

# Town of Lovettsville

## Town Council Minutes of Regular Meeting January 22, 2009

Mayor Elaine Walker called the regular monthly meeting of the Lovettsville Town Council to order at 8:32 P.M. on Thursday, January 22, 2009.

### Present at Meeting

- Mayor Elaine Walker
- Council Members Scott Dockum, DiJon Jones, Michael Senate, Shaun Staley, Robert Zoldos II
- Town Manager Keith Markel
- Town Attorney Liz Whiting
- Zoning Administrator Steve McGregor
- Town Clerk Judy L. Kromholz

### Absent

- Council Member Charlotte Coleman

### Audience

Among those in the audience were Amanda Staley, Darren Casper (Lovettsville Business Association), Ed Spannaus (Lovettsville Historical Society), Mr. and Mrs. Dennis O'Keefe, Rick Entsminger (Elm Street Development) and Kimberlee Welsh Cummings (Lovettsville Square, LLC).

### Call to Order/Welcome/Pledge of Allegiance/Invocation

Mayor Walker led the assembled in the Pledge of Allegiance.

### Loudoun County Sheriff's Office

Deputy Sherriff Lambert was called away. His monthly report was presented by Manager Markel. There were no questions from the Council.

### Lovettsville Volunteer Fire and Rescue Company

Council member Mike Senate reported the number of fire and rescue calls for the month.

### Lovettsville Business Association

The new President of the association, Darren Casper, introduced himself and reported to the Mayor and Council. He reported that they now have over 60 members and a new Board of Directors. Their next monthly meeting will be on January 26<sup>th</sup> at 7:00 PM.

### Comments from the Public

Dennis O'Keefe introduced himself as a Lovettsville Town Center resident and stated that he had heard that there had been a public hearing last week about zoning changes in Lovettsville Town Center. He stated that he objects to the removal of alleyways and that his understanding is that those changes are to future sections of the project which are years in the future. He believes that the Town Council does not have to make these changes at this time, but when future sections are opened. He personally believes that when the market rebounds it will rebound with a vengeance and, when development does begin on the third section, these changes will not be necessary.

### Additions/Deletions/Modifications to the Agenda

Mayor Walker recommended that only the September and October minutes be considered at this meeting, and that the remainder be considered when the Town Council reconvenes next week.

### Presentations

No presentations were scheduled.

### Approval of Town Council Minutes

#### A. September 18, 2008 Regular Monthly Meeting

- Motion:** To approve the minutes of the September 18, 2008 Town Council Meeting as changed at this meeting.  
**By:** Council Member Senate  
**Second:** Council Member Staley

**Aye:** Council Members Dockum, Senate, Staley, Zoldos  
**Nay:** None  
**Abstain:** Council Member Jones  
**Absent:** Council Member Coleman

**B. September 30, 2008 Close Session**

**Motion:** To approve the minutes of the September 30, 2008 Town Council Closed Session as changed at this meeting.  
**By:** Council Member Senate  
**Second:** Council Member Dockum  
**Aye:** Council Members Dockum, Senate, Staley, Zoldos  
**Nay:** None  
**Abstain:** Council Member Jones  
**Absent:** Council Member Coleman

**C. October 23, 2008 Regular Monthly Meeting**

Council member Dockum wants to review the tape of this meeting. The minutes were tabled.

**Report from the Treasurer**

**A. Financial Report – October 2008**

Treasurer Gladstone reviewed his October 2008 report with Council

**Motion:** To approve the October 2008 Treasurer's report as presented.  
**By:** Council Member Dockum  
**Second:** Council Member Jones  
**Aye:** Council Members Dockum, Jones, Senate, Staley, Zoldos  
**Nay:** None  
**Abstain:** None  
**Absent:** Council Member Coleman

**Staff Reports**

**A. Report from the Zoning Administrator**

Administrator McGregor presented his December 2008 monthly report. He also reported that the Sign Committee presented their report to the Planning Commission at their work session on January 21<sup>st</sup>. Manager Markel reported that the revised plans from the Post Office were being reviewed by the Town engineers. These plans have gone to our engineers to ensure that everything is still in compliance. The Spring House is scheduled to be moved tomorrow, January 23<sup>rd</sup> by a team of volunteers led by Tom Bullock.

