

Planning Commission Meeting
July 26, 2012
Verbatim Excerpt

SE 2012-MA-004 – JOOAN PEACE, INC.

After the Close of the Public Hearing

Chairman Murphy: Public hearing is closed; recognize Ms. Hall please.

Commissioner Hall: Thank you, Mr. Chairman. I want to thank both speakers for coming out this evening and sharing their thoughts about this application. It's amazing how two people can see the same thing, but have two separate opinions and that happens in life. In Mason District, we do try and reach out to the community, but all we can do is notify the homeowners association for the applications that are reviewed at the Mason District Office. I – this application was heard twice. There were concerns about the buffer and to make sure that there was sufficient buffering to take care of the existing residential. I know that the Minister spoke about flashing – bright lights and everything, but the lighting is going to be – I would like to ask staff to address lighting. The acorn lights really don't give up that much lighting and the rest of it is shielded, isn't it?

Kristen Abrahamson, Zoning Evaluation Division (ZED), Department of Planning and Zoning (DPZ) and Miriam Bader, ZED, DPZ: Yes.

Commissioner Hall: So the fact that the townhomes are across the way – and there's a significant amount of open space between Hummer Road and where these townhomes are with trees and so forth. So the likelihood of them being impacted by lights is – I don't think it'll be an issue because of the concerns. That's one. As far as it impacting on the cost of the real estate – your other concern – I don't know that I can really speak to it. But I can say – based on the illustrations – and these are the requirements, the pavers and the acorn lights – these are the requirements of the Annandale Revitalization Group, which the applicant has agreed to provide. I really don't – I think this would have a better impact on your values than what is currently there because old houses that regrettably are left to fall apart really do have a very negative impact and there has been a few of them in Mason District. So while I appreciate you coming and sharing your thoughts, I have to agree with staff that this is a valid application in keeping with the Comprehensive Plan. And so, therefore, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF SE 2012-MA-004, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JULY 12, 2012.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Is there a discussion of the motion?

Commissioner Lawrence: Mr. Chairman?

Chairman Murphy: Yes, Mr. Lawrence.

Commissioner Lawrence: Point of clarification. Would the Commissioner consider MY SUGGESTION ABOUT THE CONDITION ASKING FOR A BRIEFING OF THE PEOPLE WHO ARE GOING TO PUT THE PARKING LOT IN NEXT TO THE BUFFER?

Commissioner Hall: I'm sorry?

Chairman Murphy: To preserve the roots of the trees to protect –

Commissioner Hall: Oh, that certainly is something the applicant can do.

Commissioner Lawrence: I think that would help.

Commissioner Hall: Well, I think it would especially if – those were actually the discussions we had at Mason District. It was specifically about that, so I think that would be a good idea.

Chairman Murphy: So I think what we're ASKING is for STAFF TO CRAFT A DEVELOPMENT CONDITION TO PUT IT INTO THE APPLICATION PRIOR TO THE BOARD MEETING, OKAY?

Ms. Abrahamson and Ms. Bader: Okay.

Commissioner Hall: If you would.

Commissioner Lawrence: Thank you, Mr. Chairman.

Chairman Murphy: All those in –

Commissioner Lawrence: Thank you, Ms. Hall.

Chairman Murphy: All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Ms. Hall.

Commissioner Hall: Thank you. I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE FOLLOWING WAIVERS AND MODIFICATIONS – there are three:

- MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE north – NORTHERN PROPERTY LINE IN FAVOR OF THE SE PLAT AND DEVELOPMENT CONDITIONS;
- MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE WESTERN PROPERTY LINE IN FAVOR OF THE SE PLAT;
- AND FINALLY, A WAIVER OF THE BARRIER REQUIREMENTS ALONG THE WESTERN PROPERTY LINE.

Commissioners Hart and Lawrence: Second.

Chairman Murphy: Seconded by Mr. Hart and Mr. Lawrence. Is there a discussion of that motion?
All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Thank you very much.

Commissioner Hall: Again, thank you very much for coming out.

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(The motions carried unanimously with Commissioners Alcorn and Sargeant absent from the meeting.)

JLC