



Stephen K. Griffin
Director of Planning

APPROVED

COUNTY OF PRINCE WILLIAM

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PLANNING COMMISSION
Russell E. Bryant, Jr.
Chairman
Ernie Gonzales,
Vice Chairman
Ronald K. Burgess
Gary C. Friedman
Rene M. Fry
Martha Hendley
E. Bruce Holley
Kim Hosen

Planning Commission BRIEF

BOARD CHAMBER

James J. McCoart Administration Building

February 20, 2008

Regular Meeting

In Attendance

Chairman Bryant, Vice Chairman Gonzales, Commissioners, Burgess, Friedman, Fry, Holley, Hosen; Planning Director, Steve Griffin, Clerk to the Commission, Christine Thompson

Citizens' Time

No citizens spoke
P.M.

7:09

Consent Agenda

RES 08-019

APPROVED - MOTION CARRIED:

- Meeting minutes for January 23, 2008;
- Development Application Processing Schedule (DAPS); and
- Receipt of Review for Determination of Consistency with the Comprehensive Plan dated 02/13/08 (covering the period from 01/29/08 through 02/11/08).

[VOTING RECORD: By acclamation; absent from meeting-Hendley]

Expedited Agenda

RES 08-020

Rezoning #PLN2008-00087, Interstate Drive Investment LLC
– RECOMMEND APPROVAL – MOTION CARRIED

To rezone +/-1.45 ac. from A-1, Agricultural, to M-2, Light Industrial. The site is located on the east side of Interstate Dr., north of the intersection of Dumfries Rd. & I-95, is identified as GPIN 8289-08-6133, and is designated Flexible Use Employment Center in the Comprehensive Plan. **Dumfries Magisterial District** – (Staff-M. Arcieri).

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

Request for Deferral/Continuation

Rezoning #PLN2007-00274, Orchard Glen - Due to improper posting – County Staff requested a deferral to March 19, 2008.

To rezone +/-0.87 ac. from Office Low-Rise to R-16, Suburban Residential. The site is located on the south side of Coverstone Dr., +/- 280 ft. s.w. of its intersection with Sage St., is identified as GPIN 7697-23-1646, and is designated Suburban Residential High in the Comprehensive Plan. **Gainesville Magisterial District** – (Staff-F. Burnszynski).

Public Hearings

RES 08-021

Special Use Permit #PLN2007-00645, Rite-Aid – Heritage Village Plaza – action deferred to date certain, March 19, 2008; Public Hearing Closed.

To allow a drive-through pharmacy, located at on the south side of Heathcote Blvd. +/- 440 ft. west of Heritage Hunt Dr., and identified as GPIN 7397-87-3927. The site is zoned Planned Business District, is designated Regional Employment Center in the Comprehensive Plan & is part of the I-66/Rt. 29 Sector Plan. **Gainesville Magisterial District** – (Staff-F. Burnszynski).

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

RES 08-022

Special Use Permit #PLN2008-00230, Manassas Crossroads Chick-Fil-A Façade Sign Modification – RECOMMEND APPROVAL – MOTION CARRIED

To allow a façade signage modification, located at on the southeast side of Sudley Manor Dr. +/- 650 ft. southwest of 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** – (Staff-F. Burnszynski).

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

Public Hearings

RES 08-023

(Continued)

Rezoning #PLN2008-00059, Virginia Concrete Plant

Relocation – RECOMMEND APPROVAL – MOTION CARRIED

To rezone +/-4 ac. from A-1, Agricultural, to M-1, Heavy Industrial. The site is located southwest of Ashton Ave., north of the Norfolk/Southern rail line and at the terminus of Vulcan Ln., is identified as GPINs 7696-24-3837 and 7696-45-2008, and is designated Industrial Employment in the Comprehensive Plan.

Brentsville Magisterial District – (Staff-M. Arcieri).

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

RES 08-024

Special Use Permit #PLN2008-00060, Virginia Concrete Plant

Relocation – RECOMMEND APPROVAL – MOTION CARRIED

To allow a concrete plant. The +/-4 ac. site is located southwest of Ashton Ave., north of the Norfolk/Southern rail line and at the terminus of Vulcan Ln., is identified as GPINs 7696-24-3837 and 7696-45-2008, is zoned A-1, Agricultural and is designated Industrial Employment in the Comprehensive Plan. **Brentsville Magisterial District** – (Staff-M. Arcieri).

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

RES 08-025

Public Facilities Review #PLN2008-00289, Virginia-
American Water Company – FOUND TO BE

**CONSISTENT WITH THE COMPREHENSIVE PLAN WITH
A LETTER OF COMMITMENT DATED JANUARY 30, 2008
– MOTION CARRIED**

To determine consistency with the Comprehensive Plan for the addition of a water storage. site. The site is identified as GPIN 8093-10-3071, is located on Hoadly Road at 5940 Omega Ln., is zoned and classified Residential Planned Community in the Comprehensive Planned. **Coles Magisterial District** – (Staff-E. Pugh).

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

Public Hearings

RES 08-026

(Continued)

**[Capital Improvement Program \(CIP\), #PLN2008-00352, Annual PC Review of the PWC Proposed FY 2009-2014 CIP](#) –
ACTION DEFERRED, TO BE HEARD WITHIN SIXTY (60) DAYS – PUBLIC HEARING REMAINS OPEN – MOTION CARRIED**

Pursuant to Sec.15.2-2239 of the Code of VA., Ann., review and provide recommendations to the Board of County Supervisors on the PWC Proposed FY09-2014 CIP. Pursuant to Sec. 15.2-2232 of the Code of VA., Ann., evaluate the consistency with the Comprehensive Plan projects not previously reviewed within the proposed CIP. **All Magisterial Districts** – (Staff-E. Pugh).

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

Planning Commission Procedures

- Discussion – on the Planning Commission sending commission members to the Board of County Supervisor public hearings to speak on behalf of the Commission.
- **RES 08-027 – Motion:** That Commissioner At-Large Friedman not attend and speak for the Planning Commission at the February 26, 2008, BOCS hearing where planning staff will present the parks & open space plan. – **MOTION CARRIED**
[VOTING RECORD: Motion-Burgess, Holley; Ayes-Burgess, Gonzales, Holley, Bryant; Nays-Friedman, Fry; Abstain-Hosen; Absent from meeting-Hendley]
- **Motion:** Request the Planning Commission explore in more depth, how it can better represent the view of the Planning Commission and present our concerns to the Board of County Supervisors during public hearings.
- **RES 08-028 - Call the Question – PASSED**
A motion being referred to as Request the Planning Commission explore in more depth, how it can better represent the view of the Planning Commission and relay our concerns to the Board of County Supervisors during public hearings, has been made by Commissioner Burgess and seconded by Commissioner Holley, that the Planning Commission recommend approval of said motion.
[VOTING RECORD: Motion-Fry, Hosen; Ayes-Burgess, Fry, Gonzales, Hosen, Bryant; Nays-Holley; Abstain-Friedman; Absent from meeting-Hendley]
- **RES 08-029** Request the Planning Commission explore in more depth, how it can better represent the view of the Planning Commission and relay our concerns to the Board of County Supervisors during public hearings. **MOTION CARRIED**
[VOTING RECORD: Motion-Burgess, Hosen; Ayes-Burgess, Friedman, Fry, Hosen, Bryant; Nays-Gonzales, Holley; Absent from meeting-Hendley]

Department Procedures – Nothing to report

Adjournment

11:19 P.M.