



AGENDA
September 15, 2021

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

- 1. **Work Session: Mobility – Policies and Action Strategies** **6:00 p.m.**
- 2. **Pledge of Allegiance** **7:00 p.m.**
- 3. **Roll Call**
- 4. **Consent Agenda**
Brief and Resolutions from the September 8, 2021 Planning Commission Hearing.
- 5. **Public Comment**
To register to speak remotely at Public Comment time, please click [HERE!](#) **(Note: Signup closes at 5:00 p.m. on Tuesday, September 14, 2021.)** (In-person comments still allowed.)
- 6. **Expedited Agenda** *(Announced the evening of Public Hearing)*
Cases requesting expedited processing will be heard prior to the Public Hearing. If citizens sign up to speak in opposition to a case listed on the Expedited Agenda, that case will be moved to the Regular Agenda, as listed below.
- 7. **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.
- 8. **Public Hearings** To register to speak remotely on the following projects, please click [HERE!](#) **(Note: Signup closes at 5:00 p.m. on Tuesday, September 14, 2021.)** (In-person comments still allowed.)
 - A. **Special Use Permit #SUP2021-00031, Escape Salon Sign Modification:** To allow a signage modification to add one additional façade sign on an existing building. The ±0.99-acre property is located on a pad site at the central/eastern portion of the Shops at County Center retail shopping center. The subject site is located ±300 feet northeast of the intersection of Hoadly Rd. and Galveston Ct., is currently addressed as 12869 Galveston Ct., and is identified on County maps as GPIN 8093-72-5347. The site is zoned

B-2, Neighborhood Business; is designated NC, Neighborhood Commercial, in the Comprehensive Plan; and is located entirely within the Government Center Sector Plan special planning area, Hoadly Road Highway Corridor Overlay District, and Domestic Fowl Overlay District. **Coles Magisterial District**

- B. [Special Use Permit #SUP2021-00011, KFC Restaurant at Sudley](#):** To allow for a drive-through use and sign modifications to replace existing non-conforming use and structure approvals on the site. The property is located +/-0.1 miles north of the intersection of Sudley Rd. and Sudley Manor Dr. The subject site is identified on County maps as GPIN 7697-41-0676; is addressed as 7789 Sudley Rd.; is zoned B-1, General Business; and is designated REC, Regional Employment Center, in the Comprehensive Plan. **Gainesville Magisterial District**
- C. [Proffer Amendment #REZ2020-00021, South Point Phase II](#):** To amend the proffers associated with REZ #PLN2008-00600, to allow increased building area for data center uses, along with associated modifications and waivers, to include building height and floor area ratio (FAR) increases. The subject ±22.23-acre property is located southwest of the intersection of Buckeye Timber Dr. and Wellington Rd., and further south/west of the terminus of Buckeye Timber Dr. The site is identified on County maps as the following GPINs: 7596-16-3971, 7596-16-6453, 7596-17-5909, 7596-17-7737, 7596-17-9208, and 7596-27-0765. The site is currently zoned M-2, Light Industrial; is designated FEC, Flexible Use Employment Center, in the Comprehensive Plan; and is located within the Data Center Opportunity Zone Overlay District and Airport Safety Overlay District. **Brentsville Magisterial District**
- D. [Proffer Amendment #REZ2021-00017, Potomac Shores](#):** To amend nonresidential phasing in Proffer #5b of Rezoning #PLN2012-00420 as amended by PRA #PLN2014-00399. The subject ±770-acres site is located on the eastern end of the Cherry Hill Peninsula adjacent to the Potomac River, on the east and west sides of Potomac Shores Pkwy. The site is identified on County maps as GPINs 8289-98-6732, 8389-18-6129, 8389-24-5757, 8389-46-1681, 8289-87-6935, 8289-94-1043, 8389-15-3027, 8389-24-9732, 8289-65-9535, 8289-91-8537, 8289-91-0901, 8389-24-0523, 8389-23-4204, 8389-32-1295, 8389-32-5571, 8389-44-1653, 8389-44-4319 8389-43-8793, 8389-43-7453, 8389-43-3928 8389-43-1626, 8389-42-8163, 8388-79-8558, 8389-00-6564, 8389-00-1755, 8389-53-6084, and 8389-63-0024; is zoned PMR, Planned Mixed Residential, and PMD, Planned Mixed-Use District; is designated as CEC, Community Employment Center, REC, Regional Employment Center, SRH, Suburban Residential High, SRM, Suburban Residential Medium, SRL, Suburban Residential Low, SRR, Semi-Rural Residential, UMU, Urban Mixed Use, EI, Industrial Employment and ER, Environmental Resources, in the Comprehensive Plan; and is located within the Potomac Communities Revitalization Plan. **Woodbridge and Potomac Magisterial Districts**
- E. [Zoning Text Amendment #DPA2021-00016, Data Center Opportunity Zone Overlay District – Innovation Park](#):** To amend the existing Data Center Opportunity Zone Overlay District map to address the adoption of, and support the implementation of, the Innovation Park Small Area Plan. **Brentsville Magisterial District**

9. Planning Commission Procedures

- A. Old Business**
- B. New Business**

10. Commission Members' Time

11. Adjourn Meeting

Upcoming Public Hearings & Work Sessions

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

10/6/2021 7:00 p.m. Planning Commission Public Hearing