



AGENDA

May 28, 2025

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 23, 2025](#)
6. **Expedited Agenda** *(Announced on the evening of the Public Hearing)*
Cases requesting an expedited public hearing will be heard at this time without an applicant or staff presentation. Suppose members of the public sign up to speak in opposition to a case listed on the Expedited Agenda. In that case, 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, May 22, 2025, and closes at 5:00 p.m. on Tuesday, May 27, 2025.)** *(In-person comments are still allowed.)*
8. **Requests for Deferral/Continuation** *(Announced on 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, May 22, 2025, and closes at 5:00 p.m. on Tuesday, May 27, 2025.)** *(In-person comments are still allowed.)*

- A. **Rezoning #REZ2024-00024, 13000 Sport and Health Drive (DEFERRED TO DATE CERTAIN 5/28/2025 FROM 4/23/2025) Public Hearing Closed:** This is a request to rezone ±7.8 acres from R-4, Suburban Residential Moderate Density, to PMR, Planned Mixed Residential, to allow the development of 80 townhomes. The request also includes waivers and modifications for height and setbacks. The subject property consists of four parcels (8392-79-5053, 8392-79-8963, 8392-89-4997, and 8392-89-0195). The Property is south of the Occoquan Elementary School and within the intersection of I-95 and Gordon Blvd. The site is a designated Residential Neighborhood, with a Transect of T-4 (RN-4) in the Comprehensive Plan. The property is located within the Prehistoric Sensitivity areas, Highway Corridor Overlay District, and Resources Protection Area Overlay (in the west corner of the site).
Occoquan Magisterial District
- B. **Proffer Amendment #REZ2024-00025 Manassas Corporate Center MCC-7:** This is a request to Amend proffers associated with #PLN2002-00024, PRA PLN2009-00557, and PRA PLN 2011-00437 and to allow rezoning an abandoned right-of-way portion of the Property to PBD with adding O(M) Office - Mid Rise as an implementing zoning district. The subject site is identified on County maps as GPIN 7694-87-2108 on approximately ±22.51 acres; is zoned PBD, Planned Business District; is designated as I-3, Industrial with a T-3 transect in the current Comprehensive Plan; it is addressed as 10101 Harry J. Parrish Blvd. and is located on the south side of the intersection of Harry J. Parrish Blvd. & Clover Hill Rd. It is located within the Resource Protection Area Overlay, Data Center Opportunity Overlay, E-Commerce Overlay, Environmental Resource Protection Overlay, Agritourism and Arts Overlay, Airport Safety Overlay, 100-year Flood Hazard Overlay Districts, and the Airport Gateway Commerce Center 1 Planned District. **Coles Magisterial District.**
- C. **Rezoning #REZ2024-00041, VA 8/9 Rezoning:** To rezone ±18.89 acres from O(F), Office/Flex, PMD, Planned Mixed Use District, and A-1, Agricultural, to M-2, Light Industrial, and with associated development waivers and modifications, to allow for the development of data center uses as an extension of the Iron Mountain campus. The ±18.89-acre project area is located along the north/eastern side of Wellington Rd. at its intersection with Hayden Rd., is ±500 feet north of the intersection with Sudley Manor Dr. The subject site is currently addressed as 11504, 11524, and 11550 Elevate Dr.; and is identified on County maps as the following GPINs: 7596-55-8481 (portion); 7596-55-9338; and 7596-65-5149 (portion). The site is designated I-3, Technology/Flex Industrial, with a T-3 Transect, which recommends a range of 0.23 to 0.57 floor area ratio (FAR) in the Comprehensive Plan; and is located within the Data Center Opportunity Zone Overlay District, Airport Safety Overlay District, and E-Commerce Overlay District; and is partially within the Environmental Resource Protection Overlay and Prince William Parkway (Route 234 Bypass) Highway Corridor Overlay District.
Brentsville Magisterial District
- D. **Update Section 700 of the Prince William County's Design and Construction Standards Manual to Comply with the Virginia Erosion and Stormwater Management Program Regulations - DPA2025-00019:** Amend Section 700 of the County's Design and Construction Standards Manual (DCSM) to combine the existing Virginia Erosion and Sediment Control and Stormwater Management requirements into one program under the Virginia Erosion and Stormwater Management Program to incorporate the State mandated changes.
Countywide.

- E. **Special Use Permit #SUP2025-00025, Longhorn Steakhouse Sign:** This is a request for a special use permit for a sign modification to allow an additional façade sign. The property is located at 13201 Worth Ave, Woodbridge, on the southeastern side of the intersection of Worth Avenue and Prince William Parkway. The subject ±6.32-acre property is identified on County's maps as GPIN 8292-71-3293; is zoned PBD, Planned Business District, and designated MU-5, Mixed Use with a Transect 5, in the Comprehensive Plan. The property is in the Highway Corridor Overlay District, Potomac Mills Special Planning Area, and the Environmental Resource Protection Area Overlay (pt..). **Occoquan Magisterial District.**
- F. **Special Use Permit #SUP2025-00007, Little Angels Family Day Home:** This is a request for a special use permit amendment to allow an increase in number of children for an existing family day home from 5 to 7 children. The property is located at 12967 Terminal Way and is identified on County maps as GPIN 8093-00-2608. The subject ± 0.063-acre site is zoned RPC, Residential Planned Community, and is designated as RPC, Residential Planned Community, with Transect: T-3, in the Comprehensive Plan. The property is in the Highway Corridor Overlay District (HCOD) and the Environmental Resource Protection Overlay (ERPO). **Neabsco 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**

**06/11/2025 6:00 p.m. Work Session- Transportation Funding and
Grants Updates**

06/11/2025 7:00 p.m. Planning Commission Public Hearing

06/25/2025 6:00 p.m. Work Session PWC Public Schools

06/25/2025 7:00 p.m. Planning Commission Public Hearing