Planning Commission Meeting
January 8, 2009
Verbatim Excerpt

PCA 78-C-098-03 - GREGOR, LLC
FDPA 78-C-098-04 - GREGOR, LLC

After Close of the Public Hearing

Chairman Murphy: Without objection, the public hearing is closed; recognize Mr. de la Fe.

Commissioner de la Fe: Thank you, Mr. Chairman. This is a case that has been before this Commission, this property, numerous times. The last time that it was here was four or five years ago. And at that point, when we acted we were also delighted that what had previously been approved in site plan for this site, which was a major office building which would have really done damage in the opinion of a lot of folks to this property, was in effect disappearing and in our rush to make that option disappear, the proffers were written in such a matter that they eliminated the possibility of using what is there now to continue to be used for commercial properties. Not additions, but commercial properties. And since that disappeared and the housing market has somewhat cratered recently, I - - the owner came and requested that they amend the proffers so that they could continue to use the existing facilities pretty much as they are. The only changes that will be done to the existing facilities are to make them meet current zoning standards and current codes. Otherwise, everything will be the same. There was an issue raised with the Architectural Board of Review and that has been satisfactorily addressed. Their concern was that the current - - this is a historic property and that any changes or materials used to update the historic mansion be in conformance with their requirements as far as materials and so on. And that has also been provided for in the revised proffers. Therefore, Mr. Chairman, I have several motions. I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 78-C-098-03 AND THE ASSOCIATED CONCEPTUAL DEVELOPMENT PLAN AMENDMENT, SUBJECT TO THE EXECUTION OF THE PROFFERS CONSISTENT WITH THOSE CONTAINED IN APPENDIX 1 OF THE STAFF REPORT.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve PCA 78-C-098-03, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner de la Fe: Thank you. Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION APPROVE FDPA 78-C-098-04, SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF PCA 78-C-098-03.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Discussion? All those in favor of the motion to approve FDPA 78-C-098-04, subject to the Board's approval of the PCA, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. de la Fe.

Commissioner de la Fe: Mr. Chairman, and the following motions are in effect reaffirmations of previously - - that had been previously approved, but I FURTHER MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE WAIVER OF THE LIMITATION ON RESIDENTIAL USES WITHIN THE PDC DISTRICT.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Discussion? All those in favor, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner de la Fe: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A VARIANCE OF THE MAXIMUM HEIGHT LIMITATION ON FENCES IN THE FRONT YARD, TO PERMIT THE EXISTING FIVE-FOOT HIGH WALL ALONG OLD RESTON AVENUE TO REMAIN.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Discussion? All those in favor, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner de la Fe: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS BETWEEN ON-SITE USES.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Discussion? All those in favor, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner de la Fe: Finally, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE NORTHERN, EASTERN, AND WESTERN PROPERTY LINES, TO THAT SHOWN ON THE CDPA/FDPA.

Commissioner Hart: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner de la Fe: Thank you very much, Mr. Chairman.

Chairman Murphy: Thank you.

Commissioner de la Fe: Hopefully, this is the last time we will have to look at this.

Chairman Murphy: Thank you, Mr. Murphy, no relation.

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(The motions carried unanimously with Commissioner Lusk not present for the votes; Commissioner Alcorn absent from the meeting.)

KAD