



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**

**October 7, 2009**  
**Regular Meeting**

**In Attendance**

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

**Citizens' Time**

No Citizens Spoke

**7:00 P.M.**

**Consent Agenda**

RES 09-106

**APPROVED**

- Meeting minutes of August 26, 2009
- Development Application Processing Schedule (DAPS)

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

RES 09-107

**APPROVED**

- Meeting minutes of September 2, 2009, to include revised  
resolution #09-105

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

APPROVED

**Consent Agenda**

RES 09-108

**(Continued)**

**Receipt of Review for Determination of Consistency with the Comprehensive Plan – FOUND TO BE CONSISTENT WITH THE COMPREHENSIVE PLAN – ADDITIONALLY, THAT THE ZONING DEPARTMENT AND PROPERTY CODE ENFORCEMENT DEPARTMENT REVIEW THE HEIGHT OF THE EXISTING ANTENNA FOR #PLN2010-00096 AND #PLN2010-00113**

- Cricket Co-Location @ 7500 Ben Lomond Park Drive, #PLN2010-00066  
Gainesville Magisterial District
- Clearwire Rooftop Antenna Co-Location @ 7900 Sudely Road, #PLN2010-00086  
Gainesville Magisterial District
- Bull Run Microwave Dish Installation @ 2107 Ridge Road, #PLN2010-00085  
Gainesville Magisterial District
- T-Mobile Collocation @ 13865 Nokesville Road, #PLN2010-00096  
Brentsville Magisterial District
- T-Mobile Antenna Rooftop Installation at 485 Harbor Side St., #PLN2010-00104  
Woodbridge Magisterial District
- T-Mobile Collocation @ 12820 Marsteller Drive, #PLN2010-00113  
Brentsville Magisterial District
- Verizon Wireless Collocation @ James Long Regional Park #PLN2010-00124  
Gainesville Magisterial District
- UOSA Area 6 Pump Station Antenna Upgrade @ 10351 Harry J. Parrish Blvd #PLN2010-00120, Brentsville Magisterial District

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

RES 09-109

**Receipt of Review for Determination of Consistency with the Comprehensive Plan – Public Facility Review, UOSA Meter Station 41 Antenna Upgrade @ 8211 Lomond Drive, #PLN2010-00119; be brought back to the Planning Commission for a Public Hearing.**

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

**Public Hearings**

**(Continued)**

RES 09-110

**[Special Use Permit #PLN2006-00725, Malloy Hyundai](#) – DEFER TO DATE CERTAIN, NOVEMBER 18, 2009 – MOTION CARRIED**

To allow motor vehicle sales, rental or lease (limited) & service, located at 14902 Jefferson Davis Hwy., on the west side of Jefferson Davis Hwy., +/- 500 ft. north of Mellott Rd., and +/-1500 ft. south of Opitz Blvd. The +/-2.8 ac. site is identified as GPIN 8391-25-7903, is zoned B-1, General Business & is designated Office in the Comprehensive Plan. **Woodbridge Magisterial District**–(Staff- Steve Donohoe).

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

RES 09-111

**[Special Use Permit #PLN2009-00419, Browning Autobody](#) RECOMMEND APPROVAL – MOTION CARRIED**

To allow expansion of an existing motor vehicle repair use with an existing impoundment lot, located on the south side of Maplewood Dr, +/-140 ft. west of Rt. 28, and identified as GPINs **7896-18**-4803, -6911 & -3912. The site is zoned B-1, General Business, is partially in the Redevelopment Overlay District & is designated General Commercial in the Comprehensive Plan. **Brentsville Magisterial District**–(Staff-Fran Burnszynski).

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

RES 09-112

**AUTHORIZE CLOSED SESSION**

**7:29 P.M.**

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

RES 09-113

**CERTIFICATION OF CLOSED SESSION**

**8:38 P.M.**

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

RES 09-114

**[Comprehensive Plan Amendment #PLN2010-00128, Deem Certain Features at Existing School Sites as Features Shown](#) PUBLIC HEARING CONTINUED TO DATE CERTAIN, NOVEMBER 4, 2009 – MOTION CARRIED**

This is a request to amend the language of the Schools Chapter of the Comprehensive Plan to deem certain features at existing school sites to be features shown on the Comprehensive Plan. **Countywide**-(Staff-Ray Utz).

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

**PC Procedures**

Commissioner Hosen provided an update on the Comprehensive Plan update of the Environment Chapter

Reminder – there is a BOCS/PC joint work session scheduled for Tuesday, October 13<sup>th</sup>, beginning at 6:30 PM in room 202 of the Development Services Building on the Comprehensive Plan Update of the Environment Chapter.

The Next Planning Commission work session for the Comprehensive Plan Environment Chapter update will be on Wednesday, October 14 at 6:00 PM in the Potomac Conference Room in the McCoart Building.

The public hearing for the Comprehensive Plan Environment Chapter update has been moved to December 2, 2009.

**Adjourned**

**9:14 P.M.**

APPROVED