



Stephen K. Griffin
Director of Planning

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
Edgar Bruce Holley
Kim Hosen

Planning Commission BRIEF

BOARD CHAMBER

James J. McCoart Administration Building

April 16, 2008
Regular Meeting

In Attendance

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

Work Session

Land Use and Housing Update

6:00 P.M.

Citizens' Time

7:00 P.M.

Consent Agenda

RES 08-063

There was a moment of silence in respect of the VA Tech Tragedy of 2007 and In memory of Firefighter Kyle Wilson.

APPROVED - MOTION CARRIED:

- Meeting minutes of March 19, 2008, amending the brief for RES 08-043 – showing the motioner as Commissioner Hendley, with the seconder as Commissioner Friedman.
- Development Application Processing Schedule (DAPS); and
- Receipt of Review for Determination of Consistency with the Comprehensive Plan dated 04-09-08 (covering the period from 03-25-08 through 04-07-08). Noting no PFR's were submitted during this cycle.

[VOTING RECORD: Motion-Burgess, Hendley; By Acclamation]

Expedited Agenda

RES 08-064

Special Use Permit #PLN2008-00365, Snap Fitness Center – Hoadly Market Place – RECOMMEND APPROVAL – MOTION CARRIED

To allow a commercial indoor recreation facility in an existing shopping center. The site is located in the Hoadly Market Plc. shopping ctr. on Hoadly Rd. +/- 250 ft east of the intersection with Purcell Rd., is located within GPIN 7993-80-3935, zoned B-2, Neighborhood Business, and designated NC, Neighborhood Commercial, in the Comprehensive Plan. **Coles Magisterial District** – (Staff-S. Donohoe).

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

Expedited Agenda

RES 08-065

(Continued)

Special Use Permit #PLN2008-00242, Hoadly Road Car Wash and Service – RECOMMEND APPROVAL – MOTION CARRIED

To allow a car wash and motor vehicle service on a +/-1.42 acre site. The site is located along Hoadly Rd. +/-1,350 ft east of the intersection of Hoadly Rd. and Purcell Rd., is identified as GPIN 7993-90-2526, is zoned B-1, General Business, and designated Neighborhood Commercial and Environmental Resource, in the Comprehensive Plan. **Coles Magisterial District** – (Staff-S. Donohoe).

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

Public Hearings

RES 08-066

CONTINUED FROM 3-19-08, PUBLIC HEARING OPEN -

Comprehensive Plan Amendment #PLN2007-00398, Bristow Commons – RECOMMEND DENIAL – MOTION CARRIED

Request for an amendment to the Long-Range Land Use Plan map to change the designation of +/-7.81 acres on three parcels from Suburban Residential Low to Neighborhood Commercial. The site is located at the northeast corner of the intersection of Linton Hall Rd. and Devlin Rd., and is identified as GPINs 7496-60-5091, 7496-60-0562, and 7496-61-5913.

Brentsville Magisterial District – (Staff-E. Pugh).

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

RES 08-067

CONTINUED FROM 3-19-08, PUBLIC HEARING OPEN Rezoning #PLN2007-00693, Bristow Commons Rezoning – RECOMMEND DENIAL – MOTION CARRIED

To rezone +/-7.81 acres on three parcels from A-1, Agricultural, to B-2, Neighborhood Business. The site is located at the northeast corner of the intersection of Linton Hall Rd. and Devlin Rd., is identified as GPINs 7496-60-5091, 7496-60-0562, and 7496-61-5913, and is designated Suburban Residential Low in the Comprehensive Plan. **Brentsville Magisterial District** – (Staff-E. Pugh).

Brentsville Magisterial District – (Staff-E. Pugh).

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

Public Hearings
RES 08-068

(Continued)

**CONTINUED FROM 3-19-08, PUBLIC HEARING OPEN - [Special Use Permit #PLN2007-00694, Bristow Commons Drive Through](#) –
RECOMMEND DENIAL – MOTION CARRIED**

To allow the installation of a drive through lane for a pharmacy. The site is located at the northeast corner of the intersection of Linton Hall Rd. and Devlin Rd.,, is identified as GPIN 7496-60-0562 (pt.), is zoned A-1, Agricultural, and designated Suburban Residential Low, in the Comprehensive Plan. **Brentsville Magisterial District** – (Staff-E. Pugh).

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

RES 08-069

**[Special Use Permit #PLN2008-00047, Grace Baptist Church](#) –
RECOMMEND APPROVAL – MOTION CARRIED**

To allow expansion of an existing religious institution located on the west side of Spriggs Rd., north of its intersection with Anthony Dr. The +/-26.02 acre site is identified as GPINs 8092-00-8209 and -10-2203, is zoned A-1, Agricultural and HCOD, and is designated Semi-Rural Residential and Environmental Resource in the Comprehensive Plan. **Coles Magisterial District** – (Staff-M. Arcieri).

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

RES 08-070

**[Rezoning #PLN2008-00169, Fitzwater House Properties](#) –
RECOMMEND APPROVAL – MOTION CARRIED**

To rezone +/-1.16 ac. from B-1, General Business, to R-4, Suburban Residential. The site is located +/-220 ft. south of the intersection of Fitzwater Dr. and Hooker Ln. & is identified as GPINs 7493-67-4889 & 7493-67-4181. The site is designated Agricultural and Estate (AE) and is part of the Nokesville Sector Plan in the Comprehensive Plan. **Brentsville Magisterial District** – (Staff-F. Burnszynski).

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

Public Hearings

RES 08-071

(Continued)

Special Use Permit #PLN2008-00168, Fitzwater House

Properties – RECOMMEND APPROVAL – MOTION CARRIED

To allow an R-4 zoned lot on a private roadway, located at +/-220 ft. south of the intersection of Fitzwater Dr. and Hooker Ln., and identified as GPINs 7493-67-4889 and 7493-67-4181. The site is zoned B-1, General Business, is designated Agricultural or Estate (AE) and is part of the Nokesville Sector Plan in the Comprehensive Plan. **Brentsville Magisterial District** – (Staff-F. Burnszynski).

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

RES 08-072

Special Use Permit #PLN2008-00240, Chevy Chase Bank

RECOMMEND APPROVAL – MOTION CARRIED

To allow a financial institution with drive-through facilities. The site is located on the south side of Nokesville Rd., at the intersection with Hornbaker Rd., and identified as GPIN 7595-93-6919, is zoned B-1, General Business and HCOD, and is designated Flexible Employment Center in the Comprehensive Plan. **Brentsville Magisterial District** – (Staff-I. Mendez).

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

RES 08-073

Rezoning #PLN2006-00898, May's Quarter at Reid's Prospect

RECOMMEND APPROVAL – MOTION CARRIED

To rezone +/-81.48 ac. from A-1, Agricultural, to Planned Mixed Residential, with waivers and modifications to allow +/-257 single-family detached units. The site is located on the east side of Asdee Ln., +/-1990 ft. north of its intersection with the PWC Pkwy., is identified as GPINs 8193-24-4183, -8339, and -34-3216, is designated Commercial Employment Center-County Center (CEC-CC) and Environmental Resource in the Comprehensive Plan. **Coles Magisterial District** – (Staff-M. Arcieri).

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

Planning Commission Procedures

- Zoning Text Amendment Initiation on parking issues for banks and drive troughs' – should be on the BOCS agenda by June 2008.
- PASA's and PFDs – Percentage of what is lost to what has been mapped. Director to look into gathering data and will get back to the commission.

Departmental Commission Procedures

Nothing to report

Adjourned

12:22 A.M.