



Stephen K. Griffin
Director of Planning

COUNTY OF PRINCE WILLIAM

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Planning Commission BRIEF

PLANNING COMMISSION

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

BOARD CHAMBER

James J. McCoart Administration Building

February 15, 2006
Regular Meeting

In Attendance

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

Work Session

Capitol Improvement Plan (CIP) – Debrarae Karnes

7:03 P.M.

Citizens' Time

No Citizens Spoke

Consent Agenda

RES 06-033

APPROVED - MOTION CARRIED:

- Meeting minutes for January 18, 2006
- Development Application Processing Schedule (DAPS)
- Receipt of Review for Determination of Consistency with the Comprehensive Plan dated 02/08/06 (covering the period from 01/24/06 through 02/06/06).

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

Public Hearings

7:06 P.M.

Procedural Note

Reviewed Proffer Amendment #PLN2006-00203, Siena Corp. (ez Storage) and Special Use Permit #PLN2006-00204, Siena Corp. (ez Storage) together and voted, out of agenda order, on Special Use Permit #PLN2006-00204, Siena Corp. (ez Storage) first.

Public Hearings

RES 06-0034

(Continued)

Special Use Permit #PLN2006-00204, Siena Corp. (ez Storage) –

RECOMMEND APPROVAL AS AMENDED – MOTION CARRIED

To amend SUP# PLN2003-00401 to increase the parking lot pole height and the number of façade signs located on the east side of Elm Farm Road +/-200 feet north of its intersection with Minnieville Road, and identified on County maps as GPIN 8292-23-2492 (formerly 8292-23-3083), containing +/-3.2 acres. The site is zoned General Business (B-1) and is designated Office (O) in the Comprehensive Plan. **Occoquan Magisterial District** - (Staff-Elaine Pugh).

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

RES 06-035

Proffer Amendment #PLN2006-00203, Siena Corp. (ez Storage) –

RECOMMEND APPROVAL – MOTION CARRIED

To amend REZ# PLN2004-00128 to increase the parking lot pole height and to delete the requirement for earth-tone colors for signage, located on the east side of Elm Farm Road approximately +/-200 feet north of its intersection with Minnieville Road, and identified on County maps as GPIN 8292-23-2492 (formerly 8292-23-3083), containing +/-3.2 acres. The site is zoned General Business (B-1) and is designated Office (O) in the Comprehensive Plan. **Occoquan Magisterial District** - (Staff-Elaine Pugh)

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

RES 06-036

Rezoning #PLN2006-00004, Laycock Property – RECOMMEND APPROVAL AS AMENDED – MOTION CARRIED

To rezone +/-1.3 ac. from A-1, Agricultural to R-4, Suburban Residential. The site is located on the southwest side of Linton Hall Rd. +/-1,250 feet northwest of its intersection with Worthington Dr., and is identified as GPIN 7496-23-3815. The site is designated Suburban Residential Low (SRL) and Environmental Resource (ER), in the Comprehensive Plan. **Brentsville Magisterial District.** – (Staff-Fran Burnszynski)

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

Public Hearings

RES 06-037

(Continued)

**Comprehensive Plan Amendment #PLN2005-00252 Walker's Station –
RECOMMEND APPROVAL – MOTION FAILED TO CARRY**

To change the Long Range Land Use Map designation of +/- 40.2 ac. from Flexible Use Employment Center (FEC) to Suburban Residential High (SRH). The site is located on the west side of Manassas Dr., approximately 500' west & south of its intersection with the Norfolk Southern RR and is identified as GPIN 7896-31-6342. **Brentsville Magisterial District.** – (Staff-David McGettigan)

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

**SUBSTITUTE
MOTION**

RES 06-038

**Comprehensive Plan Amendment #PLN2005-00252 Walker's Station –
RECOMMEND DENIAL – MOTION CARRIED**

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

RES 06-039

**Rezoning #PLN2005-00374, Walker's Station – **RECOMMEND
APPROVAL AS AMENDED – MOTION FAILED TO CARRY****

To rezone +/-40.2 ac. from M-2, Light Industrial, to PMR, Planned Mixed Residential High to allow a maximum of 361 dwelling units. The site is located on the west side of Manassas Dr., approximately 500' west & south of its intersection with the Norfolk Southern RR and is identified as GPIN 7896-31-6342. The site is designated Flexible Use Employment Center (FEC) and Environmental Resource (ER) in the Comprehensive Plan. **Brentsville Magisterial District.** – (Staff-David McGettigan)

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

**SUBSTITUTE
MOTION**

RES 06-040

**Rezoning #PLN2005-00374, Walker's Station – **RECOMMEND
DENIAL - MOTION CARRIED****

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

Planning Commission Procedures

RES 06-041

**Present the Richard H. Hefter, Jr. Award to both Robert Bainbridge
and Earl Cunard – **APPROVED - MOTION CARRIED****

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

Departmental Reports

Mr. Griffin advised the commission of the following:

- There will be a staff work session on March 1, 2006, to provide an overview of the Brentwood project, with a possible special meeting/public hearing on April 12.
- A joint meeting with the Park Authority, hosted by, the Planning Commission is scheduled for Tuesday, March 28, 2006.
- The Board of County Supervisors met with the Policy and Standards Committee on Tuesday, February 14, regarding the DCSM update and for information, the Commissioners were provided a list of issues and recommendations that were submitted.

Adjourned

10:03 P.M.