



PRINCE WILLIAM
COUNTY

Comprehensive Plan Update

Prince William County Planning Office

February 2, 2022

Planning Commission Work Session



Land Use Agenda

- I. Chapter overview
- II. Character areas
- III. Multimodal/transect form
- IV. New classifications
- V. New Rural placetypes
 - A. Villages
 - B. Hamlets
 - C. Conservation Residential
 - D. Agriculture Forestal
 - E. Industrial land
- VI. Electric utility service plan
- VII. Land Use Compatibility
- VIII. PFR & CPA Process
- IX. *Pathwayto2040* web portal
- X. Next steps



Board Directives & Resolutions

DIR 20-82 - Oct 6, 2020 - Comprehensive Plan Land Use Chapter	Staff was directed to take a holistic and cohesive view of the entire County (all seven magisterial districts) when looking at the Comprehensive Plan, Land Use Chapter, to make sure that it reflects a desire to increase commercial and industrial land.
DIR 20-79 - Oct 6, 2020 - Sustainability Plan	Staff was directed to strengthen and add a sustainability policy to the Comprehensive Plan.
DIR 20-62 - August 4, 2020 High Power Transmission Lines	Staff was directed to review a set of goals, policies, and action strategies to address and plan for future high-power transmission lines within the County.
RES 21-284- May 4, 2021 Rural Preservation (Rural Area Plan)	Deny Comprehensive Plan Amendment #CPA2018-00009, Rural Preservation (Rural Area Plan).
RES 21-285 – May 4, 2021 Transfer of Development Rights	Remand Zoning Text Amendment #DPA2017-00008 Transfer of Development Rights.
RES 21-286 -May 4, 2021 Conservation Residential	Remand Zoning Text Amendment #DPA 2017-00009) Conservation Residential.

Overview of the Land Use Chapter

Introduction

- Purpose and Intent
- Vision Quality of Life Values
- Land Use & Development Trends

Land Use Principles

- Guiding Land Use Patterns
- Land Use Intensity
- Harmonious Land Use
- Design Guidelines
- Coordination of Development
- Alignment with Mobility and Housing Chapter
- Cultural Resources
- Economic Drivers
- Equity
- Sustainability
- Place types- Development Concepts/Patterns
 - Multimodal Districts
 - Multimodal Centers
 - Multimodal Corridors
 - Adaptive Reuse
 - Infill Development
 - Complete Neighborhoods
 - Special Planning Areas
 - Marine Corps Base-Quantico
 - Manassas Regional Airport
 - Small Area Plans
 - Sector Plans

Overview of the Land Use Chapter

Land Use Framework

- **Long Range Land Use Classifications & Map**
- **Urban Communities**
 - Design Policies
- **Suburban Communities**
 - Design Policies
- **Transition Neighborhoods**
 - Design Policies
- **Rural Communities**
 - Villages
 - Hamlets
 - Residential Cluster
- **Overlay Districts**
 - Environmental Resources Protection Overlay
 - University Village
 - Transit Development
 - Arts & Entertainment

Land Use Compatibility Matrices

- Land Use Compatibility Matrix
- Land Use Designation and Zoning District Compatibility Matrices
 - Compatibility Matrix - Zoning and Comprehensive Plan Designations - Residential
 - Compatibility Matrix - Zoning and Comprehensive Plan Designations - Non-Residential

Appendix

Public Facility Reviews-Process

Comprehensive Plan Amendments Process

Land Use Glossary

Long-Range Land Use Map

Character Areas

URBAN COMMUNITIES

Intent

- Residential and Commercial development with multimodal connectivity at or near transit.

Location

- Activity Centers
- Major Corridors

Primary Land Uses

- Higher Density Residential
- Commercial, Office, Civic



SUBURBAN COMMUNITIES

Intent

- Protect established neighborhoods; develop quality new construction at suburban densities.

Location

- Existing neighborhoods
- Areas suitable for new housing/development
- Located near open spaces, activity centers and corridors.

Primary Land Uses

- Low to medium density residential
- Commercial/Office/Civic



TRANSITION NEIGHBORHOODS

Intent

- Serves as a transition between the suburban and rural areas. Protect established neighborhoods; develop quality new construction at lower suburban densities while maintaining open space.

Location

- Existing neighborhoods
- Areas suitable for new housing/development.
- Clusters
- Located near open spaces, between activity centers.

Primary Land Uses

- Low density residential



RURAL COMMUNITIES

Intent

- Maintain rural character and preserve natural and historic features

Location

- Hamlets
- Villages
- Clusters
- Agricultural/Forest

Primary Land Uses

- Agriculture/Agritourism
- Forestry
- Low density residential



Commercial Character Areas

ACTIVITY CENTERS

Intent

- Concentrate commercial uses, employment centers and mixed use development

Type

- Commercial centers
- Town centers
- Mixed use activity centers
- Employment centers

Primary Land Uses

- Retail, office, industrial, civic and/or higher density residential



CORRIDORS

Intent

- Well-functioning corridors that facilitate traffic flow, serve local needs and coordinate land use patterns without encroaching on adjacent neighborhoods

Location

- Between neighborhoods and activity centers

Primary Land Uses

- Commercial, office, institutional, retail



COMMUNITY CROSSROADS

Intent

- Provide residents access to local goods/services at or near major intersections.

Location

- Rural Communities
- Transition Neighborhoods
- Suburban Communities

Primary Land Uses

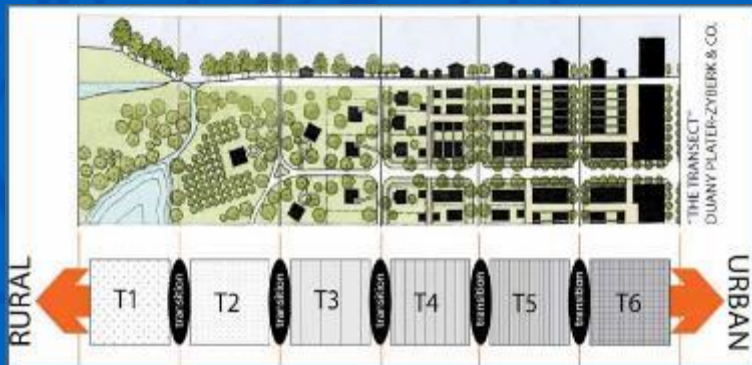
- Neighborhood commercial
Retail or office.



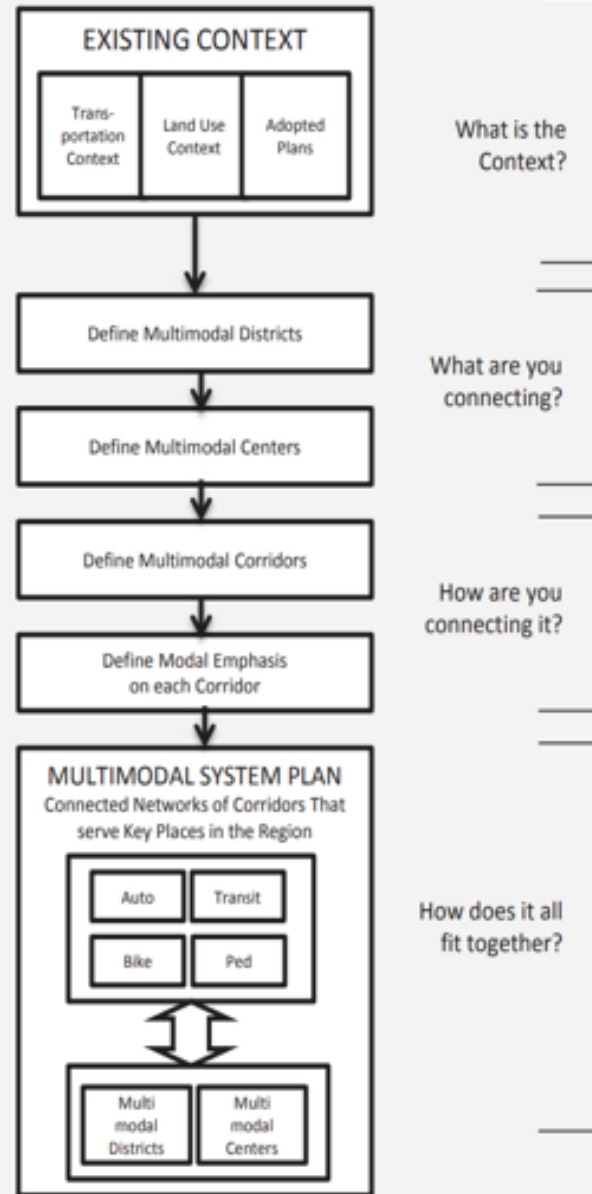
Multimodal System Plan

- Multimodal Districts
- Multimodal Centers
- Multimodal Corridors

P-6	Urban Core
P-5	Urban Center
P-4	Large Town or Suburban Center
P-3	Medium Town or Suburban Center
P-2	Small Town or Suburban Center
P-1	Rural or Village Center
SP	Special Purpose Center



Multimodal System Planning



Activity Centers & Corridors

Previously reviewed

Centers

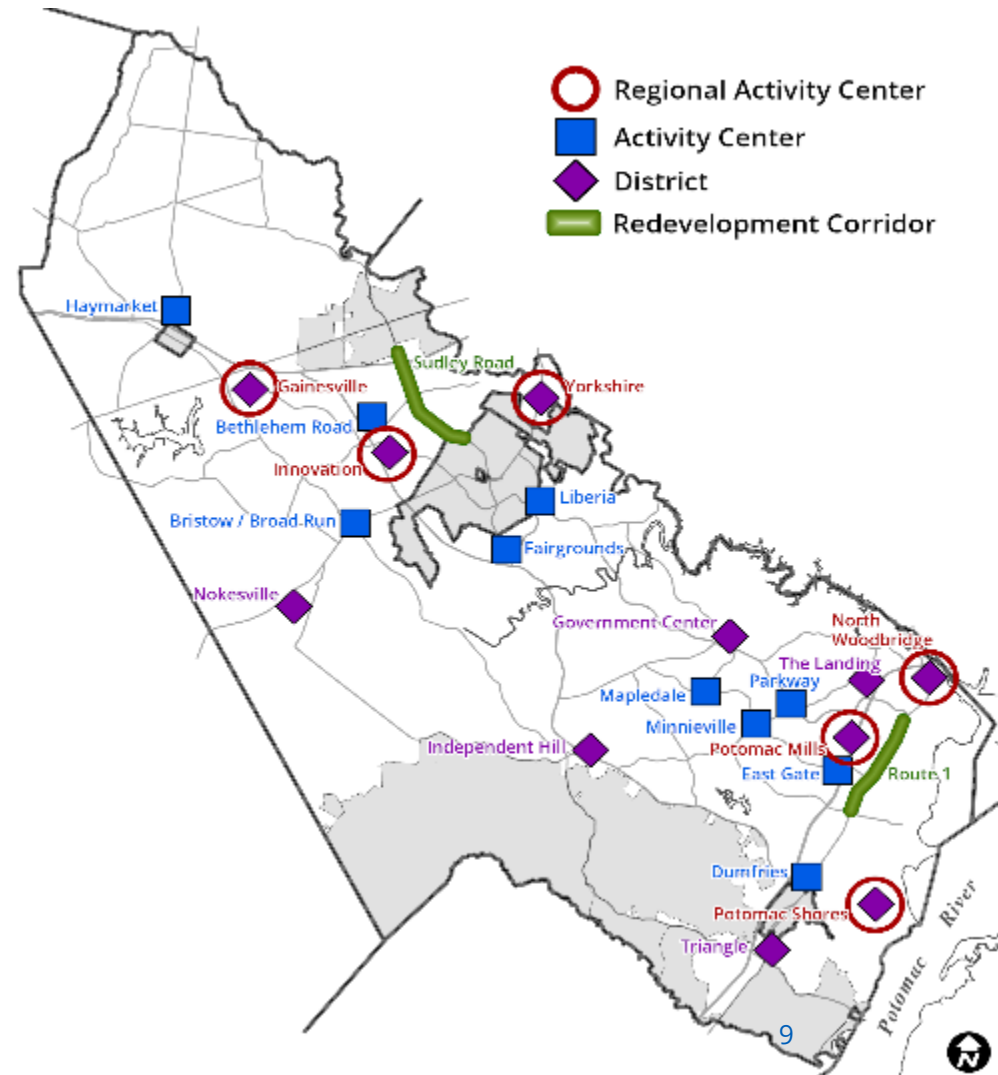
- ✓ Dumfries I-95 Corridor
- ✓ Potomac Mills
- ✓ Gainesville Rt. I-66 & Rt. 29
- ✓ Haymarket
- ✓ Bethlehem Road
- ✓ Liberia Avenue
- ✓ Fairgrounds
- ✓ Yorkshire
- ✓ Government Center

