



Stephen K. Griffin  
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## COUNTY OF PRINCE WILLIAM

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## PLANNING COMMISSION

E. Bruce Holley  
Chairman  
Ronald K. Burgess  
Vice Chairman  
Russell E. Bryant, Jr.  
Rene M. Fry  
Ernie Gonzales  
Martha Hendley  
Kim Hosen  
Michael C. May

# Planning Commission BRIEF

### BOARD CHAMBER

James J. McCoart Administration Building

January 18, 2006

Regular Meeting

### In Attendance

Chairman Holley, Vice-Chairman Burgess; Commissioners Bryant, Fry, Gonzales, Hendley, Hosen, and May; Planning Director-Steve Griffin, Current Planning Manager, John White, Clerk to the Commission, Chris Thompson

### Citizens' Time

7:05 P.M.

### Consent Agenda

RES 06-004

#### APPROVED - MOTION CARRIED:

- Meeting minutes for December 21, 2005 and January 4, 2006
- Development Application Processing Schedule (DAPS)
- Receipt of Review for Determination of Consistency with the Comprehensive Plan dated 01/18/06 (covering the period from 12/27/05 through 01/09/06).

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

### Expedited Agenda

RES 06-005

7:14 P.M.

#### [Special Use Permit #PLN2005-00499, Broad Run Industrial Park Lot 6A2](#) – RECOMMEND APPROVAL

To permit the use of a +/-3 ac. lot for motor vehicle storage, impoundment and towing. The site is located on Contractors Court, +/- 2,500 ft. west of the intersection of Hornbaker Rd. and Industrial Rd., is identified as GPIN 7595-57-4774, is zoned M-1, Heavy Industrial, and designated Industrial Employment in the Comprehensive Plan. **Brentsville Magisterial District** – (Staff-John White)

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

PC Procedures

Commissioner May arrived at 7:21 P.M.

**Public Hearings**

7:15 P.M.

RES 06-006

**Special Use Permit #PLN2005-00590, Potomac Ctr. Large Retail Anchor C – RECOMMEND APPROVAL AS AMENDED**

To allow a +/-220,000 S.F., freestanding retail use on +/-10.24 ac. at the northeastern corner of the intersection of Dale Blvd. and I-95. The site is identified as GPIN 8291-94-3373 (part) is zoned B-1, General Business, with HCOD, and is designated Office in the Comprehensive Plan.

**Woodbridge Magisterial District** – (Staff-Pat Thomas)

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

RES 06-007

**Special Use Permit #PLN2005-00592, Potomac Ctr. Secondary Residential Units – RECOMMEND APPROVAL**

To allow +/-232 multi-family units as a secondary use on +/-7.64 acres at the northeastern corner of the intersection of Dale Blvd. and I-95. The site is identified as GPIN 8291-94-3373(part) is zoned B-1, General Business, and is designated Office in the Comprehensive Plan. **Woodbridge Magisterial District.**

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

RES 06-008 (1)  
(Four motions are associated with this case)

**Rezoning #PLN2005-00589, Potomac Center Residential Enclave – RECOMMEND DENIAL – MOTION FAILED TO CARRY**

To rezone +/-8.95 ac. from B-1, General Business, to R-30, Urban Residential, to allow +/-268 multi-family units. The site is at the northeastern corner of the intersection of Dale Blvd. and I-95, is identified as GPIN 8291-94-3373 (part), and is designated Office, with Environmental Resource overlay, in the Comprehensive Plan. **Woodbridge Magisterial District.**

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

**SUBSTITUTE MOTION**  
RES 06-009 (2)

**Rezoning #PLN2005-00589, Potomac Center Residential Enclave – RECOMMEND APPROVAL AS SUBMITTED – MOTION FAILED TO CARRY**

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

**Public Hearings**

**(Continued)**

**SUBSTITUTE**

**[Rezoning #PLN2005-00589, Potomac Center Residential Enclave](#) –**

**MOTION**

**DEFERRAL TO DATE CERTAIN – FEBRUARY 15, 2006 - MOTION  
FAILED TO CARRY**

RES 06-010 (3)

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

**SUBSTITUTE**

**[Rezoning #PLN2005-00589, Potomac Center Residential Enclave](#) –**

**MOTION**

**RECOMMEND APPROVAL WITH ADDED RECOMMENDATIONS  
– MOTION CARRIED**

RES 06-011 (4)

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

RES 06-012 (1)

*Three motions are  
associated with this  
case*

**[Zoning Text Amendment #PLN2005-00416, Miscellaneous Amendments,  
Part II](#) – **SMALL WIND DRIVEN ENERGY SYSTEMS –  
RECOMMEND APPROVAL****

To amend sections of Articles I and III of the Zoning Ordinance to allow small wind energy systems in the A-1, Agricultural District, reduce required setbacks for carports and carport enclosures in subdivisions established prior to 1965, and revise the rural cluster development standards, reducing the minimum district size from 100 acres and allowing for greater use of the required open space. - **All Magisterial Districts.**

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

RES 06-013 (2)

**[Zoning Text Amendment #PLN2005-00416, Miscellaneous Amendments,  
Part II](#) – **REDUCE REQUIRED SETBACKS FOR CARPORTS AND  
CARPORT ENCLOSURES IN SUBDIVISIONS ESTABLISHED  
PRIOR TO 1965 – RECOMMEND THIS ITEM BE TABELED  
INDEFINATELY – MOTION CARRIED****

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

**Public Hearings**  
RES 06-014 (3)

**(Continued)**

**[Zoning Text Amendment #PLN2005-00416, Miscellaneous Amendments, Part II](#) – REVISE THE RURAL CLUSTER DEVELOPMENT STANDARDS, REDUCING THE MINIMUM DISTRICT SIZE FROM 100 ACRES AND ALLOWING FOR GREATER USE OF THE REQUIRED SPACE – RECOMMEND DEFERAL UNTIL NEXT 5-YEAR COMPREHENSIVE PLAN UPDATE – MOTION CARRIED**

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

**Planning Commission Procedures**

**11:10 P.M.**

- Commissioner Hendley announced that she would have the language for the Richard H. Hefter, Jr. award to the Clerk before the next scheduled hearing.
- A draft annual report will be sent to Chairman Holley early next week.
- Chairman Holley requested a list of changes in each district within the last calendar year.
- Chairman Holley encouraged whomever is elected Chairman for 2006 to:
  - 1) Hold special meetings each quarter to enable the commission to become more proactive instead of reactive.
  - 2) Make one of the quarterly meetings a retreat
  - 3) Request the 2006 Chairman continue with the Planning Commission Directives
- Commissioner Bryant gave a presentation on a Septic Systems Study – Investigation Results.

**Adjourned**

**11:50 A.M.**