

MOTION

To amend Ordinance No. 2017-242 as follows:

Page 1, Line 6

After the word “of”, strike the text “increasing the area subject to the community unit plan by 3.4 acres to 67.9± acres and”

Page 2, Line 6

After the comma following the inserted word “WHEREAS”, strike the inserted text “it has been proposed to increase”

Page 2, Line 7

After the inserted word “Plan”, strike the inserted text “by 3.4 acres for a total of approximately 67.9 acres”, the inserted comma, and the text “which land”

Page 6, Line 1

After the stricken year “2017”, strike the inserted date “January 31, 2018” and insert the date “January 4, 2019”,

Page 6, Line 4

After the word “of”, strike the word “additional” and insert the word “the”

Page 6, Line 6

After the word “situated”, strike the comma and the text “with the revised land area now comprising a total of approximately”

Page 6, Line 7

After the stricken number “64.5”, strike the inserted number “67.9” and the word “acres”

Page 6, Line 9

After the word “plan”, insert the text “to increase the area subject to the community unit plan by 3.4 acres and make additional changes to the community unit plan”

Page 6, Line 11

At the beginning of the line, strike the word “updated”

After the stricken words “concept plan”, insert the words “then proposed”

Page 6, Line 15

At the beginning of the line, insert the text “WHEREAS, the applicant has proposed an amendment to the community unit plan amendment to no longer increase the area subject to the community unit plan by 3.4 acres and make such other changes except as shown on the current Concept Plan and set forth herein” followed by a semicolon and the word “and”

Page 7, Line 23

After the comma and ending quotation marks following the text ““Lot 5””, insert the conjunction “and”

After the comma and ending quotation marks following the text ““Lot 6””, strike the words “and ‘Phase II Outparcel’”

Page 8, Line 17

After the stricken number “62.3872”, strike the inserted number “67.9” and insert the number “64.5”

Page 8, Line 20

At the beginning of the line, strike the number “428,000” and insert the number “420,000”

Page 9, Line 17

After the semicolon following the word “Avenue”, strike the word “and”

Page 9, Line 19

After the word “shall”, insert the word “be”

Page 9, Line 21

After the semicolon following the word “Property”, insert the word “and”

Page 9, Line 22

After the numeral “(iii)”, strike the word “no” and insert the word “No”

Page 9, Line 32

After the section symbol, strike the section number “6.1-432” and insert the section number “6.2-2100”

Page 9, Line 34

At the beginning of the line, strike the abbreviation “CUP” and insert the words “Community Unit Plan”

Page 13, Line 14

After the stricken numeral “(i)”, insert the numeral “(i)”

Page 13, Line 17

After the stricken word “Property”, insert the text “and (ii) are not located within 200 feet of any property in an R District located outside the Property”

Page 13, Line 20

After the preposition “in”, insert the words “the area subject to”

Page 13, Line 21

At the beginning of the line, strike the word “district” and insert the words “Community Unit Plan”

Page 14, Line 16

After the word “thereof”, strike the period and insert a semicolon followed by the word “and”

Page 14, Line 24

After the word “the”, strike the abbreviation “CUP” and insert the words “Community Unit Plan”

Page 14, Line 25

After the word “overall”, strike the abbreviation “CUP” and insert the words “area subject to this Community Unit Plan”

Page 15, Line 25

After the inserted word “and”, strike the inserted word “substantially”

Page 15, Line 28

After the inserted word “revised”, strike the inserted date “January 30” and insert the date “August 23”

Page 16, Line 1

After the inserted word “and”, strike the inserted word “substantially”

Page 16, Line 18

After the stricken parenthetical number “(100)”, strike the inserted number “25” and insert the number “50”

Page 16, Line 22

After the stricken word “Property”, strike the inserted words “the Cherokee Road extension” and insert the text “improvements on the Property”

Page 16, Line 23

After the stricken word “east”, strike the inserted words “Phase II property” and the following comma and insert the text “abutting properties to the east”

Page 16, Line 25

After the comma following the word “Plan”, insert the word “and”

