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9/10/01 Board Meeting

3:30 P.M. Item - RZ-2001-MV-010 - IVY DEVELOPMENT
Mt. Vernon District

On Wednesday, July 25, 2001, the Planning Commission unanimously voted (Commissioners Koch, Moon, Palatiello and Smyth absent from the meeting) to recommend that the Board of Supervisors approve RZ-2001-MV-010, subject to the execution of proffers consistent with those dated July 25, 2001.

The Planning Commission then voted unanimously (Commissioners Koch, Moon, Palatiello and Smyth absent from the meeting) to approve FDP-2001-MV-010, subject to Board approval of RZ-2001-MV-010.

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DEPARTMENT OF PLANNING AND ZONING
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Planning Commission Meeting
July 25, 2001
Verbatim Excerpts

RZ/FDP-2001-MV-010 - IVY DEVELOPMENT

After Close of Public Hearing

Commissioner Byers: Mr. Chairman, this is a change from the number of the cases we've had recently in the Mount Vernon area. We have a public road; have sidewalks on both sides; we have a trail. Unbelievable.

Chairman Murphy: Happy trails.

Commissioner Byers: And so I'm delighted to see it. And Mr. Holmes was correct, the Mount Vernon Council was pleased to see this also. I understand Mr. Holmes' concern but I think the concern's a little -- I think that maybe you exaggerated in their mind. I cannot imagine people who want to just walk on the trail going to all the difficulty of moving -- going up into a small development, trying to find a parking space in a place where the parking is already difficult just so they can walk another extra 100 feet. The Park Authority may have different ideas. We'll let them sort that out with the Board. Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE RZ-2001-MV-010, SUBJECT TO THE EXECUTION OF THE DRAFT PROFFERS CONSISTENT WITH THOSE DATED JULY 25, 2001.

Commissioners Hall and Wilson: Second.

Chairman Murphy: Seconded by Ms. Wilson and Ms. Hall. Is there a discussion of the motion?

Commissioner Wilson: Yes, Mr. Chairman. I just want to know what -- then what happens to the alternative layout. Does this mean that the applicant cannot do that? Can't come in later on and do that alternative, right?

Chairman Murphy: Right.

Lynne Strobel, Esquire: (Unintelligible.)

Commissioner Wilson: I did not hear that, Mr. Chairman. I'm sorry.

Chairman Murphy: What is it?

Ms. Strobel: We're doing the layout --

Chairman Murphy: You'll have to come up please.

Ms. Strobel: We're doing the layout --

Chairman Murphy: You'll have to come up please.

Commissioner Byers: Come to the phone -- the microphone.

Ms. Strobel: We'll be doing the layout that is shown on the plan if we can obtain the easements necessary from the adjacent communities. The plan that you see before you requires some assistance with utility easements and things like that. We think it's a better plan. It was a suggestion that was made by the County staff that we ended up pursuing. We think it's a better layout than what we originally presented which is the alternative. The alternative could be built without any easements from the adjacent homeowners associations.

Commissioner Wilson: That is my question. Will you build that alternative then, if you don't get those --

Ms. Strobel: We don't anticipate -- we've been working with the community, with the Shadowbrook. We think that we will get the easements from them.

Commissioner Wilson: Okay. I hope so, 'cause I am in favor of the trails that are shown already on there.

Chairman Murphy: Further discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve RZ-2001-MV-010, say aye.

Commissioners: Aye.

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

Commissioner Byers: Mr. Chairman. I MOVE THAT THE PLANNING COMMISSION APPROVE FDP-2001-MV-010.

Commissioners Hall and Wilson: Second.

Chairman Murphy: Seconded by Ms. Wilson and Ms. Hall. Is there a discussion of that motion? All those in favor of the motion to approve FDP-2001-MV-010, subject to the Board of Supervisors' approval of the rezoning and the conceptual development plan, say aye.

Commissioners: Aye.

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Chairman Murphy: Opposed? Motion carries. Thank you very much. Thank you citizens for coming out. Appreciate it.

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(The motion carried unanimously with Commissioners Koch, Moon, Palatiello and Smyth absent from the meeting.)

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