



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](http://www.pwcgov.org)

# 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

April 5, 2006  
Regular Meeting

#### In Attendance

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

#### Work Session

Work Session 6:00 p.m.-7:00 p.m. on the Zoning Text Amendment – A-1 Setback – Seth Jessee.

#### Citizens' Time

No Citizens Spoke

7:01 P.M.

#### Consent Agenda

RES 06-059

#### APPROVED AS AMENDED - MOTION CARRIED:

- Approval of minutes – March 15, 2006
- Development Application Processing Schedule (DAPS)
- Receipt of Review for Determination of Consistency with the Comprehensive Plan dated 03/29/06 (covering the period from 3/7/06 through 3/27/06)

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

#### Commendation

Chairman Burgess presented Commissioner Holley with a plaque commending him on his service as the 2005 Commission Chairman.

#### Preliminary Subdivision Plans

RES 06-060

#### Potomac Center – 06-00397 – APPROVED AS PRESENTED – MOTION CARRIED

7:05 P.M.

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



**Expedited**

7:46 P.M.

RES 06-061

**Special Use Permit #PLN2004-00330, Lake Ridge Auto –  
RECOMMEND APPROVAL – MOTION CARRIED**

To allow expansion of an existing non-conforming motor vehicle sales (limited) use, located on the northwest corner of the intersection of Minnieville Rd. & Fowke Ln., and identified as GPIN 8292-55-3681. The +/-1.09 ac. site is zoned B-1, General Business, is designated General Commercial in the Comprehensive Plan, and is in the Minnieville Road HCOD. **Occoquan Magisterial District** – (Staff-Fran Burnszynski).

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

RES 06-062

**Rezoning #PLN2004-00383, Briarwood Overlook – RECOMMEND  
APPROVAL – MOTION CARRIED**

To rezone +/-6.21 ac. from B-1, General Business and R-16, Suburban Residential, to R-16 with proffers. The property is located on the northwest corner of Interstate Dr. and Briarwood Dr., is within the Dumfries Rd. HCOD, is identified as GPIN 8289-15-2081(pt.), and is designated Suburban Residential High and Environmental Resource in the Comprehensive Plan. **Dumfries Magisterial District** – (Staff-Pat Thomas).

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

RES 06-063

**Special Use Permit #PLN2005-00621, Briarwood Condominiums –  
RECOMMEND APPROVAL – MOTION CARRIED**

To allow the conversion of 70 apartment units, located at the intersection of Interstate Dr. and Briarwood Dr., to condominiums. The +/-3.9 ac. site is zoned R-16, Suburban Residential and B-1, General Business, is within the Dumfries Rd. HCOD, is identified as GPIN 8289-06-9616, and is designated Suburban Residential High and Environmental Resource in the Comprehensive Plan. **Dumfries Magisterial District** – (Staff-Pat Thomas).

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

**Public Hearings**

RES 06-064

**(Continued)**

**PER #PLN2006-00231, FY07-2012 Capital Improvement Program – SCHOOL SECTION** – **FOUND TO BE SUBSTANTIALLY CONSISTENT WITH THE COMPREHENSIVE PLAN – 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, Fry; Ayes-Bryant, Fry, Hendley, Holley, Hosen, May; Burgess; Absent from meeting-Gonzales]

RES 06-065

**Proffer Amendment #PLN2006-00128, Potomac Mills Mall-Costco Wholesale** – **RECOMMEND APPROVAL SUBJECT TO PROFFERS DATED APRIL 4, 2006 - 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, Holley; Ayes-Bryant, Fry, Hendley, Holley, Hosen, May, Burgess; Absent from meeting-Gonzales]

RES 06-066

**Special Use Permit #PLN2006-00129, Costco Potomac Mills – Tire Center** – **RECOMMEND APPROVAL SUBJECT TO CONDITIONS DATED APRIL 4, 2006 - 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, Holley; Ayes-Bryant, Fry, Hendley, Holley, Hosen, May, Burgess; Absent from meeting-Gonzales]

**Public Hearings**

RES 06-067

**(Continued)**

**Special Use Permit #PLN2006-00130, Costco Potomac Mills – Motor Vehicle Fuel Sales** – RECOMMEND APPROVAL SUBJECT TO CONDITIONS DATED MARCH 31, 2006 – 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, Holley; Ayes-Bryant, Fry, Hendley, Holley, Hosen, May, Burgess; Absent from meeting-Gonzales]

RES 06-068

**Special Use Permit #PLN2006-00131, Costco Potomac Mills – Sign Plan** RECOMMEND APPROVAL SUBJECT TO CONDITIONS DATED APRIL 2, 2006 – 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, Holley; Ayes-Bryant, Fry, Hendley, Holley, Hosen, May, Burgess; Absent from meeting-Gonzales]

RES 06-069

**Zoning Text Amendment #PLN2006-00605, Agricultural Setback Encroachments** – RECOMMEND ADOPTION – OF THE BY-RIGHT ALTERNATIVE - MOTION CARRIED

To amend Article III of the Zoning Ordinance to allow agriculturally-related, accessory structures on lots greater than 3 acres in the A-1, Agricultural District to encroach into the required setbacks with an SUP. **All Magisterial Districts** - (Staff-Seth Jessee).

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

RES 06-070

**Rezoning #PLN2005-00197, Dominion Valley Country Club –**  
**RECOMMEND APPROVAL WITH ADDED CONDITIONS –**  
**MOTION CARRIED**

To rezone +/- 317 ac. from A-1, Agricultural, to A-1, Agricultural with proffers, +/-26 ac. from A-1, Agricultural to Residential Planned Community, +/-102 ac. from SR-1, to Residential Planned Community, and amend the proffers for REZ #PLN2001-00095 to allow an increase in age-restricted dwelling units and an increase in total dwelling units. The site is located at the west side of Rte. 15 +/- 800 ft. north of Old Carolina Rd. and +/-2,350 ft. south of Waterfall Rd, and on the north side of Antioch Rd. +/- 1 mile northwest of its intersection with Rte. 55, is identified as GPINs 7298-19-5023 pt., 7299-12-4612, 7299-20-5084 pt., 7299-24-7616 pt., 7299-48-9203 pt., 7299-65-3693 pt., 7299-68-5929, 7299-75-1337, 7299-78-9006, 7299-88-0253 and is designated Residential Planned Community, Agricultural or Estate, Semi-Rural Residential and Environmental Resource in the Comprehensive Plan and is in the Rte 15 HCOD. **Gainesville Magisterial District** – (Staff-Fan Burnszynski).

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

**Planning Commission Procedures**

**10:35 P.M.**

The Commission prioritized the work session request log – 1) Geo Technical, 2) Review of land uses and zoning along the perimeter of the Rural Crescent, 3) Presentation on acidic soils – Virginia Tech, and 4) DEQ – Comprehensive Water Plan/address ground water study/surface water

**Departmental Reports**

Nothing to report.

**Adjourned Meeting**

**10:56 P.M.**