



AGENDA

July 15, 2026

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, July 9, 2026, and closes at 5:00 p.m. on Tuesday, July 14, 2026.)** *(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.
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, July 9, 2026, and closes at 5:00 p.m. on Tuesday, July 14, 2026.)** *(In-person comments are still allowed.)*

- A. [Proffer Amendment #REZ2026-00015 Canfield Crossing](#): This is a request to amend the proffers approved for PLN2008-00324, which currently allow RPC, Residential Planned Community, Commercial, to allow RPC, Residential Planned Community, Medium-High Residential, for development of 47 townhouse units on ±6.19 acres, with associated waivers and modifications. The subject property, 7800 Baltusrol Boulevard, is located approximately 636 feet south of the intersection of Route 29 and Baltusrol Boulevard, and is identified on County maps as GPIN 7397-01-5257. The site is currently zoned RPC, Residential Planned Community, is designated as RPC-3, Residential Planned Community with a Transect of 3, in the Comprehensive Plan, and is a part of the Lake Manassas Residential Planned Community. The site is within the Highway Corridor Overlay Districts for Route 29, the Shoppes at Lake Manassas Planned Districts, and is associated with the following previous rezonings: REZ1986-0023, REZ1987-0067, PLN2008-00324. The application also requests to increase the maximum height for townhouses from 35 feet to 45 feet. **Brentsville Magisterial District**
- B. [Proffer Amendment#REZ2026-00042, Amendment to the Declaration for Property of the Board of County Supervisors of Prince William County, Virginia](#): This is a request to amend the Declaration for Property of the Board of County Supervisors of Prince William County, Virginia (the "County Declaration"), by revising the Master Zoning Plan Innovation at Prince William County dated September 19, 1999, by removing the area previously designated as right-of-way for the proposed interchange ramps at the intersection of Prince William County Parkway and University Boulevard and East of Land Bay 16, incorporating the aforementioned right-of-way into Land Bay 16, and revising the "Broadview/Innovation Development Summary" Table Shown on the Master Zoning Plan to update the square footages applicable to this change in Land Bay 16. The Property is ± 11.06 acres located at 9349 Hornbaker Road, Manassas, Virginia, commonly referred to as the "Jug Handle" site at the corner of Prince William County Parkway and University Boulevard and identified as a portion of GPIN: 7695-04-7375 on County Mapper. The Property is zoned PBD, Planned Business District which are designated OC3 and 1C1 (O/F, O(H), and M-2) and is subject to development standards/conditions associated with #PLN2007-00535, Declaration for Property of the Board of County Supervisors of Prince William County. The site is also within the Technology Overlay District of Employment Center Office/R&D High Profile [EH] Subdistrict and is within the Airport Safety Overlay District. The site is designated OMU-3, Office Mixed Use, with a Transect 3, in the Comprehensive Plan and within the Innovation Park Small Area Plan Land Use Special Planning Area. **Brentsville Magisterial District**
- C. [Proffer Amendment#REZ2026-00043, Amendment to the Declaration for Property of the Board of County Supervisors of Prince William County, Virginia](#): This is a request to amend the Declaration for Property of the Board of County Supervisors of Prince William County, Virginia (the "County Declaration"), by revising the Master Zoning Plan Innovation at Prince William County dated September 19, 1999, to increase the maximum height, including mechanical equipment, for Land Bays 8 through 15 from 70 feet to 80 feet and to revise the "Broadview/Innovation Development Summary" table shown on the Master Zoning Plan to reflect the increase. The Property includes land located at 9349 Hornbaker Road, Manassas, Virginia, including parcels within the Innovation Gateway campus, a multi-phase commercial and research development planned for approximately 16.5 acres of County-owned land along Discovery Boulevard;

and identified as a portion of GPIN: 7695-04-7375 on County Mapper. The Property is zoned PBD, Planned Business District which are designated OC3 and 1C1 (O/F, O(H), and M-2) and is subject to development standards/conditions associated with #PLN2007-00535, Declaration for Property of the Board of County Supervisors of Prince William County. The site is also within the Technology Overlay District of Employment Center Office/R&D High Profile [EH] Subdistrict and is within the Airport Safety Overlay District. **Brentsville Magisterial District.**

