



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](http://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

January 21, 2009

Regular Meeting

### In Attendance

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

### Work Session

Capital Improvement Plan  
P.M.

6:00

### Citizens' Time

No Citizens Spoke  
P.M.

7:00

### Consent Agenda

RES 09-005

### **APPROVED - MOTION CARRIED:**

- Meeting minutes for December 17, 2008 and January 7, 2009;
- Development Application Processing Schedule (DAPS); and
- Receipt of Review for Determination of Consistency with the Comprehensive Plan dated 01/14/09 (covering the period from 12/30/08 through 01/12/09).

[VOTING RECORD: Motion-Friedman, Burgess; By acclamation]

### Expedited Agenda

The applicant for SUP Walnut Tree Farm requested their case be approved on the Expedited Agenda. Staff felt that due to citizen concerns at the meeting of 11-05-08 that it would best serve the citizens if this case be heard during the public hearing portion of the agenda.

**Requests for Deferral**

RES 09-006

**Proffer Amendment #PLN2008-00680, Market Center at Haymarket – DEFERRED TO DATE CERTAIN, FEBRUARY 18, 2009 – MOTION CARRIED**

To amend the proffers for REZ #PLN2002-00017; to modify the proffered layout to include a financial institution with a drive-through; to incorporate a comprehensive signage program; modification to Sec. 32-250.23 to increase height of freestanding signage; increase sign face area; and increase the number of allowable signs. The +/-32.46 acre site is located in the northwest quadrant of the intersection of John Marshall Hwy (Rt. 55) and James Madison Hwy (Rt. 15), and is in the Rt. 15 HCOD, is identified as GPIN 7298-62-5611, zoned Planned Mixed District and designated Regional Employment Center in the Comprehensive Plan. **Brentsville Magisterial District** – (Staff-J. Lassiter).

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

**Public Hearings**

RES 09-007

**Continued from 11-05-08 – Public Hearing Open. Special Use Permit #PLN2008-00366, Walnut Tree Farm – RECOMMEND APPROVAL, SUBJECT TO REVISED CONDITIONS – 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-S. Meyer).

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

RES 09-008

**Special Use Permit, #PLN2008-00461, Chevron U-Haul – Potomac Mills – CONTINUE TO DATE CERTAIN, APRIL 1, 2009 – MOTION CARRIED**

To allow a motor vehicle rental service secondary to an existing commercial motor vehicle fuel station. The +/-1.14 acre site is located on the north side of the intersection of Smoketown Rd. and Gideon Dr., is zoned B-1, General Business, is identified as GPIN 8291-68-2101 and is designated Regional Commercial Center in the Comprehensive Plan. **Occoquan Magisterial District** – (Staff-S. Donohoe).

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

**Public Hearings**

RES 09-009

**(Continued)**

**Special Use Permit #PLN2008-00549, T-Mobile @ Beville Middle School – RECOMMEND DENIAL – MOTION CARRIED**

To allow the installation of a 100 ft telecommunications flag pole and compound in a Residential Planned Community district. The +/- 42.1291 acre site is located at 4901 Dale Blvd, +/-695 ft southeast of Dale Blvd and +/-555 ft northwest of Delaney Rd., is identified as GPIN 8192-04-1881, is designated Public Land in the Comprehensive Plan and is part of the Dale Blvd HCOD. **Neabsco Magisterial District** – (Staff-D. Bruckman).

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

**Comprehensive Plan Amendment #PLN2008-00445, County Registered Historic Sites (CRHS)**

To amend the listing of CRHS in the Comp Plan and to amend the Long-Range Land Use Map to reflect these changes. Candidate sites include: Bacon Race Church Site and Cemetery GPIN 8093-76-2891; Bradley School House GPIN 7794-52-8329; the historic village of Bristow GPINs 7594-77-7669, 6093, 9295, 7594-78-5303, -6925, -8417; the historic village of Buckhall GPINs 7895-71-9758, -8052; Bristow Manor GPIN 7594-91-5941; Bull Run Chapel GPIN 7301-12-6216; Grayson 's Tomb and Belle Air Plantation GPIN 8392-21-5500; Greenville GPIN 7300-55-4612; Mill Creek Farm GPIN 7200-42-3798; Powell-Allen House GPIN 7199-37-7089; Stepney GPIN 7300-51-3946; Thoroughfare Gap Battlefield GPINs 7098-87-5919, 7098-89-1974, 7098-84-2533, 7098-94-2435; and Hazelwood & Truro Plantation GPIN 7491-91-2590. **Brentsville, Coles, Gainesville, and Woodbridge Magisterial Districts** – (Staff-J. Lassiter).

RES 09-010

**RECOMMEND ADOPTION OF ALL (13) HISTORIC SITES – MOTION FAILED TO CARRY**

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

RES 09-011

**SUBSTITUTE MOTION - RECOMMEND ADOPTION OF ELEVEN (11) HISTORIC SITES – MOTION FAILED TO CARRY**

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

RES 09-012

**SUBSTITUTE MOTION - RECOMMEND ADOPTION OF SEVEN (7) HISTORIC SITES – MOTION CARRIED**

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

**Public Hearings**

**(Continued)**

RES 09-013

**Rezoning #PLN2009-00117, Colchester Business Park –  
RECOMMEND APPROVAL – MOTION CARRIED**

To rezone +/- 21.46 acres from B-1, General Business and M-2, Light Industrial, to M/T, Industrial/ Transportation. The site is located at the intersection of Dumfries Rd. and Colchester Park Dr., +/- 1,300 ft northwest of the intersection of Dumfries Rd. and Minnieville Rd., is identified as GPINs 7991-24-7558 & 9299, 7991-34-2084 & 0648, 7991-35-1247, 3722, 2881, & 5677 and 7991-36-4009 and is designated Flexible Use Employment Center in the Comprehensive Plan. **Coles Magisterial District** – (Staff-J. Lassiter).

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

RES 09-014

**Zoning Text Amendment #PLN2009-00229, Limitations on  
Occupancy of Dwelling Units – RECOMMEND ADOPTION – MOTION  
CARRIED**

To amend Article III of the Prince William County Zoning Ordinance to include dwelling unit size as a criteria in determining whether or not allowable occupancy of a dwelling unit has been exceeded. **All Magisterial Districts** – (Staff-N. Evers).

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

**Adjourned** –

**11:19pm**

APPROVED