Planning Commission Meeting
January 28, 2010
Verbatim Excerpt

SEA 95-S-038-02 – THE MOST REVEREND PAUL S. LOVERDE, BISHOP OF THE CATHOLIC DIOCESE OF ARLINGTON, VIRGINIA, & HIS SUCCESSORS IN OFFICE (Decision Only) (Public Hearing held on January 13, 2010)

During Commission Matters

Commissioner Murphy: This application, the applicant is The Most Reverend Paul S. Loverde, Bishop of the Catholic Diocese of Arlington, Virginia. It is the Church of the Nativity. From the outset the staff has recommended approval of this application. We had our usual citizens meeting prior to the public hearing. We had one person who showed up and just needed the information as to what was going on. We had a public hearing on the application on the 13th of January. We had one speaker who was not opposed to the church, but came up with some suggestions as to what he would see incorporated into the development conditions. Since that time that I deferred decision only, he has met with representatives of the applicant. And the staff is still recommending approval and agrees with the additional development conditions and the changes to the SE plat. The applicant submitted revised plans and suggested development condition language to address the concerns raised at the public hearing. The modifications have resulted in the following changes to the SE plat: relocation of the proposed storm drainage pipe at the northern property line to minimize clearing and grading and maximize preservation of existing mature vegetation; second, further tightening of the limits of clearing and grading in the northeast corner of the property to maximize the preservation of existing mature vegetation; third, identification of the locations for proposed light fixtures in the new parking area; four, reorientation of the location of the trash dumpsters and its enclosure to minimize possible headlight glare; and fourth, I should say, additional supplemental planting in the northeast corner of the property to increase screening. And there are also a couple extra development conditions that you received electronically today and in hard copy this evening. One development condition deals with the lighting and one deals with the trash removal which will be scheduled to occur no earlier than 6:00 a.m. in the morning, which is consistent with the County's Ordinance on that matter. I want to thank, before I make the motion, Susie Zottl for all of her work on this application – I really appreciate it – and also the applicant for their cooperation in talking with the neighbors, especially Mr. Friedman who is here this evening, and to articulate his concerns and do the best they can to address them all. So, therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE SEA 95-S-038-02, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED JANUARY 27TH, 2010.

Commissioner de la Fe: Second.

Vice Chairman Alcorn: Seconded by Commissioner de la Fe. Any discussion? All those in favor of recommending that the Board of Supervisors approve SE 95-S-038-02 (*sic*), subject to the development conditions dated January 27th, 2010, please say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All opposed? That motion carries. Commissioner Murphy.

Commissioner Litzenberger: Abstain.

Commissioner Murphy: I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE A MODIFICATION TO THE TRANSITIONAL SCREENING REQUIREMENTS ALONG THE SOUTHERN AND A PORTION OF THE WESTERN LOT LINES AS CONDITIONED; APPROVAL OF THE WAIVER OF THE BARRIER REQUIREMENTS ALONG THE SOUTHERN, WESTERN, AND NORTHERN LOT LINES AS CONDITIONED; AND APPROVE A WAIVER OF THE CONSTRUCTION OF THE FRONTAGE IMPROVEMENTS ALONG KEENE MILL ROAD IN FAVOR OF THE RIGHT-OF-WAY DEDICATION AS SHOWN ON THE SEA PLAT AND AS IT'S CONDITIONED.

Commissioner de la Fe: Second.

Vice Chairman Alcorn: Seconded by Commissioner de la Fe. Any discussion on those motions? All those in favor of approving those motions as articulated by Commissioner Murphy, please say aye.

Commissioners: Aye.

Commissioner Litzenberger: Abstain. I was not present for the hearing.

Vice Chairman Alcorn: Okay. All opposed? One abstention; Commissioner Litzenberger not present for the public hearing. That motion passes.

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(The motions carried by a vote of 8-0-1 with Commissioner Litzenberger abstaining; Commissioner Sargeant not present for the vote; Commissioners Hall and Harsel absent from the meeting.)

JN