



AGENDA

February 7, 2024

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

1. **Work Session- Transportation and Public Facility Review** **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. **Nomination and Election of Chair and Vice-Chair**
7. **Consent Agenda**

[Brief and Resolutions – November 15, 2023, Planning Commission Public Hearing](#)

[Brief and Resolutions – November 29, 2023, Planning Commission Public Hearing](#)
8. **Public Comment**
To register to speak remotely at Public Comment time, please click [HERE!](#) **(Please Note: Signup for this meeting opens on Thursday, February 1, 2024 and closes at 5:00 p.m. on Tuesday, February 6, 2024.)** *(In-person comments still allowed.)*
9. **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.
10. **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.

11. **Public Hearings** To register to speak remotely on the following projects, please click [HERE!](#) (Please Note: Signup for this meeting opens on Thursday, February 1, 2024 and closes at 5:00 p.m. on Tuesday, February 6, 2024.) (In-person comments still allowed.)
- A. **[Zoning Text Amendment #DPA2024-00001, 2023 State Mandated Changes](#)**: To amend Part 100 definitions, Secs. 32-280.35, 32-300.06, 32-300.13, 32-304.21, 32-305.05, 32-400.25, 32-506.07, 32-700.60 and 32-700.61 to incorporate state mandated changes. The amendments include replacing the term “handicapped” or some variation thereof with “individuals with disabilities” and amending language around the notification requirements for public hearings. **Countywide**
- B. **[Rezoning #REZ2021-00006, Bristow Corner](#)**: To rezone ± 7.71 acres from A-1, Agricultural, to PMR, Planned Mixed Residential to allow for the development of 63 single family detached and single family attached homes and a community clubhouse and playground area. The subject site involves 2 parcels located in the northwest quadrant of the intersection of Nokesville Road and Vint Hill Road and is identified on County maps as GPINs 7594-28-8497 and 7594-38-1791. The site is designated MU-3, Neighborhood Mixed Use, recommends a density of 4 to 12 dwelling units per acre in the Comprehensive Plan; and is located within the Bristow Activity Center, and is partially located within the Nokesville Road (Route 28) Highway Corridor Overlay District and is located within the Airport Safety Overlay District and Agritourism and Arts Overlay District. **Brentsville Magisterial District**
- C. **[Rezoning #REZ2023-00022, Bristow Crossing](#)**: To rezone ± 27.78 acres from A-1, Agricultural, to PMR, Planned Mixed Residential to allow for the development of 187 single family detached and single family attached homes, a religious institution, and nonresidential events and activities consistent with the Agritourism and Arts Overlay District and community events overseen by the homeowner’s association. The Property is located on the west side of Nokesville Road, +/- 0.25 miles south of its intersection with Linton Hall Road. The property address is 11707 Fitzgerald Way, and 11712, 11722, 11718, 11804, 11808, 11812, and 11904 Nokesville Road. The site is identified on County maps as GPINs 7595-40-1776, 7595-40-1358, 7595-30-8354, 7595-40-1138, 7595-30-8937, 7595-30-7217, 7594-39-5894, and 7594-39-3155 is zoned A-1, Agricultural; and is classified as MU-3, Mixed Use, which recommends a density of 4 to 12 dwelling units per acre in the Comprehensive Plan; and is located within the Bristow Activity Center, Highway Corridor Overlay District, and Airport Safety Overlay District. **Brentsville Magisterial District**
- D. **[Proffer Amendment #REZ2023-00028, Parsons Business Park](#)**: This is a request to amend the proffers associated with #REZ2018-00018 to allow an increase in the maximum height for data center buildings up to 80 feet, to change the base zoning designation in Land Bay 2 to allow B-1 (General Business) / M-1 (Heavy Industrial) uses, and with other associated development waivers and modifications. The subject property is located on the east/north side of Dumfries Rd. (Rt. 234); east of its intersection with Independent Hill Dr.; southeast of the intersection of Dumfries Rd. (Rt. 234) and Six Towers Rd.; is currently addressed as 14237 and 14209 Dumfries Rd.; and is identified on County maps as GPINs 7891-69-0322 and 7892-40-6524, respectively. The ±90.88-acre property is zoned PBD, Planned Business District; is designated I-3, Technology/Flex

