Planning Commission Brief

BOARD CHAMBER
James J. McCoart Administration Building

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

Work Session
DCSM Update – Subdivision Ordinance: Nimet Soliman, Asst. Planning Director

Citizens’ Time
No Citizens Spoke

Consent Agenda
RES 05-093
APPROVED

- Approval of Minutes – August 31, 2005 and September 7, 2005 (as amended);
- Development Application Processing Schedule;
- Review for Determination of Consistency w/ the Comprehensive Plan dated 9/14/05 with a reporting period of 8/29/05 through 9/12/05.

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

Planning Commission Procedures
Chairman Holley passed the gavel to Vice Chairman Burgess

Preliminary Subdivision Plans
RES 05-094 Dane Ridge – 05-00326

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

Planning Commission Procedures
Vice Chairman Burgess passed the gavel to Chairman Holley
Public Hearings

RES 05-095
DEFERRED 9-7-05 - PUBLIC HEARING CONTINUED FROM 9-7-05
Special Use Permit, PLN2005-00246, Commerce Bank – RECOMMEND APPROVAL SUBJECT TO REVISED CONDITIONS - MOTION CARRIED
To allow a drive-through financial institution, located in the northwestern quadrant of the intersection of River Ridge Blvd. & Jeff Davis Highway (Rt. 1), and identified as GPIN 8290-30-9714. The site is zoned B-1, General Business, is in the Rt. 1 HCOD, and is designated Suburban Residential High and Environmental Resource in the Comprehensive Plan. **Dumfries Magisterial District** – (Staff-Fran Burnszynski)

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

RES 05-096
Special Use Permit, PLN2005-00213, Long John Silver/A&W – RECOMMEND APPROVAL – SUBJECT TO REVISED CONDITIONS - MOTION CARRIED
To allow a drive-through window associated with a by-right restaurant, located on the north side of Gideon Drive, +/-650 feet northwest of its intersection with Smoketown Road and identified as GPIN 8291-68-7846. The site is +/-75 acres, zoned B-1, General Business and is designated Regional Commercial Center in the Comprehensive Plan. **Woodbridge Magisterial District** - (Staff-Fran Burnszynski)

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

RES 05-097
Rezoning PLN2004-00199, Sale Property – RECOMMEND APPROVAL – WITH REQUESTED REVISIONS – MOTION CARRIED
To rezone +/-5.6 acres from A-1, Agricultural, to R-4, Suburban Residential, for +/-15 detached single family dwelling units, located on the north side of Minnieville Road, +/-330 feet east of Silverdale Drive, and is identified as GPIN8091-76-2233. The site is in the Minnieville Road HCOD, and is designated Suburban Residential Low in the Comprehensive Plan. **Brentsville Magisterial District** - (Staff-Fran Burnszynski)

[VOTING RECORD: Motion-Gonzales, Bryant; Ayes-Bryant, Burgess, Fry, Gonzales, Hendley, May, Holley; Nays-Hosen]
### Public Hearings (Continued)

**RES 05-098**  
In the Agricultural & Forestal District, PLN2005-00456, Cornwell Property – RECOMMEND APPROVAL – MOTION CARRIED.  
To allow early removal from an Agricultural & Forestal District of +/-167.335 acres located at 14106 Fleetwood Drive, +/-0.3 miles south of the intersection of Fleetwood Drive and Aden Road and identified as GPIN 7592-51-2773. There is no proposed change of use. The site is zoned A-1, Agricultural, and is designated Agricultural or Estate in the Comprehensive Plan. **Brentsville Magisterial District** – (Staff-David McGettigan)

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

**RES 05-099**  
In the Agricultural & Forestal District, PLN2005-00459, Jefferson Farm – RECOMMEND APPROVAL – MOTION CARRIED.  
To allow early removal from an Agricultural & Forestal District of +/-188.79 acres located at 13709 Warrenton Road, +/-0.9 miles west of the intersection of Warrenton Road & Carriage Ford Road, and identified as GPIN 7392-96-5053 to permit construction of 18 single-family detached dwellings in a cluster development. The site is zoned A-1, Agricultural, and is designated Agricultural or Estate in the Comprehensive Plan. **Brentsville Magisterial District** – (Staff-David McGettigan)

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

**RES 05-100**  
In the Agricultural & Forestal District, PLN2005-00523, McDowell Family Trust - RECOMMEND APPROVAL – MOTION CARRIED.  
To allow early removal from an Agricultural & Forestal District of +/-302 acres located at 14710, 15020, 15010, and 15014 Deepwood Lane, +/-0.4 miles east of the intersection of Fleetwood Drive and Deepwood Lane, and identified as GPINs 7591-61-7749, 7591-81-7646, 7591-82-3643, and 7591-81-2281, which would permit development of 8 single-family detached dwellings. The area is zoned A-1, and is designated Agricultural or Estate in the Comprehensive Plan. **Brentsville Magisterial District** – (Staff-David McGettigan)

[VOTING RECORD: Motion-Burgess, Hendley; Ayes-Bryant, Burgess, Fry, Gonzales, Hendley, Holley; Recused-Hosen, May]
PC Procedures

RES 05-101  Out of Turn Comprehensive Plan Amendment – RECOMMEND APPROVAL - MOTION CARRIED
Planning Commission requests the Board of Supervisors initiate a Comprehensive Plan Amendment to eliminate the proposed Route 29 parallel road from the I-66/Route 29 Sector Plan. Plan. Brentsville and Gainesville Magisterial Districts – (Staff-Stephen Griffin)

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

Chairman Holley would like to discuss septic system failures and the apparent lack in basis of catastrophic failures at the next Planning Commission meeting.

Adjourned 11:15 P.M.