



AGENDA
December 11, 2024

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

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

[Brief and Resolutions Planning Commission Public Hearing, November 06, 2024](#)

[Brief and Resolutions Planning Commission Public Hearing, November 20, 2024](#)
- 7. **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.
- 8. **Public Comment**
To register to speak remotely at Public Comment time, please click [HERE!](#) **(Please Note: Signup for this meeting opens on Friday, December 06, 2024 and closes at 5:00 p.m. on Tuesday, December 10, 2024.)** *(In-person comments still allowed.)*
- 9. **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.

10. Planning Director's Time

- 11. Public Hearings** To register to speak remotely on the following projects, please click [HERE!](#) **(Please Note: Signup for this meeting opens on Friday, December 06, 2024 and closes at 5:00 p.m. on Tuesday, December 10, 2024.)** (In-person comments still allowed.)

- A. Special Use Permit #SUP2025-00008, AP WIP Tower Development - AT&T @ Cherry Hill Road:** To allow for the installation of a telecommunications facility consisting of a 155-foot monopole structure with fenced equipment compound, and with associated development waivers and modifications. The ±0.22-acre SUP site is located at the southern end of the Potomac Shores golf course, adjacent to the maintenance facility with parking area and among existing structures, and north of Cherry Hill Rd. The subject property is currently addressed as 1965 Potomac Shores Parkway and is identified on County maps as GPIN 8389-24-9732 (portion). The site is designated RN-3, Residential Neighborhood, with Transect 3 that recommends a density of 4 to 12 dwelling units per acre or a range of 0.23 to 0.57 floor area ratio (FAR) in the Comprehensive Plan. The site is zoned PMR, Planned Mixed Residential, as part of the Potomac Shores planned mixed residential development and is located within the Agritourism and Arts Overlay District. **Potomac Magisterial District**
- B. Special Use Permit #SUP2025-00012, Milestone Towers-Rippon MS:** This is a request to allow for the installation of a telecommunications facility consisting of a 145-foot monopole structure with fenced equipment compound. The ±0.30-acre SUP site is located at the southwestern end of Rippon Middle School, adjacent to the school's rear parking lot, among existing structures, and south of Blackburn Road. The subject property is currently addressed as 15101 Blackburn Road and is identified on County maps as GPIN 8391-42-8911 (portion). The site is designated PL, Public Land, in the Comprehensive Plan, and is zoned A-1. **Woodbridge Magisterial District**
- C. Special Use Permit #SUP2024-00030 Sonic at Barracks Row:** This is a request for a special use permit to allow a restaurant with drive-through facility along with associated sign modifications. The property is located at 4115 Talon Drive, at the southwest corner of the intersection of Talon Drive and Dumfries Road (Rt. 234). The subject site is identified on County maps as GPIN 8189-68-3173 on approximately ±1.00; is zoned B-1, General Business District and is designated MU-3, Mixed Use with T-3, in the Comprehensive Plan; is located within the Dumfries Road Activity Center and the Dumfries Road Highway Corridor Overlay District (HCOD). **Potomac Magisterial District.**
- D. Proffer Amendment #REZ2024-00019, Fowke Lane PRA:** To amend proffers associated with #PLN2000-0054 to allow for an additional dwelling unit on the property, with associated development modification. The ±1.08-acre site is located south of the intersection of Callee Way and Fowke Lane. The subject property is currently addressed as 13600 Fowke Lane and is identified on County maps as GPIN 8292-56-1901. The site is designated RN-2, Residential Neighborhood, in the Comprehensive Plan with Transect 2 that recommends a density of 1 to 4 dwelling units per acre or a range of up to .23 floor area ratio (FAR) in the Comprehensive Plan. The site is zoned R-4, Suburban Residential, as part of the Quaker Homes Development, and is located within the Highway Corridor

Overlay District. **Occoquan Magisterial District.**

- E. **Special Use Permit #SUP2023-00006, Gainesville East Data Center:** This is a request for special use permit for an increase in building height from 75' to 100' to allow for data center use. The property is located at 5945 Wellington Road; and it is to the north of Wellington Road and adjacent to 5845 Wellington also planned for data center development; it is ±0.5 miles east of the intersection of Wellington Road and University Blvd and ±0.3 miles from the intersection of Piney Branch Ln and Wellington Road; the subject site is identified on County maps as GPIN 7497-41-7199 on ±58.5382 acres; is zoned M-1, Heavy Industrial; and is designated EI, Industrial Employment, ER, Environmental Resource in the Comprehensive Plan, and is located within the Resource Protection Area Overlay, Airport Safety Overlay District, Data Center Opportunity Overlay District and the Wellington Study Area. **Brentsville Magisterial District.**

- F. **Public Facility Review PFR2025-00002, NOVEC Trident Substation:** A request for a Public Facility Review to construct the "Trident Substation," an electric utility distribution substation on a 6.97-acre portion of the 58.5382-acre site at 5945 Wellington Road, Gainesville, VA 20155, identified as GPIN 7497-41-7199 on County maps. The site is approximately 0.5 miles east of the Wellington Road and University Boulevard intersection and 0.3 miles from Piney Branch Lane. Zoned M-1, Heavy Industrial, it is within the Data Center Opportunity Overlay District, Airport Safety Overlay District, and Resource Protection Area. **Brentsville Magisterial District.**

- G. **Rezoning #REZ2024-00042, NVA05C:** This is 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.**

12. Planning Commission Procedures

A. Old Business

B. New Business

13. Commission Members' Time

Approve Planning Commission Public Hearing Calendar for 2025

14. Adjourn Meeting

Upcoming Public Hearings & Work Sessions

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

01/08/2025 7:00 p.m. Planning Commission Public Hearing

01/22/2025 7:00 p.m. Planning Commission Public Hearing