

Planning Commission Meeting  
February 21, 2013  
Verbatim Excerpt

SE 2012-MA-017 – SHELTER DEVELOPMENT, LLC

After Close of the Public Hearing

Vice Chairman de la Fe: I'll close the public hearing and this is in Mason District. Mrs. Hall.

Commissioner Hall: Thank you, Mr. Chairman. One, I want to thank the neighbors who did come out and share their thoughts about this application with us. I appreciate the concerns that Mrs. Reynolds raised in her letter. As I explained during the hearing, her concerns are the typical concerns that, regardless of how this property is developed - - with increased traffic and disruption of established green space and wildlife - - those are going to happen when this property is developed regardless of whether it is built by-right or - - I think, actually, that there will be less disturbance with the proposed facility. I've asked staff - not staff, but the applicant - to increase the buffering around the parking lot to ensure that the lights will not bother the residents across from their proposed facility. This application enjoys the support of the Mason District Land Use Committee and I can see no reason to postpone the decision. So, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF SE 2012-MA-017, SUBJECT TO THE DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED JANUARY 28<sup>TH</sup>, 2013.

Commissioner Hart: Second.

Vice Chairman de la Fe: Seconded by Mr. Hart. Any discussion?

Commissioner Hart: Mr. Chairman?

Vice Chairman de la Fe: Yes.

Commissioner Hart: I'm supporting this. I do think, though, if - maybe between now and the Board - if staff could look at the second speaker's list of invasive plants - I think the applicant will be looking at that too. I think everyone's on the same wavelength. We don't want the wrong kinds of plants and - - we don't have to hold up the application for that, but they could maybe look at that before it goes to the Board.

Commissioner Hall: Agreed.

Vice Chairman de la Fe: Any further comments? Hearing none, all those in favor, please signify by saying aye.

Commissioners: Aye.

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

Commissioner Hall: I MOVE THAT THE PLANNING COMMISSION RECOMMEND MODIFICATION OF SECTION 13-303 OF THE ZONING ORDINANCE FOR TRANSITIONAL SCREENING ALONG ALL PROPERTY LINES IN FAVOR OF THE PLANTINGS SHOWN ON THE SE PLAT.

Commissioner Hart: Second.

Commissioner Hall: – AND AS SUPPLEMENTED BY ANY ADDITIONAL PLANTINGS NECESSARY TO BLOCK OUT TRAFFIC LIGHTS FROM THE PARKING LOT TO THE SURROUNDING NEIGHBORS.

Commissioner Hart: Second.

Vice Chairman de la Fe: Seconded by Mr. Hart. Any discussion? All those in favor, please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries. Mrs. Hart. [*sic*]

Commissioner Hall: Mrs. Hart?

Commissioner Hart: Mrs. Hall, you mean.

Vice Chairman de la Fe: I'm sorry. It's getting - - it's getting late. Mrs. Hall. Mrs. Hall.

Commissioner Hall: It's getting late. Okay. Thank you, Mr. Chairman. I move that the Planning - - oh, wait a minute. I MOVE THAT THE PLANNING COMMISSION RECOMMEND A MODIFICATION OF SECTION 13-304 OF THE ZONING ORDINANCE FOR BARRIERS ALONG ALL PROPERTY LINES IN FAVOR OF THE FENCING SHOWN ON THE SE PLAT.

Commissioner Hart: Second.

Vice Chairman de la Fe: Seconded by Mr. Hart. Any discussion? All those in favor, please signify by saying aye.

Commissioners: Aye.

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

Commissioner Hall: Finally, I MOVE THAT THE PLANNING COMMISSION RECOMMEND A WAIVER OF THE SPECIAL EXCEPTION REQUIREMENT IN PARAGRAPH 3 OF

SECTION 9-308 TO LOCATE THE LOADING SPACE AT THE SIDE OR REAR OF THE BUILDING IN FAVOR OF THE LOCATION SHOWN ON THE SE PLAT.

Commissioner Hart: Second.

Vice Chairman de la Fe: Seconded by Mr. Hart. Any discussion? 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 motions carried unanimously with Commissioners Lawrence, Migliaccio, and Murphy absent from the meeting.)

JN