



# PLANNING COMMISSION SUMMARY OF ACTIONS

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KME

February 26, 2004

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

ABSENT: Commissioners Alcorn, Wilson

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The meeting was called to order at 8:17 p.m. by Chairman Peter F. Murphy.

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## COMMISSION MATTERS

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN FS-P03-18.

The motion was seconded by Commissioner Byers and passed unanimously with Commissioners Alcorn and Wilson absent from the meeting.

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RZ 2002-PR-031 – ERNESTO V. AND NILA M. CASTRO

FDP 2002-PR-031 – ERNESTO V. AND NILA M. CASTRO (Decisions Only)

(Public Hearing was held on January 15, 2004)

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND DENIAL OF RZ 2002-PR-031 TO THE BOARD OF SUPERVISORS.

The motion was seconded by Commissioners Byers and Lusk and passed unanimously with Commissioners Alcorn and Wilson absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION DENY FDP 2002-PR-031.

The motion was seconded by Commissioners Byers and Lusk and passed unanimously with Commissioners Alcorn and Wilson absent from the meeting.

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PCA 2000-MA-031 – SHIRLEY HIGHWAY DISTRIBUTION CENTER  
SEA 00-M-048 – SHIRLEY HIGHWAY DISTRIBUTION CENTER  
SEA 93-M-049-2 – SHIRLEY HIGHWAY DISTRIBUTION CENTER (Decisions Only)  
(Public Hearing was held on February 19, 2004)

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 2000-MA-031, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED FEBRUARY 25, 2004.

The motion was seconded by Commissioners de la Fe and Lawrence and passed by a vote of 9-0-1 with Commissioner Byers abstaining; Commissioners Alcorn and Wilson absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF SEA 00-M-048, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED FEBRUARY 25, 2004.

The motion was seconded by Commissioners de la Fe and Lawrence and passed by a vote of 9-0-1 with Commissioner Byers abstaining; Commissioners Alcorn and Wilson absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF SEA 93-M-049-2, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED FEBRUARY 25, 2004.

The motion was seconded by Commissioners de la Fe and Lawrence and passed by a vote of 9-0-1 with Commissioner Byers abstaining; Commissioners Alcorn and Wilson absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE SOUTHERN END OF THE C-6 PORTION OF THE PROPERTY.

The motion was seconded by Commissioners de la Fe and Lawrence and passed by a vote of 8-2 with Commissioners Byers and Harsel opposed; Commissioners Alcorn and Wilson absent from the meeting.

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Chairman Murphy announced that a Planning Commission Seminar would be held on Saturday, March 20, 2004, from 9:00 a.m. to 4:00 p.m., at the Government Center.

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Chairman Murphy announced the following dates for Commission activities related to the FY '05 -'09 CIP: workshop on March 11, 2004,; public hearing on March 18, 2004; and mark-up on March 25, 2004.

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RZ/FDP 2003-MA-030 – JEFFERSON AT EDSALL ROAD, L.P.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF REZONING 2003-MA-030, SUBJECT TO THE PROFFERS CONSISTENT WITH THOSE DATED FEBRUARY 17, 2004.

The motion was seconded by Commissioner Byers and passed unanimously with Commissioners Alcorn and Wilson absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2003-MA-030, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED FEBRUARY 18, 2004 AND SUBJECT TO THE BOARD'S APPROVAL OF THE REZONING.

The motion was seconded by Commissioner Byers and passed unanimously with Commissioners Alcorn and Wilson absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE WAIVER OF THE 600 FOOT MAXIMUM PRIVATE STREET LENGTH AND TO ALLOW PRIVATE STREETS IN A SINGLE FAMILY ATTACHED DEVELOPMENT, APPROVAL OF A MODIFICATION OF THE LOADING SPACE REQUIREMENT FOR THE MULTI-FAMILY RESIDENTIAL BUILDING IN LAND BAY 1 FROM FIVE SPACES TO ONE SPACE, AND APPROVAL OF A WAIVER TO ALLOW UNDERGROUND DETENTION AND WATER QUALITY CONTROL IN A MULTI-FAMILY RESIDENTIAL DEVELOPMENT.

The motion was seconded by Commissioner Byers and passed by a vote of 9-0-1 with Commissioner Harsel abstaining; Commissioners Alcorn and Wilson absent from the meeting.

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SE 2003-PR-026 - SAFEWAY

Commissioner Lawrence MOVE TO DEFER THE DECISION ONLY FOR SE 2003-PR-026 TO A DATE CERTAIN OF MARCH 10, 2004.

The motion was seconded by Commissioners Byers and Lusk and passed unanimously with Commissioners Alcorn and Wilson absent from the meeting.

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SE 2003-LE-037 – FEDERAL REALTY PARTNERS L.P  
SE 2003-LE-040 – FEDERAL REALTY PARTNERS L.P.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF SE 2003-LE-037, SUBJECT TO THE DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 1 OF THE STAFF REPORT AND ADDENDUM AND WILL ALSO INCLUDE THE CONDITION I JUST STATED ON THE RECORD (requiring the applicant to continue to coordinate with VDOT on alternatives for the Route 1 corridor) TO BE DATED TODAY, FEBRUARY 26, 2004.

The motion was seconded by Commissioners Byers and Lawrence and passed unanimously with Commissioner Hart not present for the vote; Commissioners Alcorn and Wilson absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE MINIMUM REAR YARD SETBACK BE MODIFIED TO PERMIT THE CANOPY OVER THE DRIVE-IN WINDOWS TO BE LOCATED 5.5 FEET FROM THE REAR LOT LINE AS SHOWN ON THE SE PLAT.

The motion was seconded by Commissioners Byers and Lawrence and passed unanimously with Commissioner Hart not present for the vote; Commissioners Alcorn and Wilson absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE RICHMOND HIGHWAY STREETScape BE MODIFIED TO THAT AS SHOWN ON THE SE PLAT AND AS SET FORTH IN DEVELOPMENT CONDITIONS.

The motion was seconded by Commissioners Byers and Lawrence and passed unanimously with Commissioner Hart not present for the vote; Commissioners Alcorn and Wilson absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE SERVICE DRIVE ALONG RICHMOND HIGHWAY BE WAIVED.

The motion was seconded by Commissioners Byers and Lawrence and passed unanimously with Commissioner Hart not present for the vote; Commissioners Alcorn and Wilson absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF SE 2003-LE-040 SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 1 OF THE STAFF REPORT DATED FEBRUARY 11, 2004.

The motion was seconded by Commissioners Byers and Lawrence and passed unanimously with Commissioner Hart not present for the vote; Commissioners Alcorn and Wilson absent from the meeting.

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RZ 2003-SU-040 – LWL, LLC  
PCA 78-S-063-4 – LWL, LLC  
SE 2003-SU-025 – LWL, LLC

Commissioner Koch MOVED THAT PCA 78-S-063-4, RZ 2003-SU-040, AND SE 2003-SU-025 BE DEFERRED FOR DECISION ONLY LEAVING THE RECORD OPEN FOR WRITTEN COMMENT UNTIL MARCH 10, 2004.

The motion was seconded by Commissioners Byers and Lawrence and passed unanimously with Commissioners Alcorn and Wilson absent from the meeting.

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The meeting was adjourned at 10:40 p.m.  
Peter F. Murphy, Jr., Chairman