



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 16, 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

Citizens' Time

No Citizens Spoke - 7:03 P.M.

Consent Agenda

RES 07-089

APPROVED - MOTION CARRIED:

- Meeting minutes for April 18, 2007 and May 2, 2007;
- Development Application Processing Schedule (DAPS); and

Receipt of Review for Determination of Consistency with the Comprehensive Plan dated **05/09/07** (covering the period from 4/24/07 through 5/07/07).

[Approved By Acclamation]

Public Hearings

RES 07-090

7:09 P.M.

Public Facilities Review #PLN2007-00587, Coles 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. The site is identified as GPIN 7892-84-6119, is located at 7405 Hoadly Rd., is classified as Public Land in the Comprehensive Plan, and is zoned A-1, Agricultural. **Coles Magisterial District** – (Staff-Elaine Pugh).

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

Public Hearings (Continued)

Special Use Permit #PLN2007-00159, Gainesville Assisted Living – APPLICANT WITDREW APPLICATION – NO ACTION

To allow an assisted living facility as a secondary residential use in a commercial district, located +/-600 ft southwest of the intersection of Heathcote Blvd. and Heritage Hunt Dr. The site is identified as GPIN 7397-86-3453, is zoned PBD, Planned Business District is designated Regional Employment Center and is part of the I-66/Rt. 29 Sector Plan in the Comprehensive Plan. **Gainesville Magisterial District.**

RES 07-091

Special Use Permit #PLN2007-00204, Virginia Commerce Bank – Princeton Woods – RECOMMEND APPROVAL SUBJECT TO CONDITIONS DATED MAY 16, 2007 – MOTION CARRIED

To allow a financial institution with drive-thru services on +/-1.1 acres at the intersection of Jefferson Davis Hwy. and Pine Bluff Dr. The site is identified as GPIN 8289-26-5682, is zoned B-1, General Business, and HCOD and is designated General Commercial in the Comprehensive Plan. **Dumfries Magisterial District** – (Staff-Pat Thomas).

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

RES 07-092

Rezoning #PLN2007-00094, BOCS - EZ Cruz Marina – RECOMMEND APPROVAL (OPTION A OF STAFF REPORT) – MOTION CARRIED

To rezone +/- 5.52 acres from A-1, Agricultural, R-4, Suburban Residential and B-1, General Business, to B-2, Neighborhood Business, located at 16245, 16247, 16259 and 16263 Neabsco Rd., identified as GPINs 8390-73-7069, -8656, -9746, and -83-0071 and designated Neighborhood Commercial and Environmental Resource in the Comprehensive Plan. **Woodbridge Magisterial District** – (Staff-Pat Thomas).

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

Public Hearings (Continued)

RES 07-093

Special Use Permit #PLN2006-00937, EZ Cruz Marina –
RECOMMEND APPROVAL (STAFF’S RECOMMENDATION OF
5/14/07) – MOTION CARRIED

To expand boat storage and remove the nonconforming status of an existing marina located at 16245(pt), 16247(pt), 16259 and 16263 Neabsco Rd. The +/- 4.2 acre site is zoned A-1, Agricultural, R-4, Suburban Residential and B-1, General Business, is identified as GPINs 8390-73-7069(pt), -8656(pt), -9746, and -83-0071 and is designated Neighborhood Commercial and Environmental Resource in the Comprehensive Plan. **Woodbridge Magisterial District** – (Staff-Pat Thomas).

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

Planning Commission Procedures

Discussed role of the Planning Commission in the review of Public Facility Reviews – i.e. School facilities.

Departmental Commission Procedures – Nothing to report.

Adjourned

10:50 P.M.