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6/25/01 Board Meeting

5:00 P.M. Item - RZ-2001-DR-001 - EDGEMOORE/STUART ROAD LLC  
Dranesville District

On Wednesday, May 23, 2001, the Planning Commission unanimously voted to recommend that the Board of Supervisors approve RZ-2001-DR-001, subject to execution of the proffers dated May 22, 2001, revised as follows:

Add the following sentence at the end of Proffer 14: "Furthermore, the applicant shall direct its agents and employees involved in marketing and/or home sales for the property to adhere to this proffer."

Planning Commission Meeting  
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Verbatim Excerpts

RZ-2001-DR-001 - EDGEMOORE/STUART ROAD LLC

After Close of the Public Hearing

Chairman Murphy: The public hearing is closed; recognize Ms. DuBois.

Commissioner DuBois: Thank you, Mr. Chairman. With regard to the fences, Ms. Frost, there is -- in Proffer Number 20 on page 6, it states that the prospective purchasers shall be advised in writing prior to entering into a contract of sale of the terms of the tree preservation easement. As Mr. Kennedy pointed out -- and we've had a lot of discussions with the citizens about the fence -- there are those along one side of the property who would love to have a fence all around the perimeter. There are those on the other side of the property that would not. I think we have left it at this point to preserve the option. And we think it's something that we will let the citizens work with the developer on during the course of the subdivision plan. There's a 50/50 split right down the middle, so I think that's why we've left the option in there. Mr. Chairman, first of all I'd like to thank the citizens for their involvement in process, particularly Craig Kennedy, Mary Sears, and Debbie Gregory. Without their activity, I'm not sure we would be here this evening. They worked that community like they were running a political campaign. They distributed proffers. They did handouts. They put flyers out for citizen meetings. They provided input to Bill Mayland. They asked questions of Bill Mayland and of myself. I think they did yeoman's work and I think I'm very proud of them and I think the community should be as well. In fact, Craig did so well, he became so knowledgeable of the zoning process, that he was asked to serve on the Dranesville District APR Task Force.

Chairman Murphy: That'll teach you.

Commissioner DuBois: We started off --

Chairman Murphy: And like they told Ms. Downer, they only meet once a month.

Commissioner DuBois: We started off with one citizen meeting that had a very large attendance, probably over 50 citizens. We continued the dialogue after that. We had a second citizen's meeting and in between Craig and the rest of the leadership over there did all the leg work for us. As a result of the input, as Craig said, we had many proffer revisions and I'd like to acknowledge the applicant for working with the community and myself on the proffers. They were extremely cooperative. The citizens' concerns have, for the most part, been addressed. The blasting proffers were amended continuously; the tree conservation area; the buffers; some lots were dropped. The road will go through the community. The citizens were initially divided on this,

but a poll was taken and that's how we arrived at that decision. In addition, the applicant has agreed to keep the citizens in the loop as they proceed through the subdivision plan process. They will provide the citizens with a copy of the approved tree preservation plan and the subdivision plan will be submitted to the Union Mill and Stuart Ridge Associations. So I think we have here the opportunity for a continuing dialogue right up and through the time these homes are constructed. I would also like to thank Vicky Dorman of Supervisor Mendelsohn's office and Bill Mayland for all of his assistance. It's been a cooperative effort all the way around. With that in mind, Mr. Chairman, I have in front of me proffers dated May 22<sup>nd</sup>. There are two very minor revisions to the ones distributed last week. However, I do have a question for Mr. Sanders, if you would come to the podium please. I would like to ask you, relative to Proffer 14, if you would be willing to add an additional sentence at the end?

Chairman Murphy: What's the sentence?

H. Kendrick Sanders, Esquire: What's the sentence?

Chairman Murphy: That was your line.

Mr. Sanders: Yes.

Commissioner DuBois: I don't think it will cause you any heartburn. It says: "Furthermore, the applicant shall direct its agents and employees involved in marketing and/or home sales for the property to adhere to this proffer."

Mr. Sanders: I don't think we could disagree with that.

Commissioner DuBois: Okay. I will add that. Having said all that, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2001-PR-001, SUBJECT TO EXECUTION OF PROFFERS DATED MAY 22, 2001, AS AMENDED, WITH THE ADDITION TO PROFFER 14 TO READ: "FURTHERMORE, THE APPLICANT SHALL DIRECT ITS AGENTS AND EMPLOYEES INVOLVED IN MARKETING AND/OR HOME SALES FOR THE PROPERTY TO ADHERE TO THIS PROFFER."

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 RZ-2001-DR-001, say aye.

Commissioners: Aye.

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

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(The motion carried unanimously.)

GLW