PLANNING COMMISSION

The planning office would like to request that the October 26, 2022, Agenda be amended to accept the Briefs and Resolutions from:

July 27, 2022, and September 14, 2022.

Planning Commission
Cynthia Moses-Nedd, Chair
Juan McPhail, Vice Chair
Joseph Fontanella, Jr., Parliamentarian
Patty Kuntz, At-Large
Richard R. Berry
Qwendolyn N. Brown
Thomas Gordy
Robert Perry, Jr.

BRIEF
July 27, 2022

Work Session — **Comprehensive Plan Update – Recap of Board Work Session on Land Use, Mobility and Sanitary Sewer and Affordable Dwelling Units**
Held at 6:00 p.m. prior to Planning Commission Public Hearing.
Planning Office – Long Range Planning Manager David McGettigan; Alex Vanegas, Connie Dalton, Justin Patton, Meika Daus – Planning Office Staff

Pledge of Allegiance

In Attendance — Chair Moses-Nedd; Vice-Chair McPhail; Commissioners – Berry, Brown, Gordy, Kuntz; Planning Office – Acting Planning Director Rebecca Horner; Current Planning Manager Stephen Gardner, Planners Alex Vanegas, Scott Meyer, Emilie Wolfson; Elizabeth Scullin - Prince William County Department of Transportation

Remote Participation Request from Planning Commission Member – None

RES 22-070 — **Amend Agenda to move item, Expedited Agenda, before Public Comment Time**

Approved; motion carried.

[Kuntz, Berry; Ayes – Berry, Brown, Gordy, Kuntz, McPhail, Moses-Nedd; Nays – None; Abstain from Vote – None; Absent from Vote – None; Absent from meeting – Fontanella, Perry]

Consent Agenda
RES 22-071 — **Brief and Resolutions – June 8, 2022 Planning Commission Hearing**

Approved; motion carried.

[Berry, Gordy; Ayes – Berry, Brown, Gordy, Kuntz, McPhail, Moses-Nedd; Nays – None; Abstain from Vote – None; Absent from Vote – None; Absent from meeting – Fontanella, Perry]

Expedited Agenda

RES 22-072 **Special Use Permit #SUP2022-00018, Wellington Branch Drive Commercial Parking:**

Recommend Approval; motion carried.

[Gordy, Berry; Ayes – Berry, Brown, Gordy, Kuntz, McPhail, Moses-Nedd; Nays – None; Abstain from Vote – None; Absent from Vote – None; Absent from meeting – Fontanella, Perry]

To allow commercial parking. The property is located on the north side of Wellington Branch Drive; northwest of the intersection of Limestone Drive; is addressed as 5351 Wellington Branch Drive; and is identified on County maps as GPIN 7397-94-5516. The ±1.90-acre site is zoned B-1, General Business; is designated RCC, Regional Commercial Center, in the Comprehensive Plan; and is located within the Lee Highway (Route 29) Highway Corridor Overlay District, I-66 / Route 29 Sector Plan special planning area, Airport Safety Overlay District, and E-Commerce Overlay District. **Brentsville Magisterial District**

RES 22-073 **Rezoning #REZ2022-00005, Haymarket Junction Top Shine Carwash:**

Recommend Approval; motion carried.

[Berry, McPhail; Ayes – Berry, Brown, Gordy, Kuntz, McPhail, Moses-Nedd; Nays – None; Abstain from Vote – None; Absent from Vote – None; Absent from meeting – Fontanella, Perry]

To rezone ±0.56 acres from M-2, Light Industrial, to B-1, General Business. The property is located at the southwest quadrant of the intersection of Route 55 and Route 15; is identified on County maps as GPIN 7298-61-3823 (pt); is designated REC, Regional Employment Center, in the Comprehensive Plan, and is located in the James Madison Highway Corridor Overlay District. **Gainesville Magisterial District**

REZ 22-074 **Special Use Permit #SUP2022-00008, Haymarket Junction Top Shine Carwash:**

Recommend Approval; motion carried.

[Berry, Gordy; Ayes – Berry, Brown, Gordy, Kuntz, McPhail, Moses-Nedd; Nays – None; Abstain from Vote – None; Absent from Vote – None; Absent from meeting – Fontanella, Perry]

To allow a car wash. The property is located at the southwest quadrant of the intersection of Route 55 and Route 15; is identified on County maps as GPIN

7298-61-3823 (pt); is designated REC, Regional Employment Center, in the Comprehensive Plan, and is located in the James Madison Highway Corridor Overlay District. **Gainesville Magisterial District**

RES 22-075 **Proffer Amendment #REZ2022-00026, Hoadly Falls Phase 1:**

Recommend Approval; motion carried.

[Kuntz, Brown; Ayes – Berry, Brown, Gordy, Kuntz, McPhail, Moses-Nedd; Nays – None; Abstain from Vote – None; Absent from Vote – None; Absent from meeting – Fontanella, Perry]

To amend the proffers of Rezoning case #PLN2014-00251 relating to fire suppression requirements. The 39.47 acre site is located north of Prince William Parkway approximately ½ mile west of Davis Ford Road and identified as GPIN 8093-54-3668. The site is zoned SR-1, Semi-Rural Residential, and is designated SRR, Semi-Rural Residential, and ER, Environmental Resource, in the Comprehensive Plan, and is located within the Highway Corridor Overlay District. **Occoquan Magisterial District**

RES 22-076 **Rezoning #REZ2022-00012, Corner Properties Equipment and Material Storage Yard:**

Recommend Approval; motion carried.

[Gordy, McPhail; Ayes – Berry, Brown, Gordy, Kuntz, McPhail, Moses-Nedd; Nays – None; Abstain from Vote – None; Absent from Vote – None; Absent from meeting – Fontanella, Perry]

To rezone ±1.9907 acres from M-2, Light Industrial, to MT, Industrial Transportation, to permit an equipment and material storage yard. The property is located at the southwest quadrant of the Industrial Road and Hornbaker Road intersection; is identified on County maps as GPIN 7595-78-9620; and is addressed as 9502 Hornbaker Road. The site is designated EI, Industrial Employment, in the Comprehensive Plan and is located in the Airport Safety Overlay District and Data Center Opportunity Zone Overlay District. **Brentsville Magisterial District**

Deferral Requests None

Public Comment Both in-person and remote comments were heard.

Regular Agenda

RES 22-077 **#CPA2022-00015, Devlin Technology Park:**

Recommend Approval; motion carried.

