



AGENDA
October 23, 2024

Board Chambers
James J. McCoart Administration Building
1 County Complex Court
Prince William, VA 22192

1. **Agenda Review** **6:45 p.m.**
Potomac Conference Room, James J. McCoart Administration Building
2. **Pledge of Allegiance** **7:00 p.m.**
3. **Roll Call**
4. **Remote Participation Request from Planning Commission Member (if applicable)**
5. **Consent Agenda**

[Brief and Resolutions Planning Commission Public Hearing September 11, 2024](#)
6. **Expedited Agenda** *(Announced the evening of Public Hearing)*
Cases requesting an expedited public hearing will be heard at this time without an applicant or staff presentation. If members of the public sign up to speak in opposition to a case listed on the Expedited Agenda, that case will be moved to the regular agenda, and a full presentation will be provided, as listed below under Public Hearings.
7. **Public Comment**
To register to speak remotely at Public Comment time, please click [HERE!](#) **(Please Note: Signup for this meeting opens on Thursday, October 17, 2024 and closes at 5:00 p.m. on Tuesday, October 22, 2024.)** *(In-person comments still allowed.)*
8. **Requests for Deferral/Continuation** *(Announced the evening of the Public Hearing)*
Action on cases requesting deferral/continuation will be taken prior to Public Hearings. If the request for deferral/continuation is denied, that case will be moved to the Regular Agenda, as listed below.
9. **Planning Director's Time**

10. Public Hearings To register to speak remotely on the following projects, please click [HERE!](#) **(Please Note: Signup for this meeting opens on Thursday, October 17, 2024 and closes at 5:00 p.m. on Tuesday, October 22, 2024.)** (In-person comments still allowed.)

- A. Rezoning #REZ2024-00004, Gibson Crossing:** To rezone ±8.74 acres from B-2, Neighborhood Business, to PMR, Planned Mixed Residential, and with associated development waivers and modifications, to allow for the development of up to 192 age-restricted multi-family residential units. The subject property is located ±250 feet south of the intersection of Dumfries Rd. (Rt. 234) and Hoadly Rd.; east of Dumfries Rd.; is currently addressed as 13709 Dumfries Rd.; and is identified on County maps as GPIN 7892-53-8485 (portion). The site is designated MU-4, Community Mixed Use, with a T-4 Transect that recommends 8 to 24 dwelling units per acre in the Comprehensive Plan; is partially located within both the Route 234 (Dumfries Road) and Hoadly Road Highway Corridor Overlay Districts; and within the Agritourism and Arts Overlay District. **Coles Magisterial District**
- B. Rezoning #REZ2023-00031, Thomas Farm at Bristow Station:** A request to rezone ±80.28 acres from A-1, Agricultural to PMR, Planned Mixed Residential to allow the development of 350 dwelling units, which consists of 154 single family detached units and 196 single-family attached units, 39 of which are proposed as affordable dwelling units. Associated with the request are various modifications and waivers. The property is addressed as 12127, 12163, and 12205 Nokesville Road; and is located along the east side of Route 28 approximately 200 feet north of the intersection of Route 28 and Aden Road. The subject site is identified on County maps as GPINs 7594-35-4841, 7594-15-6371 and 7594-15-2239; is zoned A-1, Agricultural; and is designated R-2, Residential Neighborhood with a T-2 Transect, in the Comprehensive Plan, and is located in the Airport Safety Overlay and Bristoe Station/Kettle Run Battlefield Historic Special Planning Area. **Brentsville Magisterial District.**
- C. Proffer Amendment #REZ2024-00044, Wellington Glen Land Bay J:** A request to amend the proffers associated with #PLN2012-00105 to remove Proffer #6 regarding the public street connection to Land Bay J. The Applicant recently purchased and currently owns Land Bay J and Land Bay K which are contiguous parcels and as a result a public street is no longer necessary between the two parcels. The subject ±3.4-acre property is located approximately 1,581 feet southwest of the intersection of Hornbaker Road and Wellington Road; is addressed as 8865 Mike Garcia Drive, Manassas, Virginia 20109 and identified on County maps as GPIN 7596-62-8744. The Property is currently zoned PMD, Planned Mixed Use District, and is designated for M-2, Light Industrial uses, and O(F), Office/Flex uses. The Property is designated I-3, Industrial in the Prince William County Comprehensive Plan; and is located within the Data Center Opportunity Overlay District and the Airport Safety Overlay District. **Brentsville Magisterial District**
- D. Proffer Amendment #REZ2024-00018, Wellington Glen Technology Park (formerly known as Wellington Glen SDC) PRA:** A request to amend the proffers associated with PLN2012-00105 to develop data centers in Land Bays D, E, H, and I of Wellington Glen. Associated with this request are various waivers and modifications. The ±49.5-acre

subject property is located immediately southwest from the intersection of Wellington Road and Sudley Manor Drive and is currently addressed 7728 Wellington Road and 11901 Sudley Manor Drive. The subject Properties are identified on County maps as GPINs 7596-54-4132 and 7596-63-6606; are zoned PMD, Planned Mixed District; and are designated I-3, T/F Technology/Flex with a T-3 Transect in the Comprehensive Plan. The Properties are located within Wellington Glen Planned District, Airport Safety Overlay District, Resource Protection Area Overlay, E-Commerce Overlay District, and Data Center Opportunity Zone Overlay District. **Brentsville Magisterial District**

- E. **Rezoning #REZ2024-00042, NVA05C:** A request to rezone ±23.83077 acres from A-1 Agricultural, B-1, General Business and PBD, Planned Business District to PBD, Planned Business District, to allow the development of data center use. The project area is located approximately 700 feet southwest from the intersection of Freedom Center Boulevard and Wellington Road and approximately 1,150 feet southwest from the intersection of Rixlew Lane and Wellington Road. The subject site is identified on County maps as GPIN 7696-41-4699, 7696-41-4774, 7696-41-5674, 7696-41-5752, 7696-41-7170, 7696-41-7535, 7696-41-7665, 7696-41-8259, 7696-40-3987, 7696-41-7113, 7696-41-9230, 7696-51-0262. The project area is currently zoned A-1 Agricultural, B-1, General Business and PBD, Planned Business District; is designated I-3, Technology/Flex Industrial, in the Comprehensive Plan; and is located within the Data Center Opportunity Zone Overlay District, Environmental Resource Protection Overlay, IBM Proffer Amendment Planned District, Cemetery Preservation area, Technology Overlay District, Innovation Park Technology Center Small Area Plan, Airport Safety Overlay District. **Brentsville Magisterial District.**

11. Planning Commission Procedures

A. Old Business

B. New Business

12. Commission Members' Time

13. Adjourn Meeting

Upcoming Public Hearings & Work Sessions

**James J. McCoart Administration Building – Board Chambers
1 County Complex Court, Prince William, VA 22192**

11/06/2024	7:00 p.m.	Planning Commission Public Hearing
11/20/2024	6:00 p.m.	Work Session- VRE System Plan
11/20/2024	7:00 p.m.	Planning Commission Public Hearing