

**Unapproved Minutes of the November 6, 2019  
Planning Commission Regular Meeting**

**Z-19-0012/SUP 19-0020. Forest Heights Rezoning & Independent Living Facility**

Mr. Thomas Wysong, Senior Planner, stated that the County is proposing to rezone the Forest Heights area from MU, Mixed Use with proffers to R-3, Residential Redevelopment and R-3, Residential Redevelopment with proffers. Mr. Wysong stated that accompanying this request, Mr. Harbin is proposing 46 townhomes and a 50-unit independent living facility via an SUP on the property currently owned by the Salvation Army and located at 6015 Richmond Road. Mr. Wysong stated that Mr. Harbin has voluntarily submitted proffers to address the impacts associated with these 96 units.

Mr. Wysong stated that the Forest Heights area is designated Low density Residential (LDR) and Moderate Density Residential (MDR) by the adopted Comprehensive Plan, Toward 2035: Leading the Way. Mr. Wysong stated that this area is entirely within the Primary Service Area (PSA) and the portion of the property abutting Richmond Road is designated as a Community Character Corridor.

Mr. Wysong stated that Mr. Harbin is proffering 100% of the housing units to be offered at affordable prices. Mr. Wysong stated that by proffering affordable housing and other options supported by the Comprehensive Plan, the applicant has achieved the density bonus points needed for this proposal.

Mr. Wysong stated that staff finds that the proposal will not negatively impact surrounding zoning and development and is consistent with the goals and strategies of the Comprehensive Plan. Mr. Wysong stated that staff recommends that the Commission recommend approval of the application to the Board of Supervisors.

Mr. O' Connor asked for clarification on the areas subject to Rezoning.

Mr. Wysong stated that the Rezoning is for the entire area shown on the Location Map.

Mr. O'Connor inquired if the five parcels to the north-west would be commercial or residential.

Mr. Wysong stated that future development on those parcels would need to be consistent with the Master Plan.

Mr. Polster inquired who owns the five parcels.

Mr. Holt stated that the parcels are privately and individually owned.

Ms. Leverenz inquired how it is feasible to achieve a rezoning now, when it was not possible previously.

Mr. Holt stated that rather than being an applicant-driven process, the action is the subject of a Board of Supervisors action and directive. Mr. Holt noted that if any of the property owners have concerns about the proposal, they would address those concerns through the Public Hearing Process.

Mr. Polster inquired if all property owners were notified.

Mr. Wysong confirmed.

Mr. Leverenz inquired if any comments were received.

Mr. Wysong stated that only the one comment had been received.

Mr. O'Connor inquired about the choice of the R-3 zoning.

Mr. Holt stated that R-3 is similar to the MU district with the only difference being the lack of commercial uses.

Mr. Haldeman called for disclosures from the Commission.

Mr. Krapf, Mr. Polster and Mr. Haldeman each stated that he spoke with Mr. Harbin's representative.

Mr. Haldeman opened the Public Hearing.

Mr. Vernon Geddy, Geddy Harris, Franck & Hickman, 1177 Jamestown Road made a presentation to the Commission.

Mr. Polster inquired about price break-out for the rental or sale of the units for 30% to 60% and 61%-80% of Area Median Income (AMI).

Mr. Geddy stated that the 30%-60% AMI units would sell for approximately \$200,000.

Mr. Wysong stated that the 30%-60% AMI units should go from approximately \$93,000 to \$212,000 and the 61%-80% AMI units would go for \$219,000 to \$243,000.

Mr. Polster inquired about the rental piece.

Mr. Geddy stated that it is the Senior Living facility that will have rental units.

Mr. Holt noted that the County only calculates sales price, not rental price.

Mr. O'Connor inquired about the Proffer for LEAD certification.

Mr. Geddy stated that the Proffer is for a stormwater facility with LID techniques or building techniques which achieve LEAD certification.

Mr. O'Connor inquired about the Owner's Association.

Mr. Geddy stated that there is a separate association for the Townhomes and will be mandatory for owners of the Townhomes.

Mr. O'Connor inquired about which entity will be responsible for the stormwater.

Mr. Holt stated that it will depend on the engineering.

Mr. Steve Gohn, 4040 Coronation, addressed the Commission in support of the application.

Mr. Jeremy Lind, 4524 Village Park Drive, East, addressed the Commission in support of the application.

Mr. Brian Maynor, 4079 Dunbarton Circle, addressed the Commission in support of the application.

Mr. Wayne Harbin, 4041 Coronation, addressed the Commission in support of the application.

Mr. Gary Moore, 158 Forest Heights Road, addressed the Commission with concerns about the application.

Ms. Geraline Moore, 153 Forest Heights Road, addressed the Commission with concerns about the application.

Mr. Allen Billups, 158 Forest Heights Road, addressed the Commission with concerns about the application.

Mr. Joe Avellar, 3005 East Whittaker Close, addressed the Commission in support of the application.

Mr. Doug Harbin, 202 Landon Road, addressed the Commission in support of the project.

As no one further wished to speak, Mr. Haldeman closed the Public Hearing.

Mr. Haldeman opened the floor for discussion by the Commission.

Mr. O'Connor inquired about the discussion regarding a playground to be done with the original development.

Mr. Holt stated that research would be needed.

Mr. O'Connor stated that he has concerns about potential conflict over recreation facilities.

Mr. Polster noted concerns about the capacity of the road. Mr. Polster stated that, however, this project proposed a satisfactory entrance road which encourages better access to the new facilities rather than pushing traffic onto Forest Heights Road. Mr. Polster further stated that he hoped the VDOT connection to the next lots would not be changed. Mr. Polster stated that this project provides a needed commodity with the affordable senior living facility. Mr. Polster suggested that he would like to see a bus shelter provided for the senior living facility at the pocket park. Mr. Polster recommended developing a landscaping plan and plan of use for the pocket park fronting on Richmond Road. Mr. Polster stated that he would support the application.

Mr. Krapf concurred with the need for the bus shelter and the landscaping plan for the pocket park. Mr. Krapf stated that he will support the application.

Mr. Schmidt stated that he will support the application.

Ms. Leverenz state that while no application is perfect, she finds more benefits than negatives to this project. Ms. Leverenz stated that she will support the project.

Mr. Haldeman stated that he will support the project. Mr. Haldeman noted that the location is appropriate with access to shopping and to public transportation. Mr. Haldeman noted that he does have some concerns about the cost of housing for the units being offered at up to 120% AMI which is not truly affordable.

Mr. O'Connor stated that he feels strongly about providing a playground accessible to the Forest Heights community.

Mr. Polster made a motion to recommend approval of the application with a recommendation that staff develop a landscaping plan for the pocket park and that the applicant consider the feasibility of providing playground amenities for the Forest Heights neighborhood.

On a roll call vote, the Commission voted to recommend approval of Z-19-0012/SUP 19-0020. Forest Heights Rezoning & Independent Living Facility. (6-0)