

Planning Commission Meeting  
July 13, 2016  
Verbatim Excerpt

PCA-B-715/RZ 2015-MV-015/SE 2015-MV-030 – L & F BOCK FARM, LLC

After Close of the Public Hearing

Vice Chairman de la Fe: I will close the public hearing, Mr. Flanagan.

Commissioner Flanagan: Before we go on verbatim, Mr. Chairman, I would like to ask the applicant about the two issues that were raised by the Commissioners and one was the – the shuttle will run, what kind of services, you know you - you might be in your advertising would be able to provide and the other is the location of a recommended loading area elsewhere on the site. And the – are you willing to, I thought I heard you say you were willing to pursue that?

Mr. Greg Riegler, McGuireWoods LLP, Applicant's Attorney: Yes, sir. We will gladly commit to providing the disclosure of transportation options and the loading space, I believe, is addressed in staff's proposed conditions and while I am at the podium I will indicate our acceptance and concurrence with those same conditions.

Commissioner Flanagan: So between now and the Board hearing you would be willing to work with staff to add in some language that would assure those two issues would be addressed?

Mr. Riegler: Yes, as I said, the one issue I believe is addressed and we will address the disclosure that you mentioned, yes sir. Yes to both.

Commissioner Flanagan: Then while you are still standing there, and I'll go on, I don't know that I'm on verbatim yet but...

Vice Chairman de la Fe: Yes, you can go–

Commissioner Flanagan: I'd like to request that you confirm for the record agreement to the proposed development conditions dated July 1, 19 – or 2016?

Mr. Riegler: Yes sir, we do.

Commissioner Flanagan: Thank you.

Vice Chairman de la Fe: Go ahead.

Commissioner Flanagan: With that now we go on verbatim.

Vice Chairman de la Fe: Yeah, you have the verbatim, you can.

Commissioner Flanagan: I MOVE, before I go – maybe I better not –

Vice Chairman de la Fe: No, just go ahead.

Commissioner Flanagan: Before we go on verbatim I would like to ask if there is any objection of the Commissioners to having a single motion on this particular application with all of the three motions. Is that okay?

Commissioner Sargeant: Mr. Chairman, I don't see any, any problem with that, I – its just no mention of a lob's but other than that.

Vice Chairman de la Fe: No, that's fine.

Commissioner Flanagan: Thank you, Mr. Chairman, I that event, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE FOLLOWING:

- APPROVAL OF PCA-B-715 TO REMOVE 4.38 ACRES FROM THE ORIGINAL ZONING APPLICATION B-715, APPROVED FOR PDH-5.
- THE NEXT MOVE, APPROVAL OF THE RZ 2015-MV-015, TO REZONE THE PROPERTY FROM THE PDH-5 DISTRICT TO THE R-8 DISTRICT TO PERMIT A SPECIAL EXCEPTION TO ALLOW THE CONSTRUCTION OF 4-STORY INDEPENDENT LIVING FACILITY BUILDINGS – FOUR 4-STORY INDEPENDENT LIVING FACILITY BUILDINGS, SUBJECT TO THE PROFFERS CONTAINED IN APPENDIX 1 OF THE STAFF REPORT.
- MY NEXT MOVE, APPROVAL OF THE SE 2015-MV-030, TO PERMIT FOUR 4-STORY BUILDINGS AS AN INDEPENDENT LIVING FACILITY FOR 128 UNITS AND A 3,250 SQUARE FOOT CLUB HOUSE AND ASSOCIATED PARKING, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 2 OF THE STAFF REPORT.
- And then lastly, I MOVE APPROVAL OF THE WAIVERS AND THE MODIFICATIONS CONTAINED IN THE HANDOUT DISTRIBUTED TO YOU THIS EVENING DATED JULY 13, 2016.

Commissioners Hedetniemi and Sargeant: Second.

Vice Chairman de la Fe: Seconded by Commissioners Hedetniemi and Sargeant. Is there any discussion?

Commissioner Migliaccio: Mr. Chairman.

Commissioner Hart: Mr. Chairman.

Commissioner Migliaccio: I am going to be happy to support this. I'd be happier if they had a smidgeon more for the Park Authority to get it up to six figures some, that's all. Thank you.

Vice Chairman de la Fe: Okay, Mr. Hart.

Commissioner Hart: Yes, thank you. Mr. Chairman, I was going to suggest a friendly amendment to Development Condition 13. I think staff said it should be "eastern" rather than "western" in the second line of 13.

Vice Chairman de la Fe: I think that that would – would be correct.

Commissioner Flanagan: That's accepted, I would accept that as a friendly amendment.

Commissioner Hart: Thank you.

Vice Chairman de la Fe: Anything else? Okay, all those in favor, please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries.

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(The motion carried by a vote of 10-0. Commissioners Lawrence and Murphy were absent from the meeting.)

TMW