO A DATE CERTAIN OF NOVEMBER 17, 2004.

Commissioners Hopkins and Byers seconded the motion which carried unanimously with Commissioners Koch and Lusk absent from the meeting.

Commissioner Hart MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS DEFER ITS PUBLIC HEARING ON S01-CW-13CP, OUT-OF-TURN PLAN AMENDMENT, FROM NOVEMBER 15, 2004, TO A DATE FOLLOWING THE PLANNING COMMISSION'S PUBLIC HEARING.

Commissioners Hopkins and Byers seconded the motion which carried unanimously with Commissioners Koch and Lusk absent from the meeting.

Chairman Murphy recommended that Springfield District Supervisor Elaine McConnell's Office and Mount Vernon District Supervisor Gerald Hyland's Office be notified of these Out-of-Turn Plan Amendment public hearings.

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

Commissioner Wilson MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS DEFER ITS PUBLIC HEARING ON S01-CW-10CP, OUT-OF-TURN PLAN AMENDMENT, UNTIL AFTER THE PLANNING COMMISSION HAS MADE ITS RECOMMENDATION.

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

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Commissioner Wilson MOVED THAT THE PUBLIC HEARING ON S04-CW-3CP, OUT-OF-TURN PLAN AMENDMENT, BE DEFERRED TO NOVEMBER 17, 2004.

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

Commissioner Wilson MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS DEFER ITS PUBLIC HEARING ON S04-CW-3CP, OUT-OF-TURN PLAN AMENDMENT, TO A DATE AFTER THE PLANNING COMMISSION HAS MADE ITS RECOMMENDATION.

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

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Commissioner Wilson announced that the South County Federation Land Use Committee had scheduled a citizens meeting on November 2, 2004, at 7:30 p.m., at the Lorton Station Elementary School. She recognized that November 2nd was election night and added that if the school was a voting site, then the meeting would be held at the Autotrain Station. Commissioner Wilson assured Chairman Murphy that the Planning Commission and Supervisor McConnell's Office would receive notice of any change to the date and location for the November 2nd meeting. She further noted that on November 9, 2004, the entire membership of the South County Federation would be present at another citizens meeting at 7:30 p.m. at Lorton Station Elementary School.

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RZ 2004- PR-006 - WHITESTONE INVESTMENTS, INC.
FDP 2004-PR-006 - WHITESTONE INVESTMENTS, INC. (Decisions Only)
(Public Hearing held on September 9, 2004)

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE RZ 2004-PR-006, WHITESTONE INVESTMENTS, INC., WITH PROFFERS AS AMENDED AND AS AGREED FOR ANNOTATION ON OCTOBER 21, 2004.

Commissioner de la Fe seconded the motion which carried by a vote of 7-0-2 with Commissioners Byers and Hall abstaining; Commissioner Hart not present for the vote; Commissioners Koch and Lusk absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2004-PR-006, WHITESTONE INVESTMENTS, INC.

Commissioner de la Fe seconded the motion which carried by a vote of 7-0-2 with Commissioners Byers and Hall abstaining; Commissioner Hart not present for the vote; Commissioners Koch and Lusk absent from the meeting.

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

Commissioner de la Fe seconded the motion which carried by a vote of 7-0-2 with Commissioners Byers and Hall abstaining; Commissioner Hart not present for the vote; Commissioners Koch and Lusk absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A WAIVER OF THE SERVICE DRIVE REQUIREMENT.

Commissioner de la Fe seconded the motion which carried by a vote of 7-0-2 with Commissioners Byers and Hall abstaining; Commissioner Hart not present for the vote; Commissioners Koch and Lusk absent from the meeting.

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RZ 2004-PR-010 - YUOH AND ALICE KU (Decision Only)
(Public Hearing held on September 8, 2004)

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2004-PR-010, YUOH AND ALICE KU, SUBJECT TO PROFFERS AS AMENDED ON OCTOBER 21, 2004.

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

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RZ 2003-DR-049 - ROSEWOOD BUILDING & DEVELOPMENT, LLC
FDP 2003-DR-049 - ROSEWOOD BUILDING & DEVELOPMENT, LLC

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2003-DR-049, SUBJECT TO THE EXECUTION OF PROFFERS DATED OCTOBER 15, 2004, AS AMENDED ON OCTOBER 21, 2004.

Commissioners Byers and Hart seconded the motion which carried unanimously with Commissioners Koch and Lusk absent from the meeting.

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2003-DR-049, SUBJECT TO THE DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 2 OF THE STAFF REPORT.

Commissioners Byers and Hart seconded the motion which carried unanimously with Commissioners Koch and Lusk absent from the meeting.

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS A WAIVER OF THE 200 SQUARE FOOT PRIVACY YARD REQUIREMENT FOR THE PROPOSED SIX REAR-LOADED UNITS, LOTS 8 THROUGH 13.

Commissioner Hart seconded the motion which carried unanimously with Commissioners Koch and Lusk absent from the meeting.

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS A MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENT ALONG CHAIN BRIDGE AND DAVIDSON ROADS TO THE LANDSCAPING AND FENCING AS SHOWN ON THE CDP/FDP.

Commissioners Byers and Hart seconded the motion which carried unanimously with Commissioners Koch and Lusk absent from the meeting.

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS A MODIFICATION OF THE COMPREHENSIVE PLAN TRAIL REQUIREMENT ALONG CHAIN BRIDGE ROAD TO THE PROPOSED SIDEWALK AS DEPICTED ON THE CDP/FDP.

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

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS A WAIVER OF THE LIMITATION ON FENCE HEIGHT PER PARAGRAPH 8 OF SECTION 16-401 TO PERMIT THE PROPOSED WALL ALONG CHAIN BRIDGE AND DAVIDSON ROADS TO BE SIX FEET IN HEIGHT.