**B. Report from the Town Attorney**

The Town Attorney had no formal report. She noted that there has been an Attorney General's Opinion that may limit the capacity of Council members appointed to fill empty terms. She recommended that the Council continue as usual and she will monitor the situation and report back as necessary.

**C. Report from the Town Manager**

Manager Markel reported the following:

- Along with Mayor Walker, he had a productive lunch meeting today with NVTA.
- The Town Council retreat will be held on February 7<sup>th</sup>, 2009.
- The Kingsridge Community will meet with VDOT on January 27 concerning the stop signs and striping plans for Kingsridge roads.
- The Council will be interviewing Planning Commission applicants beginning January 26<sup>th</sup>.
- The Planning Commission held a very productive meeting on January 21<sup>st</sup> at which they reviewed the draft of the Sign Ordinance and the Comprehensive Plan work schedule.
- The draft of the Town Audit Report should be mailed to the Town this week or next. A delay was caused by the need to establish the value of assets that had been contributed or proffered in past years.

**Action Items**

**A. LVZA- 2008 0002 – Town Center: Zoning Concept Plan Amendment**

**LVZM- 2008-0001 – Town Center: Zoning Ordinance Modification**

Administrator McGregor introduced this item. He reported that he and Mayor Walker, Council member Zoldos, and Manager Markel attended a meeting earlier today with the applicant. He distributed new, unsigned proffers which were developed by the applicant as a result of this meeting.

Council member Zoldos reported that they had reviewed the request to remove alleys and to remove the requirement that houses back up to the alleys. The requirement for rear loaded garages was added to a number of lots around the Town Park. The result would be 23 rear loaded and 23 front loaded lots in Phase I of the project.

Mr. Entsminger noted that he would like to have the option of rear or side loading on a couple of the corner lots. Mr. Entsminger reiterated that Elm Street has done everything it could to make this project successful and is looking to the Town for some relief. He stated that they are trying to maintain the spirit of the project while facing the realities of the economic situation. Ms. Cummings gave the revised, executed proffers to the Mayor.

Council member Staley asked if the new builder will be willing to build on the restricted lots.

Mr. Entsminger replied that Elm Street will contractually ensure that the builder will complete the sequence as approved. He stated that the house styles will be consistent with existing homes in the development.

Council member Zoldos thanked Mr. Entsminger for his time and cooperation and stated that he had asked former Council member Richard Efthim for his comments, since Mr. Efthim had been involved in this project from its inception. He stated that Mr. Efthim had noted that the Town had allowed for a reduced minimum lot size in the Town Center Zoning District in order to allow density and gain the desired ambiance with the goal of creating pedestrian walkways and uninterrupted sidewalks. Council member Zoldos stated that the houses already in the Town Center were spectacular but he is concerned that we are moving away from the original concept. He prefers that the issue be tabled and more time be spent understanding the history of the development and deciding if this is the look we want the Town to have. He stated that he believes they have to change the west side of the development, but remains concerned about what will be developed around the Park.

Mr. Entsminger noted that the lot sizes were in effect when Elm Street purchased the project, along with strip malls. He stated that Elm Street does not have the luxury of waiting around even another week – the Council must make a decision, Elm Street is ‘hanging on by their fingernails’. They need the support of Council in order to get back to work.

Council member Staley asked about discontinuity in the sidewalk if front loaders are built next to rear loaders.

Mr. Entsminger replied that he has to have some ability to deal with any builder and that changing it on the fly is not really feasible.

Administrator McGregor Steve noted that New Town Meadows has continued to sell, and asked Mr. Entsminger to compare the two products. Mr. Entsminger said that New Town Meadows has a good mix and wide variety of products and that while there may be less detail in the New Town Meadows homes, they are a quality product.

Mayor Walker gave a brief explanation of the history of the project. She stated that the original project called for a strip mall, 54 townhouses and 25 detached single family homes, all on 27 acres. This was the zoning that was approved for the site originally. The Spring Farm Drive portion of the property had no plans; the West Broad Way section was approved as a cul de sac containing eight to ten houses with their backs to West Broadway. Fox Meadow was approved to have 20 houses, all allowed to build fence-to-fence, with no open spaces. Two other ten acre parcels had no outlet, the top ten acre parcel did have an outlet and they all exited out through Fox Meadow. A highway went straight through the Town and had no traffic calming, allowing vehicles to speed through the Town as fast as possible. She interviewed three possible developers before Elm Street and they all wanted more density and more townhouses. One developer wanted to include a 24 hour gas station.

