



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
Gary C. Friedman, Chairman
Ernie Gonzales,
Vice Chairman
Russell E. Bryant, Jr
Ronald K. Burgess
Rene M. Fry
Martha Hendley
Edgar Bruce Holley
Kim Hosen

Planning Commission BRIEF

BOARD CHAMBER
James J. McCoart Administration Building

July 15, 2009
Regular Meeting

In Attendance

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

Citizens' Time

No Citizens Spoke

7:00 P.M.

Consent Agenda

RES 09-079

APPROVED

- Meeting Minutes for June 3, 2009
- Meeting Minutes for June 17, 2009
- Development Application Processing Schedule (DAPS) – Amended – cancel the July 22, 2009 scheduled work session

[VOTING RECORD: Motion-Holley, Hendley - By acclamation; Absent from meeting-Hosen]

RES 09-080

Receipt of Review for Determination of Consistency with the Comprehensive Plan – FOUND TO BE CONSISTENT WITH THE COMPREHENSIVE PLAN

- Coles Elementary School Activities Addition - #PLN2009-00497, Coles Magisterial District
- West Gate Elementary School Activity Room Addition - #PLN2009-00524, Gainesville Magisterial District

[VOTING RECORD: Motion-Hendley, Fry - By acclamation; Absent from meeting-Hosen]

Expedited

RES 09-081

Special Use Permit #PLN2009-00435, Safe and Sound
RECOMMEND APPROVAL – MOTION CARRIED

To allow the expansion of an existing motor vehicle parts business with service in a B-1, General Business district. The site is located at 8104 Sudley Rd., +/-250 ft. northwest of the Crestwood Dr./Sudley Rd. intersection, is identified as GPIN 7696-48-7271(pt) and is designated General Commercial in the Comprehensive Plan.

Gainesville Magisterial District – (Staff-R. Marcy).

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

Deferred

RES 09-082

ACTION ONLY – PUBLIC HEARING CLOSED - [Design & Construction Standards Manual #PLN2009-00451](#) – DEFERRED INDEFINITELY – Staff to conduct additional research and plan to bring this item back to the Commission in the fall.

To consider proposed changes to the PWC DCSM. Changes to Section 130.06, General Information and Policies – Create a new sub-section to reinstate the bond deferral policy – **All Magisterial Districts** – (Staff-O. Guzman).

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

Rescheduled

Applicant failed to properly post signs on the property. Case to be rescheduled.

[Special Use Permit #PLN2008-00121, Terrascape Design Build Company](#)

To allow a landscaping service on a +/-2.36 acre site. The site is located on the south side of John Marshall Hwy., at 16127 John Marshall Hwy., approx. 700 ft. east of the intersection of Thoroughfare Rd., is identified as GPIN 7198-92-0368, is zoned A-1, Agricultural, and is designated Agricultural or Estate in the Comprehensive Plan. **Brentsville Magisterial District** – (Staff-S. Donohoe).

Public Hearings

RES 09-083

[Rezoning #PLN2009-00335, Proctor Property](#) – RECOMMEND APPROVAL – MOTION CARRIED

To rezone +/-1.47 acres from SR-5, Semi-Rural Residential, to A-1, Agricultural. The site is located 10201 Souza Ln., +/-800 ft. southeast of the intersection with Yates Ford Rd., is identified as GPIN 7995-81-7028, is split zoned SR-5, Semi-Rural Residential, and A-1, Agricultural, and is designated Semi-Rural Residential, & Environmental Resource in the Comprehensive Plan. **Brentsville Magisterial District** – (Staff-S. Donohoe).

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

RES 09-084

[Rezoning #PLN2009-00522, Birchdale Fire Station](#) – RECOMMEND APPROVAL – MOTION CARRIED

To amend the Dale City Residential Planned Community Master Zoning Map to redesignate the old Birchdale Fire Station site from Fire Station to Open Space and Parkland. The site is located at 14998 Birchdale Ave. at the southeast corner of Birchdale Ave. and Dale Blvd., is identified as GPIN 8291-24-7904, is zoned Residential Planned Community is designated Public Land in the Comprehensive Plan and is within the Dale Blvd. HCOD. **Neabsco Magisterial District** – (Staff-S. Meyer).

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

Public Hearings

RES 09-085

Continued

Public Facilities Review #PLN2009-00279, Linton Hall Elementary School – 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 Virginia, Ann., to allow for the construction of an elementary school on Linton Hall Rd. The +/-21.2 acre site is located at 8613 Linton Hall Rd. across from Bridlewood Dr., is identified as GPIN 7496-25-2464 (pt); is designated as Flexible Employment Center in the Comprehensive Plan and is zoned A-1, Agricultural. **Brentsville Magisterial District** – (Staff-S. Meyer).

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

PC Procedures

RES 09-086

Schedule August 5, 2009 Work Session on the Comprehensive Plan Update, Environment Chapter – MOTION FAILED TO CARRY

[VOTING RECORD: Motion-Bryant, Holley; Nays-by acclamation; Absent from meeting-Hosen]

- Commissioner Hendley Information/Clarification – DCSM §900.6 – how and when do deviations (waivers) get presented to the BOCS. Would like to see the authorizing documents.
- Commissioner Holley Requested a work session on *Family Subdivisions*. Staff to provide information on the State Code and the Local Subdivision Ordinance. Commission to then decide if a work session is necessary.

Adjourned

9:02 P.M.