Commissioners Hart and Byers seconded the motion which carried unanimously with Commissioners Koch and Lusk absent from the meeting.

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS A WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG CHAIN BRIDGE ROAD.

Commissioners Byers and Hart seconded the motion which carried unanimously with Commissioners Koch and Lusk absent from the meeting.

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS A WAIVER OF PFM SECTION 12-07021B(2) TO PERMIT A MODIFICATION OF THE MINIMUM EIGHT FOOT PLANTING WIDTH FOR TREES TO PERMIT A MINIMUM FIVE FOOT PLANTING WIDTH FOR TREES ALONG CHAIN BRIDGE AND DAVIDSON ROADS.

Commissioners Byers and Hart seconded the motion which carried unanimously with Commissioners Koch and Lusk absent from the meeting.

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS A WAIVER OF PFM SECTION 6-0303.8 TO PERMIT THE USE OF AN UNDERGROUND DETENTION FACILITY AND A SEPARATE UNDERGROUND WATER QUALITY CONTROL FACILITY IN A RESIDENTIAL AREA, SUBJECT TO THE DEVELOPMENT CONDITIONS ENTITLED, "WAIVER NUMBER 026839 CONDITIONS," AND DATED SEPTEMBER 28, 2004.

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

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RPA EXCEPTION CBE NUMBER 026459, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED SEPTEMBER 27, 2004.

Commissioners Hart and Byers seconded the motion which carried unanimously with Commissioners Koch and Lusk absent from the meeting.

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PCA 1996-HM-044-03 - LB DULLES ACQUISITION LLC

FDPA 1996-HM-044 - LB DULLES ACQUISITION LLC

PCA 86-C-029-10 - LB DULLES ACQUISITION LLC

FDPA 86-C-029-06 - LB DULLES ACQUISITION LLC

PCA 88-C-066-05 - LB DULLES ACQUISITION LLC

FDPA 88-C-066 - LB DULLES ACQUISITION LLC

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 86-C-029-10, PCA 88-C-066-05, AND PCA 1996-HM-044-03, SUBJECT TO THE EXECUTION OF THE PROFFERS CONSISTENT WITH THOSE DATED OCTOBER 20, 2004, AND WITH THE ADDITION OF A FENCING PROFFER AS DISCUSSED ON OCTOBER 21, 2004. THE RECOMMENDATION OF APPROVAL IS CONTINGENT UPON THE APPLICANT'S PAYMENT OF FUNDS ACCORDING TO THE BOARD OF SUPERVISORS' FORMULA FOR THE REZONING OF COMMERCIAL AND INDUSTRIAL ZONED LAND TO RESIDENTIAL USE WITHIN THE ROUTE 28 TAX DISTRICT, WITH SUCH PAYMENT TO BE RECEIVED PRIOR TO THE EFFECTIVE DATE OF THE REZONING, AS SET BY THE BOARD OF SUPERVISORS.

Commissioner de la Fe further MOVED THAT UPON APPROVAL OF THE APPLICATIONS, THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT SET A DATE UP TO 60 DAYS FROM THE BOARD'S DECISION AS THE "EFFECTIVE DATE OF THE REZONING."

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

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION APPROVE FDPA 86-C-029-06, FDPA 88-C-066, AND FDPA 1996-HM-044, SUBJECT TO THE DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 2 OF THE STAFF REPORT AND DATED OCTOBER 6, 2004, WITH THE DELETION OF DEVELOPMENT CONDITION NUMBER 2, AS DISCUSSED ON OCTOBER 21, 2004, AND THE BOARD OF SUPERVISORS' APPROVAL OF PCA 86-C-029-10, PCA 88-C-066-05, AND PCA 1996-HM-044-03.

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

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS A MODIFICATION OF THE TRANSITIONAL SCREENING FOR THE FUTURE PARK FOR THE SOUTHEAST BOUNDARY AND BETWEEN THE ON-SITE USES IN FAVOR OF THE EXISTING AND PROPOSED LANDSCAPING DEPICTED ON THE CONCEPTUAL/FINAL DEVELOPMENT PLAN FOR PCA 86-C-029-10/FDPA 86-C-029-06, PCA 88-C-066-05/FDPA 88-C-066, AND PCA 1996-HM-044-03/ FDPA 1996-HM-044.

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

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS A WAIVER OF THE BARRIER REQUIREMENT FOR THE FUTURE PARK FOR THE SOUTHEAST BOUNDARY BETWEEN THE ON-SITE USES FOR PCA 86-C-029-10/FDPA 86-C-029-06, PCA 88-C-066-05/FDPA 88-C-066, AND PCA 1996-HM-044-03/FDPA 1996-HM-044.

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

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS A WAIVER OF THE 600 FOOT MAXIMUM LENGTH FOR PRIVATE STREETS FOR PCA 86-C-029-10/FDPA 86-C-029-06.

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

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS A MODIFICATION OF THE LOADING SPACE REQUIREMENT FOR THE MULTI-FAMILY USES TO PERMIT TWO SPACES FOR PCA 86-C-029-10/FDPA 86-C-029-06.

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

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PCA-C-597-03 - MERCANTILE POTOMAC BANK
SE 2004-PR-019 - MERCANTILE POTOMAC BANK

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2004-PR-019, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 1 OF THE STAFF REPORT.

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

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-C-597-03, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THE DRAFT PROFFERS CONTAINED IN APPENDIX 2 AS AMENDED ON OCTOBER 21, 2004.

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

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The meeting was adjourned at 9:35 p.m.
Peter F. Murphy, Jr., Chairman