4/24/00

5:00 p.m. Items - RZ-1999-MV-025 - ELMWOOD LLC
SE-99-V-020 - ELMWOOD LLC
PCA-1996-MV-037-2 - ELMWOOD LLC
Mount Vernon District

On Thursday, March 16, 2000 the Planning Commission voted 8-0-2 (Commissioners Downer and Murphy abstaining; Commissioners Alcorn and Wilson absent from the meeting) to recommend to the Board of Supervisors the following:

1) approval of RZ-1999-MV-025, subject to the execution of proffers consistent with those dated March 8, 2000, amended as follows:

--- add a proffer regarding utilities for parcel 44:

--- amend proffer 4A1 to indicate that street trees will be planted 100 feet on center on both sides of the spine road south of the residential access road;

2) approval of PCA-1996-MV-037-2;

3) approval of SE-99-V-020, subject to the development conditions dated March 16, 2000;

4) approval of the modifications to transitional screening and waiver of the barrier requirements along the eastern, southern, and northern boundaries.

Planning Commission Meeting
March 16, 2000
Verbatim Excerpts

RZ-1999-MV-025 - ELMWOOD LLC
SE-99-V-020 - ELMWOOD LLC
PCA-1996-MV-037-2 - ELMWOOD LLC

Decision Only During Commission Matters
Public Hearing was held on February 17, 2000

Commissioner Byers: Mr. Chairman, we've had a couple of changes in the proffers and I'd like Mr. Martin to come forward, identify himself for the record, and we'll talk about those proffers.

Keith Martin, Esquire: For the record, I'm Keith Martin, of Walsh, Colucci, Stackhouse.

Commissioner Byers: Mr. Martin, one of the proposed changes is on Proffer 4A1 which refers to street trees being planted 50 feet on center along the spine road and they would be planted 100 feet on center on both sides of the spine road south of the residential access road. Do you agree to that change in the proffers?

Mr. Martin: Yes, sir.

Commissioner Byers: And I understand that there is a need for a proffer to provide a utility easement to parcel 44. Will you prepare -- have such a proffer drafted up before the Board of Supervisors?

Mr. Martin: We'll add that.

Commissioner Byers: All right. I think we have sorted out all of the other issues on these cases. On this particular case, there is a staff report addendum dated March 9. Staff is now recommending approval of these applications. So, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ-1999-MV-025, SUBJECT TO THE EXECUTION OF PROFFERS DATED MARCH 8, 2000, WITH THE ADDITION OF A PROFFER REGARDING UTILITIES FOR PARCEL 44 AND THE CHANGE TO PROFFER 4A1.

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 to the Board of Supervisors that it approve RZ-1999-MV-025, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Downer: Abstain; not present for the public hearing.

Chairman Murphy: Okay. Ms. Downer abstains.

Commissioner Byers: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE PCA-1996-MV-059 (sic).

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 to the Board of Supervisors --

Mr. Peter Braham: Uh -- sorry.

Commissioner Byers: Have I got the right number?

Mr. Braham: That's the wrong number.

Commissioner Byers: I'm reading your motion here.

Mr. Braham: No.

Commissioner Byers: That should be PCA-1996-MV-037-2.

Mr. Braham: That's correct.

Chairman Murphy: To approve PCA-1996-MV-037-2, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed?

Commissioner Downer: Abstain.

Chairman Murphy: Motion carries. Ms. Downer and the Chair abstains. I abstain on the first motion too. I was not here for that public hearing. Mr. Byers.

Commissioner Byers: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SE-99-V-020, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED MARCH 16, 2000.

Commissioner Kelso: Second.

Chairman Murphy: Seconded by Mr. Kelso. Is there a discussion of that motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve SE-99-V-020, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed?

Commissioner Downer: Abstain.

Chairman Murphy: Motion carries. Ms. Downer and the Chair abstain.

Commissioner Byers: Finally, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS GRANT THE REQUESTED MODIFICATIONS TO TRANSITIONAL SCREENING AND WAIVER OF THE BARRIERS ALONG THE EASTERN, SOUTHERN AND NORTHERN BOUNDARIES.

Commissioner Kelso: Second.

Chairman Murphy: Seconded by Mr. Kelso. Is there a discussion of that motion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed?

Commissioner Downer: Abstain.

Chairman Murphy: Motion carries. Ms. Downer and the Chair abstain.

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(Each motion carried by a vote of 8-0-2 with Commissioners Downer and Murphy abstaining; Commissioners Alcorn and Wilson absent from the meeting.)

GLW