



Stephen K. Griffin, AICP  
Director of Planning

## COUNTY OF PRINCE WILLIAM

1 County Complex Court, Woodbridge, Virginia 22192  
(703) 792-6830 Metro 631-1703, Ext. 6830  
FAX (703) 792-4758 Internet [www.pwccgov.org](http://www.pwccgov.org)

## PLANNING COMMISSION

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

# Planning Commission **REVISED-AGENDA**

**DATE:** MARCH 7, 2007  
**TIME:** PUBLIC HEARINGS - 7:00 PM  
**LOCATION:** BOARD OF COUNTY SUPERVISORS' CHAMBER  
JAMES J. MCCOART ADMINISTRATION BUILDING  
1 COUNTY COMPLEX COURT  
PRINCE WILLIAM, VIRGINIA 22192

- 
1. **WORK SESSION** – PFR Procedure Amendment for Schools 6:00 p.m.
  2. **AGENDA REVIEW** 6:45 p.m.
  3. **PLEDGE OF ALLEGIANCE** 7:00 p.m.
  4. **ROLL CALL**
  5. **CITIZENS TIME**
  6. **CONSENT AGENDA**
    - A. Approval of Minutes – February 7, 2007;
    - B. Development Application Processing Schedule (DAPS);
    - C. Receipt of Review for Determination of Consistency with the Comprehensive Plan dated **2/28/07** (covering the period from **2/13/07** through **2/26/07**).
- 
7. **EXPEDITED AGENDA** (To be posted the evening of the Public Hearing)

Cases requesting expedited processing will be heard prior to the Public Hearing. If citizens sign up to speak in opposition to a case listed on the Expedited Agenda, that case will be moved to the Regular Agenda, as listed below.
- 
8. **REQUESTS FOR DEFERRAL** (To be announced the evening of the Public Hearing)

Action on cases requesting deferral will be taken prior to the Public Hearing. If the request for deferral is denied, that case will be moved to the Regular Agenda, as listed below.
-

**9. PUBLIC HEARINGS**

**A. Special Use Permit #PLN2007-00189, Mount Olive Baptist Church**

To allow a religious institution with related facilities including childcare and adult daycare. The +/-14.50 acre site is located on the east side of Minnieville Rd. at its intersection with Omisol Rd., is identified as GPINs 8292-87-8912, 8292-87-6235, 8292-86-7373 and 8292-86-8291, is zoned A-1, Agricultural and HCOD and is designated Regional Employment Center in the Comprehensive Plan.

**Occoquan Magisterial District – (Staff-Matt Arcieri).**

**B. Rezoning #PLN2006-00683, Breda & McDermott Properties – Deferred on 12/20/06 – public hearing open.**

To rezone +/-14.3 acres from A-1, Agricultural, to Planned Mixed Residential – Low. The site is located on the south side of Jennell Dr., on the east side of its intersection with BOWM Rd., is identified as GPINs 7596-06-0767, 2042, and 7496-96-6371, and is designated Suburban Residential Low, Environmental Resource, and Flexible Use Employment Center in the Comprehensive Plan.

**Brentsville Magisterial District – (Staff-David McGettigan).**

**Applicant Requested a Deferral (5/2)**

**C. Rezoning #PLN2006-00893, Jennell Estates – Deferred on 12/20/06 – public hearing open.**

To rezone +/-22 acres on from A-1, Agricultural, to Planned Mixed Residential Low. The site is located along the north side of Jennell Dr., +/-500 ft. east of its intersection with BOWM Rd. and Newfield is identified as GPINs 7596-06-9968, 6589; 7496-97-8123; 7596-07-1416, 3507, and is designated Flexible Use Employment Center and Environmental Resources in the Comprehensive Plan.

**Brentsville Magisterial District – (Staff-David McGettigan).**

**Applicant Requested a Deferral (5/2)**

**D. Special Use Permit #PLN2007-00135, Chevy Chase Bank – Tackett's Mill – deferred on 1/17/07 – public hearing open.**

To allow a drive-through at a financial institution and a modification to allow an additional façade sign. 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 HCOD and is designated Residential Planned Community in the Comprehensive Plan.

