



PLANNING COMMISSION SUMMARY OF ACTIONS

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KME

October 23, 2003

Page 1

PRESENT: Commissioners Byers, de la Fe, Harsel, Kelso, Koch, Murphy, Smyth, Wilson

ABSENT: Commissioners Alcorn, DuBois, Hall, 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

Commissioner Kelso MOVED TO DEFER THE PUBLIC HEARING FOR ITEM PCA 84-L-083, JIMMIE K. WALKER & MARGIE L. WALKER, TO A DATE CERTAIN OF NOVEMBER 19, 2003.

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

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RZ 2003-LE-001 – CALVARY ROAD BAPTIST CHURCH
SEA 85-L-001-2 – CALVARY ROAD BAPTIST CHURCH
(Decision Only – Public Hearing held on October 8, 2003)

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2003-LE-001, SUBJECT TO THE PROFFERS NOW DATED SEPTEMBER 26, 2003.

Commissioner Byers seconded the motion which carried by a vote of 7-0-1 with Commissioner Murphy abstaining; Commissioners Alcorn, DuBois, Hall and Moon absent from the meeting.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 85-L-001-2, SUBJECT TO THE DEVELOPMENT CONDITIONS THAT ARE NOW DATED OCTOBER 14, 2003.

Commissioner Byers seconded the motion which carried by a vote of 7-0-1 with Commissioner Murphy abstaining; Commissioners Alcorn, DuBois, Hall and Moon absent from the meeting.

Commissioner Kelso MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE EASTERN PROPERTY LINE IN FAVOR OF THE EXISTING VEGETATION.

Commissioner Byers seconded the motion which carried by a vote of 7-0-1 with Commissioner Murphy abstaining; Commissioners Alcorn, DuBois, Hall and Moon absent from the meeting.

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FS-P03-26 – SPRINT PCS – 3300 GALLOWS ROAD

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY SPRINT PCS, FOR THE EXISTING FAIRFAX WATER AUTHORITY WATER TANK, LOCATED AT 3300 GALLOWS ROAD, IS IN CONFORMANCE WITH RECOMMENDATIONS FROM 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 unanimously with Commissioners Alcorn, DuBois, Hall and Moon absent from the meeting.

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RZ 2003-PR-002 - CHRISTOPHER MANAGEMENT, INC.
FDP 2003-PR-002 - CHRISTOPHER MANAGEMENT, INC
(Decision Only – Public Hearing held on October 15, 2003)

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ 2003-PR-002, SUBJECT TO THE EXECUTION OF THE PROFFERS DATED OCTOBER 23, 2003 AND APPROVE THE CONCEPTUAL DEVELOPMENT PLAN.

Commissioner Koch seconded the motion which carried by a vote of 6-0-2 with Commissioners Byers and Kelso abstaining; Commissioners Alcorn, DuBois, Hall and Moon absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2003-PR-002, SUBJECT TO THE BOARD OF SUPERVISORS’ APPROVAL OF RZ 2003-PR-002.

Commissioner Koch seconded the motion which carried by a vote of 6-0-2 with Commissioners Byers and Kelso abstaining; Commissioners Alcorn, DuBois, Hall and Moon absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE P DISTRICT VARIANCES, PURSUANT TO THE PROVISIONS OF SECTION 16-401, TO ALLOW A PLANNED DEVELOPMENT HOUSING DISTRICT THAT IS LESS THAN TWO ACRES IN SIZE AND TO ALLOW A FENCE HIGHER THAN FOUR FEET IN A FRONT YARD.

Commissioner Koch seconded the motion which carried by a vote of 6-0-2 with Commissioners Byers and Kelso abstaining; Commissioners Alcorn, DuBois, Hall and Moon absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE TRANSITIONAL SCREENING YARD REQUIREMENT ALONG THE EASTERN, WESTERN AND SOUTHERN BOUNDARIES AND BETWEEN THE PROPOSED MULTI-FAMILY BUILDING AND THE SINGLE FAMILY DETACHED DWELLING UNITS BE MODIFIED IN ACCORDANCE WITH THE DRAFT PROFFERS FROM THE CDP/FDP AND THAT THE BARRIER REQUIREMENT BE WAIVED ALONG COLONIAL LANE.

Commissioner Koch seconded the motion which carried by a vote of 6-0-2 with Commissioners Byers and Kelso abstaining; Commissioners Alcorn, DuBois, Hall and Moon absent from the meeting.

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RZ 2003-SP-021 - CLARKE L. MASSIE

FDP 2003-SP-021 - CLARKE L. MASSIE

(Decision Only – Public Hearing held on October 22, 2003)

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE RZ 2003-SP-021, SUBJECT TO THE PROFFERS DATED OCTOBER 23, 2003.

Commissioner Koch seconded the motion which carried by a vote of 7-0-1 with Commissioner Smyth abstaining; Commissioners Alcorn, DuBois, Hall and Moon absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2003-SP-021 SUBJECT TO THE BOARDS APPROVAL OF THE REZONING AND THE CONCEPTUAL DEVELOPMENT PLAN.

Commissioner Koch seconded the motion which carried by a vote of 7-0-1 with Commissioner Smyth abstaining; Commissioners Alcorn, DuBois, Hall and Moon absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE THE MODIFICATION OF THE TRAIL REQUIREMENT ON LEE CHAPEL ROAD IN FAVOR OF THE PROPOSED FIVE FOOT WIDE SIDEWALK AS SHOWN ON THE CDP/FDP.

