



PLANNING COMMISSION SUMMARY OF ACTIONS

This does not represent an official transcript of the Planning Commission Meeting, and is subject to minor change.

LBR

April 3, 2003

Page 1

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

ABSENT: None

//

The meeting was called to order at 8:20 p.m. by Chairman Peter F. Murphy, Jr.

//

COMMISSION MATTERS

Commissioner Alcorn announced that after discussions with the Office of the County Attorney, it had been determined that amendments necessary to align existing Ordinances and the Public Facilities Manual with changes to the Chesapeake Bay Preservation Area Designation and Management Regulations would have to be readvertised and another public hearing held to expand the scope of the proposed changes. Therefore, he said that he would distribute a draft of the readvertisement to Commission members for their review and comment.

//

FS-H03-2 - FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY 12125 Pinecrest Road

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION FIND THAT FS-H03-2 IS IN ACCORDANCE WITH THE PROVISIONS OF VA CODE SECTION 15.2-2232, AND THE PROVISIONS OF THE COMPREHENSIVE PLAN.

Commissioners DuBois and Byers seconded the motion which carried unanimously.

//

CAPITAL IMPROVEMENT PROGRAM (CIP) (Decision Only) (Public Hearing held on March 20, 2003)

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE ADVERTISED CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEARS 2004-2008, WITH FUTURE FISCAL YEARS TO 2013.

Commissioners Byers and Hall seconded the motion which carried by a vote of 10-0-1 with Commissioner Wilson abstaining; Commissioner Alcorn not present for the vote.

//

PCA-84-D-049-5 - TYSONS II LAND COMPANY LLC
FDPA-84-D-049-6 - TYSONS II LAND COMPANY LLC (Decision Only)
(Public Hearing held on March 26, 2003)

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND DENIAL OF PCA-84-D-049-5 AND DENY FDPA-84-D-049-6.

Commissioner Wilson seconded the motion which carried by a vote of 5-3-4 with Commissioners Alcorn, Harsel, Moon, Smyth and Wilson in favor; Commissioners DuBois, Kelso and Koch opposed; Commissioners Byers, de la Fe, Hall and Murphy abstaining.

//

PCA/FDPA-1999-SU-043 - KUSTOM KASTLES LLC (Springfield) (Decision Only)
(Public Hearing held on March 19, 2003)

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE PCA-1999-SU-043, SUBJECT TO THE EXECUTION OF THE PROFFERS CONSISTENT WITH THOSE DATED MARCH 28, 2003, AS DISTRIBUTED TO THE PLANNING COMMISSION LAST NIGHT.

Commissioner Koch seconded the motion which carried by a vote of 9-0-2 with Commissioners Byers and Kelso abstaining; Commissioner Wilson not present for the vote.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION APPROVE FDPA-199-SU-043, SUBJECT TO THE BOARD'S APPROVAL OF THE PCA AND THE REVISED PROFFERS.

Commissioner Koch seconded the motion which carried by a vote of 9-0-2 with Commissioners Byers and Kelso abstaining; Commissioner Wilson not present for the vote.

//

2232-P02-20 - FAIRFAX COUNTY PARK AUTHORITY (Decision Only)
(Public Hearing held on February 20, 2003)

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION DETERMINE, IN ACCORDANCE WITH SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*, AS AMENDED, THAT THE PROPOSAL BY THE FAIRFAX COUNTY PARK AUTHORITY, AS AMENDED, FOR A PARK AND RECREATIONAL FACILITIES SIZE AND USE EXPANSION, TO BE LOCATED AT 9350 ARLINGTON BOULEVARD, FAIRFAX, BE FOUND SUBSTANTIALLY IN ACCORD WITH PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN.

Commissioner Byers seconded the motion which carried by a vote of 10-0-2 with Commissioners Alcorn and Murphy abstaining.

//

ZONING ORDINANCE AMENDMENT (CRD/Off-Street Parking) (Decision Only)
(Public Hearing held on March 20, 2003)

Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE PROPOSED ZONING ORDINANCE AMENDMENT REGARDING COMMERCIAL REVITALIZATION DISTRICTS AREA OFF-STREET PARKING AS ADVERTISED AND SET FORTH IN THE STAFF REPORT DATED FEBRUARY 10, 2003, WITH THE EXCEPTION THAT THE AMENDMENT NOT BE APPLICABLE TO THE MERRIFIELD COMMERCIAL REVITALIZATION AREA OR TO THE RICHMOND HIGHWAY COMMERCIAL REVITALIZATION DISTRICT. THEREFORE, I RECOMMEND THE PROPOSED CHANGES AS SET FORTH IN ATTACHMENT 1, DATED APRIL 3, 2003.

Commissioner Hall seconded the motion which carried by a vote of 7-0-5 with Commissioners Byers, Harsel, Kelso, Murphy, and Wilson abstaining.

Commissioner Alcorn FURTHER MOVED THAT THE PROPOSED AMENDMENTS HAVE AN EFFECTIVE DATE OF 12:01 A.M. THE DAY FOLLOWING ADOPTION AND THAT REZONINGS, SPECIAL EXCEPTIONS, SPECIAL PERMITS, SITE PLANS, AND PARKING TABULATIONS APPROVED PRIOR TO THE EFFECTIVE DATE, AND SITE PLANS AND PARKING TABULATIONS FILED PRIOR TO THE EFFECTIVE DATE, BE GRANDFATHERED FROM THE PROPOSED AMENDMENT.

Commissioner Hall seconded the motion which carried by a vote of 7-0-5 with Commissioners Byers, Harsel, Kelso, Murphy, and Wilson abstaining.

//

ZONING ORDINANCE AMENDMENT (ELDERLY HOUSING)

Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE HOUSING FOR THE ELDERLY ZONING ORDINANCE AMENDMENT, AS ADVERTISED AND SET FORTH IN VERSION 1 OF THE STAFF REPORT DATED FEBRUARY 24, 2003, WITH AN EFFECTIVE DATE OF 12:01 AM ON THE DAY FOLLOWING ADOPTION BY THE BOARD.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Koch not present for the vote.

//

ZONING ORDINANCE AMENDMENT (CONTRACTOR SIGNS)

Commissioner Wilson MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON THE PROPOSED ZONING ORDINANCE AMENDMENT ON TEMPORARY CONSTRUCTION/CONTRACTOR SIGNS TO A DATE CERTAIN OF APRIL 10, 2003, WITH THE RECORD TO REMAIN OPEN UNTIL THEN.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Koch not present for the vote.

//

PCA-C-448-27 - KINGSTOWNE SHOPPING CENTER I, LP

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-C-448-27, SUBJECT TO THE PROFFER CONTAINED IN APPENDIX 1 OF THE STAFF REPORT.

Commissioners Hall and de la Fe seconded the motion which carried unanimously with Commissioners Koch and Wilson not present for the vote.

//

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

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON RZ-2002-PR-031, TO A DATE CERTAIN OF MAY 7, 2003.

Commissioner Byers seconded the motion which carried unanimously.

//

SEA-81-P-021-4 - GESHER JEWISH DAY SCHOOL (Mason District)

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL, SUBJECT TO THE DEVELOPMENT CONDITIONS SET FORTH IN APPENDIX 1 OF THE STAFF REPORT.

Commissioner Wilson seconded the motion which carried unanimously with Commissioners DuBois and Smyth not present for the vote.

//

The meeting was adjourned at 11:11 p.m.
Peter F. Murphy, Jr., Chairman