

4:30 P.M. Item - RZ-2000-MV-049 - GUNSTON RICHMOND LLC
Mt. Vernon District

On Wednesday, February 8, 2001, the Planning Commission voted (*Commissioners Harsel and Palatiello absent from the meeting*) to recommend the following actions to the Board of Supervisors:

Approval of RZ-2000-MV-049 and the conceptual development plan, subject to execution of proffers consistent with those dated February 8, 2001;

Waiver of the service drive requirement along Richmond Highway and Gunston Road;

Waiver of the 600-foot maximum length requirement of private streets;

Waiver of the fence height limitation to permit a six-foot fence between proposed lots 16 through 25 and lot 59 along the eastern property line.

The Commission also voted (*Commissioners Harsel and Palatiello absent from the meeting*) to approve FDP-2000-MV-049, subject to the development conditions dated January 31, 2001 and subject also to Board approval of RZ-2000-MV-049 and the conceptual development plan.

The Planning Commission then voted unanimously to recommend that the Board of Supervisors, in coordination with the School Board, create a special fund into which developers can contribute monies to help expedite the design and construction of schools.

Planning Commission Meeting
February 8, 2001
Verbatim Excerpts

RZ-2000-MV-049 - GUNSTON RICHMOND LLC
FDP-2000-MV-049 - GUNSTON RICHMOND LLC

After Close of the Public Hearing

Chairman Murphy: Public hearing is closed. Recognize Mr. Byers.

Commissioner Byers: Thank you, Mr. Chairman. You all may remember some time ago Mr. Martin with another application that we had some problems with. In his final presentation, he pointed out that I took him and Peter Braham and put them in a room and fed them poisonous coffee until they finally succumbed and agreed to the things that we wanted. I'm surprised that there was no requirement to do that with this case. This case was a real piece of cake and I am really pleased that KSI and Mr. Martin had gone to the community, found out what the community wanted, and put it in here. I am particularly pleased with this initial contribution to some kind of a fund that we can get started, at least with the design, some of the specifications for the schools. This applicant has the approval of the Lorton Federation and the Mount Vernon Council and so Mr. Chairman, without further ado, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE RZ-2000-MV-049 AND THE CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED 8 JANUARY (sic) AND DISTRIBUTED TONIGHT WITH THE CHANGES THAT WERE JUST POINTED OUT TODAY.

Commissioner Kelso: Second.

Commissioner Hall: 8 February?

Commissioner Byers: 8 FEBRUARY; yes, I'm sorry.

Chairman Murphy: Seconded by Mr. Kelso. 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-MV-049, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. Byers.

Commissioner Byers: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION APPROVE FINAL DEVELOPMENT PLAN 2000-MV-049, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED 31 JANUARY AND THE BOARD'S APPROVAL OF THE REZONING 2000-MV-049 AND THE CDP.

Commissioner Kelso: Second.

Chairman Murphy: Seconded by Mr. Kelso. Discussion? All those in favor of the motion to approve the FDP-2000-MV-049, subject to the Board's approval of the Conceptual Development Plan, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. Byers.

Commissioner Byers: Mr. Chairman, I MOVE THAT THE COMMISSION RECOMMEND THE BOARD WAIVE THE SERVICE DRIVE REQUIREMENT ALONG RICHMOND HIGHWAY AND GUNSTON ROAD.

Commissioner Kelso: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. Byers.

Commissioner Byers: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THE BOARD WAIVE THE 600 FOOT MAXIMUM LENGTH OF PRIVATE STREETS.

Commissioner Kelso: Second.

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

Commissioners: Aye.

Commissioner Wilson: No.

Chairman Murphy: Opposed? Motion carries. Ms. Wilson votes no.

Commissioner Byers: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD WAIVE THE LIMITATION OF FENCE HEIGHT PURSUANT TO SECTION 16-401 TO PERMIT A SIX FOOT FENCE BETWEEN PROPOSED LOTS 16-25 AND 59 ALONG THE EASTERN PROPERTY LINE.

Commissioner Kelso: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Byers: Mr. Chairman, finally I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS, IN COORDINATION WITH THE SCHOOL BOARD, CREATE A SPECIAL FUND INTO WHICH DEVELOPERS CAN CONTRIBUTE MONIES TO HELP EXPEDITE THE DESIGN AND CONSTRUCTION OF SCHOOLS.

Commissioner Kelso: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Wilson: Mr. Chairman?

Chairman Murphy: Ms. Wilson.

Commissioner Wilson: Just one quick clarification for the record on that application that Mr. Martin did agree to include a sign proffer before the matter goes to the Board.

Chairman Murphy: Okay.

Commissioner Wilson: Okay.

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(The first, second, third, fifth and sixth motions carried unanimously with Commissioners Harsel and Palatiello absent from the meeting.)

(The fourth motion carried by a vote of 9-1 with Commissioner Wilson opposed; Commissioners Harsel and Palatiello absent from the meeting.)

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