



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

OCTOBER 3, 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

Work Session

Parks and Open Space Project

6:00 P.M.

Citizens' Time

7:00 P.M.

Consent Agenda

RES 07-151

APPROVED - MOTION CARRIED:

- The Meeting Minutes of September 5, 2007 & September 26, 2007;
- The Development Application Processing Schedule (DAPS);

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

Public Hearings

RES 07-152

Rezoning #PLN2007-00522, Innovation Executive Center – RECOMMEND APPROVAL – MOTION CARRIED

To rezone +/-11.45 ac. from A-1, Agricultural, to M-2, Light Industrial. The site is located on the west side of Godwin Drive, +/- 400 ft north of University Blvd., is identified as GPINs 7695-48-5266, 7695-59-1206, & 7695-58-1975, and is designated Regional Employment Center in the Comprehensive Plan and EO-Employment Center Office/R&D/ED in the Innovation Sector Plan. **Brentsville Magisterial District** – (Staff-Ingrid Mendez).

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

APPROVED

RES 07-153

Rezoning #PLN2007-00511, Hope Hill Crossing Recreation Center – RECOMMEND APPROVAL – MOTION CARRIED

To rezone +/-2.04 acres from A-1, Agricultural, Planned Mixed Residential & HCOD to R-4, Suburban Residential & HCOD for use as a community recreation facility. The site is located west of the intersection of Spriggs Rd. and Lake Terrapin Dr. +/-2,500 ft. south of the intersection of Spriggs Rd. and Minnieville Rd., is identified as GPINs 8091-52-2318 & 8091-52-2429, and is designated Suburban Residential Low in the Comprehensive Plan. **Coles Magisterial District** – (Staff-Matt Arcieri).

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

RES 07-154

Proffer Amendment #PLN2007-00515, Hope Hill Crossing Recreation Center – RECOMMEND APPROVAL – MOTION CARRIED

To amend the proffers of PLN #2005-00242, to add the property rezoned by case #PLN2007-00511 for use as a community recreation facility. The +/-90.62 ac. site is located at the southeastern quadrant of the intersection of Spriggs Rd. and Minnieville Rd., is identified as GPINs 8091-33-8974, 8091-52-2318 & 2429 is zoned A-1, Agricultural, R-4, Suburban Residential, Planned Mixed Residential & HCOD and is designated Suburban Residential Low and Environmental Resource in the Comprehensive Plan. **Coles Magisterial District** – (Staff-Matt Arcieri).

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

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Public Hearings

(Continued).

RES 07-155

Special Use Permit #PLN2007-00512, Hope Hill Crossing Recreation Center – RECOMMEND APPROVAL – MOTION CARRIED

To allow a community operated clubhouse and swimming pool. The +/-2.04 acre site west of the intersection of Spriggs Rd. and Lake Terrapin Dr. +/-2,500 ft. south of the intersection of Spriggs Rd. and Minnieville Rd., is identified as GPINs 8091-33-8974, 8091-52-2318 & 2429, is zoned A-1, Agricultural, R-4, Suburban Residential, Planned Mixed Residential and HCOD and is designated Suburban Residential Low in the Comprehensive Plan. **Coles Magisterial District** – (Staff-Matt Arcieri).

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

RES 07-156

Rezoning #PLN2007-00585, Carmax – Potomac Mills – RECOMMEND APPROVAL – MOTION CARRIED

To rezone +/-10.75 acres from PBD, Planned Business District and M-2, Light Industrial to B-1, General Business. The site is located +/-290 ft. southeast of the intersection of the Prince William Pkwy. and Crossing Pl., is identified as GPINs 8292-91-4197, 8292-92-5240, 6464 & 5960, is HCOD and is designated Regional Commercial Center and Environmental Resource in the Comprehensive Plan. **Occoquan Magisterial District** – (Staff-Matt Arcieri).

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

RES 07-157

Special Use Permit #PLN2007-00586, Carmax – Potomac Mills – RECOMMEND APPROVAL – MOTION CARRIED

To allow motor vehicle sales (limited), a car wash and modifications to the County's signage requirements in accordance with Sec. 32-250.23 of the Zoning Ordinance. The +/-10.75 acre site is located +/-290 ft. southeast of the intersection of the Prince William Pkwy. and Crossing Pl., is identified as GPINs 8292-91-4197, 8292-92-5240, 6464 & 5960, is zoned HCOD, Planned Business District and M-2, Light Industrial and is designated Regional Commercial Center and Environmental Resource in the Comprehensive Plan. **Occoquan Magisterial District** – (Staff-Matt Arcieri).

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

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Planning Commission Procedures

RES 07-158

Parks and Open Space Project - Additional Recommendations
– RECOMMEND INCLUSION AND IMPLEMENTATION –
MOTION CARRIED

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

Departmental Reports – Nothing to report.

Adjourned

9:00 P.M.