

Planning Commission Meeting  
September 21, 2016  
Verbatim Excerpt

PCA 84-P-114-04/SEA 84-P-129-04 – ARDEN COURTS – FAIR OAKS OF FAIRFAX VA, LLC

After close of the public hearing.

Vice Chairman de la Fe: Public hearing is closed. Mr. Murphy.

Commissioner Murphy: Thank you very much. Mr. Viani, would you please, for the record, confirm your agreement to the proposed development conditions dated September 6<sup>th</sup>, 2016?

Mark Viani, Bean, Kinney & Korman, Applicant's Agent: We confirm that.

Commissioner Murphy: Okay, thank you very much. Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 84-P-114-04, SUBJECT TO THE EXECUTION OF THE PROFFERS CONSISTING WITH THOSE DATED AUGUST 19<sup>TH</sup>, 2016.

Commissioner Hart: Second.

Vice Chairman de la Fe: Seconded by Mr. Hart. Any discussion? Hearing and seeing none, all those in favor please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries.

Commissioner Murphy: Mr. Chairman, I MOVE THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 84-P-129-04, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED September 16<sup>th</sup>, 2 – SEPTEMBER 6<sup>TH</sup>, 2016.

Commissioner Hart: Second.

Vice Chairman de la Fe: Seconded by Mr. Hart. Any discussion? Hearing and seeing none, all those in favor please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries.

Commissioner Murphy: Mr. Chairman, I FURTHER MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE MODIFICATION OF THE TRANSITIONAL SCREENING AND THE WAIVER – WAIVER OF THE BARRIER REQUIREMENTS OF SECTION 13-303 AND 304 OF THE ZONING ORDINANCE IN FAVOR OF THE LANDSCAPING SHOWN ON THE GDP/SEA PLAT AND AN INCREASE IN FENCE HEIGHT ABOVE SEVEN FEET, PURSUANT TO

September 21, 2016

PCA 84-P-114-04/SEA 84-P-129-04 – ARDEN COURTS

– FAIR OAKS OF FAIRFAX VA, LLC

PARAGRAPH 3H OF SECTION 10-104 OF THE ZONING ORDINANCE TO PERMIT AN EIGHT FOOT FENCE – HIGH FENCE, AS SHOWN ON THE GDP/SEA PLAT.

Commissioner Hart: Second.

Vice Chairman de la Fe: Seconded by Mr. Hart. Any discussion? Hearing and seeing none, all those in favor please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries.

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(The motions carried by a vote of 8-0. Commissioner Keys-Gamarra was not present for the vote. Commissioners Hedetniemi, Lawrence and Sargeant were absent from the meeting.)

TMW