

Planning Commission Meeting  
September 15, 2016  
Verbatim Excerpt

PA 2014-IV-MV3 – COMPREHENSIVE PLAN AMENDMENT (HUNTINGTON TRANSIT STATION AREA (TSA), LAND UNITS C, D AND G) (Mount Vernon District)

After Close of the Public Hearing

Chairman Murphy: Public hearing is closed. Mr. Flanagan.

Commissioner Flanagan: Thank you, Mr. Chairman. First, I'd like to be sure that the communications that have had from the Huntington community and their request, which the Board of Supervisors has to take into consideration, primarily, the opinions of the staff and that community. And so that's what – I have been following those instructions. And the original resolution of the homeowners association in July was recommending 40 feet for the height of the building on – abutting their properties and then they had a resolution that they – is adopted on page 3 of my handout that, once again, changed that to 40 to 50 feet – between 40 to 50 feet. So, consequently, my motion will be taking into consideration the latter position of the community. So thank – so with that having accepted as part of the record – my motion is, despite a rezoning in 1991 to permit an office building on tax map parcels 83-1 ((1)) 42 and 49A, they have, however, remained vacant. Plan Amendment 2014-IV-MV3 would support an alternative option for these parcels for residential development that is in line with the community and the County's vision for the development near transit stations, as per the Board's directive. Planning and Zoning staff, the Huntington Community Association, and the Mount Vernon Council of Citizens Association have met at various points to identify both the community and the County's vision for development within the Huntington Transit Station Area related to this subject property. The current proposal provides an opportunity for development in the area with access to natural amenities, transit proximity, and improved stormwater management for the Huntington neighborhood while preserving the integrity of adjacent residential neighborhoods which, by the way, happen to be conservation neighborhoods. Therefore, I believe the Planning Commission should recommend adding an option to Comprehensive Plan for a residential development up to a maximum of approximately 360 dwelling units on the subject property, as per the staff recommendation, with a minor modification that – about the maximum building height. I've included proposed language in the support of this Amendment below. And so, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS ADOPT A PLANNING COMMISSION ALTERNATIVE FOR PLAN AMENDMENT 2014-IV-MV3, AS FOUND ON PAGES 1 THROUGH 6 OF MY HANDOUT DATED SEPTEMBER 15, 2016.

Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant. Is there a discussion of the motion? All those in favor of the motion made by Mr. Flanagan to recommend to the Board of Supervisors to adopt PA 2014-IV-MV3 alternative, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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(The motion carried by a vote of 10-0. Commissioners Lawrence and Strandlie was absent from the meeting.)

JLC