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**PLANNING COMMISSION**  
Russell E. Bryant, Jr  
Chairman  
Ernie Gonzales,  
Vice Chairman  
Ronald K. Burgess  
Gary C. Friedman  
Rene M. Fry  
Martha Hendley  
Edgar Bruce Holley  
Kim Hosen

# Planning Commission BRIEF

## Corrected – CONSENT AGENDA ITEM FOR ACTION

**BOARD CHAMBER**  
**James J. McCoart Administration Building**

**September 17, 2008**  
**Regular Meeting**

**In Attendance**

Chairman Bryant, Commissioners Burgess, Friedman, Fry, Gonzales, Hendley, Holley and Hosen; Chief, Long Range Planning-Ray Utz, Clerk to the Commission-Chris Thompson

**Citizens' Time**

No Citizens Spoke

**Consent Agenda**

RES 08-115

**APPROVED - MOTION CARRIED:**

- Meeting Minutes of September 3, 2008
- Development Application Processing Schedule (DAPS)
- Receipt of Review for Determination of Consistency with the Comprehensive Plan dated 09/10/08 (covering the period from 08/26/08 through 09/08/08). Noting no public facility reviews were received during this cycle.

[VOTING RECORD: Motion-Hendley, Burgess; By Acclamation]

**Expedited**

RES 08-116

**Proffer Amendment, #PLN2008-00480, Camp Glenkirk –**  
**RECOMMEND APPROVAL – MOTION CARRIED**

To amend proffers of REZ #PLN2003-00350, to modify the housing type in Landbay A. The +/-227 acre site is located on the north side of Glenkirk Rd., +/-1 mi. SW of Linton Hall Rd., is zoned Planned Mixed Residential Low, and is designated Suburban Residential Low, Semi-Rural Residential & Environmental Resource in the Comprehensive Plan (see RES 08-116 for GPIN identification) – **Gainesville Magisterial District** – (Staff-Burnszynski).

[VOTING RECORD: Motion-Hendley, Friedman; Ayes-Burgess, Friedman, Fry, Gonzales, Hendley, Holley, Hosen, Bryant]

**Expedited**  
RES 08-117

**(Continued)**

**Special Use Permit #PLN2008-00089, T-Mobile Northeast @ Youth for Tomorrow – RECOMMEND APPROVAL – MOTION CARRIED**

To allow a 70 ft tall telecommunications monopole with associated radio equip. in an A-1, Agricultural, district. The site is located +/- 1,250 ft west of the intersection of Linton Hall Rd and Nokesville Rd., is identified as GPIN 7595-54-7401 and is designated Suburban Residential Medium in the Comprehensive Plan. **Brentsville Magisterial District** – (Staff-Mendez).

[VOTING RECORD: Motion-Burgess, Hendley; Ayes-Burgess, Friedman, Fry, Gonzales, Hendley, Holley, Hosen, Bryant]

RES 08-118

**Special Use Permit #PLN2008-00497, McDonalds at Mapledale Ave. and Dale Blvd. – RECOMMEND APPROVAL – MOTION CARRIED**

To demolish and rebuild an existing restaurant with drive-through and to modify the signage. The +/-0.79 acre site is located on the southwest corner of the intersection of Mapledale Ave. and Dale Blvd., is identified as GPIN 8092-54-6085 (pt.), is zoned Residential Planned Community (RPC) and HCOD, and is classified as RPC in the Comprehensive Plan. **Neabsco Magisterial District** – (Staff-Pugh).

[VOTING RECORD: Motion-Holley, Burgess; Ayes-Burgess, Friedman, Fry, Gonzales, Hendley, Holley, Hosen, Bryant]

**Public Hearing**  
MOTION – DIES

**Rezoning #PLN2007-00393, The Village On The Parkway – MOTION MADE BY COMMISSIONER GONZALES TO RECOMMEND APPROVAL – NO SECOND-MOTION DIES**

To rezone +/-29.84 ac. from A-1, Agricultural, M-1, Heavy Industrial, and Planned Business District, to Planned Mixed-Use District. The site is located in the southeast quadrant of the intersection of the Prince William Pkwy & Hoadly Rd., is identified as GPINs 8093-81-3943, -82-3587, -5715, -8425, -91-0735, -92-1740 & a portion of Ridgefield Village Dr. & HCOD, is designated Community Employment Center & Environmental Resource and is located within the Government Center Sector Plan in the Comprehensive Plan. **Coles Magisterial District** – (Staff-McGettigan).

**Public Hearing**

RES 08-119

**(Continued)**

**Rezoning #PLN2007-00393, The Village On The Parkway –  
CONTINUE THE PUBLIC HEARING TO DATE CERTAIN 11-5-08  
– MOTION FAILED TO CARRY**

[VOTING RECORD: Motion-Gonzales, Friedman; Ayes-Friedman, Holley,  
Hosen; Nays-Burgess, Fry, Gonzales, Hendley, Bryant]

RES 08-120

**SUBSTITUTE MOTION - Rezoning #PLN2007-00393, The  
Village On The Parkway – RECOMMEND DENIAL- MOTION  
CARRIES**

[VOTING RECORD: Motion-Fry, Hosen; Ayes-Burgess, Friedman, Fry,  
Hendley, Holley, Hosen; Nays-Gonzales, Bryant]

**Planning Commission Procedures**

Continuation of an earlier discussion on how the Planning Commission can address the issue of making sure the BOCS is aware of the differences between the staff recommendation and the PC recommendation on the update to the Transportation, Land Use and Housing Chapter of the Comprehensive Plan. There was no clear consensus among the commission. There is still concern on the Planning Commission's part that the BOCS will not have a clear picture of what the desires of the PC are. This topic will be taken up again at the October 1, 2008 hearing.

**Adjourned**

**10:53 P.M.**