



PLANNING COMMISSION SUMMARY OF ACTIONS

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GLW

October 2, 2002

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PRESENT: Commissioners Alcorn, Byers, de la Fe, DuBois, Hall, Harsel, Kelso, Koch, Murphy, Smyth, Wilson

ABSENT: Commissioner Moon

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The meeting was called to order at 7:33 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner de la Fe explained that two 1997 Area Plans Review items in Hunter Mill District, **APR-97-III-9UP and APR-97-III-47UP**, had been deferred by the Planning Commission to allow time for consideration of school and park issues. He noted that new proposals had been submitted that offered an opportunity to address some of those concerns through the dedication of an elementary school site. Commissioner de la Fe therefore MOVED THAT THE PLANNING COMMISSION ACTIVATE THESE TWO DEFERRED APR ITEMS ONCE AGAIN FOR CONSIDERATION.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Hall, Harsel and Wilson not present for the vote; Commissioner Moon absent from the meeting.

Commissioner de la Fe added that these items would likely be scheduled for public hearings in late 2002 or early 2003.

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RZ-2002-MV-020 - CHRISTOPHER MGMT./TRUSTEES ENGLSIDE BAPTIST CHURCH
FDP-2002-MV-020 - CHRISTOPHER MGMT./TRUSTEES ENGLSIDE BAPTIST CHURCH
SE-2002-MV-022 - TRUSTEES OF ENGLSIDE BAPTIST CHURCH
(Decision Only - Public Hearing held on September 19, 2002)

Commissioner Byers MOVED THAT WE RECOMMEND THE BOARD OF SUPERVISORS APPROVE RZ-2002-MV-020, SUBJECT TO THE PROFFERS NOW DATED OCTOBER 2, 2002.

Commissioner Kelso seconded the motion which carried by a vote of 7-0-1 with Commissioner Smyth abstaining; Commissioners Hall, Harsel and Wilson not present for the vote; Commissioner Moon absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION APPROVE FDP-2002-MV-020, SUBJECT TO THE BOARD'S APPROVAL OF THE REZONING.

Commissioner Kelso seconded the motion which carried by a vote of 7-0-1 with Commissioner Smyth abstaining; Commissioners Hall, Harsel and Wilson not present for the vote; Commissioner Moon absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE SE-2002-MV-022, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED SEPTEMBER 26, 2002.

Commissioner Kelso seconded the motion which carried by a vote of 7-0-1 with Commissioner Smyth abstaining; Commissioners Hall, Harsel and Wilson not present for the vote; Commissioner Moon absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE A MODIFICATION OF THE TRANSITIONAL SCREENING AND A WAIVER OF THE BARRIER REQUIREMENT BETWEEN THE CHURCH AND SCHOOL AND THE RESIDENTIAL PORTION OF THE APPLICATION PROPERTY AND THE RESIDENTIAL USES TO THE NORTH IN FAVOR OF THE LANDSCAPING DEPICTED ON THE SE PLAT.

Commissioner Kelso seconded the motion which carried by a vote of 7-0-1 with Commissioner Smyth abstaining; Commissioners Hall, Harsel and Wilson not present for the vote; Commissioner Moon absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE A WAIVER OF THE SERVICE DRIVE ALONG RICHMOND HIGHWAY.

Commissioner Kelso seconded the motion which carried by a vote of 7-0-1 with Commissioner Smyth abstaining; Commissioners Hall, Harsel and Wilson not present for the vote; Commissioner Moon absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE A WAIVER OF THE HEIGHT OF A NOISE WALL ALONG RICHMOND HIGHWAY.

Commissioner Kelso seconded the motion which carried by a vote of 7-0-1 with Commissioner Smyth abstaining; Commissioners Hall, Harsel and Wilson not present for the vote; Commissioner Moon absent from the meeting.

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Chairman Murphy announced that withdrawal of APR-02-III-3P had been accepted by the Planning Commission last week and therefore no public hearing on that item would be held tonight.

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SEA-98-V-042 - BELLE HAVEN COUNTRY CLUB

(Decision Only - Public Hearing held on September 12, 2002)

Commissioner Byers MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE SEA-98-V-042, SUBJECT TO APPROVAL OF THE STAFF'S REVISED DEVELOPMENT CONDITIONS DATED OCTOBER 1, 2002, WITH A MODIFICATION TO CONDITION 27 TO LIMIT THE PROPOSED ESCROW AMOUNT TO NOT GREATER THAN \$180,000.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Moon absent from the meeting.

Commissioner Byers MOVED THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE MODIFICATION TO THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE EASTERN, WESTERN AND SOUTHERN LOT LINES TO ALLOW EXISTING VEGETATION, SUPPLEMENTED BY PLANTINGS DEPICTED ON THE SE PLAT AND AN EXISTING CHAIN LINK FENCE TO SATISFY THE REQUIREMENTS.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Moon absent from the meeting.

Commissioner Byers MOVED THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE A MODIFICATION TO THE TRAIL REQUIREMENT, AS SET FORTH IN THE REVISED DEVELOPMENT CONDITIONS DATED OCTOBER 1, 2002.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Moon absent from the meeting.

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AREA PLANS REVIEW (Lee and Springfield Districts)

The Commission held the third of three scheduled public hearings on proposed nominations to amend the Comprehensive Plan for South County Districts. The purpose of the Review is to assess changing conditions that may warrant Plan amendments to adhere to land use planning objectives. The Commission received testimony from 13 speakers on 20 items in the Lee District and 8 speakers on 4 items in the Springfield District. Lee District markup is scheduled for Wednesday, October 23, 2002. Springfield District markup is scheduled for Wednesday, October 9, 2002.

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The meeting was adjourned at 10:20 p.m.
Peter F. Murphy, Jr., Chairman