



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

JULY 18, 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

Work Session

GIS Mapping and Demographic Analysis – OIT Staff

Executive Session

RES 07-109

Authorize Closed Meeting to Consult with Legal Counsel Pertaining to Specific Legal Matters

[VOTING RECORD: Motion-Burgess, Gonzales; By Acclamation; Absent from vote-Friedman; Absent from meeting-Fry]

RES 07-110

Certification of Closed Meeting:

Adjourned into Closed Meeting

6:50 P.M.

Concluded Closed Meeting

7:05 P.M.

[VOTING RECORD: Motion-Friedman, Holley; By Acclamation; Absent from meeting-Fry]

Citizens' Time

No Citizens Spoke - 7:01 P.M.

Consent Agenda

RES 07-111

APPROVED - MOTION CARRIED:

- The Meeting Minutes of June 6, 2007 and June 20, 2007

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

RES 07-112

APPROVED - MOTION CARRIED:

- Development Application Processing Schedule (DAPS), cancelling the November 21, 2007 public hearing and adding the Designated Cultural Resources (Buckland) to September 19, 2007.

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

Consent Agenda

(Continued)

RES 07-113

APPROVED - MOTION CARRIED:

- Receipt of Review for Determination of Consistency with the Comprehensive Plan dated 07/11/07 (covering the period from 6/12/07 through 7/09/07). Pulling Public Facility Review 2007-00772, TMobile Antenna (Cardinal Drive) up for public hearing – date to be determined.

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

Expedited Agenda

RES 07-114

[Special Use Permit #PLN2007-00627, Dick's Sporting Goods Sign Package](#) – RECOMMEND APPROVAL – MOTION CARRIED

To allow a sign modification package to permit additional façade signage and to permit that façade signage to project above and beyond the wall on which it is affixed at 1306 Worth Ave., southwest of the intersection of its intersection with the Prince William Pkwy. and +/-650 ft. southeast of the intersection of Shopper's Best Way and the Prince William Pkwy., identified as 8292-62-6600 (pt.), zoned PBD, Planned Business District and HCOD and designated Regional Commercial Center in the Comprehensive Plan. **Occoquan Magisterial District** – (Staff-Matt Arcieri).

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

Public Hearings

RES 07-115

[Proffer Amendment#PLN2007-00492, NOVACON](#) – RECOMMEND APPROVAL – MOTION CARRIED

To amend the proffers of REZ #1989-0027, to add permitted uses. The +/-2.45 ac. site is located on the north side of Balls Ford Rd. +/-3000 ft. east of Sudley Rd., is identified as GPIN 7697-56-9681, is zoned M-1, Heavy Industrial and is designated Flexible Use Employment Center in the Comprehensive Plan. **Gainesville Magisterial District.**

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

Public Hearings

(Continued).

RES 07-116

**Special Use Permit #PLN2005-00611, Contractors Storage –
RECOMMEND APPROVAL – MOTION CARRIED**

To allow a motor vehicle storage yard, motor vehicle towing, motor vehicle impoundment yard, motor vehicle sales, secondary to motor vehicle repair and motor vehicle auction (wholesale) on the northeast side of the intersection of Piper Ln. and the Norfolk Southern Railroad, identified as GPINs 7695-00-2208 and 7594-99-5687, zoned M-1, Heavy Industrial and designated Flexible Use Employment Center and Environmental Resource in the Comprehensive Plan. **Brentsville Magisterial District** – (Staff-Matt Arcieri).

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

RES 07-117

**Special Use Permit #PLN2007-00220, Rite Aid - Hoadly Road
– RECOMMEND APPROVAL – MOTION CARRIED**

(The PC further requested that staff draft a condition protecting the 26-foot deeded preservation area to prevent accidental intrusion into this preservation area and a recommendation that the case go to LOCCA/PELT prior to the BOCS hearing, with the further condition that the applicant, staff, and LOCCA/PELT work on constructing a retaining wall or other barrier to try to preserve the full 50-foot buffer as recommended by the County Arborist in conjunction with a LOCCA/PELT meeting). To allow a drive-through pharmacy. The +/-2.53 acre site is identified as GPIN 7993-70-7305, is located at 6425 Token Forest Dr. near the Hoadly Rd/Purcell Rd. Intersection, is classified Residential Planned Community in the Comprehensive Plan, and is zoned RPC-Retail and HCOD. **Coles Magisterial District** – (Staff-Elaine Pugh).

