

Board Agenda Item  
February 5, 2007

4:00 p.m.

Public Hearing on PCA 2002-PR-008-02 (The Christopher Companies dba Christopher Management, Inc.) to Amend the Proffers for RZ 2002-PR-008 Previously Approved for Residential Development to Permit Changes to Approved Proffers at a Density of 4.48 Dwelling Units Per Acre, Located on Approximately 1.39 Acres Zoned PDH-5, Providence District

The application property is located in the southeast quadrant of the intersection of Swanee Lane and Opal Drive, south of Topaz Street and east of Zimple Drive. Tax Map 48-2 ((32)) 12 – 16, 19-23 and 47.

**PLANNING COMMISSION RECOMMENDATION:**

On Thursday, December 7, 2006, the Planning Commission voted 9-0-1 (Commissioner Hopkins abstaining; Commissioners Hall and Murphy absent from the meeting) to recommend that the Board of Supervisors approve PCA 2002-PR-008-02 and its Conceptual Development Plan, subject to the execution of proffers consistent with those dated December 6, 2006.

The Commission voted 9-0-1 (Commissioner Hopkins abstaining; Commissioners Hall and Murphy absent from the meeting) to approve FDPA 2002-PR-008-02, subject to the Development Conditions dated December 6, 2006, and subject also to Board approval of PCA 2002-PR-008-02 and its Conceptual Development Plan.

**ENCLOSED DOCUMENTS:**

None. Staff Report previously furnished.

**STAFF:**

Barbara A. Byron, Director, Zoning Evaluation Division, Department of Planning and Zoning (DPZ)

Andrew Hushour, Staff Coordinator, Zoning Evaluation Division, DPZ

Planning Commission Meeting  
December 7, 2006  
Verbatim Excerpt

PCA 2002-PR-008-02 - THE CHRISTOPHER COMPANIES  
FDPA 2002-PR-008-02 - THE CHRISTOPHER COMPANIES

Decision Only During Commission Matter  
(Public Hearing held on November 30, 2006)

Commissioner Lawrence: Thank you, Mr. Chairman. I have tonight two decisions only and I thought what I would do is get the smaller one out of the way. That's the second one on the agenda - - the one on PCA 2002-PR-008-2 in the name of the Christopher Companies. You will recall from the public hearing that, in this particular case, we had two points of interest. One had to do with decks for a total of 10 lots out of an 87 lot development - the 10 lots sit in their own enclave - - the idea was to modify the proffers so that those who didn't have permits to get decks could get permits to have decks. The other part of the application had to do with knocking down a house in order to build a house because the house that had to be knocked down wasn't able to qualify as an affordable dwelling unit and I won't go any further about that point. In any case, you have in front of you a very small, thankfully, handout which now contains the updated proffers and development condition. I talked to both the applicant and staff before the meeting began. Everybody is content with what we now have and the drawings now - - thank you Commissioner Wilson - the drawings now agree with the proffers. Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 2002-PR-008-02 AND THE CONCEPTUAL DEVELOPMENT PLAN SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE NOW DATED DECEMBER 6, 2006.

Commissioner Lusk: Second.

Vice Chairman Byers: Seconded by Mr. Lusk. Any discussion? All in favor of the motion to recommend the Board approve PCA 2002-PR-008-02 and the CDP, say aye.

Commissioners: Aye.

Vice Chairman Byers: Opposed? Motion carries. Mr. Lawrence.

Commissioner Hopkins. Abstains.

Vice Chairman Byers: Ms. Hopkins abstains. Not present for the public hearing.

Commissioner Lawrence: Secondly, Mr. Chairman, I further MOVE THAT THE PLANNING COMMISSION APPROVE FDPA 2002-PR-008-02, SUBJECT TO DEVELOPMENT CONDITIONS NOW DATED DECEMBER 6, 2006 AND THE BOARD OF SUPERVISORS' APPROVAL OF PCA 2002-PR-008-02 AND THE CONCEPTUAL DEVELOPMENT PLAN.

Commissioner Lusk: Second.

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PCA 2002-PR-008-02 - THE CHRISTOPHER COMPANIES  
FDPA 2002-PR-008-02 - THE CHRISTOPHER COMPANIES

Vice Chairman Byers: Seconded by Mr. Lusk. Any discussion? All in favor of the motion to approve FDPA 2002-PR-008-02, say aye.

Commissioners: Aye.

Vice Chairman Byers: Opposed? Motion carries.

Commissioner Hopkins: Abstain.

Vice Chairman Byers: Same abstentions. Thank you.

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(The motions carried by a vote of 9-0-1 which carried unanimously with Commissioner Hopkins abstaining; Commissioners Hall and Murphy absent from the meeting.)

WRR