

10/25/99

5:00 p.m. Item - RZ-1999-LE-032 - CENTEX HOMES
Lee District

On Thursday, October 7, 1999, the Planning Commission voted unanimously (Commissioners Byers, Downer, and Hall absent from the meeting; the Providence District seat vacant) to recommend to the Board of Supervisors approval of RZ-1999-LE-032, subject to the execution of proffers consistent with those dated September 15, 1999.

The Commission also voted 7-1 (Commissioner Wilson opposed; Commissioners Byers, Downer, and Hall absent from the meeting; the Providence District seat vacant) to recommend to the Board of Supervisors a waiver of the maximum length of private streets.

Planning Commission Meeting
October 7, 1999
Verbatim Excerpts

RZ-1999-LE-032 - CENTEX HOMES

After Close of the Public Hearing

Chairman Murphy: The public hearing is closed. Mr. Kelso, please.

Commissioner Kelso: Thank you, Mr. Chairman. We have been working with the existing property owners participating in this application for almost two years. They have assembled their properties and have completed the Plan Amendment during the APR process to allow this application. The property under consideration is located on South Kings Highway between an existing multi-family apartment complex and another townhouse development. The applicant has worked with our Land Use Council for the past year and has fully addressed all of our concerns, as described in the three added proffers. We have asked the applicant to consider adding another proffer, which will place the EQC area into a conservation easement running to the benefit of the Fairfax County Park Authority, which they will include prior to the Board of Supervisors' hearing. Perhaps the applicant would agree on the record to adding this proffer?

William C. Thomas, Jr., Esquire: We agree.

Commissioner Kelso: This application is in full conformance with the Comprehensive Plan and is ready for our recommendation and I ask for your support. Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-1999-LE-032, BY CENTEX HOMES, SUBJECT TO THE EXECUTION OF PROFFERS DATED SEPTEMBER 15, 1999 AND ATTACHED TO THE STAFF REPORT.

Commissioner Koch: Second.

Chairman Murphy: Seconded by Mr. Koch. 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-1999-LE-032, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Kelso: I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS WAIVER OF THE MAXIMUM LENGTH OF PRIVATE STREETS.

Commissioner Koch: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed?

Commissioner Wilson: No.

Chairman Murphy: Motion carries. Ms. Wilson votes no.

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(The first motion carried unanimously with Commissioners Byers, Downer and Hall absent from the meeting; the Providence District seat vacant.)

(The second motion carried by a vote of 7-1 with Commissioner Wilson opposed; Commissioners Byers, Downer and Hall absent from the meeting; the Providence District seat vacant.)

GLW