AGENDA
October 25, 2023

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

1. Affordable Housing Zoning Update Work Session 6:00 p.m.
2. Agenda Review 6:45 p.m.
   Potomac Conference Room, James J. McCoart Administration Building
3. Pledge of Allegiance 7:00 p.m.
4. Roll Call
5. Remote Participation Request from Planning Commission Member (if applicable)
6. Consent Agenda
   Brief and Resolutions – September 20, 2023, Planning Commission Public Hearing
7. Public Comment
   To register to speak remotely at Public Comment time, please click HERE! (Please Note: Signup for this meeting opens on Thursday, October 19, 2023 and closes at 5:00 p.m. on Tuesday, October 24, 2023.) (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 Hearings. 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](#)!
(Please Note: Signup for this meeting opens on Thursday, October 19, 2023 and closes at 5:00 p.m. on Tuesday, October 24, 2023.) (In-person comments still allowed.)

A. **Rezoning #REZ2022-00016, Parkridge Center**: This is a request to rezone ±44.34 acres from B-1, General Business, to PMD, Planned Mixed Use District, and PMR, Planned Mixed Residential, to allow for development of up to 363 planned mixed residential units (multi-family and single-family attached) with approximately 168,000 square feet of non-residential uses, with associated waivers/modifications, including signage and height modifications. The subject property is located west of Sudley Road (Route 234) and Battleview Parkway intersection and north of Interstate 66. The site is currently addressed as 10900 Bulloch Drive and is identified on County maps as GPIN 7697-06-1083. The site is zoned B-1, General Business; is designated MU-4, Mixed Use with a transect 4 which recommends 8-24 dwelling units per acre and a range of 0.57 to 1.38 FAR in the Comprehensive Plan; and is located within the Sudley Road Redevelopment Corridor and is partially located within the Route 234 (Sudley Road) Highway Corridor Overlay District. **Gainesville Magisterial District**

B. **Special Use Permit #SUP2023-00024, Millwood Market and Fuel Station**: This is a request for a special use permit to allow a quick service food store, motor vehicle fuel station, and drive-in/drive-through facility. The property is located at 8226 Wellington RD, which abuts Prince William Parkway, Wellington Road, and proposed Katherine Johnson Avenue. The +/- 5.16 Acres site is identified on County maps as GPIN 7596-83-5748 and is addressed as 8900 Katherine Johnson AVE Manassas, VA 20109; is zoned PMD, Planned Mixed District with “Planned Mixed Residential (PMR): Office” land bay designation, and is designated OMU-3, Office Mixed Use with transect 3 which recommends 4-12 dwelling units per acre and a range of 0.23 to 0.57 FAR in the Comprehensive Plan. The site is also located within the Airport Safety Overlay District, Technology Overlay District (TeOD) with subdistrict CH, Commerce Office/R&D High Profile, and Innovation Park Small Area Plan-Town Center (in transit district). **Brentsville Magisterial District**

C. **Special Use Permit #SUP2023-00009, Liberty Self- Storage**: This is a request for a special use permit to allow a self-storage facility with a modification request to allow an increased floor area ratio (FAR) of 0.439. The ±2.797 acre site is located on the north side of Balls Ford Road, approximately 700 feet northeast of the intersection of Balls Ford Road and Ashton Avenue. The project area is identified on County maps as GPINs 7697-05-6469 and 7697-05-6556 (pt), and is currently addressed as 10900 Balls Ford Road and 10880 Balls Ford Road,. The site is currently zoned B-1, General Business, and is designated OMU-3, Office Mixed Use with transect 3, which recommends a range of 0.23 to 0.57 FAR in the Comprehensive Plan for non-residential development; and is located within the Sudley Road Corridor Study Area and the Data Center Opportunity Overlay District. **Gainesville Magisterial District**

D. **Rezoning and Proffer Amendment #REZ2022-00024, Route 29 Commercial Center**: This is a request to rezone ±3.13 acres from A-1, Agricultural, to B-1, General Business, and to amend the proffers associated with #REZ2020-00003 on ±1.10 acres, to allow for the development of a new commercial/retail center at a proposed floor area ratio (FAR) of ±0.09, to include 2 commercial buildings, a drive-through facility associated with a restaurant, and associated signage modifications. The ±4.23-acre site is located
south of Lee Highway (Rt. 29), ±500 feet west of the Lee Highway and Baltusrol Blvd. intersection, and opposite/south of the intersection with Carver Rd. The project area is identified on County maps as GPINs 7297-91-9580, 7397-01-0983, 7397-01-2696, and is currently addressed as 14825, 14813, and 14809 Lee Highway, respectively. The site is currently zoned A-1, Agricultural, and B-1, General Business; is designated RN-2, Residential Neighborhood, with transect 2, which recommends a range of 0.05 to 0.23 FAR in the Comprehensive Plan for non-residential development; and is located within the Lee Highway (Route 29) Highway Corridor Overlay District. **Brentsville Magisterial District**

**E. Rezoning #REZ2021-00010, Old Carolina Overlook:** To rezone ±15.92 acres from A-1, Agricultural, to SR-1, Semi Rural Residential, to allow the development of up to 10 single-family residences. The subject property is located approximately ±230 feet south of the intersection of Old Carolina Road and Mercury Lane. The site is currently addressed as 7318 & 7370 Old Carolina Road and is identified on County maps as GPINs 7297-55-9404 and 7297-65-2922. The site is currently zoned A-1, Agricultural; is designated R-1, Residential Neighborhood, which recommends 1 dwelling unit per 2 acres in the Comprehensive Plan. **Brentsville Magisterial District**

11. **Planning Commission Procedures**

A. **Old Business**

*Request to temporarily waive the following Planning Commission By-Laws: Article 7-1.3. All meetings shall begin at 7:00 p.m., Article 7.8. Applicant presentation on zoning-related items shall be limited to twenty (20) minutes, which may be divided as the applicant sees fit., and Article 8-1.6. Public Comment, for the November 8, 2023 Planning Commission Public Hearing.*

B. **New Business**

12. **Commission Members’ Time**

13. **Planning Director’s Time**

14. **Adjourn Meeting**

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**Upcoming Public Hearings & Work Sessions**

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

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<tr>
<td>11/08/2023</td>
<td>2:00 p.m.</td>
<td>Planning Commission Public Hearing</td>
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<td>11/15/2023</td>
<td>7:00 p.m.</td>
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<td>11/29/2023</td>
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