



PLANNING COMMISSION SUMMARY OF ACTIONS

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KME

December 10, 2003

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

ABSENT: Commissioners Hall and Murphy

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The meeting was called to order at 8:21 p.m. by Vice Chairman John R. Byers.

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COMMISSION MATTERS

Commissioner Smyth noted that the Policy and Procedures Committee had previously scheduled a meeting for January 8, 2004 at 7:00 p.m. She announced that due to the regular meeting cancellation on that date, this meeting had been rescheduled to January 14, 2004 at 7:00 p.m. in the Board Conference Room.

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Commissioner Kelso announced that the following public hearings would be deferred:

- FDPA 1996-LE-034 and FDPA 82-L-030-8-1, Springfield East, L.C., from January 8, 2004 to January 15, 2004.
- PCA-84-L-020-20 and FDPA 84-L-020-02-11, Apple Federal Credit Union and Kohl's Department Stores, Inc., from January 18, 2004 to March 4, 2004.
- RZ 2003-LE-050 and SEA 84-L-013, Echo, Inc., from February 19, 2004 to March 24, 2004.
- RZ 2003-LE-041, Sung Soo Kim, from February 5, 2004 to March 11, 2004.

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Commissioner DuBois MOVED TO DEFER THE PUBLIC HEARING ON SE 2003-DR-022, CHESTERBROOK RESIDENCES, INC., FROM DECEMBER 10, 2003 TO JANUARY 14, 2004.

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

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Commissioner Smyth MOVED THAT THE PLANNING COMMISSION APPROVE CONSENT AGENDA ITEM, FS-M03-40, SPRINT, 5501/5503 SEMINARY ROAD.

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

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FS-L03-41 – OMNIPOINT (T-MOBILE) – Hayfield High School, 7606 Telegraph Road

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION APPROVE THE STAFF RECOMMENDATION FOR FS-L03-41 AND CONSIDER IT A “FEATURE SHOWN.”

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

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RZ 2003-LE-027 – PULTE HOME CORPORATION
FDP 2003-LE-027 – PULTE HOME CORPORATION

Commissioner Kelso MOVED THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE RZ 2003-LE-027 AND THE CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE EXECUTION OF PROFFERS DATED DECEMBER 8, 2003.

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

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2003-LE-027, SUBJECT TO THE BOARD’S APPROVAL OF RZ 2003-LE-027 AND THE CDP.

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

Commissioner Kelso MOVED TO RECOMMEND THE BOARD OF SUPERVISOR’S 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 OF SEVEN FEET.

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

Commissioner Kelso further MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS, APPROVAL OF A WAIVER OF A 600 FOOT MAXIMUM LENGTH OF PRIVATE STREETS.

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

Commissioner Kelso MOVED THAT THE DIVISION OF SITE PLAN SERVICES FORWARD THE FINAL SITE PLAN TO THE LEE DISTRICT SUPERVISOR’S OFFICE FOR REVIEW AND COMMENT PRIOR TO ISSUING THE FINAL SITE PERMIT.

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

FS-Y03-32 – VERIZON WIRELESS – 15000 Conference Center Drive, Chantilly

Commissioner Koch MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY VERIZON AS SET FORTH IN FS-Y03-32, BE FOUND IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A “FEATURE SHOWN” PURSUANT TO SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*.

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

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FS-D03-38 - VERIZON – VDOT RIGHT-OF-WAY, Dulles Airport Access Road

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY VERIZON WIRELESS FOR THE EXISTING MONOPOLE LOCATED IN THE VIRGINIA DEPARTMENT OF TRANSPORTATION’S RIGHT-OF-WAY, NORTHEAST QUADRANT OF THE INTERCHANGE AT THE DULLES AIRPORT ACCESS ROAD AND I-495, IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A “FEATURE SHOWN” PURSUANT TO SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*.

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

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APR 01-II-1M – AREA PLANS REVIEW ITEM

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION REACTIVATE APR ITEM 01-II-1M, AND ASK THAT THE STAFF SCHEDULE THIS ITEM FOR PUBLIC HEARING AS SOON AS POSSIBLE.

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

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FDPA 2001-BR-028 – ZION NEIGHBORHOODS L.L.C.

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION APPROVE FDPA 2001-BR-028, SUBJECT TO THE FDPA CONDITIONS CONTAINED IN ATTACHMENT 1 OF THE STAFF REPORT DATED NOVEMBER 26, 2003.

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

PCA 88-C-015 – SHEILA HARRELLE AND PRESTON HARRELLE
FDPA 88-C-015 – SHEILA HARRELLE AND PRESTON HARRELLE

Commissioner Koch MOVED THAT THE BOARD OF SUPERVISORS APPROVE PCA 88-C-015, SUBJECT TO THE PROFFERS CONSISTENT WITH THOSE DATED SEPTEMBER 29, 2003.

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

Commissioner Koch further MOVED THAT THE PLANNING COMMISSION APPROVE FDPA 88-C-015, SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF PCA 88-C-015, SUBJECT TO THE DEVELOPMENT CONDITIONS.

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

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RZ 2003-PR-038 – GEORGE SIEMERING, DVM & VICKIE Y. WATSON

Handling this case for Commissioner Smyth, Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION RECOMMEND DEFERRING DECISION ON RZ 2003-PR-038 TO A DATE CERTAIN OF JANUARY 14, 2004.

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

Commissioner Alcorn also MOVED THAT THE BOARD OF SUPERVISORS DEFER THE PUBLIC HEARING ON THIS TO A DATE SUBSEQUENT TO THE 14TH OF JANUARY.

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

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RZ 2002-PR-038 – CLOVER TYSONS LIMITED PARTNERSHIP
PCA 81-D-045-4 – GREENSBORO CENTER LIMITED PARTNERSHIP
SEA 82-D-038-4 – GREENSBORO CENTER LIMITED PARTNERSHIP

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON RZ 2002-PR-038, PCA 81-D-045-4 AND SEA 82-D-038-4 TO A DATE CERTAIN OF JANUARY 14th, WITH THE WRITTEN RECORD TO REMAIN OPEN.

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

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The meeting was adjourned at 8:51 p.m.
John R. Byers, Vice Chairman