



Stephen K. Griffin
Director of Planning

APPROVED

COUNTY OF PRINCE WILLIAM

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

Planning Commission BRIEF

BOARD CHAMBER
James J. McCoart Administration Building

February 21, 2007
Regular Meeting

In Attendance

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

Work Session

Capital Improvement Plan

6:00 P.M.

Citizens' Time

7:30 P.M.

Election of Officers

RES 07-022

2007 CHAIRMAN – Nomination of Hendley and Bryant – Hendley Elected

Hendley-Burgess, Friedman, Gonzales, Hendley, Holley, Hosen
Bryant-Bryant, Fry

RES 07-023

2007 VICE CHAIRMAN – Nomination of Bryant and Gonzales – Tie Vote – Nomination Failed to Carry

Bryant-Bryant, Burgess, Fry, Holley
Gonzales-Friedman, Gonzales, Hendley, Hosen

RES 07-024

2007 VICE CHAIRMAN – Nomination of Bryant and Gonzales – Tie Vote – Nomination Failed to Carry

Bryant-Bryant, Burgess, Fry, Holley
Gonzales-Friedman, Gonzales, Hendley, Hosen
Election of Vice Chair tabled until PC Procedures.

Revision of By-Laws and Procedures

RES 07-025

Motion for a Vote of a Substitute Motion – **MOTION CARRIED**

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

RES 07-026 **Revision of By-Laws and Procedures – Article 7 – MOTION CARRIED**

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

Revision of By-Laws and Procedures – (Continued)

RES 07-027 **Revision of By-Laws and Procedures – Article 8 – MOTION CARRIED**

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

Consent Agenda

RES 07-028 **APPROVED - MOTION CARRIED:**

- Development Application Processing Schedule (DAPS); and
- Receipt of Review for Determination of Consistency with the Comprehensive Plan dated 02/14/07 (covering the period from 01/30/07 through 02/12/07).

Approved by Acclamation

RES 07-029 **Reconsider Rezoning #PLN2006-00434, Gainesville Crossing – MOTION CARRIED**

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

RES 07-030 **Amend Agenda to Include Rezoning #PLN2006-00434, Gainesville Crossing – MOTION CARRIED**

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

RES 07-031 **Rezoning #PLN2006-00434, Gainesville Crossing - RECOMMEND APPROVAL SUBJECT TO CONDITIONS DATED FEBRUARY 19, 2007 - MOTION CARRIED**

To rezone +/- 3.52 acres from M-1, Heavy Industrial, to B-1, General Business. The site is located on the east side of Gallerher Rd. +/-320 ft. north of the intersection of Linton Hall Road and Route 29, is identified as GPIN 7397-54-7973, is zoned M-1, Heavy Industrial, is designated RCC, Regional Commercial Center and is part of the I-66/Rt. 29 Sector Plan in the Comprehensive Plan. **Gainesville Magisterial District** – (Staff-Fran Burnszynski).

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

Public Hearings

RES 07-032

Special Use Permit #PLN2006-00435, Gainesville Crossing

**– RECOMMEND APPROVAL SUBJECT TO CONDITIONS
DATED FEBRUARY 16, 2007 - MOTION CARRIED**

To allow a car wash (manned) located on the east side of Gallerher Rd. +/-320 ft. north of the intersection of Linton Hall Rd. and Rt. 29, identified as GPIN 7397-54-7973 pt., is zoned M-1, Heavy Industrial, designated RCC, Regional Commercial Center and part of the I-66/Rt. 29 Sector Plan in the Comprehensive Plan.

Gainesville Magisterial District – (Staff-Fran Burnszynski).

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

RES 07-033

Rezoning #PLN2006-00949, Sullins Property-Russell Road

**- __ RECOMMEND APPROVAL SUBJECT TO PROFFERS
DATED FEBRUARY 15, 2007 – MOTION CARRIED**

To rezone +/-3 ac. from A-1, Agricultural, to R-2, Suburban Residential, to allow a max. of 3 single-family detached dwelling units. The site is located +/- 3,000 ft. north of the Russell Rd. intersection with Pennington Ln., is identified as GPIN 8192-87-2577, and is designated Suburban Residential Low in the Comprehensive Plan. **Occoquan Magisterial District** – (Staff-Matt Arcieri).

