

Planning Commission Meeting
December 10, 2015
Verbatim Excerpt

SE 2015-HM-013 – SINGH PROPERTIES, II, LLC

Decision Only During Commission Matters
(Public Hearing Held on October 21, 2015)

Commissioner de la Fe: Mr. Chairman, on – excuse me – on October 21st, we held a public hearing on SE 2015-HM-013, in the name of Singh Properties II, LLC, and – which is for a medical facility in the Hunter Mill District right off Route – right on Route 7. The – yesterday you received a written response from the applicant addressing the major issues that could be addressed that were raised at the public hearing and new development conditions were passed out tonight to reflect the changes. They're relatively minor. The new condition 12 has been added to limit the hours of trash and/or recycling collection, and food and linen deliveries to 8:00 a.m. to 6:00 p.m., Monday through Friday. Condition 17 has been modified to reflect the applicant's commitment to install a seven foot tall solid wood fence along the rear of the loading area and supplemental evergreens to address concerns from the community regarding light and noise impacts. And a new condition 25 has been added to reflect the applicant's agreement to grant a sanitary sewer easement to serve the residential properties to the west. And before I move to – on this, could I request the applicant's representative come forward.

David Houston, Esquire, Applicant's Agent, Reed Smith, LLP: Yes, Sir. David Houston with [inaudible] representing the applicant.

Commissioner de la Fe: Thank you very much. Mr. Houston, do you as the applicant's representative agree to the development conditions now dated December 7th?

Mr. Houston: Yes, sir.

Commissioner de la Fe: Okay, thank you very much. I have my motions here somewhere. And let me check and see what I did with them.

Chairman Murphy: Here they come. Billy's coming with them.

Commissioner de la Fe: How could they disappear so quickly. Mr. Chairman, I – I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2015-HM-013, SUBJECT TO CONDITIONS DATED DECEMBER 7TH, 2015.

Commissioners Hart and Flanagan: Second.

Chairman Murphy: Seconded by Mr. Hart and Mr. Flanagan. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve SE 2015-HM-013, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner de la Fe: And, Mr. Chairman, I further MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS: 1) APPROVAL OF MODIFICATIONS OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS OF SECTION 13-303 AND 304 OF THE ZONING ORDINANCE IN FAVOR OF THE LANDSCAPING AND BARRIERS SHOWN ON THE SPECIAL EXCEPTION PLAT; AND 2) APPROVAL OF A WAIVER OF THE SERVICE DRIVE REQUIREMENT OF SECTION 17-201 OF THE ZONING ORDINANCE ALONG LEESBURG PIKE; THIRD, AN INCREASE IN THE WALL HEIGHT ABOVE SEVEN FEET, PURSUANT TO SECTION 10.104(3)(H) OF THE ZONING ORDINANCE TO PERMIT THE WALLS, AS SHOWN ON THE SPECIAL EXCEPTION PLAT.

Commissioners Hart and Flanagan: Second.

Chairman Murphy: Same seconds. Is there a discussion of the motion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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(Each motion carried by a vote of 11-0. Commissioner Lawrence was absent from the meeting.)

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