Corridors

- ✓ Route 1
- ✓ Sudley Road

Link to Centers & Corridors:

<https://www.pwcva.gov/departments/planning-office/pathway-to-2040-land-use>



Form Element/ Transects

Form Element/Transects	T-1A	T-1B	T-2	T-3	T-4	T-5	T-6
Target Residential Density	1- 2 du/ 10 acre	2- 5 du/ 10 acre	0.5-4 du/acre	4-12 du/acre	8-24 du/acre	20-50 du/acre	50-100 du/acre
Target Net FAR	0-0.02	0-0.02	0.02-0.23	0.23-0.57	0.57-1.38	1.38-2.30	2.3+
Target Gross FAR	0.01 or less	0.01 or less	0.01-0.15	0.15-0.37	0.37-0.9	0.9-1.49	1.49+
Target Building Height	1-3 Stories	1-3 Stories	1-3 Stories	3-5 Stories	4-8 Stories	6-12 Stories	8-20 Stories
Activity Density (jobs+people/acre)	0-1/acre	0-1/acre	1-10/acre	10-25/acre	25-60/acre	60-100/acre	100+/acre
Preferred Transit Technology	<i>Demand Response</i>	<i>Demand Response</i>	<i>Demand Response</i>	<i>Fixed Bus Route</i>	<i>Express Bus</i>	<i>BRT/LRT</i>	<i>LRT/Rail</i>

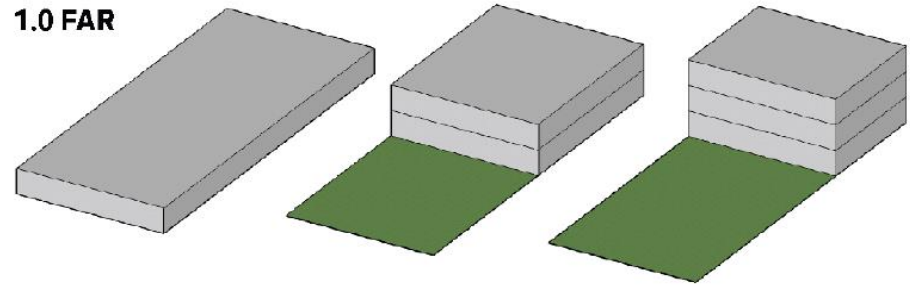
Floor Area Ratio

Floor area ratio (FAR) is the measurement of a building's floor area in relation to the size of the lot/parcel that the building is located on.

e.g. If you owned a store that was (10,000 ft.²) and you have a one-acre (43,560 ft.²) lot. The FAR would be equal to 10,000 ft.² / 43,560 ft.². The FAR would be 0.23.

Illustrations of FAR Limits

1.0 FAR

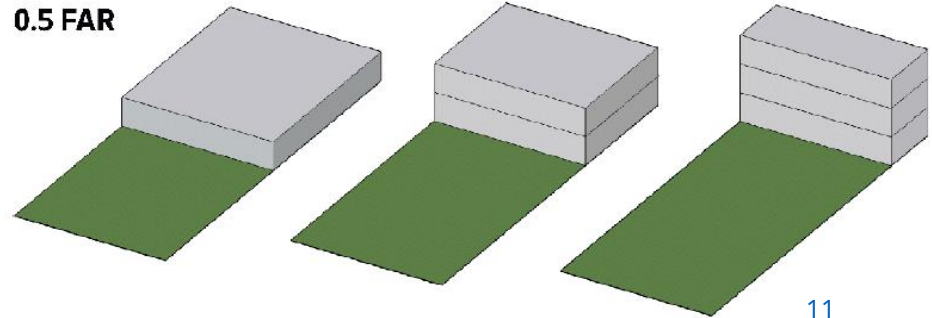


1 story
(100% lot coverage)

2 stories
(50% lot coverage)

3 stories
(33% lot coverage)

0.5 FAR



1 story
(50% lot coverage)

2 stories
(25% lot coverage)

3 stories
(17% lot coverage)

New Suite of Land Use Classifications



Town Center (TC)



Office Mixed Use (OMU)



Community Mixed Use (CMU)



Residential Neighborhood (RN)



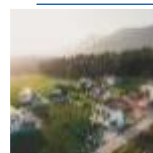
Neighborhood Mixed Use (NMU)



Technology/Flex (TF)



Village Mixed Use (VMU)*



Hamlet Mixed Use (HMU)



Conservation Residential (CR)



Agriculture Forrestal (AF)

* A Current Classification that is being re-defined.

Retaining Land Use Classifications



Industrial
Employment (EI)



Public Land (PL)



Flexible Employment
Center (FEC)



Parks & Open Space
(POS)



Cultural Resources
Historic Site (CRHS)



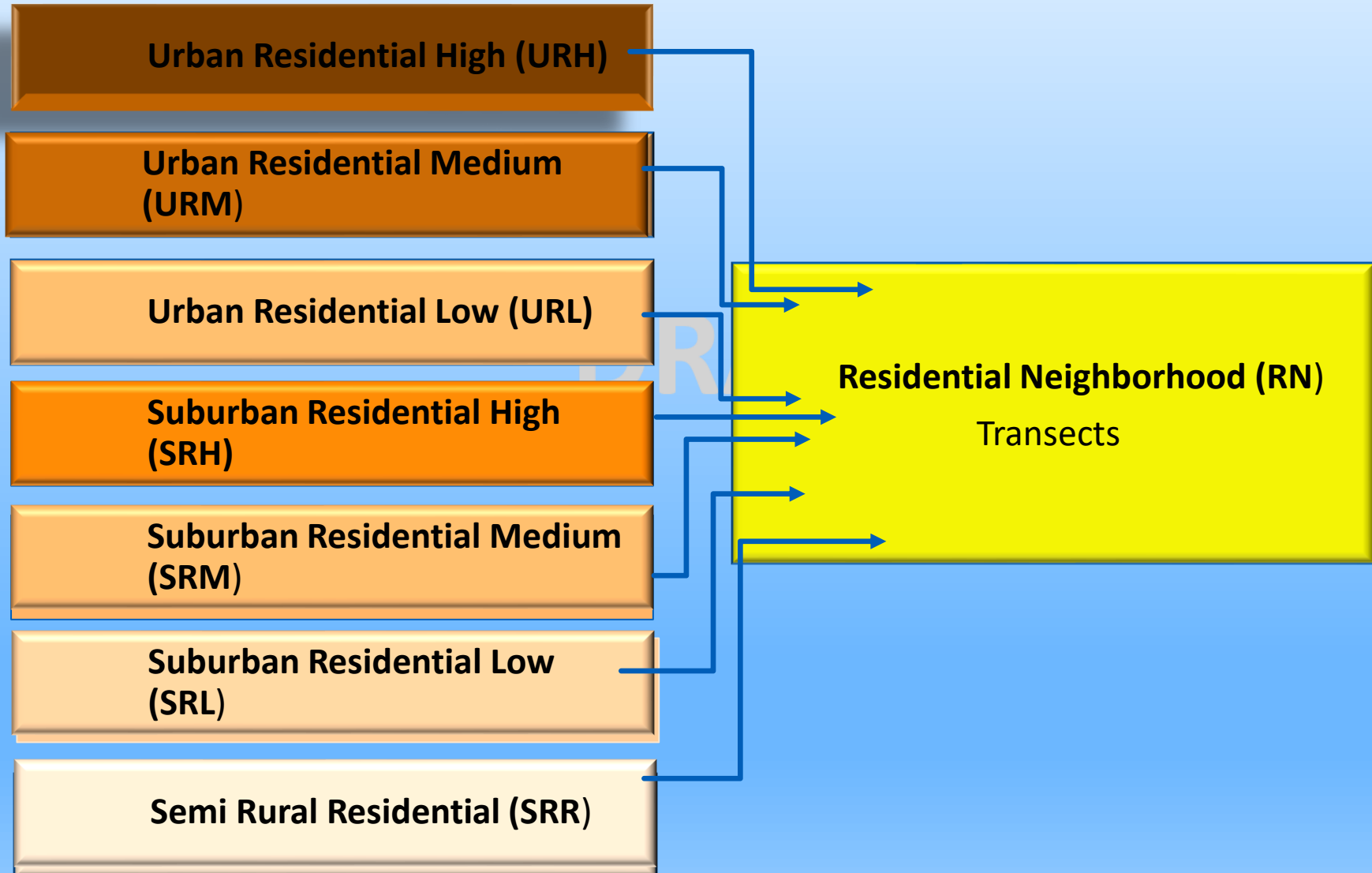
Village Mixed Use
(VMU) *



Residential Planned
Community (RPC)

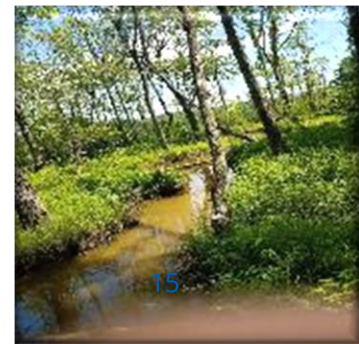
* The VMU is being re-defined to a lower density descriptive classification.

New Suite of Land Use Classifications



Environmental Resources Protection Overlay (ERPO)

- **ER, Environmental Resource:** All 100-year **floodplains**, **Resource Protection Areas**, areas with **25 percent or greater slopes**, areas with 15 percent or greater slopes in conjunction with **soils that have severe limitations**, soils with a predominance of marine clays, public water supply sources, wetlands, and critically erodible shorelines and stream banks.
- An **Environmental Resource Protection Overlay (ERPO)** is an overlay area located in sensitive environmental places in which special building regulations and restrictions operate in order to help to maintain natural integrity.
- The main aim of the **ERPO** is to maintain natural spaces, provide a safe environment for residents, control the safety of houses, keep the surface water clean, preserve habitats of wild animals, maintain slope and soil stability, as well as maintaining open spaces between buildings.