[Gordy, McPhail; Ayes – Brown, Gordy, Kuntz, McPhail, Moses-Nedd; Nays – Berry; Abstain from Vote – None; Absent from Vote – None; Absent from meeting – Fontanella, Perry]

Comprehensive Plan Amendment to change ±270 acres from SRL, Suburban Residential Low, and ER, Environmental Resource, to FEC, Flexible Use Employment Center. The site is located at the northwest corner of Devlin Road and Linton Hall Road; is addressed as 9000 Devlin Road, 8900 Devlin Road, and 12615 Fog Light Way; is identified on County maps as GPINs 7496-51-8372, 7496-63-4146, and 7496-65-8860 and is designated SRL, Suburban Residential Low, and ER, Environmental Resource, in the Comprehensive Plan and is partially located within the Airport Safety Overlay District. This is concurrently processed with Rezoning #REZ2022-00022, Devlin Technology Park. **Brentsville Magisterial District**

RES 22-078 **Rezoning #REZ2022-00022, Devlin Technology Park:**

Recommend Approval; motion carried.

[Gordy, McPhail; Ayes – Brown, Gordy, Kuntz, McPhail, Moses-Nedd; Nays – Berry; Abstain from Vote – None; Absent from Vote – None; Absent from meeting – Fontanella, Perry]

To rezone ±270 acres from PMR, Planned Mixed Residential, to M-2, Light Industrial, to allow for development of a data center campus and associated substations, with associated waivers and modifications. Also, to amend the map of the Data Center Opportunity Zone Overlay District (DCOZOD) to incorporate these parcels into the DCOZOD. The site is located at the northwest corner of Devlin Road and Linton Hall Road; is addressed as 9000 Devlin Road, 8900 Devlin Road, and 12615 Fog Light Way; and is identified on County maps as GPINs 7496-51-8372, 7496-63-4146, and 7496-65-8860 and is designated SRL, Suburban Residential Low, and ER, Environmental Resource, in the Comprehensive Plan and is partially located within the Airport Safety Overlay District. **Brentsville Magisterial District**

RES 22-079 **Rezoning #REZ2022-00007, Riverside Station Land Bay A: (Deferred from 7/13/22)**

Recommend Approval; motion carried.

[Moses-Nedd, Gordy; Ayes – Berry, Brown, Gordy, Kuntz, McPhail, Moses-Nedd; Nays – None; Abstain from Vote – None; Absent from Vote – None; Absent from meeting – Fontanella, Perry]

To rezone ±6.30 acres from B-1, General Business, to PMD, Planned Mixed Use District, to permit up to 330 dwelling units and a minimum of 40,000 square feet of non-residential uses, with associated waivers and modifications. The property is located at the northwest quadrant of the Occoquan Road and Rt. 1 intersection and is identified on County Maps as GPINs 8392-95-9150, 8392-95-8090 and 8392-95-6684. The site is designated TC, Town Center, in the Comprehensive Plan and is located in the North Woodbridge Small Area Plan and Redevelopment Overlay District. **Woodbridge Magisterial District**

RES 22-080 **Rezoning #REZ2022-00008, Riverside Station Land Bay B: (Deferred from 7/13/22)**

Recommend Approval; motion carried.

[Moses-Nedd, McPhail; Ayes – Berry, Brown, Gordy, Kuntz, McPhail, Moses-Nedd; Nays – None; Abstain from Vote – None; Absent from Vote – None; Absent from meeting – Fontanella, Perry]

To rezone ±12.95 acres from B-1, General Business, to PMD, Planned Mixed Use District, to permit up to 640 dwelling units and a minimum of 90,000 square feet of non-residential uses, with associated waivers and modifications. The property is located at the southwest quadrant of the Gordon Blvd. and Rt. 1 intersection and is identified on County Maps as GPINs 8392-96-9852 and 8492-06-2030. The site is designated TC, Town Center, in the Comprehensive Plan and is located in the North Woodbridge Small Area Plan, Redevelopment Overlay District, and Highway Corridor Overlay District. **Woodbridge Magisterial District**

Planning Commission Procedures

Old Business
None

New Business
Chair Moses-Nedd
Add September 21, 2022, to the Planning Commission's hearing schedule.

Commission Members' Time
Commissioner McPhail
An update on the amendment(s) to the Planning Commission's bylaws would be helpful especially regarding public comment time, public comment on specific applications and public comment if the commenter did not sign up to speak.

Commissioner Gordy
Noted that there appears to be a noise issue involving the Great Oak neighborhood. More investigation and studies are needed. It may be time to review the County's noise ordinance.

Commissioner Berry
Asked Rebecca Horner whether the study on the expansion of the data overlay district will address design and construction standards. Ms. Horner replied in the affirmative.

Adjourn Meeting Berry; Adjourn 12:05 a.m., July 28, 2022

PLANNING COMMISSION RESOLUTION

MOTION: **KUNTZ** **July 27, 2022**
Regular Agenda

SECOND: **BERRY** **RES. No. 22-070**

RE: **AMEND AGENDA TO MOVE ITEM, EXPEDITED AGENDA, BEFORE PUBLIC COMMENT TIME**

ACTION: **APPROVED**

WHEREAS, the Prince William County Planning Commission desires to amend its Agenda dated July 27, 2022, to move item, Expedited Agenda, before Public Comment Time;

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby amend its July 27, 2022, Agenda to move item, Expedited Agenda, before Public Comment Time.

Votes:
Ayes: Berry, Brown, Gordy, Kuntz, McPhail, Moses-Nedd
Nays: None
Abstain from Vote: None
Absent from Vote: None
Absent from Meeting: Fontanella, Perry

MOTION CARRIED

Attest: _____
Antoinette Brzyski
Acting Clerk to the Planning Commission

PRINCE WILLIAM COUNTY

PLANNING COMMISSION RESOLUTION

MOTION: **BERRY** **July 27, 2022**
Regular Meeting

SECOND: **GORDY** **RES. No. 22-071**

RE: **CONSENT AGENDA**
BRIEF AND RESOLUTIONS – June 8, 2022

ACTION: **APPROVED**

NOW THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby approve its brief and resolutions for June 8, 2022, as presented on the July 27, 2022 Consent Agenda.

