

3:30 p.m. Item - RZ-86-L-077 - LEVIN CONSTRUCTION CORPORATION  
Lee District

On Thursday, April 9, 1987, the Planning Commission voted unanimously (Commissioners Harsel and Thillmann not present for the vote; Commissioners Sparks and Thomas absent from the meeting) to make the following recommendations to the Board of Supervisors pertinent to RZ-86-L-077:

- 1) Approve RZ-86-L-077, subject to the proffers contained in Appendix 1 of the staff report addendum #3 dated April 9, 1987, modified as follows:
  - Add #18 to read: "The site plan will be returned to the Planning Commission for review and approval prior to approval by the Director of the Department of Environmental Management."
- 2) Approve modification to the transitional screening and barrier requirements in favor of those shown on the generalized development plan dated April 6, 1987.
- 3) That the Board direct the DEM Director to allow a curb cut to be located closer than 60 feet to the extended curb line of the intersecting street on the corner lot as shown on the generalized development plan.

Planning Commission Meeting  
April 9, 1987  
Verbatim Excerpts

RZ-86-L-077 - LEVIN CONSTRUCTION CORPORATION

Decision Only During Commission Matters

Chairman Lilly: Mr. Sell.

Commissioner Sell: Mr. Chairman. As you will recall last Thursday night, we deferred decision on RZ-86-L-077 until this evening. Staff report Addendum #3 was delivered to the Commission tonight. I have had the opportunity to go through it, and it appears that all the proffers are in order and in accordance with the staff report, and I would intend to move favorably on this application. Before I do, Mr. Chairman, I would like to put into the record a letter from Mr. and Mrs. James G. Voigt. It was addressed to you, dated March 20, 1987, received by the Planning Commission on the 27th. I would like that letter entered into the record for this particular case. There is one item, that before this goes to the Board, that I would like to add as a proffer in this particular case. You will note that the applicant has agreed to work with representatives of the adjacent homeowners association of Georgetown Woods and Franconia Commons to get their input for the final landscape plan as it relates to the perimeter landscaping of those developments. In order to coordinate that and make sure that the citizens--the homeowners association have an effective voice in that process, I'm going to ask that the applicant agree to an additional proffer which would be number 18 that would call for the site plan to be returned to the Planning Commission for review and approval prior to approval by the Director of--the Director of Environmental Management and would ask Mr. Dugan, representative of the applicant, if he would agree to such a proffer and they could get that committed to writing before the Board date.

Mr. Dugan: That suggestion is perfectly acceptable.

Commissioner Sell: Thank you. Mr. Chairman, I do wish to thank Ms. Anderson for her diligence in this case and the citizens of the area, particularly Georgetown Woods and Franconia Commons Homeowners Association. This application has been before the Lee District Land Use Advisory Committee, which voted to recommend approval to the Planning Commission and the Board subject to those issues that have been raised in the staff report as we've gone along. As you see by Addendum #3, dated April 9th, that all of those issues have been resolved. The generalized development plan, which unfortunately was not reduced in time for this document, however, it does show that Potters Lane will be straight rather than curved as we saw last week as as--it seems to be the wishes of the Potters, who own the property to the west. So, therefore, Mr. Chairman, I am going to MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT RZ-86-L-077 BE APPROVED, SUBJECT TO THE PROFFERS IN APPENDIX 1 OF STAFF REPORT ADDENDUM #3 DATED APRIL 9, 1987, WITH ONE ADDITION, and it is an important one and should be executed by the applicant before it gets to the Board of Supervisors for approval. NUMBER 18 WOULD READ: "THE SITE PLAN WILL BE RETURNED TO THE PLANNING COMMISSION FOR REVIEW AND APPROVAL PRIOR TO APPROVAL BY THE DIRECTOR OF ENVIRONMENTAL MANAGEMENT".

Commissioner Murphy: Second.

Chairman Lilly: Seconded by Mr. Murphy. Discussion of the motion?

Mr. Theilacker: Mr. Chairman?

Chairman Lilly: Mr. Theilacker.

Mr. Theilacker: According to Marilyn Anderson, there is an attachment 2 or appendix 2 submitted that shows Potters Lane.

Commissioner Sell: Okay, you are right. I stand corrected. There is a reduced--what I was trying to say is I didn't get one of the big plans like I got last time. There is a reduced plan that shows Potters Lane being a straight shot in to the project.

Commissioner Murphy: I still second the motion.

Chairman Lilly: All right, any further discussion? If not, all those in favor say aye.

Commissioners: Aye.

Chairman Lilly: Opposed? The motion carries.

Commissioner Sell: Mr. Chairman?

Chairman Lilly: Mr. Sell.

Commissioner Sell: There are two more motions in this case. I further MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE MODIFICATIONS TO TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS IN FAVOR OF THOSE SHOWN ON THE GDP DATED APRIL 6, 1987.

Commissioner Murphy: Second.

Chairman Lilly: Seconded by Mr. Murphy. Is there discussion of that motion? If not, all those in favor say aye.

Commissioners: Aye.

Chairman Lilly: Opposed? The motion carries.

Commissioner Sell: And, Mr. Chairman--

Chairman Lilly: Mr. Sell.

Commissioner Sell: I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT DIRECT THE DIRECTOR OF DEM TO ALLOW A CURB CUT TO BE LOCATED CLOSER THAN 60 FEET TO THE EXTENDED CURB LINE OF THE INTERSECTING STREET ON THE CORNER LOT AS SHOWN ON THE GDP.

Commissioner Murphy: Second.

Chairman Lilly: Seconded by Mr. Murphy. Discussion of that motion? If not, all those in favor say aye.

Commissioners: Aye.

Chairman Lilly: Opposed? The motion carries.

Commissioner Sell: Thank you, Mr. Chairman.

Chairman Lilly: Mr. Sell. Anything else?

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(The motion passed unanimously with Commissioners Harsel and Thillmann not present for the vote; Commissioners Sparks and Thomas absent from the meeting.)

FAH