

Planning Commission Meeting  
September 14, 2016  
Verbatim Excerpt

PCA 86-C-054-02/CDPA 86-C-054/FDPA 86-C-054-02-01 – GENERAL DYNAMICS CORPORATION

After close of the public hearing.

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

Commissioner de la Fe: Thank you Mr. Chairman. I appreciate the neighbors that came in and - to address the, their concerns which mainly have to do with increased traffic and other impacts. The way I look at it and the - the way the land use committee and the P and Z and others have looked at it is that given what is currently approved to be built and what is here proposed, this is a much better plan in terms of traffic, preservation, trees, the vegetation and everything else. So, it - it's a preferable application. Certainly for those of us who have lived in the area for a long time. It is certainly a heck of a lot better than the parking - park and ride building that was originally proposed even before the current, currently approved plan that was taken off the plan when the Dream Dove Hunter Mill Metro Station disappeared from the plans. So this is, I - I believe a good application that deserves a recommendation of approval and I do note that the Board of Supervisors is to consider this in September 20<sup>th</sup>, so next week, so I would like to move on this tonight and I would request the applicant to confirm for the record that they, he agrees to the final development plan amendment condition dated August 31<sup>st</sup>...

Mr. Mark Looney, Cooley LLP, Applicants Attorney: We do.

Commissioner de la Fe: ...2016, and that you will continue to work with the Park Authority on the architectural - not architectural, archeological issues that, I mean you - you've proffered to - to address but I want to make sure that is on the record

Mr. Looney: Commissioner de la Fe, we agree with the condition and we will continue to work with Park Authority on the archeological analysis.

Commissioner de la Fe: Okay, thank you very much. Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 86-C-054-02 AND CDPA 86-C-054, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED AUGUST 30<sup>TH</sup>, 2016.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve PCA 86-C-054-02 and CDPA 86-C-054, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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PCA 86-C-054-02/CDPA 86-C-054/FDPA 86-C-054-02-01 – GENERAL DYNAMICS CORPORATION

Commissioner de la Fe: Mr. Chairman, I MOVE THAT PLANNING COMMISSION APPROVE FDPA 86-C-054-02-01, SUBJECT TO THE PROPOSED FDPA CONDITION DATED AUGUST 31<sup>ST</sup>, 2016, AND THE BOARD OF SUPERVISORS APPROVAL OF PCA 86-C-054-02.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Discussion? All those in favor of the motion to approve FDPA 86-C-054-02-01, subject to the Board's approval of the PCA, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner de la Fe: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE FOLLOWING MODIFICATIONS:

- MODIFICATION OF PARAGRAPH 3 OF SECTION 10-104 OF THE ZONING ORDINANCE TO PERMIT AN INCREASE IN FENCE HEIGHT UP TO 10 FEET.
- MODIFICATION OF PARAGRAPH 15 OF SECTION 11-202 OF THE ZONING ORDINANCE TO PERMIT A REDUCTION IN THE NUMBER OF REQUIRED LOADING SPACES FROM FIVE TO TWO SPACES; AND
- A MODIFICATION OF SECTION 13-304 OF THE ZONING ORDINANCE TO PERMIT A SECURITY FENCE IN LIEU OF THE BARRIER REQUIREMENT.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Discussion of that motion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner de la Fe: And MR. CHAIRMAN, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL AND CONCURRENCE WITH THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES DETERMINATION THAT PURSUANT TO PARAGRAPH 1, SECTION 11-101 OF THE ZONING ORDINANCE 250 PARKING SPACES FOR BOTH PHASES 1 AND 2 OF THE DEVELOPMENT ARE ADEQUATE, SUBJECT TO

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THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED AUGUST 30<sup>TH</sup>, 2016.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Discussion? All those in favor of that motion, say aye.

Commissioners: Aye.

Chairman Murphy: Motion carries.

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(The motions carried by a vote of 9-0. Commissioners Hedetniemi, Lawrence and Strandlie were absent from the meeting.)

TMW