

4:30 P.M. Item - RZ-2000-LE-028 - CATON FAMILY LIMITED PARTNERSHIP  
Lee District

On Thursday, December 7, 2000, the Planning Commission voted to recommend the following actions to the Board of Supervisors (*Commissioners Alcorn, Smyth and Wilson abstaining; Commissioner Palatiello not present for the votes; Commissioner Murphy absent from the meeting*):

Approval of RZ-2000-LE-028, subject to execution of proffers consistent with those dated November 29, 2000;

Transmittal of the final site plan to the Supervisor's office for review and comment by the Lee District Planning Commissioner prior to approval by the Site Review Division of the Department of Public Works and Environmental Services.

Planning Commission Meeting  
December 7, 2000  
Verbatim Excerpts

RZ-2000-LE-028 - CATON FAMILY LTD.

Decision Only During Commission Matters  
(Public Hearing was held on November 29, 2000)

Commissioner Kelso: We had a public hearing last week at this time on the Caton Family Limited Partnership and staff distributed an addendum to the report yesterday. I might ask Mr. Braham if he has any comments on the addendum.

Mr. Peter Braham: No, sir. It's self-explanatory.

Commissioner Kelso. Thank you, Mr. Chairman. RZ-2000-LE-028 by Caton Family Limited Partnership seeks to rezone 8.6 acres in Lee District from R-1 to R-3 for the construction of 20 new single family detached homes as allowed and provided for in the Comprehensive Plan which we approved two years ago through the APR process. The applicant has been working very closely with our Land Use Committee and the neighboring community groups over the past several months to address all of our concerns for this project. At our Lee District meeting last week -- two weeks ago -- a few final changes in the proffers and to the Generalized Development Plan were agreed to. These are delineated in the revised proffers and the GDP included with this application in the staff addendum report. The applicant has agreed to work closely with the Lee District Supervisor's office to satisfy the community concerns of traffic noise mitigation along the ramp to the County Parkway. The applicant is offering to construct a berm and solid wood fence along the abutting property to the west of this site and another to the east for up to 400 linear feet. Several issues cannot be resolved at this time: (1) obtaining VDOT approvals to construct in VDOT right-of-way; (2) obtaining property owners' approval to construct along their property lines; and (3) designing the wall to blend in with the existing masonry walls. To allow these issues to be addressed to the satisfaction of the neighboring communities, I will move this case forward with an added motion to have the final site development plans reviewed by Lee District prior to permit. The 25 foot conservation easement has been extended around three sides of the parcel; a rain garden SWM pond is proffered; existing holly trees and mountain laurel will be transplanted on the periphery; the applicant will work with us to identify and protect those significant trees around the periphery along the buffer area; a sidewalk will be connected to Bethnal Place; and noise attenuation is addressed to our satisfaction. There are no waivers requested. This application has the support of the neighboring communities, Lee District Council and myself. Therefore, Mr. Chairman, I **MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2000-LE-028, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED NOVEMBER 29, 2000 AND ATTACHED AS PART OF THE STAFF REPORT ADDENDUM.**

Commissioner Hall and Koch: Second.

Vice Chairman Byers: Seconded by Ms. Hall and Mr. Koch. Any discussion? All in favor of the motion to recommend the Board approve RZ-2000-LE-028, say aye.

Commissioners: Aye.

Vice Chairman Byers: Opposed?

Commissioners Alcorn and Smith: Abstain.

Commissioner Wilson: Abstain. I wasn't here for the hearing, Mr. Chairman.

Vice Chairman Byers: Ms. Smyth, Ms. Wilson, Mr. Alcorn abstain; not present for the public hearing. Motion carried.

Commissioner Kelso: Mr. Chairman, I MOVE THAT A COPY OF THE FINAL SITE DEVELOPMENT PLAN BE TRANSMITTED BY DPW&ES TO THE LEE DISTRICT SUPERVISOR'S OFFICE FOR REVIEW AND COMMENT BY THE LEE DISTRICT PLANNING COMMISSIONER PRIOR TO ISSUANCE OF SITE DEVELOPMENT PERMIT AND ASK THAT STAFF SO NOTIFY DPW&ES, SITE REVIEW DIVISION.

Commissioner Koch: Second.

Vice Chairman Byers: Seconded by Mr. Koch. Any discussion? All in favor of the motion as articulated by Mr. Kelso, say aye.

Commissioners: Aye.

Vice Chairman Byers: Opposed?

Commissioners Alcorn, Smyth and Wilson: Abstain.

Vice Chairman Byers: Motion carried.

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(The motions carried by a vote of 7-0-3 with Commissioners Alcorn, Smyth and Wilson abstaining; Commissioner Palatiello not present for the vote; Commissioner Murphy absent from the meeting.)

LBR