

Board Agenda Item
December 7, 2009

3:30 p.m.

Public Hearing on RZ 2009-SU-020 (Trustees of the Light Global Mission Church) to Rezone from PDC, HC and WS to PDC, HC and WS to Amend Mixed Use Development to Include an Independent Living Facility with an Overall Floor Area Ratio of 0.26, Located on Approximately 28.02 Acres, Sully District

and

Public Hearing on PCA 83-C-021-02 (Trustees of the Light Global Mission Church) to Amend the Proffers for RZ 83-C-021 Previously Approved for Mixed Use Development to Delete Land Area, Located on Approximately 28.02 Acres Zoned PDC, HC and WS, Sully District

The application property is located in the northwest quadrant of the intersection of Fair Ridge Drive and Lee Jackson Memorial Highway, Tax Map 46-3 ((1)) 15A1, 15A2 and 15A3.

PLANNING COMMISSION RECOMMENDATION:

On Thursday, November 19, 2009, the Planning Commission voted unanimously (Commissioner Alcorn not present for the votes; Commissioners Hall, Lusk, and Sargeant absent from the meeting) to recommend the following actions to the Board of Supervisors:

- Approval of PCA 83-C-021-2;
- Approval of RZ 2009-SU-020, subject to the execution of proffers consistent with those dated November 17, 2009;
- Modification of the transitional screening requirements to the north and west to allow the use of existing vegetation and to that shown on the CDP/FDP;
- Modification of Par. 5 of Sect. 6-206 to permit secondary uses in a PDC District to exceed 50 percent;
- Reaffirmation of a modification of transitional screening and waiver of barrier requirements to the south, in favor of that shown on the CDP/FDP; and
- Reaffirmation of a waiver of the service drive along Route 50.

The Planning Commission voted 8-0-1 (Commissioner Harsel abstaining; Commission Alcorn not present for the vote; Commissioners Hall, Lusk, and Sargeant absent from the meeting) to recommend that the Board modify Additional Standard 1 (Par. 1 of Sect. 9-306) to permit a reduction in the minimum age requirement from 62 to 55 years of age.

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The Commission voted unanimously (Commissioner Alcorn not present for the vote; Commissioners Hall, Lusk, and Sargeant absent from the meeting) to approve FDP 2009-SU-020, subject to the Board's approval of RZ 2009-SU-020, and subject also to the Development Conditions dated November 18, 2009, with Condition #1 modified to delete the words "as raised crosswalks".

ENCLOSED DOCUMENTS:

None. Staff Report previously furnished.

STAFF:

Regina Coyle, Director, Zoning Evaluation Division, Department of Planning and Zoning (DPZ)
Tracy Strunk, Senior Staff Coordinator, Zoning Evaluation Division, DPZ

Planning Commission Meeting
November 19, 2009
Verbatim Excerpt

PCA 83-C-021-02 & RZ/FDP 2009-SU-020 – LIGHT GLOBAL MISSION CHURCH

After Close of the Public Hearing

Chairman Murphy: The public hearing is closed; recognize Mr. Litzenberger.

Commissioner Litzenberger: Thank you, Mr. Chairman. I'd like to start off by thanking Ms. Strunk, Ms. Abrahamson from the staff, and Mr. Shriber from the applicants. They came out to Sully no fewer than 25 times to meet with the Supervisor's staff, the citizens, and everybody else that had an interest in this. And as we well know, the County is short of affordable housing, especially for seniors, so this development is welcome in Sully. Mr. Chairman, I have seven motions here. I'd like to MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 83-C-021-2.

Commissioner Flanagan: Second.

Chairman Murphy: Seconded by Mr. Flanagan. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve PCA 83-C-021-2, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Litzenberger: I further MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF RZ 2009-SU-020, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED NOVEMBER 17TH, 2009.

Commissioner Flanagan: Second.

Chairman Murphy: Seconded by Mr. Flanagan. Is there a discussion? All those in favor of the motion to recommend to the Board of Supervisors that it approve RZ 2009-SU-020, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Litzenberger: I MOVE THAT THE PLANNING COMMISSION APPROVE FDP 2009-SU-020, SUBJECT TO THE BOARD'S APPROVAL OF THE REZONING AND TO THE DEVELOPMENT CONDITIONS DATED NOVEMBER 18TH, 2009, WITH THE FOLLOWING MODIFICATION: IN FDP CONDITION NUMBER 1, DELETE THE WORDS "AS RAISED CROSSWALKS."

Commissioner Flanagan: Second.

Chairman Murphy: Seconded by Mr. Flanagan. Discussion? All those in favor of the motion to approve FDP 2009-SU-020, subject to the board's approval of the rezoning, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Litzenberger: I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING TO THE NORTH AND WEST TO ALLOW THE USE OF EXISTING VEGETATION AND THAT SHOWN ON THE CDP/ FDP.

Commissioner Flanagan: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Litzenberger: I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF PARCEL 5 (*sic*) OF SECTION 6-206 TO PERMIT SECONDARY USES IN A PDC DISTRICT TO EXCEED 50 PERCENT.

Commissioner Flanagan: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Litzenberger: I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF ADDITIONAL STANDARD 1 OF SECTION 9-306 TO PERMIT A REDUCTION IN THE MINIMUM AGE REQUIREMENT FROM 62 TO 55.

Commissioner Flanagan: Second.

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

Commissioners: Aye.

Commissioner Harsel: Abstain.

Chairman Murphy: Opposed? Motion carries. Ms. Harsel abstains.

Commissioner Litzenberger: I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A REAFFIRMATION OF A MODIFICATION OF TRANSITIONAL SCREENING AND WAIVER OF BARRIER REQUIREMENTS TO THE SOUTH IN FAVOR OF THAT SHOWN ON THE CDP/FDP.

Commissioner Flanagan: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Litzenberger: One more.

Chairman Murphy: I notice the enthusiasm wanes as the litany of motions continues. All right.

Commissioner Litzenberger: One more.

Chairman Murphy: Thank goodness.

Commissioner Litzenberger: I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A REAFFIRMATION OF A WAIVER OF THE SERVICE DRIVE ALONG ROUTE 50.

Commissioner Flanagan: Second.

Chairman Murphy: Seconded by Mr. Flanagan. Is there a discussion of that motion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner de la Fe: Mr. Chairman?

Chairman Murphy: Yes.

Commissioner de la Fe: I was in the back listening to that, to the previous motion. I also voted aye. If you'd put me as "aye." The voice does carry back in –

Chairman Murphy: All right.

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(All of the motions, except for the sixth, carried unanimously with Commissioner Alcorn not present for the votes; Commissioners Hall, Lusk, and Sargeant absent from the meeting.)

(The sixth motion carried by a vote of 8-0-1 with Commissioner Harsel abstaining; Commissioner Alcorn not present for the vote; Commissioners Hall, Lusk, and Sargeant absent from the meeting.)

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