



**AGENDA**  
**June 12, 2024**

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

1. **Agenda Review** **6:45 p.m.**  
Potomac Conference Room, James J. McCoart Administration Building
  
2. **Pledge of Allegiance** **7:00 p.m.**
  
3. **Roll Call**
  
4. **Remote Participation Request from Planning Commission Member (if applicable)**
  
5. **Consent Agenda**  
  
[Brief and Resolutions Planning Commission Public Hearing April 8, 2024](#)  
  
[Brief and Resolutions Planning Commission Public Hearing April 10, 2024](#)  
  
[Brief and Resolutions Planning Commission Public Hearing April 24, 2024](#)
  
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. **Public Comment**  
To register to speak remotely at Public Comment time, please click [HERE!](#) **(Please Note: Signup for this meeting opens on Thursday, June 6, 2024 and closes at 5:00 p.m. on Tuesday, June 11, 2024.)** *(In-person comments still allowed.)*
  
8. **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.

9. **Planning Director's Time**

10. **Public Hearings** To register to speak remotely on the following projects, please click [HERE!](#) **(Please Note: Signup for this meeting opens on Thursday, June 6, 2024 and closes at 5:00 p.m. on Tuesday, June 11, 2024.)** (In-person comments still allowed.)

- A. **Rezoning #REZ2023-00003, Wawa on Route 28:** This is a request to rezone from R-4, Residential to B-1, General Business district on approximately ±0.76 acres. This application is being processed with a concurrent request for a special use permit to allow for a motor vehicle fuel station with a by-right convenience store with a restaurant/carryout and a sign modification to allow an LED sign. The property is located northeast of the intersection of Centreville Rd and Maplewood Drive and approximately 220 ft southeast of the intersection of Centreville Rd and Birch St; is addressed as 8314 Maplewood Drive; and is identified on County maps as GPIN:7896-28-2932; is zoned R-4, Residential and is designated MU-3, Neighborhood Mixed Use in the Comprehensive Plan, and in the Yorkshire Redevelopment Overlay District and Study Area. **Coles Magisterial District.**
- B. **Special Use Permit #SUP2023-00007, Wawa on Route 28:** This is a request for a special use permit to allow for a motor vehicle fuel station with a by-right convenience store with a restaurant/carryout and a sign modification to allow an LED sign. This application is being processed concurrently with REZ2023-00003. The properties are located northeast of the intersection of Centreville Rd and Maplewood Drive and approximately 220 ft southeast of the intersection of Centreville Rd and Birch St; are addressed as 8105, 8107, 8109, 8111 Centreville Road and 8314 Maplewood Drive; and are identified on County maps as GPIN 7896-28-1031, 7896-28-1142, 7896-28-1252, 7896-28-1362 and 7896-28-2932 on approximately ±2.6 acres; is zoned B-1, General Business and R-4, Residential and is designated MU-3, Neighborhood Mixed Use in the Comprehensive Plan, and in the Yorkshire Redevelopment Overlay District and Study Area. **Coles Magisterial District.**
- C. **Proffer Amendment and Rezoning #REZ2024-00009, NVA05A and NVA05B:** A request to amend proffers associated REZ2017-00016 and to rezone a portion of parcels from A-1, Agricultural to PBD, Planned Business District. The properties are located at the southeast corner of the intersection of Wellington Rd. and Freedom Center Blvd. The property addresses are 9101 & 9001 Freedom Center Blvd., 9006 & 8986 Ellsworth Rd. and 8826 Wellington Rd.; are identified on County maps as GPIN(s) 7696-30-4783, 7696-41-1654, 7696-31-8770, 7696-31-9766, and 7696-42-1302 on approximately ±37.4 acres; is zoned PBD, Planned Business District and A-1, Agricultural and is designated I-3, Industrial (Tech /Flex) in the Comprehensive Plan; and is located within the Data Center Opportunity Overlay District, Technology Overlay District HO (Higher Education Office/R&D and EO, Employment Center Office/R&D), Airport Safety Overlay District, Agritourism and Arts Overlay District, and the Innovation Park Special Planning Area. **Brentsville Magisterial District.**
- D. **Proffer Amendment #REZ2024-00043, Robert Trent Jones PRA:** This is a request to amend the proffers associated with #PLN2002-00130, Robert Trent Jones Golf Club