Council member Zoldos asked Administrator McGregor to explain the zoning that made this project attractive.

Administrator McGregor noted that it is pedestrian friendly and included less parking adjacent to the commercial property. He stated that the idea was to create a compact residential/commercial district, so that the backs of commercial building did not abut residential areas. The interior open space elements relieve it from appearing as a conventional housing development. Administrator McGregor noted the advantages of the coordinated road systems and the interspersed parks and open spaces.

Attorney Whiting noted that the Town Center Zoning District was created before Elm Street Development was involved in the project. Council designed this zoning district when a developer who had no commercial interest in the development brought his ideas to before Council. The Council at the time was so pleased with the result that they then redefined R-1 zoning to include smaller lots and mandatory open spaces. She noted that the Town was ahead of its time in doing this.

Mayor Walker added that the original developer had also developed the idea of a roundabout on four separate properties and when Elm Street became involved they proffered building the Town Square on their own property. This is much more pedestrian friendly than the roundabout would have been.

Council member Senate stated that the Town needs commercial and retail development which will not happen without the build out in Town Center. He stated that we must open the opportunities in Town Center in order to encourage what the Town needs. He stated that the road system within Town Center is very well designed, with multiple ingress and egress routes to the neighborhoods. The Town has the advantage of being attractive and will attract customers if we provide the product customers want. The Council needs to allow the developer to find a builder who will build quality products on those empty lots. He stated that it is a shame that the project will change, but we have to get on with building the development. He believes that Mr. Entsminger is being honest with the Town. He is impressed that Mr. Entsminger has come to the Council and said that he has a failed project and believes that most developers would try to blame it on someone else.

Council member Dockum agreed with Council member Senate, stating that the Council needs to be concerned with capital improvement projects and with increasing the Town's tax base. He stated that he is concerned of the possibility that the Town will not get this and that, without the additional revenue, the Town will not be able to meet its objectives. He stated that he is encouraged by the fact that the developer keeps coming back to Council and is willing to work with the Town and impressed that they were able to hammer out an agreement with the Town as late as this afternoon. He noted that the consumer is driving these decisions, not the Town or the developer. He asked Mr. Entsminger what Elm Street will do if this is rejected and Mr. Entsminger replied that they do not have a 'next step'. Council member Dockum asked Mr. Entsminger if he is comfortable with the plans presented tonight. Mr. Entsminger stated that Elm Street will live with this plan, but it is a step back from what they really wanted. He stated that he understands how important this is to the Town and the Council and he would not have offered it if Elm Street could not live with it. He stated that he does not see any reason the Council should wait.

Council member Dockum called the question.

**Motion:** I move that the Town Council approve Ordinance 2009-001: Lovettsville Town Center: Approve Zoning Concept Plan Amendment LVRZ 2009-0002, Zoning Ordinance Modification LVZM 2008-0001, and accept proffered conditions as presented.

**By:** Council Member Dockum

**Second:** Council Member Senate

Mayor Walker called for additional discussion. Council member Zoldos stated that when he gave a synopsis of the meeting held this afternoon, he did not mean to imply that he had approved what Elm Street had offered, although he believed it was a very nice addendum to what had been previously proffered. He noted that the plan now includes 22 houses that meet the original design described in the concept plan. Council member Staley asked if the application would have to be readvertised and Attorney Whiting responded that the current proposal asked for more modest changes than what had been advertised and, accordingly, would not need to be readvertised. There being no further discussion, Mayor Walker called the vote.

**Aye:** Council Members Dockum, Senate, Staley

**Nay:** Council Members Jones, Zoldos

**Abstain:** None

**Absent:** Council Member Coleman

**B. Lovettsville Museum Building Needs Assessment**

The Council agreed to table this discussion.

