

< L

Board Agenda Item
August 5, 2002

3:30 p.m. Item - RZ-2001-PR-050 - Stanley Martin Homebuilders
Providence District

On Thursday, June 20, 2002, the Planning Commission voted 8-0-1 (Commissioner Alcorn abstaining; Commissioner Murphy not present for the votes; Commissioners DuBois and Wilson absent from the meeting) to recommend the following actions to the Board of Supervisors:

- Approval of RZ-2001-PR-050 and the Conceptual Development Plan, subject to execution of proffers consistent with those dated June 20, 2002;
- Modification of the transitional screening and barrier requirements along the northern property line to the teen-foot wide strip of landscaping and the barrier depicted on the CDP/FDP;
- Waiver of the limitation on fence height to permit the proposed wall along Lee Highway to be up to eight feet in height; and
- Waiver of the construction of that portion of the service drive that will connect to the Pan Am Shopping Center, as shown on the CDP/FPD.

The Planning Commission also voted 8-0-1 (Commissioner Alcorn abstaining; Commissioner Murphy not present for the vote; Commissioners DuBois and Wilson absent from the meeting) to approve FDP-2001-PR-050, subject to the proposed development conditions dated June 20, 2002, and subject also to Board approval of RZ-2001-PR-050 and the Conceptual Development Plan.

Planning Commission Meeting
June 20, 2002
Verbatim Excerpt

RZ-2001-PR-050/FDP-2001-PR-050 - STANLEY-MARTIN

Decision Only During Commission Matters
(Public Hearing was held on May 30, 2002)

Commissioner Smyth: Thank you, Mr. Chairman. I have another decision. I think more people were around for this case. Again, a few weeks ago we had a public hearing on a townhouse development close to the Pam Am Shopping Center. Neighbors raised concerns and the Planning Commission raised concerns. As I said last night, we had revised proffers and I had revised plans if anyone wanted to look at them. So I am assuming that people are basically satisfied with this. There was one very, very minor change to the proffers that was at the request of the neighbors. It was simply a clarification that not only would dead and dying trees or hazardous trees be replaced, they would also be taken down first. So, with that, Mr. Chairman, and no other questions about this, I am ready to move on it. Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF RZ-2001-PR-050 AND THE CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED JUNE 20, 2002.

Commissioner Hall: Second.

Vice Chairman Byers: Seconded by Ms. Hall. Any discussion? All in favor of the motion to recommend the Board approve RZ-2001-PR-050 and the Conceptual Development Plan, say aye.

Commissioners: Aye.

Commissioner Alcorn: Abstain. Not present for the public hearing.

Vice Chairman Byers: Opposed? Motion carried. Mr. Alcorn abstains; not present for the public hearing. Ms. Smyth.

Commissioner Smyth: Thank you, Mr. Chairman. I MOVE THAT THE PLANNING COMMISSION APPROVE FDP-2001-PR-050, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS NOW DATED JUNE 20, 2002, AND THE BOARD'S APPROVAL OF RZ-2001-PR-050 AND THE CONCEPTUAL DEVELOPMENT PLAN. Mr. Chairman, one word of explanation on this. The staff removed one of the development conditions. The neighbors have agreed and the applicant has moved the sunrooms back to a 25 foot separation from the property boundary. So staff removed the development condition about the sunrooms.

Commissioner Hall: Second.

Vice Chairman Byers: Seconded by Ms. Hall. Any discussion? All in favor of the motion to approve FDP-2001-PR-050, say aye.

Commissioners: Aye.

Commissioner Alcorn: Abstain.

Vice Chairman Byers: Opposed? Motion carries. Mr. Alcorn abstains. I think you have one more.

Commissioner Smyth: Actually, I have three more. I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE NORTHERN PROPERTY LINE BE MODIFIED TO THE TEN FOOT WIDE STRIP OF LANDSCAPING AND THE BARRIER DEPICTED ON THE CDP/FDP.

Commissioner Hall: Second.

Vice Chairman Byers: Seconded by Ms. Hall. Any discussion? All in favor of the motion, say aye.

Commissioners: Aye.

Vice Chairman Byers: Opposed?

Commissioner Alcorn: Abstain.

Vice Chairman Byers: Same abstention. Ms. Smyth.

Commissioner Smyth: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE LIMITATION ON FENCE HEIGHT BE WAIVED PURSUANT TO PARAGRAPH 8 OF SECTION 16-401 TO PERMIT THE PROPOSED WALL ALONG LEE HIGHWAY TO BE UP TO EIGHT FEET IN HEIGHT.

Commissioner Hall: Second.

Vice Chairman Byers: Seconded by Ms. Hall. Any discussion? All in favor of that motion, say aye.

Commissioners: Aye.

Vice Chairman Byers: Opposed?

Commissioner Alcorn: Abstain.

Vice Chairman Byers: Same abstention.

Commissioner Smyth: And finally, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND A WAIVER OF CONSTRUCTION OF THAT PORTION OF THE SERVICE DRIVE WHICH WILL CONNECT TO THE PAM AM SHOPPING CENTER AS SHOWN ON THE CDP/FDP.

Commissioner Hall: Second.

Vice Chairman Byers: Seconded by Ms. Hall. Any discussion? All in favor of the motion, say aye.

Commissioners: Aye.

Vice Chairman Byers: Opposed?

Commissioner Alcorn: Abstain.

Vice Chairman Byers: Same abstention. Thank you very much.

//

(The motions carried by a vote of 8-0-1 with Commissioner Alcorn abstaining; Commissioner Murphy not present for the vote; Commissioners DuBois and Wilson absent from the meeting.)

LBR