Votes:
Ayes: Berry, Brown, Gordy, Kuntz, McPhail, Moses-Nedd
Nays: None
Abstain from Vote: None
Absent from Vote: None
Absent from Meeting: Fontanella, Perry

MOTION CARRIED

Attest: _____
Antoinette Brzyski
Acting Clerk to the Planning Commission

PLANNING COMMISSION RESOLUTION

MOTION: **GORDY** **July 27, 2022**
Regular Meeting

SECOND: **BERRY** **RES. No. 22-072**

RE: **SPECIAL USE PERMIT #SUP2022-00018**
WELLINGTON BRANCH DRIVE COMMERCIAL PARKING
BRENTSVILLE MAGISTERIAL DISTRICT

ACTION: **RECOMMEND APPROVAL**

WHEREAS, this is a request for a special use permit to allow for commercial parking on an undeveloped ±1.90-acre pad site in the B-1, General Business, zoning district; and

WHEREAS, the subject property is located on the north side of Wellington Branch Drive, northwest of the intersection of Wellington Branch Drive and Limestone Drive (adjacent to Cabela's), is currently addressed as 5351 Wellington Branch Drive, and is identified on County maps as GPIN 7397-94-5516; and

WHEREAS, the site is designated RCC, Regional Commercial Center, in the Comprehensive Plan, and is located within the I-66 / Route 29 Sector Plan special planning area; and

WHEREAS, the site is zoned B-1, General Business, with proffers, and is located within the Lee Highway (Route 29) Highway Corridor Overlay District, Airport Safety Overlay District, and E-Commerce Overlay District; and

WHEREAS, County staff recommends that the Planning Commission recommend approval of this Special Use Permit for the reasons stated in the staff report; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on July 27, 2022, at which time public testimony was received and the merits of the above-referenced case were considered; and

WHEREAS, the Prince William County Planning Commission finds that public necessity, convenience, general welfare, and good zoning practice are served by recommending approval of this request;

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby close the public hearing and recommend approval of Special Use Permit #SUP2022-00018, Wellington Branch Drive Commercial Parking, subject to the conditions dated July 11, 2022, on the Expedited Agenda.

ATTACHMENT: SUP Conditions, dated July 11, 2022

Votes:
Ayes: Berry, Brown, Gordy, Kuntz, McPhail, Moses-Nedd
Nays: None
Abstain from Vote: None
Absent from Vote: None
Absent from Meeting: Fontanella, Perry

MOTION CARRIED

Attest: _____

Antoinette Brzyski
Acting Clerk to the Planning Commission

PLANNING COMMISSION RESOLUTION

MOTION: **BERRY** **July 27, 2022**
Regular Meeting

SECOND: **MCPHAIL** **RES. No. 22-073**

RE: **REZONING #REZ2022-00005, HAYMARKET JUNCTION TOP SHINE CAR WASH GAINESVILLE MAGISTERIAL DISTRICT**

ACTION: **RECOMMEND APPROVAL**

WHEREAS, this is a request to rezone ±0.56 acres from M-2, Light Industrial to B-1, General Business, and in conjunction with a concurrent SUP to allow a car wash; and

WHEREAS, the site is located at the southwest corner of the intersection of Route 55 and Route 15; and the property is identified on County maps as a portion of GPIN 7298-61-3823; and

WHEREAS, the site is designated REC, Regional Employment Center, in the Comprehensive Plan; and

WHEREAS, the site ±0.56-acre site is zoned M-2, Light Industrial; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on July 27, 2022, at which time public testimony was received and the merits of the above-referenced case were considered; and

WHEREAS, the Prince William County Planning Commission finds that public necessity, convenience, general welfare, and good zoning practice are served by recommending approval of this request;

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby close the public hearing and recommend approval of Rezoning #REZ2022-00005, Haymarket Junction Top Shine Car Wash, subject to the proffers dated July 14, 2022, on the Expedited Agenda.

ATTACHMENT: Proffers dated July 14, 2022

Votes:
Ayes: Berry, Brown, Gordy, McPhail, Moses-Nedd, Kuntz
Nays: None
Abstain from Vote: None
Absent from Vote: None
Absent from Meeting: Fontanella, Perry

MOTION CARRIED

Attest: _____
Antoinette Brzyski
Acting Clerk to the Planning Commission

PLANNING COMMISSION RESOLUTION

MOTION: **BERRY** **July 27, 2022**
Regular Meeting

SECOND: **GORDY** **RES. No. 22-074**

RE: **SPECIAL USE PERMIT #SUP2022-00008, HAYMARKET JUNCTION TOP SHINE CAR WASH**
GAINESVILLE MAGISTERIAL DISTRICT

ACTION: **RECOMMEND APPROVAL**

WHEREAS, this is a request for a special use permit to allow for a car wash; and

WHEREAS, the site is located at the southwest corner of the intersection of Route 55 and Route 15; and the property is identified on County maps as a portion of GPIN 7298-61-3823; and

WHEREAS, the site is designated REC, Regional Employment Center, in the Comprehensive Plan; and

WHEREAS, the site ±0.56-acre site is zoned M-2, Light Industrial; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on July 27, 2022, at which time public testimony was received and the merits of the above-referenced case were considered; and

WHEREAS, the Prince William County Planning Commission finds that public necessity, convenience, general welfare, and good zoning practice are served by recommending approval of this request;

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby close the public hearing and recommend approval of Special Use Permit #SUP2022-00008, Haymarket Junction Top Shine Car Wash, subject to the conditions dated July 13, 2022, on the Expedited Agenda.

ATTACHMENT: SUP Conditions dated July 13, 2022

Votes:
Ayes: Berry, Brown, Gordy, McPhail, Moses-Nedd, Kuntz
Nays: None
Abstain from Vote: None
Absent from Vote: None
Absent from Meeting: Fontanella, Perry

MOTION CARRIED

Attest: _____
Antoinette Brzyski
Acting Clerk to the Planning Commission

PLANNING COMMISSION RESOLUTION

MOTION: **KUNTZ** **July 27, 2022**
Regular Meeting

SECOND: **BROWN** **RES. No. 22-075**

RE: **PROFFER AMENDMENT #REZ2022-00026, HOADLY FALLS PHASE 1**
OCCOQUAN MAGISTERIAL DISTRICT

ACTION: **RECOMMEND APPROVAL**

WHEREAS, this is a request to amend the proffers of Rezoning case #PLN2014-00251 relating to fire suppression requirements; and

WHEREAS, the 39.47 acre site is located north of Prince William Parkway approximately ½ mile west of Davis Ford Road, and identified as GPIN 8093-54-3668; and

WHEREAS, the site is designated SRR, Semi-Rural Residential and ER, Environmental Resource in the Comprehensive Plan, and is located within the Highway Corridor Overlay District; and

WHEREAS, the site is zoned SR-1, Semi-Rural Residential and is in the Highway Corridor Overlay District (HCOD); and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on July 27, 2022, at which time public testimony was received and the merits of the above-referenced case were considered; and

WHEREAS, the Prince William County Planning Commission finds that public necessity, convenience, general welfare, and good zoning practice are served by recommending approval of this request; and

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby close the public hearing and recommend approval of Proffer Amendment #REZ2022-00026, Hoadly Falls Phase 1, subject to proffers dated April 13, 2022, on the Expedited Agenda.