to allow temporary lodging on any portion of the golf course only in association with such tournaments as set forth in the Proffer Statement proposed with this Proffer Amendment. The temporary lodging will last for no longer than a 30-day period. The subject property is located approximately 1,310 feet south of intersection of Lee Highway (Route 29) and Baltusrol Boulevard and addressed as 14420, 14701, 14901, 14301, and 14565 Turtle Point Drive, identified as GPINs 7296-86-8347, 7296-98-6730, 7296-97-0295, 7296-77-8731, and 7296-97-6740, respectively. The ±241.96-acre property is zoned RPC, Residential Planned Community Mixed Residential and Non-Residential; and is designated RPC, Residential Planned Community with a transect of 3, in the Comprehensive Plan. **Brentsville Magisterial District.**

- E. **[Special Use Permit #SUP2023-00025, Heathcote Marketplace Pad A \(Financial Institution\)](#)**: This is a request for a special use permit to allow a drive-through facility associated with a financial institution with signage modifications. This request is concurrently being processed with SUP2023-00026 and SUP2023-00027. The ±4.3-acre subject property for the proposed commercial service center is located at the northeast corner of James Madison Highway (Rt. 15) and Heathcote Boulevard and is currently addressed 14890 Heathcote Boulevard. The subject SUP pad site is identified on County maps as GPIN 7298-93-9607 (portion); zoned B-1, General Business; designated MU-3, Neighborhood Mixed Use; located within the Haymarket Activity Center; and partially located within the Environmental Resource Protection Overlay in the Comprehensive Plan. The project area is also located within the Airport Safety Overlay District and within the James Madison Highway Corridor Overlay District. **Gainesville Magisterial District**
- F. **[Special Use Permit #SUP2023-00026, Heathcote Marketplace Pad B \(Motor Vehicle Service\)](#)**: This is a request for a special use permit to allow a motor vehicle service facility with signage modifications. This request is concurrently being processed with SUP2023-00025 and SUP2023-00027. The ±4.3-acre subject property for the proposed commercial service center is located at the northeast corner of James Madison Highway (Rt. 15) and Heathcote Boulevard and is currently addressed 14890 Heathcote Boulevard. The subject SUP pad site is identified on County maps as GPIN 7298-93-9607 (portion); zoned B-1, General Business; designated MU-3, Neighborhood Mixed Use; located within the Haymarket Activity Center; and partially located within the Environmental Resource Protection Overlay in the Comprehensive Plan. The project area is also located within the Airport Safety Overlay District and within the James Madison Highway Corridor Overlay District. **Gainesville Magisterial District**
- G. **[Special Use Permit #SUP2023-00027, Heathcote Marketplace Pad C \(Car Wash\)](#)**: This is a request for a special use permit to allow a self-service car wash with tunnel and vacuum stations including signage modifications. This request is concurrently being processed with SUP2023-00025 and SUP2023-00026. The ±4.3-acre subject property for the proposed commercial service center is located at the northeast corner of James Madison Highway (Rt. 15) and Heathcote Boulevard and is currently addressed 14890 Heathcote Boulevard. The subject SUP pad site is identified on

County maps as GPIN 7298-93-9607 (portion); zoned B-1, General Business; designated MU-3, Neighborhood Mixed Use; located within the Haymarket Activity Center; and partially located within the Environmental Resource Protection Overlay in the Comprehensive Plan. The project area is also located within the Airport Safety Overlay District and within the James Madison Highway Corridor Overlay District.

