Planning Commission
BRIEF

BOARD CHAMBER
James J. McCoart Administration Building

May 7, 2008
Regular Meeting

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

Work Session
Land Use and Housing
6:00 P.M.

Citizens’ Time
7:30 P.M.

Consent Agenda
RES 08-076

APPROVED - MOTION CARRIED:

- The Development Application Processing Schedule (DAPS); and
- The Receipt for Review for Determination of Consistency with the Comprehensive Plan dated 04/30/08 (covering the period from 04/08/08 through 04/28/08). Pulling the following PFR’s for public hearing:
  - Veterans Park Baseball Field Lighting PLN2008-00519
  - Valley View Park Soccer Fields Lighting PLN2008-00520
- Meeting Minutes of April 2, 2008 were not approved due to missing resolution #08-062 - Planning Commission Policy Related to Application Changes Subsequent to First Dispatch of Staff Reports for Cases Scheduled for Public Hearing. These minutes will be presented for approval on May 21, 2008.

[VOTING RECORD: Motion-Hendley, Friedman; By Acclamation; Absent from meeting-Fry, Gonzales]
Proffer Amendment #PLN2008-00328, Staybridge Suites (Telegraph Road) - RECOMMEND APPROVAL - MOTION CARRIED

To amend the proffers for REZ#1989-0076 to increase the permitted bldg. height and FAR to allow a 109-room hotel, located in the southwest corner of the intersection of Telegraph Rd. and Caton Hill Rd. The +/-2.5 acre site is zoned B-1, General Business, is identified as GPIN 8292-83-1093 (pt), is designated Regional Employment Center in the Comprehensive Plan and is within the Parkway Employment Center sector plan. **Occoquan Magisterial District** - (Staff-M. Arcieri).

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

**Request for Deferral** None

**Public Hearings**

Continued from 4-2-08, Public Hearing Open - Rezoning #PLN2007-00755, Neabsco Common - RECOMMEND APPROVAL - MOTION CARRIED

To rezone +/-21.7 ac. from A-1, Agricultural, and from B-1, General Business, to O(H), Office High-Rise. The site is located on the west side of Neabsco Mills Rd., one-tenth mile south of its intersection with Dale Blvd., is identified as GPINs 8291-72-7082, -8759, -82-0449, -0927, -2710, -2888, -8788, -83-5255, -5348, -5418, -5735 and a portion of Smoke Ct., is designated Office in the Comprehensive Plan, is part of the Potomac Communities Revitalization Plan and is within the Dale Blvd. and Neabsco Mills Rd. HCODs. **Neabsco Magisterial District** - (Staff-M. Arcieri).

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

Continued from 4-2-08, Public Hearing Open - Special Use Permit #PLN2007-00756, Neabsco Common Drive-Through - RECOMMEND APPROVAL - MOTION CARRIED

To allow drive-through services at a financial institution, located on the west side of Neabsco Mills Rd., one-tenth mile south of its intersection with Dale Blvd. The +/-0.7 acre site is identified as GPIN 8291-82-2888(pt), is zoned A-1, Agricultural is designated Office in the Comprehensive Plan, is part of the Potomac Communities Revitalization Plan and is within the Dale Blvd. and Neabsco Mills Rd. HCODs. **Neabsco Magisterial District** - (Staff-M. Arcieri).

[VOTING RECORD: Motion-Holley, Gonzales; Ayes-Burgess, Friedman, Gonzales, Hendley, Holley, Hosen, Bryant; Absent from meeting-Fry]
RES 08-080

**Special Use Permit #PLN2008-00159, Bristow Center - Fauquier Bank** - RECOMMEND APPROVAL - MOTION CARRIED

To allow a +/-3,000 sq/ft financial institution with a drive through facility in the B-1 zoning district. The site is located in the Bristow Ctr. shopping ctr., +/-1,000 ft northwest of the intersection of Linton Hall Rd. and Nokesville Rd., is identified as GPIN 7595-41-3303 and is designated Suburban Residential Low in the Comprehensive Plan. **Brentsville Magisterial District** - (Staff-S. Donohoe).

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

RES 08-081

**Special Use Permit #PLN2008-00163, Bristow Center - CVS** - RECOMMEND APPROVAL - MOTION CARRIED

To allow a +/-14,346 sq/ft pharmacy with a drive through facility in the B-1 zoning district. The site is located in the Bristow Ctr. shopping ctr., +/-1,000 ft northwest of the intersection of Linton Hall Rd. and Nokesville Rd., is identified as GPIN 7595-41-3303 (pt) and is designated Suburban Residential Low in the Comprehensive Plan. **Brentsville Magisterial District** - (Staff-S. Donohoe).

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

RES 08-082

**Rezoning #PLN2007-00629, Haymarket Estates** - RECOMMEND APPROVAL - MOTION CARRIED

To rezone +/-29.46 ac. from A-1, Agricultural to R-4, Suburban Residential. The site is located between Old Carolina Rd and Carver Rd, +/- 740 ft. south of their intersection, is identified as GPINs 7297-74-0071, 7297-74-5573, 7297-74-4191, 7297-75-5314, 7297-74-1850, 7297-74-9351, 7297-74-7730, 7297-74-6418, 7297-74-8209, 7297-74-6102, 7297-74-5433, 7297-84-2264, and 7297-84-4447, and is designated Suburban Residential Low in the Comprehensive Plan and is part of the I-66/Rt. 29 Sector Plan. **Brentsville Magisterial District** - (Staff-F. Burnszynski).

[VOTING RECORD: Motion-Burgess, Gonzales; Ayes-Burgess, Gonzales, Holley, Bryant; Nays-Friedman, Hendley, Hosen; Absent from meeting-Fry]
RES 08-083  
Proffer Amendment #PLN2008-00324, The Shoppes at Lake Manassas - RECOMMEND APPROVAL - MOTION CARRIED  
To amend the proffers for REZ #87-67 and REZ #86-23, to allow an increase in the height of monument signs and implement a comprehensive sign plan. The +/-21.18 ac. parcel is located on the west side of Baltusrol Blvd., +/-470 ft. south of Rt. 29, is identified as GPIN 7397-01-5608, is zoned Residential Planned Community, is part of the Rt. 29 HCOD, is designated Residential Planned Community, in the Comprehensive Plan and is part of the I-66/Route 29 sector plan.  

Brentsville Magisterial District - (Staff-F. Burnszynski).

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

Public Hearings (Continued)  
RES 08-084  
Proffer Amendment #PLN2008-00325, Madison Square - RECOMMEND APPROVAL - MOTION CARRIED  
To amend the proffers for REZ #PLN2004-00345, to allow flexibility locating retail and requiring multi-story buildings in Landbay C. The +/-25.2 ac. parcel is located on the north side of Rt. 29, +/-1,300 ft. east of Rt. 15, is identified as GPIN 7297-20-5229, is zoned Planned Mixed Use District, is part of the Rt. 29 HCOD, is designated Community Employment Center, and Environmental Resource, in the Comprehensive Plan and is part of the I-66/Route 29 sector plan.  

Brentsville Magisterial District - (Staff-F. Burnszynski).

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

Planning Commission Procedures  
LOS and Grandfathering Rights – Mr. Griffin to speak with the County Attorney.

Departmental Commission Procedures  
Nothing to report.

Adjourned  
10:19 P.M.