

**Board Agenda Item
October 7, 2002**

**5:00 p.m. Item – SE-2002-DR-015 – Ivy Development
Dranesville District**

On Thursday, September 19, 2002, the Planning Commission voted unanimously (Commissioner Harsel not present for the votes; Commissioners Moon and Smyth absent from the meeting) to recommend the following actions to the Board of Supervisors:

- **Approval of SE-2002-DR-015, subject to the development conditions dated September 19, 2002; and**
- **Waiver of the sidewalk requirement along Utterback Store Road in favor of an equestrian trail.**

Planning Commission Meeting
September 19, 2002
Verbatim Excerpt

SE-2002-DR-015 - IVY DEVELOPMENT

Decision Only During Commission Matters
(Public Hearing was held on September 18, 2002)

Commissioner DuBois: Thank you, Mr. Chairman. I have a decision this evening. It is on application SE-2002-DR-015, Ivy Development. The public hearing was held last evening. Mr. Chairman, this is an application for a cluster development with three lots. I would note that this proposed plan does not increase or maximize the planned density on the site and is highly desirable over a three lot by-right development of the property. The application has the support of most of the surrounding citizens, all but one, as noted during the public hearing, and the Great Falls Citizens Association. Forty percent of the property is designed as open space. The significant holly grove on the site will be preserved, hence the development name, Holly Ridge. There are extensive tree preservation and protection development conditions along with a conservation easement on certain areas and a tree save easement on the lots. The staff report is very positive, with the exception of the minimum acreage requirement. This proposed cluster development meets or exceeds the other five requirements for a cluster division in this planning sector, limiting disruption of the site, preserving high quality open space, providing a design compatible with the surrounding development, and is located in an area suitable for septic sewer service and no increase in the planned density on the site. And the plat has been revised to show a trail across the entire frontage of the property. Therefore, Mr. Chairman, I MOVE TO RECOMMEND TO THE BOARD OF SUPERVISORS THE APPROVAL OF SE-2002-DR-015, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED SEPTEMBER 19, 2002.

Commissioners Byers and de la Fe: Second.

Chairman Murphy: Seconded by Mr. Byers and Mr. de la Fe. Is there a discussion of that motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve SE-2002-DR-015, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner DuBois: Mr. Chairman, I MOVE TO RECOMMEND TO THE BOARD OF SUPERVISORS THE APPROVAL OF A WAIVER OF THE SIDEWALK REQUIREMENT ALONG UTTERBACK STORE ROAD IN FAVOR OF AN EQUESTRIAN TRAIL.

Commissioner Byers and de la Fe: Second.

Chairman Murphy: Seconded by Mr. Byers and Mr. de la Fe. Discussion? All those in favor of the motion, say aye.

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Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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(The motion carried unanimously with Commissioner Harsel not present for the vote;
Commissioners Moon and Smyth absent from the meeting.)

LBR