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

RES 07-034

**MOTION TO CLOSE DISCUSSION - MOTION FAILED TO
CARRY**

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

Public Hearings

RES 07-035

(Continued)

Public Facility Review #PLN2007-00356, Candice Drive Sewer Extension - PUBLIC HEARING DEFERRED TO MARCH 7, 2007 - MOTION FAILED TO CARRY

To determine consistency with the Comprehensive Plan, pursuant to Section 15.2-2232 of the VA Code, for a sewer tap extension to a proposed single-family detached home on a +/-68 acre parcel in the Rural Area. The site is located at the end of Candice Dr., ¼ mile east of Cabin Rd., is identified as GPIN 8288-28-9340, is zoned A-1, Agricultural, and R-4, Residential, and is designated Environmental Resource in the Comprehensive Plan. **Dumfries Magisterial District** – (Staff-Elaine Pugh).

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

RES 07-036

SUBSTITUTE MOTION - Public Facility Review #PLN2007-00356, Candice Drive Sewer Extension – FOUND TO BE INCONSISTEN WITH THE COMPREHENSIVE PLAN – MOTION CARRIED

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

RES 07-037

Special Use Permit #PLN2005-00121, Asbury United Methodist Church - RECOMMEND APPROVAL SUBJECT TO CONDITIONS DATED FEBRUARY 16, 2007 - MOTION CARRIED

To allow an existing religious institution to include an additional +/-4,800 sq. ft. of space on the east side of Fleetwood Dr., between the intersections with Deepwood Ln. and Aden Rd., identified as GPIN 7592-60-9523, zoned A-1, Agricultural and designated Agricultural or Estate in the Comprehensive Plan. **Brentsville Magisterial District** – (Staff-Matt Arcieri).

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

RES 07-038

**Special Use Permit #PLN2006-00742, APAC-Atlantic –
RECOMMEND APPROVAL SUBJECT TO CONDITIONS DATED
FEBRUARY 9, 2007 – MOTION CARRIED**

To renew SUP #96-0040 to allow the continued operation of an asphalt plant as an interim use. The +/-7.84 acre site is located in the northeast quadrant of the intersection of Vulcan Ln. and Wellington Rd., is identified as GPIN 7696-13-2182, is zoned M-1, Heavy Industrial and TeOD, Technology Overlay District and is designated Regional Employment Center and Employment Center/R&D/Light Manufacturing in the Innovation Sector Plan in the Comprehensive Plan. **Brentsville Magisterial District** - (Staff-Matt Arcieri).

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

RES 07-039

Comprehensive Plan Amendment #PLN2006-00474, River Oaks – RECOMMEND DENIAL – MOTION CARRIED

To amend the long range land use designation of +/-17.3 acres on the south side of River Ridge Blvd., +/-720' east of US Route 1, from General Commercial and Environmental Resource to Urban Residential Low and Environmental Resource. The site is identified on County maps as GPIN 8289-58-2360. **Woodbridge Magisterial District** – (Staff-Pat Thomas).

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

RES 07-040

Rezoning #PLN2006-00640, River Oaks – RECOMMEND DENIAL – MOTION CARRIED

To rezone +/-17.3 acres on the south side of River Ridge Blvd., +/-720' east of US Route 1, from B-1, General Business to Planned Mixed Residential, to allow up to 113 townhomes. The site is identified as GPIN 8289-58-2360 and is designated General Commercial and Environmental Resource in the Comprehensive Plan. **Woodbridge Magisterial District** – (Staff-Pat Thomas)

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

Planning Commission Procedures

RES 07-041

**2007 VICE CHAIRMAN – Election of Bryant as 2007 Vice
Chairman - PASSED**

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

Departmental Procedures – None

Adjournment

12:11 A.M.