



AGENDA

September 10, 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, July 2, 2025](#)

[Brief and Resolutions Planning Commission Public Hearing July 16, 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. Members of the public sign up to speak in opposition to a case listed on the Expedited Agenda, then 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, September 4, 2025, and closes at 5:00 p.m. on Tuesday, September 9, 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, September 4, 2025, and**

closes at 5:00 p.m. on Tuesday, September 9, 2025.) (In-person comments are still allowed.)

- A. **Special Use Permit # SUP2025-00032, Alex Di Taranto-C4A LLC:** This is a request for a special use permit to allow a home-based firearm gunsmithing, buying/sales and transfers and manufacturing business, in a single-family home, with customers by appointment only. The property is located at 2780 Meander Creek Lane. The subject site is identified on County maps as GPIN 7201-50-0950 on approximately ±10.3615 acres; is zoned A-1 (Agricultural) and is designated AF (Agricultural and Forestry) in the Comprehensive Plan. The property is located within the Domestic Fowl Overlay District, Environmental Resource Protection Overlay, and Resource Protection Area Overlay.

Gainesville Magisterial District

- B. **Public Facilities Review PFR #PFR2025-00004, Vint Hill Substation:** This is a request for a public facilities review for an electric substation 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, and a special use permit to allow an electrical substation. The property is addressed as 13405 Vint Hill Road, and located ±0.45 miles west from Sudley Manor and Vint Hill Road. The subject site is identified on County maps as GPIN 7495-21-4209 on approximately ±23.41 acres; is zoned A-1, Agricultural and is designated CRes-1B, Conservation Residential in the Comprehensive Plan; is located within the Domestic Fowl and Agritourism and Arts Overlay Districts.

Brentsville Magisterial District.

- C. **Special Use Permit #SUP2025-00009, Vint Hill Substation:** This is a request for a special use permit to allow an electrical substation. The property is addressed as 13405 Vint Hill Road, and located ±0.45 miles west from Sudley Manor and Vint Hill Road. The subject site is identified on County maps as GPIN 7495-21-4209 on approximately ±23.41 acres; is zoned A-1, Agricultural and is designated CRes-1B, Conservation Residential in the Comprehensive Plan; is located within the Domestic Fowl and Agritourism and Arts Overlay Districts. **Brentsville Magisterial District.**

- D. **Rezoning #REZ2024-00010, AVERA II :** This is a request to rezone ±16.43 acres from PMD, Planned Mixed Development to PMR, Planned Mixed Residential to allow for the development of 237 multi-family residential units. The Property is located directly northeast of the intersection of Sudley Manor Dr. and University Blvd. The property address is 9000 Patriot Hill Dr.; and is identified on County maps as GPIN 7596-41-9575.; is zoned PMD, Planned Mixed Development; and is classified as MU-3, Mixed Use I the Comprehensive Plan; and is in the Data Opportunity Overlay District, Airport Safety Overlay District, E-Commerce Overlay District and Environmental Resource Protection Overlay District. **Brentsville Magisterial District.**

- E. **Rezoning#REZ2024-00028, Moreland Meadows:** This is a request to rezone the ±15.36 acres from A-1, Agricultural, to PMR, Planned Mixed Residential, for the development of 63 residential units. The 48 units are single-family attached, and 15 units are single-

family detached. The 7 (seven) units are dedicated to affordable housing, and the proposed development contains 2 (two) existing buildings that will remain on the property without development. This rezoning request is located along the West side of Linton Hall Road, approximately 800 feet from the Braemar Parkway. The subject site consists of four parcels with GPIN(s) of 7595-24-5509, 7595-23-2977, 7595-23-4452, and 7595-24-2411. The site is currently zoned A-1, agricultural, and the Long-Range Land Use is designated as RN-2, Residential Neighborhood with Transect of T-2. **Brentsville Magisterial District**

F. Public Facility Review PFR2025-00012, NOVEC Stinger Substation: This is a request for a Utility substation for a future data center on property identified as GPIN: 7497-32-5305 and located at 13255 Skylark View Way, Gainesville, VA., approximately 0.1 mile east of the intersection of Wellington Road and University Blvd. This property is zoned M-1, Heavy Industrial and designated I-4 in the Long Range Land Use Map. This property is located in the Data Center Opportunity Overlay District, Airport Safety Overlay District, E-Commerce Overlay District, partially in the Environmental Resource Protection Overlay and Agritourism and Arts Overlay District. **Brentsville 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**

**09/24/2025 7:00 p.m. Planning Commission Public Hearing
10/15/2025 7:00 p.m. Planning Commission Public Hearing**