

Planning Commission Meeting  
September 30, 2010  
Verbatim Excerpt

APR 09-III-2FC – FAIRFAX CENTER AREA: SUB-UNIT Q9; "RIDGEWOOD" (Springfield District) (Nominators: David R. Gill and Gregory A. Riegle)

After the Close of the Public Hearing

Secretary Harsel: Therefore, I will waive the staff report, close the public hearing, and recognize Mr. Murphy.

Commissioner Murphy: Thank you, Madam Chairman. And I just want to say, we did have one listed speaker but that is a nominator and he agreed that if we waived the staff report, he need not make any comments. It's very rare in this day and age where you have a staff report on an APR item in a significant part of Fairfax Center that you have a four-bagger - - the Task Force, the staff, the Planning Commissioner, and the nominator all agree on the language. That wasn't the case initially, but it took several meetings with the Task Force, and the Task Force and the staff developed a position that the nominator concurred with and I concur with. And I think this is going to make this very significant development more realistically capable of being developed according to what we are looking for in Fairfax Center. We approved the initial Plan Amendment back, I believe, in the first cycle of the South County APR cycle. When we first started the APR cycle in South County, we went on through the rezoning process and then the property became a little bit dormant. The language contained in the staff report, which you have all received, will do just that. So, I want to thank Ms. Van Dam for all her work on the staff side of it. I, of course, want to thank all the citizens on the Springfield District Task Force and the applicant's attorneys, Greg Riegle and David Gill, and also Marlae Schnare in Supervisor Pat Herrity's Office, who helped considerably with the formulation of the language. South County APR Item 09-III-2FC, Fairfax Center Area, generally located west of Waples Mill Road, east of Ridge Top Road, and north of Lee Highway, is the subject of this motion. The Springfield District APR Task Force and staff recommend an alternative to APR nomination 09-III-2FC. As staff has stated, the alternative would add an option to Sub-unit Q9 in the Fairfax Center Area, which replaces a portion of the office use within the approved rezoning on this site with a single-family attached - - with single-family attached units. Conditions related to design and open space would also be added. Madam Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT ADOPT THE STAFF ALTERNATIVE AND TASK FORCE ALTERNATIVE, FOUND ON PAGES 12 TO 14 OF THE STAFF REPORT FOR APR 09-III-2FC.

Commissioner Litzenberger: Second.

Secretary Harsel: Seconded by Mr. Litzenberger. Any discussion? All those in favor, signify by saying aye.

Commissioners: Aye.

Secretary Harsel: Opposed? Motion carries unanimously. The Chair is yours, Mr. Murphy.

Chairman Murphy: Thank you very much.

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(The motion carried unanimously with Commissioners Alcorn, Flanagan, and Hall absent from the meeting.)

KAD