

Planning Commission Meeting
April 20, 2011
Verbatim Excerpt

RZ 2010-HM-006 – SEKAS HOMES, LTD. (Decision Only)
(Public Hearing held on December 2, 2010)

During Commission Matters

Commissioner de la Fe: Mr. Chairman, I have a decision only tonight on RZ 2010-HM-006, Sekas Homes, Limited. Mr. Chairman, the public – let me turn that up. The public hearing –

Commissioner Hart: No, you just cut it off.

Commissioner de la Fe: Oh, I turned it off. Sorry. I keep forgetting about these new – – The public hearing for this case was held on December 2nd, 2010. At that hearing, six speakers testified. The majority of issues raised at that time concerned traffic impact, off-site sidewalk connections, overall density, and the size of the houses. There was also a consensus that there should not be vehicular access to Palm Springs Drive. The decision was deferred because the applicant had agreed to make a number of changes in response to comments from the neighbors, especially during the meeting of the Hunter Mill Land Use Committee that had just occurred prior to the public hearing. So they had not been able to make the changes in the official documents. Subsequently – excuse me – the decision was further deferred until the VDOT response to the requested waivers had been received. The issue of traffic is always present in rezoning requests. However, the addition of six houses will not represent an overwhelming increase in traffic. The proposed density is within the recommendations of the Comprehensive Plan. There is no question that the houses that will be constructed will reflect today's market and will be larger than those built in the surrounding neighborhood already. With respect to the request for off-site sidewalk connections, both at the public hearing and subsequently, the applicant indicated a willingness to construct connections. However, construction of those off-site connections require the agreement of the property owners. There is no such agreement. The applicant will construct a pedestrian connection to Palm Springs Drive as requested by many of the neighbors. As indicated in the Addendum dated April 13th, 2011, VDOT has approved the SSAR waiver and the Access Management Exception requests. The staff has recommended approval and the Hunter Mill Land Use Committee has also recommended approval. The only issue, from my perspective, that has not been satisfactorily resolved relates to the off-site sidewalk connections. However, since such connections are not possible without the consent of the property owners, even though the applicant has stated that he would be willing to construct the connections, I do not believe that action on this application should be deferred any longer. I would urge the applicant to continue to attempt to obtain the necessary agreements to build the connections. Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2010-HM-006, SUBJECT TO THE PROFFERS DATED MARCH 14TH, 2011.

Commissioners Hart and Alcorn: Second.

Chairman Murphy: Seconded by Mr. Hart and Mr. Alcorn. Is there a discussion of the motion?

Commissioner Hall: Mr. Chairman, not present for the hearing. I'll be abstaining.

Chairman Murphy: Okay. All those in favor of the motion to recommend to the Board of Supervisors that it approve RZ-2010-HM-006, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Hall: Abstain.

Chairman Murphy: Ms. Hall and the Chair abstain; not present for the public hearing.

Commissioner de la Fe: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE WAIVER OF THE PUBLIC FACILITIES MANUAL 5-FOOT WIDE SIDEWALK REQUIREMENT ALONG THE OLD COURTHOUSE ROAD FRONTAGE OF THE PROPERTY IN ORDER TO PROVIDE A 10-FOOT WIDE TRAIL.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Discussion? All those in favor, say aye.

Commissioners: Aye.

Commissioner Hall: Abstain.

Chairman Murphy: Opposed? Motion carries. Same abstentions.

Commissioner de la Fe: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE MODIFICATION OF THE COMPREHENSIVE PLAN COUNTYWIDE TRAIL REQUIREMENT ALONG THE OLD COURTHOUSE ROAD FRONTAGE OF THE PROPERTY IN ORDER TO PROVIDE A 10-FOOT WIDE TRAIL.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Discussion? All those in favor, say aye.

Commissioners: Aye.

Commissioner Hall: Abstain.

Chairman Murphy: Opposed? Motion carries. Same abstentions.

Commissioner de la Fe: And finally, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A DEVIATION OF THE TREE PRESERVATION TARGET, IN FAVOR OF THAT SHOWN ON THE GDP.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Discussion? All those in favor, say aye.

Commissioners: Aye.

Commissioner Hall: Abstain.

Chairman Murphy: Opposed? Motion carries. Same abstentions.

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(The motions carried by votes of 8-0-2 with Commissioners Hall and Murphy abstaining; Commissioners Donahue and Lawrence absent from the meeting.)

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