

Board Agenda Item
September 10, 2007

3:30 p.m.

Public Hearing on RZ 2007-SU-006 (Vahid K. Amin) to Rezone from I-3, AN, HC and WS to I-5 AN, HC and WS to Permit Industrial Development with an Overall Floor Area Ratio of 0.17, Located on approximately 1.53 Acres, Sully District

The application property is located on the north side of Lee Jackson Memorial Highway adjacent to its intersection with Pleasant Valley Road, Tax Map 33-2 ((1)) 3.

PLANNING COMMISSION RECOMMENDATION:

On Thursday, July 12, 2007, the Planning Commission voted unanimously (Commissioners Alcorn, Hall, and Harsel absent from the meeting) to recommend the following actions to the Board of Supervisors:

- Approval of RZ 2007-SU-006, subject to the execution of proffers consistent with those dated July 12, 2007; and
- Waiver of the service drive requirement along Route 50, in favor of the applicant providing interparcel access to the adjoining property to the east [38-2 ((1)) 4].

ENCLOSED DOCUMENTS:

None. Staff Report previously furnished.

STAFF:

Regina Coyle, Director, Zoning Evaluation Division, Department of Planning and Zoning (DPZ)

Shelby McKnight, Staff Coordinator, Zoning Evaluation Division, DPZ

Planning Commission Meeting
July 12, 2007
Verbatim Excerpt

RZ 2007-SU-006 - VAHID K. AMIN

After Close of the Public Hearing

Chairman Murphy: Public hearing is closed; recognize Mr. Zook - - Mr. - - I was going to say, I was going to say Mr. Zook was down in Chesterfield County too, wasn't he? Were you in the Planning Department down there?

Shelby McKnight: I was with Community Development, but yes, Mr. Zook is also a Chesterfield alumnus.

Chairman Murphy: Have you squared it away since he left? I understand he left it in sort of a state of shambles and came up here, okay.

Ms. McKnight: No comment.

Chairman Murphy: Smart. Mr. Koch.

Commissioner Koch: Thank you, Mr. Chairman. I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ 2007-SU-006, SUBJECT TO THE DRAFT PROFFERS DATED JULY 12, 2007.

Commissioners Lawrence, Sargeant, and Lusk: Second.

Chairman Murphy: Seconded by Mr. Lawrence and Mr. Sargeant and Mr. Lusk. Is there a discussion of the motion?

Commissioner Flanagan: Mr. Chairman?

Chairman Murphy: Yes.

Commissioner Flanagan: I have a question for staff. I notice that in the - - your analysis that you indicated that you have a problem with the delivery truck dimensions and that you are going to defer that particular problem until the site plan?

Ms. McKnight: That's correct, sir. It met the minimum requirements for the driveway, but there was some concern as to whether or not a large delivery truck, such as a semi, would have the proper turning radius in that delivery area.

Commissioner Flanagan: Can you demonstrate that on the - - where is that?

Chairman Murphy: We're, Mr. Flanagan, we're on verbatim now, okay?

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Koch: Thank you, Mr. Chairman.

Chairman Murphy: Thank you very much.

Ms. McKnight: Excuse me?

Chairman Murphy: Yes.

Commissioner Koch: How are you?

Ms. McKnight: Mr. Koch, I just wanted to clarify, it's Parcel 33-2. I think you said, 38?

Commissioner Koch: Well, the eyes aren't what they used to. What'd I say, 38?

Ms. McKnight: Yes, sir.

Commissioner Koch: It looked like an eight to me, but you're right. It's 33-2. Thank you for catching that.

Ms. McKnight: You're welcome.

Chairman Murphy: Nice job, Ms. McKnight. Thank you very much. Thank you, gentlemen.

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(The motions carried unanimously with Commissioners Alcorn, Hall, and Harsel absent from the meeting.)

KAD

Commissioner Flanagan: Okay.

Chairman Murphy: I would - - unless you really need to know this, this has to be typed up for the Board.

Commissioner Flanagan: Okay.

Chairman Murphy: Do you need to know? Is it a quick answer?

Kristen Abrahamson: It's a quick answer. We just lost the picture.

Chairman Murphy: Okay.

Commissioner Flanagan: That's all right.

Ms. Abrahamson: We have too many bags. Sorry. Right now - - right now, the trucks would enter here. This is the sole access and it would come up into the loading area here. And so, there's a backing issue, potentially, depending on the size of the truck to get back out, okay?

Commissioner Flanagan: But, you're for now - - you're confident that that will be solved in the site plan?

Ms. Abrahamson: It meets the minimum, you know, standards and if there are no very large vehicles that come in here, there probably will be no issues, but they'll look at that at site plan and determine.

Commissioner Flanagan: All right, I just wanted to have that in the record.

Chairman Murphy: Further discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve RZ 2007-SU-006, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. Koch.

Commissioner Koch: I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD WAIVE THE REQUIREMENT TO INSTALL A SERVICE DRIVE ALONG ROUTE 50, IN FAVOR OF THE APPLICANT PROVIDING INTERPARCEL ACCESS TO THE ADJOINING PROPERTY TO THE EAST, PARCELS 38-2 ((1))-4 [sic].

Commissioners Lawrence and Lusk: Second.

Chairman Murphy: Seconded by Mr. Lawrence and Mr. Lusk. Discussion? All those in favor of the motion, say aye?