

Board Agenda Item  
January 6, 2003

3:30 p.m. Item – RZ-2002-SU-021 – ALD Group, Inc.  
Sully District

On Wednesday, November 13, 2002 the Planning Commission voted to recommend the following actions to the Board of Supervisors:

- Approval of RZ-2002-SU-021, subject to execution of proffers consistent with those revised by the applicant on November 13, 2002, to include revision of proffer 8B *(the motion passed by a vote of 7-1-1 with Commissioner Alcorn opposed; Commissioner Byers abstaining; Commissioner Moon not present for the vote; Commissioners Harsel and Smyth absent from the meeting);*
- Waiver of the service road requirement along Lee Highway *(the motion passed by a vote of 7-1-1 with Commissioner Alcorn opposed; Commissioner Byers abstaining; Commissioner Moon not present for the vote; Commissioners Harsel and Smyth absent from the meeting);*
- Waiver of the minimum district size requirement *(the motion passed by a vote of 7-2 with Commissioners Alcorn and Byers opposed; Commissioner Moon not present for the vote; Commissioners Harsel and Smyth absent from the meeting);*
- Waiver of the additional travel lane requirement along Lee Highway; *(the motion passed by a vote of 7-1-1 with Commissioner Alcorn opposed; Commissioner Byers abstaining; Commissioner Moon not present for the vote; Commissioners Harsel and Smyth absent from the meeting);* and
- Modification of the transitional screening requirement along the northern property boundary *(the motion passed by a vote of 7-1-1 with Commissioner Alcorn opposed; Commissioner Byers abstaining; Commissioner Moon not present for the vote; Commissioners Harsel and Smyth absent from the meeting).*

Planning Commission Meeting  
November 13, 2002  
Verbatim Excerpt

RZ-2002-SU-021 - ALD GROUP, INC.

After Close of the Public Hearing

Chairman Murphy: Public hearing is closed; recognize Mr. Koch.

Commissioner Koch: Thank you, Mr. Chairman. First of all, I want to thank you all for your indulgence. I did not want to defer this and I didn't realize the public hearing would take so long, but it did. Mr. Chairman, as for the staff report, staff did a thorough job and, as we heard earlier, they indicated that if this application was for 16 units, they probably would be recommending approval, with the new proffers that were submitted. However, this is for 17 units and I think we're splitting hairs because the mid-range, by my calculations, is 6.68 -- but I'm not that good at math -- but the application is for 6.85 which is pretty close considering all they are offering to do, I'm going to go ahead with the 17 plan. I appreciate the citizens coming out and speaking and letting us know how they feel about it. I'd just like to indicate, in addition to the ball court that they are going to do, they are giving the one percent to the housing fund. They do have 45 percent open space and I think they're going to do a good job with the stormwater management. And before I make my motions, I want to again thank the applicant for his generosity. He didn't hesitate when he found out what needed to be done. He just said, "I'll do it." Believe me, this will not fall through the cracks. We're going to be watching it very carefully to make sure it gets done as soon as possible. So, Mr. Chairman, with that I would like to go into my motions. I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2002-SU-021, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE REVISED NOVEMBER 13, 2002.

Commissioner Wilson: Second.

Chairman Murphy: Seconded by Ms. Wilson. Is there a discussion of the motion? Are you going to amend 8B at all with that -- ?

Commissioner Koch: I don't think we can -- thank you, Mr. Chairman, for reminding me of that. That was just to go on the record that the applicant has indicated that he will revise Proffer 8B to indicate that he'll give the \$30,000 no matter how many units he gets.

Chairman Murphy: Mr. Jenkins, come on up. We need to have that on the record.

Mark Jenkins, Esquire: The request is that the contribution is \$30,000 regardless of the number of units approved?

Chairman Murphy: I think so. It's your proffer, but I think that would be the best way to go. You can work out the language.

Commissioner Hall: Mr. Chairman?

Chairman Murphy: Ms. Hall.

Commissioner Hall: I thought what was being recommended is, after "unit" you delete everything until "to be held by . . ." so it's \$1764 per townhouse unit to be held by Fairfax County. All the rest, the 17 and the 30 and all that other stuff goes away.

Mr. Jenkins: That's what I understood from before.

Chairman Murphy: Okay.

Commissioner Hall: Right.

Chairman Murphy: All right. Are we on the same page?

Mr. Jenkins: Yes. I affirm that understanding.

Chairman Murphy: Is there any other discussion of the motion? If not, all those in favor of the motion to recommend that the Board approve RZ-2002-SU-021, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed?

Commissioner Alcorn: No.

Commissioner Byers: Abstain.

Chairman Murphy: Motion carries. Mr. Alcorn votes no; Mr. Byers abstains. Mr. Koch.

Commissioner Koch: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE WAIVER OF THE SERVICE ROAD REQUIREMENT ALONG LEE HIGHWAY.

Commissioners Hall, Wilson: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed?

Commissioner Alcorn: No.

Commissioner Byers: Abstain.

Chairman Murphy: Motion carries. Same division.

Commissioner Koch: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE MINIMUM DISTRICT SIZE REQUIREMENT.

Commissioner Wilson: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed?

Commissioners Alcorn, Byers: No.

Chairman Murphy: Motion carries. Same division -- oh, I'm sorry -- Mr. Byers votes no; Mr. Alcorn votes no.

Commissioner Koch: Finally, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE ADDITIONAL TRAVEL LANE REQUIREMENT ALONG LEE HIGHWAY.

Commissioners Hall, Wilson: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed?

Commissioner Alcorn: No.

Commissioner Byers: Abstain.

Chairman Murphy: Motion carries. Mr. Byers abstains; Mr. Alcorn votes no.

Commissioner Koch: Thank you, Mr. Chairman.

Chairman Murphy: Thank you.

Commissioner Wilson: Mr. Chairman?

Mr. Fran Burnszynski: Mr. Chairman?

Chairman Murphy: Mr. Burnszynski.

Mr. Burnszynski: I believe there was a modification of the transitional screening to the north.

Commissioner Koch: Ah, yes. I missed that. Thank you, Fran. One more, Mr. Chairman, I  
MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF  
SUPERVISORS APPROVAL OF THE MODIFICATION OF THE TRANSITIONAL  
SCREENING REQUIREMENT ALONG THE NORTHERN PROPERTY BOUNDARY.

Commissioner Hall: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed?

Commissioner Alcorn: No.

Commissioner Byers: Abstain.

Chairman Murphy: Motion carries. Mr. Byers abstains; Mr. Alcorn votes no.

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(The first, second, fourth and fifth motions each carried by a vote of 7-1-1 with Commissioner  
Alcorn opposed; Commissioner Byers abstaining; Commissioner Moon not present for the vote;  
Commissioners Harsel and Smyth absent from the meeting.)

(The third motion carried by a vote of 7-2 with Commissioners Alcorn and Byers opposed;  
Commissioner Moon not present for the vote; Commissioners Harsel and Smyth absent from  
the meeting.)

GLW