AGENDA
December 15, 2021

Board Chambers
McCoart Building
1 County Complex Court
Prince William, VA 22192

1. **Work Session: Transmission Line Planning – Dominion Energy** 6:00 p.m.

   Work Session Presentation

2. **Pledge of Allegiance** 7:00 p.m.

3. **Roll Call**

4. **Remote Participation Request from Planning Commission Member**

5. **Consent Agenda**
   Brief and Resolutions from the November 3, 2021, Planning Commission Hearing.

6. **Department of Transportation Presentation: Mobility Grant Opportunities – Congestion Mitigation Air Quality (CMAQ) and Regional Surface Transportation Program (RSTP)**

   PWCDOT Presentation

7. **Public Comment**
   To register to speak remotely at Public Comment time, please click HERE! *(Note: Signup closes at 5:00 p.m. on Tuesday, December 14, 2021.)* (In-person comments still allowed.)

8. **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.

9. **Requests for Deferral/Continuation (Announced the evening of the Public Hearing)**
Action on cases requesting deferral/continuation will be taken prior to Public Hearing. If the request for deferral/continuation is denied, that case will be moved to the Regular Agenda, as listed below.

10. **Public Hearings** To register to speak remotely on the following projects, please click [HERE!](#) *(Note: Signup closes at 5:00 p.m. on Tuesday, December 14, 2021.)* *(In-person comments still allowed.)*

A. **Rezoning #REZ2021-00016, Broad Run Industrial Park 1A:** To rezone ±2.43 acres from M-2, Light Industrial, to M/T, Industrial/Transportation. The subject property is located on the north side of Industrial Rd., ±2,000 ft. west of its intersection with Hornbaker Rd, and is identified on County maps as GPIN 7595-69-2101. The site is designated EI, Industrial Employment, in the Comprehensive Plan; and is located within the Data Center Opportunity Overlay District and the Airport Safety Overlay District. **Brentsville Magisterial District**

B. **Proffer Amendment #REZ2020-00009, Neabsco Center:** To amend the proffers associated with #REZ1990-0070 to remove the ±100,000 SF retail shopping center building on the eastern portion of the property, amend the overall layout, and to allow the development of a ±7,400 SF building on the remaining third pad site (Lot 31A 2). The ±8.08-acre subject property is located in the northeast quadrant of the Jefferson Davis Hwy. (Rt. 1) and Neabsco Rd. intersection, is currently addressed 15807 Jefferson Davis Hwy., and is identified on County maps as GPIN 8290-87-9418. The site is zoned B-1, General Business; is designated NC, Neighborhood Commercial, in the Comprehensive Plan; and is located within the Route 1 Highway Corridor Overlay District, Potomac Communities Revitalization Plan special planning area, and Neabsco Mills Study Area. **Woodbridge Magisterial District**

C. **Rezoning #REZ2021-00018, Hudson Limited Partnership:** To rezone ±8.5104 acres from A-1, Agricultural, and M-2, Light Industrial, to M-2, Light Industrial, to allow a distribution and fulfillment center over 80,000 square feet, with associated waivers and modifications. The subject property is located along the north side of Wellington Rd., at the intersection of Freedom Center Blvd. and Wellington Rd., and is identified on County maps as GPINs 7696-32-8070 and 7696-42-2354. The site is designated Technology/Flex as part of the Innovation Park Small Area Plan in the Comprehensive Plan; and is located within the Data Center Opportunity Overlay, Technology Overlay, and the Airport Safety Overlay Districts. **Brentsville Magisterial District**
D. **Rezoning #REZ2016-00028, Utterback Rezoning:** To rezone ±81.6 acres from A-1, Agricultural, to PMR, Planned Mixed Residential, to allow up to 237 single-family detached residential units, and with associated waivers and modifications. The subject property is located south of Lightner Rd., along both sides of Omland Pl., and at the northeastern terminus of Utterback Ln. The site is identified on County maps as the following GPINs: 7398-06-7859; 7398-06-8298; 7398-16-0866; 7398-16-3682; 7398-16-7933; 7398-16-8778; 7398-17-0335; 7398-17-1471; 7398-17-5727; 7398-17-7298; 7398-17-7559; 7398-17-7989; 7398-18-2402; 7398-18-4032; 7398-18-6330; 7398-18-8728; 7398-27-0026; 7398-27-0588; 7398-27-2919; and 7398-27-3346. The site is designated SRL, Suburban Residential Low, in the Comprehensive Plan and is located within the Airport Safety Overlay District. **Gainesville Magisterial District**

E. **Rezoning #REZ2018-00026, Independent Hill Village:** To rezone ±69 acres from A-1, Agricultural, to PMR, Planned Mixed Residential, to allow for 210 residential units and 219,000 square feet of commercial and office development and associated waivers and modifications. The subject property is located in the southeast quadrant of the Dumfries Rd and Independent Hill Dr intersection; is identified on County maps as GPINs 7891-58-0258, 7891-57-4046, 7891-66-4792, 7891-58-2105, 7891-48-7715, 7891-57-9552, 7891-57-9961, 7891-66-3247, 7891-66-3050, 7891-77-2095; is designated SRL, Suburban Residential Low, CMU, Community Mixed-Use, ER, Environmental Resource, NC, Neighborhood Commercial, and PFO, Public Facility Office, in the Comprehensive Plan; and is located within the Independent Hill Small Area Plan. The site is located within the Domestic Fowl Overlay District, Data Center Opportunity Overlay District, and is also partially located in the Dumfries Road Highway Corridor Overlay District. **Coles Magisterial District.**

11. **Planning Commission Procedures**
   A. Old Business
   B. New Business

12. **Commission Members’ Time**

13. **Adjourn Meeting**

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**Upcoming Public Hearings & Work Sessions**

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

1/12/2022 7:00 PM Planning Commission Public Hearing

1/26/2022 6:00 PM Work Session

1/26/2022 7:00 PM Planning Commission Public Hearing