**C. Scope for East Broad Way Engineering**

Manager Markel introduced this item. Council member Staley questioned some of the timing in the proposal and Manager Markel stated that he would have to investigate. Council member Staley asked where the original \$100,000 estimate had been developed and Manager Markel stated that it was staff's best estimate based on experiences in Leesburg and other localities. Council member Staley asked if the variances were due to changes in the scope of the work or if this firm was more expensive. Manager Markel stated that the original estimate was based on the expected Community Development Block Grant and on Leesburg's experiences, not on any estimates he had solicited at the time. Manager Markel stated that this was a mid-range estimate of those received. PHR+A is a Loudoun County firm and the Town is paying a premium for that but expects to profit from their familiarity with the area. Mayor Walker stated that the firm interviewed well and has a great deal of experience working with VDOT.

**Motion:** I move that the Town Council approve the Scope of Services titled *Engineering Design for Sidewalk, Drainage, Roadway Improvements for East Broad Way* and dated January 9, 2009, Revised January 15, 2009 and January 16, 2009 and authorize the Mayor or Town Manager to sign the appropriate paperwork to authorize Task 1 through Task 7 in the amount of \$110,500.00 plus a contingency of \$8,000.

**By:** Council Member Jones

**Second:** Council Member Staley

**Aye:** Council Members Dockum, Jones, Senate, Staley, Zoldos

**Nay:** None

**Abstain:** None

**Absent:** Council Member Coleman

**D. Water and Sewer Availability Fee Report**

The Council agreed to table this discussion.

**E. Board of Zoning Appeals Appointment**

**Motion:** I move to reappoint Mr. Theodor Bratrud III to the Lovettsville Board of Zoning Appeals for a five year term to expire on January 24, 2014.

**By:** Council Member Zoldos

**Second:** Council Member Jones

**Aye:** Council Members Dockum, Jones, Senate, Staley, Zoldos

**Nay:** None

**Abstain:** None

**Absent:** Council Member Coleman

**Information Items**

No information items were presented.

**Comments from the Public**

There were no comments from the public at this time.

**Comments from the Mayor and Town Council**

Council member Zoldos stated that the Alleghany Power PATH lines proposal must be monitored closely and that the Town may need to take a leadership position if the County Board of Supervisors does not. He believes that this is an issue of such gravity that we must be sure our constituency is represented.

Council member Jones stated that this was an interesting first meeting and he thanked the Council for appointing him.

Council member Dockum stated that this was the toughest issue he had dealt with since being elected.

Council member Staley agreed that this was a very tough issue. He reported that the information he received at the PATH meeting was that the County has not denied the easement yet and stated that the Town needs to stay alert to events. He reported that the New Town Meadows Home Owners Association stated that they are against the power line path and will be working with the citizens group formed to oppose the PATH line.

Council member Senate congratulated the other Council members on acting like a real government body at tonight's meeting. He stated that he was proud to be a member of a body that could disagree in such a civilized manner. Council member Senate also emphasized that the Town should do anything possible to

prevent the PATH power line from coming anywhere near the Town. He noted that the construction itself would be a large dangerous project.

Mayor Walker reminded the Council that they will be interviewing Planning Commission applicants beginning January 26<sup>th</sup> at 7:30 PM. She will also be attending the meeting between Kingsridge residents and VDOT on January 27<sup>th</sup> and will be judging the Lovettsville Elementary School art exhibit on January 28<sup>th</sup>.

**Adjournment/Recess**

**Motion:** To recess the January 22, 2009 Monthly Meeting of the Lovettsville Town Council until Thursday January 29<sup>th</sup> to begin immediately after the Public Hearing at the Lovettsville Community Center.

**By:** Council Member Zoldos

**Second:** Council Member Staley

**Aye:** Council Members Dockum, Jones, Senate, Staley, Zoldos


**Nay:** None

**Abstain:** None

**Absent:** Council Member Coleman

The meeting was adjourned at 11:39 PM.

