

Planning Commission Meeting
April 14, 2010
Verbatim Excerpt

ZONING ORDINANCE AMENDMENT – RIDING/BOARDING STABLES
(Public Hearing held on March 31, 2010)

During Commission Matters

Commissioner Hart: Thank you Mr. Chairman. First let me thank staff, Brian Parsons and Lorrie Kirst, for their fine work on this case. I also want to thank the citizens who participated either by speaking or by sending written comments. On March 31, 2010, the Commission held a public hearing on a proposed Zoning Ordinance Amendment on Riding and Boarding Stable setbacks. We deferred decision in order to consider comments from citizens and Commissioners. Several days ago revised text was distributed incorporating three changes to the advertised text: first, confirming that the criteria in subsections A and B apply to both structures and riding rings as well as to parking and loading spaces; second, specifying that the 50-foot setback for parking and loading spaces may be reduced to not less than 20 feet; and third, adding odor mitigation to the list of operational characteristics for which impacts must be addressed. With respect to the second issue, although the number we select may be somewhat arbitrary and we advertised a range down to zero, in my judgment a minimum setback of 20 feet for parking and loading spaces – approximately one car length – will afford sufficient flexibility to an applicant while maintaining some separation from adjacent residential properties. In virtually all properties of sufficient size for this use there should be ample room to locate any parking and loading spaces more than 20 feet from the property line even if all impacts are otherwise mitigated. Riding and boarding stables are a desirable use in certain residential districts and we want to encourage them to remain in Fairfax County. Staff has determined that there is currently no procedural vehicle under the Ordinance, however, for approval of modifications to certain required setbacks, which would discourage some current operators from applying for Special Permit approval, and which required setbacks may make it difficult or impossible to clear zoning violations on some existing facilities. This amendment will facilitate consideration by the Board of Zoning Appeals of certain potential setback modifications so long as corresponding impacts from the use are mitigated. As modified, this amendment would allow case-by-case review of potential modifications through a public hearing process. This approach is generally consistent with numerous other setback modifications already in place for other uses under the Ordinance. The amendment also has staff's support, with which I concur. Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE PROPOSED ZONING ORDINANCE AMENDMENT ON RIDING AND BOARDING STABLE SETBACKS, AS SET FORTH IN THE STAFF'S HANDOUT DATED APRIL 13, 2010.

Commissioner Flanagan: Second.

Vice Chairman Alcorn: Seconded by Mr. Flanagan. Any discussion on that motion? All those in favor of the motion to recommend approval of the Zoning – proposed Zoning Ordinance Amendment on Riding and Boarding Stable setback, consistent with the staff memo dated April 13th – is it –

Commissioner Hart: Yes.

Vice Chairman Alcorn: – 2010? Please say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All opposed? That motion carries.

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(The motion carried unanimously with Commissioners Lusk, Murphy, and Sargeant absent from the meeting.)

JN