

11/17/97

4:30 p.m. Item - RZ-1997-BR-017 - ROBERT J. BATAL, TRUSTEE
Braddock District

On Thursday, October 30, 1997, the Planning Commission voted 6-1-3 (Commissioner Byers opposed; Commissioners Coan, Hall, and Koch abstaining; Commissioners Hunter and Kelso absent from the meeting) to recommend to the Board of Supervisors approval of RZ-1997-BR-017, subject to the execution of proffers consistent with those dated October 30, 1997.

Planning Commission Meeting
October 30, 1997
Verbatim Excerpts

RZ-1997-BR-017 - ROBERT J. BATAL, TRUSTEE

Decision Only During Commission Matters

Commissioner Harsel: We did RZ-97-BR-017, Robert J. Batal, and I deferred the decision on this case because we had citizens that came out and requested another connection. Last week we received updated proffers and tonight we have a new set of proffers. And this is because one of the things which was confusing to citizens and also confusing to us was the difference between homeowners and civic associations. This application is going to have some common grounds, therefore they're going to have to have a homeowners association. They're going to have Outlot A which was the big outlot and Outlot B which is the connection between the existing Middleridge -- oh, good, they're showing it, staff. Both of these outlots will become part of the homeowners association. However, we are encouraging, or the applicant will encourage the residents of this area to go ahead and join the Middleridge Civic Association because that would just be better for everyone involved since this is an infill parcel. The proffers we received tonight -- you will find an addition to Proffer #6 because we've got both outlots now and Proffer #8 is the explanation, hopefully, so we're not going to confuse people, the difference between the homeowners and civic associations. This gives a little bit of clarification on this situation. I think that the applicant has come in, he has done everything he has told us and told the citizens that he would do. The citizens were in support of the application, except for the connection, and that is what we now have. So, therefore, Mr. Chairman, I'm going to **MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-97-BR-017, CONSISTENT WITH THE PROFFERS DATED OCTOBER 30, 1997.**

Commissioners Thomas and Byers: Second.

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

Commissioners Byers and Hall: Mr. Chairman?

Chairman Murphy: Mr. Byers, then Mrs. Hall.

Commissioner Byers: I'd like to ask the staff, does staff still recommend denial?

Mr. Brian Davis: Staff's position has not changed since the public hearing. We do still recommend denial based on the fact that a connector street is not provided.

Commissioner Byers: Okay. Thank you.

Chairman Murphy: Ms. Hall?

Commissioner Hall: Thank you, Mr. Chairman. I will be abstaining from the vote, as I missed the public hearing.

Chairman Murphy: Mr. Coan?

Commissioner Coan: I will abstain too. I caught a little bit of it on television, but I didn't see the whole thing, so I'm going to abstain on the vote too.

Chairman Murphy: Mr. Koch, did you -- ? All right. Further discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve RZ-97-BR-017, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed?

Commissioner Byers: No.

Commissioners Coan, Hall, and Koch: Abstain.

Chairman Murphy: Motion carries. Mr. Coan, Ms. Hall, Mr. Koch abstain. Mr. Byers votes no. Is that it?

Commissioner Harsel: I believe that's it. We have no waivers or anything. Not minimum district size, not --

Mr. Davis: No supplemental motions.

Commissioner Harsel: The only problem was the cut-through and we had a differing of the ways. And I appreciate your position. I hope you appreciate mine.

Mr. Davis: Thank you.

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(The motion carried by a vote of 6-1-3 with Commissioner Byers opposed; Commissioners Coan, Hall and Koch abstaining; Commissioners Hunter and Kelso absent from the meeting.)

GLW