



AGENDA

March 11, 2026

Board Chambers

James J. McCoart Administration Building

1 County Complex Court Prince William, VA 22192

1. **Work Session- Prince William County Schools CIP** **6:00 p.m.**
2. **Agenda Review** **6:45 p.m.**
Potomac Conference Room, James J. McCoart Administration Building
3. **Pledge of Allegiance** **7:00 p.m.**
4. **Roll Call**
5. **Remote Participation Request from Planning Commission Member (if applicable)**
6. **Consent Agenda**
7. **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.
8. **Public Comment**
To register to speak remotely at Public Comment time, please click [HERE!](#) **(Please Note: Signup for this meeting opens on Thursday, March 5, 2026, and closes at 5:00 p.m. on Tuesday, March 10, 2026.)** *(In-person comments are still allowed.)*
9. **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 #REZ2025-00009 – Greenhaven at Broad Run:** This is a request to rezone ±119.78 acres from A-1, Agricultural Zoning District, and a limited area currently zoned RPC, Residential Planned Community, to PMR, Planned Mixed Residential, to allow for a total of 435 dwelling units consisting of 181 (Single-family detached units), 102 (Duplex –

SFA Units) and 152 (Townhome - SFA units), with associated development waivers and modifications. The project area is located East of Pioneer Drive, North of Vint Hill Road, and West of the Braemar development and is identified on County maps as GPINs: 7495-14-5627, 7495-13-9697, 7495-12-6782, 7495-24-2846, 7495-23-0628, and 7495-22-7256. Most of the site is designated RN-2, Residential Neighborhood, with a Transect 2 designation in the Comprehensive Plan, which recommends residential densities of 1 to 4 dwelling units per acre. A small portion of the site is designated RPC, Residential Planned Community, with a Transect 3 designation, which supports residential densities of 4 to 12 dwelling units per acre. No development is proposed within the RPC designated portion of the site; instead, this area is planned to accommodate landscape buffers. The proposal's density is 3.64 dwelling units per acre. **Brentsville Magisterial District**

10. Planning Director's Time

11. Public Hearings To register to speak remotely on the following projects, [please click HERE!](#) **(Please Note: Signup for this meeting opens on Thursday, March 5, 2026, and closes at 5:00 p.m. on Tuesday, March 11, 2026.) (In-person comments are still allowed.)**

- A. [Special Use Permit #SUP2026-00011 Virginia Gateway Silver Diner Signage](#): This is a request for a special use permit to allow for an additional façade sign on the by-right Silver Diner restaurant. The property is located at 5005 Wellington Road. The subject site is identified on County maps as GPIN 7397-62-9428 on approximately ±1.380 acres; is zoned B-1, General Business and is designated MU-5, Mixed Use (Town Center) with a transect of 5 in the Comprehensive Plan. The property is located within the Gainesville 66/29 Activity Center Special Planning Area. **Brentsville Magisterial District**
- B. [Rezoning #REZ2017-00005, Innovation South Rezoning](#): To rezone approximately +/-13 acres from PBD, Planned Business District, to PBD, Planned Business District, to allow for commercial uses, which include a convenience store/restaurant with drive-through, motor vehicle fuel station, and car wash. Associated with this request are various modifications and waivers. The property is located at 10661 University Dr. at the intersection of University Blvd. and Godwin Dr. The site is identified on County maps as GPIN 7695-46-2990; and is designated MU-3, Urban Community in the Comprehensive Plan; is located in the Airport Safety Overlay District and the Technology Overlay Employment Center R&D Manufacturing Subdistrict, and is located in the Innovation Park Small Area Plan area. **Brentsville Magisterial District**
- C. [Rezoning #REZ2024-00045, Mapledale Residential Rezoning](#): This is a request to rezone ±15.68 acres from PRC, Residential Planned Community to PMR, Planned Mixed Residential, to develop 220 dwelling units to include multifamily stacked and single-family attached; and includes a request for height increase modification from 45 ft to and 55 ft. The subject property is located on the northwestern corner of the intersection of Dale Blvd., and Ridgfield Dr.; is identified on County maps as GPIN 8092-75-1461, 8092-65-5085 (portion); and is currently addressed as 5190 Dale Blvd., and 5360 Mapledale Plaza. The site is zoned RPC, Residential Planner Community; and is designated MU-3, Mixed Use, Suburban Community, Transect T-3 and POS, Parks and Open Space in the Comprehensive Plan; is located within the Mapledale Node of the Dale City Small Area Plan, and the Dale Boulevard Highway Corridor District. **Neabsco Magisterial District**

- D. [Public Facility Review #PFR2026-00005, NOVEC Diamond Hill Substation](#): This is a request from Northern Virginia Electric Cooperative (NOVEC) for a Public Facility Review determination to construct the Diamond Hill Substation, an approximately 300-MW electric utility substation with a collocated Dominion Energy switching station, to serve data center development on the subject parcel and the adjacent parcel to the west. The site is located at 13301 Casey Lane, Bristow, VA 20136 (GPIN 7496-43-8199), totaling approximately 67.2 acres. The property is zoned M-2 (Light Industrial), within the Data Center Opportunity Zone Overlay District, and partially within the Airport Safety and Environmental Resource Protection Overlay Districts, and is designated Industrial – Tech/Flex (I-3) in the Comprehensive Plan. The project includes a fenced substation yard, switching equipment, transmission and distribution connections, internal service access, security fencing, and lighting. The facility will be located on an internal pad within a data center campus under County review as Site Plan #SPR2022-00287, including planned internal roads, buffers, landscaping, and frontage improvements along the Rollins Ford Road extension and future University Boulevard right-of-way. The substation will be unmanned and accessed only for maintenance. **Brentsville Magisterial District.**
- E. [Comprehensive Plan Amendment #CPA2026-00007, Mobility Chapter Update \(Sudley Road/Route 234\)](#): This is a request to amend the Mobility Chapter of the Comprehensive Plan to remove roadway references of Sudley Road / Route 234 (James Madison Highway/U.S. Route 15 to Manassas National Battlefield Bypass) from the text and the Roadway Plan Map, and its associated shared use path from the Countywide Trails Plan Map. **Gainesville Magisterial District**
- F. [Comprehensive Plan Amendment #CPA2026-00008, Mobility Chapter Update \(Heathcote Boulevard\)](#): This is a request to amend the Mobility Chapter of the Comprehensive Plan to remove roadway references of Heathcote Boulevard (James Madison Highway/U. S. Route 15 to Antioch Road) from the text and the Roadway Plan Map, and its associated shared use path from the Countywide Trails Plan Map. **Gainesville Magisterial District**
- G. [Comprehensive Plan Amendment #CPA2026-00009, Mobility Chapter Update \(Manassas Battlefield Bypass\)](#): This is a request to amend the Mobility Chapter of the Comprehensive Plan to remove roadway references of Manassas Battlefield Bypass (Lee Highway/Route 29 to Fairfax County line) from the text and the Roadway Plan Map. **Gainesville Magisterial District**

12. Planning Commission Procedures

- A. Old Business
- B. New Business

13. Commission Members' Time

14. Adjourn Meeting

Upcoming Public Hearings & Work Sessions

**James J. McCoart Administration Building – Board Chambers
1 County Complex Court, Prince William, VA 22192**

03/25/2026	6:00 p.m.	Work Session- Planning Commission Bylaws
03/25/2026	7:00 p.m.	Planning Commission Public Hearing
04/08/2026	6:00 p.m.	Work Session- Countywide Master Trail Plan
04/08/2026	7:00 p.m.	Planning Commission Public Hearing