



Stephen K. Griffin, AICP
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

July 2, 2008
Regular Meeting

In Attendance

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

Citizens' Time

No Citizens Spoke

Consent Agenda

RES 08-101

APPROVED - MOTION CARRIED:

- Meeting minutes for June 18, 2008;
- Development Application Processing Schedule (DAPS)

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

Expedited Requests

RES 08-102

Special Use Permit #PLN2008-00393, Chick-Fil-A at Virginia Gateway – RECOMMEND APPROVAL – MOTION CARRIED

To allow a restaurant with a drive through facility and sign modification. The +/-1.0 acre site is identified as GPIN 7397-72-6490 (pt), located northeast of the intersection of Linton Hall Rd. and Wellington Rd., is zoned B-1, General Business, and is designated Regional Commercial Center in the Comprehensive Plan. **Gainesville Magisterial District** – (Staff-Donohoe).

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

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RES 08-103

Special Use Permit #PLN2008-00566, Victory Christian Ministries

To amend an existing SUP for a day care center to allow up to 150 students and add a private school use, to an existing religious institution. The site is located at the southeast corner of Featherstone Rd. and Arizona Ave., is identified as GPIN 8391-65-6374, is zoned R-4, Suburban Residential is designated Suburban Residential Low in the Comprehensive Plan and is within Potomac Communities. **Woodbridge Magisterial District** – (Staff-Pugh).

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

Expedited Requests (Continued)

RES 08-104

Rezoning #PLN2008-00284, Lindsay Chevrolet – **RECOMMEND APPROVAL – MOTION CARRIED**

To rezone +/-1.57 ac. from A-1, Agricultural, to B-1, General Business. The site is located on the north side of Blackburn Rd., +/-800 ft. east of its intersection with Jeff. Davis Hwy., is identified as GPINs 8290-98-5738 and -98-6838, is designated Neighborhood Commercial in the Comprehensive Plan, and is within Potomac Communities. **Woodbridge Magisterial District** – (Staff-Arcieri).

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

RES 08-105

Special Use Permit #PLN2008-00285, Lindsay Chevrolet – **RECOMMEND APPROVAL – MOTION CARRIED**

To allow motor vehicle sales (limited), repair, parts with service, and motor vehicle service, located at the northeast corner of the intersection of Jeff. Davis Hwy. and Blackburn Rd. The +/-7.02 acre site is identified as GPINs 8290-98-0348, -2231, -3239, -4439, -5738, -6838, is zoned A-1, Agricultural, and B-1, General Business, is designated Neighborhood Commercial in the Comprehensive Plan, and is within Potomac Communities. **Woodbridge Magisterial District** – (Staff-Arcieri).

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

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Public Hearings

RES 08-106

Special Use Permit #PLN2008-00165, Suds One Car Wash – **RECOMMEND APPROVAL – MOTION CARRIED**

To allow a manned car wash, on a B-1, General Business. The +/-0.59 acre site is located on the east side of Liberia Ave., +/-1,100 ft south of the intersection with Signal Hill Rd, is identified as GPIN 7895-26-7375 (pt) and is designated Community Employment Center in the Comprehensive Plan.

Brentsville Magisterial District – (Staff-Mendez).

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

RES 08-107

Special Use Permit #PLN2008-00492, Dominion Valley Market Square Gas Station – **RECOMMEND APPROVAL – MOTION CARRIED**

To allow a motor vehicle fuel retail station, drive-thru, self service car wash, and a by-right quick service food store on Residential Planned Community. The +/- 1.027 acre site is located on the north side of Dominion Valley Dr, +/-665 ft west of James Madison Hwy (Rt 15) and +/-1,150 ft from the intersection of Dominion Valley Dr and Regency Club Dr., is identified as GPIN 7299-71-8268 (pt) and is designated Residential Planned Community in the Comprehensive Plan. **Gainesville Magisterial District** – (Staff-Mendez).

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

RES 08-108

Public Facility Review #PLN2008-00321, 12th High School – **FOUND TO BE CONSISTENT WITH THE COMPREHENSIVE PLAN**

To determine consistency with the Comprehensive Plan for the construction of a +/-320,000 sq.ft. high school with sports facilities. The site is located on the east side of Dumfries Rd., +/-740 ft. south of its intersection with Hoadly Rd., is identified as GPINs 7892-51-9691, 7892-52-0160, -3149, -7693, -8443, 7892-53-5618, -8330, -8849, and 7892-63-9714, is zoned A-1, Agricultural, and HCOD, and designated Neighborhood Commercial, Flexible Use Employment Center, Semi-Rural Residential, and Environmental Resource in the Comprehensive Plan. **Coles Magisterial District** – (Staff-Pugh).

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

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Planning Commission Procedures

- Members requested a map showing commercial zoning in the County (all non-residential zoned property).
- Members requested copies of the presentation material used during the June 25 Work Session on the Land Use and Housing Update.

Departmental Commission Procedures – Nothing to report

Adjourned

10:08 P.M.