



PLANNING COMMISSION SUMMARY OF ACTIONS

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

LBR

November 21, 2002

Page 1

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

ABSENT: Commissioners Alcorn, Hall

//

The meeting was called to order at 8:20 p.m. by Chairman Peter F. Murphy, Jr.

//

COMMISSION MATTERS

Commissioner Moon reminded Commissioners that the decision on the PFM Amendment concerning HDPE pipes would be held on Thursday, December 5, 2002 and requested that comments be forwarded to him by next week.

//

Commissioner Byers MOVED THAT THE PUBLIC HEARING ON RZ-2002-MV-027, JAGDISH BERRY, BE DEFERRED TO A DATE CERTAIN OF JANUARY 15, 2003.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioners Alcorn and Hall absent from the meeting.

//

Commissioner Koch MOVED THAT THE PUBLIC HEARING ON 2232-Y02-17, FAIRFAX COUNTY FACILITIES MANAGEMENT DIVISION, BE DEFERRED TO A DATE CERTAIN OF JANUARY 9, 2003.

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

//

Commissioner Wilson, who was handling this case for Commissioner Kelso, MOVED THAT THE DECISION ONLY ON RZ-2002-LE-005, SUSAN CLAY, BE FURTHER DEFERRED TO A DATE CERTAIN OF DECEMBER 4, 2002.

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

//

RZ-2001-BR-022 - ROCKY GORGE HOMES, LLC (Decision Only)
(Public Hearing was held on November 7, 2002)

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2001-BR-022, SUBJECT TO THE PROFFERS DATED NOVEMBER 21, 2002, AS AMENDED.

Commissioner Byers seconded the motion which carried by a vote of 7-0-3 with Commissioners Kelso, Wilson and Smyth abstaining; Commissioners Alcorn and Hall absent from the meeting.

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION APPROVE FDP-2001-BR-022, SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF RZ-2001-BR-022 IN ACCORDANCE WITH THE PROFFERS, AS AMENDED.

Commissioner Byers seconded the motion which carried by a vote of 7-0-3 with Commissioners Kelso, Wilson and Smyth abstaining; Commissioners Alcorn and Hall absent from the meeting.

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE TRANSITIONAL SCREENING YARD REQUIREMENT AND BARRIER BE MODIFIED ALONG THE WESTERN BOUNDARY IN FAVOR OF THAT SHOWN ON THE CDP/FDP.

Commissioner Byers seconded the motion which carried by a vote of 7-0-3 with Commissioners Kelso, Wilson and Smyth abstaining; Commissioners Alcorn and Hall absent from the meeting.

Commissioner Harsel MOVED THAT THE PLANNING RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE LIMITATION ON THE LENGTH OF THE PRIVATE STREETS BE WAIVED.

Commissioner Byers seconded the motion which carried by a vote of 7-0-3 with Commissioners Kelso, Wilson and Smyth abstaining; Commissioners Alcorn and Hall absent from the meeting.

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE SERVICE DRIVE REQUIREMENT ALONG ROUTE 123 BE WAIVED.

Commissioner Byers seconded the motion which carried by a vote of 7-0-3 with Commissioners Kelso, Wilson and Smyth abstaining; Commissioners Alcorn and Hall absent from the meeting.

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THEY ALLOW THE TRAIL REQUIREMENT ALONG 123 TO BE MODIFIED IN FAVOR OF THE EXISTING SEVEN-FOOT WIDE WALKWAY.

Commissioner Byers seconded the motion which carried by a vote of 7-0-3 with Commissioners Kelso, Wilson and Smyth abstaining; Commissioners Alcorn and Hall absent from the meeting.

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A VARIANCE PURSUANT TO THE PROVISIONS OF PARAGRAPH 8, SECTION 16-401, TO ALLOW THE DECORATIVE FENCE ALONG 123 TO EXCEED FOUR FEET IN HEIGHT.

Commissioner Byers seconded the motion which carried by a vote of 7-0-3 with Commissioners Kelso, Wilson and Smyth abstaining; Commissioners Alcorn and Hall absent from the meeting.

//

FS-D02-24 - Sprint PCS - I-495 & George Washington Parkway

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN FS-D02-24.

Commissioners de la Fe and Byers seconded the motion which carried by a vote of 8-0-1 with Commissioner Kelso abstaining; Commissioner Wilson not present for the vote; Commissioners Alcorn and Hall absent from the meeting.

//

RZ-2002-PR-016/FDP-2002-PR-016 - WEST GROUP PROPERTIES LLC
PCA-88-D-005-5 - WEST*GROUP PROPERTIES LLC, WEST*MAC ASSOCIATES L.P.,
GANNETT CO., INC., AND THE ASSOCIATION FOR
MANUFACTURING TECHNOLOGY (Decision Only)

(Public Hearing was held on November 21, 2002)

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE PCA-88-D-005-5, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE SET FORTH IN APPENDIX 3 OF THE STAFF REPORT.

Commissioner Byers seconded the motion which carried by a vote of 7-1-2 with Commissioner DuBois opposed; Commissioners Kelso and Moon abstaining; Commissioners Alcorn and Hall absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD APPROVE RZ-2002-PR-016 AND THE CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE NOW DATED NOVEMBER 21, 2002.

