



AGENDA
November 8, 2023

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

- 1. **Agenda Review** **1:45 p.m.**
Potomac Conference Room, James J. McCoart Administration Building
- 2. **Pledge of Allegiance** **2:00 p.m.**
- 3. **Roll Call**
- 4. **Remote Participation Request from Planning Commission Member (if applicable)**
- 5. **Consent Agenda**
- 6. **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.
- 7. **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.
- 8. **Public Hearings** To register to speak remotely on the following projects, please click [HERE!](#) **(Please Note: Signup for this meeting opens on Thursday, November 2, 2023 and closes at 5:00 p.m. on Tuesday, November 7, 2023.)** (In-person comments still allowed.)
 - A. **[Rezoning #REZ2022-00036, Compass Datacenters Prince William County Campus 1 \(Formerly H&H Capital Acquisitions Digital Gateway\)](#)**: This is a request to rezone ±884.12 acres (collectively "Property") from A-1, Agricultural Zoning District, and SR-5, Semi-Rural Residential Zoning District, to PBD, Planned Business District, using the O(H), Office High-Rise District, O(F), Office/Flex District, O(M), Office Mid-Rise District, and M-2, Light Industrial Zoning District, to allow for a maximum of 11,555,200 square feet (no greater than an overall 0.30 floor area ratio ("FAR")) of data centers and free-

standing non-HAZMAT assembly uses; public facilities, including electric substations; outdoor cultural arts centers; and ancillary and secondary uses limited to a maximum of ten percent (10%) of the total gross floor area ("GFA") for each building which includes such ancillary and secondary uses. The application also includes associated waivers and modifications, including a modification to data center building height limit. The Property is generally located approximately 1 mile north of Route 29/Lee Highway, south of Route 234/Sudley Road, east and west of Pageland Lane, north and south of Thornton Drive, north and south of Artemus Road, north and northeast of Heritage Hunt Golf and Country Club, and east of Catharpin Valley Estates and Catharpin Road. The subject Property is comprised of 103 parcels identified on County maps as GPINs 7499-44-3886, 7499-44-3150, 7499-43-2193, 7499-55-4720, 7499-55-1912, 7499-44-8686, 7499-55-8403, 7499-64-1457, 7499-54-6132, 7499-64-5227, 7499-53-4696, 7499-63-0595, 7499-44-8466, 7499-43-8370, 7499-64-1129, 7499-63-6178, 7499-44-7009, 7499-53-1462, 7499-53-4833, 7499-53-1320, 7499-63-1122, 7499-40-4412, 7499-40-7510, 7498-49-2831, 7498-49-2873, 7498-49-8156, 7498-59-1085, 7499-61-2050, 7499-61-1831, 7499-61-0903, 7499-60-0576, 7499-60-0754, 7499-60-0528, 7498-59-5979, 7498-69-0083, 7498-69-4389, 7498-59-1812, 7498-59-7717, 7498-69-2830, 7498-69-9942, 7498-79-2374, 7498-79-9567, 7498-89-1468, 7498-78-2271, 7498-79-9114, 7498-89-9349, 7498-88-0681, 7498-88-6189, 7498-98-2194, 7498-88-5864, 7498-98-5857, 7498-88-8729, 7498-88-0142, 7498-58-7523, 7498-68-4733, 7498-78-0732, 7498-88-0218, 7498-87-0698, 7498-77-2681, 7498-87-0965, 7498-67-5657, 7498-77-1839, 7498-39-2117, 7498-49-2407, 7498-28-2871, 7498-28-8254, 7498-38-7570, 7498-48-5560, 7498-58-1650, 7498-38-7916, 7498-47-8196, 7498-57-4280, 7498-57-6866, 7498-57-9653, 7498-37-9232, 7498-47-6936, 7498-56-6583, 7498-66-3583, 7498-76-0192, 7498-46-7192, 7498-36-4869, 7498-56-4551, 7498-36-5811, 7498-66-2816, 7498-35-3911, 7498-56-3513, 7498-34-5957, 7498-55-0077, 7498-35-9736, 7498-45-4762, 7498-55-3343, 7498-55-5732, 7498-44-2890, 7498-44-8461, 7498-54-2867, 7498-34-9430, 7498-43-0283, 7498-53-1385, 7498-54-8408, 7498-43-1428, 7498-43-6254, 7498-53-2739, and 7498-65-5820. The Property is subject to the Comprehensive Plan Amendment #CPA2021-00004, PW Digital Gateway. Pursuant to the Comprehensive Plan, the Property is designated I-3, T/F Technology/Flex with a T-3 Transect for density purposes ("I-3"), and POS, Parks and Open Space ("POS"). The I-3 designation in the Comprehensive Plan recommends a FAR of 0.23-0.57 and recommends technology uses such as data centers and accessory uses. The POS designation in the Comprehensive Plan designates existing and projected parks and recreational areas of Prince William County. The Property is located within the Airport Safety Overlay District (Approach Surface) and the Airport Safety Overlay District (Conical Surface) and within the Domestic Fowl Overlay District. A portion of the Property is located within the ERPO, Environmental Resource Protection Overlay. **Gainesville Magisterial District**

