



PLANNING COMMISSION SUMMARY OF ACTIONS

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April 24, 2003

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

ABSENT: Commissioners Alcorn, DuBois

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

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COMMISSION MATTERS

Commissioner Byers MOVED THAT THE DECISION ONLY ON RZ/FDP-2002-MV-037, NATIONAL CAPITAL LAND AND DEVELOPMENT, INC., BE FURTHER DEFERRED TO A DATE CERTAIN OF JUNE 12, 2003.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Alcorn and DuBois absent from the meeting.

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Commissioner Murphy MOVED THAT THE PUBLIC HEARING ON SE-2002-SP-048, 11725 LEE HIGHWAY, LLC, BE DEFERRED TO A DATE CERTAIN OF JUNE 11, 2003.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn and DuBois absent from the meeting.

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Commissioner Smyth MOVED THAT THE DECISION ONLY ON S02-II-V1, OUT-OF-TURN PLAN AMENDMENT, BE DEFERRED TO A DATE CERTAIN OF MAY 7, 2003.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn and DuBois absent from the meeting.

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PCA-87-C-088/DPA-87-C-088 - JEFFERY FINANCIAL GROUP, INC.

PCA-93-H-004/FDP-93-H-004-2 - JEFFERY FINANCIAL GROUP, INC. (Decision Only)

(Public Hearing held on April 10, 2003)

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-87-C-088, SUBJECT TO THE PROFFERS DATED APRIL 24, 2003.

Commissioner Koch seconded the motion which carried by a vote of 8-0-2 with Commissioners Byers and Hall abstaining; Commissioners Alcorn and DuBois absent from the meeting.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF DPA-87-C-088, SUBJECT TO THE APPROVAL OF PCA-87-C-088.

Commissioner Koch seconded the motion which carried by a vote of 8-0-2 with Commissioners Byers and Hall abstaining; Commissioners Alcorn and DuBois absent from the meeting.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-93-H-004, SUBJECT TO THE AFOREMENTIONED PROFFERS DATED APRIL 23, 2003.

Commissioner Koch seconded the motion which carried by a vote of 8-0-2 with Commissioners Byers and Hall abstaining; Commissioners Alcorn and DuBois absent from the meeting.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION APPROVE FDP-93-H-004-2, SUBJECT TO THE APPROVAL OF PCA-93-H-004.

Commissioner Koch seconded the motion which carried by a vote of 8-0-2 with Commissioners Byers and Hall abstaining; Commissioners Alcorn and DuBois absent from the meeting.

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SE-2002-PR-042 - FEDERAL REALTY INVESTMENT TRUST (Decision Only)

(Public Hearing held on April 10, 2003)

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF SE-2002-PR-042, FEDERAL REALTY INVESTMENT TRUST, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED APRIL 18, WITH CONDITION NUMBER 12 REVISED TO READ: "NO SIGNS OF ANY TYPE, INCLUDING BUT NOT LIMITED TO POPSICLE STYLE PAPER OR CARDBOARD SIGNS, WHICH ARE PROHIBITED BY ARTICLE 12 OF THE ZONING ORDINANCE, AND NO SIGNS WHICH ARE PROHIBITED BY CHAPTER 7 OF TITLE 33.1 OR CHAPTER 8 OF TITLE 46.2 OF THE *CODE OF VIRGINIA*, SHALL BE PLACED ADJACENT TO OR WITHIN THE SHOPPING CENTER, THE ADJACENT CEMETERY OR ON THE RIGHT-OF-WAY ABUTTING THE SHOPPING CENTER. ADDITIONALLY, NO PROMOTIONAL SIGNAGE SHALL BE PERMITTED ON ANY LIGHT POLES ADJACENT TO OR WITHIN THE SHOPPING CENTER, THE ADJACENT CEMETERY, OR ON THE RIGHT-OF-WAY ABUTTING THE SHOPPING CENTER; HOWEVER, THIS SHALL NOT PRECLUDE THE DISPLAY OF SEASONAL BANNERS OR DECORATIVE FLAGS FOR THE SHOPPING CENTER. THE APPLICANT AND ITS SUCCESSORS AND ASSIGNS SHALL DIRECT ITS TENANTS AND LESSEES TO ADHERE

TO THIS CONDITION AND SHALL REGULARLY MONITOR THE SITE AND THE SHOPPING CENTER FOR ADHERENCE TO THIS CONDITION."

Commissioner Byers seconded the motion which carried by a vote of 8-0-2 with Commissioners Byers and Hall abstaining; Commissioners Alcorn and DuBois absent from the meeting.

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SE-2002-MA-034 - TEO CHEW ASSN. OF GREATER WASHINGTON, INC. (Decision Only)
(Public Hearing held on April 23, 2003)

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF SE-2002-MA-034 TO THE BOARD OF SUPERVISORS, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED APRIL 23, 2003, WITH THE EXCEPTION OF DEVELOPMENT CONDITION NUMBER 5, WHICH WILL BE MODIFIED TO INCLUDE SUNDAY HOURS OF OPERATION FROM 1:00 P.M. TO 4:00 P.M.

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

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD APPROVAL OF A REQUEST TO MODIFY THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS CONSISTENT WITH THAT SHOWN ON THE SPECIAL EXCEPTION PLAT AND THE PROPOSED DEVELOPMENT CONDITIONS.

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

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FS-V03-5 - FAIRFAX COUNTY WATER AUTHORITY - Rt. 1 from Huntington Ave. to Ft. Hunt Rd.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION APPROVE FS-V03-5.

Commissioners Hall and Wilson seconded the motion which carried unanimously with Commissioners Alcorn and DuBois absent from the meeting.

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456A-C86-5-1 - FAIRFAX COUNTY POLICE DEPARTMENT, 3725 Stonecroft Boulevard

Commissioner Koch MOVED THAT THE PLANNING COMMISSION CONCUR WITH STAFF'S RECOMMENDATION THAT THE PROPOSED USE, AS SET FORTH IN STAFF REPORT 456A-C86-5-1, BE DETERMINED TO BE A "FEATURE SHOWN."

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn and DuBois absent from the meeting.

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RZ-2002-MV-040/FDP-2002-MV-040 - SPRING HILL SENIORS, LLC

Commissioner Byers MOVED THAT THE DECISION ONLY ON RZ AND FDP-2002-MV-040 BE DEFERRED TO A DATE CERTAIN OF APRIL 30, 2003, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioners Wilson and Smyth seconded the motion which carried unanimously with Commissioners Alcorn and DuBois absent from the meeting.

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SUBDIVISION ORDINANCE AMENDMENTS (Illegal Lots)

Commissioner Moon MOVED TO DEFER THE DECISION ONLY ON THE PROPOSED SUBDIVISION ORDINANCE AMENDMENTS RELATED TO ILLEGAL LOTS, WITH THE RECORD REMAINING OPEN, TO A DATE CERTAIN OF MAY 1, 2003.

Commissioner Smyth seconded the motion which carried unanimously with Commissioner Byers not present for the vote; Commissioners Alcorn and DuBois absent from the meeting.

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S02-II-F1 - OUT-OF-TURN PLAN AMENDMENT (Springfield District)

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT ADOPT THE OUT-OF-TURN PLAN AMENDMENT S02-II-F1 WITH THE LANGUAGE DATED APRIL 24, 2003.

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

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The meeting was adjourned at 12:31 a.m.
Peter F. Murphy, Jr., Chairman