



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**

**SEPTEMBER 19, 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

**Work Session**

Parks and Open Space Plan – Ray Utz & Steve Griffin

**Citizens' Time**

No Citizens Spoke

**7:01  
P.M.**

**Consent Agenda**

RES 07-134

**APPROVED - MOTION CARRIED:**

- The Development Application Processing Schedule (DAPS);
- Receipt of Review for Determination of Consistency with the Comprehensive Plan dated **9/12/07** (covering the period from **8/25/07** through **9/10/07**). **Pulling PFR #PLN2008-00090, Washington Gas Monopole for public hearing.**

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

**Request for Deferral**

RES 07-135

**Special Use Permit #PLN2007-00649, Holy Family Academy – PUBLIC HEARING DEFERRED INDEFINITELY – MOTION CARRIED**

To allow installation of two temporary modular units to be used as classrooms. The +/-11 acre site is located on the east side of Pineview Rd., +/-1,500 ft. south of its intersection with Moore Dr., is identified as GPINs 7894-88-4786 & 7894-88-3172, is zoned A-1, Agricultural and is designated Semi-Rural Residential in the Comprehensive Plan. **Brentsville Magisterial District – (Staff- Ingrid Mendez).**

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

## APPROVED

### Public Hearings

RES 07-136

**ACTION ONLY – PUBLIC HEARING CLOSED (7/18/07) -  
[Rezoning #PLN2006-00439, St. Margaret's Church](#) –  
RECOMMEND APPROVAL – MOTION FAILED TO CARRY**

To rezone +/- 10 acres from A-1, Agricultural, to PMR-High, Planned Mixed Residential High, to allow +/-148 multi-family dwelling units. The site is located at 13900 Church Hill Dr., is identified as GPIN 8392-51-6593, and is designated Suburban Residential High and General Commercial in the Comprehensive Plan. **Woodbridge Magisterial District** – (Staff-Pat Thomas).

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

RES 07-137

**SUBSTITUTE MOTION - [Rezoning #PLN2006-00439, St. Margaret's Church](#) – RECOMMEND DENIAL – MOTION CARRIED**

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

RES 07-138

**[Comprehensive Plan Amendment #PLN2006-00577, Designated Cultural Resources](#) – RECOMMEND ADOPTION – MOTION CARRIED**

To amend Designated Cultural Resources - Table 1 to add properties or areas; e.g. Buckland Hall, Cerro Gordo, and Expanded Buckland Historical District. **Brentsville, Coles, Dumfries, Gainesville, Neabsco, and Woodbridge Magisterial Districts** – (Staff-Bob Bainbridge).

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

## APPROVED

### **Public Hearings**

(Continued).

RES 07-139

**[Special Use Permit #PLN2007-00461, Manassas Crossroads Restaurant A-Chick-fil-A](#) – RECOMMEND APPROVAL – MOTION CARRIED**

To allow a restaurant with a drive-through, located on the southeast side of Sudley Manor Dr., +/- 650 ft. southwest of its intersection with Sudley Rd., is identified as GPIN 7697-30-3173 pt., is zoned B-1, General Business, and is designated General Commercial in the Comprehensive Plan. **Gainesville Magisterial District.**

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

RES 07-140

**[Special Use Permit #PLN2007-00465, Manassas Crossroads Restaurant B-Starbucks](#) – RECOMMEND APPROVAL – MOTION CARRIED**

To allow a restaurant with a drive-through and sign modifications, located on the southeast side of Sudley Manor Dr., +/- 900 ft. southwest of its intersection with Sudley Rd., and identified as GPIN 7697-30-3173 pt. The site is zoned B-1, General Business, and is designated General Commercial in the Comprehensive Plan. **Gainesville Magisterial District.**

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

RES 07-141

**[Special Use Permit #PLN2007-00466, Manassas Crossroads Pharmacy-Walgreens](#) – RECOMMEND APPROVAL – MOTION CARRIED**

To allow a pharmacy with a drive-through and sign modifications, located on the southeast side of Sudley Manor Dr., +/- 260 ft. southwest of its intersection with Sudley Rd., and identified as GPINS 7697-31-5707 & 7697-30-3173 pt. The site is zoned B-1, General Business, and is designated General Commercial in the Comprehensive Plan. **Gainesville Magisterial District.**

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

## APPROVED

### **Public Hearings**

(Continued).

RES 07-142

#### **Rezoning #PLN2005-00449, Mount Ray – PUBLIC HEARING CONTINUED TO 12-5-07.**

To rezone +/- 43.72 acres from A-1, Agricultural and R-4, Suburban Residential, to R-16, Suburban Residential and R-4, to allow +/-399 multi-family units and 1 single family detached unit. The site is located at the northwestern terminus of Horner Rd., is identified as GPINs 8392-24-2177, -2850, -3763, -25-1506, -2321, -8262, -26-6542, and -35-3308, and is designated Suburban Residential High, Suburban Residential Low, and Environmental Resource in the Comprehensive Plan. **Woodbridge Magisterial District**

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

RES 07-143

#### **Rezoning #PLN2006-00099, Prince William Overlook – RECOMMEND APPROVAL – MOTION FAILED TO CARRY**

To rezone +/- 10 acres from A-1, Agricultural, and R-16, Suburban Residential, to R-16 to allow +/-128 multi-family units. The site is located on the southern side of Horner Rd., across from its intersection with Forest Glen Rd., and identified as GPINs 8392-24-8245, -8457, -9273, -34-0915, -1229, 2251, -3376, -3983, and -5485, is designated Suburban Residential High and Public Land in the Comprehensive Plan. **Woodbridge Magisterial District**

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

RES 07-144

#### **SUBSTITUTE MOTION - Rezoning #PLN2006-00099, Prince William Overlook – DEFER TO DATE CERTAIN, 12-5-07 – MOTION CARRIED**

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

## APPROVED

### Public Hearings

RES 07-145

(Continued).

[Rezoning #PLN2006-00099, Prince William Overlook](#)

**MOTION – RE-OPEN PUBLIC HEARING – MOTION CARRIED**

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

RES 07-146

[Rezoning #PLN2007-00516, Vernon Enger Property](#) –  
**RECOMMEND APPROVAL – MOTION CARRIED**

To rezone +/-0.5596 ac. from R-4, Suburban Residential to B-1, General Business. The site is located +/-200 ft. east of the intersection of Centerville Rd. and Brown's Ln., is identified as GPIN 7896-27-1570, and is designated General Commercial in the Comprehensive Plan. **Brentsville Magisterial District.**

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

RES 07-147

[Special Use Permit #PLN2007-00518, Vernon Enger Property](#) – **RECOMMEND APPROVAL – MOTION CARRIED**

To allow motor vehicle service and sales (limited). The +/-0.8235 acre site is located +/-200 ft. east of the intersection of Centerville Rd. and Brown's Ln., is identified as GPINs 7896-27-1570 and 7896-27-0068, is zoned B-1, General Business, R-4, Suburban Residential and ROD, Redevelopment Overlay District and is designated General Commercial in the Comprehensive Plan. **Brentsville Magisterial District.**

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

### PC PROCEDURES

Planning Commission members (Hen/Bry/Fry/Bur/Fri(maybe)) will attend the Mobility Committee Meeting on 9/24 @ 7:00PM.

### Departmental Reports

Mr. Griffin sent the PC an electronic version of the Parks, Open Space and Trails plan that was discussed at the 6:00 work session.

### Adjourned

11:42 P.M.

**APPROVED**