

Board Agenda Item
December 4, 2006

3:00 p.m.

Public Hearing on PCA 2000-SU-033 (Rita Powell & Mark A. Johnson) to Amend RZ 2000-SU-033 Previously Approved for Industrial Development to Permit the Enlargement of an Existing Outdoor Kennel with an Overall Floor Area Ratio of 0.16, Located on Approximately 5.3 Acres Zoned I-5, AN and WS, Sully District

And

Public Hearing on SE 2006-SU-015 (Rita Powell & Mark A. Johnson) to Permit Outdoor Kennels and Modification of Minimum Yard Requirements for Certain Existing Structures, Located on Approximately 5.3 Acres Zoned I-5, AN and WS, Sully District

The application property is located at the west terminus of Upper Cub Run Drive, west of its intersection with Stonecroft Boulevard at 4500 Upper Cub Run Drive, Tax Map 33-4 ((1)) 9A.

PLANNING COMMISSION RECOMMENDATION:

On Wednesday, October 18, 2006, the Planning Commission voted unanimously (Commissioners Alcorn, Byers, Lawrence, Lusk, and Wilson absent from the meeting) to recommend the following actions to the Board of Supervisors:

- Approval of PCA 2000-SU-033, subject to the execution of proffers consistent with those dated September 28, 2006; and
- Approval of SE 2006-SU-015, subject to the Development Conditions dated October 18, 2006.

ENCLOSED DOCUMENTS:

None. Staff Report previously furnished.

STAFF:

Barbara A. Byron, Director, Zoning Evaluation Division, Department of Planning and Zoning (DPZ)

Tracy Strunk, Senior Staff Coordinator, Zoning Evaluation Division, DPZ

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Verbatim Excerpt

PCA 2000-SU-033 - RITA POWELL & MARK A. JOHNSON
SE 2006-SU-015 - RITA POWELL & MARK A. JOHNSON

After Close of the Public Hearing

Chairman Murphy: Without objection, the public hearing is closed; recognize Mr. Koch.

Commissioner Koch: Thank you, Mr. Chairman. These applications are to expand an existing veterinary hospital and related uses, including animal cemetery - - or crematory, I'm sorry, and caretaker's quarters, and outdoor kennels, previously approved under RZ 2000-SU-033 and SPA 94-Y-059. The applicant is asking for a yard modification to allow a shed constructed prior to 1937, located on the western property boundary, to remain. The staff is recommending favorably on this application. The applicant has been before the Land Use Committee and West Fairfax and they also recommended approval. So, Mr. Chairman, I WOULD MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 2000-SU-033, SUBJECT TO THE extension of - - EXECUTION OF THE PROFFERS CONSISTENT WITH THOSE DATED SEPTEMBER 28, 2006.

Commissioners Hart and Hall: Second.

Chairman Murphy: Seconded by Mr. Hart and Ms. Hall. 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 2000-SU-033, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. Koch.

Commissioner Koch: I FURTHER MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF SE 2006-SU-015, SUBJECT TO THE DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED OCTOBER 18, 2006.

Commissioners Hart and Hall: Second.

Chairman Murphy: Seconded by Mr. Hart and Ms. Hall. Is there a discussion? All those in favor of the motion to recommend to the Board of Supervisors that it approve SE 2006-SU-015, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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(The motions carried unanimously with Commissioners Alcorn, Byers, Lawrence, Lusk, and Wilson absent from the meeting.)

KAD