Respectfully submitted,

  
Judy L. Kromholz, Town Clerk

Date Approved: September 10, 2009

Attachments: Ordinance 2009-001

# Town of Lovettsville

**Ordinance No. 09-001: LOVETTSVILLE TOWN CENTER:  
APPROVE ZONING CONCEPT PLAN AMENDMENT LVRZ 2008-0002, ZONING  
ORDINANCE MODIFICATION LVZM 2008-0001, AND ACCEPT PROFFERED  
CONDITIONS**

**MOTION:** Scott Dockum

**SECOND:** Mike Senate

**WHEREAS**, Lovettsville Town Center, L.C., Town Center Lovettsville, L.C., Lovettsville Square, LLC and Lovettsville Town Center Homeowners Association, Inc. in LVRZ 2008-0002 seek revisions to the concept plan for the Lovettsville Town Center, previously amended and approved by ordinance adopted December 14, 2006 to (i) change the designation of one lot, Loudoun County Tax Map and Parcel Number 9A210-126 (MCPI #369-20-2773), from Town Center Residential to Town Center Core, in order to increase the area of the Town Center Core to accommodate additional parking and to include the alleyway serving residential lots 40-43, to provide more flexibility in setbacks and permitting installation of a landscaped buffer screening the lots; (ii) remove some of the alleyways and revise the typical lot details, including increasing the front yard setback from 25' to a maximum of 35' on corner lots in order to permit construction of houses with front loading garages; and

**WHEREAS**, Lovettsville Town Center, L.C., Town Center Lovettsville, L.C., Lovettsville Square, LLC and Lovettsville Town Center Homeowners Association, Inc. in LVZM 2008-0001 seek a zoning ordinance modification pursuant to section 3-7(f) allowing the increase in the maximum front yard setback for corner lots from 25' to 35'; and

**WHEREAS**, the properties to be subject to the applications is more specifically identified in Exhibit D and those properties that are excluded from these applications are identified in Exhibit C, both attached to the Proffers dated October 8, 2008 and revised October 22 and December 8, 2008 and updated January 22, 2009, incorporated into this ordinance; and

**WHEREAS**, the Lovettsville Town Council and Lovettsville Planning Commission conducted a joint public hearing on the applications November 5, 2008, pursuant to notice given in accordance with the requirements of Va. Code section 15.2-2204; and

**WHEREAS**, the Planning Commission recommended approval of the applications upon certain conditions by a resolution approved January 7, 2009; and

**WHEREAS**, the Town Council has determined that approval of the applications and acceptance of the proffered conditions will promote the health, safety and welfare of the Town's citizens and are consistent with good zoning practice.

**NOW, THEREFORE, BE IT ORDAINED** that the Lovettsville Town Council hereby APPROVES the applications by Lovettsville Town Center, L.C., Town Center Lovettsville, L.C., Lovettsville Square, LLC and Lovettsville Town Center Homeowners Association, Inc. in LVRZ 2008-0002 seek revisions to the concept plan for the Lovettsville Town Center, previously amended and approved by ordinance adopted December 14, 2006 to (i) change the designation of one lot, Loudoun County Tax Map and Parcel Number 9A210-126 (MCPI #369-20-2773), from Town Center Residential to Town Center Core, in order to increase the area of the Town Center Core to accommodate additional parking and to include the alleyway serving residential lots 40-

*The German Settlement*



43, to provide more flexibility in setbacks and permitting installation of a landscaped buffer screening the lots; (ii) remove some of the alleyways and revise the typical lot details, including increasing the front yard setback from 25' to a maximum of 35' on corner lots in order to permit houses with front loading garages and in LVZM 2008-0001 for a zoning ordinance modification pursuant to section 3-7(f) permitting the increase in the front yard setback for corner lots, as depicted on the Concept Plan prepared by Bowman Consulting Group, Ltd., dated July 16, 2008 and revised through September 19, 2008.

**BE IT FURTHER ORDAINED** that the foregoing approvals are subject to the following conditions, voluntarily proffered by the applicants pursuant to Va. Code section 15.2-2303:

