



COUNTY OF PRINCE WILLIAM
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Director of Planning

Planning Commission AGENDA

DATE: NOVEMBER 18, 2009
TIME: PUBLIC HEARINGS - 7:00 PM
LOCATION: BOARD OF COUNTY SUPERVISORS' CHAMBER
JAMES J. MCCOART ADMINISTRATION BUILDING
ONE COUNTY COMPLEX COURT
PRINCE WILLIAM, VIRGINIA 22192

1. **Agenda Review** **6:45 p.m.**
2. **Pledge of Allegiance** **7:00 p.m.**
3. **Roll Call**
4. **Citizens' Time**
5. **Consent Agenda**
 - Meeting Minutes of November 4, 2009
 - Development Application Processing Schedule (DAPS)
6. **Receipt of Review for Determination of Consistency with the Comprehensive Plan** dated **11/11/09** (covering the period from 10/27/09 – 11/09/09).
 - City of Manassas Water Treatment Plant Force Main – Phase III, PLN2010-00186 Brentsville Magisterial District
7. **Expedited Agenda** *(To be posted the evening of the Public Hearing)*

Cases requesting expedited processing will be heard prior to the Public Hearing. If citizens sign up to speak in opposition to a case listed on the Expedited Agenda, that case will be moved to the Regular Agenda, as listed below.
8. **Requests for Deferral/Continuation** *(To be announced the evening of the Public Hearing)*

Action on cases requesting deferral/continuation will be taken prior to the Public Hearing. If the request for deferral/continuation is denied, that case will be moved to the Regular Agenda, as listed below.
9. **Public Hearings**
 - A. **Special Use Permit #PLN2009-00413, T-Mobile @ Bethel Chimes**

To allow the installation of a 110 ft. telecommunications flagpole with a 30 ft. x 50 ft. equipment compound at 13506 Minnieville Rd., located at the northwest intersection with Smoketown Rd. The site is identified as GPIN 8292-34-0927, is within the Minnieville Rd. HCOD, is zoned A-1, Agricultural, and is designated O, Office and Suburban Residential Low in the Comprehensive Plan. **Occoquan Magisterial District.** – (Staff-Scott Meyer).

9. Public Hearings – Continued

- B. Special Use Permit #PLN2009-00552, Potomac Festival Sign Package Amendment**
To allow signage modifications pursuant to Sec. 32-250.23 of the Zoning Ordinance from Sec. 32-250.24 to permit freestanding, façade, banner & directional signs. The +/-30.2 acre site is zoned B-1, General Business District, is located 14500, 14608 & 14650 Potomac Mills Rd, is identified as GPINs 8291-76-1385, 8291-67-6639 & 8291-67-4409 & is designated Regional Employment Center in the Comprehensive Plan. **NeabscoMagisterial District** – (Staff-Fran Burnszynski).
- C. Special Use Permit #PLN2009-0546, Slurry Pavers, Inc**
To continue the operation of a liquid asphalt emulsion plant, originally approved in 1982 (SUP #82-32) and renewed in 1996 (SUP #96-0033). The +/-1.17 acre site is located on the west side of Vulcan Ln., is +/-400 ft. north of the Vulcan Ln./Wellington Rd. intersection, is identified as GPIN 7696-04-7518, is zoned M-1, Heavy Industrial, is designated Regional Employment Center in the Comprehensive Plan and is located in the Airport Safety and the Technology Overlay Districts. **Brentsville Magisterial District** – (Staff-John Lassiter).
- D. Special Use Permit #PLN2006-00725, Malloy Hyundai**
To allow motor vehicle sales, rental or lease (limited) & service, located at 14902 Jefferson Davis Hwy., on the west side of Jefferson Davis Hwy., +/-500 ft. north of Mellott Rd., and +/-1500 ft. south of Opitz Blvd. The +/-2.8 ac. site is identified as GPIN 8391-25-7903, is zoned B-1, General Business & is designated Office in the Comprehensive Plan. **Woodbridge Magisterial District** – (Staff-Steve Donohoe).
- E. Proffer Amendment #PLN2007-00697, Rugby Road Center**
- F. Special Use Permit #PLN2007-00696, Rugby Road Center**
To amend the proffers of REZ#1988-0071, to allow motor vehicle service and sales pursuant to the conditions of a SUP in a B-1 zoning district. The site is located on the south side of Rugby Rd., +/-350 ft. east of the intersection of Centreville Rd. and Rugby Rd. The +/-1.7 ac. site is identified as GPIN 7897-32-0809, & is designated General Commercial, and Suburban Residential Low in the Comprehensive Plan. **Brentsville Magisterial District** – (Staff-Steve Donohoe).
- G. Proffer Amendment #PLN2009-00554, Neabsco Common**
To amend the proffers of REZ #PLN2007-00775, to change the phasing requirements and clarify the alignment of Neabsco Mills Rd. and the sign package for the development. The +/-21.6 acre site is located southwest of the Neabsco Mills Rd./Smoke Ct. intersection, identified by GPINs **8291-72-7082, -8759, -82-0828, -1246, -2888, -8788, -83-5255, -5348, -5418, and 5735**, zoned Office High-Rise and designated Office in the Comprehensive Plan. **Neabsco Magisterial District** – (Staff-Pat Thomas).

10. Planning Commission Procedures

11. Departmental Reports

12. Adjourn Meeting

UPCOMING PUBLIC HEARINGS AND WORK SESSIONS

Dec 16 7PM Public Hearing – McCoart Administration Building

Jan 6 7PM Public Hearing – McCoart Administration Building