



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
Edgar Bruce Holley
Kim Hosen

Planning Commission BRIEF

BOARD CHAMBER

James J. McCoart Administration Building

March 28, 2007

Rescheduled from March 7, 2007

In Attendance

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

Work Session

PFR Procedure Amendment for Schools – Process

Citizens' Time

No Citizens Spoke

Consent Agenda

RES 07-047

APPROVED - MOTION CARRIED:

- Meeting minutes of February 7, 2007;

[Approved by Acclamation - Absent from meeting-Fry, Holley]

Expedited

RES 07-048

7:05 P.M.

Special Use Permit #PLN2006-00951, Wachovia Bank NA - Haymarket Financial Center – RECOMMEND APPROVAL – MOTION CARRIED

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).

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

Public Hearings

7:07 P.M.

RES 07-049

Special Use Permit #PLN2007-00189, Mount Olive Baptist Church
– RECOMMEND APPROVAL, subject to conditions dated March 2, 2007 - MOTION CARRIED

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).

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

RES 07-050

Special Use Permit #PLN2007-00135, Chevy Chase Bank – Tackett's Mill – **RECOMMEND APPROVAL** – subject to conditions dated February 23, 2007 – **MOTION CARRIED**

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).

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

Public Hearings

(Continued)

RES 07-051

Special Use Permit #PLN2007-00221, Nextel @ Robert Trent

Jones Golf Course – RECOMMEND DENIAL – MOTION CARRIED

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 +/- .25 miles east of the intersection of Baltrusol Blvd. and Otter Creek, 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).

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

Rezoning #PLN2006-00466, Kinsale – (52, 53, 54, 55)

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).

RES 07-052

Kinsale – **RECOMMEND APPROVAL** – w/ a commitment for a WQIA and a 10,000 contribution to the Broad Run Stream Restoration Efforts (Stream Restoration Project #1) - **MOTION FAILED TO CARRY**

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

RES 07-053

Kinsale – **RECOMMEND DENIAL** – **MOTION FAILED TO CARRY**

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

Public Hearings

(Continued)

RES 07-054

Kinsale – Recommend Approval w/ a commitment for a WQIA and a \$10,000 contribution to the Broad Run Stream Restoration Efforts (Stream Restoration Project #1) and between now and the BOCS hearing the applicant work w/ staff to remediate the outstanding issues addressed at the PC hearing -
MOTION FAILED TO CARRY

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

RES 07-055

Kinsale – RECOMMEND DENIAL - MOTION CARRIED

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

RES 07-056

PFR #PLN2007-00340, Ashland Elementary School Addition – FOUND TO BE CONSISTENT – Noting: when making such permanent additions to Ashland Elementary School, all school physical facilities, including but not limited to, cafeterias, gymnasiums, multimedia rooms, hallways, restrooms, lockers, playing fields, sidewalks, parking, ingress, egress, and vehicle cuing areas will not be adversely impacted and be of such capacity as to meet all good quality standards. **MOTION CARRIED**

Addition of five 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, Suburban Residential. **Dumfries Magisterial District** – (Staff-Elaine Pugh).

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

RES 07-057

PFR #PLN2007-00341, Montclair Elementary School Addition – DEFERRED TO DATE CERTAIN – APRIL 18, 2007 – Motion Carried Addition of four 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 Residential Planned Community. **Dumfries Magisterial District** – (Staff-Elaine Pugh).

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

Public Hearings

RES 07-058

(Continued)

PFR #PLN2007-00342, Pace West Replacement School – FOUND

TO BE CONSISTENT – Noting: when replacing Pace West School at the co-located site of Tyler Elementary School, that all playing fields, sidewalks, parking, ingress, egress and vehicle cuing areas will not be adversely impacted and be of such capacity as to meet all good quality standards. **MOTION CARRIED**

Replacement of the existing school with a new building on the Tyler Elem School property. Site is identified as GPIN 7397-37-6586, classified Public Land in the Comprehensive Plan, and is zoned A-1, Agricultural.

Gainesville Magisterial District – (Staff-Elaine Pugh).

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

RES 07-059

PFR #PLN2007-00343, Potomac High School Addition - FOUND

TO BE CONSISTENT – Noting: making such permanent additions to Potomac HS, all school physical facilities, including but not limited to, cafeterias, gymnasiums, multimedia rooms, hallways, restrooms, lockers, playing fields, sidewalks, parking, ingress, egress, and vehicle cuing areas will not be adversely impacted and be of such capacity as to meet all good quality standards.

MOTION CARRIED

Addition of 30 classrooms and additions to the gymnasium and dining facilities. Site is identified as GPIN 8290-22-9052, is classified Public Land in the Comprehensive Plan, and is zoned A-1, Agricultural.

Dumfries Magisterial District – (Staff-Elaine Pugh).

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

Public Hearings

RES 07-060

(Continued)

PFR #PLN2007-00344, Triangle Elementary School Replacement

– FOUND TO BE CONSISTENT – Noting: with the onsite replacement of Triangle Elem School, that all playing fields, sidewalks, parking, ingress, egress and vehicle cuing areas will not be adversely impacted and be of such capacity as to meet all good quality standards. **MOTION CARRIED**

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

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

Planning Commission Procedures

- Commissioners Hendley, Friedman, Burgess, Bryant, and Gonzales, submitted their choice of names for appointment to the Citizen Advisory Committee (CAC) in preparation of the Comprehensive Plan Update.
- The BOCS process to appoint citizens to the Comprehensive Plan Update CAC was discussed.

Departmental Reports

- Mr. Griffin will draft a resolution for PC Action, recommending the PWC School Board adopt procedures for citizens to comment, review, etc. the public facility reviews of school issues.

Adjourned

Thursday, March 29, 2007 - 1:00 A.M.