



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
Edgar Bruce Holley
Kim Hosen

**Planning Commission
BRIEF**

BOARD CHAMBER

James J. McCoart Administration Building

**May 7, 2008
Regular Meeting**

In Attendance

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

Work Session

Land Use and Housing

6:00 P.M.

Citizens' Time

7:30 P.M.

Consent Agenda

RES 08-076

APPROVED - MOTION CARRIED:

- The Development Application Processing Schedule (DAPS); and
- The Receipt for Review for Determination of Consistency with the Comprehensive Plan dated 04/30/08 (covering the period from 04/08/08 through 04/28/08). Pulling the following PFR's for public hearing:
 - Veterans Park Baseball Field Lighting PLN2008-00519
 - Valley View Park Soccer Fields Lighting PLN2008-00520
- Meeting Minutes of April 2, 2008 were not approved due to missing resolution #08-062 – *Planning Commission Policy Related to Application Changes Subsequent to First Dispatch of Staff Reports for Cases Scheduled for Public Hearing*. These minutes will be presented for approval on May 21, 2008.

[VOTING RECORD: Motion-Hendley, Friedman; By Acclamation; Absent from meeting-Fry, Gonzales]

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Expedited Agenda

RES 08-077

Proffer Amendment #PLN2008-00328, Staybridge Suites (Telegraph Road) – RECOMMEND APPROVAL – MOTION CARRIED

To amend the proffers for REZ#1989-0076 to increase the permitted bldg. height and FAR to allow a 109-room hotel, located in the southwest corner of the intersection of Telegraph Rd. and Caton Hill Rd. The +/-2.5 acre site is zoned B-1, General Business, is identified as GPIN 8292-83-1093 (pt), is designated Regional Employment Center in the Comprehensive Plan and is within the Parkway Employment Center sector plan. **Occoquan Magisterial District** – (Staff-M. Arcieri).

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

Request for Deferral **None**

Public Hearings

RES 08-078

Continued from 4-2-08, Public Hearing Open - Rezoning #PLN2007-00755, Neabsco Common – RECOMMEND APPROVAL – MOTION CARRIED

To rezone +/-21.7 ac. from A-1, Agricultural, and from B-1, General Business, to O(H), Office High-Rise. The site is located on the west side of Neabsco Mills Rd., one-tenth mile south of its intersection with Dale Blvd., is identified as GPINs 8291-72-7082, -8759, -82-0449, -0927, -2710, -2888, -8788, -83-5255, -5348, -5418, -5735 and a portion of Smoke Ct., is designated Office in the Comprehensive Plan, is part of the Potomac Communities Revitalization Plan and is within the Dale Blvd. and Neabsco Mills Rd. HCODs. **Neabsco Magisterial District** – (Staff-M. Arcieri).

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

RES 08-079

Continued from 4-2-08, Public Hearing Open - Special Use Permit #PLN2007-00756, Neabsco Common Drive-Through – RECOMMEND APPROVAL – MOTION CARRIED

To allow drive-through services at a financial institution, located on the west side of Neabsco Mills Rd., one-tenth mile south of its intersection with Dale Blvd. The +/-0.7 acre site is identified as GPIN 8291-82-2888(pt), is zoned A-1, Agricultural is designated Office in the Comprehensive Plan, is part of the Potomac Communities Revitalization Plan and is within the Dale Blvd. and Neabsco Mills Rd. HCODs. **Neabsco Magisterial District** – (Staff-M. Arcieri).

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

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RES 08-080

Special Use Permit #PLN2008-00159, Bristow Center – Fauquier Bank – RECOMMEND APPROVAL – MOTION CARRIED

To allow a +/-3,000 sq/ft financial institution with a drive through facility in the B-1 zoning district. The site is located in the Bristow Ctr. shopping ctr., +/-1,000 ft northwest of the intersection of Linton Hall Rd. and Nokesville Rd., is identified as GPIN 7595-41-3303 and is designated Suburban Residential Low in the Comprehensive Plan. **Brentsville Magisterial District** – (Staff-S. Donohoe).

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

Public Hearings

RES 08-081

(Continued)

Special Use Permit #PLN2008-00163, Bristow Center – CVS – RECOMMEND APPROVAL – MOTION CARRIED

To allow a +/-14,346 sq/ft pharmacy with a drive through facility in the B-1 zoning district. The site is located in the Bristow Ctr. shopping ctr., +/-1,000 ft northwest of the intersection of Linton Hall Rd. and Nokesville Rd., is identified as GPIN 7595-41-3303 (pt) and is designated Suburban Residential Low in the Comprehensive Plan. **Brentsville Magisterial District** – (Staff-S. Donohoe).

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

RES 08-082

Rezoning #PLN2007-00629, Haymarket Estates – RECOMMEND APPROVAL – MOTION CARRIED

To rezone +/-29.46 ac. from A-1, Agricultural to R-4, Suburban Residential. The site is located between Old Carolina Rd and Carver Rd, +/- 740 ft. south of their intersection, is identified as GPINs 7297-74-0071, 7297-74-5573, 7297-74-4191, 7297-75-5314, 7297-74-1850, 7297-74-9351, 7297-74-7730, 7297-74-6418, 7297-74-8209, 7297-74-6102, 7297-74-5433, 7297-84-2264, and 7297-84-4447, and is designated Suburban Residential Low in the Comprehensive Plan and is part of the I-66/Rt. 29 Sector Plan. **Brentsville Magisterial District** – (Staff-F. Burnszynski).

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

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RES 08-083

Proffer Amendment #PLN2008-00324, The Shoppes at Lake Manassas – RECOMMEND APPROVAL – MOTION CARRIED

To amend the proffers for REZ #87-67 and REZ #86-23, to allow an increase in the height of monument signs and implement a comprehensive sign plan. The +/-21.18 ac. parcel is located on the west side of Baltusrol Blvd., +/-470 ft. south of Rt. 29, is identified as GPIN 7397-01-5608, is zoned Residential Planned Community, is part of the Rt. 29 HCOD, is designated Residential Planned Community, in the Comprehensive Plan and is part of the I-66/Route 29 sector plan. **Brentsville Magisterial District** – (Staff-F. Burnszynski).

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

Public Hearings

RES 08-084

(Continued)

Proffer Amendment #PLN2008-00325, Madison Square – RECOMMEND APPROVAL – MOTION CARRIED

To amend the proffers for REZ #PLN2004-00345, to allow flexibility locating retail and requiring multi-story buildings in Landbay C. The +/-25.2 ac. parcel is located on the north side of Rt. 29, +/-1,300 ft. east of Rt. 15, is identified as GPIN 7297-20-5229, is zoned Planned Mixed Use District, is part of the Rt. 29 HCOD, is designated Community Employment Center, and Environmental Resource, in the Comprehensive Plan and is part of the I-66/Route 29 sector plan. **Brentsville Magisterial District** – (Staff-F. Burnszynski).

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

Planning Commission Procedures

LOS and Grandfathering Rights – Mr. Griffin to speak with the County Attorney.

Departmental Commission Procedures

Nothing to report.

Adjourned

10:19 P.M.