New Rural Placetypes Criteria

PLACETYPE CRITERIA

Criteria for Preservation

- Parks, recreation and protected open space
- Significant environmental constraints (e.g., RPAs, water resources, steep slopes, forested areas)
- Existing agricultural uses:
 - Known active farms, stables, wineries and/or agritourism uses
 - Agricultural and forestal districts
- Significant cultural resources (historic sensitivity areas, historic sites, battlefields, significant viewsheds)
- Cemeteries
- Federal land
- Scenic areas/corridors

Criteria for Development Potential

- Areas located near existing water and sewer connections
- Areas with existing attributes / points of interest (e.g., community facilities, commercial uses, churches, restaurants/retail shops and other destinations or activity generators) within 1.5 miles
- Existing residential or commercial (retail) development within 1.5 miles
- Recent or current development activity within 1.5 miles
 - New residential or commercial development constructed since 2000
 - Current development proposals
- Areas on the fringes of activity centers that have the potential to grow or provide transitions
- Areas that possess minimum traffic volumes that would support commercial activity.
- Sufficient developable acreage on contiguous sites
- Compatibility with existing land uses

New Rural Placetypes

- **VILLAGE (VMU) T-2**
 - Nokesville
- **HAMLET (HMU) T-1B**
 - Lake Jackson
 - Catharpin
 - Greenwich
 - Woolsey
 - Brentsville
- **CONSERVATION RESIDENTIAL (CR) T-1B**
- **AGRICULTURE/FORESTRAL (AF) PRESERVATION T-1A**
- **RESIDENTIAL NEIGHBORHOOD (RN) T-1A**



New Rural Placetypes (Villages)

- Compact area with a mix of uses (including residential, commercial, civic/institutional, and potentially other land uses)
- Serves as a focal point for the surrounding rural area
- Accommodates a limited amount of future growth that is contained within its boundaries
- Encompasses an area that is approximately a 1/3-mile radius (4-5 blocks) around a central crossroads



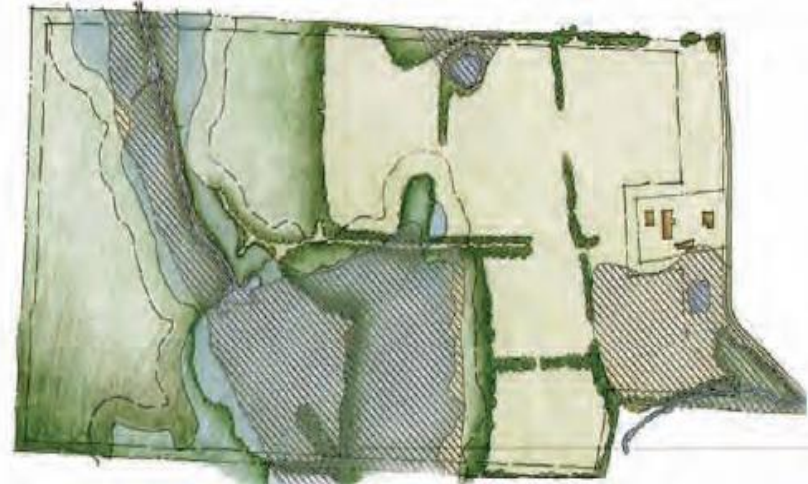
New Rural Placetypes (Hamlet)

- Compact area with a **limited mix of uses** (e.g., small-footprint retail, civic/governmental, residential, recreational)
- Serves as a focal point for the surrounding rural area
- Often builds on **historical core** with a small-scale mix of uses at a central crossroads
- Encompasses an area that is approximately a **1/6-mile radius** around the **central crossroads**
- More than just a crossroads: hamlets extend beyond the crossroads, have some potential for change, and can accommodate limited growth in the future



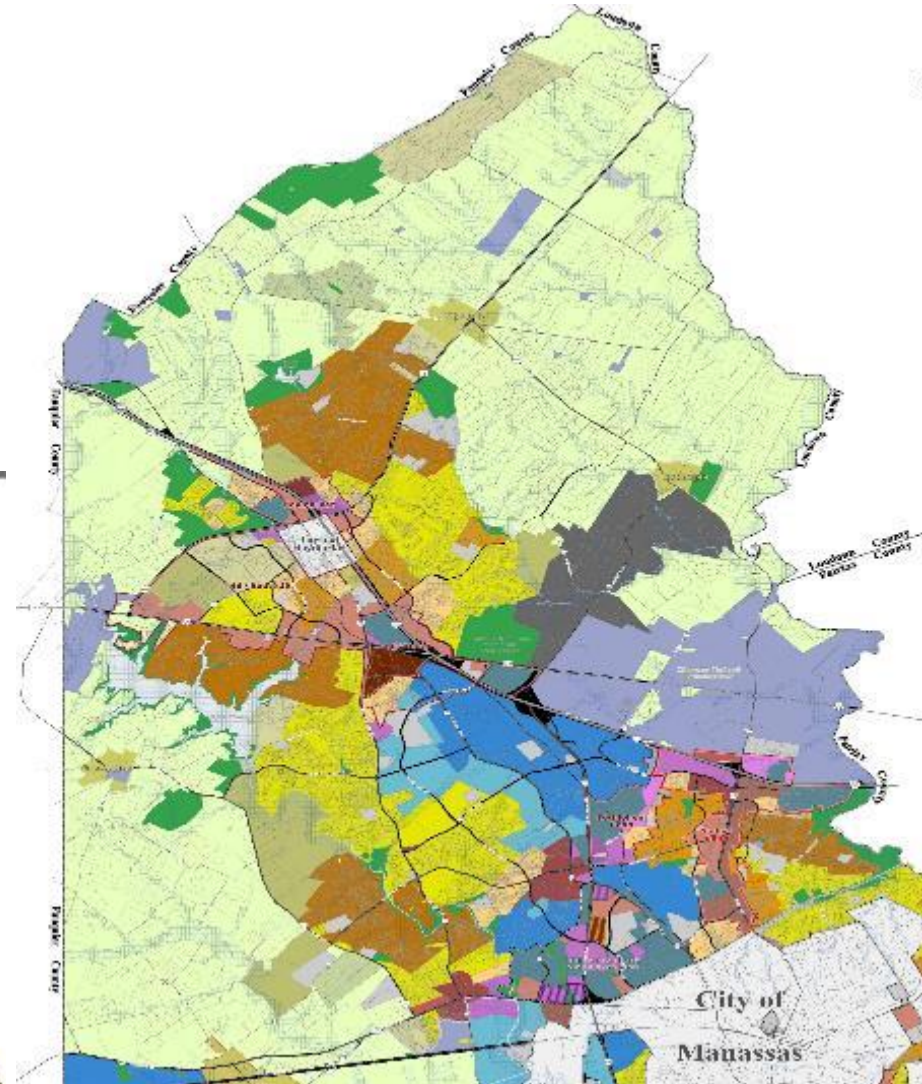
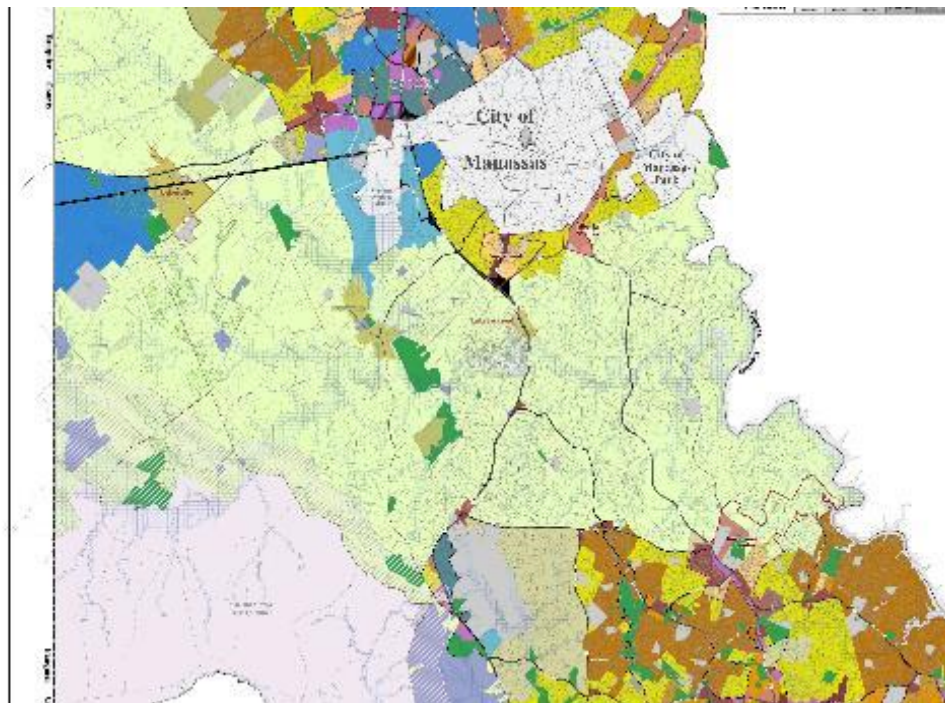
New Rural Placetypes Conservation Residential

- Residential uses arranged in a compact development pattern that reduces lot costs
- Located near existing water and sewer service and existing residential subdivisions
- Incentivizes **preservation**
- Restricted **buffer** around residential uses that **protects** surrounding **natural resources, cultural resources**, open space, and scenic and agricultural lands
- Creates permanent **protected open space**.
- CR Zoning Ordinance will provide guidance.



New Rural Placetypes Agriculture & Forestal Preservation

- New designation to **protect** existing **natural resources**, environmental constrained areas, **cultural resources**, open space, and agricultural lands.
- Directs development to appropriate areas.
- Consists of approximately 75,647 acres.