ATTACHMENT: Proffers dated April 13, 2022

Votes:
Ayes: Berry, Brown, Gordy, McPhail, Moses-Nedd, Kuntz
Nays: None
Abstain from Vote: None
Absent from Vote: None
Absent from Meeting: Fontanella, Perry

MOTION CARRIED

Attest: _____
Antoinette Brzyski
Acting Clerk to the Planning Commission

PLANNING COMMISSION RESOLUTION

MOTION: **GORDY** **July 27, 2022**
Regular Meeting

SECOND: **MCPHAIL** **RES. No. 22-076**

RE: **REZONING #REZ2022-00012, CORNER PROPERTIES EQUIPMENT AND MATERIAL STORAGE YARD**
BRENTSVILLE MAGISTERIAL DISTRICT

ACTION: **RECOMMEND APPROVAL**

WHEREAS, this is a request to rezone ±1.9907 acres from M-2, Light Industrial, to M/T Industrial/Transportation in order to permit an equipment and material storage yard; and

WHEREAS, the site is addressed as 9502 Hornbaker Road, is identified on County maps as GPIN 7595-78-9620; and is also located at the intersection of Industrial Road and Hornbaker Road; and

WHEREAS, the site is designated EI, Industrial Employment, in the Comprehensive Plan; and

WHEREAS, the site is zoned M-2, Light Industrial, and is located within the Data Center Opportunity Zone Overlay District and the Airport Safety Overlay District; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on July 27, 2022, at which time the merits of the above-referenced case were considered; and

WHEREAS, the Prince William County Planning Commission believes that the public necessity, convenience, general welfare and good zoning practices are served by the approval of this request;

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby close the public hearing and recommend approval of Rezoning #REZ2022-00012, Corner Properties Equipment and Material Storage Yard, subject to the proffers dated June 17, 2022, on the Expedited Agenda.

Votes:
Ayes: Berry, Brown, Gordy, McPhail, Moses-Nedd, Kuntz
Nays: None
Abstain from Vote: None
Absent from Vote: None
Absent from Meeting: Fontanella, Perry

MOTION CARRIED

Attest: _____

Antoinette Brzyski
Acting Clerk to the Planning Commission

PLANNING COMMISSION RESOLUTION

MOTION: **GORDY** **July 27, 2022**
Regular Meeting

SECOND: **MCPHAIL** **RES. No. 22-077**

RE: **COMPREHENSIVE PLAN AMENDMENT #CPA2022-00015, DEVLIN TECHNOLOGY PARK – BRENTSVILLE MAGISTERIAL DISTRICT**

ACTION: **RECOMMEND ADOPTION**

WHEREAS, under Section 15.2-2229 of the Code of Virginia, Ann., the Board of County Supervisors may consider amendments to the adopted Comprehensive Plan; and

WHEREAS, this request to amend the Comprehensive Plan was received to change the Long Range Land Use designation for approximately ±269.87 acres from SRL, Suburban Residential Low, and ER, Environmental Resource, to FEC, Flexible Use Employment Center, for three contiguous parcels along Devlin Road. The total site is approximately ±269.87 acres and identified as GPINs: 7496-51-8372, 7496-63-4146, and 7496-65-8860; and

WHEREAS, by way of Resolution No. 22-289, the Board of County Supervisors initiated consideration of Comprehensive Plan Amendment #CPA2022-00015, Devlin Technology Park on May 24, 2022, and referred it to the Prince William County Planning Commission; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on July 27, 2022, at which time public testimony was received and the merits of the above-referenced case were considered; and

WHEREAS, on July 27, 2022, the Prince William County Planning Commission closed the public hearing and recommended adoption of Comprehensive Plan Amendment #CPA2022-00015, Devlin Technology Park, on the Regular Agenda; and

WHEREAS, the Prince William County Planning Commission believes that public general welfare as well as good planning practices are served by the adoption of this comprehensive plan amendment;

NOW, THEREFORE, BE IT RESOLVED, that the Prince William County Planning Commission does hereby close the public hearing and recommends adoption of Comprehensive Plan Amendment #CPA2022-00015, Devlin Technology Park on the Regular Agenda.

Votes:
Ayes: Brown, Gordy, Kuntz, McPhail, Moses-Nedd
Nays: Berry
Abstain from Vote: None
Absent from Vote: None
Absent from Meeting: Fontanella, Perry

Attest: _____

Antoinette Brzyski
Acting Clerk to the Planning Commission

PRINCE WILLIAM COUNTY

PLANNING COMMISSION RESOLUTION

MOTION: **GORDY** **July 27, 2022**
Regular Meeting

SECOND: **MCPHAIL** **RES. No. 22-078**

RE: **REZONING #REZ2022-00022, DEVLIN TECHNOLOGY PARK**
BRENTSVILLE MAGISTERIAL DISTRICT

ACTION: **RECOMMEND APPROVAL**

WHEREAS, this is a request to rezone approximately 270 acres from PMR, Planned Mixed Residential, to M-2, Light Industrial, to allow for development of up to 4.25 million square feet of data center space, to modify the building height for data center buildings from 60 feet to 105 feet. Maximum height does not include the rooftop mechanical equipment, which is permitted to be a maximum of 15-feet in height; and

WHEREAS, this is also a request to amend the map of the Data Center Opportunity Zone Overlay District (DCOZOD) to incorporate these parcels into the DCOZOD; and

WHEREAS, this proposal is being concurrently processed with #CPA2022-00015, which is a request to change the Comprehensive Plan long-range land use designation for approximately 270 acres from SRL, Suburban Residential Low, and ER, Environmental Resource, to FEC, Flexible Use Employment Center; and

WHEREAS, the site is located at the northwest corner of Devlin Road and Linton Hall Road; is addressed as 9000 Devlin Road, 8900 Devlin Road, and 12615 Fog Light Way; and is identified on County maps as GPINs 7496-51-8372, 7496-63-4146, and 7496-65-8860; and

