



Stephen K. Griffin
Director of Planning

APPROVED

COUNTY OF PRINCE WILLIAM

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

**Planning Commission
BRIEF**

BOARD CHAMBER

James J. McCoart Administration Building

**May 2, 2007
Regular Meeting**

In Attendance

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

Citizens' Time

7:06 P.M.

Amend Agenda

RES 07-076

**MOTION TO AMEND AGENDA MOVING ITEMS: 9G, 9H, 9I, 9J, & 9K TO THE TOP OF THE AGENDA AFTER ITEM 9A.
APPROVED – MOTION CARRIED**

[By Acclamation – Absent-Fry]

Consent Agenda

RES 07-077

APPROVED - MOTION CARRIED:

- Meeting minutes for April 4, 2007;
- Development Application Processing Schedule (DAPS); and

Receipt of Review for Determination of Consistency with the Comprehensive Plan dated **04/25/07**. Noting that no PFR's were submitted for review.

[By Acclamation – Absent-Fry]

Expedited Agenda

RES 07-078

Special Use Permit #PLN2007-00197, Iglesia de Dios – RECOMMEND APPROVAL W/ CONDITIONS DATED APRIL 20, 2007 – MOTION CARRIED

To allow a religious institution. The +/-2 acre site is located in the northeast quadrant of the intersection of Minnieville Rd. and General Washington Dr., is identified as GPIN 8091-76-8924, is zoned A-1, Agricultural and HCOD and is designated Suburban Residential Low in the Comprehensive Plan. **Coles Magisterial District** – (Staff-Matt Arcieri).

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

Public Hearings

7:09 P.M.

RES 07-079

Public Facilities Review #PLN2007-00534, Brentsville District High School – FOUND TO BE INCONSISTENT WITH THE COMPREHENSIVE PLAN – MOTION CARRIED

An addition of 7 modular classrooms. The site is identified as GPIN 7493-86-8927, is located at 12109 Aden Rd., is classified as Public Land, in the Comprehensive Plan, and is zoned A-1, Agricultural.

Brentsville Magisterial District – (Staff-Elaine Pugh)

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

RES 07-080

Public Facilities Review #PLN2007-00536, Cedar Point Elementary School – FOUND TO BE CONSISTENT WITH THE COMPREHENSIVE PLAN – MOTION CARRIED

An addition of 2 modular classrooms. The site is identified as GPIN 7495-71-8380, is located at 12601 Braemar Pkwy., is classified as Public Land, in the Comprehensive Plan, and is zoned Residential Planned Community. **Brentsville Magisterial District** – (Staff-Elaine Pugh).

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

RES 07-081

Public Facilities Review #PLN2007-00537, Bristow Run Elementary School – FOUND TO BE CONSISTENT WITH THE COMPREHENSIVE PLAN – MOTION CARRIED

An addition of 1 modular classroom. The site is identified as GPIN 7496-21-4898, is located at 8990 Worthington Dr., is classified as Public Land, in the Comprehensive Plan, and is zoned A-1, Agricultural and R-2, Suburban Residential. **Brentsville Magisterial District** – (Staff-Elaine Pugh).

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

Public Hearings (Continued)

RES 07-082

Public Facilities Review #PLN2007-00538, Ellis Elementary School – FOUND TO BE CONSISTENT WITH THE COMPREHENSIVE PLAN – MOTION CARRIED

To determine consistency with the Comprehensive Plan for the addition of 4 modular classrooms to the school site. The site is identified as GPIN 7696-53-0246 (pt.) is located at 8800 Rixlew Ln., is classified as Public Land, in the Comprehensive Plan, and is zoned A-1, Agricultural. **Brentsville Magisterial District** – (Staff-Elaine Pugh).

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

RES 07-083

Public Facilities Review #PLN2007-00545, Signal Hill Elementary School – FOUND TO BE CONSISTENT WITH THE COMPREHENSIVE PLAN – MOTION CARRIED

An addition of 1 modular classroom. The site is identified as GPIN 7895-57-7834, is located at 9553 Birmingham Dr., is classified as Public Land, in the Comprehensive Plan, and is zoned A-1, Agricultural. **Brentsville Magisterial District**

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

RES 07-084

Rezoning #PLN2006-00893, Jennell Estates – RECOMMEND APPROVAL – MOTION CARRIED

To rezone +/-22 acres from A-1, Agricultural, to PMR-Low, Planned Mixed Residential. The site is located along the north side of Jennell Dr., +/-500 ft. east of the Jennell Dr. and Devlin Rd. intersection, is identified as GPINs 7596-06-9968, 6589; 7496-97-8123; 7596-07-1416, 3507, and is designated Flexible Use Employment Center and Environmental Resource in the Comprehensive Plan. **Brentsville Magisterial District** – (Staff-David McGettigan).

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

Public Hearings (Continued)

RES 07-085

Rezoning #PLN2006-00683, Breda & McDermott Properties – RECOMMEND APPROVAL – MOTION CARRIED

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

Brentsville Magisterial District– (Staff-David McGettigan).

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

RES 07-086

Special Use Permit #PLN2004-00369, Virginia Tire and Auto of Bristow – RECOMMEND APPROVAL – MOTION CARRIED

To allow a motor vehicle service facility and a drive-through restaurant. The +/-3.0 acre site is located on the southeast corner of the intersection of Nokesville Rd. and Piper Ln., is identified as GPINs 7595-82-9396, and 7595-93-0701, is zoned B-1, General Business, M-1, Heavy Industrial, and HCOD, and is designated as Flexible Use Employment Center in the Comprehensive Plan.

Brentsville Magisterial District – (Staff-Elaine Pugh).

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

RES 07-087

Special Use Permit #PLN2006-00451, WAWA - Centreville Road and Eagle Lane – RECOMMEND APPROVAL – MOTION CARRIED

To allow a motor vehicle fuel station and a convenience store with a limited service restaurant. The +/-2.7 acre site is located on the east side of Centreville Rd. at its intersection with Patton Ln., is identified as GPINs 7897-34-2318 and 7897-34-3334, is zoned B-1, General Business, and is designated Community Employment Center and General Commercial in the Comprehensive Plan.

Brentsville Magisterial District – (Staff-Elaine Pugh).

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

Public Hearings (Continued)

RES 07-088

**Special Use Permit #PLN2007-00252, Chevy Chase Bank at
Madison Crescent – RECOMMEND APPROVAL – MOTION
CARRIED**

To allow a drive-through at a financial institution with a sign modification, located in the northeast quadrant of the intersection of Rt. 29 and Rt. 15, and identified as GPINs 7296-09-8838 & 9935. The +/-0.93-acre site is zoned B-1, General Business, HCOD and is designated Community Employment Center and I-66/Rte 29 Sector Plan in the Comprehensive Plan. **Brentsville Magisterial District – (Staff-Fran Burnszynski).**

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

Planning Commission Procedures

Departmental Commission Procedures – Nothing to report.

Adjourned

11:59 P.M.