



AGENDA
November 20, 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, October 23, 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, November 14, 2024 and closes at 5:00 p.m. on Tuesday, November 19, 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, November 14, 2024 and closes at 5:00 p.m. on Tuesday, November 19, 2024.)** (In-person comments still allowed.)
- A. Rezoning. #REZ2024-00026. Gordon Plaza Rezoning:** A request to rezone ±3.63 acres from A-1, Agricultural, to B-1, General Business, and concurrently being processed with SUP2024-00026, a special use permit to allow retail use exceeding 80,000 sq. ft. The ±17.10-acre project area is located along the Highway Corridor of Annapolis and Gordon Blvd. The site is identified on County maps as GPINs 8492-07-1869; and is currently addressed as 13271 Gordon Blvd. The site is designated COM-3, Commercial T-3 transect, in the Comprehensive Plan; and is located within the Land Use Special Planning Area (North Woodbridge Small Area Plan), Redevelopment Overlay and Highway Corridor Overlay Districts. **Woodbridge Magisterial District**
- B. Special Use Permit. #SUP2024-00026. Gordon Plaza Special Use Permit:** A request for a special use permit to allow retail use exceeding 80,000 sq. ft. and concurrently being processed with REZ2024-00026, to rezone ±3.63 acres from A-1, Agricultural, to B-1, General Business. The ±17.10-acre project area is located along the Highway Corridor of Annapolis and Gordon Blvd. The site is identified on County maps as GPINs 8492-07-1869; and is currently addressed as 13271 Gordon Blvd. The site is designated COM-3, Commercial T-3 transect, in the Comprehensive Plan; and is located within the Land Use Special Planning Area (North Woodbridge Small Area Plan), Redevelopment Overlay and Highway Corridor Overlay Districts. **Woodbridge Magisterial District**
- C. Special Use Permit # SUP2024-00012. Walmart Manassas Mall Drive-Up/Pick-up:** A request for a Special Use Permit (SUP) to replace the existing signage with the Company's new brand logo; to allow for the expansion of a 7,885 sq. ft. staging area for a drive-up/drive-in merchandise pickup area for customers; expansion of a retail store greater than 80,000 sq. ft., and to allow parking lot improvements. The property is ±5.88 acres and is located east of Ashton Avenue and west of Rixlew Lane. The property is currently addressed as 8386 Sudley Road, Manassas, VA 20109 and is identified on the County maps as GPIN 7696-55-8752. The property is in the B-1, General Business Zoning District and is designated as MU-6, Mixed Use Transect 6 Urban Community Land Use Classification in the County's Comprehensive Plan. The property is within the Historically Underutilized Business Zone and the Sudley Road Land Use Special Planning Area. **Brentsville Magisterial District**
- D. Special Use Permit #SUP2024-00013. Walmart Woodbridge Drive-Up/Pick-Up:** A request for a Special Use Permit (SUP) to replace the existing signage with the Company's new brand logo; to allow for the expansion of a 4,323 sq. ft. staging area for a drive-up/drive-in merchandise pickup area for customers; to allow the expansion of a retail use to exceed 80,000 sq. ft. and to allow parking lot improvements. The subject ±13.50 acres property is located at the northwestern intersection of Shoppers Best Way and Potomac Mills Circle. The property is currently addressed as 14050 Worth Avenue, Woodbridge, VA 22192 and is identified on the County Maps as GPIN: 8292-60-5581 and GPIN: 8292-61-5845. The property is in the B-1, General Business Zoning District and is designated as MU-5, Mixed Use Transect 5 Urban

Community Land Use Classification in the County's Comprehensive Plan. The property is within the Potomac Mills Historically Underutilized Business Zones and the Potomac Mills Land Use Special Planning Area **Occoquan Magisterial District**

