

Planning Commission Meeting
December 8, 1994
Verbatim Excerpts

RZ-94-L-016 - PARK FIVE DEVELOPMENT, INC.

After Close of the Public Hearing

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

Commissioner Sell: Mr. Chairman, this is a case -- an infill case on Potters Lane off Old Franconia Road. Again, I say it's about the third case we've had in this area. We've gone to great care each time to make sure that one is done exactly like the other one, including the contribution to whatever transportation improvements might be needed in the future. It doesn't seem like a lot of money for each one, but we might get a new lane or a new intersection improvement or something in a place like Lee Drive and Franconia Road or whatever, or Old Franconia Road and Franconia Road, if it's necessary. So that's the reason for the stipulation in Proffer Number 4, that the contribution will be used by the Board of Supervisors for future traffic improvements at intersections in the vicinity of this townhouse development. And in Proffer Number 11, the applicant has agreed to change the language that said that: "Individual residences will be constructed with traditional architectural features compatible with the adjacent Potters Glen Subdivision, subject to the approval of DEM. The units immediately adjacent to Old Franconia Road will be constructed with brick rear walls." And what will happen at that point is when they submit a site plan with architectural drawings and materials that DEM will look at the same drawings for Potters Glen that has been approved and make sure that these are compatible. So, with those proffers, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-94-L-016, SUBJECT TO THE PROFFERS DATED NOVEMBER 22, 1994, AS AMENDED TONIGHT.

Commissioner Hanlon: Second.

Chairman Murphy: Seconded by Mr. Hanlon. 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-94-L-016, say aye.

Commissioners: Aye.

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

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

Commissioner Hanlon: Second.

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

Commissioners: Aye.

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

Commissioner Sell: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE MODIFICATION OF TRANSITIONAL SCREENING ALONG THE SOUTH IN FAVOR OF THE LANDSCAPING SHOWN ON THE GDP AND SUBJECT TO THE PROFFERS DATED NOVEMBER 22, 1994, AND AS AMENDED TONIGHT.

Commissioner Hanlon: Second.

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

Commissioners: Aye.

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

Commissioner Sell: And finally, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE WAIVER OF THE BARRIER ALONG THE SOUTH.

Commissioner Hanlon: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Thank you very much.

Commissioner Sell: Mr. Chairman, I thank the members of the Potter family for coming out; I think there's one house left. Somebody is going to stay there for a while. Thank you.

Chairman Murphy: Thank you Mr. Dugan and Ms. Godfrey.

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(The four (4) motions carried unanimously with Commissioner Strickland not present for the votes; Commissioners Byers and Thomas absent from the meeting.)

DEB

12/12/94

3:00 p.m. Item - RZ-94-L-016 - PARK FIVE DEVELOPMENT, INC.
Lee District

On Thursday, December 8, 1994, the Planning Commission voted unanimously (Commissioner Strickland not present for the votes; Commissioners Byers and Thomas absent from the meeting) to make the following recommendations to the Board of Supervisors pertinent to RZ-94-L-016:

- 1) approval of RZ-94-L-016, subject to the proffers dated November 22, 1994, and amended as follows:
 - modify Proffer #4 to indicate that the transportation improvements contribution will be used by the Board of Supervisors for future traffic improvements at intersections in the vicinity of this townhouse development;
 - modify Proffer #11 to read: "Individual residences will be constructed with traditional architectural features compatible with the adjacent Potters Glen Subdivision, subject to the approval of DEM. The units immediately adjacent to Old Franconia Road will be constructed with brick rear walls."
- 2) waiver of the minimum district size requirements;
- 3) modification of the transitional screening requirements along the southern portion of the site in favor of the landscaping shown on the GDP, and subject to the proffers dated November 22, 1994, as amended above;
- 4) waiver of the barrier requirements along the southern border of the site.