

RECEIVED
DEPARTMENT OF PLANNING AND ZONING

JUL 23 1999

7/26/99

ZONING EVALUATION DIVISION

4:30 p.m. Items - RZ-1999-SU-018 - WEST*GROUP PROPERTIES L.L.C.
PCA-94-Y-033 - AJB ASSOCIATES, INC.
SEA-94-Y-038 - AJB ASSOCIATES, INC.
Sully District

On Wednesday, July 21, 1999, the Planning Commission voted 11-0-1 (Commissioner Murphy abstaining) to recommend to the Board of Supervisors the following actions pertinent to the subject applications:

- 1) approval of PCA-94-Y-033, subject to the execution of proffers consistent with those dated July 14, 1999;
- 2) approval of SEA-94-Y-038, subject to the development conditions dated July 13, 1999;
- 3) approval of RZ-1999-SU-018, subject to the execution of proffers consistent with those dated July 14, 1999;
- 4) waiver of the service drive requirement along Route 50.

Planning Commission Meeting
July 21, 1999
Verbatim Excerpts

RZ-1999-SU-018 - WEST*GROUP PROPERTIES L.L.C.
PCA-94-Y-033 - AJB ASSOCIATES, INC.
SEA-94-Y-038 - AJB ASSOCIATES, INC.

After Close of the Public Hearing

Vice Chairman Byers: Close the public hearing; recognize Mr. Koch.

Commissioner Koch: Thank you, Mr. Chairman. In December of 1994 the Board of Supervisors approved a Rezoning for 103.48 acres to the C-8 District and a Special Exception approval for an auto sales park which included up to a maximum of 14 vehicle sales and rental facilities, service establishments, a child care center, fast food court and a gas station with carwash. Tonight we have three applications before us which will delete 50.6 acres from the auto park site and will revise the GDP to reflect a scaled down car development with a maximum of 10 vehicles sales buildings, an autobody shop and a gas-only service station and a carwash. The acres deleted from the car park will be rezoned for a development of a business park for industrial, industrial-flex and/or office use. Basically the applicant has submitted a revised set of proffers which generally reflects the previous commitments with regard to transportation, site design, landscaping, architectural and operational commitments. One big change with these applications is that both applicants have worked with the County to come up with a cost-sharing agreement for the completion of Stonecroft Boulevard which is very important to us because our new high school, which will be opening in the near future, will be able to use that road. And I want to thank staff and both applicants for working so hard to reach an agreement on that. The applications have staff's and West Fairfax County Citizens Association Land Use Committee's favorable recommendations and are in accord with the Comprehensive Plan. So, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-98-Y-033 sic), SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED JULY 14, 1999.

Commissioners Hall and Thomas: Second.

Vice Chairman Byers: Seconded by Ms. Hall and Mr. Thomas. Any discussion? All in favor of the motion to recommend the Board approve PCA-94-Y-033, say aye.

Commissioners: Aye.

Vice Chairman Byers: Opposed? Motion carries. Mr. Koch

Commissioner Murphy: Abstain, not present for the public hearing.

Vice Chairman Byers: Mr. Murphy abstains, not present for the public hearing.

Commissioner Koch: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA-94-Y-038, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JULY 13, 1999.

Commissioner Thomas: Second.

Vice Chairman Byers: Seconded by Mr. Thomas. Any discussion? All in favor of the motion to recommend that the Board approve SEA-94-Y-038, say aye.

Commissioners: Aye.

Vice Chairman Byers: Opposed?

Commissioner Murphy: Abstain.

Vice Chairman Byers: Mr. Murphy abstains.

Commissioner Koch: I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG ROUTE 50.

Commissioners Hall and Downer: Second.

Vice Chairman Byers: Seconded by Ms. Hall and Ms. Downer. Any discussion? All in favor of the motion, say aye.

Commissioners: Aye.

Vice Chairman Byers: Opposed? Motion carries.

Commissioner Murphy: Abstain.

Vice Chairman Byers: Mr. Murphy abstains. Mr. Koch.

Commissioner Koch: And finally, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-1999-SU-018, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED JULY 14, 1999.

Commissioner Hall: Second.

Vice Chairman Byers: Seconded by Ms. Hall. Any discussion? All in favor of the motion to recommend that the Board approve RZ-1999-SU-018, say aye.

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RZ-1999-SU-018, PCA-94-Y-033 and SEA-94-Y-038

Commissioners: Aye..

Commissioner Murphy: Abstain.

Vice Chairman Byers: Opposed? Mr. Murphy abstains. Motion carries. Thank you very much.

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(The motions carried by a vote of 11-0-1 with Commissioner Murphy abstaining.)

LBG