

Planning Commission Meeting  
December 12, 2001  
Verbatim Excerpt

RZ-2001-SU-033 - STANLEY MARTIN HOMEBUILDING LLC  
FDP-2001-SU-033 - STANLEY MARTIN HOMEBUILDING LLC

After Close of the Public Hearing

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

Commissioner Koch: Thank you, Mr. Chairman. I want to thank the citizens for coming out and speaking to us tonight. I agree with what they have stated when it pertains to the importance of the earthworks which are being saved. I do not agree with them that this is a rush to judgment; that this has been hurried through in any way and was not advertised. Not only has the applicant been to numerous meetings with different groups, this was advertised in the -- or there were articles in the newspapers about this and it's been quite a lengthy process. If everybody has not been aware of it, I apologize, but I think we did everything we could to make sure everybody knew what was happening. The subject 8.81 acres is planned for five to eight dwelling units per acre. This density usually results in townhomes. But in this case, in response to the historical nature of the area, the applicant is proposing to develop the site with 47 single family detached homes at a density of 6.02 units per acre which is below the mid-range of the Plan. The layout of the development is such that the last remaining unprotected Civil War earthworks will not only be protected, but will be dedicated to the Park Authority who will maintain the earthworks. The open space is 26 percent. Now the applicant has been before the Architectural Review Committee, not once but several times. They've answered all their concerns. The applicant has worked closely with the West Fairfax County Citizens Association. I believe they've been before them at least three times. They've answered all their concerns. The applicant has met with the surrounding community associations and, from what I understand, the majority of them would prefer this layout rather than townhouses. The applicant started out with St. John's Church -- which is a very historical church -- they had numerous concerns. And it is my understanding that the applicant had addressed those concerns. If he had not, I guarantee you they would be here tonight making sure that they did. West Fairfax County Citizens Association asked the developer to take out a 10-year limit for notifying people about the bell ringing. They do ring the bell at St. John's and they will continue to do that. Anytime someone buys a home they will be told that that bell out in front will be rung. I don't know what else I can say. The applicant has staff's support as well as the WFCCA's Land Use Committee's support. It has the Architectural Review Committee's -- and I think most importantly, I think the Park Authority is pleased with this application. They are more than willing to get this earthworks. It ties in very nicely with the Mt. Gilead historical property right across the street. The application is in conformance with the Master Plan. As I mentioned, it's below the mid-range. It could be townhouses. And yes, the lots are small, but they are bigger than they would be if they were townhouses. All the applicable Zoning Ordinance provisions have been met and I'm going to recommend approval of this application and send it on to the Board. So, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS TO APPROVE RZ-2001-SU-033, SUBJECT TO THE PROFFERS DATED DECEMBER 11, 2001.

**Board Agenda Item  
March 18, 2002**

**5:00 p.m. - RZ-2001-SU-033 - STANLEY MARTIN HOMEBUILDING, LLC  
Sully District**

**On Wednesday, December 12, 2001, the Planning Commission voted unanimously (Commissioners Alcorn, Byers and Palatiello not present for the vote; Commissioners Hall and Wilson absent from the meeting) to recommend the following actions to the Board of Supervisors:**

- **Approval of RZ-2001-SU-033, subject to the proffers dated December 22, 2001;**
- **Waiver of the 600-foot maximum length requirement for private streets.**

**The Planning Commission then voted 6-0-1 (Commissioner Smyth abstaining, Commissioners Alcorn, Byers and Palatiello not present for the vote; Commissioners Hall and Wilson absent from the meeting) to approve FDP-2001-SU-033, subject to the development conditions dated November 28, 2001 and subject also to Board approval of RZ-2001-SU-033.**

Commissioner Kelso: Second.

Chairman Murphy: Seconded by Mr. Kelso. Is there a discussion of the motion? Ringing a bell at church. What a unique idea. All those in favor of the motion to recommend to the Board of Supervisors that it approve RZ-2001-SU-033, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Koch: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION APPROVE FDP-2001-SU-033, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED NOVEMBER 28, 2001, CONTAINED IN APPENDIX 2 OF THE STAFF REPORT AND THE BOARD'S APPROVAL OF RZ-2001-SU-033.

Commissioner Kelso: Second.

Chairman Murphy: Seconded by Mr. Kelso. Is there a discussion? All those in favor of the motion to approve FDP-2001-SU-033, say aye.

Commissioners: Aye.

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

Commissioner Smyth: Abstain.

Chairman Murphy: Ms. Smyth abstains.

Commissioner Koch: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS TO APPROVE A WAIVER OF THE 600-FOOT MAXIMUM LENGTH REQUIREMENT OF PRIVATE STREETS.

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.

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(The first and third motions carried unanimously with Commissioners Alcorn, Byers, and Palatiello not present for the vote; Commissioners Hall and Wilson absent from the meeting.)

(The second motion carried by a vote of 6-0-1 with Commissioner Smyth abstaining; Commissioners Alcorn, Byers, and Palatiello not present for the vote; Commissioners Hall and Wilson absent from the meeting.)

GLW