



# PLANNING COMMISSION SUMMARY OF ACTIONS

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KAD

December 6, 2006

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

ABSENT: Commissioner Murphy

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The meeting was called to order at 8:15 p.m. by Vice Chairman John R. Byers.

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## COMMISSION MATTERS

Commissioner Lawrence MOVED THAT THE DECISION ON PCA/FDPA 2002-PR-008-2, THE CHRISTOPHER COMPANIES, BE FURTHER DEFERRED TO A DATE CERTAIN OF DECEMBER 7, 2006.

Commissioner Lusk seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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Commissioner Lawrence MOVED THAT THE PUBLIC HEARING ON CSP 2003-PR-009, MERRIFIELD TOWN CENTER LP, BE DEFERRED TO A DATE CERTAIN OF JANUARY 18, 2007.

Commissioner Lusk seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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## FS-L06-54 - CLEARWIRE, U.S., LLC, 3900 San Leandro Place

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT FS-L06-54 IS SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN, AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO VIRGINIA CODE SECTION 15.2-2232, AS AMENDED.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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FSA-D02-24-1 - SPRINT-NEXTEL, GW Parkway and I-495

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT FSA-D02-24-1 IS SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN, AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*, AS AMENDED.

Commissioner Hart seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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FS-M06-73 - CLEARWIRE, U.S., LLC, 6621 Columbia Pike

Commissioner Hall MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT FS-M06-73 IS IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN, AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED.

Commissioner Hart seconded the motion which carried unanimously with Commissioner Koch not present for the vote; Commissioner Murphy absent from the meeting.

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FS-S06-82 - T-MOBILE NORTHEAST, LLC, 11704 Amkin Drive  
FS-B06-84 - MOBILE MEDIA NATIONAL, LLC, 7920 Woodruff Court  
2232A-V01-27-1 - SPRINT/NEXTEL, 7361 Lockport Place

Vice Chairman Byers MOVED THAT THE PLANNING COMMISSION CONCUR WITH CONSENT AGENDA ITEMS: FS-S06-82, T-MOBILE NORTHEAST, LLC; FS-B06-84, MOBILE MEDIA NATIONAL, LLC; AND 2232A-V01-27-1, SPRINT/NEXTEL, WITHOUT OBJECTION.

The motion carried unanimously with Commissioner Murphy absent from the meeting.

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SEA 80-L/V-061 - FURNACE ASSOCIATES, INC.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 80-L/V-061, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED DECEMBER 6, 2006, WITH THE CHANGE TO CONDITION NUMBER 54 THAT THE WORD "PROVIDE" BE DELETED FROM THE LAST SENTENCE.

Commissioners Wilson and Alcorn seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS WAIVE PARAGRAPH 9 OF SECTION 9-205, WHICH PROHIBITS ANY IMPROVEMENTS FROM BEING CONSTRUCTED IN OR UPON ANY LANDFILL FOR A PERIOD OF 20 YEARS AFTER THE TERMINATION OF THE LANDFILL OPERATION, IN ORDER TO PERMIT THE PROPOSED IMPROVEMENTS, AS SHOWN ON THE SEA PLAT TO BE CONSTRUCTED PRIOR TO THE CLOSURE OF THE LANDFILL.

Commissioner Wilson seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS WAIVE THE COMPREHENSIVE PLAN TRAIL REQUIREMENT ALONG FURNACE ROAD IN LIEU OF THE PROPOSED TRAILS, AS SHOWN ON THE SEA PLAT.

Commissioner Wilson seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS MODIFY THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THOSE PORTIONS OF THE PROPERTY LINES WHERE THE SITE ABUTS SINGLE-FAMILY DETACHED DWELLINGS, TO THAT SHOWN ON THE SEA PLAT.

Commissioner Wilson seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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CSP 2003-MA-030 - JEFFERSON AT EDSALL ROAD, LP

Commissioner Hall MOVED THAT THE PLANNING COMMISSION APPROVE CSP 2003-MA-030, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED NOVEMBER 21, 2006.

Commissioners Wilson and Alcorn seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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RZ 2006-SU-021 - NCL XXX, LLC  
FDP 2006-SU-021 - NCL XXX, LLC

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2006-SU-021, SUBJECT TO THE PROFFERS DATED DECEMBER 6, 2006.

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

Commissioner Koch MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2006-SU-021, SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF RZ 2006-SU-021.

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

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE MINIMUM DISTRICT SIZE.

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

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S06-III-UP1 - MIDDLETON FARMS

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE PROPOSED TEXT FOR OUT-OF-TURN PLAN AMENDMENT, S06-III-UP1, WITH THE CHANGE ON PAGE 2 OF 3 IN THE LAST BULLET, THAT THE WORD "MINIMUM OF" BE ADDED TO THE LANGUAGE REFERRING TO SENIOR HOUSING.

Commissioner de la Fe seconded the motion which carried by a vote of 8-3-0 with Commissioners Alcorn, Byers, and Harsel opposed; Commissioner Murphy absent from the meeting.

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The meeting was adjourned at 11:53 p.m.  
John R. Byers, Vice Chairman