



PLANNING COMMISSION SUMMARY OF ACTIONS

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May 29, 2003

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

ABSENT: Commissioners DuBois, Wilson

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

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COMMISSION MATTERS

Commissioner Kelso announced that tonight the Parks Committee received a presentation on the Needs Assessment Study process for developing standards for park and recreation facilities in the County. He noted that the report would soon be available to the Planning Commission and the Board of Supervisors.

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Commissioner de la Fe MOVED THAT THE DECISION ONLY ON RZ-2002-HM-041, RIDGE ROAD DEVELOPMENT, BE FURTHER DEFERRED TO A DATE CERTAIN OF JUNE 12, 2003.

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

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Commissioner Kelso MOVED THAT THE PUBLIC HEARING ON PCA-1998-LE-048-2/FDPA-1998-LE-048-1-2, MPW, LLC, BE DEFERRED TO A DATE CERTAIN OF JULY 24, 2003.

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

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Commissioner Smyth noted that the Policy and Procedures Committee would meet on Wednesday, June 18, 2003, at 7:30 p.m., in the Board Conference Room, to discuss the Area Plans Review process.

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Chairman Murphy announced that the annual Celebrate Fairfax! festival would take place on June 6, 7, and 8, 2003, on the grounds of the Government Center.

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Commissioner Koch noted his intent to defer the public hearing on PCA-86-S-071-3/FDPA-86-S-071-4, TRINITY CENTRE THREE LLC AND TRINITY LAKE LLC, from June 11, 2003 to June 26, 2003.

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Chairman Murphy announced that a workshop would be held at the Planning Commission meeting on Wednesday, June 11, 2003, on a proposed Zoning Ordinance Amendment and Out-of-Turn Plan Amendment, S03-CW-1CP, concerning telecommunications facilities. He noted that the public hearing on these proposals was scheduled for June 18, 2003.

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Commissioner Harsel reminded Commissioners that a Housing Committee meeting is scheduled for Wednesday, June 11, 2003, at 7:30 p.m. in the Board Conference Room.

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RZ-2002-HM-044 - COLUMBIA REGENCY RETAIL
PCA-88-C-091-08 - COLUMBIA REGENCY RETAIL
PCA-88-C-039-08 - COLUMBIA REGENCY RETAIL
SEA-89-C-027-09 - COLUMBIA REGENCY RETAIL (Decision Only)
(Public Hearing held on May 21, 2003)

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2002-HM-044, PCA-88-C-039-08, and PCA-88-C-091-08, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED MAY 29, 2003.

Commissioner Byers seconded the motion which carried by a vote of 7-0-2 with Commissioners Alcorn and Murphy abstaining; Commissioner Moon not present for the vote; Commissioners DuBois and Wilson absent from the meeting.

Commissioner de la Fe FURTHER MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA-89-C-027-09, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED MAY 28, 2003.

Commissioner Byers seconded the motion which carried by a vote of 7-0-2 with Commissioners Alcorn and Murphy abstaining; Commissioner Moon not present for the vote; Commissioners DuBois and Wilson absent from the meeting.

Commissioner de la Fe MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION TO THE TRANSITIONAL SCREENING REQUIREMENTS AS SHOWN ON THE SE PLAT AND MODIFIED BY THE DEVELOPMENT CONDITIONS.

Commissioner Byers seconded the motion which carried by a vote of 7-0-2 with Commissioners Alcorn and Murphy abstaining; Commissioner Moon not present for the vote; Commissioners DuBois and Wilson absent from the meeting.

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PCA-84-P-002-3/FDPA-84-P-002-3 - PENDERBROOK COMMUNITY ASSOCIATION, INC.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-84-P-002-03, SUBJECT TO THE EXECUTED PROFFERS DATED MAY 9, 2003.

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

Commissioner Smyth MOVED TO APPROVE FDPA-84-P-002-03, SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF PCA-84-P-002-03, AND SUBJECT TO THE DEVELOPMENT CONDITIONS DATED MAY 14, 2003.

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

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S03-II-F1 - OUT-OF-TURN PLAN AMENDMENT

Commissioner Smyth MOVED THAT THE DECISION ONLY ON OUT-OF-TURN PLAN AMENDMENT S03-II-F1, PENNELL STREET, BE DEFERRED TO A DATE CERTAIN OF JUNE 26, 2003.

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

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RZ-2002-MV-046/FDP-2002-MV-046 - PULTE HOME CORPORATION

Commissioner Byers MOVED THAT THE DECISION ONLY ON RZ AND FDP-2002-MV-046 BE DEFERRED TO A DATE CERTAIN OF 12 JUNE, 2003, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

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

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SEA-97-V-033 - MOUNT VERNON COUNTRY CLUB

Commissioner Byers MOVED THAT THE DECISION ONLY ON SEA-97-V-033 BE DEFERRED TO A DATE CERTAIN OF JUNE 12, 2003, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

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

Commissioner Byers MOVED THAT THE PLANNING COMMISSION REQUEST THAT THE BOARD OF SUPERVISORS DEFER ITS PUBLIC HEARING ON SEA-97-V-033 TO A DATE CERTAIN SUBSEQUENT TO JUNE 12, 2003.

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

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The meeting was adjourned at 11:20 p.m.
Peter F. Murphy, Jr., Chairman