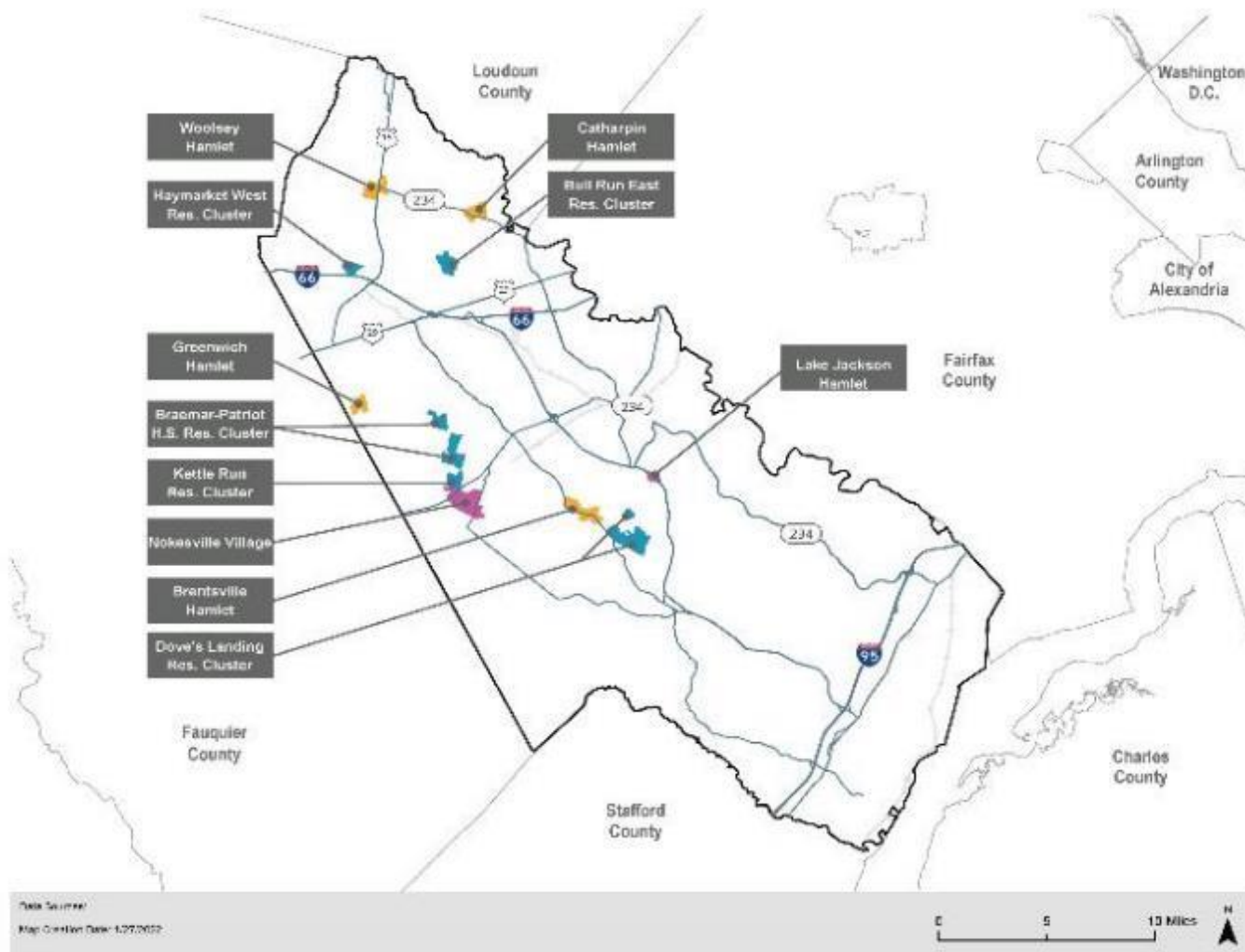


New Rural Placetypes

PLACETYPE STUDY AREAS

LEGEND

- Major Roadways
- Hamlets
- Residential Clusters
- Villages
- Prince William County Boundary
- Neighboring County Boundaries
- Railroad



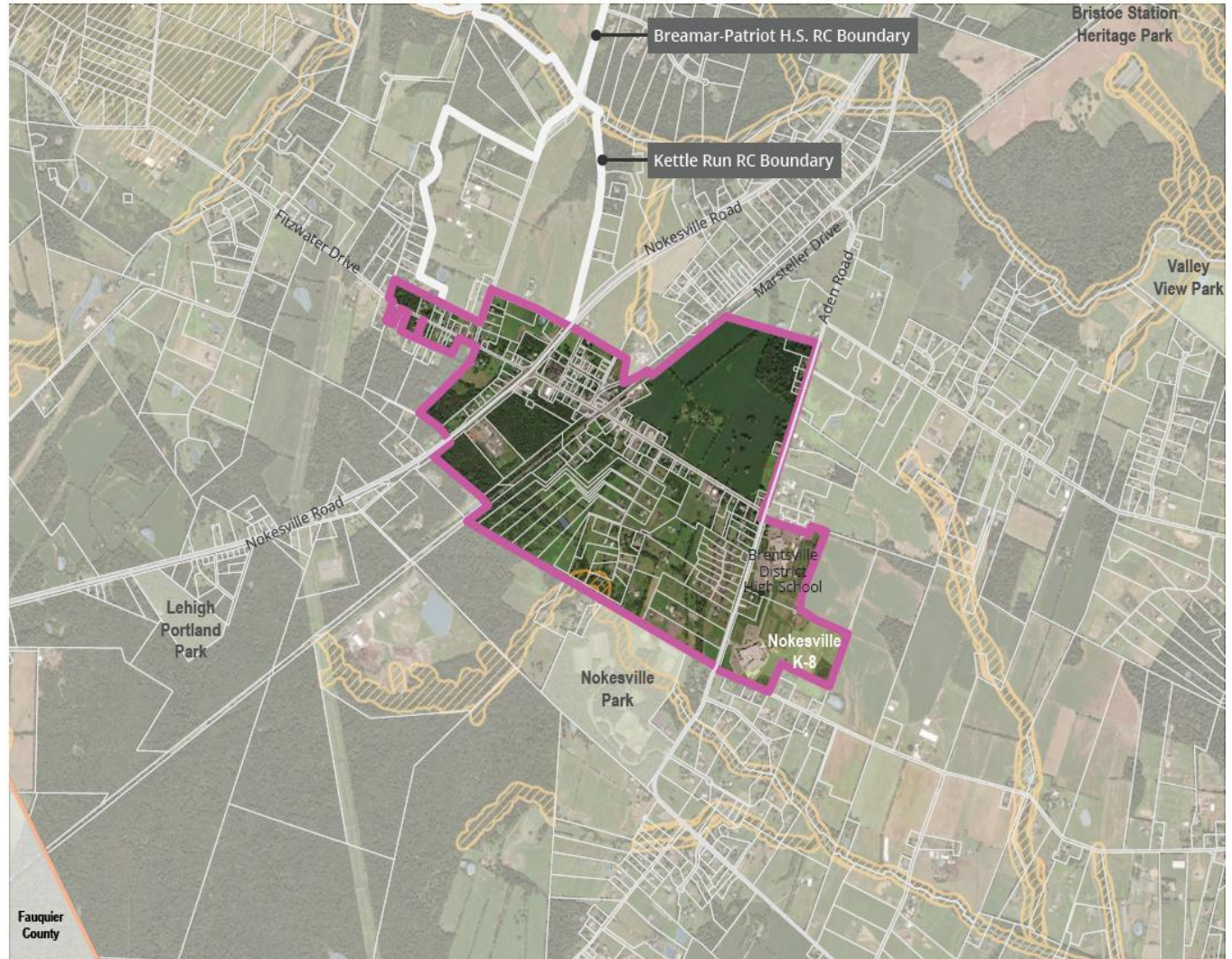
Nokesville Village

NOKESVILLE VILLAGE

- Existing historic/mixed-use center with established identity and character
- The county's most complete Village with many contributing elements (e.g., schools, commercial, residential, institutional, etc.)
- Area includes existing sewer service and is planned for future water service
- Opportunity for infill development within existing sector plan boundaries
- Opportunity to incorporate existing community facilities and sewer infrastructure adjacent to existing sector plan boundaries
- Potential opportunities for higher-intensity residential in the village core

LEGEND

- Major Roadways
- Nokesville Village
- Breamar-Patriot High School RC
- Kettle Run RC
- Prince William County Boundary
- Railroad
- Neighboring County Boundary
- Parcels
- Rural Area Boundary
- Resource Protection Areas
- Hydrological Features
- Parks



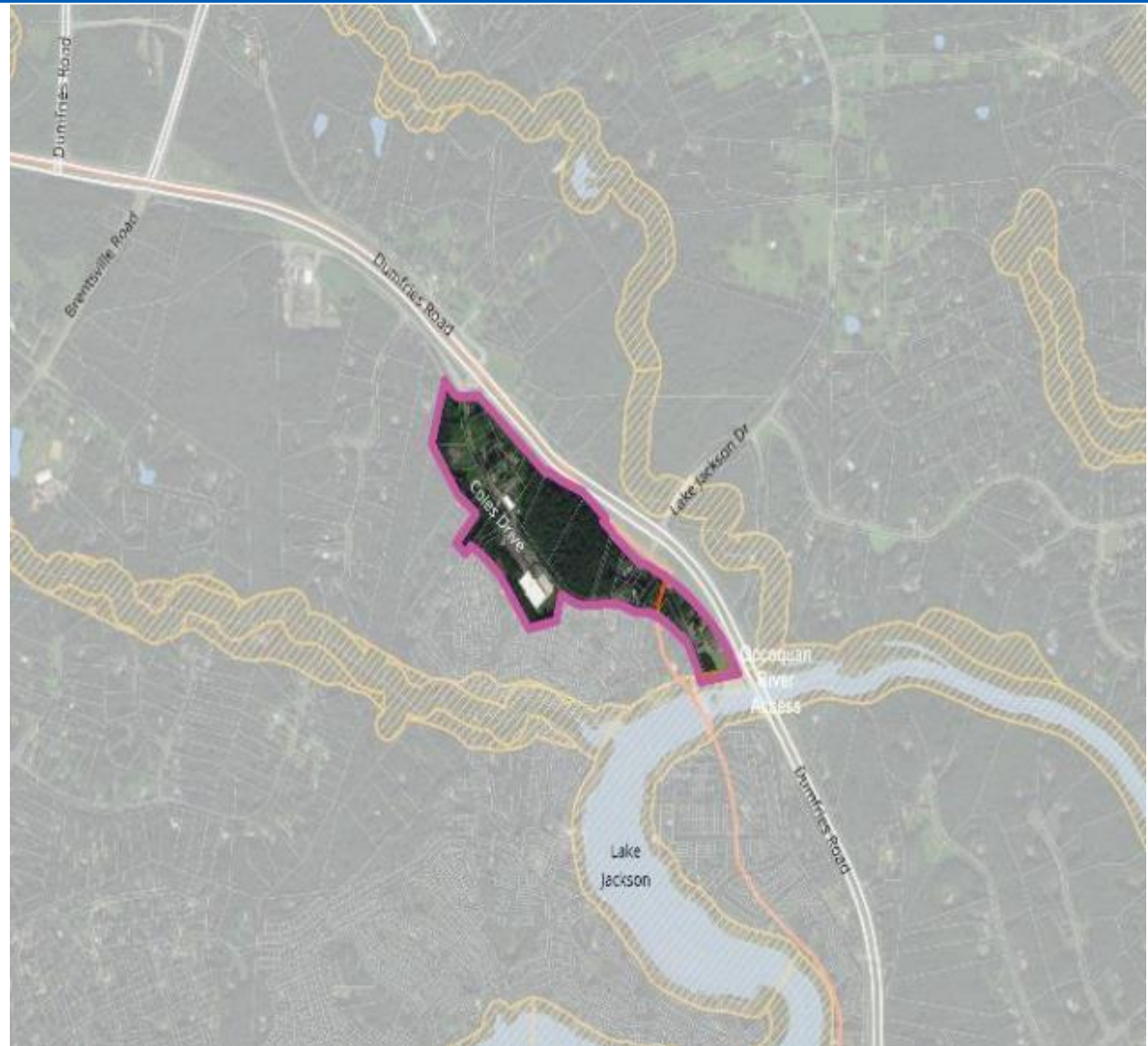
Lake Jackson Hamlet

LAKE JACKSON HAMLET

- Area located along Dumfries Road near Fairgrounds Activity Center
- Area includes existing commercial uses and properties zoned B-1 (Business) and offers some redevelopment potential
- Opportunity to support, complement, and serve existing residential uses in immediate vicinity
- Other points of interest in the area include Lake Jackson Volunteer Fire Department and Occoquan trailhead/river access