After the word “determined”, strike the words “through the” and insert the text “by the Planning Commission on May 20, 2002, as part of its”

Page 17, Line 1

At the beginning of the line, insert a subdivision letter “(b)”

Page 17, Line 3

After the stricken year “2017”, strike the inserted date “January 30, 2018”, and insert the date “January 4, 2019”

Page 17, Line 4

After the opening quotation marks following the word “the”, strike the text
“Phase II Conceptual”

Page 17, Line 11

After the comma following the word “occurred”, insert the text “replacement
plantings shall not be required, but”

Page 17, Line 12

After the inserted words “be required”, strike the inserted text “Plantings approved
in connection with any revised Final Plan for the Phase II property or Lot 2
shall be substantially in accordance with the Phase II Conceptual Landscape
Plan” and insert a comma followed by the text “As also shown on the
Landscape Plan, an additional buffer area of 25 feet in width shall be required,
within which plantings shall be required to create a visual and aural screen
between Cherokee Road and the abutting properties to the east in the location
depicted on the Landscape Plan and the Concept Plan”

Page 17, Line 21

At the beginning of the line, strike the subdivision letter “(b)”

Page 17, Line 25

After the stricken subdivision letter “(c)”, insert a subdivision letter “(c)” and the
text “Such buffer area along the eastern boundary line of the Property shall
include an opaque fence of at least six feet in height. Such fence shall be
placed on the western boundary of the buffer and shall be depicted on the
initial Final Plan submittal” followed by a semicolon

Page 17, Line 30

At the beginning of the line, insert a subdivision letter “(d)”

Page 17, Line 36

After the stricken subdivision letter “(d)”, strike the inserted subdivision letter

“(c)” and insert a subdivision letter “(e)”

Page 17, Line 40

After the word “Property”, strike the inserted text “commencing south of the property line shown and labeled on the Concept Plan as “N78°36’09”E”

Page 18, Line 1

At the beginning of the line, strike the inserted subdivision letter “(d)” and insert a subdivision letter “(f)”

Page 18, Line 3

After the inserted words “minimum of”, strike the inserted text “one-hundred (100)” and insert the number “50”

Page 18, Line 9

After the comma following the inserted word “Plan”, insert the word “and”

After the inserted word “determined”, strike the inserted word “through” and insert the word “by”

After the inserted word “the”, insert the text “Planning Commission on May 20, 2002, as part of its”

Page 18, Line 11

After the period following the inserted word “review”, strike the sentence “The Planning Commission may reduce the minimum depth of the buffer to not less than fifty (50) feet during the review of the initial Final Plan application for the Property when it has been demonstrated that a deeper buffer would unreasonably affect the developable area of the site, the alignment of entrance roads with buildings and parking areas and that alternative mitigation designs could achieve similar visual and aural screening effects.”

Page 18, Line 22

After the period following the inserted word “center”, strike the sentences “In those areas on the eastern side of the site where timber harvesting activities

have breached the area set aside for a buffer, replacement plantings shall be required. The Planning Commission, at the time of Final Plan review, shall require that replacement plantings be a mixture of evergreen and deciduous trees planted in a random pattern at densities similar to the undisturbed areas of the buffer.”

Page 18, Line 39

After the inserted word “feet”, strike the inserted text “or the minimum depth of the buffer as determined by the Planning Commission during Final Plan approval”

Page 22, Line 34

After the stricken word “station”, insert a comma followed by the text “provided such sign may display only fuel prices, identification of the brand of such fuel and the name of the operator of the fuel station”

Page 23, Line 1

After the subdivision letter “(b)”, strike the text “One ground mounted sign containing a maximum sign area of fifty (50) square feet and a maximum height of seven feet shall be permitted in the Phase II Outparcel area” and the following period

Page 23, Line 4

At the beginning of the line, strike the subdivision letter “(c)”

Page 26, Line 22

At the beginning of the line, strike the text “excepting the Phase II Outparcel, which shall have vehicular access to Forest Hill Avenue as shown on the Concept Plan”