WHEREAS, the site is currently designated SRL, Suburban Residential Low, and ER, Environmental Resource, in the Comprehensive Plan; and the draft 2040 Comprehensive Plan has been released and proposes the site as RN, Residential Neighborhood. On May 20, 2022, the Board requested staff to consider designating this site as industrial, IT-3, which would be implemented by M-2, Industrial; and

WHEREAS, the site is currently zoned PMR, Planned Mixed Residential, and is partially located within the Airport Safety Overlay District; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on July 27, 2022, at which time public testimony was received and the merits of the above-referenced case were considered; and

WHEREAS, the Prince William County Planning Commission finds that public necessity, convenience, general welfare, and good zoning practice are served by recommending approval of this request;

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby close the public hearing and recommend approval of Rezoning #REZ2022-00022, Devlin Technology Park, subject to the proffers dated July 1, 2022, finding it in substantial conformance with the location, character, extent of the Comprehensive Plan, and with the following below recommendations.

The Applicant shall:

- Provide building elevations and meet with Supervisor Lawson and Commissioner Gordy prior to the Board of County Supervisors public hearing.

- Provide a proffer to ensure that no buildings exceeding 80 feet are constructed within the Amberleigh Station Community viewshed.

- Provide a proffer requiring an interparcel connection to Bristow Commons Shopping Center if the Property is not developed for data center or secured-campus use.

- Prior to the approval of the site plan for the Property, the Applicant shall commission a Sound Study that is specific to the proposed site layout and building type. This Sound Study shall include recommendations for any necessary mitigation measures.

- The Applicant will provide a proffer stating any data center and all noise emanating equipment, including heating and cooling equipment on the Property, shall comply with Chapter 14 of the Prince William County, Virginia Code of Ordinance.

- Provide a proffer pertaining to pre-blast procedures and notifications to abutting neighborhoods and residences within 500 feet of the project site.

- Address with staff the environment and community design weaknesses listed in the staff report.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Prince William County Planning Commission does hereby recommend approval of amending the Data Center Opportunity Zone Overlay District to include property addressed as 9000 Devlin Road, 8900 Devlin Road, and 12615 Fog Light Way; and identified on County maps as GPINs 7496-51-8372, 7496-63-4146, and 7496-65-8860.

ATTACHMENT: Proffer Statement, dated July 1, 2022

Votes:
Ayes: Brown, Gordy, Kuntz, McPhail, Moses-Nedd
Nays: Berry
Abstain from Vote: None
Absent from Vote: None
Absent from Meeting: Fontanella, Perry

MOTION CARRIED

Attest: _____
Antoinette Brzyski
Acting Clerk to the Planning Commission

PLANNING COMMISSION RESOLUTION

MOTION: **MOSES-NEDD** **July 27, 2022**
Regular Meeting

SECOND: **GORDY** **RES. No. 22-079**

RE: **REZONING #REZ2022-00007, Riverside Station Land Bay A**
WOODBRIDGE MAGISTERIAL DISTRICT

ACTION: **RECOMMEND APPROVAL**

WHEREAS, this is a request to rezone ±6.30 acres from B-1, General Business, to PMD, Planned Mixed Use District, to permit up to 330 dwelling units and a minimum of 40,000 square feet of non-residential uses, with associated waivers and modifications; and

WHEREAS, the site is located at the northwest quadrant of the Occoquan Road and Route 1 intersection. The site is identified on County maps as 8392-95-9150, 8392-95-8090 and 8392-95-6684; and

WHEREAS, the site is designated TC, Town Center, in the Comprehensive Plan and is located in the North Woodbridge Small Area Plan and the Redevelopment Overlay District; and

WHEREAS, the site is zoned B-1, General Business; and

WHEREAS, the application is being concurrently processed with Rezoning #REZ2022-00008, Riverside Station Land Bay B, to rezone ±12.95 acres from the B-1, General Business, to the PMD, Planned Mixed Use District, to permit up to 640 dwelling units and a minimum of 90,000 square feet of non-residential uses, with associated waivers and modifications; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on July 27, 2022, at which time the merits of the above-referenced case were considered; and

WHEREAS, the Planning Commission finds that public necessity, convenience, general welfare, and good zoning practice are served by a recommendation of approval of this request;

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby recommend approval of Rezoning # REZ2022-00007, Riverside Station Land Bay A, subject to the proffers dated July 12, 2022, and subject to the following additional commitments to be provided by the Applicant:

- To the maximum extent possible, the site will provide for manicured landscaping, including benches and grills to foster passive recreation throughout the site;
- Ensure building design is in substantial conformance to the DCSM;
- Provide courtesy reviews to LOCCA and WPCCA; and

- Install six-foot screened and slatted fencing around the day care play area in order to provide enhanced security.

ATTACHMENT: Proffer Statement, dated July 12, 2022

Votes:
Ayes: Berry, Brown, Gordy, McPhail, Moses-Nedd, Kuntz
Nays: None
Abstain from Vote: None
Absent from Vote: None
Absent from Meeting: Fontanella, Perry

MOTION CARRIED

Attest: _____
Antoinette Brzyski
Acting Clerk to the Planning Commission

PLANNING COMMISSION RESOLUTION

MOTION: **MOSES-NEDD** **July 27, 2022**
Regular Meeting

SECOND: **MCPHAIL** **RES. No. 22-080**

RE: **REZONING #REZ2022-00008, Riverside Station Land Bay B**
WOODBRIDGE MAGISTERIAL DISTRICT

ACTION: **RECOMMEND APPROVAL**

WHEREAS, this is a request to rezone ±12.95 acres from the B-1, General Business, to the PMD, Planned Mixed Use District, to permit up to 640 dwelling units and a minimum of 90,000 square feet of non-residential uses, with associated waivers and modifications; and

WHEREAS, the site is located at the southwest quadrant of the Gordon Boulevard and Route 1 intersection. The site is identified on County Maps as GPINs 8392-96-9852 and 8492-06-2030; and

WHEREAS, the site is designated TC, Town Center, in the Comprehensive Plan and is located in the North Woodbridge Small Area Plan, the Redevelopment Overlay District, and the Highway Corridor Overlay District; and

WHEREAS, the site is zoned B-1, General Business; and

WHEREAS, the application is being concurrently processed with Rezoning #REZ2022-00007, Riverside Station Land Bay A, to rezone ±6.30 acres from B-1, General Business, to PMD, Planned Mixed Use District, to permit up to 330 dwelling units and a minimum of 40,000 square feet of non-residential uses, with associated waivers and modifications; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on July 27, 2022, at which time the merits of the above-referenced case were considered; and

WHEREAS, the Planning Commission finds that public necessity, convenience, general welfare, and good zoning practice are served by a recommendation of approval of this request;

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby recommend approval of Rezoning # REZ2022-00008, Riverside Station Land Bay B, subject to the proffers dated July 12, 2022, and subject to the following additional commitments to be provided by the Applicant:

- To the maximum extent possible, the site will provide for manicured landscaping, including benches and grills to foster passive recreation throughout the site;
- Ensure building design is in substantial conformance to the DCSM;
- Provide courtesy reviews to LOCCA and WPCCA; and

- Install six-foot screened and slatted fencing around the day care play area in order to provide enhanced security.

