



AGENDA

October 29, 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, September 24, 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 Public Hearing 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, October 23, 2025, and closes at 5:00 p.m. on Tuesday, October 28, 2025.)** *(In-person comments are still allowed.)*
8. **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 Public Hearing Agenda, as listed below. The following items have been deferred to date certain of this agenda or are continued from a previous agenda with the public hearings having been closed.

Deferred

- A. **Rezoning, REZ 2024-00028, Moreland Meadows - Deferred from 9-10-25 PUBLIC HEARING CLOSED:** 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**

- B. Rezoning #REZ2025-00014 Hornbaker Road - Deferred from 9-24-25 PUBLIC HEARING CLOSED:** 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**

Request for
Deferral to date
certain November
5, 2025

- C. Special Use Permit #SUP2025-00016 Hornbaker Road - Deferred from 9-24-25 PUBLIC HEARING CLOSED:** 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**

Request for
Deferral to date
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Continuation

- D. SUP2025-00009, Vint Hill Substation - Heard at the 9-10-25 hearing PUBLIC HEARING CLOSED:** 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.**

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, October 23, 2025, and closes at 5:00 p.m. on Tuesday, October 28, 2025.) (In-person comments are still allowed.)

- A. **Special Use Permit #SUP2026-00003, Ashland Grocery Pharmacy Drive-Up Window:** A request for special use permit to allow a drive-through facility in connection with a pharmacy located with a proposed grocery store in an in-line unit of a proposed retail building on approximately ±1.92 acres (a part of a ±13.48 acres parcel). The property is located at 5545 Fincastle Dr, southwest quadrant of the intersection of Spriggs Road and Fincastle Drive: and is identified on County Mapper as a portion of GPIN 8090-58-0729. The subject site is currently zoned B-1, General Business and is subject to proffers associated with PLN2000-00001; and is designated MU-3, Mixed Use with Transect 3, in the Comprehensive Plan, and located in the Highway Corridor Overlay Districts. **Potomac Magisterial District.**
- B. **Special Use Permit #SUP2019-00023, Fairmont Fuel Station Avenue:** To allow a motor vehicle fuel station on a ±1.92-acre parcel with sign modifications. The property is located east of the intersection of Sudley Rd. and Fairmont Ave.; it is addressed as 9909 Blairmore Dr.; and is identified on County maps as GPIN 7696-85-8187. The subject site is zoned B-1, General Business, PMR, Planned Mixed Residential, and is subject to proffers pursuant to Heritage Crossing #PLN2014-00020. The subject site is designated MU-4, Mixed Use (Transect 4) in the Comprehensive Plan and is located in the Land Use Special Planning Areas (Sudley Road), Planned Districts, Environmental Resource Protection Overlay, Historic Land Records - 1860s, FEMA Floodways, 100-year Flood Hazard Overlay, and 500-year Flood Hazard Overlay. **Coles Magisterial District**
- C. **Special Use Permit # SUP2024-00040, Decksapces of Virginia:** This is a request for a special use permit in the ±7.68 acres to remove and update the existing building and business operation, which currently functions as a garden center, and to expand the use to include nursery activities associated with the operation of a garden center and landscaping service. The Property is located on the north side of Sudley Road, approximately ½ mile west of Gum Springs Road. The area address, 5003 Sudley Road, is identified on the County map as GPIN 7599-33-0540. The site is currently zoned A-1, Agricultural, and the land use of the location in the Comprehensive Plan is AF, Agricultural and Forestry. The area is within the Environmental Resource Protection Overlay (ERPO), Agritourism and Art Overlay District, and Highway Corridor Overlay District (HCOD). **Gainesville Magisterial District.**
- D. **Public Facility Review #PFR2022-00004, Occoquan Creek Pump Station:** This is a request from Prince William Water to construct a replacement sewage pumping station (Project SPS-125) to serve the Occoquan Creek sewer shed. The new facility will be located southwest of the existing station, on the Belmont Bay property, outside of the 100-year floodplain and at a higher elevation relative to the Occoquan River. The proposal includes a new wet well/dry well pump station, associated influent structure, generator pad, odor control system, site grading, stormwater BMPs, security fencing, lighting, and a green roof. Access to the facility will continue via Marina Way (a private road), extending through the Virginia Concrete Company property. The subject properties are addressed as 13221 Marina Way and 201 Belmont Bay Drive, Woodbridge, VA 22191, identified on the County Map as GPINs 8492-28-

5011 and 8492-32-4965. The properties total approximately ±124.78 acres, are zoned R-4, Suburban Residential, and PMD, Planned Mixed Use; are within the Environmental Resource Protection Overlay District; and are designated Parks and Open Space (POS) in the Comprehensive Plan, within the North Woodbridge Small Area Plan. **Woodbridge 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**

11/05/2025	7:00 p.m.	Planning Commission Public Hearing
11/19/2025	7:00 p.m.	Planning Commission Public Hearing