

5:00 p.m. Item - PCA-89-D-060-2 - DULLES GREENE LP
Dranesville District

On Wednesday, December 8, 1999, the Planning Commission voted 8-0-2 (Commissioners Smyth and Wilson abstaining; Commissioners Hall and Kelso absent from the meeting) to recommend to the Board of Supervisors:

- 1) approval of PCA-89-D-060-2, subject to the execution of proffers consistent with those dated December 7, 1999;
- 2) reaffirmation of the screening and barrier requirements along Rock Hill Road as shown on the CDPA/FDPA;
- 3) reaffirmation of a waiver of the 600 foot maximum length of private streets.

The Commission also voted 8-0-2 unanimously (Commissioners Smyth and Wilson abstaining; Commissioners Hall and Kelso absent from the meeting) to approve FDPA-89-D-060-2, subject to the Board of Supervisors' approval of PCA-89-D-060-2.

Planning Commission Meeting
December 8, 1999
Verbatim Excerpts

PCA-89-D-060-2 - DULLES GREENE LP
FDPA-89-D-060-02 - DULLES GREENE LP

Decision Only During Commission Matters
(Public Hearing was held on November 17, 1999)

Commissioner Downer: We had a public hearing on November 17 in the Dranesville District from Dulles Greene LP. At the time we had a Jim Allen from Reflection Homes Association who came in with some of their concerns and said that they were working with Dulles Greene, Toll Brothers. We arranged to meet and go over some of the issues and defer decision until tonight. And of course, this afternoon we had some last minute changes again. Tonight you received a copy of the proffers dated today and also a letter from Jim Allen from the Reflection Home Association and in this letter he said: "I am writing to advise you that the Board of Directors of Reflection Homes Association has voted unanimously to endorse the attached proffer amendments for the Dulles Greene project of Toll Brothers dated December 3, 1999 as modified December 7, 1999. On behalf of the Board and my community, I want to thank you for your intercession in matters relating to these proffers and for your continuing service to our community." So I will enter this for the record and if you will get out the proffers that you received tonight, most of the changes are technical or related to concerns Reflection had. And you'll find that on page 3 under "Maintenance", this was a proffer about the applicant being responsible for maintenance of the buffer area, replace or repair damaged, dead trees, or whatever, removal of trees and so forth. And it says: "...supplemental trees shall be replaced by the applicant utilizing the same or similar species with all replacement trees being at least six feet in height." On page 4, today I talked with Cecelia Lammers of our Urban Forestry Division and she asked for a few technical changes in there. We had referenced Land Bay 5 -- those are the soccer fields and they are not a part of this application. So those were taken out and we put in that: "The restoration plan for Land Bays 2 and 3 shall be submitted to Urban Forestry Branch for review and approval as part of the site plan submission for each Land Bay." And so these were technical requests that Cecelia had to make to make the process go more smoothly. And down under D. we had had a Japanese black pine as one of the trees, that's been changed to an Austrian pine. So other than that, the proffers are as we saw them and as we discussed in the public hearing. The other thing we had, development conditions in the original staff report, those conditions have now been incorporated into the proffers, so the motion on them will be changed to reflect that. Are you with me on that, Mr. Russ? I went flying back on that. The development conditions that are part of the staff report have been incorporated into the proffers. So with that, Mr. Chairman, I'm going to MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-89-D-060-2, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED DECEMBER 7, 1999.

Commissioner Byers: Second.

Chairman Murphy: Seconded by Mr. Byers. 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-89-D-060-2, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Ms. Downer.

Commissioner Wilson: Abstain.

Chairman Murphy: Ms. Wilson abstains. Not here for the public hearing.

Commissioner Smyth: I abstain.

Chairman Murphy: Ms. Smyth abstains. She was not here. Ms. Downer.

Commissioner Downer: I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF FDPA-89-D-060-2, SUBJECT TO THE BOARD'S APPROVAL OF PCA-89-D-060-2.

Commissioner Byers: And the development conditions?

Commissioner Downer: No, we just took those out. That's what I said we --

Commissioner Byers: Second.

Chairman Murphy: Seconded by Mr. Byers. Is there a discussion of that motion? All those in favor of the motion to approve FDPA-89-D-060-2, subject to the Board's approval of the PCA, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Same abstentions. Ms. Downer.

Commissioner Downer: Mr. Chairman, I RECOMMEND THE PLANNING COMMISSION RECOMMEND REAFFIRMATION OF A MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG ROCK HILL ROAD AS SHOWN ON THE CDPA/FDPA.

Commissioner Byers: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Ms. Downer. Same abstentions.

Commissioner Downer: One more motion. I RECOMMEND THE PLANNING COMMISSION RECOMMEND REAFFIRMATION OF A WAIVER OF THE 600 FOOT MAXIMUM LENGTH OF PRIVATE STREETS.

Commissioner Byers: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Same abstentions.

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(The motions carried by a vote of 8-0-2 with Commissioners Smyth and Wilson abstaining; Commissioners Hall and Kelso absent from the meeting.)

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