4/30/01 Board Meeting

4:00 P.M. Item - RZ-1999-HM-022 - COPPERMINE ASSOCIATES, LLC
Hunter Mill District

On Thursday, March 29, 2001, the Planning Commission voted 9-0-2 *(Commissioners DuBois and Hall abstaining; Commissioner Harsel not present for the votes)* to recommend the following actions to the Board of Supervisors:

Approval of RZ-1999-HM-022 and the conceptual development plan, subject to the execution of the proffers consistent with those dated March 27, 2001;

Modification of the transitional screening requirement along the site's northern boundary in favor of that depicted on the CDP/FDP;

Waiver of the barrier requirements along the site's northern boundary and along those boundaries adjacent to the R-1 District located to the southeast and southwest of the site.

The Planning Commission then voted 9-0-2 *(Commissioners DuBois and Hall abstaining; Commissioner Harsel not present for the vote)* to approve FDP-1999-HM-022, subject to the proposed development conditions dated March 14, 2001, and subject to Board approval of RZ-1999-HM-022.

Planning Commission Meeting
March 29, 2001
Verbatim Excerpts

RZ-1999-HM-022/FDP-1999-HM-022 - COPPERMINE ASSOCIATES, LLC

Decision Only During Commission Matters
(Public Hearing was held on December 14, 2000)

Commissioner Palatiello: Mr. Chairman, the Planning Commission held a public hearing on December 14 on an application by Coppermine Associates, LLC. During the course of that hearing, our eagle eye Vice Chairman, Mr. Byers, raised the question of the adequacy of the ingress/egress and associated transportation improvements that were proposed with this application. As a result of the questions he raised, the decision on this application was deferred. The applicant went back, had its engineer and transportation consultant take a look at the issues that Mr. Byers raised, and guess what? Mr. Byers' found -- Mr. Byers'observations were in fact accurate and he found something that I didn't find, that our County Department of Transportation somehow overlooked and the Virginia Department of Transportation somehow overlooked. So this has come back to us with revisions. The site entrance has been redesigned to provide for a minimum of two inbound and two outbound lanes. The CDP/FDP has been revised as have the proffers to depict the provision of one-half of a four lane divided section across the site's frontage, a left-turn lane into the site, a right-turn lane into the site, and provision of an inter-parcel connection to the property to the west. These revisions have been reviewed by the Department of Planning and Zoning staff, by the County Department of Transportation and by the Virginia Department of Transportation, and those agencies do concur with these improvements and find that they are acceptable. So I want to thank Mr. Byers for catching that because it did escape a number of us and I think this application is now ready to move forward. Ms. Abrahamson, do you have other comments on this staff addendum, other than those I've outlined?

Ms. Kristen Abrahamson: No.

Commissioner Palatiello: Ms. Baker, can you step forward and reaffirm the proffers that have been distributed to the Commission that are dated March 17 (sic), as well as the development conditions that are in the Staff Addendum and dated March 14, and comment on the offer of the proffers and your concurrence with the development conditions?

Ms. Elizabeth Baker: I'm Elizabeth Baker, Planner with Walsh Colucci. Actually the proffers are dated March 27.

Commissioner Palatiello: I'm sorry.

Ms. Baker: They were handed at last evening. They do have the changes underlined. There were a few changes staff requested and I concur with those proffers tonight and also with the development conditions as shown in the Addendum to the Staff Report.

Commissioner Palatiello: Mr. Chairman, with the changes that have been made, I believe this application now meets all of the requirements of the Comprehensive Plan and applicable provisions of the Zoning Ordinance, and I would MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE RZ-1999-HM-022 AND THE CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE EXECUTION OF THE PROFFERS CONSISTENT WITH THOSE DATED MARCH 27, 2001.

Commissioner Byers: Second.

Chairman Murphy: Seconded by Mr. Byers. Is there a discussion of the motion?

Commissioner Hall: Mr. Chairman, I'm going to have to abstain. I missed the public hearing.

Chairman Murphy: Okay.

Commissioner DuBois: Mr. Chairman, same for me. I was not a member of the Commission at the time of the public hearing.

Chairman Murphy: Okay. All those in favor of the motion to recommend to the Board of Supervisors that it approve RZ-1999-HM-022, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Ms. Hall and Ms. DuBois abstain. Mr. Palatiello.

Commissioner Palatiello: Mr. Chairman, I move that the Planning Commission recommend to the Board of Supervisors --

Commissioner Byers: We approve them.

Commissioner Palatiello: Oh, I'm sorry. I MOVE THE PLANNING COMMISSION APPROVE FDP-1999-HM-022, SUBJECT TO THE APPROVAL OF THE PROPOSED DEVELOPMENT CONDITIONS DATED MARCH 14, 2001 AND SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF RZ-1999-HM-022.

Commissioner Byers: Seconded by Mr. Byers. Is there a discussion of the motion? All those in favor of the motion to approve FDP-1999-HM-022, subject to the Board of Supervisors' approval of the rezoning and Conceptual Development Plan, say aye.

Commissioners: Aye.

Commissioners DuBois and Hall: Abstain.

Chairman Murphy: Opposed? Motion carries. Same abstentions.

Commissioner Palatiello: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE SITE'S NORTHERN BOUNDARY IN FAVOR OF THAT DEPICTED 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.

Commissioners DuBois and Hall: Abstain.

Chairman Murphy: Opposed? Motion carries. Same abstentions.

Commissioner Palatiello: And finally, Mr. Chairman, I MOVE THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS A WAIVER OF THE BARRIER REQUIREMENTS ALONG THE SITE'S NORTHERN BOUNDARY AND ALONG THOSE BOUNDARIES ADJACENT TO THE R-1 DISTRICT LOCATED TO THE SOUTHEAST AND SOUTHWEST OF THE SITE.

Commissioner Byers: Second.

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

Commissioners: Aye.

Commissioners DuBois and Hall: Abstain.

Chairman Murphy: Opposed? Motion carries. Same abstentions.

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(The motions carried by a vote of 9-0-2 with Commissioners DuBois and Hall abstaining; Commissioner Harsel not present for the vote.)

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