

ZONING BOARD DIVISION

4:30 p.m. Items - RZ-1999-MA-014 - MFG21-MADISON LANE L.L.C.  
PCA-88-M-077-2 - MFG21-MADISON LANE L.L.C.  
Mason District

AUG 2 1999

DEPARTMENT OF PLANNING AND ZONING

RECEIVED

On Wednesday, July 21, 1999, the Planning Commission voted unanimously (Commissioner Coan not present for the votes) to recommend to the Board of Supervisors the following actions pertinent to the subject applications:

- 1) approval of RZ-1999-MA-014 and PCA-88-M-077-2, subject to the execution of draft proffers consistent with those contained in Appendix 1 of the staff report;
- 2) waiver of the 200 square foot privacy yard requirement for single family attached units for RZ-1999-MA-014 and PCA-88-M-077-2;
- 3) reaffirmation of the modification of the transitional screening barrier requirements granted with RZ-88-M-077, as shown on the CDP/FDP;
- 4) reaffirmation of the waiver of the service drive requirement along Columbia Pike, northeast of the realigned Madison Lane, granted with RZ-88-M-077;
- 5) waiver of the minimum district size requirement for RZ-1999-MA-014.

The Commission also voted unanimously (Commissioner Coan not present for the vote) to approve FDP-1999-MA-014 and FDPA-88-M-077-2, subject to the Board's approval of PCA-88-S-097-2 and RZ-1999-MA-014 and subject to the proposed development conditions contained in Appendix 2 of the staff report.

Planning Commission Meeting  
July 21, 1999  
Verbatim Excerpts

RZ-1999-MA-014 - MFG 21-MADISON LANE L.L.C.  
FDP-1999-MA-014 - MFG 21-MADISON LANE L.L.C.  
PCA-88-M-077-2 - MFG 21-MADISON LANE L.L.C.  
FDPA-88-M-077-2 - MFG 21-MADISON LANE L.L.C.

After Close of the Public Hearing

Chairman Murphy: Public hearing is closed; recognize Ms. Hall.

Commissioner Hall: Thank you, Mr. Chairman.

Chairman Murphy: You've got to put your microphone on.

Commissioner Hall: Well, they put the microphone on me today. I didn't have to do it myself.

Chairman Murphy: Stardom is not an easy task.

Commissioner Hall: Mr. Chairman, it is my pleasure to make a recommendation for what is called a classic example of good infill, the Madison Place townhomes, which is application PCA/FDPA-88-M-077-2 and RZ/FDP-1999-MA-014. Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF APPLICATIONS PCA-88-M-077-2 AND REZONING 1999-MA-014, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE IN APPENDIX 1 OF THE STAFF REPORT.

Commissioner Byers: Second.

Chairman Murphy: Seconded by Mr. Byers. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve PCA-88-M-077-2 and RZ-1999-MA-014, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Ms. Hall.

Commissioner Hall: I MOVE THAT THE PLANNING COMMISSION RECOMMEND (sic) TO THE BOARD OF SUPERVISORS APPROVAL OF APPLICATION FDPA-88-M-077-2 AND FDP-1999-MA-014, SUBJECT TO THE BOARD'S APPROVAL OF PCA-88-S-097-2 AND REZONING 1999-MA-014, AND SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS IN APPENDIX 2 OF THE STAFF REPORT.

RZ-1999-MA-014, FDP-1999-MA-014, PCA-88-M-077-2 and FDPA-88-M-077-2

Commissioner Byers: Mr. Chairman, I'll second that, but I believe we approve the FDPs.

Commissioner Hall: Why don't we do that?

Chairman Murphy: Seconded by Mr. Byers. Is there a discussion of the motion? All those in favor of the motion to approve FDPA-BB-M-077-2 and FDP-1999-MA-014, subject to the Board's approval of the PCA and the rezoning, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Ms. Hall.

Commissioner Hall: I also MOVE THAT THE COMMISSION RECOMMEND A WAIVER OF THE 200 SQUARE FOOT PRIVACY YARD REQUIREMENT FOR SINGLE FAMILY ATTACHED UNITS FOR PCA-88-M-077-2 AND REZONING 1999-MA-014.

Commissioner Byers: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Hall: I RECOMMEND A REAFFIRMATION OF THE MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS AND THE BARRIER REQUIREMENTS GRANTED WITH REZONING 88-M-077, AS SHOWN ON THE CDP/FDP.

Commissioner Byers: Second.

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

Commissioners: Opposed? Motion carries. Ms. Hall.

Commissioner Byers: Who?

Chairman Murphy: Ms. Starsky.

Commissioner Hall: I RECOMMEND A REAFFIRMATION OF THE WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG COLUMBIA PIKE, NORTHEAST OF THE REALIGNED MADISON LANE, GRANTED WITH REZONING 88-M-077.

July 21, 1999

RZ-1999-MA-014, FDP-1999-MA-014, PCA-88-M-077-2 and FDPA-88-M-077-2

Commissioner Byers: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Ms. Hall.

Commissioner Hall: And last, but certainly not least, I RECOMMEND A WAIVER OF THE MINIMUM DISTRICT SIZE FOR REZONING 1999-MA-014.

Commissioner Byers: Second.

Chairman Murphy: Seconded by Mr. Byers. 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.

//

(The motions carried unanimously with Commissioner Coan not present for the vote.)

LBG