**Gainesville Magisterial District**

- H. [Special Use Permit #SUP2024-00022, Sheetz Fortuna](#): This is a request for a special use permit to allow for a retail motor vehicle fuel station with food store and restaurant with carry-out and convenience store with signage. The property is located at 4422 Fortuna Center Plaza located at the northeastern corner of Dumfries Road (Rt. 234) and Fortuna Center Plaza. The subject site is identified on County maps as GPIN 8190-62-2417 on approximately ±1.76 acres; is zoned B-1, General Business; and is designated MU-3, Neighborhood Mixed Use in the Comprehensive Plan; is located within the Highway Corridor Overlay and the Agritourism and Arts Overlay Districts. **Potomac Magisterial District.**
- I. [Special Use Permit #SUP2024-00006, Reid Energy Center](#): This is a request for a public facility review and special use permit to allow an electric battery storage facility. The Property is located at 10311 Reid Lane, on the east side of Reid Lane, approximately 2,071 feet south from its intersection with Vint Hill Rd. The subject site is identified on County maps as GPIN 7495-10-9421 on ±13.3687 acres; is zoned A-1, Agricultural; is designated as Cres-1B, Conservation Residential, in the in the Comprehensive Plan; and is located within the Domestic Fowl Overlay District and the Agritourism and Arts District Overlay. **Brentsville Magisterial District.**
- J. [Public Facilities Review #PFR2023-00017, Reid Energy Center](#): This is a request for a Public Facilities Review for an electric battery storage facility pursuant to Section 15.2-2232 of the Virginia Code to determine as being substantially in accord with the adopted Comprehensive Plan or part thereof. The property is located at 10311 Reid Lane, Nokesville, on the east side of Reid Lane approximately ± 2,071 feet south of Vint Hill Road. The property is identified on County maps as GPIN 7495-10-9421 with the proposed use on approximately ±13.4 acres; is zoned A-1, Agricultural; is designated in the Comprehensive Plan Long Range Land Use Map as Cres-1B, Conservation Residential and is located within the Domestic Fowl Overlay & Agritourism and Arts Districts. **Brentsville Magisterial District**
- K. [Proffer Amendment #REZ2023-00001, Innovation on the Parkway PRA](#): This is a request to amend the proffers associated with REZ2000-0001 to (1) increase building height from 70' to maximum 343 feet above mean sea level (not to exceed one hundred and five feet (105') feet) for data center), including mechanical equipment, (2) increase lot coverage from 70% to 80%, and (3) allow the maximum FAR of 1.0. The property is located at 11101 University Blvd., on the southwest corner of University Blvd and Innovation Dr. The subject site is identified on County maps as GPIN 7695-09-7902 on ±17.7267 acres; it is zoned PBD, Planned Business District; and is designated OMU-4, Office Mixed Use (T4) in the Comprehensive Plan. It is

located within the Innovation Small Area Plan and Innovation Park-Technology Center, Data Center Overlay Districts, Technology Overlay District, and within the DIECA Communications Planned District and the Airport Overlay District. **Brentsville Magisterial District.**

- L. **Special Use Permit #SUP2022-00031, Tommy's Express Car Wash & Pizza:** This is a request for a special use permit to allow for a car wash and restaurant with drive-through facility. The subject ±1.61-acre property is located on the northwest corner of Bel Air Rd and Richmond Hwy (Rt 1), is currently addressed as 14304 and 14240 Richmond Hwy, and is identified on County maps as GPINs 8391-59-1017 and 8391-59-1732. The site is zoned B-1, General Business, is designated MU-3, Neighborhood Mixed Use in the Comprehensive Plan; and is located within the North Woodbridge Redevelopment Overlay District and Potomac Communities Revitalization Plan special planning area. **Woodbridge Magisterial District**
  
- M. **Special Use Permit #SUP2023-00036, Braemar Flagship Car Wash:** A request for special use permit to allow a self-service car wash facility on approximately ±1.71 acres. The property is located approximately 360 feet southeast of the intersection of Linton Hall Road and Sudley Manor Drive. The subject site is located at 9420 Linton Hall Road and identified on County maps as GPIN 7495-88-0915. The property is zoned RPC, Residential Planned Community; is designated RPC, Residential Planned Community and is within the Braemar Activity Center in the Comprehensive Plan; and is located within the Lake Manassas Dam Inundation Zone. **Brentsville Magisterial District.**
  
- N. **Zoning Text Amendment #DPA2022-00003 Affordable Dwelling Unit Ordinance:** An amendment to the Zoning Ordinance to create an affordable dwelling unit ordinance in accordance with the State enabling legislation in §15.2-2305.1 of the Code of Virginia (Ann.) by adding PART 290 Affordable Dwelling Units and to add Sec. 1-15; to Chapter 1 – General Provisions of the Code of Ordinances to address the sales and rental price for affordable dwelling units. **Countywide.**

**11. Planning Commission Procedures**

**A. Old Business**

**B. New Business**

**12. Commission Members' Time**

**13. Adjourn Meeting**

**Upcoming Public Hearings & Work Sessions**

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

<b>6/26/2024</b>	<b>7:00 p.m.</b>	<b>Planning Commission Public Hearing</b>
<b>7/10/2024</b>	<b>7:00 p.m.</b>	<b>Planning Commission Public Hearing</b>
<b>7/17/2024</b>	<b>7:00 p.m.</b>	<b>Planning Commission Public Hearing</b>