1. Subject to final design to accommodate engineering, the Subject Property will be developed to be in substantial conformance with the Lovettsville Town Center Concept Plan Amendment (Sheets 1, 3 through 5 of 6) dated July 16, 2008 and revised through September 19, 2008, and updated January 20, 2009, prepared by Bowman Consulting Group, which are attached and made part of these Proffers, as Exhibit A. The Applicant reserves the right and shall be permitted to adjust the location of the lot lines, street alignments, improvements and landscaping depicted on the Concept Development Plan and Landscape Plan as may be required to accommodate and meet the requirements of the Virginia Department of Transportation, the United States Army Corps of Engineers, Environmental Protection Agency, and Virginia Department of Environmental Quality wetlands permitting processes, and final engineering considerations as determined during site plan or subdivision review.
2. The Applicant shall provide public sanitary sewer lines and public water lines for the Subject Property, as required by the Town's Subdivision Ordinance.
3. At time of the issuance of individual Zoning Permits for the dwelling units to be constructed on the Subject Property, the Applicant shall contribute to the Lovettsville Volunteer Fire & Rescue Company a cash sum of Three Hundred and Twenty Dollars (\$320.00) per residential unit.
4. As a bonded improvement to be constructed during its first development phase, the Applicant shall construct the Town Square and the site infrastructure supporting the commercial development adjacent to the Town Square on the Subject Property in substantial conformance with the Concept Development Plan.
5. The Applicant shall establish, prior to approval of the first record plat for the residential area of the Subject Property, a Homeowners' Association ("HOA"). The Applicant shall include all the single family dwelling units on the Subject Property in the HOA. Documents to form an HOA shall be submitted to and approved by the Town prior to approval of the first record plat for the Residential area of the Subject Property. The Applicant shall include in the HOA documents the creation and establishment of public access easements over and across all parks within the Subject Property. At the time of subdivision, including these parks, public access easements will be granted and conveyed over and across these parks in the documents creating the subdivision.



6. The Applicant shall establish, prior to approval of the first site plan for the commercial area of the Subject Property, a Commercial Owner's Association ("COA"). The Applicant shall include all the multi-family, commercial and retail units on the Subject Property in the COA. Documents to form a COA shall be submitted to and approved by the Town prior to approval of the first site plan for the commercial area of the Subject Property.
7. The HOA and/or the COA shall own and maintain common areas, including the neighborhood parks, all common areas and stormwater management facilities on the Subject Property, and any special pedestrian walkways or paving enhancements located in the VDOT rights-of way that VDOT is unable to maintain pursuant to its established policies. The COA shall also be responsible for trash pickup services within the Town Center Core.
8. At the request of the Town, the Applicant will convey the Town Park and the Town Square to the Town. The Town will also have the option to request additional neighborhood park areas within the Subject Property to be conveyed by the Applicant or the HOA for use as public parks.
9. Prior to issuance of building permits for the commercial buildings, the Applicant will submit to the Town Council for review building elevations and/or streetscape elevations, which shall include signage and materials. The Town Council will review the submitted elevations within a reasonable length of time (thirty days) and make their recommendation by a written response to the Applicant.
10. The commercial areas and the Town Square shall be developed in conformance with the general character of the "Conceptual Drawing of Town Square", which is attached as Exhibit B.
11. The Greenbelt area as identified on the Concept Development Plan, shall remain natural and undisturbed with the exception of the installation of plant materials and utilities and minor grading during construction.
12. As determined by the Town during site plan review for the commercial components of Lovettsville Town Center, a reduction in parking may be allowed to enhance pedestrian movements through the Subject Property and reduce impervious area.
13. Pedestrian Trails shall be provided to allow for access to the common open space areas owned by the COA or the HOA and to any Town-owned parks within the Subject Property as shown in the Lovettsville Town Center, Concept Development Plan.
14. A public street connection to Woodbriar Drive from the Subject Property, as shown on the Concept Development Plan, shall be made unless the Applicant is directed to the contrary by the Town prior to approval of the first preliminary subdivision plan. The public street connection from the Subject Property to Church Street, as shown on the Concept Development Plan, may be deleted if deemed infeasible by the Applicant or the Town at time of preliminary subdivision plan review.
15. The Applicant shall provide the following recreational facilities within the Neighborhood Park 4 as shown on the Landscape Plan, Sheet 4 of 6: One (1)

children's play area with playground equipment. At the time of construction of these recreational facilities, the Applicant shall provide a fence around the Neighborhood Park 4 to keep children safe from vehicular traffic.

16. The following lots as shown on the Concept Development Plan, Sheet 3 of 6 shall be constructed with rear loaded garages off of the alley: Lots 1 through 13, 18 through 20, 39 through 43; and 54 through 56. The following lots as shown on the Concept Development Plan, Sheet 3 of 6 may alternately be constructed with a side loaded garage: Lots 10, 11, 20, 39, 40 and 43.