ATTACHMENT: Proffer Statement, dated July 12, 2022

Votes:
Ayes: Berry, Brown, Gordy, McPhail, Moses-Nedd, Kuntz
Nays: None
Abstain from Vote: None
Absent from Vote: None
Absent from Meeting: Fontanella, Perry

MOTION CARRIED

Attest: _____
Antoinette Brzyski
Acting Clerk to the Planning Commission

Planning Commission
Cynthia Moses-Nedd, Chair
Juan McPhail, Vice Chair
Joseph Fontanella, Jr., Parliamentarian
Patty Kuntz, At-Large
Richard R. Berry
Qwendolyn N. Brown
Thomas Gordy
Robert Perry, Jr.

BRIEF
September 14, 2022

Pledge of Allegiance

In Attendance Vice-Chair McPhail; Commissioners – Berry, Brown, Fontanella, Gordy, Kuntz, Perry; Chair Moses-Nedd participated remotely; Planning Office – Deputy Planning Director Meika Daus; Current Planning Manager Stephen Gardner; Long Range Planning Manager David McGettigan; Planner Emilie Wolfson; County Archeologist Justin Patton; Ricardo Canizales – Director of Transportation; Christina Winn- Executive Director Economic Development; Tom Smith- Director of Public Works; Jeff Green- Business Development Manager Economic Development.

Remote Participation Request from Planning Commission Member

RES 22-081 To approve remote participation through electronic means of Chair Moses-Nedd during the September 14, 2022, Planning Commission Public Hearing.

Approved; unanimously voted.

[Berry, Fontanella; Ayes – Berry, Brown, Gordy, Kuntz, McPhail, Fontanella, Perry; Nays – None; Abstain from Vote – None; Absent from Vote – Moses-Nedd; Absent from meeting – None]

Consent Agenda

RES 22-082 **Briefs and Resolutions – June 22, 2022 and July 13, 2022 Planning Commission Hearing**

Approved; unanimously voted.

[Fontanella, Perry; Ayes – Berry, Brown, Fontanella, Gordy, Kuntz, McPhail, Moses-Nedd, Perry; Nays – None; Abstain from Vote – None; Absent from Vote – None; Absent from meeting – None]

RES 22-083 **Amend Agenda to move item 6, Public Comment, after completion of item 9. B., Comprehensive Plan Amendment #CPA2021-00004, PW Digital Gateway**

Approved; motion carried.

[Kuntz, Perry; Ayes – Berry, Brown, Fontanella, Gordy, Kuntz, McPhail, Moses-Nedd, Perry; Nays – None; Abstain from Vote – None; Absent from Vote – None; Absent from meeting – None]

Expedited Agenda None

Deferral Requests None

Regular Agenda

RES 22-084 **Special Use Permit #SUP2022-00027, St. Katharine Drexel SUP Amendment**

Public Hearing closed. Recommended approval of Special Use Permit #SUP2022-00027, St. Katharine Drexel SUP Amendment, with conditions dated August 30, 2022. With the following recommendations:

1. Amend the first sentence of Condition 1 to replace "substantial conformance" with "general conformance."
2. Amend the first sentence of Condition 2.a to replace "substantial conformance" with "general conformance."
3. Amend the first sentence of Condition 9 to read "The Applicant may connect to public water and the Applicant shall be responsible for on- and off-site improvements required in order to provide such service for the demand generated by the development of the Property, in the event the Property is connected to public water.
4. Amend Condition 10 to read "the Applicant may connect to public sewer or use a private septic system subject to approval by the Health Department in connection with final site plan approval. In the event the Applicant connects to public sewer, the Applicant shall be responsible for those on- and off-site improvements required in order to provide such service for the demand generated by the development of the Property. Notwithstanding the drain field and on-site septic area shown on the SUP Plan, if the Applicant connects the Property to public sewer, the drain field, or portion there of that has not previously been used shall not be required. If the Applicant uses on-site septic, the overall development intensity and building footprint, including building size, maximum seating capacity, and building floor area may be proportionally reduced if the septic requirements cannot be accommodated on-site."

Recommend Approval; motion carried.

[Berry, Kuntz; Ayes – Berry, Brown, Kuntz, McPhail, Moses-Nedd, Perry; Nays – Fontanella, Gordy; Abstain from Vote – None; Absent from Vote – None; Absent from meeting – None]

To allow a Special Use Permit Amendment to modify conditions associated with #PLN2015-00168 to allow for the connection to public water and sewer and to amend conditions related to project phasing and building materials. The property is located at the northwest quadrant of the intersection of Route 15 and Waterfall Road and is identified on County Maps as GPIN 7200-81-4277. The site is zoned A-1, Agricultural; is designated AE, Agricultural or Estate, and CR, Convenience Retail, in the Comprehensive Plan; and is located in the Highway Corridor Overlay District. **Gainesville Magisterial District.**

Comprehensive Plan Amendment #CPA2021-00004, PW Digital Gateway:

Motion 1:
Public Hearing closed. Commissioner Berry made a motion to recommend adoption of the Northern Portrait of the Comprehensive Plan Amendment #CPA2021-00004, PW Digital Gateway. The motion failed due to the lack of a second.

Motion 2:
Commissioner Berry made a motion to recommend denial of Comprehensive Plan Amendment #CPA2021-00004, PW Digital Gateway. The motion failed due to the lack of a second.

RES 22-085

Motion 3:
Recommend adoption of Comprehensive Plan Amendment #CPA 2021-00004, PW Digital Gateway with the following recommendations:

1. Noise is adequately reduced and/or mitigated; and
2. Proper measures are taken to address any potential negative environmental issues; and
3. Planning staff include the revisions and clarifications requested by the applicants in Exhibit A attached to the letter to the Planning Commission dated September 9, 2022.

