



PLANNING COMMISSION SUMMARY OF ACTIONS

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SMD

December 9, 2004

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PRESENT: Commissioners Alcorn, Byers, Hall, Harsel, Hart, Hopkins, Koch, Lawrence, Wilson

ABSENT: Commissioners de la Fe, Lusk, Murphy

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The meeting was called to order at 8:19 p.m. by Vice Chairman John R. Byers.

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COMMISSION MATTERS

Commissioner Wilson announced that a public workshop to discuss the issue of natural drainage divides would be held on Monday, January 10, 2005 at 7:30 p.m., in the Government Center Conference Room 7. She noted that staff of the Department of Planning and Zoning, Department of Public Works and Environmental Services (DPWES), an environmental ombudsman, and interested citizens would participate. Commissioner Wilson requested that DPWES post notification and additional materials on their website prior to the meeting.

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Commissioner Lawrence forwarded a memorandum, dated December 9, 2004, from Supervisor Linda Smyth to Chairman Murphy describing a Board matter from the December 6, 2004 Board meeting which involved implementation of a Planning Commission recommendation for a Countywide TDM task team.

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Commissioner Harsel recognized the Board of Supervisors' reappointment of Commissioners Alcorn, Hopkins, and Lawrence, who were present at the meeting, to four-year terms and noted the Planning Commission was looking forward to their continued service.

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Commissioner Byers MOVED THAT THE PLANNING COMMISSION FURTHER DEFER THE DECISION ONLY ON RZ 2004-MV-020, GUNSTON CENTER LLC, FROM DECEMBER 9, 2004 TO A DATE CERTAIN OF JANUARY 13, 2005, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENTS.

Commissioners Hall and Hart seconded the motion which carried unanimously with Commissioners de la Fe, Lusk, and Murphy absent from the meeting.

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Commissioner Lawrence MOVED TO FURTHER DEFER THE DECISION ONLY ON RZ/FDP 2004-PR-008 FROM DECEMBER 9, 2004 TO A DATE CERTAIN OF JANUARY 13, 2005, WITH THE RECORD TO REMAIN OPEN FOR COMMENT.

Commissioner Hall seconded the motion which carried unanimously with Commissioners de la Fe, Lusk, and Murphy absent from the meeting.

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Commissioner Hopkins MOVED TO DEFER THE PUBLIC HEARING FOR 2232-D04-13 FOR THE CITY OF FALLS CHURCH SCHOOL BOARD FROM DECEMBER 9, 2004 TO A DATE CERTAIN OF FEBRUARY 2, 2005.

Commissioners Hall and Hart seconded the motion which carried unanimously with Commissioners de la Fe, Lusk, and Murphy absent from the meeting.

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Commissioner Wilson MOVED TO DEFER THE DECISION ONLY ON THE PUBLIC FACILITIES MANUAL AMENDMENTS ON PARKING SPACES, CASH DEPOSITS, AND DRAINAGE DIVIDES, FROM DECEMBER 9, 2004 TO A DATE CERTAIN OF JANUARY 26, 2005, WITH THE RECORD TO REMAIN OPEN FOR COMMENT.

Commissioners Hall and Lawrence seconded the motion which carried unanimously with Commissioners de la Fe, Lusk, and Murphy absent from the meeting.

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FS-S04-69 – SPRINT PCS, 7410 Willowbrook Road

Commissioner Koch MOVED THAT CONSENT AGENDA FS-S04-69, SPRINT PCS, BE APPROVED.

Commissioner Hall seconded the motion which carried unanimously with Commissioners de la Fe, Lusk, and Murphy absent from the meeting.

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FSA-P96-8-2 – AT&T Wireless Services, Inc., 2650 Park Tower Drive

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE FEATURE SHOWN DETERMINATION IN FSA-P96-8-2, AT&T WIRELESS SERVICES.

Commissioner Hall seconded the motion which carried unanimously with Commissioners de la Fe, Lusk, and Murphy absent from the meeting.

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PCA 80-L-070 - COMMONWEALTH CONSTRUCTION MANAGEMENT, INC.
SE 2004-MV-020 - COMMONWEALTH CONSTRUCTION MANAGEMENT, INC.
(Decision Only – Public Hearing held on December 1, 2004)

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE PCA 80-L-070, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED NOVEMBER 30, 2004.

