



Stephen K. Griffin  
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**COUNTY OF PRINCE WILLIAM**  
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# Planning Commission BRIEF

**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

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

**December 16, 2009**  
**Regular Meeting**

**In Attendance** Chairman Friedman, Vice Chairman Gonzales, Commissioners Bryant, Burgess, Hendley, Holley, Hosen; Director of Planning-Steve Griffin, Current Planning Manager-Deborah Bruckman, Acting Clerk to the Commission-Antoinette Brzyski

**Citizens' Time** No Citizens Spoke

**7:00 P.M.**

**Consent Agenda**  
RES 09-131

**APPROVED**

- Meeting Minutes for November 18, 2009
- Development Application Processing Schedule (DAPS) amended to reschedule PRA #PLN2010-00538 and SUP #PLN2010-00152, Madison Crescent Sign Package from January 6, 2010 to February 3, 2010.

[Bry, Hol - Unan; Absent from meeting-Fry]

**Receipt of Review for Determination of Consistency with the Comprehensive Plan**  
RES 09-132 **FOUND TO BE CONSISTENT WITH THE COMPREHENSIVE PLAN**

- T-Mobile Collocation @ 1851 Rippon Boulevard #PLN2010-00183  
Woodbridge Magisterial District

[Bry, Bur - Unan; Absent from meeting-Fry]

RES 09-133 **FOUND TO BE CONSISTENT WITH THE COMPREHENSIVE PLAN**

- T-Mobile Collocation @ 7800 Willow Pond Court #PLN2010-00209  
Brentsville Magisterial District
- Clearwire Collocation @ 9300 Lee Avenue #PLN2010-00218  
Brentsville Magisterial District

[Bur, Bry - Unan; Absent from meeting-Fry]

RES 09-134 **FOUND TO BE CONSISTENT WITH THE COMPREHENSIVE PLAN**

- T-Mobile Collocation @ 17400 Waterfall Road, #PLN2010-00217  
Gainesville Magisterial District

[Hen, Bur - Unan; Absent from meeting-Fry]

**Requests for Deferral**

RES 09-135

**[Special Use Permit #PLN2009-00413, T-Mobile @ Bethel Chimes](#)**

**DEFERRED TO DATE UNCERTAIN** - To allow the installation of a 110 ft. telecommunications flagpole with a 30 ft. x 50 ft. equipment compound at 13506 Minnieville Rd., located at the northwest intersection with Smoketown Rd. The site is identified as GPIN 8292-34-0927, is within the Minnieville Rd. HCOD, is zoned A-1, Agricultural, and is designated O, Office and Suburban Residential Low in the Comprehensive Plan. **Occoquan Magisterial District.** – (Staff-Scott Meyer).

[Hos, Hol; Unan; Absent from meeting-Fry]

**ACTION ONLY**

RES 09-136

**[Design & Construction Standards Manual #PLN2009-00451](#)**

**RECOMMENDED APPROVAL AS PRESENTED BY STAFF – MOTION CARRIED**

To consider proposed changes to the PWC DCSM. Changes to §130.06, General Information and Policies – Create a new sub-section to reinstate the bond deferral policy – **All Magisterial Districts** – (Staff-Oscar Guzman).

[Bur, Gon; Ayes-Bry, Bur, Gon, Hol, Hos; Nays-Hen, Fri; Absent from meeting-Fry]

**Public Hearings**

RES 09-137

**[Rezoning #PLN2009-00016, Wellington Park](#) – RECOMMEND APPROVAL AS AMENDED – MOTION CARRIED**

To rezone +/- 11.12 acres from M-2, Light Industrial to B-1, General Business, to allow an indoor recreation facility, office and retail. The site is located on the northwest quadrant of the Wellington Rd./ Balls Ford Rd intersection, is identified as GPINs 7496-89-6488 and 7497-80-6210, and is designated Industrial Employment, in the Comprehensive Plan. **Brensville Magisterial District** – (Staff-John Lassiter).

[Bur, Hen; Unan; Absent from meeting-Fry]

RES 09-138

**[Comprehensive Plan Amendment #PLN2009-00298, Verizon Property](#) – RECOMMEND ADOPTION – MOTION CARRIED**

To amend the Long Range Land Use Plan to change the designation of +/- 11.85 acres from Suburban Residential High, to Office. The site is located +/- 500 feet north of the Minnieville Rd./Andorra Dr. intersection, is identified as GPIN 8192-74-5435, and is zoned A-1, Agricultural. **Neabsco Magisterial District** – (Staff-John Lassiter).

[Hol, Gon; Unan; Absent from meeting-Fry]

**Public Hearings**  
RES 09-139

**(Continued)**

**[Rezoning #PLN2009-00423, Verizon Property](#) -**

**RECOMMEND APPROVAL AS AMENDED – MOTION CARRIED**

To rezone +/-11.85 acres from A-1, Agricultural to Office Low-Rise. The site is located +/-500 ft. north of the Minnieville Rd./Andorra Dr. intersection, is identified as GPIN 8192-74-5435, and designated Suburban Residential High in the Comprehensive Plan. **Neabsco Magisterial District** – (Staff-John Lassiter).

[Hol, Bry; Ayes, Bry, Bur, Hen, Hol, Hos, Fri; Nays-Gon, Absent from meeting-Fry]

**PC Procedures**

The Planning Director explained reasons for reaffirming the recommendation regarding the Land Use and Transportation & Mass Transit updates to the Comprehensive Plan, which will be on the January 6, 2010 agenda.

Per the Commission's by-laws, regular elections are to be held the first meeting in February. Due to the absence of Commissioner Gonzales, he requested the elections be held the second meeting in February.

**Adjourned**

**10:06 P.M.**