Recommend Adoption; motion carried.

[Brown, Kuntz; Ayes – Brown, Kuntz, McPhail, Moses-Nedd; Nays – Berry, Fontanella, Gordy; Abstain from Vote – Perry; Absent from Vote – None; Absent from meeting – None]

To allow a Comprehensive Plan Amendment to replan ±2,139 acres from AE, Agricultural or Estate, and ER, Environmental Resource, to T/F, Technology/Flex with a T-3 Transect, Parks and Open Space, County Registered Historic Site, and Environmental Resource Overlay. The site is generally located along Pageland Lane, south of Sudley Road, north of Route 29, east of Conway Robinson Memorial State Park, Heritage Hunt and Catharpin Valley subdivisions, west of Manassas National Battlefield Park and Sudley Mountain subdivision. The parcels are zoned A-1, Agricultural, and SR-5, Semi-Rural Residential. The site is located

within the Airport Safety and Domestic Fowl overlay districts. For more information on this amendment, visit the project web portal located at: https://www.pwcva.gov/department/planning-office/pw-digital-gateway.
Gainesville Magisterial District

Public Comment Both in-person and remote comments were heard.

Planning Commission Procedures

Old Business
None

New Business
Commissioner Berry
Request to Chair Moses-Nedd that the planning staff let the Planning Commission and the public know when the Board of Supervisors' consultant study requested in 2021 of the possible expansion of the Data Center Overlay District will be thoroughly completed.

Commission Members' Time

Commissioner Perry
Thank you for your prayers toward my wife and her recovery.

Commissioner Fontanella
I have never served with a finer group of people than the ones here on the dais and remote, thank you for your hard work.

Adjourn Meeting Berry; Adjourn 5:20 a.m., September 15, 2022

PRINCE WILLIAM COUNTY

PLANNING COMMISSION RESOLUTION

MOTION: **BERRY** **September 14, 2022**
Regular Meeting

SECOND: **FONTANELLA** **RES. No. 22-081**

RE: **APPROVE REQUEST TO PARTICIPATE REMOTELY THROUGH ELECTRONIC COMMUNICATION MEANS**

ACTION: **APPROVED**

WHEREAS, on December 2, 2020, the Prince William County Planning Commission ("Commission") adopted a policy pursuant to Virginia Code § 2.2-3708.2, VA Code Ann. to allow for remote participation by Commission members ("Policy"); and

WHEREAS, in accordance with the Policy, Chair Moses-Nedd, ("Member") notified the Commission that the Member is requesting permission from the Commission to electronically participate at the Commission's September 14, 2022, meeting; and

WHEREAS, the Member certified that *(check A or B)*:

A. _____ the Member is unable to attend the meeting due to a temporary or permanent disability or other medical condition that prevents the Member's physical attendance; OR

B. ✓ the Member is unable to attend the meeting due to the following specifically identified personal matter: Conflicting Business Travel.

AND the Member has not already participated electronically due to a personal reason for more than one meeting this calendar year. *(Section (B) shall be limited to two meetings each calendar year)*; and

WHEREAS, the remote location from which the Member plans to electronically participate is Salt Lake City, UT; and this remote location will not be open to the public; and

WHEREAS, the Member verifies that the Member's participation in any closed session of the meeting shall remain confidential and not be disclosed to any unauthorized persons or entities; and

WHEREAS, pursuant to the Policy, a request for electronic participation from a remote location shall be approved unless participation violates the Policy or any provisions of the Virginia Freedom of Information Act;

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby approve the request by Member Moses-Nedd to participate in the meeting through electronic communication means in accordance with the Policy; a quorum of the Commission being physically assembled at one primary or central meeting location; and arrangements being made for the voice of the Member to be heard by all persons at the primary or central meeting location.

Votes:
Ayes: Berry, Brown, Gordy, Kuntz, McPhail, Fontanella, Perry
Nays: None
Abstain from Vote: None
Absent from Vote: Moses-Nedd
Absent from Meeting: None

MOTION CARRIED

Attest: _____

Antoinette Brzyski
Acting Clerk to the Planning Commission

PLANNING COMMISSION RESOLUTION

MOTION: **FONTANELLA** **September 14, 2022**
Regular Meeting

SECOND: **PERRY** **RES. No. 22-082**

RE: **CONSENT AGENDA**
BRIEFS AND RESOLUTIONS – June 22, 2022 and July 13, 2022

ACTION: **APPROVED**

NOW THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby approve the brief and resolutions for June 22, 2022, and the brief and resolutions for July 13,2022, as presented on the September 14, 2022, Consent Agenda.

Votes:
Ayes: Berry, Brown, Fontanella, Gordy, Kuntz, McPhail, Moses-Nedd, Perry
Nays: None
Abstain from Vote: None
Absent from Vote: None
Absent from Meeting: None

MOTION CARRIED

Attest: _____
Antoinette Brzyski
Acting Clerk to the Planning Commission

PLANNING COMMISSION RESOLUTION

MOTION: **KUNTZ** **September 14, 2022**
Regular Agenda

SECOND: **PERRY** **RES. No. 22-083**

RE: **AMEND AGENDA TO MOVE ITEM #6., PUBLIC COMMENT, AFTER COMPLETION OF ITEM #9. B., COMPREHENSIVE PLAN AMENDMENT #CPA2021-00004, PW DIGITAL GATEWAY**

ACTION: **APPROVED**

WHEREAS, the Prince William County Planning Commission desires to amend the Agenda dated September 14, 2022, and move item #6., Public Comment, after completion of item #9. B., Comprehensive Plan Amendment #CPA2021-00004, PW Digital Gateway;

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby amend the agenda dated September 14, 2022 and moves item #6., Public Comment, after completion of #9. B., Comprehensive Plan Amendment #CPA2021-00004, PW Digital Gateway.

