



Stephen K. Griffin
Director of Planning

COUNTY OF PRINCE WILLIAM

1 County Complex Court, Woodbridge, Virginia 22192-9201
(703) 792-6830 Metro 631-1703, Ext. 6830 FAX (703) 792-4758
Internet www.pwcgov.org

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

Planning Commission BRIEF

BOARD CHAMBER

James J. McCoart Administration Building

February 1, 2006
Regular Meeting

In Attendance

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

Work Session

Conflict of Interest Issues - Curt Spear, Assistant County Attorney

Election of Officers

7:03 P.M.

RES 06-015

Chairman: APPROVAL – MOTION CARRIED

Election of Commissioner Burgess as Chairman for the term of one calendar year (2006).

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

RES 06-016

Vice Chairman: APPROVAL – MOTION CARRIED

Election of Commissioner Hendley as Vice Chairman for the term of one calendar year (2006).

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

RES 06-017

Vice Chairman: MOTION FAILED TO CARRY

Election of Commissioner Bryant as Vice Chairman for the term of one calendar year (2006).

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

Citizens' Time

No Citizens Spoke

Consent Agenda

RES 06-018

APPROVED - MOTION CARRIED

- Development Application Processing Schedule (DAPS); and
- Receipt of Review for Determination of Consistency with the Comprehensive Plan dated 01/25/06 (covering the period from 01/10/06 through 01/23/06).

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

Preliminary Subdivision Plans

7:20 P.M.

RES 06-023 **Anvil Property, 05-00222** - DENY - MOTION FAILED TO CARRY

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

Substitute Motion **Anvil Property, 05-00222** - APPROVE - MOTION CARRIED

RES 06-024

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

RES 06-025 **Brightwood Ridge, 05-00284** – APPROVE, AS AMENDED - MOTION CARRIED

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

RES 06-026 **Linton Hall Estates, 06-00053** – APPROVE, AS AMENDED - MOTION CARRIED

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

Public Hearings

7:15 P.M.

RES 06-027 **Rezoning #PLN2005-00569, Hince Property** – RECOMMEND APPROVAL – MOTION CARRIED

To rezone +/-2.45 ac. from A-1, Agricultural to SR-1, Semi-Rural Residential. The site is located on Courage Dr., +/-180 ft. north of Minnieville Rd, is identified as GPIN 8091-15-3036, is zoned A-1, Agricultural and is designated Semi-Rural Residential and Environmental Resource in the Comprehensive Plan. **Coles Magisterial District** – (Staff-Steele Knudson)

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

Public Hearings

RES 06-028

(Continued)

Proffer Amendment #PLN2006-00006, Akron Estates – RECOMMEND APPROVAL – MOTION CARRIED

To amend proffers on Lots 1 & 4 to permit an existing side yard and drainage easement encroachment into proffered buffers. The site is located +/-290 ft. southeast of the intersection of Ashdale Ave. and Akron St., is identified as GPINs 8291-44-3862 and 8291-44-6756, is zoned R-4, Suburban Residential, and is designated Regional Employment Center in the Comprehensive Plan. **Neabsco Magisterial District** – (Staff-Fran Burnszynski)

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

RES 06-029 (1)

Four motions are associated with this case

RECONSIDERATION OF PREVIOUS ACTION - MOTION CARRIED - Zoning Text Amendment #PLN2005-00416, Miscellaneous Amendments, Part II – To permit carports attached to a principle building to be setback three feet from the side property line.

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-Holley, Hosen; Ayes-Bryant, Gonzales, Hendley, Hosen, Holley, May, Burgess; Absent from meeting-Fry]

RES 06-030 (2)

Zoning Text Amendment #PLN2005-00416, Miscellaneous Amendments, Part II - RECOMMEND THIS ITEM BE DENIED AND TABLED INDEFINITELY – MOTION CARRIED -- To permit carports attached to a principle building to be setback three feet from the side property line.

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

Public Hearings
RES 06-031 (3)

(Continued)

RECONSIDERATION OF PREVIOUS ACTION – MOTION CARRIED - Zoning Text Amendment #PLN2005-00416, Miscellaneous Amendments, Part II – Modify rural cluster standards to encourage rural cluster subdivision.

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

RES 06-032 (4)

Zoning Text Amendment #PLN2005-00416, Miscellaneous Amendments, Part II – Modify rural cluster standards to encourage rural cluster subdivision – RECOMMEND THIS ITEM BE DENIED, AMENDED, DEFERRED UNTIL THE NEXT 5-YEAR COMPREHENSIVE PLAN UPDATE AND BE SUBJECT TO A SPECIAL USE PERMIT – MOTION CARRIED

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

Planning Commission Procedures

- The annual report will be sent to the BOCS after some edits have been made.
- Commissioner Holley presented information on acid soils and a work session was requested.
- Chairman Burgess suggested upcoming large projects such as Vulcan Materials and Brentswood will need extra review time and may require work sessions and/or additional meeting nights, like off Wednesdays.
- A work session by staff, without the applicant, was suggested for March 1 or March 8 to provide an overview of the Brentswood project.
- Commissioner Holley provided the Clerk to the Commission with information he had received regarding a variance request to the Board of Zoning Appeals (BZA) and asked whether any action was required by the Planning Commissioners. The Clerk advised the Planning Commission may send a recommendation to the BZA or appear at the hearing but is not required to take any action.
- Commissioner Holley advised that 13 Comprehensive Plan Amendments have been received by the Planning Office.
- Commissioner Hosen asked about a joint meeting with the Park Authority. Chairman Burgess advised a meeting is being planned which the Park Authority has volunteered to host.

Adjourned

10:28 P.M.