

Planning Commission Meeting
July 15, 2010
Verbatim Excerpt

RZ/FDP 2009-MV-023 – INOVA HEALTH CARE SERVICES

After the Close of the Public Hearing

Chairman Murphy: Public hearing is closed; recognize Mr. Flanagan please.

Commissioner Flanagan: Yes, thank you Mr. Chairman. As I indicated, there are – these proffers arrived just today, so I want to be sure that the other commissioners have an adequate time to review these over the weekend. And if you had any further comments, the record will remain open. I'd be happy to receive any further comments like those very appropriate ones I just got from Commissioner Lawrence. And I also want to take the time to review the South County Land Use Committee. They are not opposing this project, but they do have conditions for that recommendation. And so consequently I want to be sure that they're satisfied, although one of those is that building that you were referring to, Commissioner Harsel. I want them to be satisfied that this building is below 208 feet above sea level. So, with that, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR RZ/FDP 2009-MV-023 TO A DATE CERTAIN OF JULY 22, 2010.

Commissioner Litzenberger: Second.

Chairman Murphy: Seconded by Mr. Litzenberger. Is there a discussion of the motion? All those in favor of the motion to defer decision only on RZ/FDP 2009-MV-023 to a date certain of July 22nd with the record remaining open for comment, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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

JN

Planning Commission Meeting
July 22, 2010
Verbatim Excerpt

RZ 2009-MV-023 – INOVA HEALTH CARE SERVICES
FDP 2009-MV-023 – INOVA HEALTH CARE SERVICES

Decision Only During Commission Matters
(Public Hearing held on July 15, 2010)

Commissioner Flanagan: Thank you, Mr. Chairman. I have two decisions, actually six motions on the Inova Health Care Services application. The Rezoning and Final Development Plan RZ/FDP 2009-MV-023 was the subject of a public hearing held last Thursday, July 15. I deferred the decision to tonight to allow the applicant and the staff time to amend the proffers to take into consideration testimony by the South County Federation, staff, and a recommendation by Commissioner Lawrence. I am pleased to report that the proffers now comport to that testimony. Proffers Numbers 4A, 10B(ii)(c), and 13D(ii), and 14 are now so amended. The South County Land Use Committee and the Federation both in particular are pleased with the changes to Proffers 10 and 14, and that - - and these respond to their testimony. I myself appreciate the proffer that limits drive-through retail uses provided by staff. I, therefore, MOVE with great relief THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2009-MV-023, SUBJECT TO THE PROFFERS CONSISTENT WITH THOSE DATED JULY 20, 2010.

Commissioner Litzenberger: Second.

Chairman Murphy: Seconded by Mr. Litzenberger. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve RZ 2009-MV-023, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Donahue: Mr. Chairman?

Commissioner Hall: Abstain, not present for the public hearing.

Chairman Murphy: Okay, Mr. - - Ms. Hall abstains and Mr. - -

Commissioner Donahue: Abstain also.

Chairman Murphy: - - Donahue abstains. Not present for the public hearing. Mr. Flanagan.

Commissioner Flanagan: Yes. My second MOTION, Mr. Chairman, IS THAT THE PLANNING COMMISSION APPROVE FDP 2009-MV-023, SUBJECT TO THE BOARD OF

SUPERVISORS' APPROVAL OF RZ 2009-MV-023 AND THE FDP DEVELOPMENT CONDITIONS DATED JULY 13, 2010.

Commissioner Litzenberger: Second.

Chairman Murphy: Seconded by Mr. Litzenberger. Discussion? All those in favor of the motion to approve FDP 2009-MV-023, subject to the Board's approval of the Rezoning and the Conceptual Development Plan, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Flanagan: I next MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE VARIANCE OF THE REQUIREMENT THAT SECONDARY USES IN A PDC DISTRICT NOT TO EXCEED 25 PERCENT OF THE GROSS FLOOR AREA OF THE PRINCIPAL USES, TO ALLOW FOR A GREATER PROPORTION OF THE MEDICAL CARE FACILITY USE ON THIS SITE.

Commissioner Litzenberger: Second.

Chairman Murphy: Seconded by Mr. Litzenberger. Is there a discussion? All those in favor, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Flanagan: I MOVE THAT THE PLANNING COMMISSION also RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT AND WAIVER OF THE BARRIER REQUIREMENTS ALONG THE SOUTHERN AND WESTERN PROPERTY LINES, IN FAVOR OF THAT SHOWN ON THE CDP/FDP.

Commissioner Litzenberger: Second.

Chairman Murphy: Seconded by Mr. Litzenberger. Is there a discussion? All those in favor, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Flanagan: I MOVE THAT THE PLANNING COMMISSION also RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE MODIFICATION OF THE REQUIRED NUMBER OF LOADING SPACES, AS REQUIRED BY THE ZONING ORDINANCE.

Commissioner Litzenberger: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Flanagan: And finally, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE MODIFICATION OF THE PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENT AND OFF-STREET PARKING SETBACK REQUIREMENT ALONG THE NORTHERN PROPERTY LINE.

Commissioner Litzenberger: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. And Kara, those abstentions go all the way through.

Commissioner Flanagan: Mr. Chairman?

Chairman Murphy: Yes.

Commissioner Flanagan: Yes, I would also like to note that Dave Sittler and Sarah Hall are in the audience I see. And I want to commend them for the outstanding work that they did in addressing all the current concerns of the community to the fullest extent, and it required a lot of give and take, but we did finally have a clean decision this evening, and I know that that was Sarah's high priority and she's accomplished that. So, I think Inova owes her - - I think a compliment of thanks. Thank you, Mr. Chairman.

Chairman Murphy: Thank you.

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RZ 2009-MV-023 and FDP 2009-MV-023

(The motions carried by votes of 7-0-2 with Commissioners Donahue and Hall abstaining; Commissioner Alcorn not present for the votes; Commissioners Harsel and Sargeant absent from the meeting.)

KAD