

Planning Commission Meeting
January 29, 2015
Verbatim Excerpt

PA 2014-III-P1 (SILAS BURKE PROPERTY)

Decision Only During Commission Matters
(Public Hearing held on December 11, 2014)

Commissioner Murphy: Mr. Chairman, I have a decision only on a Plan Amendment 2014-III-P1, concerning the property on Burke Lake Road that has on its property the Silas Burke house. We had a public hearing on this. We had some interesting testimony from a lot of people. I have received lots of letters from folks in Burke, in Springfield, and beyond saying that this house must be preserved. Unfortunately, there's been some confusion and the word "destruction" has entered into a lot of these letters that I've received – don't destroy the house. There is nothing before the Planning Commission that is alluding to or concentrating on the destruction of this house. We would like this house preserved and the one way we have before us to do it is to amend the Comprehensive Plan and put in some language that can be considered by both the Planning Commission and the Board of Supervisors that would, in fact, preserve the house. So therefore, Mr. Chairman, the proposed Plan Amendment would add an option for a residential use at two to three dwelling units per acre or for a medical care facility, subject to conditions previously discussed by staff that we remain and preserve the Silas Burke house. Some of the confusion was what exactly would happen. And the only change tonight in the proposed Plan language that was in the staff report – the only change is that there is a better definition of adaptive reuse. And it reads, "The Silas Burke House should be retained and preserved in accordance with the Secretary of the Interior's standards for the treatment of historic properties with commitment to an active use for the house." I'm going to move tonight to recommend to the Board of Supervisors that it adopt this Plan Amendment. After – if the Board approves the Plan Amendment, then it will go into the rezoning phase where we will have a community meeting with the citizens regarding – of the rezoning of the property, which would contain this language or language similar to this to ensure that the house is preserved. But, of course, the rezoning application would have to meet all the standards of the rezoning process, Comprehensive Plan, Zoning Ordinance, Residential Development Criteria – in order to have this rezoning approved or recommended for approval by the Planning Commission and eventually approved by the Board. Therefore, Mr. Chairman, I WOULD MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT ADOPT PLAN AMENDMENT 2014-III-P1 WITH THE LANGUAGE CONTAINED IN THE STAFF REPORT [sic] DATED JANUARY 29TH, 2015.

Commissioners Sargeant and Ulfelder: Second.

Secretary Hart: Seconded by Commissioner Sargeant and Commissioner Ulfelder. Is there any discussion? Commissioner Ulfelder.

Commissioner Ulfelder: I just want to point out – during the hearing, I asked a number of pointed questions concerning the historic preservation of the Silas Burke house and I did not in any way intend to raise a question as to whether it should be –

Commissioner Murphy: Right.

Commissioner Ulfelder: -it should remain or not. I think it should remain and I'm hopeful that at the time of the rezoning, we will see some good language in the rezoning package that will make it clear exactly what the commitment that the applicant is making to that process for retaining – taking care of – and under the adaptive reuse language – what they're planning to do with the property and how soon they will do it after they start working on that site.

Commissioner Murphy: And I appreciate that clarification. And I just want to add one thing. I'm getting a lot of letters that – that say, "We want the house preserved, but we don't want the rezoning." And right now – as it stands right now – you just can't have it both ways. The only thing that's before the Planning Commission right now to restore this house or to preserve this house is to contain it in a rezoning application for this medical facility. So therefore, that's where we are right now so thank you very much. And I want to thank Mary Ann Tsai, who did a tremendous job in putting this all together. And also, I might add that she is doubly blessed because I understand she will also be handling the rezoning application, which will be coming down the pike – when is the date of that? Do we have a date? I'm sorry.

Mary Ann Tsai, Zoning Evaluation Division, Department of Planning and Zoning: The rezoning is currently scheduled for March 19th. We may be looking at a deferral though.

Commissioner Murphy: Okay. But we will have a citizens meeting and those people who have been on the list and who we have – through the public hearing and all this kind of stuff – will be notified by Supervisor Herrity's Office.

Ms. Tsai: Commissioner Murphy? Can I just make a clarification? The motion tonight is on the PROPOSED ALTERNATIVE PLAN LANGUAGE THAT WAS DISTRIBUTED TONIGHT, DATED JANUARY 29TH.

Commissioner Murphy: Yes, okay. Thanks. That's what – that's the date of the alternative Plan language, January 29th. Thank you.

Secretary Hart: Mrs. O'Donnell is that what you were trying to – okay. Thank you.

Commissioner Murphy: I didn't say alternative. Okay.

Secretary Hart: Further discussion on the motion? Seeing none, we'll move to a vote. All those in favor of the motion, as articulated by Commissioner Murphy, please say aye.

Commissioners: Aye.

Secretary Hart: Those opposed? Motion carries.

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(The motion carried by a vote of 7-0. Commissioners de la Fe, Hedetniemi, Hurley, Lawrence, and Strandlie were absent from the meeting.)

JLC