Votes:
Ayes: Berry, Brown, Fontanella, Gordy, Kuntz, McPhail, Moses-Nedd, Perry
Nays: None
Abstain from Vote: None
Absent from Vote: None
Absent from Meeting: None

MOTION CARRIED

Attest: _____
Antoinette G. Brzyski
Clerk to the Planning Commission

PLANNING COMMISSION RESOLUTION

MOTION: **BERRY** **September 14, 2022**
Regular Meeting

SECOND: **KUNTZ** **RES. No. 22-084**

RE: **SPECIAL USE PERMIT #SUP2022-00027, ST. KATHARINE DREXEL SUP AMENDMENT**
GAINESVILLE MAGISTERIAL DISTRICT

ACTION: **RECOMMEND APPROVAL**

WHEREAS, this is a Special Use Permit Amendment to modify conditions associated with #PLN2015-00168 to allow for the possibility of a connection to public water and sewer, and to amend conditions related to project phasing and building materials; and

WHEREAS, the site is located at the northwestern corner of the intersection of Route 15, Route 234 and Waterfall Road; and is identified on County Maps as GPIN 7200-81-4277; and is addressed 15000 Waterfall Road; and

WHEREAS, the site is designated AE, Agricultural and Estate, and CR, Convenience Retail in the Comprehensive Plan; and is located in the Highway Corridor Overlay and Domestic Fowl Overlay Districts; and

WHEREAS, the site is zoned A-1, Agricultural; and contains an existing special use permit on the site, which is being amended; and associated with the existing SUP are conditions, which are the subject of this SUP amendment; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on September 14, 2022, at which time public testimony was received and the merits of the above-referenced case were considered; and

WHEREAS, the Prince William County Planning Commission finds that public necessity, convenience, general welfare, and good zoning practice are served by recommending approval of this request;

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby close the public hearing and recommend approval of Special Use Permit #SUP2022-00027, St. Katharine Drexel SUP Amendment, subject to the conditions dated August 30, 2022, with the following recommendations:

1. Amend the first sentence of Condition 1 to replace “substantial conformance” with “general conformance.”

2. Amend the first sentence of Condition 2.a to replace “substantial conformance” with “general conformance.”

3. Amend the first sentence of Condition 9 to read "The Applicant may connect to public water and the Applicant shall be responsible for on- and off-site improvements required in order to provide such service for the demand generated by the development of the Property, in the event the Property is connected to public water.

4. Amend Condition 10 to read "the Applicant may connect to public sewer or use a private septic system subject to approval by the Health Department in connection with final site plan approval. In the event the Applicant connects to public sewer, the Applicant shall be responsible for those on- and off-site improvements required in order to provide such service for the demand generated by the development of the Property. Notwithstanding the drain field and on-site septic area shown on the SUP Plan, if the Applicant connects the Property to public sewer, the drain field, or portion there of that has not previously been used shall not be required. If the Applicant uses on-site septic, the overall development intensity and building footprint, including building size, maximum seating capacity, and building floor area may be proportionally reduced if the septic requirements cannot be accommodated on-site."

ATTACHMENT: SUP Conditions dated August 30, 2022

Votes:
Ayes: Berry, Brown, Kuntz, McPhail, Moses-Nedd, Perry
Nays: Fontanella, Gordy
Abstain from Vote: None
Absent from Vote: None
Absent from Meeting: None

MOTION CARRIED

Attest: _____

Antoinette Brzyski
Acting Clerk to the Planning Commission

PLANNING COMMISSION RESOLUTION

MOTION: **BROWN** **September 14, 2022**
Regular Meeting

SECOND: **KUNTZ** **Res. No 22-085**

RE: **COMPREHENSIVE PLAN AMENDMENT #CPA2021-00004**
PW DIGITAL GATEWAY PLAN - GAINESVILLE MAGISTERIAL DISTRICT

ACTION: **RECOMMEND ADOPTION**

WHEREAS, a request to initiate an out of turn Comprehensive Plan Amendment was filed with the Planning Office for an area along Pageland Lane requesting to change 27 parcels consisting of approximately ±801.59 acres from AE, Agricultural or Estate, and ER, Environmental Resource to T/F, Technology/Flex and was accepted on June 15, 2021; and

WHEREAS, on July 20, 2022, the Board of County Supervisor via Res. No. 21-445 initiated an amendment to the Comprehensive Plan for PW Digital Gateway with an expanded study area for the entire corridor between Route 29 and Sudley Road, in order to review in a more holistic manner (traffic, land use, and environmental concerns); and

WHEREAS, the study area was expanded to include approximately ±2,139 acres generally located along Pageland Lane, south of Sudley Road, north of Route 29, east of Conway Robinson Memorial State Park, Heritage Hunt and Catharpin Valley subdivisions, and west of Manassas National Battlefield Park and Sudley Mountain subdivision; and

WHEREAS, the Planning Office published the PW Digital Gateway Plan on August 15, 2022, which proposes changing the Comprehensive Plan Land Use designation for the study area from AE, Agricultural or Estate, and ER, Environmental Resource to T/F, Technology/Flex with a T-3 Transect, POS, Parks and Open Space, CRHS, County Registered Historic Site, and an Environmental Resource Overlay; and

WHEREAS, the PW Digital Gateway provides a comprehensive look at the study area including land use, community design, cultural resources, economic development, green infrastructure, mobility, sustainability, level of service analysis, and implementation plans; and

WHEREAS, on January 27, 2022, and February 3, 2022, the Planning Office held community meetings in which feedback was received on the Comprehensive Plan Amendment #CPA2021-00004, PW Digital Gateway; and

WHEREAS, on July 20, 2022, the Planning Office held a public information meeting and Planning Commission Work Session at which the Comprehensive Plan Amendment #CPA2021-00004, PW Digital Gateway was available for review and input; and

WHEREAS, the Prince William County Planning Commission duly ordered and advertised a public hearing for September 14, 2022, on Comprehensive Plan Amendment #CPA2021-00004, PW Digital Gateway Plan and interested citizens were heard; and.

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby recommend that the Board of County Supervisors adopt Comprehensive Plan Amendment #CPA2021-00004, PW Digital Gateway to include the following recommendations:

1. Noise is adequately reduced and/or mitigated; and
2. Proper measures are taken to address any potential negative environmental issues; and
3. Planning staff include the revisions and clarifications requested by the applicants in Exhibit A attached to the letter to the Planning Commission dated September 9, 2022.

ATTACHMENT: #CPA2021-00004, PW Digital Gateway Plan v.2 published - August 15, 2022.
Exhibit A letter to the Planning Commission dated September 9, 2022.

Votes:
Ayes: Brown, Kuntz, McPhail, Moses-Nedd
Nays: Berry, Fontanella, Gordy
Abstain from Vote: Perry
Absent from Vote:
Absent from Meeting:

MOTION CARRIED

Attest: _____
Antoinette Brzyski
Acting Clerk to the Planning Commission