



PLANNING COMMISSION SUMMARY OF ACTIONS

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November 29, 2001

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PRESENT: Commissioners DuBois, Hall, Harsel, Kelso, Koch, Moon, Murphy, Palatiello, Smyth, Wilson

ABSENT: Commissioners Alcorn, Byers

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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 Palatiello MOVED THAT THE PUBLIC HEARING ON SE-01-H-027, TRIZECHAHN RESTON II, L.L.C., BE DEFERRED TO A DATE CERTAIN OF DECEMBER 13, 2001.

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

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Chairman Murphy announced that Mount Vernon District Supervisor Gerry Hyland had reappointed Commissioner Byers to the Planning Commission for another four year term.

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#6783-SP-03-2 - HAWTHORNE PROPERTY, SECTION II

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE DIRECTOR OF THE OFFICE OF SITE DEVELOPMENT SERVICES, DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES, OR DESIGNEE, APPROVE THE SITE PLAN 6783-SP-03-2 FOR CONSTRUCTION OF THE TOWNHOUSES KNOWN AS THE HAWTHORNE PROPERTY, SECTION II, IN ACCORDANCE WITH NORMAL PROCEDURES.

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

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SEA-82-C-063-3 - AAL PARTNERSHIP

(Decision Only - Public hearing held on November 8, 2001)

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA-82-C-063-3, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED OCTOBER 24, 2001, WITH THE REMOVAL OF PROPOSED CONDITION 14 AND THE RENUMBERING OF EACH SUBSEQUENT CONDITION ACCORDINGLY.

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

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ZONING ORDINANCE AMENDMENT (Plant Nurseries)

(Decision Only - Public hearing held on September 6, 2001)

Commissioner Wilson MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE PROPOSED ZONING ORDINANCE AMENDMENT ON PLANT NURSERIES, THE TEXT OF WHICH IS NOW DATED NOVEMBER 29, 2001.

Commissioner Koch seconded the motion.

Commissioner Smyth MOVED THAT THE MOTION BE AMENDED TO DELETE FIREWOOD FROM THE PROHIBITED LIST AND ADD IT TO THE ACCEPTED LIST ON THE ACCESSORY RETAIL SALES ITEMS.

Commissioner Koch seconded the amendment and the motion which carried by a vote of 8-1-1 with Commissioner Harsel opposed; Commissioner Murphy abstaining; Commissioners Alcorn and Byers absent from the meeting.

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SE-01-P-019 - CLIFTON P. AND NANCY C. CRAVEN

(Decision Only - Public hearing was on September 12, 2001)

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF SE-01-P-019, SUBJECT TO THE PROPOSED CONDITIONS NOW DATED NOVEMBER 29, 2001, ADDING "STATUARY," "GARDENING GLOVES," AND "FIREWOOD" UNDER THE ACCESSORIES THAT WILL BE INCLUDED IN THE ZONING ORDINANCE AMENDMENT, AND ADDING "FOUNTAINS" UNDER WATER EQUIPMENT THAT IS CURRENTLY UNDER THE ITEMS THAT ARE NOT PERMITTED UNDER THE ZONING ORDINANCE AMENDMENT.

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

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE TRANSITIONAL SCREENING ON THE WESTERN AND SOUTHERN PROPERTY LINES BE MODIFIED TO THAT DESCRIBED IN THE PROPOSED DEVELOPMENT CONDITIONS.

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

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE NORTHERN PROPERTY LINE BE WAIVED.

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

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE ADDITIONAL STANDARD NUMBER 1 FOR PLANT NURSERIES, PARAGRAPH 1B OF SECTION 9-517, BE MODIFIED TO PERMIT THE STORAGE, DISPLAY AND SALES OF ANCILLARY ITEMS, EXCEPT FOR DRIED OR ARTIFICIAL FLOWERS AND HOLIDAY ITEMS, TO OCCUR OUTSIDE OF FULLY ENCLOSED STRUCTURES AS OUTLINED IN THE PROPOSED DEVELOPMENT CONDITIONS AND IN THOSE AREAS DESIGNATED ON THE SE PLAT.

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

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT ADDITIONAL STANDARD NUMBER 2 FOR PLANT NURSERIES, PARAGRAPH 2 OF SECTION 9-517, BE MODIFIED TO PERMIT A REDUCTION IN THE MINIMUM LOT AREA FROM 5 ACRES TO 3.72 ACRES.

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

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE ADDITIONAL STANDARD NUMBER 3 FOR PLANT NURSERIES, PARAGRAPH 3 OF SECTION 9-517, BE MODIFIED TO PERMIT STRUCTURES TO BE LOCATED WITHIN 100 FEET OF ABUTTING RESIDENTIAL DISTRICTS AS SHOWN ON THE SE PLAT.

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

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE SERVICE DRIVE ALONG ARLINGTON BOULEVARD BE WAIVED AND THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT SECTION 17-201 OF THE ZONING ORDINANCE BE WAIVED.

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

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PCA-92-P-001-4 - WEST*GROUP PROPERTIES LLC

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE PCA-92-P-001-4, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE CONTAINED IN APPENDIX 1.

Commissioners Koch and Kelso seconded the motion which carried unanimously with Commissioners Alcorn and Byers absent from the meeting.

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SEA-79-V-073-3 - AMERICAN HORTICULTURAL SOCIETY

On behalf of Commissioner Murphy, Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE SEA-79-V-073-3, SUBJECT TO THE DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 1 OF THE STAFF REPORT.

Commissioners Kelso, Wilson and Hall seconded the motion which carried by a vote of 9-1 with Commissioner Palatiello opposed; Commissioners Alcorn and Byers absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION REAFFIRM THE MODIFICATION OF TRANSITIONAL SCREENING REQUIREMENTS IN FAVOR OF THE EXISTING VEGETATION AS SHOWN ON THE SEA PLAT.

Commissioners Wilson and Hall seconded the motion which carried by a vote of 9-1 with Commissioner Palatiello opposed; Commissioners Alcorn and Byers absent from the meeting.

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SEA-00-B-021 - SHENANDOAH'S PRIDE, LLC

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA-00-B-021, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED NOVEMBER 29, 2001, THAT WE RECEIVED THIS EVENING.

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

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A WAIVER OF THE INTERIOR PARKING LOT LANDSCAPING.

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

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RZ-2001-DR-036 - HUNTER DEVELOPMENT COMPANY

Commissioner DuBois MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2001-DR-036, SUBJECT TO THE EXECUTION OF THE PROPOSED PROFFERS CONTAINED IN APPENDIX 1 OF THE STAFF REPORT.

Commissioner Kelso seconded the motion which carried by a vote of 4-2-4 with Commissioners DuBois, Kelso, Koch and Murphy in favor; Commissioners Hall and Wilson opposed; Commissioners Harsel, Moon, Palatiello and Smyth abstaining; Commissioners Alcorn and Byers absent from the meeting

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SE-01-V-033 - F&M TRUST CO. THOMAS H. KIRK, TRUSTEE

On behalf of Commissioner Byers, Commissioner Murphy MOVED THAT THE PLANNING COMMISSION DEFER DECISION ON SE-01-V-033 TO A DATE CERTAIN OF DECEMBER 13, 2001, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

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

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT DEFER ITS PUBLIC HEARING, SUBJECT TO THE PLANNING COMMISSION'S RECOMMENDATION TO THE BOARD.

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

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