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7:30 p.m. Item - C-526 - Lynch Construction Corp.  
Springfield District

On Thursday, May 26, 1977, the Planning Commission voted unanimously (Mr. Gurski out of the room; Mrs. Pellettieri, Mrs. Fasteau, Mr. Lockwood, Mr. Maxwell absent) to recommend to the Board of Supervisors that the Zoning Ordinance, as it applies to the subject property, be amended from the RE-1 District to the I-L District subject to the proffered development plan as referred to in the Staff Report.

The Planning Commission also requested that the site plan be brought back for review.

The Commission noted that the application was in accord with the Comprehensive Plan.

Planning Commission Meeting  
May 26, 1977

Verbatim Excerpts after closure of Public Hearing

Case C-526 LYNCH CONSTRUCTION CORP.

Mr. Brinitzer (acting as Chairman) .... the public hearing is closed. There's no time for rebuttal. Does the staff have any comments?

Mr. Reid: I would only add one comment and that we do have a letter from the Park Authority which was sent at the time this was originally staffed and they came before you and in that memo they do request the dedication of the Accotink Stream Valley in accordance with the Stream Valley policy. Thank you.

Mr. Sell: Mr. Chairman. Did they define that acreage the toe of the slope -

Mr. Reid: No, they make two statements. They say the Accotink Stream Valley should be dedicated to the Park Authority in accordance with Stream Valley policy and their second comment is that the site plans for these properties should be submitted so they can be acknowledgeably reviewed.

Mr. Sell: Good. Thank you.

Mr. Brinitzer: Are there any other questions from the Commission. If not I turn to the Commissioner from Springfield.

Mr. Kershenstein: There is one.

Mr. Brinitzer: Go ahead Dr. Kershenstein.

Mr. Kershenstein: Okay, Mr. Reid, the applicant's proffers are - meet all of the staff's requests.

Mr. Reid: Yes. Yes, sir. they do.

Mr. Brinitzer: Dr. Kershenstein.

Mr. Kershenstein: Mr. Chairman, this application is in accordance with the adopted Comprehensive Plan. The applicant who we have just heard has met all of the requests and proffers that have been asked for by staff and therefore, Mr. Chairman, I WILL MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE ZONING ORDINANCE AS IT APPLIES TO THE SUBJECT PROPERTY BE AMENDED FROM THE RE-1 DISTRICT TO THE I-L DISTRICT, SUBJECT TO THE PROFFERED DEVELOPMENT PLAN AND CONDITIONS RECOMMENDED IN THE STAFF REPORT.

Mr. Brinitzer: Is there a second to the motion?

Mr. Merrell: Seconded.

Mr. Brinitzer: Any discussion on the motion? If not, I'll call the motion to a vote. All those in favor of Dr. Kershenstein's motion as stated, please say aye. Those opposed. The motion carries.

(The motion passed unanimously with Mr. Gurski not present for the vote, Mrs. Pellettieri, Mrs. Fasteau, Mr. Lockwood and Mr. Maxwell being absent from the meeting.)

May 26, 1977

Case C-526 continued

Mr. Kershenstein: Mr. Chairman.

Mr. Brinitzer: Dr. Kershenstein. The motion carried 6-0-0. Dr. Kershenstein, another motion?

Mr. Kershenstein: Yes, sir. Since there is you know as Mr. Lynch pointed out, some question as to the ultimate configuration of the site and the layout here because of the restoration contract and what have you, I think it would be appropriate that the Planning Commission review the site plan on this property when that time comes so I would, therefore, MOVE, MR. CHAIRMAN, THAT THE PLANNING COMMISSION REQUEST THAT THE SITE PLAN BE BROUGHT BACK TO IT FOR REVIEW.

Mr. Merrell: Seconded.

Mr. Brinitzer: Second. Any discussion? All those in favor, please say aye. Opposed. That motion passed 6-0-0.

(Mr. Gurski absent for the vote, Mrs. Fasteau, Mr. Lockwood, Mrs. Pellettieri, and Mr. Maxwell being absent from the meeting.)

Mr. Brinitzer; Thank you to the staff, Mr. Lynch, and we'll now proceed with the fourth case on the agenda.

DESCRIPTION OF PROPERTY

BEGINNING with an iron pipe on the easterly side of Rolling Road (St. 63) 15 feet from the center thereof a corner to Lewis (formerly Crawford); thence with the southerly line of Lewis N 84° 55' 42" E 1304.28 feet to a point in the center of Accotink Creek; thence down a stream with the average meandering of Accotink Creek the following courses and distances: S 05° 34' 20" E 102.97 feet, S 21° 59' 10" E 1041.76 feet, S 04° 51' 52" W 94.34 feet, N 83° 45' 20" W 92.02 feet, S 61° 05' 25" W 616.77 feet, N 59° 32' 04" W 197.23 feet, N 75° 57' 50" W 103.03 feet, N 81° 34' 23" W 136.47 feet, S 80° 18' 40" W 207.97 feet, and S 45° 10' 48" W 152.97 feet, thence departing from Accotink Creek N 65° 05' 33" E 132.84 feet to an iron fence post, a corner to C. David Cooper, Trustee; thence with the line of Cooper and continuing with the line of Logan S 85° 26' 45" W 3060.25 feet to an iron pipe on the easterly side of Rolling Road, 15 feet from the center thereof; thence along the easterly side of Rolling Road the following courses and distances: N 26° 15' 25" W 181.37 feet, N 29° 59' 48" W 254.03 feet, N 33° 52' 43" W 84.32 feet, N 22° 33' 25" W 70.58 feet, N 07° 53' 00" W 65.62 feet, N 02° 51' 45" W 100.12 feet, N 03° 15' 13" W 211.34 feet, N 05° 26' 25" W 189.86 feet, and N 11° 26' 45" W 98.42 feet to the point of beginning and containing 126.975 acres, more or less.