LEGEND

- Major Roadways
- Lake Jackson Village
- Prince William County Boundary
- Historic Sensitivity Areas
- Parcels
- Rural Area Boundary
- Resource Protection Areas
- PWCSA Water Lines
- PWCSA Sewer Lines
- Hydrological Features
- Parks



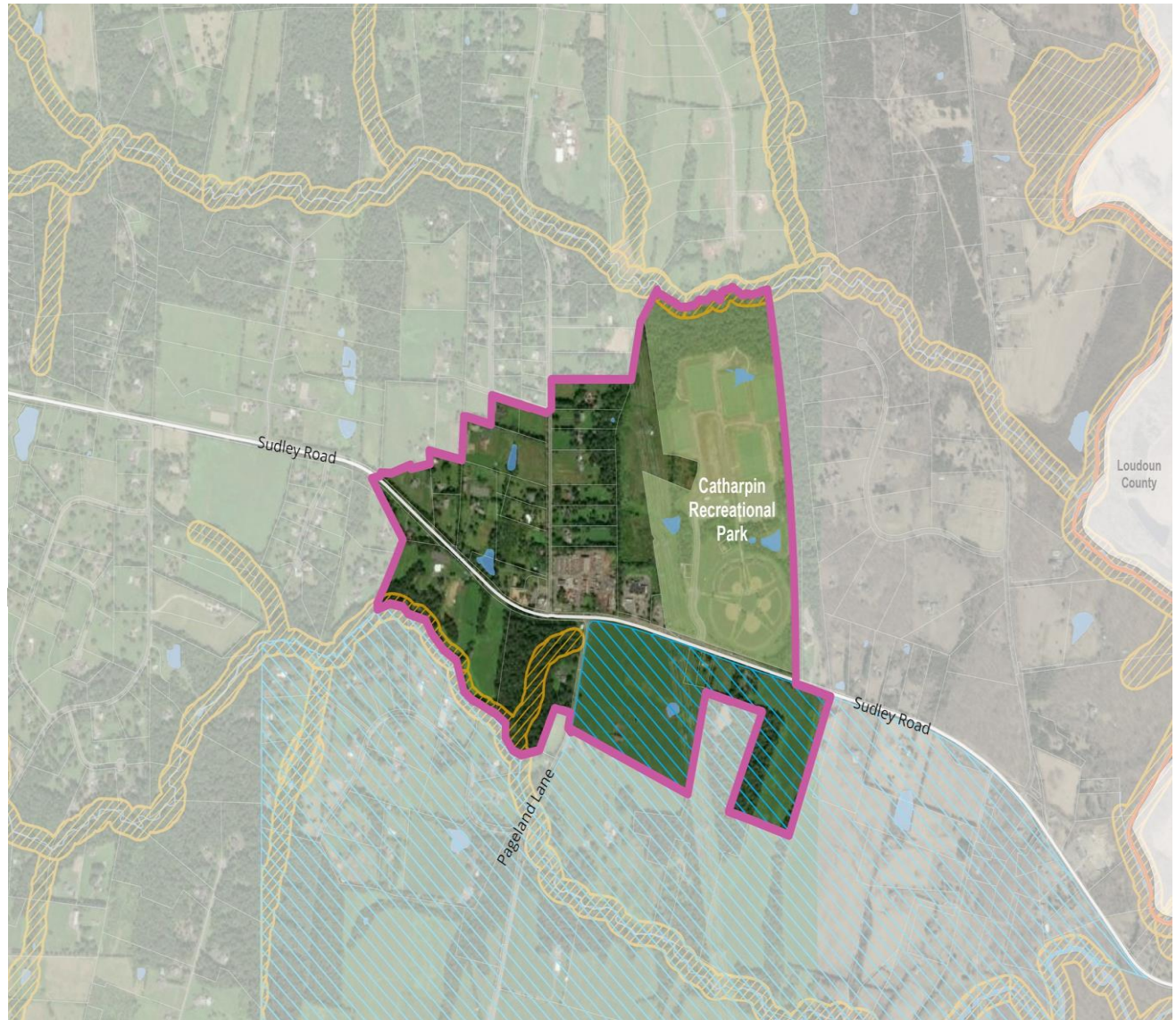
Catharpin Hamlet

CATHARPIN HAMLET

- Hamlet includes existing commercial sites at the intersection of Sudley Road and Pageland Lane
- Surrounding area has experienced recent residential development activity
- Area located near existing powerline corridor
- Other points of interest in the area include the US Post Office, Catharpin Recreational Park, and the Four Hills Farm event venue.

LEGEND

- Major Roadways
-  Study Area Boundary
-  Digital Gateway CPA Boundary
-  Rural Area
-  Neighboring County Boundary
-  Parcels
-  Rural Area Boundary
-  Resource Protection Areas
-  Hydrological Features
-  Parks



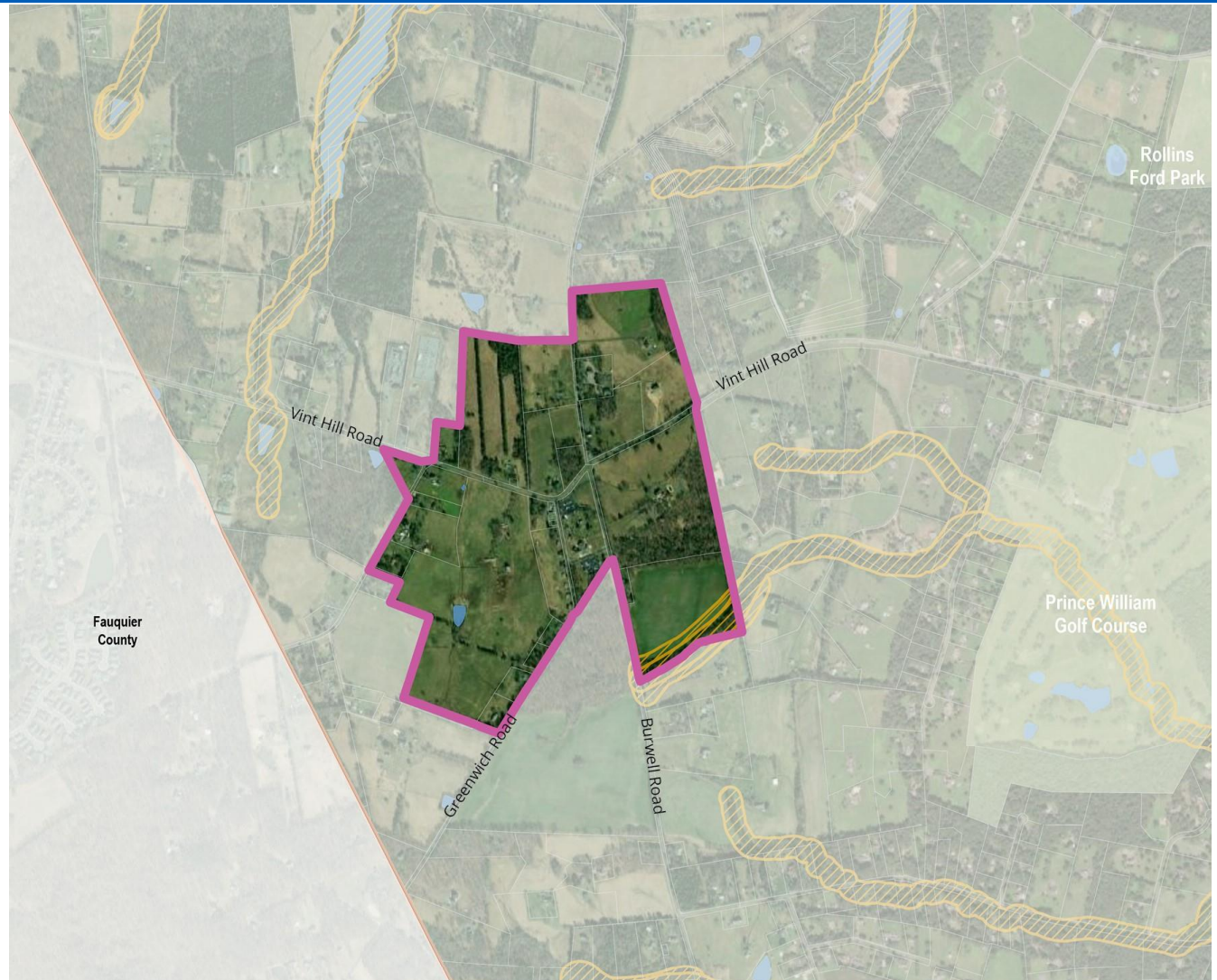
Greenwich Hamlet

GREENWICH HAMLET

- Existing core comprised of general store and church
- Opportunity to preserve and support existing historic character and sense of place
- Residential, commercial, and recreational uses located in surrounding area

LEGEND

-  Greenwich Hamlet
-  Prince William County Boundary
-  Neighboring County Boundary
-  Parcels
-  Rural Area Boundary
-  Resource Protection Areas
-  Hydrological Features
-  Parks