Industrial, with a T-3 Transect that recommends a range of 0.23 to 0.57 FAR; and is located within the Independent Hill Small Area Plan special planning area and partially located within the Environmental Resource Protection Overlay of the Comprehensive Plan. The site is also located within the Data Center Opportunity Zone Overlay District and is partially within the Route 234 (Dumfries Road) Highway Corridor Overlay District. **Coles Magisterial District**

- E. [Rezoning #REZ2023-00005, Abel Property](#): This is a request to rezone ±6.00 acres from A-1, Agricultural, to PBD, Planned Business District, and with associated development waivers and modifications, to include an increase in the maximum height for data center buildings up to 80 feet and use modifications to allow Industrial/Transportation (M/T) uses. The subject property is located at the terminus and south of Six Towers Rd.; ±1,110 feet east of Dumfries Rd. (Rt. 234); is identified on County maps as GPIN 7892-50-9839; and is currently addressed as 7901 Six Towers Rd. The site is designated I-3, Technology/Flex Industrial, with a T-3 Transect that recommends a range of 0.23 to 0.57 FAR in the Comprehensive Plan; and is located within the Independent Hill Small Area Plan special planning area and within the Data Center Opportunity Zone Overlay District. **Coles Magisterial District**
- F. [Special Use Permit #SUP2022-00029, Sheetz Hillendale](#): This is a request to allow a motor vehicle fuel station (retail), quick service food store/restaurant with carryout-drive-through facility, and signage modifications in association with a by-right convenience store. The existing facility and gas canopy configuration will be completely removed and rebuilt with new design features. The subject property is ±3.24-acre and located on the southeast corner of the Prince William Parkway and Hillendale Drive intersection, is currently addressed as 4021 Prince William Parkway, and is identified on County maps as GPIN 8192-67-1073. The site is zoned RPC, Residential Planned Community (Commercial); is designated RPC, Residential Planned Community, in the Comprehensive Plan; and is located within the Prince William Parkway Highway Corridor Overlay District and the Dale City Small Area Plan (Parkway Node) Special Planning Area. **Neabsco Magisterial District**
- G. [Zoning Map Amendment #DPA2024-00008, Homeless Navigation Center - East](#): To classify the parcels identified as GPINs 8291-65-9134, 8291-65-7904, 8291-64-9383 and 8291-64-9860 as B-1, General Business District. The parcel identified by GPIN 8291-74-0443 is currently designated B-1, General Business District and would remain so. These 5 parcels are owned by the County and are also included in a companion Public Facilities Review (PFR) application for the Homeless Navigation Center – EAST (PFR2024-00002). **Neabsco Magisterial District**
- H. [Public Facilities Review #PFR2024-00002, Homeless Navigation Center - East](#): A Public Facility Review to replace an existing one-story brick former shelter with a new Homeless Navigation Center-East (HNCE) which will provide overnight, temporary, emergency shelter and wrap around service for adults experiencing homelessness. A Drop-In Center Program is also part of the program. There is a companion Zoning Map Amendment (DPA2024-00008) to PFR2024-00002. **Neabsco Magisterial District**

12. Planning Commission Procedures

A. Old Business

B. New Business

13. Commission Members' Time

14. Planning Director's Time

15. Adjourn Meeting

Upcoming Public Hearings & Work Sessions

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

2/14/2024	6:00 p.m.	Work Session Zoning Text Amendment- General Work Session ZTA DPA2023-00006, Industrial Parking
2/14/2024	7:00 p.m.	Planning Commission Public Hearing Work Session Proffer Legislation and FOIA
2/28/2024	7:00 p.m.	Planning Commission Public Hearing