

1/9/89

4:00 p.m. Item - RZ-88-V-029 - TERRELL G. & CATHY L. COVINGTON
Mount Vernon District

On Wednesday, November 9, 1988, the Planning Commission voted unanimously (Commissioners Lockwood and Murphy not present for the vote; Commissioners Harsel, Seil and Sparks absent from the meeting) to make the following recommendations to the Board of Supervisors on RZ-88-V-029:

- 1) Amend the Zoning Ordinance, as it applies to RZ-88-V-029, from the R-1 to the R-3 District, subject to the proffers consistent with those contained in Appendix 1 of the staff report;
- 2) Waiver of the minimum district size requirement of the R-3 District.

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Verbatim Excerpts

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After Close of the Public Hearing

Chairman Lilly: Public hearing is closed. Turn to Mr. Byers.

Commissioner Byers: Thank you, Mr. Chairman. This is an application to rezone approximately 4.7 acres of land from R-1 to R-3 in order to develop 10 single-family detached units on it. As Mr. Sandhu has pointed out, it would probably be a better plan overall if Lot 50 had been added to it. But as you heard in testimony, the applicant has been unable to acquire that or get that property owner to join in this rezoning, but has properly designed the lot so that at some subsequent time, if Lot 50 becomes developed, the lots in that parcel can access directly onto this particular access road. The only shortfall in the application is the fact that the proposed application is only 4.71 acres, where the cluster subdivision requires 7 acres. But because this is an infill proposal, and there is no capability of the applicant to expand the lot any farther, I think a waiver is appropriate. And I would point out that it is a good design. There is some 33 per cent of the lot left as open space. It is in conformance with the Comprehensive Plan. It has been reviewed and approved by the Lorton Federation of Civic Associations and by the Mount Vernon Council. And accordingly, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE ZONING ORDINANCE, AS IT APPLIES TO THE APPLICATION PROPERTY, BE AMENDED FROM THE R-1 TO THE R-3 DISTRICT, SUBJECT TO THE PROFFERS CONSISTENT WITH THOSE CONTAINED IN APPENDIX 1 OF THE STAFF REPORT.

Commissioner Thillmann: Second.

Chairman Lilly: Seconded by Mr. Thillmann -- Mr. Thomas. All right. Discussion of the motion? If not, all those in favor say aye.

Commissioners: Aye.

Chairman Lilly: Opposed? Motion carries.

Commissioner Byers: Mr. Chairman?

Chairman Lilly: Mr. Se -- Mr. Thill -- God Almighty. Mr. Byers.

Commissioner Byers: I haven't been away that long.

Chairman Lilly: I know. I'm the one that's away. I don't know where.

Commissioner Byers: I also MOVE THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE A WAIVER OF THE MINIMUM DISTRICT SIZE REQUIREMENT OF THE R-3 DISTRICT.

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

Commissioners: Aye.

Chairman Lilly: Opposed? Motion carries.

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(The motions passed unanimously with Commissioners Lockwood and Murphy not present for the vote; Commissioners Harsel, Sell and Sparks absent from the meeting.)

HAP