Planning Commission
BRIEF

BOARD CHAMBER
James J. McCoart Administration Building
February 17, 2010
Regular Meeting

In Attendance
Chairman Friedman, Vice Chairman Hosen, Commissioners Burgess, Bryant, Fry, Gonzales, Hendley, and Holley; Planning Director-Steve Griffin, Current Planning Manager-Deborah Bruckman; Clerk to the Commission-Christine Thompson

Work Session
Capital Improvement Program

Citizens' Time

Officer Elections

RES 10-024
2010 CHAIRMAN - Nomination of Gonzales and Friedman TIE VOTE - NOMINATION FAILED TO CARRY
[Gonzales-Bry, Bur, Gon, Hol; Friedman-Fri, Fry, Hen, Hos]

RES 10-024-A
2010 CHAIRMAN - Nomination of Gonzales and Friedman TIE VOTE - NOMINATION FAILED TO CARRY
[Gonzales-Bry, Bur, Gon, Hol; Friedman-Fri, Fry, Hen, Hos]

RES 10-025
2010 CHAIRMAN - Nomination of Burgess, Gonzales, and Friedman - NOMINATION OF COMMISSIONER FRIEDMAN PASSES
[Burgess-Bur, Gonzales-Bry, Gon, Hol; Friedman-Fri, Fry, Hen, Hos]

Officer Elections

RES 10-026
2010 VICE CHAIRMAN - Nomination of Hosen - NOMINATION OF COMMISSIONER HOSEN PASSES
[Hosen-Ayes-Bry, Bur, Fri, Fry, Gon, Hen, Hol, Hos]

Consent Agenda
RES 10-027
APPROVED - MOTION CARRIED:
- Development Application Processing Schedule (DAPS); and
[Bry, Bur - Unan]
Receipt of Review for Determination of Consistency with the Comprehensive Plan

RES 10-028  
**FOUND TO BE CONSISTENT WITH THE COMPREHENSIVE PLAN**  
- T-Mobile Fort Worth Coolocation, #PLN2010-00259  
  Woodbridge Magisterial District  
  
[Bry, Bur - Unan]

RES 10-029  
**FOUND TO BE CONSISTENT WITH THE COMPREHENSIVE PLAN**  
- Cricket transmission Tower Collocation, #PLN2010-00257  
  Coles Magisterial District  
  
[Gon, Bur - Unan]

Expedited Agenda

RES 10-030  
**Special Use Permit #PLN2010-00219, Walmart Manassas Wall Signs - RECOMMEND APPROVAL - MOTION CARRIED**  
To allow a sign modification for two additional facade signs. The site is located +/-500 ft. north of the intersection of Rixlew Ln. and Ashton Ave. The site is zoned B-1, General Business and is classified Regional Commercial Center on the Long Range Land Use Map.  
**Brentsville Magisterial District** - (Staff-Steve Donohoe).  
  
[Bur, Hen - Unan]

Public Hearings

RES 10-031  
**Rezoning #PLN2009-00523, The Marque at Heritage Hunt - AMENDMENT TO THE MAIN MOTION - MOTION CARRIED**  
  
[Fry, Hen - Ayes Bur, Fry, Hen, Hos, Fri; Nays-Bry, Gon, Hol]

RES 10-032  
**MAIN MOTION - Rezoning #PLN2009-00523, The Marque at Heritage Hunt - RECOMMEND DENIAL - MOTION CARRIED**  
To rezone +/-11.59 acres from Planned Business District, to Planned Mixed Residential, to remove the age restriction for residents in the building. The site is located on the north side of Heathcote Blvd., +/-740 ft. north of its intersection with Lee Hwy., is identified as GPIN 7497-07-6414, and is designated Suburban Residential Low in the Comprehensive Plan.  
**Gainesville Magisterial District** - (Staff-Steve Donohoe).  
  
[Hen, Fry - Ayes-Bur, Fry, Hen, Hos, Fri; Nays-Bry, Gon, Hol]
Public Hearings
RES 10-033
Comprehensive Plan Amendment #PLN2008-00367, Ferlazzo Property – RECOMMEND ADOPTION – MOTION FAILED TO CARRY
To change the Long-Range Land Use designation in the Comprehensive Plan of +/-39.3 acres from Semi-Rural Residential and Environmental Resource to Suburban Residential Low, Public Land and Environmental Resource; located in the northeast quadrant of the intersection of Minnieville Rd., and Spriggs Rd.; and identified as GPIN 8091-35-3969. Coles Magisterial District – (Staff-David McGettigan).

[Got, Fry - Ayes-Bry, Fry, Gon, Hol; Nays-Bur, Hen, Hos, Fri]

RES 10-034
SUBSTITUTE MOTION - Comprehensive Plan Amendment #PLN2008-00367, Ferlazzo Property – RECOMMEND DENIAL – MOTION CARRIED

[Hen, Hos - Ayes-Bur, Hen, Hos, Fri; Nays-Fry, Gon, Hol; Abstain-Bry]

RES 10-035
Rezoning #PLN2009-00414, Ferlazzo Property – RECOMMEND APPROVAL – MOTION FAILED TO CARRY
To rezone +/-19.2 ac from Agricultural to Planned Mixed Residential; located in the northeast quadrant of the intersection of Minnieville Rd. and Spriggs Rd.; is identified as GPIN 8091-35-3969 (pt), is within the Minnieville-Spriggs HCOD and is designated Semi Rural Residential and Environmental Resource in the Comprehensive Plan. Coles Magisterial District – (Staff-David McGettigan).

[Got, Fry - Ayes-Bry, Fry, Gon, Hol; Nays-Bur, Hen, Hos, Fri]

RES 10-036
SUBSTITUTE MOTION - Rezoning #PLN2009-00414, Ferlazzo Property – RECOMMEND DENIAL – MOTION CARRIED

[Hen, Hos - Ayes-Bur, Hen, Hos, Fri; Nays-Fry, Gon, Hol; Abstain-Bry]

RES 10-037
Comprehensive Plan Amendment #PLN2007-00413, North Woodbridge Urban Mixed Use (UMU) Area Master Plan – AMENDMENT TO THE MAIN MOTION – MOTION CARRIED

[Bry, Fry - Unan]
Public Hearings
RES 10-038

(Continued).

MA IN MOTION - Comprehensive Plan Amendment #PLN2007-00413, North Woodbridge Urban Mixed Use Area Master Plan - RECOMMEND ADOPTION - MOTION CARRIED

To amend the Potomac Communities Revitalization Plan to set the vision for the redevelopment of the +/- 160 acre North Woodbridge UMU area and provide guidance for the review of land use applications in this area to achieve that vision. The UMU area is located to the north of Occoquan Rd, to the south of the Occoquan River, to the west of Jefferson Davis Hwy (US Rt 1) and to the east of I-95. Woodbridge Magisterial District - (Staff-Pat Thomas)

[Bry, Fry - Unan]

Planning Commission Procedures

- Commissioners Holley and Hosen to coordinate w/ Commissioner Fry on the environment chapter and energy section to agree on a date(s) for public hearing(s).
  - Work session with civic organizations on the environment chapter
  - Work session with the building industry on the environment chapter
- Director to copy the Commission on the memo on citizen reviews of site plans.
- PC Annual Report – Commissioners to send comments/edits to the Clerk. Chairman to have final for signature at the 3/3/10 meeting.

Adjourned

11:24pm