

6/26/00

4:00 p.m. Item – RZ-2000-SU-008 – EDGEMOORE HOMES L.L.C.
Sully District

On Wednesday, June 14, 2000 the Planning Commission voted 8-0 (Commissioners Murphy, Palatiello, Smyth and Wilson absent from the meeting) to recommend that the Board of Supervisors approve RZ-2000-SU-008, subject to execution of proffers consistent with those dated June 13, 2000.

The Commission also voted 8-0 (Commissioners Murphy, Palatiello, Smyth and Wilson absent from the meeting) to recommend that the Board approve the following waivers and/or modifications:

Modification of the transitional screening requirements and waiver of the barrier requirement between the affordable dwelling units and the single family detached lots, as shown on the generalized development plan and as proffered;

Waiver of the 200 square foot privacy yard for the single family attached units.

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Verbatim Excerpts

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After Close of Public Hearing

Vice Chairman Byers: Close the public hearing. Recognize Mr. Koch.

Commissioner Koch: Thank you, Mr. Chairman. This request is to rezone 58.31 acres from the R-1 and R-2 Districts to the R-2 District to permit a cluster subdivision for the development of 122 single family detached lots and 16 single family attached units which are ADUs at a density of 2.38 units per acre. Last October the Board of Supervisors rezoned a development of 53.31 acres and since that time the applicant has added five acres to the consolidation and has brought the whole thing back to us. As in the original application, the design conforms with the Comprehensive Plan recommendations and residential density in the vicinity and is in conformance with all applicable Zoning Ordinance provisions. The application has the favorable recommendation of staff and the West Fairfax County Citizens Association's Land Use Committee. Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2000-SU-008, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED JUNE 13, 2000.

Commissioner Kelso: Second.

Vice Chairman Byers: Seconded by Mr. Kelso. Any discussion? All in favor of the motion to recommend the Board of Supervisors approve RZ-2000-SU-008, say aye.

Commissioners: Aye.

Vice Chairman Byers: Opposed? Motion carried. Mr. Koch.

Commissioner Koch: I also MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE 200 SQUARE FOOT PRIVACY YARD WITH THE SINGLE FAMILY ATTACHED UNITS AND A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS AND A WAIVER OF THE BARRIER REQUIREMENTS BETWEEN THE ADUS AND THE SINGLE FAMILY DETACHED LOTS, AS SHOWN ON THE GDP AND AS PROFFERED.

Commissioner Kelso: Second.

Vice Chairman Byers: Seconded by Mr. Kelso. All in favor of the motion as articulated by Mr. Koch -- he got three in one there -- say aye.

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Commissioners: Aye.

Vice Chairman Byers: Opposed? Motion carried.

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(The motion carried unanimously with Commissioners Murphy, Palatiello, Smyth and Wilson absent from the meeting.)

LBR