



Stephen K. Griffin
Director of Planning

APPROVED

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.pwccgov.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

Planning Commission BRIEF

BOARD CHAMBER
James J. McCoart Administration Building

January 17, 2007
Regular Meeting

In Attendance

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

Work Session

Schools Public Facility Reviews – Ray Utz

Staff was unable to complete this work session in the given timeframe – another work session will be scheduled.

Citizens' Time

No Citizens Spoke

Consent Agenda

RES 07-001

APPROVED - MOTION CARRIED:

- Meeting minutes for December 6 and December 20, 2006;
- Development Application Processing Schedule (DAPS); and

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

RES 07-002

APPROVED - MOTION CARRIED:

- Receipt of Review for Determination of Consistency with the Comprehensive Plan dated 01/10/07 (covering the period from 12/12/06 through 01/08/07). Noting clerical errors for correction.

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

Preliminary Subdivision Plans

RES 07-003

Walkers Station - #06-00583 - APPROVED - MOTION CARRIED

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

Applicant Requests for Deferral

- Special Use Permit #PLN2006-00914, Shepherd of the Hills Lutheran Church
- Rezoning #PLN2006-00466, Kinsale

Public Hearings

7:15 P.M.

RES 07-004

Public Facility Review #PLN2007-00314, Bel Air Elementary School - FOUND TO BE CONSISTENT WITH THE COMPREHENSIVE PLAN - MOTION CARRIED.

To determine consistency with the Comprehensive Plan for adding 6,000 sq. ft. to an existing school building for 8 new classrooms. The site is identified as GPIN 8292-00-1812, is located at 14151 Ferndale Rd., is classified as Public Land in the Comprehensive Plan, and is zoned RPC-School. **Neabsco Magisterial District –** (Staff-Bob Bainbridge)

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

RES 07-005

Proffer Amendment #PLN2007-0322, Regency Centers – Stonewall Proffer Amendment - RECOMMEND APPROVAL SUBJECT TO PROFFERS DATED JANUARY 4, 2007 – MOTION CARRIED. [Applicant agrees to install supersilt fencing during construction]

To amend the proffers for Rezoning #87-67 to increase the height of parking lot lighting from 16 ft. to 24 ft. The +/-36.9 ac. site is located on the south side of Lee Hwy. +/- 300 ft. west of Lake Manassas Dr., is identified as GPIN 7297-40-9711, is zoned RPC, Residential Planned Community and is designated Residential Planned Community in the Comprehensive Plan. **Brentsville Magisterial District –** (Staff-Fran Burnszynski)

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

Public Hearings

RES 07-006

(Continued)

Special Use Permit # PLN2007-00241, Regency Centers-Wegmans – RECOMMEND APPROVAL SUBJECT TO CONDITIONS DATED JANUARY 17, 2007 – MOTION CARRIED

To allow a single tenant retail use exceeding 80,000 sq. ft. with modifications and waivers, located on the south side of Lee Hwy. +/-280 ft. west of its intersection with Lake Manassas Dr. and identified as GPIN 7297-40-9711(pt). The site is zoned Residential Planned Community and is designated Residential Planned Community in the Comprehensive Plan. **Brentsville Magisterial District** – (Staff-Fran Burnszynski)

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

RES 07-007

Proffer Amendment #PLN2006-00091, Pembroke - RECOMMEND APPROVAL SUBJECT TO PROFFERS DATED 12-28-06 AS AMENDED 01-17-07 - MOTION CARRIED.

To amend the proffers for REZ #90-0067, to delete a mini-library and relocate a childcare center and replace the uses with 15 single-family attached dwellings. The +/-96.41 ac. parcel, of which the subject site is +/-21.18 ac., is located in the southeastern quadrant of the intersection of Sudley Manor Dr. and Tygart Lake Dr., is identified as GPIN 7496-61-5715 (pt.), is zoned R-6, Suburban Residential and B-1, General Business and is designated Suburban Residential Medium in the Comprehensive Plan. **Brentsville Magisterial District** – (Staff-Fran Burnszynski)

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

Public Hearings

(Continued)

RES 07-008

**Special Use Permit #PLN2007-00135, Chevy Chase Bank–
Tackett’s Mill** – PUBLIC HEARING CONTINUED TO 03-07-
07 – MOTION CARRIED

To allow a drive-through at a financial institution. The +/-1.04 acre site is located in the southwest quadrant of the intersection of Minnieville Rd. and Tackett’s Mill Dr., is identified as GPIN 8393-11-6935, is zoned Residential Planned Community and is designated Residential Planned Community in the Comprehensive Plan. **Occoquan Magisterial District** – (Staff-Matt Arcieri)

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

RES 07-009

Rezoning #PLN2006-00752, Wilson Property -
**RECOMMEND APPROVAL SUBJECT TO PROFFERS DATED
01-03-07; FURTHER REQUESTING the BOCS consider
whether the storm water management facilities should be
dedicated to the County rather than being placed on a
privately owned lot.**

To rezone +/-15.17 ac. from A-1, Agricultural, to SR-1, Semi-Rural Residential. The site is located on Token Valley Rd. +/- 4,000 west of its intersection with Spriggs Rd., is identified as GPINs 7992-25-9757 and 7992-35-2754, and is designated Semi-Rural Residential in the Comprehensive Plan. **Coles Magisterial District** – (Staff-Matt Arcieri)

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

RES 07-010

**RECONSIDER AND CALL UP FOR PUBLIC HEARING -
PUBLIC FACILITY REVIEWS:**

- PLN2007-00340, Ashland Elementary School Building Addition
- PLN2007-00341, Montclair Elementary School Building Addition
- PLN2007-00342, Pace West Replacement School
- PLN2007-00343, Potomac High School Bldg. Addition
- PLN2007-00344, Triangle Elementary School Replacement

[VOTING RECORD: Motion-Fry, Holley; By acclamation]

Planning Commission Procedures - None

Departmental Reports – None

Adjourned

11:56 P.M.