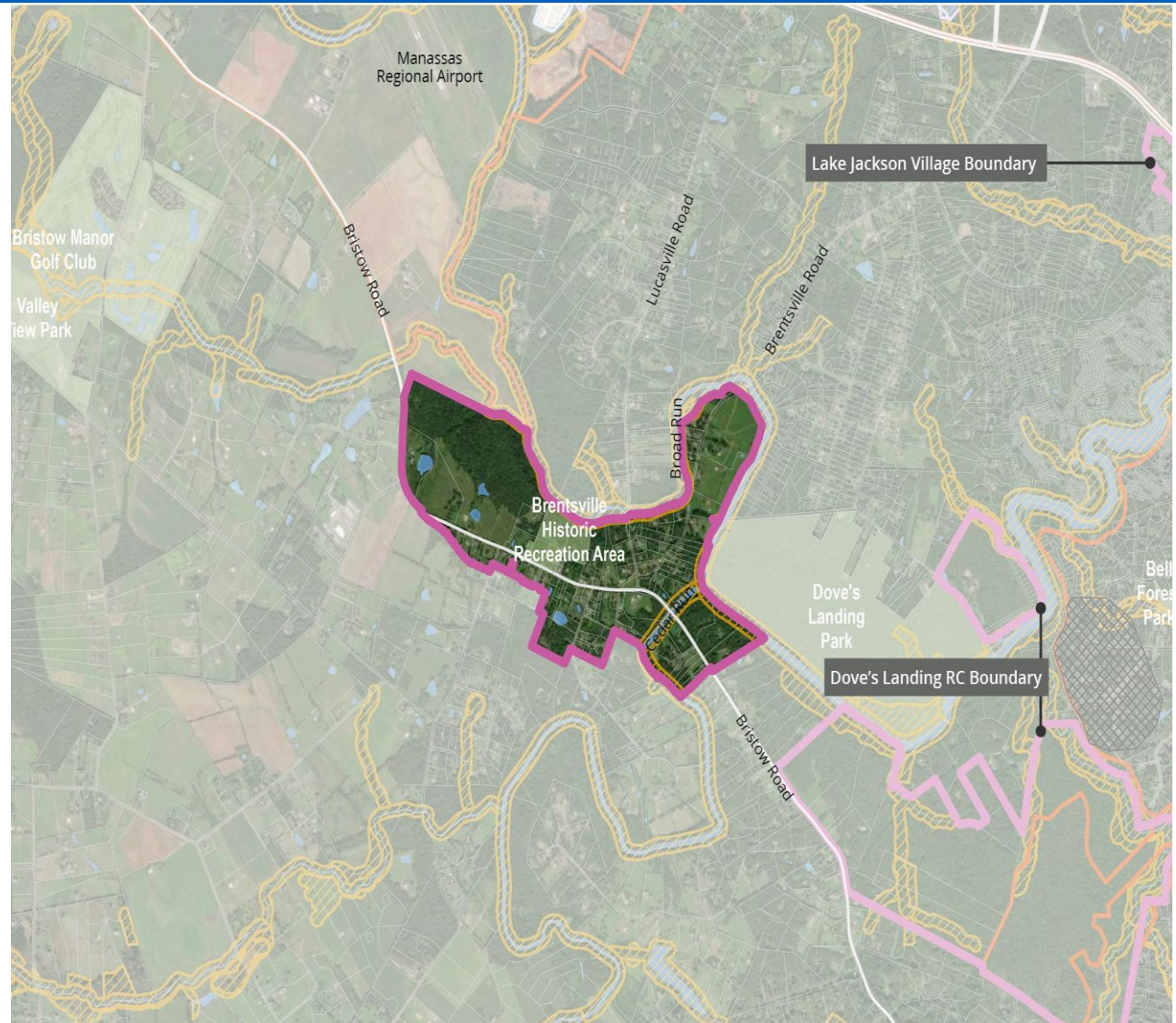
Brentsville Hamlet

BRENTSVILLE HAMLET

- Area encompasses Brentsville historic core (Courthouse Historic Centre, churches)
- Area abuts rural area boundary
- Area includes existing residential and commercial uses
- Surrounding area has experienced recent residential and retail development activity
- Points of interest in area include existing commercial development, schools, and parks
- Opportunity to preserve and support existing historic character and sense of place

LEGEND

- Major Roadways
- Study Area Boundary
- Rural Area
- Historic Sensitivity Areas
- Parcels
- Rural Area Boundary
- Resource Protection Areas
- PWCSA Water Lines
- PWCSA Sewer Lines
- Hydrological Features
- Parks



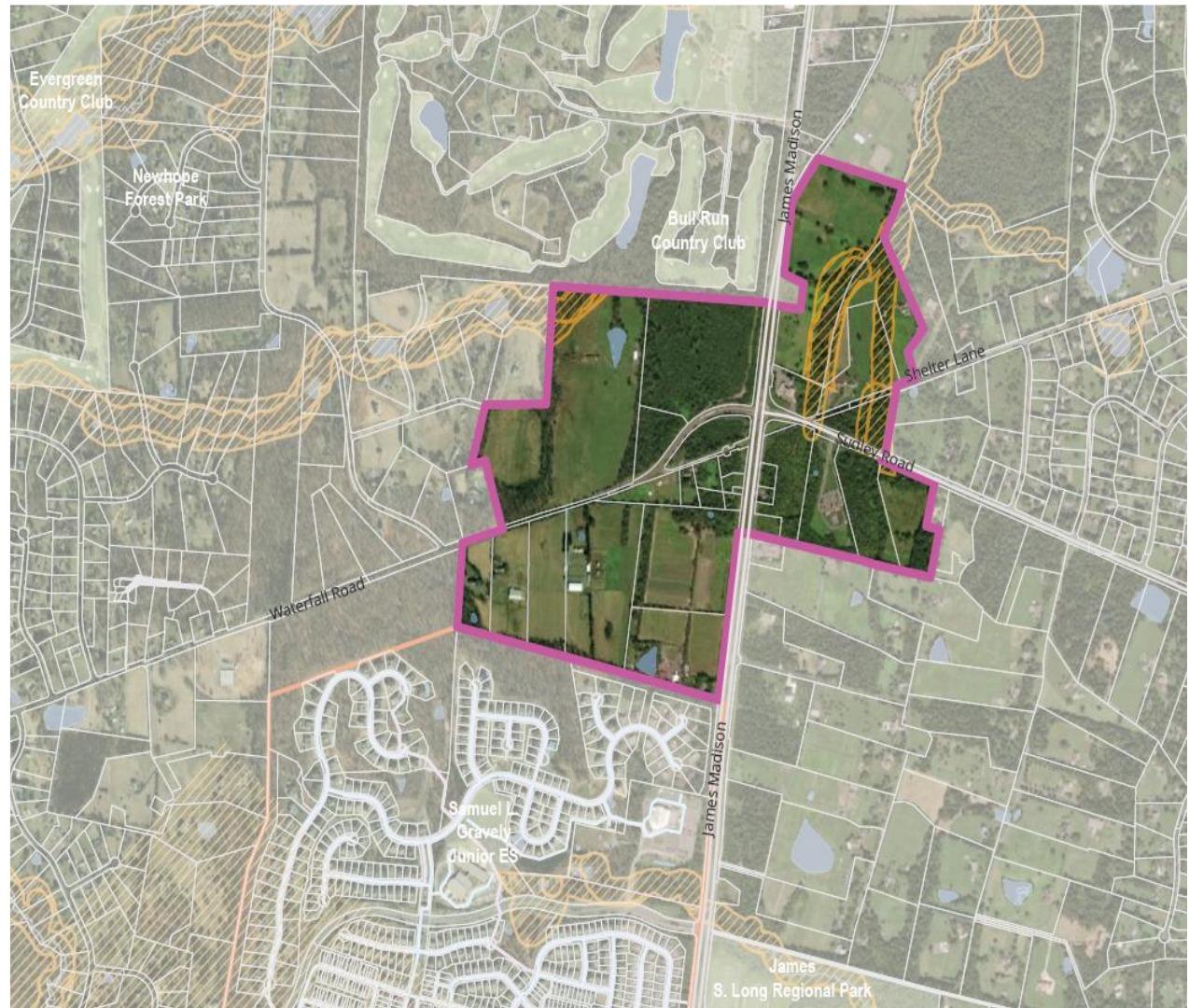
Woolsey Hamlet

WOOLSEY HAMLET

- Located at major crossroads (Sudley Road and James Madison Highway)
- Area abuts rural area boundary
- Area abuts existing water and sewer infrastructure
- Area is surrounded by development on all sides, including adjacent Dominion Valley development
- Ongoing development activity in the area
- Points of interest in area include existing fire station, convenience store and gas station, and Bull Run Country Club

LEGEND

- Major Roadways
- Woolsey Hamlet
- Prince William County Boundary
- Parcels
- Rural Area Boundary
- Resource Protection Areas
- PWCSA Water Lines
- PWCSA Sewer Lines
- Hydrological Features
- Parks



Conservation Residential

HAYMARKET WEST RES. CLUSTER

- Area located along a high-volume transportation corridor (I-66)
- Area located near existing water and sewer infrastructure
- Area abuts Haymarket Activity Center, which is exhibiting growth
- Opportunity to support hospitals and commercial destinations in surrounding area
- Location has potential for clustered housing

LEGEND

- Major Roadways
- Study Area Boundary
- Rural Area
- Railroad
- Historic Sensitivity Areas
- Parcels
- Rural Area Boundary
- Resource Protection Areas
- PWCSA Water Lines
- PWCSA Sewer Lines
- Hydrological Features
- Parks



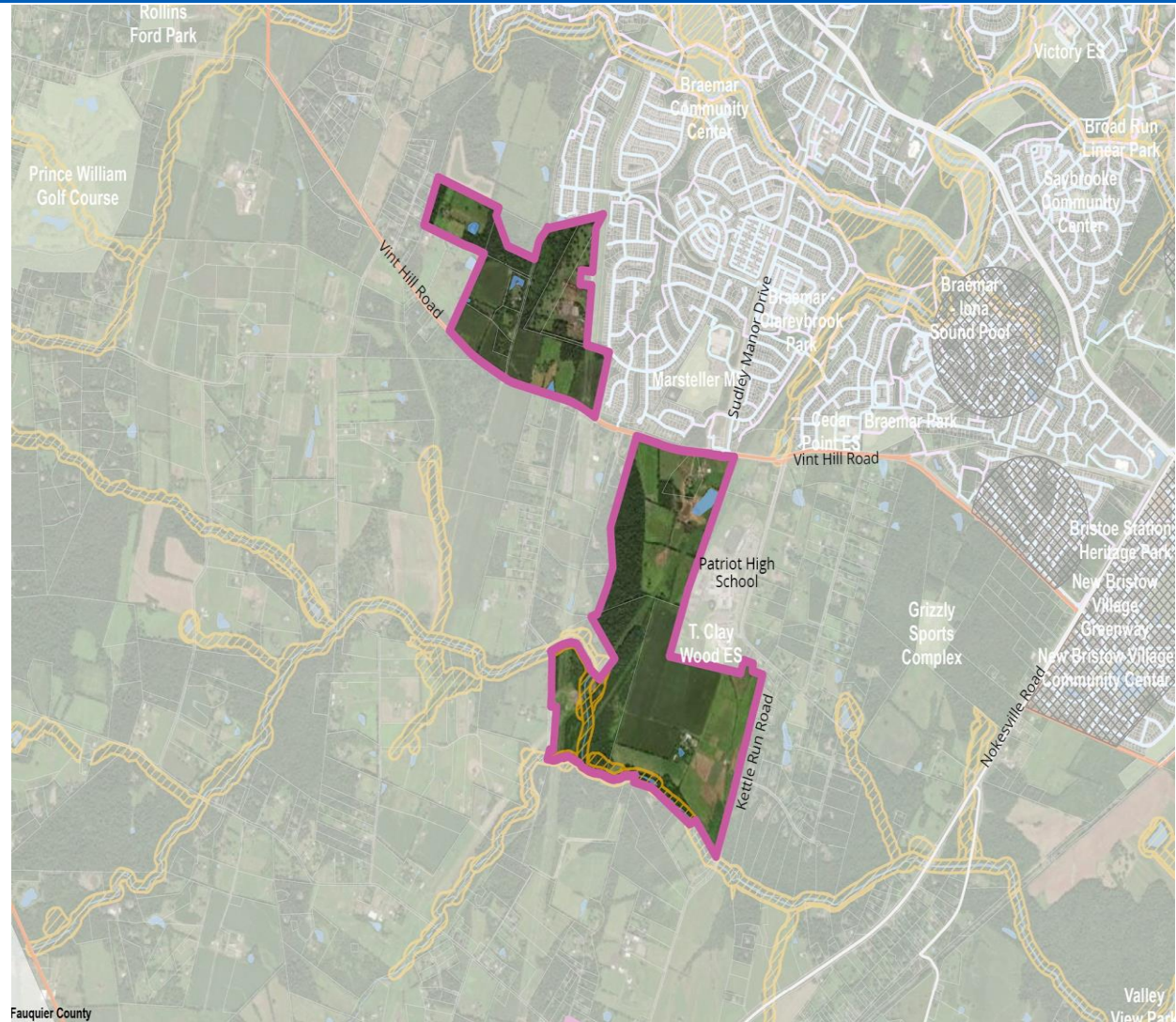
Conservation Residential

BRAEMAR-PATRIOT H.S. RES. CLUSTER

- Area abuts existing residential development
- Area abuts water and sewer infrastructure to the north
- Located near Nokesville Village
- Other points of interest in the area include schools, parks, and sports complex
- Likely location for clustered housing near school property

