

Planning Commission Meeting  
May 3, 2012  
Verbatim Excerpt

PRC A-787-02 & SE 2011-BR-016 – CARDINAL FOREST (E&A), LLC

After the Close of the Public Hearing

Chairman Murphy: The public hearing is closed; recognize Ms. Hurley.

Commissioner Hurley: Thank you, Mr. Chairman. As Mr. Teets stated, several issues are almost resolved. A great deal of technical information has been introduced tonight, not all of which we have in writing as yet. And as Mr. Murphy - Commissioner Murphy - just stated, the development conditions for the Special Exception cannot reasonably address conditions at the rest of the center, including employee parking and traffic at the other entrances. And I re-emphasize, this site does not require LEED certification. While the applicant intends the facility to be LEED-certified, it's not in the development conditions solely because such a statement would otherwise require this escrow commitment. Such wording might be reworked as some of the - several of the Commissioners have suggested. Because the bank will be constructed on what is now a large asphalt parking lot, the new plantings being added will actually increase permeable area, for example, and this landscape will doubtless be an improvement to the appearance of the Village Center from Old Keene Mill. But they can't get all the way - very possibly can't get all the way to Silver. The applicant has offered to construct several amenities to the other patrons of the Village Center, including steps to the parking lot from the bus stop and - moving a sign hasn't been mentioned; moving a sign - that belongs to the church - that is currently blocking the entrance - people trying to make that right turn, there's a sign there that is wrongly placed and the developer has offered at his expense to move that sign. The - I have met with the owner of the service station at the corner and his greatest concern was that most of the parking will remain open to shopping center patrons, and the church attendees, and the commuters that we affectionately call "slugs." And the developer has agreed to do this. It appears that the regrading that would be necessary to create a wider pedestrian sidewalk is just not feasible because of the gas line and other easements, but perhaps additional study could find something. And all that being said, the intersection of Old Keene Mill and Rolling is heavily traversed. The applicant has revised his plat and they will comply with the 50-foot throat length requirement and, as we've talked about, the Development Condition 4 that is in there requires the applicant to reconfigure that median to prevent the left-turn lanes. After the left-turn lanes are eliminated and the bank is in operation, traffic flow may need to be reevaluated at that time - we're talking further on down road - to determine if the timing of that traffic light on Carrleigh should be adjusted. All that said, this package is just not quite ready for the Board of Supervisors. I recommend that this case be deferred - I'm going to recommend deferral for a month so that these remaining concerns can be resolved, including the wording of LEED - specifically including the wording of LEED. And therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION DEFER THE DECISION - for decision only - PRC A-787-02/SE 2011-BR-016 TO A DATE CERTAIN OF 31 MAY, WITH THE WRITTEN RECORD REMAINING OPEN FOR COMMENT.

Commissioners Migliaccio and Alcorn: Second.

Chairman Murphy: Seconded by Mr. Migliaccio and Mr. Alcorn. Is there a discussion of the motion? All those in favor of the motion to defer decision only of SE 2011-BR-016 and PRC A-787-02 to a date certain of -

Commissioner Hurley: – 31 May.

Chairman Murphy: – 31 May, with the record remaining open for comments, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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(The motion carried unanimously with Commissioner Hall absent from the meeting.)

JN