

5:00 P.M. Item - RZ-2001-MA-017 - IVY DEVELOPMENT, LC
Mason District

On Wednesday, September 19, 2001, the Planning Commission voted 8-0-2 (Commissioners Murphy and Smyth abstaining; Commissioner Palatiello not present for the vote; Commissioner Wilson absent from the meeting) to recommend the following actions to the Board of Supervisors:

Approval of RZ-2001-MA-017, subject to execution of proffers consistent with those dated September 19, 2001.

Modification of the trail requirement along Little River Turnpike in favor of that shown on the CDP/FDP.

Modification of the screening requirement along the eastern property boundary in favor of that shown on the CDP/FDP.

Waiver of the maximum length of private streets in favor of that shown on the CDP/FDP.

The Planning Commission also voted 8-0-2 (Commissioners Murphy and Smyth abstaining; Commissioner Palatiello not present for the vote; Commissioner Wilson absent from the meeting) to approve FDP-2001-MA-017, subject to Board approval of RZ-2001-MA-017 and the conceptual development plan.

Planning Commission Meeting
September 19, 2001
Verbatim Excerpts

RZ-2001-MA-017 - IVY DEVELOPMENT, LC
FDP-2001-MA-017 - IVY DEVELOPMENT, LC

Decision Only During Commission Matters
(Public Hearing was held on September 5, 2001)

Commissioner Hall: If you recall, a couple of weeks ago the Planning Commission heard a Rezoning and Final Development Plan 2001-MA-017, Ivy Development LC. The public hearing was held on September 5th. That evening I informed the Commission that the Mason District Land Use Committee supported the application. And we did have one speaker. The speaker was the daughter of the people who own a couple of the adjacent lots. And they had concerns about what would be facing the rear of their property. I would like to ask the applicant to come down and tell us how that issue has been addressed.

Lynne Strobel, Esquire: Thank you, Commissioner Hall. My name is Lynne Strobel. I represent the applicant in this case. Since the Planning Commission public hearing, we did have further discussions with the daughter of the owners of the adjacent property and we made some revisions to the proffers. These proffers were distributed to the Commission last week. The revisions were underlined and I would note that they were under Proffer 8, Design. The applicant agreed that residential dwellings should measure a minimum of 24 feet in width and 36 feet in length. In addition, the height of the units would not exceed 35 feet and the rear facades of the units would be beaded siding and the roofs would be architectural, dimensional shingles. Since those proffers were distributed last week, we had further discussions with Ms. Payne and we added one additional revision to the proffers which I've distributed to you this evening. And that is that the beaded siding would have a reveal of approximately five inches or greater. And it's my understanding, from a memorandum that was faxed to us, that she is satisfied with these changes.

Commissioner Hall: Yes. I believe that's the case. I've not heard anything to the contrary. And I just want to check with staff, that they had an opportunity to review these, this one last change.

Ms. Kristen Abrahamson: I have reviewed it orally. I don't have a written copy yet.

Commissioner Hall: Oh, well, we can take care of that.

Ms. Strobel: We can fix that right now. Sorry.

Ms. Abrahamson: Thanks.

Commissioner Hall: All right. Thank you very much. Mr. Chairman, I know it is our tradition that if there are any changes that we would defer decision; however, as this is only one change, instead of saying five inches to approximately five inches. I think that's reasonable because who's going to go out there and measure it? Close enough. I think it is reasonable and in consideration of the fact that that is the only change to these proffers, that we go ahead and I be prepared to -- that I be allowed to make a motion.

Commissioner Byers: All right.

Commissioner Hall: With that, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS TO APPROVE REZONING 2001-MA-017, SUBJECT TO THE EXECUTION OF THE PROFFERS CONSISTENT WITH THOSE DATED SEPTEMBER 19, 2001.

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 that it approve RZ-2001-MA-017, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed?

Commissioner Smyth: Abstain.

Chairman Murphy: Motion carries. The Chair abstains and Ms. Smyth abstains; not here for the public hearing.

Commissioner Hall: Okay. I move that the Planning Commission recommend to the Board of Supervisors to approve FDP-2001-MA-017, subject to the Board's approval of RZ-2001-MA-017.

Commissioner Byers: We approve that.

Chairman Murphy: Yes.

Commissioner Hall: I move that the Planning Commission recommend --

Commissioner Harsel: No.

Commissioner Hall: No, that the Planning Commission approve -- no, wait, hold up.

Commissioner Byers: We approve the FDP.

Commissioner Hall: And we really should, you know. I think that's very important.

Chairman Murphy: We've been telling the citizens that for years.

Commissioner Byers: Must have been a bad day at the office.

Commissioner Hall: It's -- you know, it's the end of the FY. It isn't pretty. Just to make sure the record is straight, I MOVE THAT THE PLANNING COMMISSION APPROVE FDP-2001-MA-017, SUBJECT TO THE BOARD'S APPROVAL OF RZ-2001-MA-017.

Commissioner Byers: Second.

Chairman Murphy: Seconded by Mr. Byers. Discussion? All those in favor of the motion to approve FDP-2001-MA-017, subject to the Board's approval of the rezoning and conceptual development plan, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Same abstentions.

Commissioner Hall: I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS TO APPROVE THE MODIFICATION OF THE TRAIL REQUIREMENT ALONG LITTLE RIVER TURNPIKE IN FAVOR OF THAT SHOWN ON THE CDP/FDP.

Commissioner Byers: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Same abstentions.

Commissioner Hall: I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS TO APPROVE THE MODIFICATION OF THE SCREENING REQUIREMENT ALONG THE EASTERN PROPERTY BOUNDARY IN FAVOR OF THAT SHOWN ON THE CDP/FDP.

Commissioner Byers: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Same abstentions.

Commissioner Hall: And last, but certainly not least, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS TO APPROVE THE WAIVER OF MAXIMUM LENGTH OF PRIVATE STREETS IN FAVOR OF THAT SHOWN ON THE CDP/FDP.

Commissioner Byers: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Same abstentions.

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(Each motion carried by a vote of 8-0-2 with Commissioners Murphy and Smyth abstaining; Commissioner Palatiello not present for the vote; Commissioner Wilson absent from the meeting.)

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