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PLANNING COMMISSION

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Planning Commission BRIEF

BOARD CHAMBER
James J. McCoart Administration Building

November 5, 2008
Regular Meeting

In Attendance

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

Work Session

Comp Plan Update Review **6:00 P.M.**

Consent Agenda

RES 08-147

APPROVED - MOTION CARRIED:

- Approval of Minutes – October 1, 2008 & October 8, 2008
- Development Application Processing Schedule (DAPS)
- Receipt for Review for Determination of Consistency with the Comprehensive Plan dated 10/29/08 (covering the period from 10/7/08 through 10/27/08).

[VOTING RECORD: By acclamation]

Expedited Agenda

RES 08-148

Rezoning #PLN2008-00424, Woodbridge Seventh-Day Adventist Church – RECOMMEND APPROVAL

To rezone +/-6.13 acres from A-1, Agricultural, to O(M), Office Mid-rise, to allow development of a religious institution with related facilities. The site is located at the intersection of Route 234, Dumfries Rd. and Wolf Run Ln., identified as GPINs 7891-86-0098 & 7891-77-7701, and designated Flexible Employment Center in the Comprehensive Plan. **Coles Magisterial District – (Staff-Lassiter).**

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

Expedited Agenda (Continued)

RES 08-149

Special Use Permit #PLN2008-00648, Potomac Town Center Drive-through Bank – RECOMMEND APPROVAL

To allow drive-through services at a financial institution located on the northeast corner of the intersection of I-95 and Dale Blvd. The +/-0.80 ac site is identified as GPIN 8291-94-2968 (pt.), is zoned B-1, General Business and is designated Regional Commercial Center in the Comprehensive Plan. **Woodbridge Magisterial District – (Staff-McGettigan).**

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

Public Hearings

RES 08-150

Design & Construction Standards Manual #PLN2009-00072 – RECOMMEND APPROVAL OF SECTION 100 AND CONTINUE PUBLIC HEARING TO DATE CERTAIN, 12-17-08, FOR SECTIONS 600, 700 & 800 – MOTION CARRIED

To consider proposed changes to the Prince William County Design and Construction Standards Manual. These changes are to 1) enact technical regulations and standards to effect provisions to be adopted or deleted with the revisions to the Zoning Ordinance; 2) enact regulations to ensure compliance with the Department of Conservation and Recreation policies for erosion and sediment control, perennial streams and storm water management; 3) address changes in business practices; 4) updates design standards to conform with current Virginia Department of Transportation policies and regulations. Proposed changes are summarized as follows: Section 100.0, General Information and Policies - Amended the entire section to reflect the responsibilities of the director of Development Services and reflect current business practices; Section 600.0, Transportation Systems – Updated road design standards and requirements and modified drive-thru requirements; Section 700.00, Environmental Systems – Amended drainage and stormwater management design standards, added lighting standards (from Zoning Ordinance) and clarified geotechnical requirements; Section 800.0, Buffer Areas, Landscaping and Tree Cover Requirements – amended or clarified landscaping provisions and design requirements – **All Magisterial Districts – (Staff-Guzman).**

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

Public Hearings

(Continued)

RES 08-151

Proffer Amendment, #PLN2009-00033, Meadows at Morris Farm – PUBLIC HEARING CONTINUED TO DATE CERTAIN 12-17-08, MOTION CARRIED

To amend proffers of REZ #PLN2003-00030, to modify the housing types in a portion of Landbay A, relocate the recreation center from Landbay C to D, modify signage and allow dedication of open space. The +/-10.7 acre site and open space areas are located +/- 850 ft. south of the intersection of Glenkirk Rd. and Sedge Wren Dr., is zoned Planned Mixed Residential Low, and is designated Suburban Residential Low & Environmental Resource in the Comprehensive Plan – **Brentsville Magisterial District** – (Staff-Burnszynski).

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

RES 08-152

Special Use Permit #PLN2008-00366, Walnut Tree Farm – PUBLIC HEARING CONTINUED TO DATE CERTAIN 1-21-09, MOTION CARRIED

To allow a garden center and landscaping service at 16800 Beverley Mill Dr., +/-1,225 ft. east of its intersection with Turner Rd. The +/- 14.1 acre site is identified as GPIN 7198-44-9905, is zoned Agricultural, and is designated Agricultural or Estate in the Comprehensive Plan. **Gainesville Magisterial District** – (Staff-Meyer).

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

RES 08-153

Special Use Permit, #PLN2009-00047, The Shooter's Range – RECOMMEND APPROVAL – MOTION CARRIED

To allow a commercial indoor shooting range in an existing shopping center. The site is located within Marumscos Plaza +/-450 ft southeast of the intersection of Jeff. Davis Hwy. & Mt. Pleasant Dr., is zoned B-1, General Business, is identified as GPIN 8392-72-6928(pt.), and is designated General Commercial in the Comprehensive Plan. **Woodbridge Magisterial District** – (Staff-Donohoe).

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

Public Hearings

RES 08-154

(Continued)

**Rezoning #PLN2008-00618, Solano Property – PUBLIC
HEARING CONTINUED TO DATE CERTAIN 11-19-08 –
MOTION CARRIED**

To rezone +/- .4768 acres from A-1, Agricultural to B-1, General Business, to allow for either restaurant or office use. The site is located at 13470 Minnieville Rd., +/-310 ft east of the intersection of Minnieville Rd. and Smoketown Rd., is identified as GPIN 8292-34-8246, is part of the Minnieville Rd. HCOD, and is designated Office in the Comprehensive Plan. **Occoquan Magisterial District** – (Staff-Lassiter).

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

Adjourned 11:53 P.M.

APPROVED