**Occoquan Magisterial District – (Staff-Matt Arcieri).**

**E. Special Use Permit #PLN2006-00951, Wachovia Bank NA -Haymarket Financial Center**

To allow a drive-through at a financial institution, located in the southeastern quadrant of the intersection of Rt. 55 and Gillis Way. The +/-1.67 acre site is identified as GPIN 7397-18-9103, is zoned B-1, General Business and designated Suburban Residential Medium and is part of the I-66/Rt. 29 sector plan in the Comprehensive Plan. **Gainesville Magisterial District – (Staff-Fran Burnszynski).**

9. **PUBLIC HEARINGS – Continued.**

F. **Special Use Permit #PLN2007-00201, Lake Montclair Bank**

To allow a drive-through at a financial institution. The +/-0.93 acre site is on Waterway Dr. at the northeast corner of its intersection with Dumfries Rd., is identified as GPIN 92-092-0395 (pt.) is zoned Residential Planned Community and HCOD and is designated Residential Planned Community in the Comprehensive Plan. **Dumfries Magisterial District – (Staff-Matt Arcieri).**

**Applicant Requested a Deferral (4/18)**

G. **Special Use Permit #PLN2007-00221, Nextel @ Robert Trent Jones Golf Course**

To allow the installation of a 120-ft. telecommunications monopole that will accommodate 12 panel antennas and a 12'x20' equipment building all located within a 2500 sq. ft. compound. The site is located +/-0.25 miles east of the intersection of Baltrusol Blvd. and Otter Creek, is identified as GPIN 7296-87-1740, is zoned Residential Planned Community, and designated Residential Planned Community, and Environmental Resource, in the Comprehensive Plan. **Brentsville Magisterial District – (Staff-Bob Bainbridge).**

H. **Rezoning #PLN2006-00466, Kinsale**

To rezone +/-11.39 acres from A-1, Agricultural, to R-6, Residential. The site is located on the north side of Vint Hill Rd. between Sudley Manor Dr. and Kettle Run Rd., is identified as GPIN 7495-61-1850, and is designated Suburban Residential Low and Environmental Resource in the Comprehensive Plan. **Brentsville Magisterial District – (Staff-David McGettigan).**

**The following applications are to determine consistency with the Comprehensive Plan**

I. **Public Facilities Review #PLN2007-00340, Ashland Elementary School Addition**

Addition of 5 classrooms and an activities room to an existing school building. The site is identified as GPIN 7991-81-8388, is classified Suburban Residential Low in the Comprehensive Plan, and is zoned R-4. **Dumfries Magisterial District – (Staff-Elaine Pugh).**

J. **Public Facilities Review #PLN2007-00341, Montclair Elementary School Addition**

Addition of 4 classrooms and an activities room to an existing school building. The site is identified as GPIN 8091-93-2604, is classified Public Land in the Comprehensive Plan, and is zoned RPC. **Dumfries Magisterial District – (Staff-Elaine Pugh).**

9. **PUBLIC HEARINGS** – Continued.

K. **Public Facilities Review #PLN2007-00342, Pace West Replacement School**

Replacement of the existing school with a new building on the Tyler Elementary School property. The site is identified as GPIN 7397-37-6586, is classified Public Land in the Comprehensive Plan, and is zoned A-1. **Gainesville Magisterial District** – (Staff-Elaine Pugh).

L. **Public Facilities Review #PLN2007-00343, Potomac High School Addition**

Addition of 30 classrooms and additions to the gymnasium and dining facilities. The site is identified as GPIN 8290-22-9052, is classified Public Land in the Comprehensive Plan, and is zoned A-1. **Dumfries Magisterial District** – (Staff-Elaine Pugh).

M. **Public Facilities Review #PLN2007-00344, Triangle Elementary School Replacement**

Replacement of the existing school with a new building on the site. The site is identified as GPIN 8288-02-3259, is classified Public Land in the Comprehensive Plan, and is zoned R-4. **Dumfries Magisterial District** – (Staff-Elaine Pugh).

---

10. **PLANNING COMMISSION PROCEDURES**

---

11. **DEPARTMENTAL REPORTS**

---

12. **ADJOURN MEETING**

---