



AGENDA

November 5, 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 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 30, 2025, and closes at 5:00 p.m. on Tuesday, November 4, 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.
 - A. **Rezoning #REZ2025-00014 Hornbaker Road- Deferred from 10-29-25 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**

B. [Special Use Permit #SUP2025-00016 Hornbaker Road - Deferred from 10-29-25](#)

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**

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 30, 2025, and closes at 5:00 p.m. on Tuesday, November 4, 2025.) (In-person comments are still allowed.)**

A. [Special Use Permit #SUP2024-00024, Iglesia de Dios Pentecostal Puerta del Cielo](#)

LED Sign: This is a request for a special use permit to allow an electronic message board sign and amendment to PLN2007-00197. The property is located at 14615 General Washington Drive, approximately 470 feet from the intersection of General Washinton Drive and Minnieville Road. The subject ±3.128-acre property is identified on County's maps as GPIN 8091-76-8924; is zoned A-1, Agricultural, and is designated RN-2, Residential, in the Comprehensive Plan. The property is in the Minnieville Highway Corridor Overlay District. **Neabsco Magisterial District.**

B. [Rezoning #REZ2024-00023 Hoadly Square Rezoning:](#) This is a request to rezone ±57.96

acres from A-1, Agricultural, and SR-1, Semi- Rural to PMR, Planned Mixed Residential District, to allow for the development of ±279 residential dwelling units to include 265 single-family attached units and 14 duplexes with one existing single-family unit to remain on the property. Several development waivers and modifications are being proposed, including a height modification to increase the height of the townhouse from 35 feet to 45 feet. The subject property is located north of Hoadly Road and West of Prince William Parkway, approximately 645 ft. west of the intersection of Hoadly Road, Galveston Court, and Ridgefield Village Drive, and is identified on County maps as GPINs:

8093-53-4346, 8093-52-8034, 8093-61-6698, 8093-61-8799, 8093-62-4844, 8093-62-6720, 8093-52-2616, and 8093-62-8840. The site is designated OPRA Occoquan Reservoir Protection, RN-2 Residential Neighborhood with a T-2 Transect and MU-3, Neighborhood Mixed Use with a T-3 Transect in the comprehensive plan. The property is located within the Hoadly Road and Prince William Parkway Highway Corridor Overlay District, Environmental Resource Protection Overlay (ERPO), and Domestic Fowl Overlay District. (There is a concurrent Comprehensive Plan Amendment request to change the land use designation for the entire property from ORPA, Occoquan Reservoir Protection Area (ORPA), and RN-2, Residential Neighborhood to MU-3, Neighborhood Mixed Use).

Occoquan Magisterial District.

- C. **Comprehensive Plan Amendment #CPA2024-00003, Hoadly Square:** This is a request to change the Long-Range land use designation for ±48.02 acres from ORPA, Occoquan Reservoir Protection Area and RN-2, Residential Neighborhood to MU-3, Mixed Use with a T-3 Transect. The site is addressed as 5501 Prince William Parkway, Manassas, VA 20112 and 5304 Hoadly Road, Manassas, VA 20112, and is identified on County maps as GPINs 8093-53-4346 and 8093-52-8034. The subject properties are located on the north side of Hoadly Road approximately 645 feet west of the intersection of Hoadly Road, Galveston Court, and Ridgefield Village Drive. The site is zoned A-1, Agricultural, and designated ORPA, Occoquan Reservoir Protection Area and RN-2, Residential Neighborhood. (Concurrently being processed with Rezoning #REZ2024-00023, Hoadly Square Rezoning). **Occoquan 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**

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

12/10/2025 7:00 p.m. Planning Commission Public Hearing