

4:00 P.M. Item - RZ-2001-MV-018 - D.R. HORTON
Mount Vernon District

On Wednesday, October 10, 2001, the Planning Commission voted unanimously (Commissioner Harsel not present for the votes) to recommend the following actions to the Board of Supervisors:

Approval of RZ-2001-MV-018 and the conceptual development plan revised October 9, 2001, subject to editorial changes to Notes 22 and 23 on the plan, and subject also to execution of proffers consistent with those dated October 4, 2001;

Modification of the open space requirement to permit a reduction in the required open space to 33%, until such time as the public street connection of Telegraph Road is removed;

Approval of a variance to permit an fence with maximum height of eight feet to be located in the yards adjacent to Telegraph Road, pursuant to Section 16-401 of the Zoning Ordinance.

The Planning Commission then unanimously voted (Commissioner Harsel not present for the vote) to approve FDP-2001-MV-018, subject to the conditions set forth in Appendix 2 of the staff report and subject also to Board approval of RZ-2001-MV-018.

Planning Commission Meeting
October 10, 2001
Verbatim Excerpts

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FDP-2001-MV-018 - D. R. HORTON, INC.

After Close of the Public Hearing

Chairman Murphy: The public hearing is closed; recognize Mr. Byers.

Commissioner Byers: Thank you, Mr. Chairman. I'd like to make a couple of comments first before we get into the case. Fairfax County established a reputation back in the 50s and 60s for outstanding education. It was so good, the reputation was national. We were known across the country. We had people who came here specifically so their children could go to Fairfax County schools. About the 70s we started getting a different priority. Transportation became our big issue. And transportation is still one of our biggest issues. But we're at the point now that our schools are not measuring up to the standards that we had hoped they would 15, 20 years ago. We need to reassess our priorities. And that why, specifically in the Mount Vernon area -- and I have to give credit to the people in Lorton because they were the lead chargers on this. They have gone to the developers and asked the developers for support in getting money for schools, if for nothing else, we can start the design work. It may be a long time before we get enough funds to build the school, but we can start to design. We can get the whole operation going and get our priorities straightened out again. So I want to thank Linwood Gorham for coming out tonight and pointing that out. Now this is a pretty straight forward case. I just want Mr. Martin to know I'm going to cut myself a six-foot stick and I'm going to walk down there and walk between those houses with that stick horizontal and it better not touch anything.

Chairman Murphy: Or it can touch Mr. Martin.

Commissioner Byers: So, Mr. Chairman, this is a pretty straight forward case and it has the approval of the Lorton Federation and the Mount Vernon Council. I MOVE THAT THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE RZ-2001-MV-018 AND THE CONCEPTUAL DEVELOPMENT PLAN, REVISED OCTOBER 9, 2001, SUBJECT TO THE PROFFERS DATED OCTOBER 4, 2001.

Commissioner Kelso: Second.

Chairman Murphy: Seconded by Mr. Kelso. Is there a discussion of the motion?

Commissioner Smyth: Mr. Chairman? Just a question. Would the note that we are changing on the plans -- do we need to make any specification --

Commissioner Byers: The only changes to the plan were editorial changes in the notes. Notes 22 and 23 were changed.

Commissioner Smyth: Okay. But are you changing 21?

Commissioner Byers: No, no. It's just that Notes 22 and 23 must comply with 21.

Commissioner Smyth: Okay. I thought that Ms. Abrahamson's recommendation was that something be added to 21 so that it would be clearer for anyone --

Ms. Kristen Abrahamson: We could work with them between now and Board to do that.

Commissioner Smyth: Okay.

Chairman Murphy: All right. The intent is there and I'm sure the applicant agrees.

Ms. Abrahamson: The intent is clear. I think everybody agrees.

Chairman Murphy: The applicant agrees, let the record reflect. Further discussion? All those in favor of the motion to recommend to the Board of Supervisors that it approve RZ-2001-MV-018, say aye.

Commissioners: Aye.

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

Commissioner Byers: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE A MODIFICATION OF THE OPEN SPACE REQUIREMENT TO PERMIT A REDUCTION IN THE REQUIRED OPEN SPACE TO 33 PERCENT UNTIL SUCH TIME AS THE PUBLIC STREET CONNECTION TO TELEGRAPH ROAD IS REMOVED.

Commissioner Kelso: Second.

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

Commissioners: Aye.

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

Commissioner Byers: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE A VARIANCE TO PERMIT AN EIGHT-FOOT HIGH FENCE TO BE LOCATED IN THOSE YARDS ADJACENT TO TELEGRAPH ROAD PURSUANT TO SECTION 16-401 OF THE ZONING ORDINANCE.

Commissioner Wilson: Mr. Chairman?

Chairman Murphy: Seconded by --

Commissioner Wilson: I'll second it.

Chairman Murphy: -- Ms. Wilson. Discussion? Ms. Wilson.

Commissioner Wilson: I just wanted to make sure -- Mr. Byers, do you mean a maximum eight-foot high fence?

Commissioner Byers: Yes.

Commissioner Wilson: Okay.

Commissioner Byers: Didn't I say that?

Commissioner Wilson: No.

Chairman Murphy: You said eight-foot.

Commissioner Byers: Okay. MAXIMUM EIGHT-FOOT HIGH.

Commissioner Wilson: Okay.

Chairman Murphy: Further discussion? All those in favor of the motion, say aye.

Commissioners: Aye.

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

Commissioner Byers: Finally, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION APPROVE FDP-2001-MV-018, SUBJECT TO THE CONDITIONS SET FORTH IN APPENDIX 2 OF THE STAFF REPORT AND THE BOARD'S APPROVAL OF THE REZONING.

Commissioner Kelso: Second.

Chairman Murphy: Seconded by Mr. Kelso. Discussion? All those in favor of the motion to approve FDP-2001-MV-018, subject to the Board's approval of the rezoning and the conceptual development plan and the note, as amended, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Thank you very much.

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(Each motion carried unanimously with Commissioner Harsel not present for the vote.)

GLW

