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Planning Commission BRIEF

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

BOARD CHAMBER

James J. McCoart Administration Building

April 2, 2008
Regular Meeting

In Attendance

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

Citizens' Time

7:00 P.M.

Consent Agenda

RES 08-050

APPROVED - MOTION CARRIED:

- Meeting minutes for March 5, 2008;
- Development Application Processing Schedule (DAPS); and
- Receipt of Review for Determination of Consistency with the Comprehensive Plan dated 03-26-08 (covering the period from 03/11/08 through 03/24/08).

[VOTING RECORD: Motion- Hendley, Fry – By Acclamation]

Expedited Agenda

RES 08-051

[Rezoning #PLN2008-00203, Shops at Stonewall – Service Authority Parcel](#) – RECOMMEND APPROVAL – MOTION CARRIED

To rezone +/- 0.42 ac. from A-1, Agricultural, to Residential Planned Community (RPF), and amend the proffers for PRA #PLN2007-00322 to include the subject rezoning area with Lake Manassas Commercial (western landbay). The site is located at the south side of Rt. 29, +/- 475 ft. west of Lake Manassas Dr., is identified as GPINs 7297-50-5556 & 7296-49-9699, and is in the Rt 29 HCOD and is designated RPC, Semi-Rural Residential, and Environmental Resource in the Comprehensive Plan. **Brentsville Magisterial District**-(Staff-F. Burnszynski).

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

Expedited Agenda (Continued)

RES 08-052

Special Use Permit # PLN2008-00232, Wegmans at the Shops at Stonewall – Signage – RECOMMEND APPROVAL – MOTION CARRIED

To allow a façade signage modification to a previously approved retail use exceeding 80,000 sq. ft., located on the south side of Rt. 29, +/- 1,600 ft. west of its intersection with Lake Manassas Dr. and identified as GPIN 7296-49-9699(pt). The site is zoned RPC, Residential Planned Community, is part of the Rt. 29 HCOD and designated RPC in the Comprehensive Plan. **Brentsville Magisterial District**-(Staff-F. Burnszynski).

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

Public Hearings

RES 08-053

RECONSIDER CASE FIRST HEARD ON MARCH 19, 2008 - Rezoning #PLN2008-00195, Habitat for Humanity – MOTION CARRIED

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

RES 08-054

RECONSIDER CASE FIRST HEARD ON MARCH 19, 2008 – Comprehensive Plan Amendment #PLN2006-00449, Habitat for Humanity – MOTION CARRIED

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

RES 08-055

RE-OPEN PUBLIC HEARING AND DEFER ACTION TO DATE UNCERTAIN – Rezoning #PLN2008-00195, Habitat for Humanity – MOTION CARRIED

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

RES 08-056

RE-OPEN PUBLIC HEARING AND DEFER ACTION TO DATE UNCERTAIN – Comprehensive Plan Amendment #PLN2006-00449, Habitat for Humanity – MOTION CARRIED

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

Public Hearings (Continued)

RES 08-057

Rezoning #PLN2006-00498, Manassas Business Park – RECOMMEND DENIAL – MOTION CARRIED

To rezone +/-156 ac. from A-1, Agricultural, to PBD, Planned Business District. The site is located on the east side of Bristow Rd., +/-1 mile south of its intersection with Nokesville Rd. (Rt. 28), is identified as GPINs 7594-87-7787, 7694-07-2552 7594-87-6314 and 7594-87-1951, and is designated Flexible Use Employment Center and Environmental Resource in the Comprehensive Plan. **Brentsville Magisterial District**-(Staff-M. Arcieri).

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

RES 08-058

Special Use Permit #PLN2008-00190, First Baptist Church of Woodbridge – RECOMMEND APPROVAL – MOTION CARRIED

To allow sign modifications and the temporary use of five modular units at the religious institution located at 13600 Minnieville Rd., northwest of its intersection with Elm Farm Rd. The +/-18.9 acre site is identified as GPIN 8292-13-5079, is zoned B-1, General Business, is designated General Commercial, in the Comprehensive Plan, and is within the Davis Ford Rd. and Minnieville Rd. HCODs. **Neabsco Magisterial District**-(Staff-M. Arcieri).

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

RES 08-059

Public Facility Review (PFR) #PLN2008-00275, Independent Hill Water Storage Tank Replacement – FOUND TO BE CONSISTENT WITH THE COMPREHENSIVE PLAN

To determine consistency with the Comprehensive Plan, pursuant to Section 15.2-2232 of the Code of VA, Ann. for the modification of PFR #PLN2004-00386, to permit the installation of a 2-million gallon Svc. Auth. water tank. The site is located at the PWC landfill, at 14811 Dumfries Rd., identified as GPIN 7991-19-0636; is designated Public Land, in the Comprehensive Plan, and is zoned A-1, Agricultural. **Coles Magisterial District**-(Staff-E. Pugh).

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

Public Hearings

RES 08-060

(Continued)

Rezoning #PLN2007-00755, Neabsco Common – PUBLIC HEARING CONTINUED TO MAY 7, 2008 – MOTION CARRIED

To rezone +/-21.7 ac. from A-1, Agricultural, and from B-1, General Business, to O(H), Office High-Rise, and modifications and waivers. 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, and is within the Dale Blvd. and Neabsco Mills Rd. HCODs. **Neabsco Magisterial District**-(Staff-M. Arcieri).

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

RES 08-061

Special Use Permit #PLN2007-00756, Neabsco Common Drive-through – PUBLIC HEARING CONTINUED TO MAY 7, 2008 – 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, and is within the Dale Blvd. and Neabsco Mills Rd. HCODs. **Neabsco Magisterial District**-(Staff-M. Arcieri).

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

Planning Commission Procedures (brief discussion)

Comprehensive Plan Designation – Battlefields
Zoning Text Amendment – Address digital signage

RES 08-062

Planning Commission Policy Related to Application Changes Subsequent to First Dispatch of Staff Reports for Cases Scheduled for Public Hearing – ALL MAGISTERIAL DISTRICTS - RECOMMEND APPROVAL – MOTION CARRIED

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

Departmental Commission Procedures – nothing to report

Adjourned

12:03 A.M.