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

Public Hearings

(Continued).

RES 07-118

[Special Use Permit #PLN2007-00222, Babazadeh Special Use Permit](#) – RECOMMEND APPROVAL – MOTION CARRIED

To allow motor vehicle sales, lease, rental (limited), located on the southeast side of Yorkshire Ln., +/- 900 ft. southwest of Rt. 28 (8313 & 8315 Yorkshire Ln.), and identified as GPINs 7897-22-3297 & 7897-23-2319. The site is zoned B-1, General Business and is designated General Commercial (GC) in the Comprehensive Plan.

Brentsville Magisterial District – (Staff-Fran Burnszynski).

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

RES 07-119

[Rezoning #PLN2006-00439, St. Margaret's Church](#) – ACTION DEFERRED TO SEPTEMBER 19, 2007 – PUBLIC HEARING CLOSED

To rezone +/- 10 acres from A-1, Agricultural, to PMR-High, Planned Mixed Residential High, to allow a maximum of 148 multi-family dwelling units. The site is located at 13900 Church Hill Dr., is identified as GPIN 8392-51-6593, is designated Suburban Residential High and General Commercial in the Comprehensive Plan and is located in the Potomac Communities Revitalization Plan Area.

Woodbridge Magisterial District – (Staff-Pat Thomas).

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

RES 07-120

[Rezoning #PLN2007-00026, Potomac Corner Center](#) – RECOMMEND APPROVAL – MOTION CARRIED

To rezone +/-3.7 ac. from A-1, Agricultural, B-1, General Business and HCOD, to B-1, General Business and HCOD. The site is located in the northwest quadrant of the intersection of Smoketown Rd. and the Prince William Pkwy., is identified as GPIN 8292-42-2914, and is designated General Commercial in the Comprehensive Plan. **Neabsco Magisterial District** – (Staff-Matt Arcieri).

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

Public Hearings (Continued).

RES 07-121

Rezoning #PLN2007-00598, RSC Equipment Rental – RECOMMEND APPROVAL – MOTION CARRIED

To rezone +/-2.16 acres from M-2, Light Industrial, to M-1, Heavy Industrial. The site is located on the north side of Industrial Rd., +/- 425 ft. west of Hornbaker Rd, is identified as GPIN 7595-78-7384, and is designated Industrial Employment in the Comprehensive Plan.

Brentsville Magisterial District – (Staff-Fran Burnszynski).

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

RES 07-122

Public Facilities Review #PLN2007-00711, Powell's Creek Scenic Trail – RECOMMEND APPROVAL

The construction of a public trail along the proposed alignment of the Potomac National Heritage Scenic Trail, from US Rt. 1 to Leesylvania State Park, through the Port Potomac community and County property. This site is identified as GPINs 8290-71-3861, 8290-72-1105, 8290-90-6071, 8390-10-9536, 8390-30-1353, and 8390-30-3120, is classified as Parks & Open Space and Environmental Resource in the Comprehensive Plan, and is zoned R-6, Suburban Residential, and A-1, Agricultural. **Woodbridge Magisterial District** – (Staff-Pat Thomas).

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

Planning Commission Procedures

Chairman Hendley announced that the Planning Commission will meet for a work session on July 25 @ 6pm in the Development Services Building to work on the Technical Update of the Comprehensive Plan.

Chairman Hendley announced that the Planning Commission and the Community Coalition of Citizen Groups will meet on August 1 @ 7:00 pm in the Board Chambers to hold a work session on the draft Parks and Open Space Plan.

The next public hearing for the Planning Commission will be held on September 5, 2007.

Departmental Commission Procedures – Nothing to report.

Adjourned

11:23 P.M.