



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

April 18, 2007
Regular Meeting

In Attendance

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

Citizens' Time

7:06 P.M.

Consent Agenda

RES 07-068

APPROVED - MOTION CARRIED:

- Meeting minutes for March 28, 2007;
- Development Application Processing Schedule (DAPS); and
- Receipt of Review for Determination of Consistency with the Comprehensive Plan dated **04/11/07** (covering the period from **03/27/07** through **04/09/07**). (Pulling for public hearing June 6, 2007: PLN2007-00534, 07-00587, Coles Elementary School)

[VOTING RECORD: By Acclamation – Absent-Gonzales]

Expedited Agenda

RES 07-069

[Special Use Permit #PLN2006-00307, Prince William Commons Signage](#) – RECOMMEND APPROVAL – MOTION CARRIED

To allow signage modifications pursuant to §32-250.24. the +/- 37.4 acre site is zoned PBD, Planned Business District, is on the north side of the Prince William Parkway at its intersection with Golansky Blvd. and Noble Pond Way and Borders Crown Ct., is identified as GPINs 8292-21-7426; 4799;2169;22-8729;31-2486;5455 and is designated Community Employment Center and Environmental Resource in the Comprehensive Plan.

Neabsco Magisterial District – (Staff-John White).

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

Public Hearings

7:09 P.M.

RES 07-070

Public Facility Review #PLN2007-00341, Montclair Elementary School Addition – Deferred on March 28, 2007 – Public Hearing Open – **RECOMMEND APPROVAL – 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-Fry, Holley; Ayes-Bryant, Burgess, Fry, Holley, Hendley; Nays-Friedman, Hosen; Absent-Gonzales]

RES 07-071

Special Use Permit #PLN2007-00050, Synergy One Federal Credit Union – **RECOMMEND APPROVAL – MOTION CARRIED**
To allow a drive-through at a financial institution, located in the northwest quadrant of the intersection of Rt. 29 and McGraw's Corner Dr., and identified as GPIN 7397-33-7379 (pt.). The +/-1.44 acre site is zoned B-1, General Business, HCOD and is designated Community Employment Center and I-66/Rt. 29 Sector Plan in the Comprehensive Plan. **Brentsville Magisterial District** – (Staff-Fran Burnszynski).

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

RES 07-072

Special Use Permit #PLN2007-00190, Prince William Kennels–Dog Eaze Inn – **RECOMMEND APPROVAL – MOTION CARRIED**

To allow the replacement and expansion of an existing commercial kennel. The +/-1.1 acre site is located on Telegraph Rd., +/-500 ft. from its intersection with the Prince William Pkwy., is identified as GPINs 8292-82-7101 and 8292-81-6893, is zoned A-1, Agricultural and is designated Regional Commercial Center in the Comprehensive Plan. **Occoquan Magisterial District** – (Staff-Matt Arcieri).

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

Public Hearings (Continued)

RES 07-073

Special Use Permit #PLN2007-00201, Lake Montclair Bank – RECOMMEND APPROVAL – MOTION CARRIED

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 8090-96-0386 (pt.), is zoned Residential Planned Community and HCOD and is designated Residential Planned Community in the Comprehensive Plan. **Dumfries Magisterial District – (Staff-Matt Arcieri).**

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

RES 07-074

Rezoning #PLN2007-00146, English Oaks II Commerce Center – RECOMMEND APPROVAL – MOTION CARRIED

To rezone +/-10 ac. from A-1, Agricultural, to O(M), Office Mid-Rise. The site is located at the northeast corner of the intersection of Prince William Pkwy. and Elm Farm Rd., is identified as GPIN 8192-85-7181 is in the HCOD and is designated Office in the Comprehensive Plan. **Neabsco Magisterial District – (Staff-Matt Arcieri).**

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

Planning Commission

Procedures

RES 07-075

Initiation of Zoning Text Amendment and Change to Design and Construction Standards Manual – APPROVED

Initiate a Zoning Text Amendment and DCSM Change to add bypass lanes for drive-throughs as well as adjust parking standards.

- During citizens time a draft P&OS plan was distributed to the PC that was drafted by a self-appointed citizen group. This plan will be distributed to the planning staff, Park Authority, and Planning Commission.
- Commissioner Hosen asked for an update on the Housing Advisory Board – Mr. White will forward the information that is available.

Departmental Commission Procedures – Nothing to report.

Adjourned

10:58 P.M.