

ZONING EVALUATION DIVISION  
6/13/99

5:00 p.m. Item - RZ-1999-SP-015 - LANDMARK PROPERTY DEVELOPMENT, L.L.C.  
Springfield District

RECEIVED  
DEPARTMENT OF PLANNING AND ZONING  
AUG 25 1999

On Wednesday, July 28, 1999, the Planning Commission voted unanimously (Commissioner Kelso not present for the votes; Commissioner Downer absent from the meeting) to make the following recommendations to the Board of Supervisors pertinent to RZ-1999-SP-015:

- 1) approval of RZ-1999-SP-015, subject to the proffers dated July 14, 1999, amended as follows:
  - modify Proffer #3, last line, to correct spelling of "Capital" and amend to read: "...Capital facilities for public use at South Run District Park."
- 2) modification of the County's Public Facilities Manual and the minimum cul-de-sac radius standards to the minimum VDOT standards.

Planning Commission Meeting  
July 28, 1999  
Verbatim Excerpts

RZ-1999-SP-015 - LANDMARK PROPERTY DEVELOPMENT, L.L.C.

After Close of the Public Hearing

Vice Chairman Byers: Close the public hearing; recognize Mr. Murphy.

Commissioner Murphy: Thank you, Mr. Chairman. This is an excellent application. I want to thank the citizens for coming out. I think the pond issue has been addressed and it will be further addressed at site plan, if necessary. I am sorry that you did not get notified. We certainly wanted to address that issue and in fact, we did address it at the citizens' meeting in July. And the transportation issue was also addressed. And I want entered into the record a July 28 letter from John Bassett who is a transportation engineer with the Commonwealth of Virginia, Department of Transportation, regarding the access to the site saying that it should not be on Pohick, but on Gambrill. Understand the hill is there. We've lived with that hill for a long time. I think we just have to exercise some caution. And once again, if we are having problems with speeders we have a very good Police Department in the Springfield District and they are more than happy to go out and take a look at any people who are violating on these roads. So I appreciate your coming out this evening. I think the lack of opposition to this application from the citizens in the area is in direct proportion to Mr. Thillmann's excellent job of going out and talking with the neighbors and having the citizens meetings and dealing head on with the issues and answering every question straightforward. I want to thank Neal McBride again for coming out. Neal, I appreciate it. Mr. Thillmann, if you could come back for just one second, there is one amendment to the proffers -- and you will notice there are no amendments to the proffers in front of you tonight. Everything's in the staff report. A unique situation, I might add. But I would like to amend Proffer No. 3 on the donation to the Park Authority and specifically state that the money, the \$12,060 will be for capital facilities for public use at South Run District Park. And we coordinated that with the Park Authority because I don't want to leave it up for grabs. I think we should just put our money into South Run District park for the time being and see how that tracks out.

Mr. John Thillmann: I'd be happy to do that.

Commissioner Murphy: Thank you very much. Mr. Chairman --

Commissioner Coan: Could I suggest that they spell "capital" right?

Commissioner Murphy: Which one?

Commissioner Coan: They spelled it "ol" instead of "al".

Commissioner Murphy: You're going to lose density on that one. Mr. Chairman, as I said, this is a straightforward application. We're at the low end of the density range, which I'm

pleased to see, at 2.2 dwelling units per acre. It is in conformance with the Comprehensive Plan, with the applicable Zoning Ordinances and the applicable residential criteria. Therefore, I would MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE RZ-1999-SP-015, SUBJECT TO THE PROFFERS DATED 14 JULY IN THE STAFF REPORT, WITH THE FOLLOWING AMENDMENT, AND THAT WOULD BE TO PROFFER NO. 3: THE LAST LINE SHOULD READ "CAPITAL" SPELLED CORRECTLY, "FACILITIES FOR PUBLIC USE AT SOUTH RUN DISTRICT PARK."

Commissioners Alcorn, Hall and Coan: Second.

Vice Chairman Byers: Seconded by Mr. Alcorn, Ms. Hall and Mr. Coan. Any questions, comments?

Commissioner Alcorn: Mr. Chairman?

Vice Chairman Byers: Mr. Alcorn.

Commissioner Alcorn: I would just encourage the speaker who discussed the stormwater issue if she could coordinate with the applicant, also with staff and the Department of, I guess, Public Works and Environmental Services to make sure that you can review the data provided by the applicant and also that you provide any data that you might have on water qualities that could be factored into their decision.

Vice Chairman Byers: Other comments?

Vice Chairman Byers: All in favor of the motion to recommend that the Board of Supervisors approve RZ-1999-SP-015, say aye.

Commissioners: Aye.

Vice Chairman Byers: Opposed? Motion carries. Mr. Murphy.

Commissioner Murphy: Thank you very much. I would MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE A MODIFICATION OF THE COUNTY'S PUBLIC FACILITIES MANUAL AND THE MINIMUM CUL-DE-SAC RADIUS STANDARDS TO THE MINIMUM VDOT STANDARDS.

Commissioner Coan: Second.

Vice Chairman Byers: Seconded by Mr. Coan. Any discussion? All in favor of the motion, say aye.

Commissioners: Aye.

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Vice Chairman Byers: Opposed? Motion carries. Thank you very much.

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(The motions carried unanimously with Commissioner Kelso not present for the vote;  
Commissioner Downer absent from the meeting.

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