



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

March 15, 2006
Regular Meeting

In Attendance

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

Work Session

Work Session was held from 6:00 to 7:30 on the Capital Improvement Program and the upcoming Brentswood case.

Citizens' Time

No Citizens Spoke

7:30 P.M.

Consent Agenda

RES 06-049

APPROVED AS AMENDED - MOTION CARRIED:

- Approval of minutes – February 1, 2006, February 15, 2006, and March 1, 2006 – amending March 1 minutes to add under Planning Commission Procedures – Commissioner Holley requested a work session on acidic soils.

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

Consent Agenda

RES 06-050

APPROVED AS AMENDED - MOTION CARRIED:

- Development Application Processing Schedule (DAPS)
- Receipt of Review for Determination of Consistency with the Comprehensive Plan dated 03/08/06 (covering the period from 2/21/06 through 3/06/06). Planning Commission pulled PFR #2006-00515, Verizon Switching Station for a public hearing on April 5, 2006.

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

Preliminary Subdivision Plans

RES 06-051

Potomac Club II – 05-00641 – APPROVED AS PRESENTED

7:35 P.M.

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



PRINCE WILLIAM COUNTY

Public Hearings

7:46 P.M.

RES 06-052

**PER #PLN2006-00231, FY07-2012 Capital Improvement Program –
RECOMMEND APPROVAL AS AMENDED – DEFERRING
SCHOOL SECTION UNTIL APRIL 5, 2006 MEETING - PUBLIC
HEARING CLOSED – MOTION CARRIED**

Pursuant to Sec. 15.2-2239 of the Code of VA., Ann., the Planning Commission will review and provide recommendations to the Board of County Supervisors on the Prince William County proposed FY2007-2012 Capital Improvement Program. As part of its annual review, the Planning Commission will evaluate the consistency with the Comprehensive Plan of the projects not previously reviewed within the proposed CIP pursuant to Sec. 15.2-2232 of the Code of VA., Ann. **All Magisterial Districts** (Staff-Debrarae Karnes)

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

RES 06-053

**Public Facilities Review #PLN2006-00471, PWC Schools Administration Building – FOUND TO BE CONSISTENT WITH THE
COMPREHENSIVE PLAN - MOTION CARRIED**

To determine consistency with the Comprehensive Plan, pursuant to Section 15.2-2232 of the Virginia Code, for a proposed +/-150,000 sq. ft. admin. building, on +/-20.3 acres located at the intersection of Wolf Run Ln. and Dumfries Rd., and across from the intersections of Joplin and Aden Rds. The site is identified as GPINs 7891-76-5174, 7891-76-2961, 7891-66-7945, 7891-76-1830, 7891-76-7287, and 7891-76-2502, is in the Dumfries Road HCOD, and is designated Flexible Use Employment Center in the Comprehensive Plan. **Coles Magisterial District** – (Staff-Debrarae Karnes)

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

RES 06-054

**Rezoning #PLN2005-00223, Young Property – RECOMMEND
APPROVAL – MOTION CARRIED**

To rezone +/-7.79 ac. from A-1, Agricultural, to SR-1, Semi-Rural Residential. The site is located at the northeast corner of the intersection of Dumfries Rd. & Pinnacle Ridge Dr., is identified as GPIN 7893-58-1565, and is designated Semi-Rural Residential & Environmental Resource in the Comprehensive Plan. **Coles Magisterial District** – (Staff-Steele Knudson)

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

Public Hearings

(Continued)

RES 06-055

Proffer Amendment #PLN2006-00128, Potomac Mills Mall-Costco Wholesale – DEFERRED TO DATE CERTAIN – APRIL 5, 2006 – PUBLIC HEARING OPEN – MOTION CARRIED

To amend proffers for REZ #PLN2003-00403 to modify the building materials for the southeastern-most anchor building of Potomac Mills Mall and modify the height of the parking lot lighting. The site is located approximately 600 feet northwest of the intersection of Gideon Dr. and Telegraph Rd., is identified as GPINs 8291-79-1954, 8292-60-8719 & 8292-70-7645, is zoned B-1, General Business, and is designated Regional Commercial Center and Environmental Resource in the Comprehensive Plan. **Occoquan Magisterial District** – (Staff-Fran Burnszynski)

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

RES 06-056

Special Use Permit #PLN2006-00129, Costco Potomac Mills – Tire Center - DEFERRED TO DATE CERTAIN – APRIL 5, 2006 – PUBLIC HEARING OPEN – MOTION CARRIED

To allow a motor vehicle parts with service use, located +/-1,250 ft. northwest of the intersection of Gideon Dr. and Telegraph Rd., and identified as GPIN 8291-79-1954(pt.). The site is zoned B-1, General Business, and is designated Regional Commercial Center in the Comprehensive Plan. **Occoquan Magisterial District** – (Staff-Fran Burnszynski)

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

RES 06-057

Special Use Permit #PLN2006-00130, Costco Potomac Mills – Motor Vehicle Fuel Sales - DEFERRED TO DATE CERTAIN – APRIL 5, 2006 – PUBLIC HEARING OPEN – MOTION CARRIED

To allow a motor vehicle fueling station, retail, located +/-600 feet northwest of the intersection of Gideon Dr. and Telegraph Rd., and identified as GPIN 8291-79-1954(pt.). The site is zoned B-1, General Business, and is designated Regional Commercial Center in the Comprehensive Plan. **Occoquan Magisterial District** – (Staff-Fran Burnszynski)

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

Public Hearings

RES 06-058

(Continued)

Special Use Permit #PLN2006-00131, Costco Potomac Mills – Sign Plan
DEFERRED TO DATE CERTAIN – APRIL 5, 2006 – PUBLIC
HEARING OPEN – MOTION CARRIED

To revise the comprehensive sign plan to allow additional façade signage for Costco Wholesale, located approximately 600 ft. northwest of the intersection of Gideon Dr. and Telegraph Rd., and identified as GPINs 8291-79-1954, 8292-60-8719 & 8292-70-7645. The site is zoned B-1, General Business, and is designated Regional Commercial Center and Environmental Resource in the Comprehensive Plan. **Occoquan Magisterial District -** (Staff-Fran Burnszynski)

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

Planning Commission Procedures

9:15 P.M.

- The Work Session request log was distributed to the commission – Chairman Burgess asked the commissioners to go over it and prioritize and add any topics they find of interest. This will be discussed during Planning Commission procedures on April 5, 2006.
- Commissioner Hosen asked the Planning Office to schedule a work session with the Virginia Department of Environmental Quality on the Water Supply Planning Program.

Departmental Reports

- Mr. Griffin reminded the commission that the joint dinner meeting with the Park Authority has been scheduled for March 28, 2006 – at the Chinn Regional Library - Topic of discussion: Open Space Plan.

Adjourned Meeting

11:04 P.M.