

Board Agenda Item  
January 9, 2006

3:30 p.m.

Public Hearing on RZ 2001-MA-031 (Townes At Madison Lane, LLC) to Rezone from R-3 and HC to R-12 and HC to Permit Residential Development at a Density of 8.33 Dwelling Units Per Acre and a Waiver of the Minimum District Size, Located on Approximately 1.20 Acres, Mason District

The application property is located on the west side of Madison Lane, approximately 600 feet south of its intersection with Columbia Pike, Tax Map 61-4 ((1)) 10 and 11.

PLANNING COMMISSION RECOMMENDATION:

On Wednesday, November 30, 2005 the Planning Commission voted unanimously (Commissioners Alcorn and Hall absent from the meeting) to recommend the following actions to the Board of Supervisors:

- Approval of RZ 2001-MA-031 for Option B only, subject to execution of proffers consistent with those dated November 29, 2005; and
- Waiver of the minimum district size requirement.

ENCLOSED DOCUMENTS:

None. Staff Report previously furnished.

STAFF:

Barbara A. Byron, Director, Zoning Evaluation Division, Department of Planning and Zoning (DPZ)

Carrie Lee, Staff Coordinator, Zoning Evaluation Division, DPZ

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Verbatim Excerpt

RZ 2001-MA-031 - TOWNES AT MADISON LANE, LLC

After Close of the Public Hearing

Chairman Murphy: Public hearing is closed; recognize Mr. Koch.

Commissioner Koch: Thank you, Mr. Chairman. This is a relatively simple case because it meets all the requirements and the only question as noted was whether we're going to go with Option A, which staff likes, and Option B, which the applicant's willing to do if that's what's required. And I'm not that familiar with this area because obviously, this is not my district and I understand that the community, the Land Use Committee, and the surrounding communities - - we have the memorandum in our packets stating that they would much prefer Option B so I'm going to go with Option B because I understand Ms. Hall would've gone with Option B too if she had been here, so that's what I'm going to do. So, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2001-MA-031 BY TOWNHOUSES [sic] of - - AT MADISON LANE, LLC, FOR OPTION B ONLY, SUBJECT TO THE PROFFERS DATED NOVEMBER 29, 2005.

Commissioner Byers: Second.

Chairman Murphy: Seconded by Mr. Byers. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve RZ 2001-MA-031 for Option B, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Koch: And Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL TO WAIVE THE MINIMUM DISTRICT SIZE.

Commissioner Byers: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Thank you very much.

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(The motions carried unanimously with Commissioners Alcorn and Hall absent from the meeting.)

KAD