Commissioner Wilson seconded the motion which carried unanimously with Commissioners de la Fe, Lusk, and Murphy absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE SE 2004-MV-020, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED DECEMBER 1, 2004.

Commissioner Wilson seconded the motion which carried unanimously with Commissioners de la Fe, Lusk, and Murphy absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE NORTHERN, WESTERN, AND EASTERN PROPERTY BOUNDARY OF PROPOSED LOT 1 TO THAT SHOWN ON THE GDP FOR THE EXISTING USE.

Commissioner Wilson seconded the motion which carried unanimously with Commissioners de la Fe, Lusk, and Murphy absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE NORTHERN AND SOUTHERN PROPERTY BOUNDARIES OF PROPOSED LOT 2 TO THAT SHOWN ON THE SE PLAT.

Commissioner Wilson seconded the motion which carried unanimously with Commissioners de la Fe, Lusk, and Murphy absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE A WAIVER OF THE BARRIER REQUIREMENT ALONG THE NORTHERN, SOUTHERN, WESTERN, AND EASTERN PROPERTY BOUNDARIES OF PROPOSED LOT 1 AND PROPOSED LOT 2.

Commissioner Wilson seconded the motion which carried unanimously with Commissioners de la Fe, Lusk, and Murphy absent from the meeting.

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SE 2004-SU-025 - STANFORD HOTELS CORPORATION
(Decision Only – Public Hearing held on December 2, 2004)

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2004-SU-025, SUBJECT TO THE CONDITIONS DATED DECEMBER 8, 2004.

Commissioner Hall seconded the motion which carried unanimously with Commissioners de la Fe, Lusk, and Murphy absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE THE WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG ROUTE 50.

Commissioner Hall seconded the motion which carried unanimously with Commissioners de la Fe, Lusk, and Murphy absent from the meeting.

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S04-IV-LP1 – OUT-OF-TURN PLAN AMENDMENT (Lorton Valley)

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE OUT-OF-TURN PLAN AMENDMENT S04-IV-LP1, AS SET FORTH IN THE STAFF REPORT DATED NOVEMBER 17, 2004.

Commissioners Hall and Wilson seconded the motion which carried unanimously with Commissioners de la Fe, Lusk, and Murphy absent from the meeting.

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AF 2004-SP-001 - MARK A. KOSTERS

Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THEY APPROVE AF 2004-SP-001 AND AMEND APPENDIX F OF THE FAIRFAX COUNTY CODE TO CREATE THE KOSTERS LOCAL AGRICULTURAL AND FORESTAL DISTRICT SUBJECT TO THE ORDINANCE PROVISIONS LISTED IN APPENDIX 1 OF THE STAFF REPORT DATED OCTOBER 27, 2004.

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

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SE 2004-PR-017 - ATI CAREER INSTITUTE INC. D/B/A STRATFORD UNIVERSITY

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SE 2004-PR-017, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS NOW DATED DECEMBER 9, 2004, PROVIDED THAT THE CONCURRENT PARKING REDUCTION IS ALSO APPROVED.

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

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS MODIFY THE TRANSITIONAL SCREENING YARD REQUIREMENT ALONG THE NORTHERN AND EASTERN BOUNDARIES AND WAIVE THE BARRIER REQUIREMENT ALONG THE NORTHERN BOUNDARY.

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

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS DIRECT THE DIRECTOR OF DPWES TO MODIFY THE LOADING SPACE REQUIREMENT FROM FOUR SPACES TO TWO SPACES.

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

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SEA 82-P-032-4 - WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 82-P-032-4, SUBJECT TO THE DEVELOPMENT CONDITIONS NOW DATED DECEMBER 8, 2004.

Commissioner Hall seconded the motion which carried unanimously with Commissioners de la Fe, Lusk, and Murphy absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS AND WAIVER OF THE BARRIER REQUIREMENTS ALONG ALL LOT LINES.

Commissioner Hall seconded the motion which carried unanimously with Commissioners de la Fe, Lusk, and Murphy absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS WAIVER OF THE INTERIOR PARKING LOT LANDSCAPING REQUIREMENT.

Commissioner Hall seconded the motion which carried unanimously with Commissioners de la Fe, Lusk, and Murphy absent from the meeting.

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The meeting was adjourned at 8:58 p.m.
John R. Byers, Vice Chairman