PRINCE WILLIAM COUNTY

Planning Commission
Juan McPhail, Chair
Qwendolyn N. Brown, Vice-Chair
Cynthia Moses-Nedd
Raheel Sheikh
Mark Scheufler
Christopher Carroll
Karla Justice

AGENDA

June 26, 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**

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 20, 2024 and closes at 5:00 p.m. on Tuesday, June 25, 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 20, 2024 and closes at 5:00 p.m. on Tuesday, June 25, 2024.)** (In-person comments still allowed.)

A. **Public Facilities Review #PFR2024-00003, Devlin Substation-** This is a request for a Public Facilities Review for an electric utility distribution substation and switching station 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 13050 Hansen Farm, Road, Bristow, VA 20136. The property is identified on County maps as GPIN 7496-88-1217 with the proposed use on approximately ±17.25 acres; of an approximately ±83-acre parcel that is zoned M-2, Light Industrial; is designated in the Comprehensive Plan Long Range Land Use Map as I-3, Industrial T-3 and is located within the Data Center Overlay Opportunity, E-Commerce Overlay & Agritourism and Arts Districts. **Brentsville Magisterial District.**

B. **Rezoning #REZ2023-00004, Ashford Glen:** To rezone ±36.6 acres from B-1, General Business, and A-1, Agricultural, to PMR, Planned Mixed Residential, to allow for a planned mixed development with a maximum of 337 residential dwelling units, consisting of up to 238 single-family attached (townhouse) units and up to 99 multi-family units (triplexes), and with associated development waivers and modifications. The ±36.6-acre project area is located on the western side of Telegraph Rd., on the eastern side of Minnieville Rd., and northeast of the intersection of Sturbridge Rd. and Minnieville Rd. The project site is identified on County maps as the following GPINs: 8292-88-9614; 8292-96-8599; 8292-97-2891; 8292-97-5766; 8292-97-7490; 8292-98-0222; 8292-98-0738; 8292-98-2048; 8292-98-3317; 8292-98-4809; 8292-98-6200; and 8392-07-1366. The site is designated as RN-4, Residential Neighborhood, with a Transect 4 that recommends a density of 8 to 24 dwelling units per acre in the Comprehensive Plan, and POS, Parks and Open Space; and is located within The Landing at Prince William Small Area Plan special planning area, and is partially located within the Environmental Resource Protection Overlay. The site also located within the Agritourism and Arts Overlay District, partially within the Minnieville Road (Davis Ford Road) Highway Corridor Overlay District, and partially within the Data Center Opportunity Zone Overlay District. **Occoquan Magisterial District**

C. **Rezoning #REZ2023-00023, Strathmore:** To rezone ±55.5 acres from A-1, Agricultural, to PMR, Planned Mixed Residential, to allow for a planned mixed development with up to 168 residential dwelling units, consisting of single-family detached and single-family attached units, and with associated development waivers and modifications. The ±55.5-acre project area is located on the north side of Vint Hill Rd., on the west side of Pioneer Dr., and northwest of the intersection of Pioneer Dr. and Vint Hill Rd. The project site is identified on County maps as the following GPINs: 7395-93-7356; 7495-03-4622; 7495-03-5865; 7495-04-2736; and 7495-04-6883; and is designated RN-2, Residential Neighborhood, with a Transect 2 that recommends a density of 1 to 4 dwelling units per acre in the Comprehensive Plan. The site is also located within the Agritourism and Arts Overlay District**. Brentsville Magisterial District**

D. **Rezoning #REZ2022-00031, Ashton Data Center:** This is a request to rezone ±51.85 acres from A-1, Agricultural and R-6, Residential with 6 Dwellings per 1 acre, to M/T, Industrial/Transportation, and includes height modification of up to 95 feet to allow for data center uses. The property is located west of Ashton Ave, north of the intersection with Rixlew Ln and to the west is also the Vulcan Quarry property; is identified on County maps as GPIN 7696-46-3403 and is addressed as 8552 Ashton Ave Manassas, VA 20109. The site is designated I-4, Industrial with Transect 4 in the Comprehensive Plan; and is located within the Data Center Opportunity Overlay District. **Brentsville Magisterial District**

E. **Rezoning #REZ2023-00027, Bradley South:** This is a request to rezone from A-1, Agricultural to

PMR, Planned Mixed Residential to allow for a residential development of 108 single-family townhomes. The property is located at 10791 Dumfries Road, on the east side of Dumfries Rd, and ±115 ft northeast from the intersection of Dumfries Road and Godwin Drive. The subject site is identified on County maps as GPIN 7794-87-1236 on approximately ±10.15 acres; is zoned A-1, Agricultural; and is designated RN-3, Residential Neighborhood, Transect 3, in the Comprehensive Plan; and is located within the Highway Corridor Overlay District, Airport Safety Overlay District, and Agritourism and Arts Overlay District, and within the Fairgrounds Special Planning Area. **Coles Magisterial District.**

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

7/10/2024	**7:00 p.m.**	**Planning Commission Public Hearing**
7/17/2024	**7:00 p.m.**	**Planning Commission Public Hearing**