



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

Planning Commission BRIEF

BOARD CHAMBER
James J. McCoart Administration Building

April 1, 2009
Regular Meeting

In Attendance

Chairman Friedman, Commissioners Bryant, Burgess, Fry, Hendley, Holley, Hosen; Director of Planning-Steve Griffin, Current Planning Manager-Deborah Bruckman, Clerk to the Commission-Christine Thompson

Citizens' Time

No Citizens Spoke

7:00 P.M.

Consent Agenda

RES 09-038

APPROVED

- A. The meeting minutes of March 18, 2009;
- B. Development Application Processing Schedule (DAPS)

[VOTING RECORD: Motion-Hendley, Bryant – By acclamation; Absent from meeting-Gonzales]

Requests for Deferral

RES 09-039

[Special Use Permit #PLN2007-00320, The Farm at Broad Run Landscaping Services](#) – PUBLIC HEARING DEFERRED TO DATE

UNCERTAIN – MOTION CARRIED

To allow a landscaping service, located on the south side of Rt. 55, +/- 1,620 ft. west of Antioch Rd., identified as GPINs 7298-02-4929 & 7198-92-7763 (pt). The site is zoned A-1, Agricultural and is designated Agricultural or Estate and Environmental Resource in the Comprehensive Plan.

Brentsville Magisterial District – (Staff-F. Burnszynski).

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

Public Hearings

RES 09-040

CONTINUED FROM 1-21-09, [Special Use Permit, #PLN2008-00461, Chevron U-Haul – Potomac Mills](#) – RECOMMEND DENIAL – MOTION CARRIED

To allow a motor vehicle rental service secondary to an existing commercial motor vehicle fuel station. The +/-1.14 acre site is located on the north side of the intersection of Smoketown Rd. and Gideon Dr., is zoned B-1, General Business, is identified as GPIN 8291-68-2101 and is designated Regional Commercial Center in the Comprehensive Plan. **Occoquan Magisterial District** – (Staff-S. Donohoe).

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

RES 09-041

CONTINUED FROM 3-4-09, [#PLN2009-00242, Annual Planning Commission Review of the Proposed FY 2010-2015 Capital Improvement Program \(CIP\)](#) – RECOMMEND ADOPTION – MOTION CARRIED

Pursuant to Sec.15.2-2239 of the Code of VA, Ann., review and provide recommendations to the Board of County Supervisors on the PWC Proposed FY2010-2015 CIP. Pursuant to Sec. 15.2-2232 of the Code of VA, Ann., evaluate the consistency of projects not previously reviewed with the Comprehensive Plan. **All Magisterial Districts** – (Staff-P. Thomas).

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

RES 09-042

[Special Use Permit #PLN2008-00470, Freedom Tree Service](#) – RECOMMEND APPROVAL, SUBJECT TO REVISED CONDITIONS – MOTION CARRIED

To allow a tree service facility in an A-1, Agricultural, district. The +/-15.1 acre site is located at 4100 Aldie Rd., +/- 1.5 miles from the intersection of Aldie Rd and Sudley Rd., is identified as GPIN 7500-01-7473 and designated as Agricultural or Estate in the Comprehensive Plan. **Gainesville Magisterial District** – (Staff-J. Lassiter).

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

RES 09-043

[Comprehensive Plan Amendment #PLN2006-00488, Longlevel Neighborhoods](#) - SPLIT THE MOTION – MOTION FAILED TO CARRY

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

Public Hearings

RES 09-044

Comprehensive Plan Amendment #PLN2006-00488, Longlevel Neighborhoods – RECOMMEND ADOPTION – MOTION CARRIED

To amend the Long Range Land Use Plan to change the designation of +/- 49.6 acres from Suburban Residential Low to Semi-Rural Residential. The subject property within the Longlevel Estates & Longlevel Acres (Sec. 2 & 3) subdivisions are zoned A-1, Agricultural and located +/-2,150 ft. east of the Rt. 15/Lightner Rd. intersection. The property within the Piedmont subdivision (Sec. 17) are zoned Planned Mixed Residential and located +/- 230 ft. SW of the Sorrell Hunt Rd./Chamberry Cl. intersection **Gainesville Magisterial District** – (Staff-J. Lassiter).

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

PC Procedures

Chairman Friedman reminded the commission that the PC by-laws state that the commission holds meetings using "Robert's Rules of Order" and reinforced the rule that members are not allowed to explain his/her vote during voting, which would be the same as debate.

Chairman Friedman announced that he was in error at the last meeting with the rule to "reconsider a motion." The motion to reconsider could be made only by a member who voted with the prevailing side, however, the seconder could be any member. Chairman Friedman then offered Commissioner Fry the opportunity to make a motion to reconsider (the same motion as made the previous meeting) – Commissioner Fry declined.

Department Procedures

Steve Griffin informed the commission that as requested, the text documents (Alternative A & B) for the Land Use Comprehensive Plan Update scheduled for public hearing on 4/15, were distributed this evening. The staff report would be dispatched on 4/3.

Adjourned

9:21 P.M.