

Planning Commission Meeting
May 25, 2016
Verbatim Excerpt

PCA 2002-HM-043-02/CDPA 2002-HM-043/FDPA 2002-HM-043-03 – ARROWBROOK
CENTRE, LLC (Dranesville District)

Decision Only During Commission Matters
(Public Hearing held on May 18, 2016)

Commissioner Ulfelder: The second matter is a decision only tonight in the – in a combined PCA 2002 – well, it's the Arrowbrook Center and I'll get into the details. So I have a couple of motions to get that out of the way as well and so that the folks who are here from Arrowbrook would not have to hang around during our executive session. I appreciate that, Mr. Chairman. Would you please ask the applicant to come forward, Mr. Chairman?

Chairman Murphy: Could you please come forward and identify yourself for the record?

Jeffrey Fairfield, Applicant/Title Owner: Good evening, Mr. Chairman and members of the Commission. My name is Jeffrey Fairfield. I'm co-manager of Arrowbrook Center, LLC, the applicant.

Chairman Murphy: Okay, thank you very much. Mr. Ulfelder?

Commissioner Ulfelder: Mr. Fairfield, do you confirm for the record that the proposed Final Development Plan Amendment development conditions dated May 4th, 2016, are acceptable?

Mr. Fairfield: I do. Yes, sir.

Commissioner Ulfelder: Okay. Thank you.

Mr. Fairfield: Thank you.

Commissioner Ulfelder: Therefore, Mr. Chairman, I move that the Planning Commission recommend that the Board of Supervisors approve – oh, well let me – let me back up for a second. The issue that came up during the public hearing a week ago involved questions about the size of the garages and the ability of people to park vehicles in the garage. During the week, we have revised the proffer involving the garages and the idea is to notify the potential buyers of the townhomes that what the garage sizes are, with the recommendation that they maybe want to check the size – based on what their – the size of the vehicles that they happen to own. And these are for both the single and the two-car garages in the – in that portion of the proposed development. So I believe that the new language would be an – would be adequate notice for people who will be buying these units. And so with that, I'm going to go ahead and move that we move forward with this application. I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE PCA 2002-HM-043-02, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED MAY 23RD, 2016, which you all should've received.

Commissioner de la Fe: Second.

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Chairman Murphy: Seconded by Mr. de la Fe. Is there a discussion of the motion? All those in favor of the motion to the recommend to the Board of Supervisors that it approve PCA 2002-HM-043 [sic], say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. Ulfelder.

Commissioner Ulfelder: I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE CDPA 2002-HM-043.

Commissioner de la Fe: Second.

Chairman Murphy: Seconded by Mr. de la Fe. Discussion? All those in favor of the motion to recommend to the Board of Supervisors that it approve CDPA 2002-HM-043, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Ulfelder: I MOVE THAT THE PLANNING COMMISSION APPROVE FDPA 2002-HM-043-03, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED MAY 4TH, 2016, AND TO THE BOARD'S APPROVAL OF THE CONCURRENT PCA APPLICATION.

Commissioner de la Fe: Second.

Chairman Murphy: Seconded by Mr. de la Fe. Is there a discussion? All those in favor of the motion to approve FDPA 2002-HM-043-03, subject to the Board's approval of the CDPA and the PCA, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Ulfelder: One more. You all, I think, have received copies of the waivers and modifications listing dated May 25th, 2016. And rather than go through the list of the individual waivers and modifications, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE MODIFICATIONS AND WAIVERS DISCUSSED IN THE STAFF REPORT. A SUMMARY LIST OF THESE MODIFICATIONS AND WAIVERS DATED MAY 25TH, 2016 WAS PROVIDED TO YOU TODAY AND WILL BE MADE A PART OF THE RECORD OF THIS CASE.

Commissioner de la Fe: Second.

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

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Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Ulfelder: That's it. Thank you.

Chairman Murphy: Thank you.

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(Each motion carried by a vote of 11-0. Commissioner Flanagan was absent from the meeting.)

JLC