LEGEND

- Major Roadways
- Study Area Boundary
- Rural Area
- Railroad
- Neighboring County Boundary
- Historic Sensitivity Areas
- Parcels
- Rural Area Boundary
- Resource Protection Areas
- PWCSA Water Lines
- PWCSA Sewer Lines
- Hydrological Features
- Parks



Fauquier County

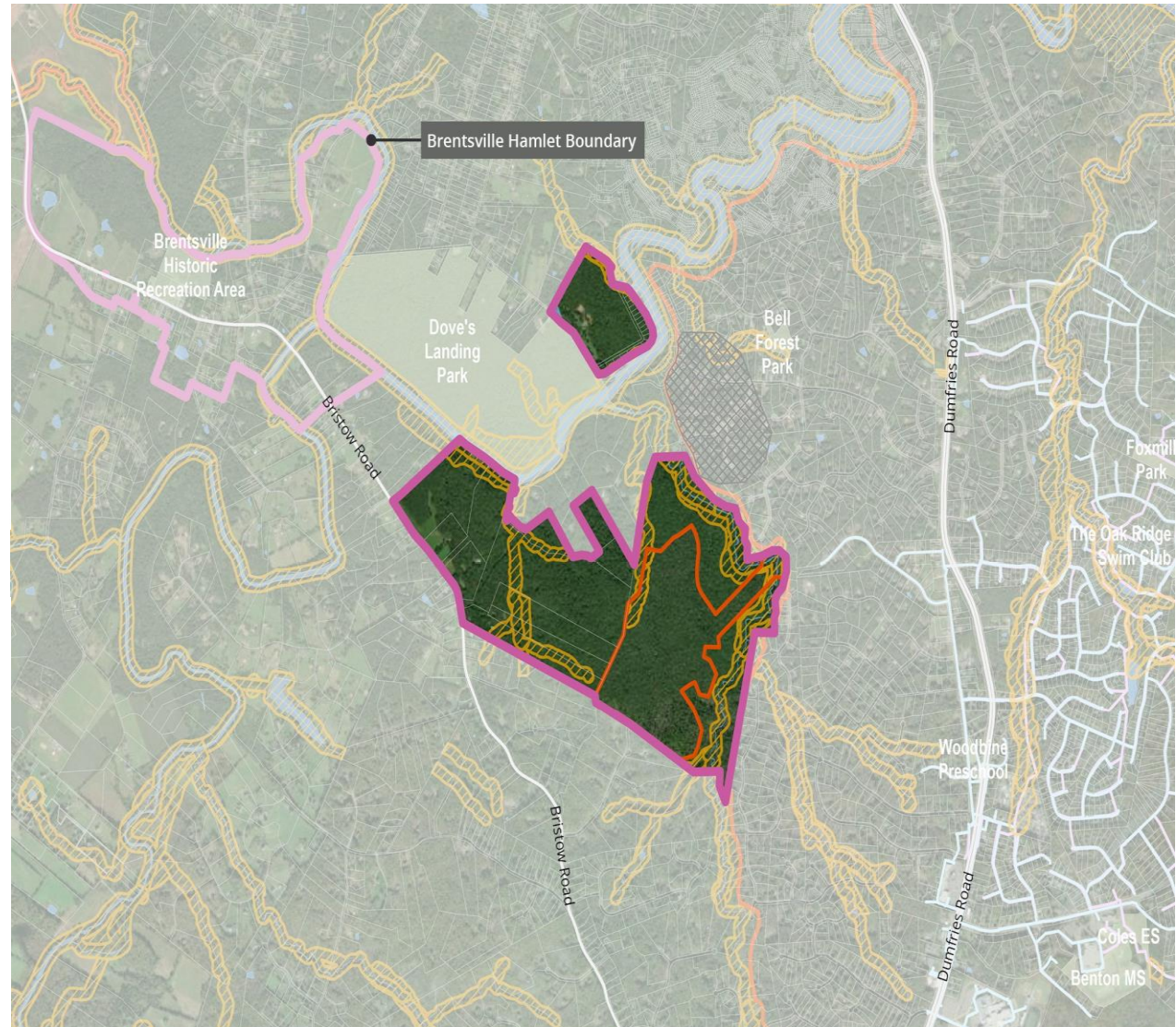
Conservation Residential

DOVES LANDING RES. CLUSTER

- Area abuts existing water infrastructure to the east
- Area abuts rural area boundary
- Area surrounded by existing residential development
- Located adjacent to Dove's Landing Park and other recreational amenities
- Opportunity to pair residential cluster development in select areas with conservation of natural resources and open space

LEGEND

- Major Roadways
-  Study Area Boundary
-  Rural Area
-  Historic Sensitivity Areas
-  Parcels
-  Rural Area Boundary
-  Resource Protection Areas
-  PWCSA Water Lines
-  PWCSA Sewer Lines
-  Hydrological Features
-  Parks



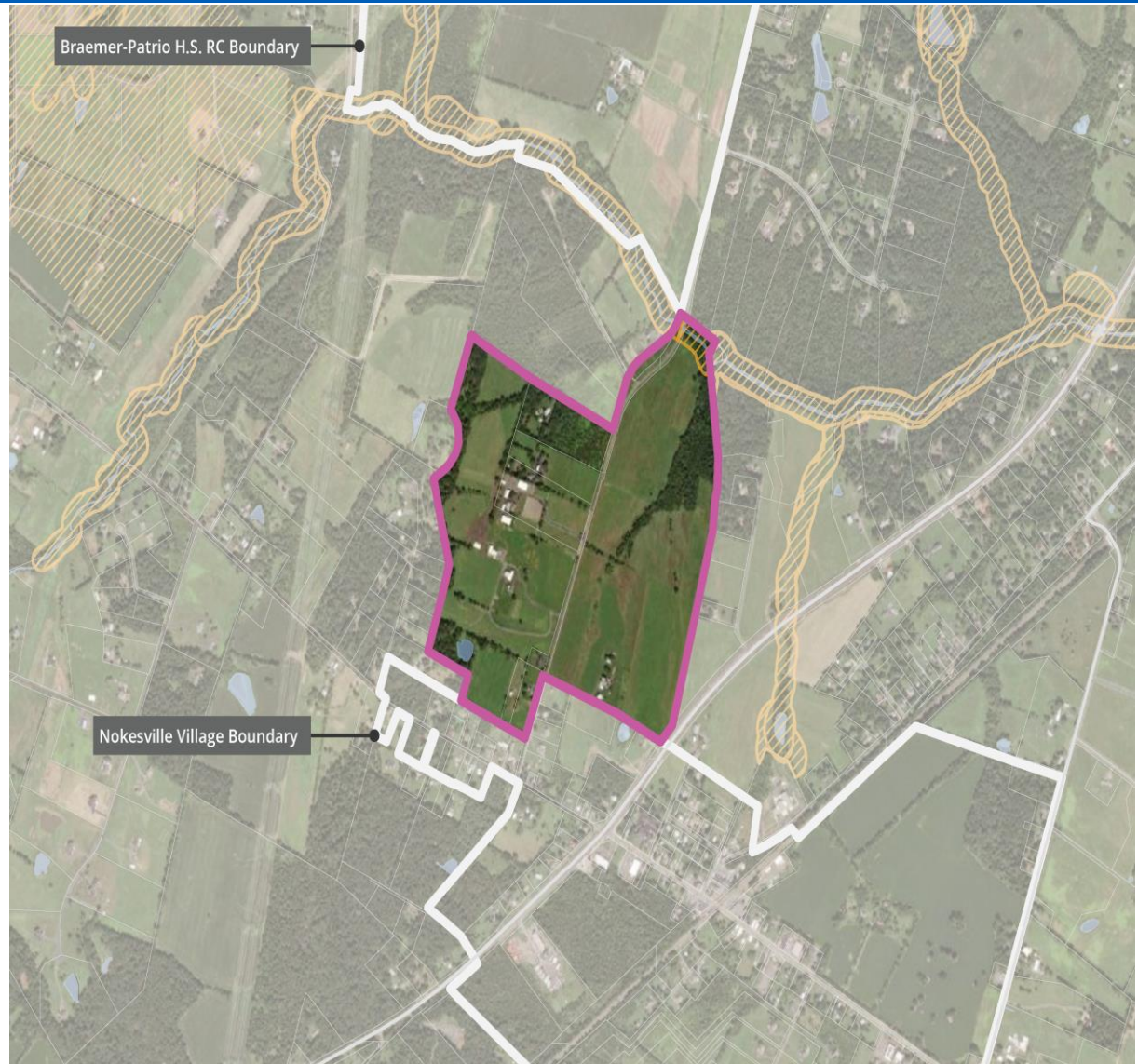
Conservation Residential

KETTLE RUN RES. CLUSTER

- Area has existing sewer infrastructure along Kettle Run Rd.
- Abuts both Nokesville Village and Braemar-Patriot HS CR.

LEGEND

- Major Roadways
- ▭ Nokesville Village
- ▭ Braemar-Patriot High School RC
- ▭ Kettle Run RC
- ▭ Prince William County Boundary
- ▭ Parcels
- ▭ Rural Area Boundary
- ▭ Resource Protection Areas
- ▭ Hydrological Features



Conservation Residential

VALLEY VIEW RES. CLUSTER

- Area west of Bristow Road and Environmental Resources.
- Nearby Water and Sewer infrastructure.



Directive for Commercial & Industrial Land

Board of County Supervisor's Directive 20-82

- Staff was directed to take a holistic and cohesive view of the entire County (all seven magisterial districts) when looking at the Comprehensive Plan, Land Use Chapter, to make sure that it reflects a desire to increase commercial and industrial land and try to find and increase that commercial and industrial or mixed-use land, where the County can bring in/attract different businesses.

