



PLANNING COMMISSION SUMMARY OF ACTIONS

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GLW

November 13, 2002

Page 1

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

ABSENT: Commissioners Harsel, Smyth

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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 Byers, to allow more time for the applicant to explore alternatives, MOVED THAT WE FURTHER DEFER THE DECISION ONLY ON 2232-V02-9, MILESTONE COMMUNICATIONS AND SPRINT PCS, TO A DATE CERTAIN OF 12 DECEMBER 2002, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioner Koch seconded the motion which carried by a vote of 8-0-1 with Commissioner Kelso abstaining; Commissioner Wilson not present for the vote; Commissioners Harsel and Smyth absent from the meeting.

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Commissioner Byers, to allow more time to resolve environmental issues, MOVED THAT WE FURTHER DEFER THE DECISION ONLY ON APR-02-IV-4MV TO A DATE CERTAIN OF 11 DECEMBER 2002, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

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

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Commissioner Koch announced his intent to defer indefinitely the public hearing on 2232-Y02-17, Fairfax County Department of Public Works and Environmental Services, Facilities Management Division, currently scheduled for November 21, 2002.

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Commissioner Kelso reminded the Commission that the Parks Committee would meet on Thursday, November 14, 2002 at 7:30 p.m. in the Board Conference Room to receive a briefing from Park Authority consultants working on the Authority's needs assessment program.

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Commissioner Alcorn, to allow time for further review, MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON THE PROPOSED ZONING ORDINANCE AMENDMENT FOR ATHLETIC FACILITIES IN THE R-C DISTRICT TO A DATE CERTAIN OF FEBRUARY 12, 2003.

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

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Commissioner Moon announced his intent to further defer, to December 5, 2002, the decision on a Public Facilities Manual Amendment (HDP pipes) presently scheduled for Thursday, November 14, 2002.

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PCA-74-2-112-3 - MCDONALD'S CORPORATION
SE-2001-SP-055 - MCDONALD'S CORPORATION
(Decision Only - Public Hearing held on November 7, 2002)

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE PCA-74-2-112-3, SUBJECT TO THE PROFFERS FOUND IN APPENDIX 1 OF THE STAFF REPORT.

Commissioner Hall seconded the motion which carried by a vote of 7-0-3 with Commissioners Alcorn, Kelso and Wilson abstaining; Commissioners Harsel and Smyth absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE SE-2001-SP-055, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED NOVEMBER 11, 2002, AS AMENDED WITH THE FOLLOWING:

THERE WOULD BE AN ADDITIONAL PHRASE AT THE END OF DEVELOPMENT CONDITION 7 WHICH WOULD READ: ". . . AND POLE LIGHTS WILL BE DIRECTED TOWARD THE GROUND."

AND THERE WILL BE ADDITIONAL SENTENCES TO DEVELOPMENT CONDITION 10 WHICH SHALL READ: "AN AMERICAN FLAG AND A MCDONALD'S FLAG ONLY SHALL BE FLOWN FROM GROUND FLAGPOLES. THE AMERICAN FLAG SHALL BE PROPERLY ILLUMINATED IF FLOWN AT NIGHT."

Commissioner Hall seconded the motion which carried by a vote of 7-0-3 with Commissioners Alcorn, Kelso and Wilson abstaining; Commissioners Harsel and Smyth absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE A WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ON THE WESTERN PROPERTY BOUNDARY; A MODIFICATION OF THE PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENT; AND A WAIVER OF THE ADDITIONAL STANDARD UNDER SECTION 9-505 REQUIRING THE FAST FOOD RESTAURANT TO BE AN INTEGRAL ELEMENT OF THE 30,000 SQUARE FOOT INDUSTRIAL COMPLEX.

Commissioner Hall seconded the motion which carried by a vote of 7-0-3 with Commissioners Alcorn, Kelso and Wilson abstaining; Commissioners Harsel and Smyth absent from the meeting.

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RZ-2002-SU-021 - ALD GROUP, INC.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2002-SU-021, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE REVISED NOVEMBER 13, 2002.

Commissioner Wilson seconded the motion.

At Commissioner Hall's request, Mark Jenkins, Esquire, attorney for the applicant, verbally agreed that the phrase: ". . . for a total of \$30,000 if 17 townhouse units are approved . . ." would be deleted from the first sentence of Condition 8(B).

Chairman Murphy called for a vote and the motion carried by a vote of 7-1-1 with Commissioner Alcorn opposed; Commissioner Byers abstaining; Commissioner Moon not present for the vote; Commissioners Harsel and Smyth absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE WAIVER OF THE SERVICE ROAD REQUIREMENT ALONG LEE HIGHWAY.

Commissioners Hall and Wilson seconded the motion which carried by a vote of 7-1-1 with Commissioner Alcorn opposed; Commissioner Byers abstaining; Commissioner Moon not present for the vote; Commissioners Harsel and Smyth absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE MINIMUM DISTRICT SIZE REQUIREMENT.

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

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE ADDITIONAL TRAVEL LANE REQUIREMENT ALONG LEE HIGHWAY.

Commissioners Hall and Wilson seconded the motion which carried by a vote of 7-1-1 with Commissioner Alcorn opposed; Commissioner Byers abstaining; Commissioner Moon not present for the vote; Commissioners Harsel and Smyth absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE NORTHERN PROPERTY BOUNDARY.

Commissioner Hall seconded the motion which carried by a vote of 7-1-1 with Commissioner Alcorn opposed; Commissioner Byers abstaining; Commissioner Moon not present for the vote; Commissioners Harsel and Smyth absent from the meeting.

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SE-2002-MV-023 - K&L LLC, D/B/A BRENTWOOD ACADEMY

Commissioner Byers MOVED THE PLANNING COMMISSION RECOMMEND (THAT) THE BOARD OF SUPERVISORS APPROVE SE-2002-MV-023, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED OCTOBER 30, 2002.

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

Commissioner Byers MOVED THE PLANNING COMMISSION RECOMMEND (THAT) THE BOARD OF SUPERVISORS APPROVE A REQUEST TO MODIFY THE TRANSITIONAL SCREENING TO ALLOW THE EXISTING VEGETATION TO SATISFY THE REQUIREMENTS ALONG ALL LOT LINES.

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

Commissioner Byers MOVED THE PLANNING COMMISSION RECOMMEND (THAT) THE BOARD OF SUPERVISORS APPROVE A REQUEST FOR A WAIVER OF THE BARRIER REQUIREMENT ALONG THE NORTHERN LOT LINE.

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

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RZ-2002-MA-015 - NATIONAL CAPITAL LAND & DEVELOPMENT, INC.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION DEFER DECISION ON RZ-2002-MA-015 TO A DATE CERTAIN OF NOVEMBER 14, 2002, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioners Byers and Wilson seconded the motion which carried unanimously with Commissioners Harsel and Smyth absent from the meeting.

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2232-V02-5 - FAIRFAX COUNTY PARK AUTHORITY

Commissioner Byers MOVED THAT WE DEFER DECISION ONLY ON 2232-V02-5 TO A DATE CERTAIN OF 11 DECEMBER 2002, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

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

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The meeting adjourned at 11:35 p.m.
Peter F. Murphy, Jr., Chairman