



AGENDA

September 24, 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**
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 18, 2025, and closes at 5:00 p.m. on Tuesday, September 23, 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 18, 2025, and closes at 5:00 p.m. on Tuesday, September 23, 2025.)** (In-person comments are still allowed.)

- A. **Development Policy Amendment#DPA2026-00003, Amendment to the Declaration for Innovation at Prince William County:** This is a request to amend the Declaration for Innovation Article I, Paragraph 1, to add a new subsection D to address the restricted uses, to revise the Master Zoning Plan Innovation at Prince William dated September 19, 1999 by removing the reference to the "Proposed Road (68' R/W)" shown thereon, which encroaches upon the Subject Property, to revise the "Broadview/Innovation Development Summary" table shown on the Master Zoning Plan to update the square footages applicable to Landbay 12 and Landbay 13 to include the area previously excluded from those calculations as part of the "Proposed Road (68' R/W)". The Property associated with this request is identified as 9525 Hornbaker Road and 11301 Inspiration Court, Manassas, VA. 20109 with respective GPINs: 7595-87-3038 and 7595-86-3280 as part of the changes associated with this amendment. **Brentsville Magisterial**
- B. **Rezoning#REZ2025-00004, Kings Grove:** This is a request to rezone on ±15.48-acre from O(M), Office Medium, B-1, General Business, and A-1, Agricultural to PMR, Planned Mixed Residential, to allow for the development of 202 multifamily units (2 over 2 units) and 37 single family attached units, with associated waivers and height modification from 35ft to 45ft in single-family detached and from 50ft to 55ft for multifamily units. The subject property is located at 4575 and 4471, Prince William Parkway, and 12760 and 12780 Black Forest Lane. and is identified on County maps as GPINs 8193-21-3045, 8193-30-0793, 8193-21-2423, & 8193-21-4716. The site is zoned O(M), Office Medium, B-1, General Business, and A-1, Agricultural; and is designated MU-4, Mixed Use Urban Community with Transect 4, in the Comprehensive Plan; and is located within the Land Use Special Planning Areas (Government Complex Activity Center), and the Prince William Parkway Highway Corridor Overlay District. **Occoquan Magisterial District**
- C. **Special Use Permit #SUP2023-00022, Tariq Automotive:** This is a request for a special use permit to allow motor vehicle sales (limited) and motor vehicle service. The property is located at 10708, 10714, and 10712 Balls Ford Road, on the north side of Balls Ford Road, approximately 450 feet of the intersection of Balls Ford Road and Sudley Road. The subject ±1.58-acre property is identified on County's maps as GPIN's 7697-35-0371, 7697-35-0662 (pt), 7697-35-2566 and 7697-35-1457; is zoned B-1, General Business and is designated MU-4, Mixed Use (Community) in the Comprehensive Plan. The property is in the Data Center Opportunity Overlay District, the Environmental Resource Protection Area Overlay (pt.), and the Sudley Road Corridor Study Area. **Gainesville Magisterial District**
- D. **Proffer Amendment #REZ2024-00022, Yarbrough PRA:** This is a request to amend the proffers associated with #REZ1983-0041 and #REZ79-9, to permit religious institutions as an allowed use on the property. The application also requests associated waivers and modifications. The ±0.93-acre site is developed with three existing one-story office buildings totaling approximately 8,500 square feet. The property is located on the west side of Occoquan Road, approximately 280 feet south of its intersection with Old Bridge Road; is addressed as 12908 Occoquan Road; and is identified on County maps as GPIN 8393-60-6912. The property is part of Yarbrough Business Park, is zoned B-1, General Business, and is subject to existing proffers. Although religious institutions are a by-right use in the B-1 district, the existing proffers on the site do not include this use, making the amendment necessary. The property is designated RN-4, Residential Neighborhood (Transect 4), in the Comprehensive Plan, and is located within the Occoquan Road Mobility Roadway Plan, the Old Bridge Road Highway Corridor Overlay District, the Agritourism and Arts Overlay District, and the Occoquan Land Use Special Planning Area. **Occoquan Magisterial District**

- E. **Rezoning #REZ2025-00014 Hornbaker Road:** This is a request to rezone ±40.02 acres from A-1, Agricultural and PBD, Planned Business District to M-2, Light Industrial to permit a mix of data center and non-data center uses consistent with the M-2 Zoning District. Permitted uses would include both by-right and Special Use Permit (SUP) uses, along with secondary and ancillary uses, subject to proffered limitations. The application also requests associated waivers and modifications. The proposal establishes a maximum overall Floor Area Ratio (FAR) of 0.5 across the property, which falls within the I-3 designation target range of between 0.23 and 0.57 FAR, as outlined in the Comprehensive Plan. Data center buildings may reach a maximum height of 80 feet (inclusive of mechanical rooftop equipment), while non-data center buildings will be limited to 75 feet. The subject property is located immediately west of Prince William Parkway, immediately South of Wellington Road and immediately East of Hornbaker Road; is identified on County maps as GPIN 7596-81-5396. The property is designated I-3, T/F Technology/Flex with a T-3 Transect in the Comprehensive Plan; is located within Airport Safety Overlay District, Technology Overlay District with subdistricts, Employment Center Office/R&D High Profile (EH) and Employment Center Office/R&D (EO), Innovation Park Small Area Plan. (Concurrently being processed with Special Use permit #SUP2025-00016 Hornbaker Road) **Brentsville Magisterial District**
- F. **Special Use permit #SUP2025-00016 Hornbaker Road:** This is a request for a special use permit to allow data center uses outside of the designated Data Center Opportunity Zone Overlay Districts, and to permit research and development (HAZMAT) and testing/experimental laboratories (HAZMAT) uses onsite. The subject ±40.02 acres property is located immediately west of Prince William Parkway, immediately South of Wellington Road and immediately East of Hornbaker Road; is identified on County maps as GPIN 7596-81-5396. The property is designated I-3, T/F Technology/Flex with a T-3 Transect in the Comprehensive Plan; is located within Airport Safety Overlay District, Technology Overlay District with subdistricts, Employment Center Office/R&D High Profile (EH) and Employment Center Office/R&D (EO), Innovation Park Small Area Plan. (Concurrently being processed with Rezoning #REZ2025-00014 Hornbaker Road) **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**

**10/15/2025 7:00 p.m. Planning Commission Public Hearing
10/29/2025 7:00 p.m. Planning Commission Public Hearing**