

PA 2013-CW-4CP (CONSERVATION AREAS AND COMMUNITY NEIGHBORHOOD  
IMPROVEMENTS AREAS

Decision Only During Commission Matters  
(Public Hearing held on May 13, 2015)

Commissioner Hedetniemi: Thank you, Mr. Chairman. This is in reference to Plan Amendment 2013-CW-4CP, Conservation Areas and Community Improvement Areas. Plan Amendment 2013-CW-4CP proposes to delete references to six expired conservation areas and twenty-six completed community improvement area plans from the Area Plan volumes of the Comprehensive Plan and the Comprehensive Land Use Plan Map. At the public hearing for the plan amendment, held on April 30, 2015, the president of the new Gum Springs Community Association presented testimony indicating their opposition to the removal of references to the Gum Springs Conservation Area, which expired in 2004, from the Comprehensive Plan. The Planning Commission voted to defer their decision until tonight and directed staff to meet with the community to try to resolve their issues. Staff from the Department of Housing and Community and the Department of Planning and Zoning has met with the new Gum Springs Community Association four times between the April public hearing and tonight. The community and staff have discussed the purpose and need for a conservation area plan for the Gum Springs area and alternatives to the plan, and the Gum Springs Community Association has presented a draft plan for staff to review. At this time, staff has recommended that work is still needed to complete this process. Because the review remains ongoing, the references to the Comprehensive Plan, in the Comprehensive Plan of the Gum Springs Conservation Area Plan should be retained. In addition, it should be noted that the recent adoption of Plan Amendment 2013-1-B2 Seven Corners Community Business Center Study on July 28, 2015, deleted references to the Willston Conservation Area, one of the six expired conservation areas from the Seven Corners CBC Plan Guidance. Therefore, the staff recommendation to remove the reference to the Conservation Area Plan for the Seven Corners CBC guidance is no longer needed. However, the recommendations to remove the reference from the underlying Community Planning Sector and the Plan Map did not occur as part of the Seven Corners Amendment and will still need to be addressed as part of this amendment. Therefore, Mr. Chairman, if you followed all of that, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS ADOPT THE STAFF RECOMMENDATION FOR PLAN AMENDMENT 2013-CW-4CP, AS SHOWN ON PAGES 5 THROUGH 18 OF THE STAFF REPORT DATED APRIL 16, 2015, WITH THE FOLLOWING EXCEPTIONS: 1) THAT THE REFERENCES TO THE GUM SPRINGS CONSERVATION AREA PLAN PROPOSED TO BE DELETED ON PAGES 6 THROUGH 8 OF THE STAFF REPORT, AS WELL AS THE BOUNDARY SHOWN ON THE CONSERVATION COMPREHENSIVE LAND USE MAP, BE RETAINED, AND 2) THAT THE REFERENCES TO THE WILLSTON CONSERVATION AREA PLAN PROPOSED TO

BE DELETED FROM SUBUNIT A2 OF THE SEVEN CORNERS COMMUNITY BUSINESS CENTER RECOMMENDATIONS ON PAGE 6 OF THE STAFF REPORT BE DISREGARDED, AS PLAN AMENDMENT 2013-I-B2 ADOPTED ON JULY 28, 2015, DELETED THE REFERENCE. THE PROPOSED DELETION OF THE REFERENCE TO WILLSTON CONSERVATION AREA PLAN UNDERLYING B1-WILLSTON COMMUNITY PLANNING SECTOR, SHOWN ON PAGE 6 OF THE STAFF REPORT AND THE PROPOSED REMOVAL OF THE BOUNDARY, CURRENTLY SHOWN ON THE COMPREHENSIVE LAND USE PLAN MAP, WILL STILL NEED TO OCCUR AS THE PREVIOUS AMENDMENT DID NOT ADDRESS REFERENCES TO THE EXPIRED CONSERVATION AREA IN THE UNDERLYING PLANNING SECTOR OR THE PLAN MAP. Thank you, Mr. Chairman.

Commissioner Litzenberger: Second.

Chairman Murphy: Seconded by Mr. Litzenberger. Is there a discussion of the motion? All those in favor of the motion of Plan Amendment 2013-CW-4CP and the recommendation by the staff of that plan amendment with the exceptions noted by Ms. Hedetniemi be adopted by the Board of Supervisors say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Sargeant: Mr. Chairman, I'm abstaining, not present.

Chairman Murphy: Mr. Sargeant abstains.

//

(The motion carried by a vote of 9-0-1. Commissioners Flanagan and Lawrence were absent from the meeting. Commissioner Sargeant abstained.)

TMW