

**Planning Commission Hearing Minutes  
February 27, 2013**

<b>PC MEMBERS</b>	<b>PC MEMBERS ABSENT</b>	<b>STAFF PRESENT</b>
Meta Nash Alderman Russell Rick Stup Kate McConnell	Josh Bokee Bill Ryan	Gabrielle Dunn-Division Manager for Current Planning Pam Reppert-City Planner Devon Hahn-City Traffic Engineer

**I. ANNOUNCEMENTS:**

**IV. PUBLIC HEARING-SWEARING IN:**

*“Do you solemnly swear or affirm that the responses given and statements made in this hearing before the Planning Commission will be the whole truth and nothing but the truth.” If so, answer “I do”.*

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**V. OLD BUSINESS:**

**A. PC12-637PND, Master Plan, Nicodemus Property**

Ms. Reppert entered the entire staff report into the record. There was no public comment on this item.

**Planning Commission Action for modifications:**

**MOTION:** Commissioner Stup moved to approve PC12-637PND modifications to reduce setbacks, lot widths, lot sizes, and impervious surface as noted in the Design Booklet in accordance with the staff report and testimony this evening.

**SECOND:** Commissioner McConnell.

**VOTE:** 4-0.

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**Planning Commission Action for PC12-637PND:**

**MOTION:** Commissioner Stup moved to approve PC12-637PND including the Design Booklet for Nicodemus Property subject to the 7 conditions as read into the record by staff, the staff report and the testimony this evening.

**SECOND:** Commissioner McConnell.

**VOTE:** 4-0.

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**B. PC12-787PSU, Preliminary Subdivision Plan, Nicodemus Property**

Ms. Reppert entered the entire staff report into the record. There was no public comment received.

**MOTION:** Commissioner Stup moved to approve the subdivision plat PC12-787PSU for Nicodemus Property in accordance with staff report, staff recommendations and the conditions to be met:

In less than 60 days:

1. Add to the landscaping screening note on Sheet C-7 to read: Where not in conflict with necessary public improvements, the trees along the common property line with the Schley property shall be evaluated for health condition to retain as part of the buffer prior to mass grading of the site. A protection easement agreement shall be executed and recorded for the buffer area, prior to recordation of Lots 306-325.
2. Delineate proposed buffer easement area along the Schley property line.
3. Provide in Plant List tables a column to provide mature canopy spread of trees and show mature width of the trees on the plan.
4. Verify numbers in Note 4, Table 411-1, specifically for Parkland/Open Space.
5. Correct Note 13: “. . . 50’ was originally provided to buffer the existing residential homes to the west. . .”
6. Add linear path width of 8’.
7. Note 21, correct alley directions as description and location.
8. Complete delineation of floodplain where it crosses East Church Street near the east end of the property.
9. Delete General Notes 25 and 26.
10. Replace Site Note #6 with PND Master Plan approval of Section 410 modifications to Dimensional and Density Standards.
11. Add a note stating: The bus/transit stop along East Church Street shall be designed at the improvement plan stage if the bus stop is requested and approved by the County Transit at time of road construction.

In greater than 60 days and less than one year:

1. Submit draft HOA documents for Staff review.
2. Provide and obtain approval of road names from the County and City. Update Sheet C5 with names of streets assigned to road typical details.
3. Obtain PND Master Plan unconditional approval and Note 2 with case number and approval date.
4. Obtain Preliminary Forest Conservation Plan PC12-789PFC unconditional approval and update Note 13 with case number and approval date.

**SECOND:** Commissioner McConnell.

**VOTE:** 5-0.

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**C. PC12-788FSI, Final Site Plan, Nicodemus Property**

Ms. Reppert entered the entire staff report into the record. There was no public comment received.

**Planning Commission Action Per Section 601:**

**MOTION:** Commissioner Stup moved to approve the modification for Section 601, Access Management, as listed in the staff report subject to the testimony given.  
**SECOND:** Commissioner McConnell.  
**VOTE:** 4-0.

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**Planning Commission Action for Compliance Report:**

**MOTION:** Commissioner Stup made a motion to recommend approval of Compliance Report subject to the changes in the staff report, as read into the record by staff and testimony.  
**SECOND:** Commissioner McConnell.  
**VOTE:** 4-0.

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**Planning Commission Action for PC12-788FSI:**

**MOTION:** Commissioner Stup moved to approve final site plan PC12-788FSI for Nicodemus Property with the conditions to be met

In less than 60 days:

1. Address technical comments from the Preliminary Subdivision Plat as applicable.
2. Correct the shared driveway width to 22' for Lots 304 and 305 in accordance with Section 604(b)(3)(D).
3. On Sheet C9, identify single-family and townhouse lots that sum the 97 trees as part of the planting list and show the trees on the specific lots to be counted.
4. Provide impervious surface and green space square footages within the front yard on the single family typical and in Compliance Report to verify the 50% permitted.
5. Add a note that "With each dwelling unit building permit, the list of design elements approved for the unit and an elevation to show compliance with the design elements shall be provided with the building permit."
6. Correct Sheet C10 and landscape details for Open Spaces 1 and 2 to match and provide number and type of trees in planting schedule.
7. Delete General Note #25.
8. Replace Site Plan Note 6 modifications to Section 405 Dimensional and Density Standards and Section 601 Access Management
9. Prior to the first final subdivision plat being recorded, the Stabilization and Exploration tasks outlined in the February 20, 2013 memo by Proffit & Associates must be completed on the historic structures to be retained.
10. Should an interim use of the historic farmhouse not be established by the submittal of Phase II final subdivision plats, the Applicant must submit a mothballing and maintenance plan in accordance with the US Department of Interiors Guidelines for staff approval.

In greater than 60 days and less than one year:

1. Obtain PND Master Plan unconditional approval and Note 2 with case number and approval date.
2. Obtain Preliminary Forest Conservation Plan PC12-789PFC unconditional approval and update Note 13 with case number and approval date.
3. Provide road names as approved under the Preliminary Subdivision Plat.
4. Show road designs as approved under the Preliminary Subdivision Plat.
5. Provide Certified Landscape Architect signature and seal on landscape sheets.

**SECOND:** Commissioner McConnell.  
**VOTE:** 4-0.

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**D. PC12-789PFC, Preliminary Forest Conservation Plan, Nicodemus Property**

Ms. Reppert entered the entire staff report into the record. There was no public comment received.

**MOTION:** Commissioner Stup moved to approve PC12-789PFC for Nicodemus Property subject to the 5 conditions to be met in less than 60 days and subject to the staff report and testimony.

**SECOND:** Commissioner McConnell.  
**VOTE:** 5-0.

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There was no further business.

**Meeting adjourned at 7:30 p.m.**

Respectfully Submitted,

Carreanne Eyler  
Administrative Assistant