

<b>ZMA 2020-00011 PREMIER CIRCLE</b> LETTER OF RESPONSE TO COUNTY STAFF RECOMMENDATIONS IN 12.15.20 PC STAFF REPORT ORIGINAL SUBMISSION 9.21.20, RESUBMISSION 11.20.2020, THIRD SUBMISSION 01.04.2021			
	<b>comment</b>	<b>response</b>	<b>location of change</b>
	Zoning Map Amendment: Staff recommends approval with the following changes prior to the Board of Supervisors:		
<b>1</b>	Transportation concerns identified in the additional information submitted by the applicant be addressed.	See Premier Circle Preliminary Pavement Investigation dated 01.04.2021 for analysis of current road conditions. Please see the Memorandum to the Board from L. Schweller dated 01.15.2021 for information regarding (1) the history and legal status of the private road; (2) the terms of the road maintenance declaration and plans for future road maintenance; and (3) the physical condition of the road and prospects for upgrading Premier Circle. The Applicant has easement rights to use the road and an obligation to contribute to its maintenance along with five other lots and does not have unilateral authority to perform deferred maintenance or upgrade the road, which will likely not meet VDOT standards even with pavement upgrade. The Applicant will proffer certain improvements to the physical condition of the road and to using best efforts to cause an amendment or restatement of the declaration of road maintenance agreement.	(1) Premier Circle Preliminary Pavement Investigation, attachment to application submitted 01.04.2021; (2) Memorandum from L. Schweller re Private Road Issues submitted 01.15.2021; Project Narrative (traffic and road analysis and concerns regarding Premier Circle); and (2) Proffer Statement dated January 25, 2021.
<b>2</b>	The Code of Development should be revised to include an amenity/playground for children.	See table C in the Code of Development, "playground" has been added to the list of possible amenity spaces in both blocks 1 and 2. See table D in the Code of Development, recreational facilities will comply with 4.16 unless the planning director approves a substitution at site plan. This will allow for playground, or, if appropriate for the development, a substitution such as a community garden.	Table C and Table D in the Code of Development resubmitted 01.04.2021.
<b>3</b>	Revise the notation on the application plan and in the Code of Development that the bench and shelter for the bus stop will be installed upon demand of the County.	This note has been revised in the Code of Development and the Application Plan as suggested.	Section VIII of the Code of Development. Sheets 4 and 5 of the Application Plan.
<b>4</b>	The Code of Development should be revised to include a maximum square footage of non-residential uses.	See table B in the Code of Development, a maximum gross square footage of non-residential uses has been added. The separate and specific identification of maximum building footprint by use has been eliminated because all uses except for retail had the same maximum square footage. We have simplified this by only including an overall maximum building footprint with a note that identifies the variation for retail spaces.	Table B of the Code of Development.
	Additional Change per Planning Commission and Board of Supervisor Concerns off-the-record:		
<b>1</b>	The possibility of residential uses in Block 1 raises a concern over loss of commercial / light industrial space in this area.	See table A and B in the Code of Development, residential uses are not permitted in Block 1.	Tables A and B in the Code of Development.