



PLANNING COMMISSION SUMMARY OF ACTIONS

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November 28, 2001

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PRESENT: Commissioners Alcorn, DuBois, Hall, Harsel, Kelso, Koch, Murphy, Moon, Smyth, Palatiello, Wilson

ABSENT: Commissioner Byers

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The meeting was called to order at 8:27 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner DuBois, at the request of the applicant, MOVED DEFERRAL OF SE-01-D-023 AND 2232-D01-17, COMMUNITY WIRELESS STRUCTURES II, LLC, TO A DATE CERTAIN OF MARCH 21, 2002.

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

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S00-CW-T2 - OUT-OF-TURN PLAN AMENDMENT

(Decision Only - Public Hearing was held on November 15, 2001)

Commissioner Koch MOVED THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF S00-CW-T2, WITH ONE MODIFICATION TO THE LAST BULLET ON PAGE 7 OF 9: "ACCESS TO ROUTE 29 SHALL BE PROVIDED VIA A NEW PUBLIC STREET TO BE CONNECTED IN THE AREA BETWEEN NEWGATE BOULEVARD AND BRADLEY ROAD, SUBJECT TO VDOT APPROVAL OF A MEDIAN BREAK AT THE INTERSECTION OF THE NEW PUBLIC STREET AND LEE HIGHWAY. THE LOCATION AND TYPE OF ACCESS SHALL BE DETERMINED AT THE TIME OF REZONING IN CONJUNCTION WITH PLANNED IMPROVEMENTS TO LEE HIGHWAY. THIS WILL PROVIDE AN ADDITIONAL ACCESS TO PROPERTIES LOCATED ON THE NORTH SIDE OF LEE HIGHWAY, INCLUDING THE RADCLIFFE SUBDIVISION AND THE CENTREVILLE FARMS AREA."

Commissioner Hall seconded the motion which carried by a vote of 8-0-3 with Commissioners Alcorn, Harsel and Kelso abstaining; Commissioner Byers absent from the meeting.

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AR-92-S-002 - MAROPE C. ARMSTRONG

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE BOARD AMEND APPENDIX F OF THE COUNTY CODE TO RENEW THE ARMSTRONG LOCAL AGRICULTURAL AND FORESTAL DISTRICT, SUBJECT TO THE ORDINANCE PROVISIONS LISTED IN APPENDIX 1 OF THE STAFF REPORT.

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

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RZ-2001-PR-040 - ALLEN & ROCKS, INC.SE-01-P-034 - ALLEN & ROCKS, INC.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2001-PR-040, CONSISTENT WITH THE PROFFERS NOW DATED NOVEMBER 8, 2001.

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

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF OPEN SPACE TO THAT DEPICTED ON THE GDP.

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

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE LOADING SPACE REQUIREMENT TO THAT DEPICTED ON THE GDP.

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

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-01-P-034, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS NOW DATED NOVEMBER 27, 2001.

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

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF TRANSITIONAL SCREENING ON THE SOUTHERN PROPERTY LINE TO THAT DEPICTED ON THE SE PLAT.

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

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE BOARD DIRECT THE DEPARTMENT OF TRANSPORTATION TO WRITE A LETTER TO VDOT REQUESTING A STUDY TO DETERMINE THE NECESSITY OF THE FOLLOWING THREE ITEMS:

- 1) A "NO RIGHT TURN" SIGN FROM OLD COURTHOUSE ROAD TO GALLOWS ROAD;
- 2) A "NO U-TURN" SIGN AT THE INTERSECTION OF GALLOWS ROAD AND OLD COURTHOUSE ROAD; AND
- 3) A TRAFFIC LIGHT AT MADRILLON ROAD AND GALLOWS ROAD.

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

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RZ-2001-SU-034 - MADISON HOMES, INC.
RZ-2001-SU-035 - MADISON HOMES, INC.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2001-SU-034 AND RZ-2001-SU-035, BOTH SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED NOVEMBER 19, 2001.

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

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A WAIVER OF THE MINIMUM DISTRICT SIZE FOR RZ-2001-SU-034.

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

Commissioner Koch MOVED THAT WE RECOMMEND APPROVAL OF A MODIFICATION OF TRANSITIONAL SCREENING AND WAIVER OF THE BARRIER REQUIREMENT ON ALL SIDES OF RZ-2001-SU-034 AND RZ-2001-SU-035, BOTH IN FAVOR OF THAT SHOWN ON THE CDP.

Commissioner Hall seconded the motion which carried by a vote of 10-0-1 with Commissioner Harsel abstaining; Commissioner Byers absent from the meeting.

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2232-L01-22 - WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY
SEA-91-L-053-2 - WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION FIND THAT THE FACILITY PROPOSED UNDER 2232-L01-22 DOES SATISFY THE CRITERIA OF LOCATION, CHARACTER

AND EXTENT AS SPECIFIED IN SECTION 15.2-2232 OF THE *Code of Virginia* AND IS SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN.

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

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT SEA-91-L-053-5 BE APPROVED, SUBJECT TO THE DEVELOPMENT CONDITIONS CONTAINED IN ATTACHMENT 1 OF THE STAFF REPORT ADDENDUM.

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

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS OF A MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG ALL PROPERTY BOUNDARIES IN FAVOR OF THE EXISTING SCREENING AND BARRIERS PROVIDED WITH PREVIOUS SPECIAL EXCEPTION APPROVALS FOR THE TRANSIT CENTER AS FURTHER MODIFIED BY THE PROPOSED DEVELOPMENT CONDITIONS.

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

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SE-01-P-030 - ENTERPRISE LEASING COMPANY

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-01-P-030, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED NOVEMBER 28, 2001.

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

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS TO THE NORTH AND WEST AND WAIVER OF THE BARRIER REQUIREMENT TO THE WEST IN ACCORDANCE WITH THE SPECIAL EXCEPTION PLAT.

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

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE FRONTAGE IMPROVEMENT FOR THE THIRD WESTBOUND LANE FOR ARLINGTON BOULEVARD.

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

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRAIL REQUIREMENT ALONG ARLINGTON BOULEVARD TO PERMIT A FOUR-FOOT WIDE SIDEWALK.

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

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The meeting was adjourned at 9:29 p.m.
Peter F. Murphy, Jr., Chairman