Planning Commission Meeting
May 28, 2008
Verbatim Excerpt

RZ 2007-MA-017 - AMERIKOR PROPERTIES, LLC
FDP 2007-MA-017 - AMERIKOR PROPERTIES, LLC
SE 2007-MA-032 - AMERIKOR PROPERTIES, LLC

After Close of the Public Hearing

Vice Chairman Alcorn: The public hearing is closed; recognize Commissioner Hall.

Commissioner Hall: Okay. Thank you, Mr. Chairman. To say the Annandale community welcomes this development as a mixed blessing I think is fair. We heard from a number of speakers this evening who were in favor of keeping the bowling alley and I wish there was a way that in fact it could be somehow preserved, but clearly that is not going to happen on this particular site. What is going to happen on this particular site will greatly improve the Annandale community and it has been the goal of the Annandale Revitalization Corporation [*sic*] to have such a project start the revitalization in this area. The application enjoys the full support of both the Annandale Revitalization Corporation [*sic*], as well as the Mason District Land Use [Committee]. With that, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF REZONING 2007-MA-017, SUBJECT TO THE PROFFERS CONSISTENT WITH THOSE DATED MAY 12, 2008, WITH ONE MINOR CHANGE TO PROFFER NUMBER 12: THE TERM IS INCREASED FROM 20 YEARS TO 30 YEARS FOR IMPROVEMENT BY THE SHOPPING CENTER TO THE NORTH TO MAKE IMPROVEMENTS WITH A CASH CONTRIBUTION WITH THIS APPLICANT.

Vice Chairman Alcorn: So move. Is there a second?

Commissioners de la Fe and Flanagan: Second.

Vice Chairman Alcorn: Commissioner de la - - seconded by Commissioners de la Fe and Flanagan. Any discussion? All those in favor of recommending that the Board of Supervisors approve RZ 2007-MA-017, subject to the proffers consistent with those dated May 12, 2008, with the revision articulated by Commissioner Hall, please say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All those opposed? That motion carries. Commissioner Hall.

Commissioner Hall: I FURTHER MOVE THAT THE PLANNING COMMISSION APPROVE FINAL DEVELOPMENT PLAN 2007-MA-017, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED MAY 15, 2008, AND TO THE BOARD'S APPROVAL OF THE REZONING.

Commissioner de la Fe: Second.

Vice Chairman Alcorn: Seconded by Commissioner de la Fe. Any discussion? All those in favor of approving FDP 2007-MA-017, subject to the conditions consistent with those dated May 15, 2008, subject to Board approval of the rezoning, please say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All those opposed? That motion carries. Commissioner Hall.

Commissioner Hall: I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE SPECIAL EXCEPTION 2007-MA-032, SUBJECT TO THE CONDITIONS CONSISTENT WITH THOSE DATED MAY 28, 2008.

Commissioner de la Fe: Second.

Vice Chairman Alcorn: Seconded by Commissioner de la Fe. Any discussion? All those in favor of recommending Board approval of SE 2007-MA-032, subject to the development conditions dated May 15, 2008, please say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All those opposed? That motion carries. Commissioner Hall.

Commissioner Hall: I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE MODIFICATION OF THE PERIPHERAL PARKING LOT LANDSCAPING, IN FAVOR OF THAT SHOWN ON THE CDP/FDP/SE PLAT.

Commissioner de la Fe: Second.

Vice Chairman Alcorn: Seconded by Commissioner de la Fe. Any discussion? All those in favor of recommending approval of the modification of the peripheral parking lot landscaping, in favor of that shown on the CDP/FDP/SE plat, please say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All those opposed? That motion carries. Commissioner Hall.

Commissioner Hall: Finally, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE MODIFICATION OF THE PFM STANDARD 12-0702.1B2 TO PERMIT A REDUCTION OF THE MINIMUM PLANTING WIDTH REQUIREMENT.

Commissioner de la Fe: Second.

Vice Chairman Alcorn: Seconded by Commissioner de la Fe. Any discussion? All those in favor of recommending approval of the modification of PFM Standard relating to reduction of minimum planting width requirement, please say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All those opposed?

Commissioner Harsel: Abstain.

Vice Chairman Alcorn: Commissioner Harsel abstains. Okay. Commissioner Hall.

Commissioner Hall: I just want to thank the applicant, the applicant's representative, the Annandale Revitalization Corporation [*sic*], and the Mason District Planning staff member, Tracy Strunk, who has been assigned to just about every application we have. She and everyone else have done a wonderful job and I'm glad to see it's moving forward. Thank you very much.

Elizabeth Baker: Thank you.

Commissioner Hall: Good luck.

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(The first through fourth motions carried unanimously with Commissioners Lusk and Murphy absent from the meeting.)

(The fifth motion carried by a vote of 9-0-1 with Commissioner Harsel abstaining; Commissioners Lusk and Murphy absent from the meeting.)

KAD