

UNAPPROVED MINUTES FROM THE JULY 2, 2008 PLANNING COMMISSION
MEETING

SUP-0012-2008 Liberty Ridge Clubhouse and Pool Facility

Mr. Jose Ribeiro stated that Mr. Dean Vincent on behalf of JCC, LLC. has applied for a special use permit to allow the construction of clubhouse and a swimming pool on a 3.03 acre parcel inside the proposed Liberty Ridge Subdivision. He stated Liberty Ridge is zoned A-1 and it is designated as rural lands according to the 2003 Comprehensive Plan. All agencies have reviewed and expressed no objection to this application. Staff finds that the proposed recreational use is an acceptable accessory use to a residential development. Staff also finds it to be consistent with the Comprehensive Plan. Mr. Ribeiro stated staff recommends the Planning Commission recommend approval to the Board of Supervisors.

Mr. Dean Vincent spoke as a representative of East West Partners of Virginia, which is involved with this project. He spoke about the projects that this company has been involved in. He stated that the DRC asked the applicant to set aside two parcels for open space. At that time it had not yet been determined where the clubhouse would be located. He stated that at this time the location has been established, and that they are willing to give up one lot for open space. Mr. Vincent stated that this is in addition to the two lots agreed upon. He stated that the plan before the Commission has 1000 square feet on the main floor and 600 feet below. Mr. Vincent stated they are looking at increasing that to 1500 feet on the first floor. He spoke about the parking and how they took effort as to not overbuild for parking. He stated that their goal is to preserve trees and to minimize clearing. Mr. Vincent asked for some flexibility with regards to their conceptual plan. They are still in the process of determining what will be at the site through focus groups. He spoke concerning the lighting condition, being the lots are three acre lots. Mr. Vincent stated they are proponents of dark sky initiatives, and trying to minimize clearing, but there is a need for security also.

Mr. Krapf asked about the note on the master plan. He asked that the note concerning LID measures be a binding condition to the special use permit.

Mr. Vincent stated he would agree to make it a binding condition.

Mr. Krapf asked about the flexibility requested from Mr. Vincent concerning lighting.

Mr. Fraley stated that he would ask Mr. Vincent if the conditions to the special use permit are agreeable.

Mr. Vincent stated that he would accept the conditions but had some concerns with the wording of "bound by" found in SUP Condition No. 1 on the Master Plan.

Mr. Fraley stated that in the past development has not always proceeded in the manner that was presented to the Planning Commission. He stated that the Commission has been advised to incorporate concerns with stronger wording to make sure that what is built is what was on the plans.

Mr. Sowers stated that since this project is internal to a neighborhood, staff would have no objections to deleting the wording "bound by" from SUP Condition No. 1.

The Planning Commission had no objections.

Mr. Fraley asked about Mr. Vincent's concerns about the lighting.

Mr. Vincent stated he had concerns with the 0.1 foot candle at the property line. He stated that they would want some spill over from the parking area to the right of way. He suggested .01 foot candles for adjoining adjacent lots.

Mr. Sowers stated that this is a valid point especially for the larger lots in the neighborhood. He stated staff will need to work with the applicant on a lighting plan, particularly in the entrance area of the clubhouse and areas along the street where residents may park.

Mr. Obadal cited Section 24-58 of the Zoning Ordinance which states for recreational facilities, the applicant shall justify the parking spaces provided and the rationale should cite commonly adopted national park and recreational standards. He stated the Ordinance also states the applicant should provide information on peak parking demands. Mr. Obadal questioned how many people they anticipated at the pool and clubhouse and what kind of meetings might be held there.

Mr. Vincent answered that he was aware of the section of the Ordinance. He stated that the proposed clubhouse facility is for internal use for the residents of Liberty Ridge. He stated that most of the studies that he was aware of are not as specific when it comes to an internal clubhouse in a community that prohibits external membership. He answered as far as meetings held the clubhouse would be rented out to owners within the development.

Mr. Obadal asked if the homeowner's association would use the clubhouse for meetings.

Mr. Vincent stated that it was not the intent to build the facility to house the entire association's membership.

Mr. Obadal asked if they would be willing to consider using pervious concrete for the project.

Mr. Vincent answered that once the project is approved, it is their goal is to work within the topography. Their goal is to save trees, possibly use pervious concrete around the pool, and possibly use that material for the parking lot as well.

Mr. Obadal asked if the applicant was willing to include language with specific LID measures, such as including pervious concrete where feasible.

Mr. Vincent stated he is willing to work with the request, but wanted to be cautious about

agreeing to something that might not be able to be done once the project is started. He wanted to avoid coming back to the Commission with a revised plan. He would request that if any conflicts were present between him and staff that he would have some recourse for another party to decide.

Mr. Obadal stated he would like pervious concrete used where feasible and for the Planning Director and the applicant to have some discretion as to what it feasible and what might not be.

Mr. Fraley stated that it would be up for discussion as to whether the Planning Commission would leave the discretion of what LID measures will be used up to the applicant.

Mr. Fraley closed the public hearing.

Mr. Fraley spoke on the history of Liberty Ridge. He stated Mr. Vincent went above and beyond what was required in regard to buffers, density, and recreational amenities.

Mr. Henderson stated his only concern with the application was with the parking. He cited his experience in Ford's Colony where the amenity is used on a regular and high level. He stated because the Liberty Ridge Development has three acre lots, most residents would be driving to the facility. His suggestion was be to plan for maximum use with regard to parking rather than minimal use.

Mr. Poole commended the applicant on a quality design and appreciated the applicant's flexibility and staff's flexibility in adjusting conditions for Condition #1 and Condition regarding the master plan and lighting. He supports this application.

Mr. Billups asked if collecting the groundwater from the facility has been taken into consideration.

Mr. Vincent stated the application provides for collecting stormwater onsite to reuse for irrigation.

Mr. Billups asked about runoff and if there were any other properties that might be affected by runoff.

Mr. Vincent answered that immediately adjacent to this is a BMP that will address the runoff. He stated the goal was to design the project so that as much of the stormwater as possible is diverted back into the ground.

It was agreed upon by all of the Planning Commissioners to leave the wording of the master plan not as is which states LID measures will be used whenever feasible without being specific regarding pervious concrete.

Mr. Henderson made a motion to approve the Special Use Permit with revised wording to Condition #1 and #3 as discussed by the Commission.

Mr. Krapf seconded the motion.

In a roll call vote the motion was approved. (7-0) AYE: Poole, Henderson, Billups, Krapf, Peck, Obadal, Fraley.