

Planning Commission Meeting
June 13, 2001
Verbatim Excerpts

RZ-2000-SU-050 - THE RYLAND GROUP
FDP-2000-SU-050 - THE RYLAND GROUP

Decision Only During Commission Matters
(Public Hearing held on May 30, 2001)

Commissioner Koch: On May 30, 2001, we held a public hearing on an 18-acre rezoning application on the south side of Lee Highway across from the Government Center. The property is located in Unit U2 of the Fairfax Center Area which recommends residential use up to two units per acre. The applicant has worked with staff and contiguous property owners on design and a plan that clusters single family lots into the northern two-thirds of the property, leaving the southern third in undisturbed open space. The development plan and the proffers satisfy the necessary Fairfax Center checklist items to merit a recommendation of approval on two units per acre. The street system is public and sidewalks are provided on both sides of the street. Although the proposed lots are smaller in size than adjacent neighborhoods, the significant open space system created allows the proposed lots to be complimentary in character while providing a significant environmental benefit. At the public hearing, some speakers expressed concern about the upcoming magisterial district redistricting which would result in the application property going to another magisterial district, which it did. It's now in Springfield. I have spoken to Chairman Murphy about my decision tonight and he agrees with the action I'll be taking. Mr. Chairman, also a concern that was expressed at the public hearing was that the setbacks that were shown on the plan were not specified in the development conditions. And we do have a new set of development conditions before us tonight with an added condition which spells out the setbacks that were shown by the applicant the night of the public hearing. With that, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF RZ-2000-SU-050, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED JUNE 6, 2001.

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 and Ms. McConnell that it approve RZ-2000-SU-050, say aye.

Commissioners: Aye.

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

Commissioner Koch: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION

4:00 P.M. Item – RZ-2000-SU-050 – THE RYLAND GROUP
Sully District

On Wednesday, June 13, 2001, the Planning Commission voted 8-0-1 (Commissioner Hall abstaining; Commissioners Harsel and Wilson not present for the vote; Commissioner Smyth absent from the meeting) to recommend that the Board of Supervisors approve RZ-2000-SU-050, subject to execution of proffers consistent with those dated June 6, 2001.

The Planning Commission voted 8-0-1 (Commissioner Hall abstaining; Commissioners Harsel and Wilson not present for the vote; Commissioner Smyth absent from the meeting) to approve FDP-2000-SU-050, subject to the proposed development conditions dated June 13, 2001 and subject also to Board approval of RZ-2000-SU-050.

APPROVE FDP-2000-SU-050, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED JUNE 13, 2001, AND SUBJECT TO THE BOARD'S APPROVAL OF RZ-2000-SU-050.

Commissioner Byers: Second.

Chairman Murphy: Seconded by Mr. Byers. Is there a discussion? All those in favor of the motion to approve FDP-2000-SU-050, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed?

Commissioner Hall: Abstain.

Chairman Murphy: Motion carries. Ms. Hall abstains.

Commissioner Hall: And I abstain on the first one.

Chairman Murphy: And she abstains on the first motion. Gloria, okay?

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(Each motion carried by a vote of 8-0-1 with Commissioner Hall abstaining; Commissioners Harsel and Wilson not present for the vote; Commissioner Smyth absent from the meeting.)

GLW

