Planning Commission BRIEF

BOARD CHAMBER
James J. McCoart Administration Building

January 19, 2005
Regular Meeting

In Attendance
Chairman Fry, Vice Chairman Holley, Commissioners Bryant, Burgess, Gonzales, Hosen, May; Planning Director-Stephen Griffin, Current Planning Manager-John White, Commission Secretary-Christine Thompson

Work Session
Zoning Text Amendment – Master Zoning Plan Variations in Planned Developments (Staff-Pat Thomas) 6:00 P.M.

Citizens’ Time
7:07 P.M.

Consent Agenda
RES 05-001
APPROVED – AS AMENDED
- Approval of Minutes – 11/17/04, 12/1/04, and 12/15/04
- Development Application Processing Schedule (DAPS)
- Review for Determination of Consistency w/ the Comprehensive Plan dated 1/19/05 with a reporting period of 11/29/04 through 1/14/05.

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

Preliminary Subdivision Plans
RES 05-002
Camp Glenkirk, 05-00085 – APPROVED
[ VOTING RECORD: Motion-Hosen, Bryant; Ayes-Bryant, Burgess, Holley, Hosen, May, Fry; Nays-Gonzales; Absent from meeting-Hendley]

RES 05-003
Orchard Bridge, 03-00178 – DEFERRED TO DATE CERTAIN
MARCH 2, 2005
[ VOTING RECORD: Motion-Burgess, Bryant; Ayes-Bryant, Burgess, Gonzales, Holley, Hosen, May, Fry; Absent from meeting-Hendley]
Public Hearings
RES 05-004 7:44 P.M.
Special Use Permit #PLN2004-00371, Wachovia Bank at Port Potomac
RECOMMEND APPROVAL – AS AMENDED – MOTION CARRIED
To allow a drive-through financial institution, located on the east side of Rt. 1, +/-600 feet south of its intersection with Port Potomac Ave., and identified as GPIN 8290-82-2273 pt. The site is zoned B-1, General Business, is located in the Rt. 1 HCOD and is designated Neighborhood Commercial in the Comprehensive Plan. Woodbridge Magisterial District – (Staff-Fran Burnszynski)

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

RES 05-005
Special Use Permit #PLN2005-00106, St. Paul United Methodist Church
RECOMMEND APPROVAL – MOTION CARRIED
To allow an existing religious institution with related facilities to construct a 15,500 sq. foot building addition, parking and medical mobile lab space on +/-4.9 acres, located on the north side of G Street, +/-320 feet west of its intersection with Occoquan Road and identified as GPINs 8392-77-7415, 8392-87-0627 pt., and 8392-77-9640 pt. This site is zoned R-4, Suburban Residential Low in the Comprehensive Plan. Woodbridge Magisterial District – (Staff-Fran Burnszynski)

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

RES 05-006
Open Space Agreement #PLN2005-00027, Bull Run Country Club
(Perrymont Links, LLC) – RECOMMEND APPROVAL – MOTION CARRIED
To allow early termination of part (+/-75-ac) or all of two open space agreements contracting to maintain +/-235 acres as open space for a period of 10 years beginning in tax year 2000 for portions of a 430 acre parcel located at 3600 James Madison Highway, and identified as part of GPIN 7200-74-0853. The site is zoned A-2, Agricultural, and is designated Agricultural or Estate and Environmental Resource in the Comprehensive Plan. Gainesville Magisterial District – (Staff-Debrarae Karnes)

[VOTING RECORD: Motion-Burgess, Bryant; Ayes-Bryant, Burgess, Gonzales, Holley, May Fry; Nays-Hosen; Absent from meeting-Hendley]
Public Hearings
RES 05-007

(Continued)

Public Facilities Review #PLN2005-00161, Sewer Extension to 12131 Nokesville Road – RECOMMEND APPROVAL – MOTION CARRIED

Pursuant to Section 15.2-2232 of the Code of Virginia, Ann., the Planning Commission will determine consistency with the Comprehensive Plan of a proposed sewer extension to 12131 Nokesville Road. Subject site is designated Agricultural or estate, in the Comprehensive Plan. Brentsville Magisterial District - (Staff-Fran Burnszyński)

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

PC Procedures

Chairman Fry requested staff prepare for his signature a letter to the Army Corps of Engineers expressing concerns the Commission had on the South Market Preliminary Plan when approved in March 2004.

Commissioner Gonzales announced the January 26, 2005 sub committee meeting would be cancelled. The Committee will meet again on February 9, 2005.

Planning staff will provide the Commission with a draft annual report to send to the Board of County Supervisors.

It was announced to the Commission that Officer elections would be held on February 2, 2005.

Commissioner Hosen asked if old staff reports could be posted indefinitely on the Planning Office Web site.

Commissioner Hosen requested a copy of the Intensely Developed Area (IDA) map.

Commissioner Holley inquired if the staff could provide a spreadsheet of past individual voting for calendar year 2004.

Adjourn

10:50 P.M.