



Stephen K. Griffin
Director of Planning

APPROVED

COUNTY OF PRINCE WILLIAM

5 County Complex Court, Woodbridge, Virginia 22192-9201
(703) 792-6830 Metro 631-1703, Ext. 6830 FAX (703) 792-4401

Internet www.pwcgov.org

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

March 5, 2008
Regular Meeting

In Attendance

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

Citizens' Time

No citizens spoke
P.M.

7:09

Consent Agenda

RES 08-030

APPROVED - MOTION CARRIED:

- Meeting minutes for February 6, 2008;
- Development Application Processing Schedule (DAPS); and
- Receipt of Review for Determination of Consistency with the Comprehensive Plan dated 02/27/08 (covering the period from 02/02/08 through 02/25/08).

[VOTING RECORD: By acclamation; absent from meeting-Gonzales, Holley]

Public Hearings

RES 08-031

**Rezoning #PLN2007-00260, Ebenezer Baptist Church –
RECOMMEND APPROVAL WITH REQUEST OF REVISED
PROFFERS**

To rezone +/-10.3 ac. from B-1, General Business, and A-1, Agricultural, to O(M), Office Mid-Rise, and for sign waivers. The site is located at the southwest corner of the intersection of Minnieville & Telegraph Rd., is identified as GPIN 8292-98-7993, is designated Regional Employment Center in the Comprehensive Plan and is in an HCOD. **Occoquan Magisterial District** – (Staff-M. Arcieri).

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

Public Hearings

RES 08-032

(Continued)

**Special Use Permit #PLN2007-00281, Motorcycle Factory –
RECOMMEND APPROVAL WITH AMENDED CONDITIONS**

To allow motorcycle sales, service, and repair and motor vehicle sales, rental or lease (recreational) on +/-1.69 ac. at 3820 Prince William Pkwy., on the east side of the Prince William Pkwy., +/-1.1 mi. southeast of its intersection with Old Bridge Rd. & +/-0.7 mi. northwest of its intersection with Minnieville Rd. The site is identified as GPIN 8192-85-5096, is zoned B-1, General Business, is in an HCOD; and is designated Office in the Comprehensive Plan.

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

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

RES 08-033

**Special Use Permit #PLN2007-00798, Shops at Stonewall (Pad J) – Financial Institution with Drive-Thru Lanes –
RECOMMEND APPROVAL**

To allow a drive-thru financial institution, located on the south side of Rt. 29, +/- 1,000 ft. west of Lake Manassas Dr. and identified as GPIN 7296-49-9699(pt.). The site is zoned Residential Planned Community, is part of the Rt. 29 HCOD and is designated RPC in the Comprehensive Plan. **Brentsville Magisterial District** – (Staff-F. Burnszynski).

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

RES 08-034

**Special Use Permit #PLN2007-00818, Shops at Stonewall (Pad M) – Financial Institution with Drive-Thru Lanes –
RECOMMEND APPROVAL**

To allow a drive-thru financial institution, located on the south side of Rt. 29, +/- 1,450 ft. west of Lake Manassas Dr. and identified as GPIN 7296-49-9699(pt.). The site is zoned Residential Planned Community, is part of the Rt. 29 HCOD and is designated RPC in the Comprehensive Plan. **Brentsville Magisterial District** – (Staff-F. Burnszynski).

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

Public Hearings

RES 08-035

(Continued)

**Special Use Permit #PLN2008-00150, Innovation (E&A)
Chick-Fil-A – RECOMMEND APPROVAL**

To allow drive-thru at a fast food restaurant. The +/-0.81 acre site is located on Nokesville Rd. +/-300 ft. west of its intersection with Piper Ln., is identified as GPIN 7595-83-2458(pt), is zoned Planned Business District, HCOD and TeOD and is designated Regional Employment Center in the Comprehensive Plan. **Brentsville Magisterial District** – (Staff –M. Arcieri).

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

RES 08-036

Public Facilities Review #PLN2008-0000296, UOSA Flat Branch Interceptor Upgrade – FOUND TO BE CONSISTENT WITH THE COMPREHENSIVE PLAN

To determine consistency with the Comprehensive Plan for upgrades to the southern trunk sewer for the existing Flat Branch Pump Station. The project involves installing a new parallel sewer to replace the existing sewer. The sewer line would generally extend from the intersection of Godwin Dr. and Sudley Rd. to the Flat Branch Pump Station at 7420 Ben Lomond Park Dr. This area is classified as Environmental Resource, Parks and Open Space, General Commercial, Suburban Residential Low, and Suburban Residential High in the Comprehensive Plan, and is zoned A-1 and R-4 - **Gainesville Magisterial District** – (Staff-Pugh).

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

Planning Commission Procedures

- Discussion – For future discussion and proposed work session item of last minute changes to proffers and /or conditions to applications.
- For discussion – existing sign language and the standards for the flow of parking. Mr. Griffin to get back with the PC on a draft of what the staff are proposing.

Department Procedures – Nothing to report

Adjournment

12:04 A.M.