



Stephen K. Griffin  
Director of Planning

**APPROVED**

**COUNTY OF PRINCE WILLIAM**

1 County Complex Court, Woodbridge, Virginia 22192-9201  
(703) 792-6830 Metro 631-1703, Ext. 6830 FAX (703) 792-4758  
Internet www.pwcgov.org

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**

**JUNE 20, 2007**  
**Regular Meeting**

**In Attendance**

Chairman Hendley, 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 - 7:01 P.M.**

**Consent Agenda**

RES 07-101

**APPROVED - MOTION CARRIED:**

- Development Application Processing Schedule (DAPS); and
- Receipt of Review for Determination of Consistency with the Comprehensive Plan dated 06/13/07 (covering the period from 5/29/07 through 6/11/07). Pulling PFR2007-00711, Powels Creek Scenic Trail – to date certain, July 18, 2007.

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

**Expedited Agenda**

RES 07-102

**7:06 P.M.**

**[Special Use Permit #PLN2007-00656, Potomac Center Large Retail Anchor A Sign Package Amendment](#) – RECOMMEND**

**APPROVAL WITH CONDITIONS DATED MAY 15, 2007 – MOTION CARRIED.**

To amend SUP #PLN2005-00591 to allow 5 façade signs, totaling +/-902 sf of sign area, for a retail use on a +/-7.85 acre portion of a +/-91 acre site between I-95 and Neabsco Mills Rd., +/-800 ft. south of Optiz Blvd., identified as GPIN 8291-94-2968(pt), zoned B-1, General Business, designated Regional Commercial Center and is part of Potomac Communities in the Comprehensive Plan. **Woodbridge Magisterial District** – (Staff-Pat Thomas).

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

### Deferrals

**Applicant's requested deferrals on the following two items with no date certain:**

- Rezoning #PLN2003-00373, University of Virginia Foundation Property
- Rezoning #PLN2006-00517, Haymarket Landing

### Public Hearings

RES 07-103

**[Special Use Permit #PLN2005-00276, Nextel Monopole - Bethlehem Road](#) – RECOMMEND APPROVAL WITH CONDITIONS DATED JUNE 8, 2007, FURTHER RECOMMENDING THAT BETWEEN NOW AND THE BOCS HEARING, THE APPLICANT REQUEST THE TOWER BE 150 FEET INSTEAD OF 120 FEET – MOTION CARRIED**

To allow a +/-120-ft. tall telecommunications monopole in the A-1, Agricultural district and to modify the required setback from an adjacent parcel zoned A-1, Agricultural. The site is located +/- 0.10 mile northwest of the intersection of Bethlehem Rd. and Norfolk Southern RR, is identified as GPIN 7596-78-2957, and is designated Flexible Use Employment Center in the Comprehensive Plan.

**Brentsville Magisterial District** – (Staff-Bob Bainbridge).

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

**Public Hearings (Continued).**

RES 07-104

**[Special Use Permit #PLN2007-00354, Baywood Hotels – Balls Ford Road](#) – RECOMMEND APPROVAL WITH CONDITIONS**

**DATED JUNE 13, 2007 – MODIFYING CONDITION 7B TO**

**STATE:** The owner/applicant shall make a monetary contribution of \$10,000.00 for stream restoration to the Bull Run Watershed Stream Restoration Project #1 to the Board of County Supervisors prior to, and as a condition of final site plan approval – **MOTION CARRIED**  
To allow a hotel with a building height greater than 45 ft. and a floor area ratio (FAR) greater than 0.40. The proposed height is +/-53'4" and the FAR is +/-0.65. The site is located at 10506 Balls Ford Rd., on the north side of Balls Ford Rd., +/-1,800 ft east of its intersection with Sudley Rd. (Rt. 234). The site is identified as GPIN 7697-46-4035, is zoned B-1, General Business and is designated REC, Regional Employment Center. **Gainesville Magisterial District** – (Staff-Matt Arcieri).

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

RES 07-105

**[Zoning Text Amendment #PLN 2007-00493, Technology Overlay District – Secondary Uses](#) – RECOMMEND APPROVAL AS SUBMITTED – MOTION CARRIED**

To amend Articles IV and V of the Zoning Ordinance to allow motor vehicle service, secondary only with a special use permit in the O(F), Office Flex District, to modify the list of prohibited uses in the PBD, Planned Business District to permit nonretail motor vehicle service and to modify the list of prohibited uses in the TeOD, Technology Overlay District to permit nonretail motor vehicle fuel station and motor vehicle service in the HO, EH, EO, EL EM and ED zone subdistricts.  
**All Magisterial Districts** – (Staff-Matt Arcieri).

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

**Public Hearings (Continued).**

RES 07-106

**Rezoning #PLN2007-00535, Declaration for INNOVATION at Prince William County – RECOMMEND APPROVAL AS SUBMITTED – MOTION CARRIED**

To amend the Declaration for the Property of the Board of County Supervisors of PWC, VA at INNOVATION at PWC, to align uses with the Zoning Ordinance and to address grandfathered uses. The +/-497 acre site is approx. located north of Nokesville Rd., west of Godwin Dr., south of University Blvd. and the Broad Run Industrial Park and east of Hornbaker Rd., is zoned PBD, Planned Business District and TeOD, Technology Overlay District, is designated Regional Employment Center and is part of the Innovation Sector Plan in the Comprehensive Plan. **Brentsville Magisterial District** – (Staff-Matt Arcieri).

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

RES 07-107

**Special Use Permit #PLN2007-00477, FBI Field Office Fueling Station – RECOMMEND APPROVAL AS SUBMITTED – MOTION CARRIED**

To allow a non-retail motor vehicle fuel station and motor vehicle service as a secondary use. The +/-15 acre site is located in the southwest quadrant of the intersection of the Prince William Pkwy. and University Blvd., is identified as GPIN 7595-98-6373, is zoned PBD, Planned Business District and TeOD, Technology Overlay District, and is designated Regional Employment Center and is part of the Innovation Sector Plan in the Comprehensive Plan. **Brentsville Magisterial District** - (Staff-Matt Arcieri).

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

RES 07-108

**[Proffer Amendment#PLN2007-00492, NOVA CON](#) - PUBLIC HEARING CONTINUED TO DATE CERTAIN, JULY 18, 2007.**

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** – (Staff- Matt Arcieri).

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

**Planning Commission Procedures**

Commissioner Hosen will locate someone to present a work session to the commission on cut & fill. Expected date to be September 5 or September 19.

There was a lengthy discussion on scheduling a work session with the Community Coalition of Citizen Groups, who submitted a paper on April 6, 2007, in response to the parks and open space plan. There was no consensus by the planning commission on a date therefore this item was tabled.

**Departmental Commission Procedures – Nothing to report.**

**Adjourned**

**8:47 P.M.**