

3:30 P.M. Item - RZ-2000-PR-041 - VIRGINIA CENTER LIMITED PARTNERSHIP  
Providence District

On Thursday, January 18, 2001, the Planning Commission voted 10-0-1 (*Commissioner Kelso abstaining; Commissioner Harsel absent from the meeting*) to recommend the following actions to the Board of Supervisors:

Approval of RZ-2000-PR-041, subject to execution of proffers consistent with those dated January 18, 2001;

Modification of the transitional screening requirement and waiver of the barrier requirement along the north, northeast and west sides of the site in favor of the proposed landscaping, subject to the executed proffers;

Reduction of the required loading spaces from five to three, subject to the revised development conditions and the executed proffers.

The Planning Commission also voted 10-0-1 (*Commissioner Kelso abstaining; Commissioner Harsel absent from the meeting*) to approve FDP-2000-PR-041, subject to the development conditions contained in Appendix 2 of the staff report, with the deletion of condition #2 and the appropriate renumbering of condition #3 and condition #4.

Planning Commission Meeting  
January 18, 2001  
Verbatim Excerpts

RZ-2000-PR-041 - VIRGINIA CENTER LTD. PARTNERSHIP  
FDP-2000-PR-041 - VIRGINIA CENTER LTD. PARTNERSHIP

Decision Only During Commission Matters  
(Public Hearing was held on January 10, 2001)

Commissioner Smyth: I have a decision only tonight that I had deferred from last week, Virginia Center, Ltd. Partnership, RZ-2000-Pr-041. We have some new proffers that were handed out tonight with one minor change to Number 14 which has to do with lighting at the proposed development. It simply exempts the entry sign from the lighting that is specified here. And the townhomes that are the nearest neighbors have agreed to this change as well. Because of this change in the proffer, we will dropping the Development Condition that deals with lighting. One other thing that I think the homeowners association there with the townhouses would like clarified -- there were some statements made at the public hearing about the stormwater management pond. After some research, there has been a better idea of the management situation and responsibilities there. The homeowners would like to be sure that the Planning Commission understands that this situation has been clarified in everyone's mind and that the commercial entity there did really have management responsibilities, although there is shared financial responsibility for the maintenance of the pond. Anyway, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2000-PR-041, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED JANUARY 18, 2001.

Commissioners Alcorn and Byers: Second.

Chairman Murphy: Seconded by Mr. Alcorn and 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-2000-PR-041, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Kelso: Abstain.

Chairman Murphy: Mr. Kelso abstains. Ms. Smyth.

Commissioner Smyth: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION APPROVE FDP-2000-PR-041, SUBJECT TO DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 2 OF THE STAFF REPORT, WITH THE FOLLOWING REVISIONS: DELETE CONDITION NUMBER 2, RENUMBER CONDITIONS 3 AND 4 AS CONDITIONS 2 AND 3.

Commissioner Alcorn: Second.

Chairman Murphy: Seconded by Mr. Alcorn. Is there a discussion? All those in favor of the motion to approve FDP-2000-PR-041, subject to the Board's approval of the rezoning and the Conceptual Development Plan as amended, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Kelso: Abstain.

Chairman Murphy: Mr. Kelso abstains.

Commissioner Smyth: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING AND A WAIVER OF THE BARRIER REQUIREMENT ALONG THE NORTH, NORTHEAST AND WEST SIDES OF THE SITE IN FAVOR OF PROPOSED LANDSCAPING, SUBJECT TO THE EXECUTED PROFFERS.

Commissioner Alcorn: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Kelso: Abstain.

Commissioner Smyth: Finally, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD APPROVAL OF A REDUCTION TO PERMIT A MINIMUM OF THREE LOADING SPACES, SUBJECT TO THE THE REVISED DEVELOPMENT CONDITIONS AND SUBJECT TO THE EXECUTED PROFFERS.

Commissioner Alcorn: Second.

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

Commissioners: Aye.

Commissioner Kelso: Abstain.

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

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(The motions carried by a vote of 10-0-1 with Commissioner Kelso abstaining;  
Commissioner Harsel absent from the meeting.)

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