

Planning Commission Meeting
November 28, 2001
Verbatim Excerpt

RZ-2001-SU-034 - MADISON HOMES, INC.
RZ-2001-SU-035 - MADISON HOMES, INC.

After Close of the Public Hearing

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

Commissioner Koch: Thank you, Mr. Chairman. First of all, I want to thank the citizens for coming out in support of this application, and for not speaking. And also Tracy Swagler who did a very good job on this application. These applications encompass most of the remaining lots in the older subdivision called Murray Farms. This area was the subject of an Out-of-Turn Plan Amendment which was adopted by the Board on August 6, 2001. The proposals meet the conditions for consolidation at the overlay level of development in the Fairfax Center area. It meets all applicable Zoning Ordinance standards and is in conformance with the Comprehensive Plan. Staff is recommending favorably and the Sully District Land Use Committee has had a presentation on this proposal. Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2001-SU-034 AND RZ-2001-SU-035, BOTH SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED NOVEMBER 19, 2001.

Commissioner Hall: Second.

Chairman Murphy: Seconded by 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 RZ-2001-SU-034 and RZ-2001-SU-035, say aye.

Commissioners: Aye.

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

Commissioner Koch: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A WAIVER OF THE MINIMUM DISTRICT SIZE FOR RZ-2001-SU-034.

Commissioner Hall: Second.

Chairman Murphy: Seconded by Ms. Hall. Is there a discussion of the motion? All those in favor of the motion, say aye.

Commissioners: Aye.

Board Agenda Item
January 7, 2002

5:30 p.m.

Public hearing on rezoning application RZ-2001-SU-034 (Madison Homes, Inc.) to rezone approximately 1.93 acres of land from R-1 and WS to R-5 and WS to permit residential development at a density of 4.66 dwelling units per acres (Sully District)

AND

Public hearing on rezoning application RX-2001-SU-035 (Madison Homes, Inc.) to rezone approximately 14.88 acres of land from R-1, WS and HC to R-5, WS and HC to permit residential development at a density of 5.85 dwelling units per acre including bonus density for Affordable Dwelling Units (Sully District)

The RZ-2001-SU-034 application property is located on the west side of Rugby Road and south of the Fairfax County Parkway, Tax Map 45-2 ((2)) 17. The application property of RZ-2001-SU-035 is located on the west side of Rugby Road, north of Route 50 and south of the Fairfax County Parkway, Tax Map 45-2 ((1)) parcels 5 through 15.

On Wednesday, November 28, 2001 the Planning Commission recommended the following actions to the Board of Supervisors:

- Approval of RZ-2001-SU-034 and RZ-2001-SU-035, each subject to execution of proffers consistent with those dated November 19, 2001 (carried unanimously with Commissioner Byers absent from the meeting);
- Waiver of the minimum district size for RZ-2001-SU-034 (carried unanimously with Commissioner Byers absent from the meeting);
- Modification of transitional screening and waiver of the barrier requirement on all sides of both application properties in favor of that shown on the GDP (carried by a vote of 10-0-1 with Commissioner Harsel abstaining; Commissioner Byers absent from the meeting).

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

Commissioner Koch: Finally, Mr. Chairman, I MOVE THAT WE RECOMMEND APPROVAL OF A MODIFICATION OF TRANSITIONAL SCREENING AND WAIVER OF THE BARRIER REQUIREMENT ON ALL SIDES OF RZ-2001-SU-034 AND RZ-2001-SU-035, BOTH IN FAVOR OF THAT SHOWN ON THE GDP.

Commissioner Hall: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Harsel: Abstain.

Chairman Murphy: Mrs. Harsel abstains. Thank you very much.

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(The first two motions carried unanimously with Commissioner Byers absent from the meeting.)

(The third motion carried by a vote of 10-0-1 with Commissioner Harsel abstaining; Commissioner Byers absent from the meeting.)

GLW