

Planning Commission Meeting
July 26, 2012
Verbatim Excerpt

SE 2010-DR-019 – SIVNAM PARTNERSHIP, LLC

Decision Only During Commission Matters
(Public Hearing Held on July 19, 2012)

Commissioner Donahue: This one is known as Popeye's, the applicant being Sivnam Partnership. We had a number of challenges on this application, not least of which was particularly from a number of residents in the nearby area – concerns about transportation and concerns about congestion at Dranesville Road and Route 7. And it caused us to look very hard at the traffic and travel studies. And basically what we found out is yes, there is congestion at State Route 7 and Dranesville Road, but this application is going to be such a tiny margin – or add such a tiny margin to that congestion. That is certainly not a reason to deny it. There are also concerns raised about headlights going onto properties near these – or in these residences as well as noise. We think we have addressed those problems with the conditions. And therefore, Mr. Chairman, I am going to MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF SE 2010-DR-019, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JULY 26, 2012.

Commissioner Litzenberger: Second.

Chairman Murphy: Seconded by Mr. Litzenberger. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve SE 2010-DR-019, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Donahue: I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE FOLLOWING WAIVERS: ONE, THE TRAIL REQUIREMENT ALONG THE NORTH SIDE OF ROUTE 7, LEESBURG PIKE, IN FAVOR OF EXISTING CONDITIONS.

Commissioner Litzenberger: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Donahue: AND NUMBER TWO, THE BARRIER REQUIREMENT ALONG THE NORTHEASTERN PROPERTY LINE IN FAVOR OF THAT DEPICTED ON THE SE PLAT.

Commissioner Litzenberger: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Donahue: And finally, I MOVE THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE NORTHEASTERN PROPERTY LINE IN FAVOR OF THAT DEPICTED ON THE SE PLAT.

Commissioner Litzenberger: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Donahue: And Mr. Chairman, I was delighted to be able to work with Miriam Bader on this project. I am privileged to realize that one of the last things she is going to do for Fairfax County happened to be an application that I was involved in. It's a lot of fun, very enjoyable. Good work.

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(The motions carried unanimously with Commissioners Alcorn and Sargeant absent from the meeting.)

JLC