- B. Rezoning #REZ2022-00033, Digital Gateway South:** This is a request to rezone ±342 acres (collectively "Property" or "Properties") from A-1, Agricultural Zoning District, to PBD, Planned Business District, using the O(M), Office Mid-Rise District, to allow for data centers and ancillary and secondary uses; and public facilities, including electric substations. The request is for a maximum of 3.7 million square feet of gross floor area ("GFA") with ancillary and secondary uses limited to a maximum of 10 percent (10%) of the total GFA in each building which includes such ancillary and secondary uses. The application also includes associated waivers and modifications. The proposed floor area ratio ("FAR") for the Property is no greater than an overall 0.25 FAR. The Properties

are generally located on both the east and the west side of Pageland Lane, to the north and northwest of Manassas National Battlefield Park, north and northeast of Conway Robinson Memorial State Forest, east of Heritage Hunt Golf and Country Club, and approximately ½ mile north of Route 29/Lee Highway. The subject Properties are identified on County maps as GPINs 7498-42-6117, 7498-51-1835, 7498-74-6800, 7498-74-3579, 7498-83-1842, 7498-83-1869, 7498-83-6698, 7498-93-5350, 7498-94-5907, 7498-93-7484, 7498-84-6051, 7498-85-3325, 7498-85-7316, 7498-94-1180, and 7598-13-2096. The Property is subject to the Comprehensive Plan Amendment #CPA2021-00004, PW Digital Gateway. Pursuant to the Comprehensive Plan, the Property is designated I-3, T/F Technology/Flex with a T-3 Transect for density purposes ("I-3"); POS, Parks and Open Space ("POS"); and CRHS, County Registered Historic Site ("CRHS"). The I-3 designation in the Comprehensive Plan recommends a FAR of 0.23-0.57 and recommends technology uses such as data centers and accessory uses. The POS designation in the Comprehensive Plan designates existing and projected parks and recreational areas of the County. The CRHS designation in the Comprehensive Plan is designed to protect important cultural resources. Cultural resources include architectural, archaeological, and historical resources. The Properties are located within the Airport Safety Overlay District and the Domestic Fowl Overlay District. A portion of the Property is located within the ERPO, Environmental Resource Protection Overlay. **Gainesville Magisterial District**

- C. **Rezoning #REZ2022-00032, Digital Gateway North:** This is a request to rezone ±534 acres (collectively "Property" or "Properties") from A-1, Agricultural Zoning District, to PBD, Planned Business District, using the O(H), Office High-Rise District, to allow for data centers and ancillary and secondary uses; and public facilities, including electric substations. The request is for a maximum of 7 million square feet of gross floor area ("GFA") with ancillary and secondary uses limited to a maximum of ten percent (10%) of the total GFA in each building which includes such ancillary and secondary uses. The application also includes associated waivers and modifications. The proposed floor area ratio ("FAR") for the Property is no greater than an overall 0.30 FAR. The Properties are generally located on both the east and the west side of Pageland Lane, to the south of Catharpin Recreational Park and Sudley Road, north of Thornton Drive, and east of Catharpin Valley Drive. The subject Properties are identified on County maps as GPINs 7499-51-0789, 7499-50-2914, 7499-62-5386, 7499-82-1020, 7499-70-3896, 7499-81-6203, 7499-83-9783, 7499-83-4804, 7499-92-7290, 7499-73-5646, 7499-84-0870, 7499-72-1255, 7499-94-6530, 7499-84-7796, 7499-85-6806, 7599-04-3214, 7599-14-2313, and 7599-13-0663. The Property is subject to the Comprehensive Plan Amendment #CPA2021-00004, PW Digital Gateway. Pursuant to the Comprehensive Plan, the Property is designated I-3, T/F Technology/Flex with a T-3 Transect for density purposes ("I-3"), and POS, Parks and Open Space ("POS"). The I-3 designation in the Comprehensive Plan recommends a FAR of 0.23-0.57 and recommends technology uses such as data centers, and accessory uses. The POS designation in the Comprehensive Plan designates existing and projected parks and recreational areas. The Properties are located within the Airport Safety Overlay District and the Domestic Fowl Overlay District. A portion of the Property is located within the ERPO, Environmental Resource Protection Overlay, and the Highway Corridor Overlay District. **Gainesville Magisterial District**

9. Public Comment

To register to speak remotely at Public Comment time, please click [HERE!](#) **(Please Note: Signup for this meeting opens on Thursday, November 2, 2023 and closes at 5:00 p.m. on Tuesday, November 7, 2023.)** (In-person comments still allowed.)

10. Planning Commission Procedures

A. Old Business

B. New Business

11. Commission Members' Time

12. Planning Director's Time

13. Adjourn Meeting

Upcoming Public Hearings & Work Sessions

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

11/15/2023 7:00 p.m. Planning Commission Public Hearing

11/29/2023 7:00 p.m. Planning Commission Public Hearing