

Planning Commission Meeting
March 31, 2010
Verbatim Excerpt

SE 2009-LE-016/2232-L08-25 – T-MOBILE NORTHEAST LLC & SPRINGFIELD SWIM & RACQUET CLUB, INC.

After Close of the Public Hearing

Vice Chairman Alcorn: I'll close the public hearing; recognize Commissioner Lusk.

Commissioner Lusk: Thank you, Mr. Chairman. I wanted to say that this was a very straightforward request. I still believe in some respects that it is in that it proposes to add a, you know, 130-foot flagpole monopole to an existing Springfield Swimming and Racquet Club located at 7400 Highland Street. The Lee District Land Use Committee voted overwhelmingly, and this was 18-0-2, to support the Special Exception, 2232, and SPA request. The Committee felt strongly that the proposed monopole and compound will not impact the site or neighboring properties negatively. The proposed location and the existing cleared area is surrounded by mature trees, will help camouflage the flagpole monopole, and will also have a slender profile. The one issue that the Committee expressed concern about focused again on the approval of a previous T-Mobile monopole, which we discussed earlier. I feel that the letter that we've received from the applicant this evening addresses that concern, provides a mechanism to ensure that both monopoles will not be built. And with that, Mr. Chairman, I would now like to make a series of motions, four in total.

Vice Chairman Alcorn: Mr. Lusk.

Commissioner Lusk: First, I MOVE THAT THE PLANNING COMMISSION FIND THAT THE FACILITY PROPOSED UNDER 2232-L08-25 SATISFIES THE CRITERIA OF LOCATION, CHARACTER, AND EXTENT, AS SPECIFIED IN SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*, AND IS SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE COMPREHENSIVE PLAN.

Commissioners Flanagan and Lawrence: Second.

Vice Chairman Alcorn: Seconded by Commissioners Flanagan and Lawrence. Any discussion on that motion? All those in favor of the motion to find that the proposed facility satisfies the criteria of location, character, and extent as specified in Section 15.2-2232 of the *Code of Virginia* and is in – substantially in accord with the provisions of the Comprehensive Plan, please say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All opposed? That motion carries. Commissioner Lusk.

Commissioner Lusk: Second one, Mr. Chairman. I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE

SE 2009-LE-016, SUBJECT TO THE DEVELOPMENT CONDITIONS NOW DATED MARCH 31ST, 2010.

Commissioner Flanagan: Second.

Vice Chairman Alcorn: Seconded by Commissioner Flanagan. Any discussion? All those in favor of recommending that the Board of Supervisors approve Special Exception 2009-LE-016, subject to the proposed development conditions dated March 31st, 2010, please say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All those opposed? That motion carries. Commissioner Lusk.

Commissioner Lusk: Thirdly, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE WESTERN, EASTERN, AND SOUTHERN PROPERTY LINES TO THAT SHOWN ON THE SE PLAT.

Commissioner Lawrence: Second.

Vice Chairman Alcorn: Seconded by Commissioner Lawrence. Any discussion on that motion? And just a clarification, is that – is it the SE/SPA plat? Or just the SE plat?

Brenda Cho, Zoning Evaluation Division, Department of Planning and Zoning: It would just be the SE Plat.

Commissioner Lusk: SE.

Vice Chairman Alcorn: Okay. That motion's been made and seconded. Any discussion? All those in favor of the motion to recommend approval of the waiver for the transitional screening and barrier modification as articulated by Commissioner Lusk, please say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All opposed? That motion carries. Commissioner Lusk.

Commissioner Lusk: And then finally, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS DIRECT THE DIRECTOR OF DPWES TO PERMIT A MODIFICATION OF THE TREE CONSERVATION PLAN ELEMENTS FOR SE 2009-LE-016 IN FAVOR OF THE LANDSCAPING SHOWN ON THE SE PLAT.

Commissioners Flanagan and Lawrence: Second.

Vice Chairman Alcorn: Seconded by Commissioners Lawrence and Flanagan. Any discussion on that motion? All in favor of the motion as articulated by Commissioner Lusk, please say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All opposed? That motion carries.

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(The motions carried unanimously with Commissioners Hall, Murphy, and Sargeant absent from the meeting.)

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