Industrial Use Criteria Analysis

- 1) Primary Zoned: industrial and manufacturing zones: M-1, M-2 , M/T**
- 2) Secondary:** other zones that allow for light industrial/manufacturing, etc.: O(F), PBD.
- 3) All the other zones, but excluding residential zoning**
 - Land Area: 10+ acres in the rural area, 5+ acres in the urban area
 - Highways (within 2 miles of major highways)
 - Railroads: right next to railroads
 - Outside of Data Center Opportunity Overlay District
 - Should be served/right next to roads with AADT ≥ 500
 - Should not be along high-voltage power line (eliminate those within 0.5 mile)
 - Served by or near Water/Sewer (should be within buffer area of 2 miles)
 - Outside of Protected Resources Area, Protected Open Space, parks, cemeteries
 - Outside of community facilities identified such as school lands, retail, and other civic uses
 - Not owned by state or federal government.
- 4) Spatial considerations for congregating similar uses.**

Industrial Use Analysis

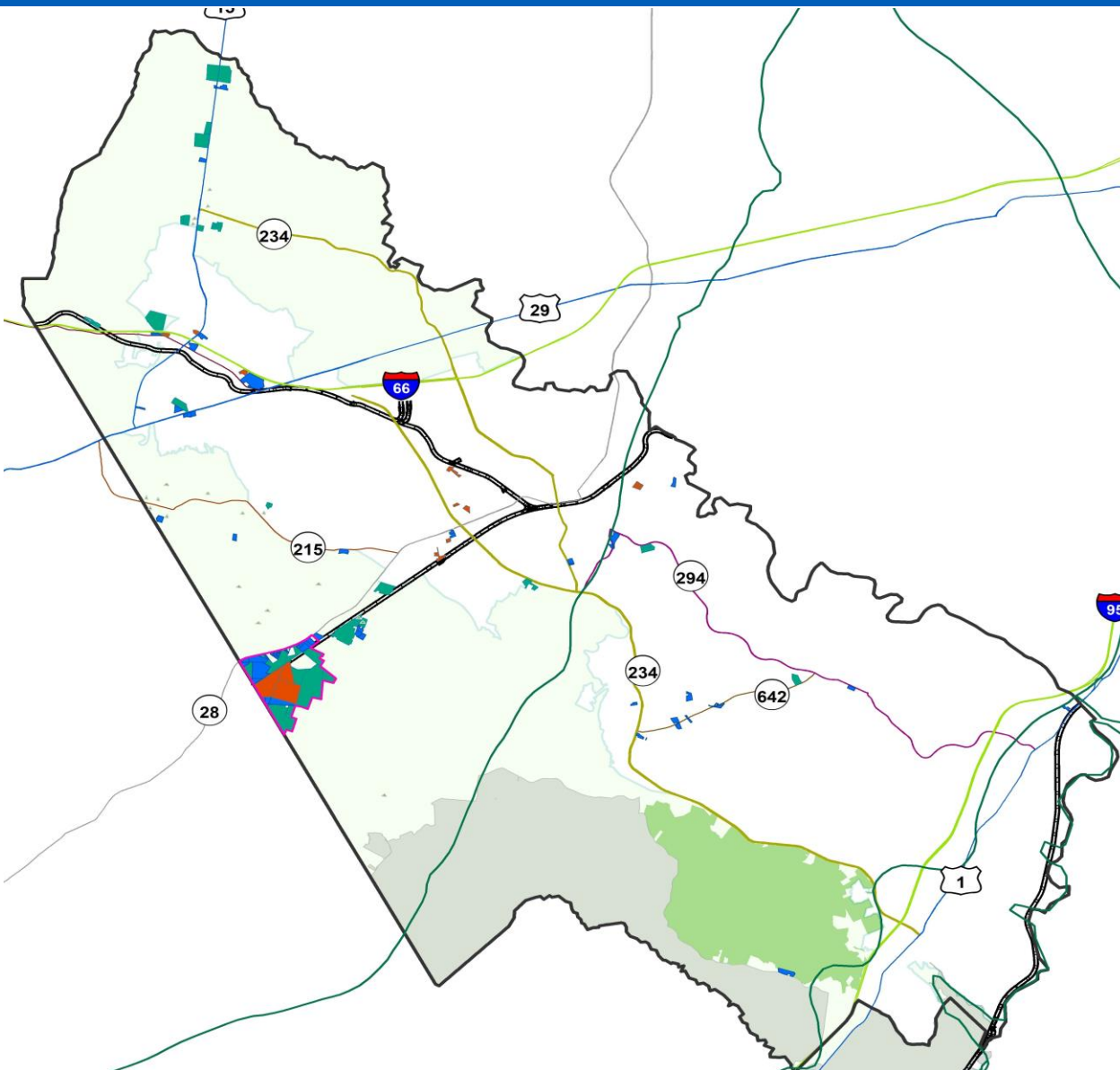
Tier 1 (By right, Vacant)	Total	0-5 Acres	5-10 Acres	10-20 Acres	20+ Acres
Count of Parcels	15	0	8	4	3
Acre	577.23	0	58.57	48.23	470.43

Tier 2 (Needs Rezoning, Vacant)	Total	0-5 Acres	5-10 Acres	10-20 Acres	20+ Acres
Count of Parcels	66	22	15	20	9
Acre	823.22	35.09	105.76	264.45	417.92

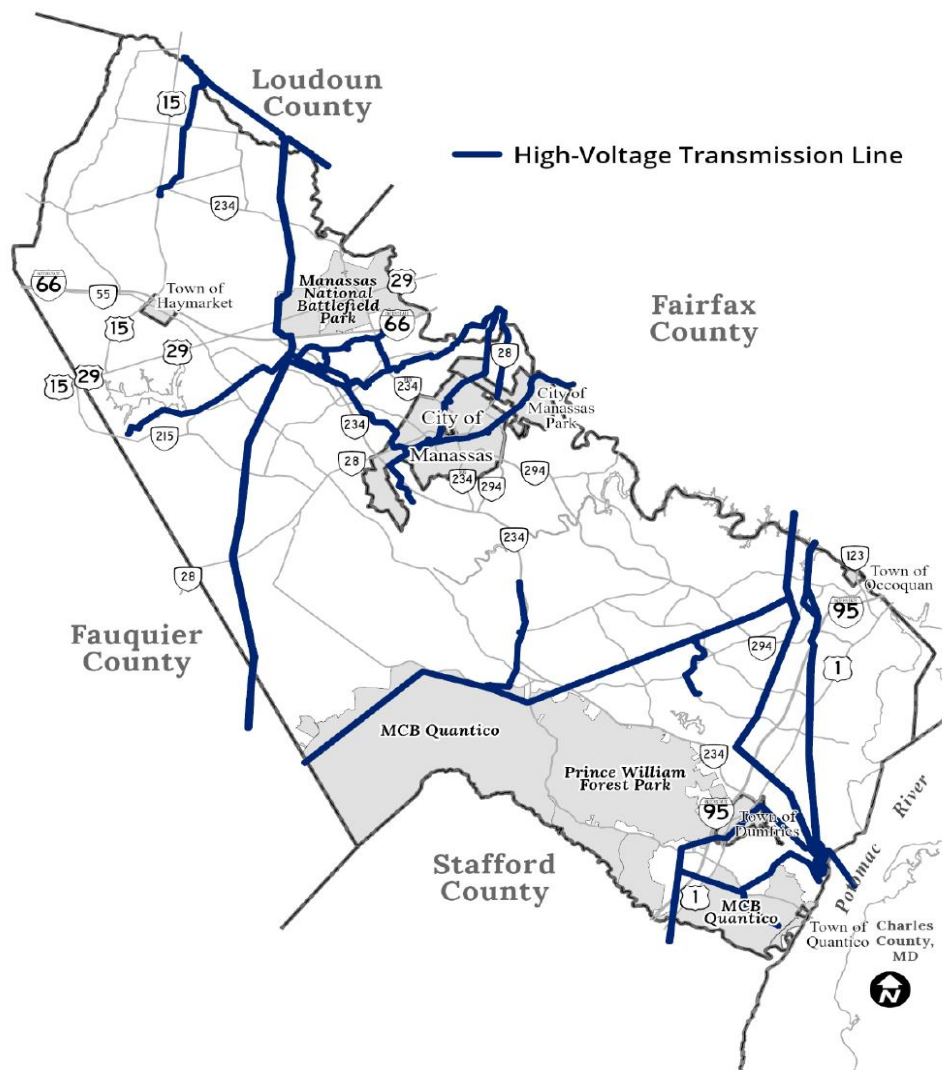
Tier 3 (Needs Rezoning, Non-Vacant)	Total	0-5 Acres	5-10 Acres	10-20 Acres	20+ Acres
Count of Parcels	51	12	3	14	21
Acre	1,859.29	11.63	19.37	171.71	1,651.03 ³⁶

Industrial Use Candidates

- Focused on **Tier 1** & **Tier 2** as primary locations.
- Additional industrial land identified west of Nokesville Village and south of Route 28.



Electric Utility Service Plan



EU Figure 1: High Voltage Transmission Line

Two policies to **maximize service levels** and **minimize impacts**.

Policy EU 1: Locate electrical facilities to provide maximum service levels as unobtrusively as possible.

Policy EU 2: Design electrical facilities to minimize negative impacts on existing and future communities.

Land Use Compatibility

Land Use Compatibility Matrix

Land Use Designation and Zoning District Compatibility Matrices

Zoning Districts	Comprehensive Plan Classifications															
	TC	CMU (T-5)	CMU (T-4)	NMU (T-3)	NMU (T-2)	RN T-1A	RN T-1B	RN T-2	RN T-3	RN T-4	RN T-5	RPC	VMU	HMU	CR	AF
	Distri															
	A-1					*	*									*
	SR-5						*								*	
	SR-3						*								*	
	SR-1							*								
	R-2				*			*								
	R-4			*	*			*	*							
	R-6			*					*							
Zoning Districts	RMH							*	*	*						
	R-16		*	*						*						
	R-30		*								*					
	R-U	*	*								*					
	PMR	*	*	*	*			*	*	*			*	*		
	RPC											*				
	V															
	TC	*	*													
	MXD	*	*	*	*								*	*		

Note: SR-3 only allowable if using cluster development

PFR and CPA Process

PUBLIC FACILITY REVIEWS – PROCESS

Public Facilities are an essential element of providing the infrastructure and facilities that are crucial to achieving a high quality of life

LAND USE POLICY 30: Plan and design all public facilities in a manner that generally conforms to the Comprehensive Plan, the Zoning Ordinance, the Design and Construction Standards Manual (DCSM), the Capital Improvements Plan (CIP), and the Strategic Plan and are integral to the developments inducing their needs.

COMPREHENSIVE PLAN AMENDMENT – PROCESS

To promote transparency and accountability outlined processes should be utilized in all land use decisions to further implement and the vision of the Land Use chapter.

LAND USE POLICY 31: Make development decisions predictable, fair, and cost-effective.

Resources on Web portal

The ***pathwayto2040*** web portal contains updated information including:

[Draft Land Use Chapter](#)

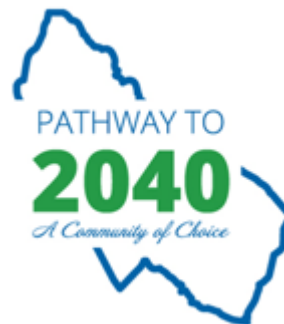
[Draft Land Use Map](#)

[Draft Electrical Utility Services Plan](#)

Can be accessed at the following link:

<https://www.pwcva.gov/departments/planning-office/pathway-to-2040-land-use>

Email Pathwayto2040@pwcgov.org



Next Steps

- ✓ 2/9 Housing Chapter PC Work Session
- ✓ 2/10 Hybrid Public Meeting (in-person and online)
 - Beacon Hall, George Mason University, innovation Campus
 - Public listening session and information stations
 - Streamed live on Granicus and recorded
 - Recorded video played on PWC TV channel
- ✓ 2/16 Housing & Land Use Chapter Work Session Continued
 - 2/26 Mobility Chapter PC Work Session
 - April/May Planning Commission Hearing - Tentative