Commissioner Byers seconded the motion which carried by a vote of 7-1-2 with Commissioner DuBois opposed; Commissioners Kelso and Moon abstaining; Commissioners Alcorn and Hall absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION APPROVE FDP-2002-PR-016, SUBJECT TO THE BOARD'S APPROVAL OF RZ-2002-PR-016 AND THE CONCEPTUAL DEVELOPMENT PLAN.

Commissioner Byers seconded the motion which carried by a vote of 7-1-2 with Commissioner DuBois opposed; Commissioners Kelso and Moon abstaining; Commissioners Alcorn and Hall absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD WAIVE THE 200 SQUARE FOOT PRIVACY YARD REQUIREMENT FOR THE PROPOSED SINGLE FAMILY ATTACHED UNITS.

Commissioner Byers seconded the motion which carried by a vote of 7-1-2 with Commissioner DuBois opposed; Commissioners Kelso and Moon abstaining; Commissioners Alcorn and Hall absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD APPROVE A VARIANCE OF THE PRM USE LIMITATIONS TO PERMIT THE SINGLE FAMILY ATTACHED UNITS AS SHOWN ON THE CDP/FDP.

Commissioner Byers seconded the motion which carried by a vote of 7-1-2 with Commissioner DuBois opposed; Commissioners Kelso and Moon abstaining; Commissioners Alcorn and Hall absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD WAIVE THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS BETWEEN THE PROPOSED USES WITHIN THE DEVELOPMENT.

Commissioner Byers seconded the motion which carried by a vote of 7-1-2 with Commissioner DuBois opposed; Commissioners Kelso and Moon abstaining; Commissioners Alcorn and Hall absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD WAIVE THE 600 FOOT MAXIMUM LENGTH FOR A PRIVATE STREET REQUIREMENT.

Commissioner Byers seconded the motion which carried by a vote of 7-1-2 with Commissioner DuBois opposed; Commissioners Kelso and Moon abstaining; Commissioners Alcorn and Hall absent from the meeting.

//

ZONING ORDINANCE AMENDMENT (COMMERCIAL REVITALIZATION DISTRICT IDENTIFICATION SIGNS (Decision Only)

(Public Hearing was held on November 14, 2002)

Commissioner Wilson MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE PROPOSED ZONING ORDINANCE AMENDMENT REGARDING THE COMMERCIAL REVITALIZATION DISTRICT AREA IDENTIFICATION SIGN PROVISIONS BE APPROVED, AS SET FORTH IN THE STAFF REPORT DATED OCTOBER 7, 2002, WITH THE ADDITIONAL CHANGES SET FORTH IN THE STAFF HANDOUT DATED NOVEMBER 20, 2002, AND THE TWO ADDITIONAL CHANGES I MADE BY ADDING THE WORDS "SEPARATELY ERECTED" BEFORE THE WORD "BANNER" ON LINE 13 OF PAGE 1 OF THE STAFF TEXT DATED NOVEMBER 20, 2002, AND ADDING THE SAME WORDS BEFORE THE WORD "BANNER" ON PAGE 2, LINE 5 OF THE STAFF HANDOUT, WITH AN EFFECTIVE DATE OF 12:01 A.M. ON THE DAY FOLLOWING ADOPTION BY THE BOARD OF SUPERVISORS.

Commissioners Kelso and DuBois seconded the motion which carried by a vote of 7-0-3 with Commissioners Byers, Harsel and Koch abstaining; Commissioners Alcorn and Hall absent from the meeting.

//

PCA-C-448-26/FDPA C-448-27 - KINGSTOWNE RESIDENTIAL OWNERS CORP.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-C-448-26, SUBJECT TO THE EXECUTION OF DRAFT PROFFERS DATED NOVEMBER 14, 2002.

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

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION APPROVE FDPA-C-448-27, SUBJECT TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-C-448-26.

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

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE REQUESTED MODIFICATION OF THE TRANSITIONAL SCREENING YARD REQUIREMENT AND WAIVER OF THE BARRIER REQUIREMENT ALONG THE SOUTHERN BOUNDARY.

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

//

PCA-C-448-25/FDP-C-448-37 - KINGSTOWNE RESIDENTIAL OWNERS CORPORATION

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE PCA-C-448-25, SUBJECT TO THE EXECUTION OF DRAFT PROFFERS DATED NOVEMBER 14, 2002.

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

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION APPROVE FDP-C-448-37, SUBJECT TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-C-448-25.

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

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE REQUESTED MODIFICATION OF TRANSITIONAL SCREENING YARD REQUIREMENT AND WAIVER OF THE BARRIER REQUIREMENTS ALONG THE SOUTHERN AND EASTERN BOUNDARIES.

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

//

SE-2002-MV-028 - SCOTT A. AND PHYLLIS P. CRABTREE

Commissioner Byers MOVED THAT THE DECISION ONLY ON SE-2002-MV-028 BE DEFERRED TO A DATE CERTAIN OF DECEMBER 4, 2002, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

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

//

The meeting was adjourned at 10:15 p.m.
Peter F. Murphy, Jr., Chairman