Commissioner Koch seconded the motion which carried by a vote of 7-0-1 with Commissioner Smyth abstaining; Commissioners Alcorn, DuBois, Hall and Moon absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A VARIANCE TO THE LIMITATION ON THE FENCE HEIGHT PER PARAGRAPH 8, SECTION 16-401, TO PERMIT THE PROPOSED FENCE ALONG LEE CHAPEL ROAD TO BE UP TO SIX FEET IN HEIGHT WITH POSTS AT SEVEN FEET IN HEIGHT.

Commissioner Koch seconded the motion which carried by a vote of 7-0-1 with Commissioner Smyth abstaining; Commissioners Alcorn, DuBois, Hall and Moon absent from the meeting.

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SE 2003-MV-021 - AMERICAN LEGION POST 162, INC.

Commissioner Byers MOVED THAT WE DEFER THE DECISION ONLY ON SE 2003-MV-021 TO A DATE CERTAIN OF NOVEMBER 6, 2003, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

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

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SE 2003-MV-020 - COLLINGWOOD LIBRARY & MUSEUM ON AMERICANSIM

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS TO APPROVE SE 2003-MV-020 SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED OCTOBER 17, 2003.

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

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE A MODIFICATION OF THE SETBACK REQUIREMENT OF 100 FEET FROM RESIDENTIAL PROPERTY ALONG THE NORTHERN BOUNDARY, PURSUANT TO SECTION 9-305, TO PERMIT A SETBACK OF 25 FEET FOR THE NEW CONFERENCE CENTER AND 35 FEET FOR THE EXISTING STRUCTURE, AS SHOWN ON THE SE PLAT.

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

Commissioner Byers MOVED THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE A MODIFICATION TO THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE NORTHERN AND SOUTHERN BOUNDARIES IN FAVOR OF THE EXISTING VEGETATION AS SHOWN ON THE SE PLAT AND A WAIVER OF THE BARRIER REQUIREMENT ALONG THE SOUTHEASTERN PROPERTY BOUNDARY.

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

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RZ 2002-PR-047 – WL HOMES, LLC, dba JOHN LAING HOMES – WASHINGTON
FDP 2002-PR-047 – WL HOMES, LLC, dba JOHN LAING HOMES - WASHINGTON

Commissioner Smyth MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2002-PR-047 AND THE CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE PROFFERS WHICH ARE NOW DATED OCTOBER 23, 2003.

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

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2002-PR-047 SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF RZ 2002-PR-047.

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

Commissioner Smyth MOVED THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A VARIANCE IN ACCORDANCE WITH PARAGRAPH 8 OF SECTION 16-401 TO PERMIT A NOISE WALL LOCATED IN THE FRONT YARD TO BE A MAXIMUM HEIGHT OF SEVEN FEET.

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

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RZ 2003-PR-032 – DEWBERRY VI LLC

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF RZ 2003-PR-032, SUBJECT TO THE EXECUTED PROFFERS DATED OCTOBER 20, 2003.

Commissioner Koch seconded the motion carried unanimously with Commissioner Byers not present for the vote; Commissioners Alcorn, DuBois, Hall and Moon absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS IN FAVOR OF THE LANDSCAPING AND BARRIERS DEPICTED ON THE GENERALIZED DEVELOPMENT PLAN.

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

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RZ 2003-LE-025 – CHRISTOPHER MANAGEMENT, INC.
FDP 2003-LE-025 – CHRISTOPHER MANAGEMENT, INC.
PCA C-448-29 – CHRISTOPHER MANAGEMENT, INC.
FDP C-448-38 – CHRISTOPHER MANAGEMENT, INC.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2003-LE-025, SUBJECT TO THE PROFFERS CONSISTENT WITH THOSE DATED OCTOBER 22, 2003 AND APPROVAL OF THE CONCEPTUAL DEVELOPMENT PLAN.

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

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2003-LE-025, SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF RZ 2003-LE-025 AND ASSOCIATED CONCEPTUAL DEVELOPMENT PLAN.

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

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF PCA C-448-29 TO THE BOARD OF SUPERVISORS, SUBJECT TO THE EXECUTION OF PROFFERS DATED OCTOBER 10, 2003.

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

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION APPROVE FDPA C-448-38, SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF RZ 2003-LE-025 AND PCA C-448-29.

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

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE FOLLOWING MODIFICATIONS ASSOCIATED WITH RZ/FDPA 2003-LE-025:

A MODIFICATION OF TRANSITIONAL SCREENING YARD AND BARRIER REQUIREMENTS ALONG THE NORTHERN BOUNDARY AND ADJACENT TO THE AFFORDABLE DWELLING UNITS IN THE NORTHWESTERN CORNER OF THE PROPERTY TO THAT SHOWN ON THE CDP/FDP;

A MODIFICATION OF A LIMITATION OF THE LENGTH OF A PRIVATE STREET; AND,

A MODIFICATION TO THE PUBLIC FACILITIES MANUAL REQUIREMENTS WITH REGARD TO RADIUS AND WIDTH OF PUBLIC STREETS AS SHOWN ON THE CDP/FDP.

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

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE FINAL SITE DEVELOPMENT PLANS BE FORWARDED BY DPWES, SITE DEVELOPMENT SERVICES, TO THE LEE DISTRICT SUPERVISOR'S OFFICE FOR REVIEW AND COMMENT PRIOR TO THE ISSUANCE OF FINAL SITE PLAN PERMIT.

Commissioner Koch seconded the motion which carried by a vote of 6-1 with Commissioner Wilson opposed; Commissioner Byers not present for the vote; Commissioners Alcorn, DuBois, Hall and Moon absent from the meeting.

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The meeting was adjourned at 10:21 p.m.
Peter F. Murphy, Jr., Chairman