7:30 p.m. Item - 77-P-001 - Mortimer B. Phillips
Providence District

On Thursday, July 28, 1977, the Planning Commission voted unanimously to recommend to the Board of Supervisors the approval of application 77-P-001 to the R-12.5 category subject to the following proffers:

1) to cul-de-sac on this site Plantation Parkway and Five Oaks Road.
2) to limit the total number of lots to 13.
3) to provide a trail along Route 66 as per the Countywide Trails Plan.
4) to the extent possible minimize the clearing of existing bushes and trees along Route 66 by providing a tree belt of a minimum of 25 feet with supplemental plantings to buffer and screen the lots with frontage along Route 66.

Planning Commis. on Meeting
July 28, 1977
Verbatim Excerpts

77-P-001 - MORTIMER B. PHILLIPS

After close of Public Hearing.

Mr. Gurski: If there are no other comments, I will close the public hearing and I will turn again to Commissioner Lockwood of the Providence District.

Mr. Lockwood: Mr. Chairman, the key item in this application concerns the applicant's proposal to cul-de-sac both Five Oaks Road and Plantation Parkway with his proposed plan. And some thought given to the fact that it should go through. Other than that, I feel it's a rather innocuous application. There's no particular problem on it. With that brief background, I'd like to make the following motion: I MOVE THAT THE PLANNING COMMISSION APPROVE OR RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF APPLICATION 77-P-001 FOR REZONING TO THE R-12.5 CATEGORY SUBJECT TO THE FOLLOWING PROFFERS: 1) TO CUL-DE-SAC ON THIS SITE PLANTATION PARKWAY AND FIVE OAKS ROAD, 2) TO LIMIT TOTAL NUMBER OF LOTS TO 13, 3) TO PROVIDE A TRAIL ALONG ROUTE 66 AS PER THE COUNTYWIDE TRAILS PLAN, AND 4) TO THE EXTENT POSSIBLE MINIMIZE THE CLEARING OF EXISTING BUSHES AND TREES ALONG ROUTE 66 BY PROVIDING A TREE BELT OF A MINIMUM OF 25 FEET WITH SUPPLEMENTAL PLANTINGS TO BUFFER AND SCREEN THE LOTS WITH FRONTAGE ALONG ROUTE 66.

Mr. Brinitzer: Second.

Mr. Gurski: Second by Mr. Brinitzer.

Mr. Lockwood: Mr. Chairman.

Mr. Gurski: Mr. Lockwood.

Mr. Lockwood: You'll notice that the proffer provisions I mentioned are as offered by the attorney for the applicant with the exception that I wanted to make it very specific on the cul-de-sacing and secondly, I wanted to be a little more specific than just say to the extent possible on this tree belt and I feel that it's reasonable to expect them to develop this site and leave that minimum of 25 feet buffer zone.

Mr. Gurski: Thank you Mr. Lockwood.

Ms. Wright: Mr. Chairman.

Mr. Gurski: Ms. Wright.

Ms. Wright: With regards to this tree buffer of 25 feet, can you tell me how that is measured? Is it measured on the ground, that is from the property line into the applicant's property 25 feet, or is there something that I believe is phrased tree--drip line of tree that is used as one end?

Mr. Reid: We would be looking for a 25 foot buffer, in other words, all trees within a 25 foot distance from the right of way from Route 66. In other words the trunks, basically the trunks that would be within that 25 foot, so that the drip line of the tree would be in further than that. In other words, if a tree--a trunk is sitting on 25 feet, the drip line of the tree might actually go in 15, 10 or 15 feet further into the lot itself.

Ms. Wright: Is that the standard procedure for measuring buffer zones?

Mr. Reid: Well, I think we've actually asked for both ways. We're asking for a 25 foot buffer here and also the preservation of all trees within that. In some cases we've had development plans where we've asked for a limit of clearing and the applicant indicates that this may be a tree line and a drip line like you were referring to. We've actually asked for it both ways in our development plans.

Ms. Wright: Okay. Thank you.

Mr. Lightfoot: Mr. Chairman.

Mr. Gurski: Mr. Lightfoot.

Mr. Lightfoot: I think that question by Ms. Wright is a pretty savvy question. And we historically have been listening to proposals with regard to buffer zones and I've sometimes in the past, too, wondered what we're really talking about. And I wonder if at sometime in the near term, staff might provide us with some type of information that gets a little precise as to what we mean by buffer zone.

Mr. Sell: Mr. Chairman.

Mr. Gurski: Mr. Yates, do you want to haul out that file.

Mr. Yates: I'd be glad to sir.

Mr. Sell: Mr. Chairman.

Mr. Gurski: Mr. Sell.

Mr. Sell: In my previous--one of the things that bothers me about buffer zones and it's 25 feet or 50 feet or whatever it may be, that you must be very careful to protect what is within that buffer zone. In all too many times, you'll wind up with a 25 foot plotted buffer zone but the amount of work that may go on outside of that 25 feet may cost you 8 to 12 feet of trees within the buffer zone. And it's a pretty heavy, in my opinion, you can lose an awful lot of trees and what the Ordinance should protect is that those trees in the buffer system with their root systems outside the buffer system will not be destroyed. And that's a very key item because you can lose half of your buffer zone very easily.

Mrs. Pellettieri: Mr. Chairman.

Mr. Gurski: Mrs. Pellettieri.

Mrs. Pellettieri: Mr. Lockwood, is it my understanding that in order for the children who live in Mosby Woods to get to the elementary school, that they will go down and follow a trail along Route 66?

Mr. Lockwood: No, there are pedestrian pathways now for them to go from Mosby Woods and other areas to the school. It's just that to go by vehicle, they have to go around out through Old Lee Highway and Fairfax Circle, Blake Lane and so forth and back in that way. But the people repeatedly have assured us they don't mind doing that when the alternative is to have this through highway going through their residential area.

Mrs. Pellettieri: Well, I understand that concern. What I was thinking about was the actual transportation of the children to the elementary school. The ones that live in the Mosby Woods area. And if you say that there are existing trails, that's fine. I think it would be a shame to have to be bussed in and out and around when they live so very close and there could be trail provision provided as part of this particular site plan that would not put them out on Route 66.

Mr. Lockwood: I understand that there are pathways, so if they want to walk, they can take shortcuts. But if they want to be bussed, there is a circuitous route.

Mr. Gurski: Other comments on the motion? If there are none, we have a motion before the Commission by Mr. Lockwood that we recommend to the Board of Supervisors approval of the change in zoning districts to the R-12.5 District. He indicated that there were four items and we will take these for the record. They concern the cul-de-sac, the thirteen lots, the trail along 66 and the minimum clearing of vegetation on the site especially on the 66 side and then he spoke to the tree belt. It was seconded by Mr. Brinitzer; all those in favor of the motion please respond by saying aye. Opposed? Motion passes unanimously.