

Commissioner Murphy: Oh, no it isn't. I MOVE THE PLANNING COMMISSION RECOMMEND THAT THE LIMITATION ON FENCE HEIGHT PER PARAGRAPH 8 OF SECTION 16-401 BE WAIVED TO PERMIT THE PROPOSED WALL TO BE LOCATED ALONG THE SITE SHARED BY THE PROPERTY BOUNDARY WITH TAX MAP PARCEL 48-2((7))37 43A TO BE UP TO EIGHT FEET IN HEIGHT.

Vice Chairman Byers: You want to repeat that?

Commissioner Murphy: I didn't write these. I want to make that perfectly clear. I'm just substituting for someone who knows what this is all about.

Commissioner Alcorn: Second.

Vice Chairman Byers: Seconded by Mr. Alcorn. All in favor of that motion, whatever it was, say aye.

Commissioners: Aye.

Chairman Murphy: We can run the tape back. Thank you very much.

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(The motions carried unanimously with Commissioners Moon and Smyth absent from the meeting.)

LBR

Commissioner Murphy: Mr. Chairman, I MOVE THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE OPEN SPACE REQUIREMENT FOR THE PDH DISTRICT BE WAIVED FROM 31 PERCENT TO 23 PERCENT PER PARAGRAPH 8 OF SECTION 16-401 OF THE ZONING ORDINANCE.

Commissioner Alcorn: Second.

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

Commissioners: Aye.

Vice Chairman Byers: Opposed? Motion carried. Mr. Murphy.

Commissioner Murphy: I MOVE THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE 600 FOOT MAXIMUM LENGTH FOR A PRIVATE STREET REQUIREMENT BE WAIVED.

Commissioner Alcorn: Second.

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

Commissioners: Aye.

Vice Chairman Byers: Opposed? Motion carried. Mr. Murphy.

Commissioner Murphy: I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT SECTION 7-0502.1A OF THE PUBLIC FACILITIES MANUAL BE WAIVED TO PERMIT CONSTRUCTION OF A DITCH SECTION STREET IN A SUBDIVISION WITH AN AVERAGE LOT SIZE OF LESS THAN 18,000 SQUARE FEET.

Commissioner Alcorn: Second.

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

Commissioners: Aye.

Vice Chairman Byers: Opposed? Motion carried. The Chair is yours, Mr. Murphy.

Planning Commission Meeting
September 19, 2002
Verbatim Excerpt

RZ-2002-PR-008 - CHRISTOPHER MANAGEMENT, INC.
FDP-2002-PR-008 - CHRISTOPHER MANAGEMENT, INC.

Decision Only During Commission Matters
(Public Hearing was held on September 12, 2002)

Chairman Murphy: I have several items tonight. The first one -- I was asked by Commissioner Smyth to make the motions on a case we had last week on September 12. The applicant was Christopher Management. It was rezoning and final development plan, RZ/FDP-2002-PR-008. It has a Board date of tomorrow -- I'm sorry, Monday. Ms. Smyth indicated that she had no problem with the application and was willing to move approval except that some of the proffers needed to be policed up a little bit. Those proffers have been amended, or added to, as is delineated on the draft proffers that were circulated, I believe, last night -- is that correct? -- dealing with -- I had them right here a second ago -- dealing with the school contribution, trails and a bunch of other things as you can see because they are underlined in the proffers. It is in conformance with the Comprehensive Plan and the applicable Zoning Ordinances. So, therefore, Mr. Chairman, and I pass the gavel to Mr. Byers, I MOVE THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE RZ-2002-PR-008 AND THE CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE EXECUTION OF THE PROFFERS CONSISTENT WITH THOSE DATED SEPTEMBER 16, 2002.

Commissioner Alcorn: Second.

Vice Chairman Byers: Seconded by Mr. Alcorn. All in favor of the motion to recommend that the Board approve RZ-2002-PR-008 and the CDP, say aye.

Commissioners: Aye.

Vice Chairman Byers: Opposed? Motion carried. Mr. Murphy.

Commissioner Murphy: Mr. Chairman, I MOVE THE PLANNING COMMISSION APPROVE FDP-2002-PR-008, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 2 OF THE STAFF REPORT AND THE BOARD'S APPROVAL OF RZ-2002-PR-008 AND THE CONCEPTUAL DEVELOPMENT PLAN.

Commissioner Alcorn: Second.

Vice Chairman Byers: Seconded by Mr. Alcorn. Any discussion? All in favor of the motion to approve FDP-2002-PR-008, say aye.

Commissioners: Aye.

Vice Chairman Byers: Opposed? Motion carried. Mr. Murphy.

Board Agenda Item
September 23, 2002

3:30 p.m. Item - RZ-2002-PR-008 – Christopher Management, Inc.
Providence District

On Thursday, September 19, 2002, the Planning Commission voted unanimously (Commissioners Moon and Smyth absent from the meeting) to recommend the following actions to the Board of Supervisors:

- Approval of RZ-2002-PR-008 and the conceptual development plan, subject to execution of proffers consistent with those dated September 16, 2002;
- Waiver of the open space requirement for the PDH District from 31% to 23%, in accordance with Par. 8 of Sect. 16-401 of the Zoning Ordinance;
- Waiver of the 600-foot maximum length requirement for a private street;
- Waiver of Section 7-0502.1A of the Public Facilities Manual in order to permit construction of a ditch section street in a subdivision with an average lot size of less than 18,000 square feet; and
- Waiver of fence height limitation, in accordance with Par. 8, Sect. 16-401 of the Zoning Ordinance, to permit the proposed wall to be located along the property boundary shared with 48-2 ((7)) (37) 43A to be up to eight feet in height.

The Planning Commission then voted unanimously (Commissioners Moon and Smyth absent from the meeting) to approve FDP-2002-PR-008, subject to the proposed development conditions contained in Appendix 2 of the staff report and subject also to Board approval of RZ-2002-PR-008 and the conceptual development plan.