- E. [**Special Use Permit #SUP2024-00014, Wal-Mart Dumfries Drive-up/Pick-up:**](#) A request for a Special Use Permit to allow for a drive-up merchandise pickup area; an 8,108 sq. ft. expansion of a retail store greater than 80,000 sq. ft., modifications to the existing parking lot area, and to modify the existing signage onsite to reflect the company's new brand logo. The property is ±24.30 acres and is located at the southeastern corner of Richmond Highway (US Route 1) and River Heritage Blvd. The property is addressed as 17041 Richmond Hwy and is identified on County Maps as GPIN 8289-37-5811. The property is zoned B-1, General Business; and designated as MU-4, Mixed Use Transect 4 in the Comprehensive Plan; it is within the Garfield Estates Qualified Opportunity Zone, Route 1 Highway Corridor Overlay Area, Prehistoric Sensitivity Area, Southbridge Land Use Special Planning Area, and Quantico Creek Environmental Resource Protection Overlay Area. **Potomac Magisterial District**
- F. [**Special Use Permit #SUP2024-00015, Wal-Mart Liberia Drive-Up/Pick-up:**](#) A request for a Special Use Permit to allow for a drive-in facility, the expansion of a retail use greater than 80,000 sq. ft., modifications to the existing parking lot area, and to modify the existing signage with the company's new brand. The ±15.81 acres property is located ±125 ft., southeast of the intersection of Richmond Avenue and Liberia Avenue. The property is addressed as 9401 Liberia Avenue, Manassas, VA 20110 and is identified on the County Maps as GPIN 7895-28-8373. The property is zoned PBD, Planned Business District Mixed Nonresidential and is designated as COM-3, Commercial Transect 3 Suburban Community Land Use Classification in the County's Comprehensive Plan. The property is within the Environmental Protection Overlay and the Liberia Avenue Land Use Planning Area. **Coles Magisterial District**
- G. [**Proffer Amendment #REZ2025-00001 Walmart Haymarket:**](#) A request to amend proffers associated with #PLN2002-00017. There is a concurrent request for a special use permit to allow a drive-up merchandise to pick up area and the expansion of the retail use exceeding 80,000 Sq. ft. The subject site is located ±700 Feet West from intersection of James Madison Highway and John Marshall Highway; is addressed as 6530 Trading Square and is identified on County maps as GPIN 7298-62-4616 on ±12.75 acres. The subject property is zoned PMD, Planned Mixed District and is designated MU-3, Mixed Use with transect T-3 in the current Comprehensive Plan. It is located within the Highway Corridor Overlay Districts, and Haymarket Activity Center. **Gainesville Magisterial District.**
- H. [**Special Use Permit #SUP2025-00001 Walmart Haymarket Drive-up/ Pick-up:**](#) A request for a special use permit to allow a drive-up merchandise to pick up area and the expansion of the retail use exceeding 80,000 Sq. ft. There is a concurrent request to amend proffers associated with #PLN2002-00017. The subject site is located ±700 Feet West from intersection of James Madison Highway and John Marshall Highway; is addressed as 6530 Trading Square and is identified on County maps as GPIN 7298-62-4616 on ±12.75 acres. The subject property is zoned PMD, Planned Mixed District and is designated MU-3, Mixed Use with transect T-3 in the current Comprehensive Plan. It is located within the Highway Corridor Overlay Districts, and Haymarket Activity Center. **Gainesville Magisterial District.**

- I. **Rezoning #REZ2022-00035, Grayson Overlook**: To rezone ±80.79 acres from A-1, Agricultural, to PMR, Planned Mixed Residential, and with associated development waivers and modifications, to allow for up to 210 single-family detached residential units. The subject ±80.79-acre property is located southeast of the intersection of Thoroughfare Rd. and Old Carolina Rd., and east of the intersection of Allaire Dr. and Old Carolina Rd. The project area is currently addressed as 7505, 7511, and 7611 Old Carolina Rd. and 15112 Lee Highway, and is identified on County maps as GPINs 7297-52-6431, 7297-61-3883, 7297-62-5865, and 7297-63-8136. The site is designated RN-2, Residential Neighborhood, with a T-2 Transect that recommends a density of 1 to 4 dwelling units per acre in the Comprehensive Plan and is partially located within the Environmental Resource Protection Overlay. The site is also currently zoned A-1, Agricultural, and is partially located within the Lee Highway (Route 29) Highway Corridor 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**

12/11/2024 6:00 p.m. Work Session Planned Zoning Districts, PMR, PMD, PBD

12/11/2024 7:00 p.m. Planning Commission Public Hearing