Planning Commission
BRIEF

BOARD CHAMBER
James J. McCoart Administration Building

December 5, 2007
Regular Meeting

In Attendance
Vice Chairman Bryant, Commissioners Friedman, Gonzales, Holley, and Hosen; Director-Steve Griffin, Current Planning Manager-John White, Clerk to the Commission, Chris Thompson

Work Session
Regional Water Supply

Citizens’ Time
No Citizens Spoke

Consent Agenda
RES 07-175

APPROVED - MOTION CARRIED:
- Meeting minutes for November 7, 2007;
- Receipt of Review for Determination of Consistency with the Comprehensive Plan dated 11/28/07 (covering the period from 10/30/07 through 11/26/07).
- Development Application Processing Schedule (DAPS) was not available in time for the scheduled meeting.

[VOTING RECORD: Motion-Holley, Friedman; By Acclamation; Absent from meeting-Burgess, Fry, Hendley]

Preliminary Subdivision Plans
RES 07-176

River Oaks Multifamily - Revision 03-00522R01:
APPROVED - MOTION CARRIED

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

RES 07-177

**Special Use Permit #PLN2008-00063, Harbor Station Golf Course Maintenance Building** - RECOMMEND APPROVAL - MOTION CARRIED

To allow a golf course maintenance building and related uses on a +/-3.57 acre site located on the northwest side of Cherry Hill Rd, +/-0.4 miles southeast of its intersection with Harbor Station Pkwy. The site is identified as GPINs 8389-23-8702 and -9026, is zoned SR-1, Semi-Rural Residential, and is designated Regional Employment Center in the Comprehensive Plan. **Woodbridge Magisterial District** - (Staff-P. Thomas).

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

RES 07-178

**Rezoning #PLN2007-00678, Jose L. Pena Property** - RECOMMEND APPROVAL - MOTION CARRIED

To rezone +/-0.69 ac. from A-1, Agricultural, to R-4, Suburban Residential. The site is located at 15514 Cardinal Dr., between Hetten Ln. and Northgate Dr., is identified as GPIN 8190-89-3112, and is designated Suburban Residential Low in the Comprehensive Plan. **Dumfries Magisterial District** - (Staff-M. Arcieri).

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

Public Hearings

RES 07-179

**Rezoning #PLN2005-00449, Mount Ray** - DEFER TO MARCH 2008 - MOTION FAILED TO CARRY

To rezone +/- 43.72 acres from A-1, Agricultural and R-4, Suburban Residential, to R-16, Suburban Residential, & R-4, to allow +/-399 multi-family units and one single family detached unit; is located at the northwestern terminus of Horner Rd., and is identified as GPINs 8392-24-2177, -2850, -3763, -25-1506, -2321, -8262, -26-6542, and -35-3308, is designated Suburban Residential Low & High & Environmental Resource in the Comprehensive Plan. **Woodbridge Magisterial District** - (Staff-P. Thomas).

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

RES 07-180

**SUBSTITUTE MOTION - Rezoning #PLN2005-00449, Mount Ray** - RECOMMEND DENIAL (due to insufficient information and further recommends the applicant resolve discrepancies prior to the Board of County Supervisors hearing) - MOTION CARRIED

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

RES 07-181

**Rezoning #PLN2006-00099, Prince William Overlook** - RECOMMEND DENIAL - MOTION CARRIED

To rezone +/- 10 acres from A-1, Agricultural, and R-16, Suburban Residential, to R-16 to allow a maximum of 128 multi-family units. The site is located on the southern side of Horner Rd., across from its intersection with Forest Glen Rd., is identified as GPINs 8392-24-8245, -8457, -9273, -34-0915, -1229, 2251, -3376, -3983, and -5485, and is designated Suburban Residential High and Public Land in the Comprehensive Plan. **Woodbridge Magisterial District** - (Staff-P. Thomas).

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

RES 07-182

**Special Use Permit #PLN2007-00382, VA Gateway Pharmacy with Drive-Thru** - RECOMMEND APPROVAL - MOTION CARRIED

To allow a pharmacy with a drive-through and a sign modification, located on the north side of Wellington Rd., +/- 420 ft. east of its intersection with Linton Hall Rd., and identified as GPIN 7397-72-6490 pt. The site is zoned B-1, General Business, and is designated Regional Commercial Center in the Comprehensive Plan. **Gainesville Magisterial District** - (Staff-F. Burnszynski).

[VOTING RECORD: Motion-Hosen, Holley; Ayes-Bryant, Friedman, Holley, Hosen; Nays-Gonzales; Absent from meeting-Burgess, Fry, Hendley]
Public Hearings
RES 07-183

(Continued)
Zoning Text Amendment #PLN2008-00112, Miscellaneous Amendments, Article I, II, III and X - RECOMMEND APPROVAL - MOTION CARRIED

To amend the following sections/Articles of the Zoning Ordinance: sections of Articles I and II to include ice cream sales as a temporary roadside stand use and expand the maximum number of days for fresh seafood and ice cream sales to 150; amend the definition of outside storage; to exclude public ownership of patriotic (garrison) flags from the restrictions of the sign ordinance. To amend Article III to prohibit storage of debris, appliances and trash on open porches and within carports. To amend Article X to include overcrowding as a civil infraction, to authorize the County Attorney to petition the General district court to subpoena any person refusing to provide data or appear as a witness in an overcrowding case and to increase the penalty associated with a civil infraction. All Magisterial Districts - (Staff-S. Rahnavard).

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

Planning Commission Procedures - Nothing to report.

Departmental Procedures - Nothing to report.

Adjournment 8:58P.M.