

Planning Commission Meeting
July 9, 2003
Verbatim Excerpt

RZ 2002-SU-034 - DENNIS O. AND KAREN M. HOGGE
SE 2002-SU-039 - DENNIS O. AND KAREN M. HOGGE

Decision Only During Commission Matters
(Public Hearing held on June 25, 2003)

Commissioner Koch: Mr. Chairman, on June 25th we had a public hearing for a Midas and a Wendy's and I deferred decision until tonight after the public hearing. And before I go any further, I'd like to ask the applicant's attorney to come down. Mr. Martin --

Vice Chairman Byers: Mr. Martin, would you identify yourself for the record, please?

Keith Martin, Esquire: Keith Martin, attorney for the applicant.

Commissioner Koch: Mr. Martin, the reason we deferred decision until tonight was because there was some question as to exactly what road improvements were going to be made to Old Centreville Road. And since that time, you've sent over sketches of exactly what the applicant is proposing to do. And Proffer 2 under Transportation pretty much -- well, it does state what you're going to do. I just want to confirm that this is a voluntary commitment on behalf of the applicant.

Mr. Martin: Yes, it is.

Commissioner Koch: Okay. And finally, the last proffer that was -- well, actually it's not the last -- it's F under 2 -- you very generously agreed to provide eight speed bumps --

Mr. Martin: Up to.

Commissioner Koch: Up to. I'm sorry. Up to eight speed bumps to Deerfield Ridge which is a private development across the way that's having some cut-through traffic. I want to thank you very much for agreeing to do that because that's really over and above what would ordinarily be expected of an application --

Mr. Martin: Yes, it is. Thank you very much.

Commissioner Koch: You're welcome. But I just want -- you confirm that you are going to do that too?

Mr. Martin: Ah, yes.

Board Agenda Item
August 4, 2003

4:00 p.m. Items – RZ-2002-SU-034 - Dennis O. and Karen M. Hogge
SE-2002-SU-039 - Dennis O. and Karen M. Hogge
Sully District

On Wednesday, July 9, 2003, the Planning Commission voted 8-0-2 (Commissioners DuBois and Moon abstaining; Commissioners Harsel and Murphy absent from the meeting) to recommend to the Board of Supervisors approval of RZ-2002-SU-034, subject to the proffers consistent with those dated July 9, 2003.

The Planning Commission also voted 8-0-2 (Commissioners DuBois and Moon abstaining; Commissioners Harsel and Murphy absent from the meeting) to recommend to the Board of Supervisors approval of SE-2002-SU-039, subject to development conditions dated June 11, 2003, with the following addition:

--Add the following language to Condition #5: "Prior to approval of the site plan, an interim maintenance agreement shall be entered into with the owners of the adjacent drive-in bank (Tax Map 54-4 ((5)) 2A part), for the maintenance of Westview Drive. Such agreement shall remain in effect until such time as VDOT accepts the road into the State system for maintenance."

The Planning Commission also voted 8-0-2 (Commissioners DuBois and Moon abstaining; Commissioners Harsel and Murphy absent from the meeting) to recommend to the Board of Supervisors approval of a modification of the transitional screening and barrier requirements to the east in favor of the treatment depicted on the GDP/SE plat.

EFFECT UNTIL SUCH TIME AS VDOT ACCEPTS THE ROAD
INTO THE STATE SYSTEM FOR MAINTENANCE."

Commissioner Hall: Second.

Vice Chairman Byers: Seconded by Ms. Hall. Any discussion? All in favor of the motion to recommend the Board approve SE 2002-SU-039, say aye.

Commissioners: Aye.

Vice Chairman Byers: Opposed?

Commissioners DuBois and Moon: Abstain.

Vice Chairman Byers: Same abstentions. Mr. Koch.

Commissioner Koch: And finally, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS TO THE EAST IN FAVOR OF THE TREATMENT DEPICTED ON THE GDP/SE PLAT.

Commissioner Hall: Second.

Vice Chairman Byers: Seconded by Ms. Hall. Any discussion? All in favor of the motion, say aye.

Commissioners: Aye.

Vice Chairman Byers: Opposed?

Commissioners DuBois and Moon: Abstain.

Vice Chairman Byers: Same abstentions. Thank you very much.

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(Each motion carried by a vote of 8-0-2 with Commissioners DuBois and Moon abstaining; Commissioners Harsel and Murphy absent from the meeting.)

GLW

Commissioner Koch: All right. Thank you very much, Mr. Martin. Mr. Chairman, as I said, on June 25th, we held a hearing on a request for approval of a rezoning from the R-1 and C-1 to the C-6 District to permit commercial development of the property. The request was for approval of a Midas Muffler and a fast food restaurant with a drive-through window, Wendy's. Initially, I didn't think this was going to reach this stage because there were so many different concerns, but the applicant went before the Western Fairfax County Citizens Association and gained their approval. They also gained staff's approval and basically what they've done is they've provided such an extent of buffering along Old Centreville Road that the Midas will be very screened. And they've also agreed to make improvements to Old Centreville Road which will substantially improve the flow of traffic on that road and facilitate access to a public park, which we were having trouble gaining access to because of the way the road was configured. So, again, I want to thank the applicant for making those proffers. And because staff has had a problem with their computer today, in my motion, I'm going to be reading Condition 5 into my motion because they couldn't get it done for tonight. So, Mr. Chairman, with that, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2002-SU-034, SUBJECT TO THE PROFFERS DATED JULY 9, 2003.

Commissioner Hall: Second.

Vice Chairman Byers: Seconded by Ms. Hall. Any discussion? All in favor of the motion to recommend the Board approve RZ 2002-SU-034, say aye.

Commissioners: Aye.

Vice Chairman Byers: Opposed?

Commissioners DuBois and Moon: Abstain.

Vice Chairman Byers: Ms. DuBois and Mr. Moon abstain; not present for the public hearing.

Commissioner Koch: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF SE 2002-SU-039, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JUNE 11, 2003, WITH THE FOLLOWING ADDITION:

TO CONDITION 5, ADD THE FOLLOWING LANGUAGE:
"PRIOR TO THE APPROVAL OF THE SITE PLAN, AN INTERIM MAINTENANCE AGREEMENT SHALL BE ENTERED INTO WITH THE OWNERS OF THE ADJACENT DRIVE-IN BANK, TAX MAP 54-4 ((5)) 2A PART, FOR THE MAINTENANCE OF WESTVIEW DRIVE. SUCH AGREEMENT SHALL REMAIN IN