

Planning Commission Meeting
June 30, 2010
Verbatim Excerpt

PCA/FDPA 2003-SU-035, RZ/FDP 2009-SU-024, & SEA 2003-SU-023 – SULLY EAST L.C.
(Decisions Only) (Public Hearing held on June 17, 2010)

During Commission Matters

Commissioner Litzenberger: Thank you, Mr. Chairman. On the 17th of June we deferred the Dulles Discovery South application due to three concerns. They've all been addressed by the – to the satisfaction of both the applicant and the citizens. The first concern was the removal of the “U” or “S” road from the plan with no replacement proffer. What happened was that a previous application approved in 2007 had the same applicant donating over six acres and a roadway to the Sully Plantation, which exceeded the value of the deleted roads. So everyone was happy with that. The second issue was concern on the screening between the Franklin Farm subdivision and the office park. And I'm going to let Kris Abrahamson explain how they resolved this.

Kristen Abrahamson, Zoning Evaluation Division, Department of Planning and Zoning: The applicant had previously added some additional screening and landscaping on their plans. What we have before you tonight is a brief condition that allows a little more flexibility in the type of plant materials they use to do that landscaping, but it doesn't change the amount of landscaping anymore.

Commissioner Litzenberger: Thank you.

Chairman Murphy: Okay.

Commissioner Litzenberger: Any questions on that?

Chairman Murphy: No.

Commissioner Litzenberger: Okay. Lastly, this application was haunted by the ghost of Fair Lakes and EDS when it comes to traffic. And that was the most contentious part. But the – the consultant had persuaded the citizens that everything will be fine when they re-time the lights and that it will in fact be able to handle the extra 8,888 trips per day on Center- – enter the office park without any additional pavement on Centreville Road. What I did draft – and I'd like everybody to – I sent it to you in email, and then it's in front of you tonight – was a development condition I thought of, and I'd like to go ahead and read that: “Should the traffic level of service become level F between Lees Corner Road and Wall Road on Centreville Road at anytime between the issue of the non-RUP and 18 months following the occupation of the last office building, the developer shall be obliged to add one lane of pavement in each direction on Centreville Road between Lees Corner Road and Wall Road.” I guess I'd to ask my fellow Commissioners what they would think of that as a proffer (*sic*).

Chairman Murphy: As a development condition?

Commissioner Litzenberger: Yes, a development condition. What it serves is kind of like an insurance policy just in case the rosy forecasts don't come to pass.

Commissioner Hart: Mr. Chairman?

Chairman Murphy: Mr. Hart. I wish we had probably done this before we get on verbatim.

Commissioner Litzenberger: Are we on verbatim?

Commissioner Harsel: Oh yes.

Commissioner Litzenberger: Why don't we – why don't we postpone this discussion. Because I wasn't going to include it in this application –

Chairman Murphy: Okay. Let's not – let's do it that way. Okay. Yes. And we can discuss off – after the motion.

Commissioner Litzenberger: – after the motion. All right. In that case, let me move right into the motions then. Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA/FDPA 2003-SU-035, SUBJECT TO THE BOARD'S APPROVAL OF RZ 2009-SU-024.

Commissioner Flanagan: Second.

Chairman Murphy: Seconded by Mr. Flanagan. Is there a discussion of the motion?

Commissioner Hart: Mr. Chairman?

Chairman Murphy: Yes, Mr. Hart.

Commissioner Hart: I was not here for the public hearing, but I watched the DVD and I will be participating. Thank you.

Chairman Murphy: All right. Thank you very much.

Commissioner Donahue: Mr. Chairman?

Chairman Murphy: Yes, Mr. Donahue.

Commissioner Donahue: I guess I'm presuming then that this motion that we're not going to discuss 'til afterwards – I'm sorry, this condition that we're not going to discuss 'til afterwards is included in the motion?

Chairman Murphy: It is not.

Commissioner Donahue: It is not.

Chairman Murphy: Right.

Commissioner Donahue: Okay, thank you.

Chairman Murphy: Okay, all those in favor of the motion to approve PCA/FDPA 2003-SU-035, subject to the Board's approval of RZ 2009-SU-024, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Litzenberger: I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2009-SU-024 AND THE ASSOCIATED CDP, SUBJECT TO THE EXECUTED PROFFERS DATED JUNE 11TH, 2010.

Commissioner Flanagan: Second.

Chairman Murphy: Second by Mr. Flanagan. Is there a discussion of that motion? All those in favor of the motion to approve FDP 2009-SU-024, subject to the Board's approval of the rezoning (*sic*), say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Litzenberger: I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL (*sic*) OF FDP 2009-SU-024, SUBJECT TO THE BOARD'S APPROVAL OF RZ 2009-SU-024, AND SUBJECT TO THE PROPOSED FDP CONDITIONS DATED JUNE 29TH, 2010.

Commissioner Flanagan: Second.

June 30, 2010

PCA/FDPA 2003-SU-035

RZ/FDP 2009-SU-024

SEA 2003-SU-023

Chairman Murphy: Second by Mr. Flanagan. All those in favor of the motion to recommend to the Board of Supervisors to approve RZ/FDP 2009-SU-024, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Litzenberger: I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF SECTION 10-104(3) B AND C OF THE ZONING ORDINANCE TO PERMIT AN INCREASE IN FENCE HEIGHT TO A MAXIMUM NINE-FEET-TALL FENCE AROUND THE PERIMETER OF THE PROPERTY TO PROVIDE SECURITY FOR THE PROPOSED TENANT.

Commissioner Flanagan: Second.

Chairman Murphy: Second by Mr. Flanagan. Is there a discussion of that motion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Litzenberger: Only five more. I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF SECTION 13-303 OF THE ZONING ORDINANCE TO PERMIT THE TRANSITIONAL SCREENING AS SHOWN ON THE CDP/FDP TO SATISFY THE REQUIREMENTS ALONG THE EASTERN AND A PORTION OF THE SOUTHERN BOUNDARIES.

Commissioner Flanagan: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Litzenberger: I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION

June 30, 2010

PCA/FDPA 2003-SU-035

RZ/FDP 2009-SU-024

SEA 2003-SU-023

OF SECTION 13-304 TO PERMIT THE BARRIERS AS SHOWN ON THE CDP/FDP TO SATISFY THE REQUIREMENTS ALONG THE SOUTHERN AND A PORTION OF THE EASTERN AND WESTERN PROPERTY LINES.

Commissioner Flanagan: Second.

Chairman Murphy: Second by Mr. Flanagan. Is there a discussion? All those in favor of that motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Litzenberger: I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE COUNTYWIDE TRAIL PLAN RECOMMENDATION FOR A MAJOR PAVED TRAIL ALONG THE SOUTH SIDE OF THE TO-BE-VACATED BARNSFIELD ROAD.

Commissioner Flanagan: Second.

Chairman Murphy: Second by Mr. Flanagan. Is there a discussion? All those in favor of that motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Litzenberger: I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 2003-SU-023, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JUNE 9TH, 2010.

Commissioner Flanagan: Second.

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

Commissioners: Aye.

Planning Commission Meeting

Page 6

June 30, 2010

PCA/FDPA 2003-SU-035

RZ/FDP 2009-SU-024

SEA 2003-SU-023

Chairman Murphy: Opposed? Motion carries.

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(The motions carried unanimously with Commissioner Alcorn not present for the vote;
Commissioner de la Fe absent from the meeting.)

JN