



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 21, 2008  
Regular Meeting**

**In Attendance**

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

**Work Session**

Context Sensitive Solutions

**6:00 P.M.**

**Citizens' Time**

**7:00 P.M.**

**Closed Session**

RES 08-085

**Authorize Closed Meeting** to consult with its legal counsel pertaining to actual litigation, specifically the case of The Prince William County School Board vs. The Board of Supervisors of Prince William County, where such consultation would adversely affect the litigating posture of the Planning Commission.

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

RES 08-086

**Certification of Closed Meeting: APPROVAL - MOTION CARRIED.**

Adjourned into Closed Meeting

6:45 P.M.

Reported out of Closed Meeting

7:06 P.M.

[VOTING RECORD: Motion-Burgess, Holley; By Acclamation; Absent from meeting-Gonzales (Hosen arrived at 6:47P.M.)]

**Consent Agenda**

RES 08-087

**APPROVED - MOTION CARRIED:**

- Meeting minutes for April 2, 2008 and April 16, 2008;
- Development Application Processing Schedule (DAPS); and
- Receipt of Review for Determination of Consistency with the Comprehensive Plan dated 05/14/08 (covering the period from 04/29/08 through 05/12/08).

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

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## Public Hearings

RES 08-088

### Special Use Permit #PLN2007-00649, Holy Family Academy – **RECOMMEND APPROVAL – MOTION CARRIED**

This is a request for temporary use of 2 modular units to be used on private school grounds. The site is located east of Pineview Rd., +/-1,400 ft south of its intersection with Moore Dr. The +/-11.26 acre site is identified as GPINs 7894-88-4786 and 7894-88-3172, is zoned A-1, Agricultural and is designated Semi-Rural Residential in the Comprehensive Plan. **Brentsville Magisterial District** – (Staff-Mendez).

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

RES 08-089

### Special Use Permit #PLN2007-00651, Masters Bar & Grill – **RECOMMEND APPROVAL – MOTION CARRIED**

This is a request to allow live entertainment and dancing in an existing restaurant. The site is located along Old Linton Hall Rd., +/- 230 feet south of the intersection of Old Linton Hall Rd. and Lee Hwy., and is located in the Route 29 HCOD. The site is identified as GPINs 7397-53-4669 & 7397-53-4878, is zoned B-1, General Business, and is located in the I-66/Route 29 sector plan. The site is designated CEC, Community Employment Center, in the Comprehensive Plan. **Gainesville Magisterial District** – (Staff-Donohoe).

[VOTING RECORD: Motion-Hendley, Friedman; Ayes-Burgess, Friedman, Fry, Gonzales, Hendley, Holley, Hosen, Bryant (Gonzales arrived at 8:10 P.M.)]

RES 08-090

### Special Use Permit # PLN2008-00231, Virginia Gateway Best Buy Sign Modification – **RECOMMEND APPROVAL – MOTION CARRIED**

To amend a previously approved sign package to allow modification of façade signs, located in Virginia Gateway Center, +/-1,300 ft. of the intersection of Rt. 55 and Rt. 29 and identified as GPIN 7397-83-3848.01(pt). The site is zoned B-1, General Business, is part of the Rt. 29 HCOD, is designated Regional Commercial Center, and is in the I-66/Rt. 29 sector plan in the Comprehensive Plan. **Gainesville Magisterial District** – (Staff-Burnszynski).

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

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## **Public Hearings**

**(Continued)**

RES 08-091

**Rezoning #PLN2006-00168, Smith's Pond – RECOMMEND DENIAL – MOTION CARRIED**

To rezone +/-14.06 ac. from A-1, Agricultural, to R-4, Suburban Residential. The site is located on the east side of Lucasville Rd., +/- 1,200 ft. north of Godwin Dr, is identified as GPIN 7794-38-8341, and is designated Suburban Residential Low in the Comprehensive Plan. **Brentsville Magisterial District** – (Staff-Burnszynski).

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

RES 08-092

**Rezoning #PLN2008-00064, Welden – RECOMMEND APPROVAL – MOTION CARRIED**

To rezone +/- 122 acres from A-1, Agricultural, to SR-1, Semi-Rural Residential to allow 62 single family detached dwellings. The site is +/- 1 mile north of the intersection of Birmingham Rd. and Chardon Ct., is identified as GPINs 7996-12-0289, 7996-12-6791, 7996-13-4053, 7996-22-4484, 7996-23-3735, 7996-03-6451, 7996-04-8309, 7996-13-2797, 7996-14-0285, 7996-14-6894, and 7996-14-7922, and is designated Semi-Rural Residential and Environmental Resource in the Comprehensive Plan. **Brentsville Magisterial District** – (Mendez).

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

CPA – Habitat for  
Humanity

**Commissioner Gonzales made a motion to recommend Approval – being no second, the motion dies.**

RES 08-093

**Comprehensive Plan Amendment #PLN2006-00449, Habitat for Humanity-Websters Way – RECOMMEND DENIAL – MOTION CARRIED**

To change the Long-Range Land Use designation in the Comprehensive Plan for +/-3.29 acres from Semi-Rural Residential to Suburban Residential Low. The site is located at the sw quadrant of the intersection of Lost Creek Ct, Hoadly Rd, and Websters Way, is identified as GPIN 8093-40-6259, 8093-40-4550, and 8093-40-3235, is zoned SR-1 and is part of the Hoadly Rd. HCOD. **Coles Magisterial District** – (Staff-Pugh).

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

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RES 08-094

**Rezoning #PLN2008-00195, Habitat for Humanity-Websters Way – RECOMMEND DENIAL – MOTION CARRIED**

To rezone +/-3.29 acres from SR-1, Semi-Rural Residential to R-4, Suburban Residential District to allow 7 single family detached units. The site is located at the sw quadrant of the intersection of Lost Creek Ct, Hoadly Rd, and Websters Way, is identified as GPIN 8093-40-6259, 8093-40-4550, and 8093-40-3235, is part of the Hoadly Rd. HCOD and is designated Semi-Rural Residential in the Comprehensive Plan. **Coles Magisterial District** – (Staff-Pugh).

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

**Planning Commission Procedures**

Discussion:

- Financial disclosure of committee members (Conflict causes and disqualification – perhaps a work session item).
- Tracking of Special Use Permit conditions
- Consistent way of treating circumstances on market rate vs. subsidized. Staff to take action to try to establish internal procedures. (Will be vetted in the housing chapter of the Comprehensive Plan).
- Stream restoration project tour to take place June 2. Commission to let Commissioner Hosen know if they are interested.

**Adjourned**

**Thursday, May 22, 2008 - 1:42 A.M.**