**EXHIBITS A, B, C & D ATTACHED HERETO**

**VOTE:**

<b>Ayes:</b>	<b>Scott Dockum, Shaun Staley, Mike Senate</b>
<b>Nays:</b>	<b>Bob Zoldos, Dijon Jones</b>
<b>Abstentions:</b>	<b>None</b>
<b>Absent for vote:</b>	<b>Charlotte Coleman</b>

**APPROVED JANUARY 22, 2009**



**ELAINE WALKER, MAYOR**



**JUDY L. KROMHOLZ, TOWN CLERK**



**EXHIBIT C**  
**LOVETTSVILLE TOWN CENTER**  
**LVRZ 2008-0002 & LVZM 2008-0001**

Parcels not subject to these applications.

<b>Tax Map/Parcel</b>	<b>MCPI</b>	
9A210-156	369-10-0496	
9A210-157	369-10-0802	
9A210-134	369-10-0815	
9A210-158	369-10-1109	
9A210-144	369-19-7264	
9A210-5	369-19-7602	
9A210-4	369-19-8493	
9A210-140	369-19-8644	
9A210-1	369-19-9474	
9A210-2	369-19-9785	
9A210-74	369-29-5755	
9A210-91	369-29-6400	
9A210-A9	369-29-9476	

*EW*

**EXHIBIT D**  
**LOVETTSVILLE TOWN CENTER**  
**LVRZ 2008-0002 & LVZM 2008-0001**

Parcels subject to the applications.

<b>Tax Map/Parcel</b>	<b>MCPI</b>	<b>Tax Map/Parcel</b>	<b>MCPI</b>
9A210-136	369-10-0125	9A210-109	369-20-1715
9A210-130	369-10-0345	9A210-124	369-20-1886
9A210-135	369-10-0420	9A210-108	369-20-2110
9A210-129	369-10-0950	9A210-125	369-20-2379
9A210-131	369-10-1039	9A210-102	369-20-2552
9A210-132	369-10-1433	9A210-126	369-20-2773
9A210-128	369-10-1554	9A211-5	369-20-2899
9A210-A1	369-10-1692	9A210-103	369-20-3047
9A210-133	369-10-1827	9A210-104	369-20-3443
9A210-127	369-10-2159	9A210-A10	369-20-3522
9A2-1-3	369-10-2192	9A210-105	369-20-3838
9A211-3	369-10-2939	9A210-106	369-20-3932
9A211-4	369-10-4715	9A211-1	369-20-4273
9A211-2	369-10-5745	9A210-107	369-20-4527
9A211-OUT	369-10-6028	9A210-73	369-29-5251
9A2-4-3	369-18-3950	9A1-1-1	369-29-5447
9A2-1-2A	369-18-8786	9A210-97	369-29-5840
9A2-4-2A	369-19-2554	9A210-A5	369-29-6166
9A210-143	369-19-7659	9A210-98	369-29-6234
9A210-142	369-19-7954	9A210-91	369-29-6400
9A210-141	369-19-8349	9A210-99	369-29-6630
9A210-B	369-19-8633	9A210-A8	369-29-6681
9A210-3	369-19-8886	9A210-D	369-29-6913
9A210-139	369-19-9040	9A210-100	369-29-6925
9A210-138	369-19-9435	9A210-90	369-29-7004
9A210-155	369-19-9504	9A210-101	369-29-7220
9A210-137	369-19-9730	9A210-89	369-29-7508
9A210-113	369-20-0040	9A210-88	369-29-8113
9A210-120	369-20-0211	9A210-115	369-29-8139
9A210-112	369-20-0335	9A210-116	369-29-8434
9A210-121	369-20-0605	9A210-A7	369-29-8558
9A210-111	369-20-0729	9A210-117	369-29-8829
9A210-122	369-20-0998	9A210-118	369-29-9124
9A210-C2	369-20-1111	9A210-119	369-29-9419
9A210-123	369-20-1392	9A210-114	369-29-9645
9A210-110	369-20-1421	9A2-4-1	370-48-6381