

Planning Commission Meeting
November 14, 2013
Verbatim Excerpt

APR 09-IV-1MV – COMPREHENSIVE PLAN AMENDMENT (NORTH GATEWAY)
APR 09-IV-15MV – COMPREHENSIVE PLAN AMENDMENT (NORTH GATEWAY)

After Close of the Public Hearing

Chairman Murphy: All right, we're going to – the public hearing is – public hearing is closed;
Mr. Flanagan.

Commissioner Flanagan: Thank you, Mr. Chairman. The Area Plan Review nomination 09-IV-1MV and 09-IV-15MV propose a change in land use and intensity at the northern gateway of the Richmond Highway Corridor, a location that provides an initial impression of the corridor and the County. By the way, this is one of only two commercial business centers that's on the Beltway, the other one being Tysons Corner. On April 3rd, 2010, the Mount Vernon APR Task Force recommended an alternative that reduced the overall intensity of the combined nominations and reintroduced residential use into the proposed mix of uses on a portion of the subject area. This recommendation is the basis of the staff alternative. Since the time of the task force recommendations, new transportation studies for the Huntington area and the Richmond Highway Corridor have either recently begun or are starting shortly. These studies may warrant a reexamination of the Plan recommendations. As a result, I support the staff alternative with a modification to encourage the future reevaluation of the subject area after the transportation studies have been completed and funding for improvements has been procured. Therefore, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE ADOPTION OF AN ALTERNATIVE TO THE STAFF RECOMMENDATIONS, AS SHOWN ON PAGES 1 THROUGH 6 OF MY HANDOUT DATED NOVEMBER 14, 2013. THE ALTERNATIVE SUPPORTS THE STAFF RECOMMENDATIONS WITH ADDITIONAL LANGUAGE THAT RECOGNIZES THE UPCOMING TRANSPORTATION STUDIES AND POSSIBLE FUTURE NEED TO REEXAMINE THE PLAN RECOMMENDATIONS. THE ALTERNATIVE ALSO MODIFIES LANGUAGE ABOUT ACCESS IN SUB-UNIT A-2, TO ALLOW FLEXIBILITY TO DETERMINE THE LOCATION AT REZONING STAGE.

Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant. Is there a discussion of the motion?

Commissioner Hart: Mr. Chairman?

Chairman Murphy: Yes, Mr. Hart.

Commissioner Hart: A FRIENDLY AMENDMENT, I hope. THE BOTTOM OF PAGE 2 OF MR. FLANAGAN'S HANDOUT FROM TONIGHT, THE LAST BULLET – THAT BEFORE

THE BOARD, STAFF WAS GOING TO CLARIFY THAT THAT FIRST BLOCK OF OLD RICHMOND HIGHWAY FROM HUNTINGTON AVENUE UP TO CAMERON RUN TERRACE, I GUESS, IS NOT BEING VACATED – THAT THAT WOULD STAY AND IT’S JUST THE PART TO THE RIGHT OF THAT THAT WOULD BE VACATED – in that last bullet on the bottom of page two.

Commissioner Flanagan: YES, I’LL ACCEPT THAT AS A FRIENDLY AMENDMENT.

Commissioner Hart: Thank you.

Chairman Murphy: All right, further discussion? All those in favor of the motion to recommend to the Board of Supervisors that it adopt the alternative to these Plan Amendments, as articulated by Mr. Flanagan on items 09-IV-1MV and 09-IV-15MV, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Thank you very much. Thank you folks for your work on this Plan Amendment. Mr. Klibaner, thank you – Ms. Van Dam – et. al.

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(The motion carried by a vote of 7-0. Commissioners Donahue, Hall, Hedetniemi, Lawrence, and Litzenberger were absent from the meeting.)

JLC