

10/25/99

3:30 p.m. Items - RZ-1999-MV-019 – SOUTH STATION, LLC
PCA-1996-MV-037 – SOUTH STATION, LLC
Mount Vernon District

On Thursday, October 21, 1999, the Planning Commission voted unanimously (Commissioner Thomas absent from the meeting; the Providence District seat vacant) to recommend that the Board of Supervisors approve RZ-1999-MV-019, subject to the execution of proffers consistent with those dated October 20, 1999.

The Commission voted unanimously (Commissioner Thomas absent from the meeting; the Providence District seat vacant) to approve FDP-1999-MV-019, subject to the development conditions dated October 21, 1999, and subject to the Board of Supervisors' approval of RZ-1999-MV-019, subject to the execution of proffers consistent with those dated October 20, 1999.

The Commission also voted unanimously (Commissioner Thomas absent from the meeting; the Providence District seat vacant) to recommend to the Board of Supervisors approval of PCA-1996-MV-037, subject to the execution of proffers consistent with those dated October 20, 1999.

The Commission further voted unanimously (Commissioner Thomas absent from the meeting; the Providence District seat vacant) to approve FDPA-1996-MV-037, subject to the development conditions dated October 21, 1999 and subject to the Board's approval of PCA-1996-MV-037, subject to the execution of proffers consistent with those dated October 20, 1999.

The Commission voted unanimously (Commissioner Thomas absent from the meeting; the Providence District seat vacant) to recommend to the Board of Supervisors that they reaffirm the waiver of the transitional screening and barrier requirements between the unit types in the PDH-5 section and between the PDC and PDH-5 sections; and, they approve the variances on the minimum district size and open space requirements on the Maywood tract only, per paragraph 8 of Section 16-401 of the Zoning Ordinance.

The Planning Commission also voted 7-1 (Commissioner Wilson opposed; Commissioner Thomas absent from the meeting; the Providence District seat vacant) to recommend that the Board of Supervisors reaffirm the waiver to permit private streets exceeding 600 feet.

Planning Commission Meeting
October 21, 1999
Verbatim Excerpts

RZ-1999-MV-019 - SOUTH STATION LLC
FDP-1999-MV-019 - SOUTH STATION, LLC
PCA-1996-MV-037 - SOUTH STATION, LLC
FDPA-1996-MV-037 - SOUTH STATION LLC

After Close of the Public Hearing

Chairman Murphy: The public hearing is closed; recognize Mr. Byers.

Commissioner Byers: Thank you, Mr. Chairman. This is a relatively simple case that required a whole lot of administration. We're adding less than two acres to a two hundred and some lot and we're adding one ADU. And because of all this, we have to go back and make sure that all the paperwork is correct. Essentially, this is a housekeeping drill. So, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE RZ-1999-MV-019, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED OCTOBER 20, 1999.

Commissioner Kelso: Second.

Chairman Murphy: Seconded by Mr. Kelso. Is there a discussion of the motion? All those in favor of the motion to recommend that the Board of Supervisors approve RZ-1999-MV-019, say aye.

Commissioners: Aye.

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

Commissioner Byers: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION APPROVE FDP-1999-MV-019, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED OCTOBER 21, 1999 -- distributed tonight -- AND SUBJECT TO THE BOARD'S APPROVAL OF RZ-1999-MV-019, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED OCTOBER 20, 1999.

Commissioner Kelso: Second.

Chairman Murphy: Seconded by Mr. Kelso. Discussion of that motion? All those in favor of the motion to approve FDP-1999-MV-019, say aye.

Commissioners: Aye.

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

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RZ-1999-MV-019, FDP-1999-MV-019
PCA-1996-MV-037 and FDPA-1996-MV-037

Commissioner Byers: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE PCA-1996-MV-037, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED OCTOBER 20, 1999.

Commissioner Kelso: Second.

Chairman Murphy: Seconded by Mr. Kelso. Discussion of that motion? All those in favor of the motion to recommend to the Board that it approve PCA-1996-MV-037, say aye.

Commissioners: Aye.

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

Commissioner Byers: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION APPROVE FDPA-1996-MV-037, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED OCTOBER 21, 1999 AND SUBJECT TO THE BOARD'S APPROVAL OF PCA-1996-MV-037, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED OCTOBER 20, 1999.

Commissioners Kelso and Hall: Second.

Chairman Murphy: Seconded by Mr. Kelso and Ms. Hall. Discussion of that motion? All those in favor of the motion to approve FDPA-1996-MV-037, say aye.

Commissioners: Aye.

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

Commissioner Byers: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD REAFFIRM THE WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS BETWEEN THE UNIT TYPES IN THE PDH-5 SECTION AND BETWEEN THE PDC AND PDH-5 SECTIONS.

Commissioner Kelso: Second.

Chairman Murphy: Seconded by Mr. Kelso. Discussion of the motion? 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 THAT THE BOARD REAFFIRM THE WAIVER TO PERMIT PRIVATE STREETS EXCEEDING 600 FEET.

Commissioner Kelso: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed?

Commissioner Wilson: No.

Chairman Murphy: Motion carries. Ms. Wilson votes no. Mr. Byers.

Commissioner Byers: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD APPROVE VARIANCES ON THE MINIMUM DISTRICT SIZE AND THE OPEN SPACE REQUIREMENTS ON THE MAYWOOD TRACT ONLY --that's the 1.81 acres being added on in RZ-1999-MV-019 -- PER PARAGRAPH 8 OF SECTION 16-401 OF THE ZONING ORDINANCE.

Commissioner Kelso: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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(The first five motions each carried unanimously with Commissioner Thomas absent from the meeting; the Providence District seat vacant.)

(The sixth motion carried by a vote of 7-1 with Commissioner Wilson opposed; Commissioner Thomas absent from the meeting; the Providence District seat vacant.)

(The seventh motion carried unanimously with Commissioner Thomas absent from the meeting; the Providence District seat vacant.)

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