- D. Rezoning #REZ2025-00032 Manassas Tech Center:** This is a request to rezone ±5.98 acres from PMD, Planned Mixed District with an O(F), Office Flex and M-2, Light Industrial designation to PBD, Planned Business District with a M-1, Heavy Industrial Land Bay, to allow development of data centers with associated waivers & modifications. The applicant is also requesting a proffer amendment to revise the proffers associated with #REZ2021-00014. These two applications will run concurrently together. The subject property is located to the west of Hornbaker Road and south of its intersection with Wellington Road; it is addressed 8881 Mike Garcia Drive and 8889 Mike Garcia Drive, Manassas, VA 20109 and the parcels are identified on the County Maps as GPINs: 7596-72-6227.00 (portion) and 7596-62-9148.00 (portion). The site is designated I-3, Industrial Technology/Flex with a T-3 Transect in the Comprehensive Plan and is located within the Data Center Opportunity Zone Overlay Districts, E-Commerce Overlay District, and the Airport Safety Overlay District. **Brentsville Magisterial District.**
- E. Proffer Amendment #REZ2026-00022 Manassas Tech Center PRA:** This is a request to revise the proffers associated with #REZ2021-00014 regarding waivers and modifications including the 50 ft buffer requirement. This application will run concurrently with REZ2025-00032. The subject property is located to the west of Hornbaker Road and south of its intersection with Wellington Road; it is addressed 8881, 8889 and 8890 Mike Garcia Drive, Manassas, VA 20109 and the parcels are identified on the County Maps as GPINs: 7596-72-6327.00, 7596-61-8378.00 and 7596-62-9148.00. The site is designated I-3, Industrial Technology/Flex with a T-3 Transect in the Comprehensive Plan and is located within the Data Center Opportunity Zone Overlay Districts, E-Commerce Overlay District, and the Airport Safety Overlay District. **Brentsville Magisterial District.**
- F. Special Use Permit #SUP2026-00021, Truist Smoketown Station:** This is a Special Use Permit request to allow a two-lane drive-through facility in association with a by-right financial institution. The ±0.91-acres property is located at the northeast intersection of Smoketown Road and Prince William Parkway and is addressed as 13815 Smoketown Road. The parcel is identified on the County's Map as GPIN 8292-42-9759; is Zoned PBD, Planned Business District; and is designated MU-4, Mixed Use, in the County's Comprehensive Plan. The property is located within the Highway Corridor Overlay District and in The Landing at Prince William Small Area Plan. **Occoquan Magisterial District.**
- G. Special Use Permit #SUP2026-00028 House of Bubbles Pet Grooming:** This is a request for a special use permit to allow House of Bubbles Pet Grooming LLC to operate a pet care facility within an existing commercial tenant space located at 4373 Kevin Walker Drive in Dumfries, Virginia. The subject property is a 700 sq. ft. tenant space within a ±1.63 acres shopping center near the intersection of Kevin Walker Drive and Dumfries Road (Route 234), identified on the County's Maps as a portion of GPIN 8190-

44-0473. The property is zoned RPC, Residential Planned Community, and is located within the Highway Corridor Overlay District. **Potomac Magisterial District.**

- H. **Zoning Text Amendment #DPA2026-00006, Data Center Opportunity Zone Overlay District (DCOZOD):** This is a Zoning Text Amendment of Zoning Ordinance Chapter 32, Part 509, and related Zoning Ordinance sections, including associated amendments to the DCOZOD Map, to amend the data center uses permitted by right and by special use permit in accordance with the Board of County Supervisors adopted Resolution No. 26-374 from June 9, 2026. The DCOZOD acreage is 9,697.88 acres and includes the following GPINs: 7393-71-8851, 7397-91-9499.01, 7397-92-9609.01, 7397-92-9815.01, 7493-00-8779, 7493-03-4403, 7496-07-8757, 7496-08-9964, 7496-17-5917, 7496-18-4111, 7496-19-0817, 7496-19-9532, 7496-25-7319, 7496-26-6818, 7496-39-6156, 7496-43-8199, 7496-47-2505, 7496-48-5338, 7496-48-8861, 7496-49-0775, 7496-49-4881, 7496-49-5010, 7496-51-8372, 7496-58-0951, 7496-58-2739, 7496-58-4088, 7496-58-4226, 7496-58-4265, 7496-58-6207, 7496-58-6487, 7496-59-2613, 7496-59-5111, 7496-63-4453, 7496-65-8969, 7496-68-0342, 7496-68-3749, 7496-68-8838, 7496-69-1321, 7496-69-5972, 7496-79-1270, 7496-79-2934, 7496-79-7667, 7496-79-8790, 7496-86-5480, 7496-86-7473, 7496-86-8496, 7496-87-6403, 7496-87-7428, 7496-87-8145, 7496-87-8758, 7496-87-9273, 7496-87-9420, 7496-87-9889, 7496-87-9930, 7496-88-1217, 7496-89-6488, 7496-97-0337, 7496-97-0850, 7496-97-1464, 7496-97-1777, 7496-97-8786, 7496-98-0200, 7496-98-0323, 7496-98-0648, 7496-98-1336, 7496-98-2732, 7496-98-2818, 7496-98-3358, 7496-98-3801, 7496-98-5962, 7496-99-2135, 7496-99-4783, 7496-99-5014, 7496-99-7203, 7496-99-8605, 7496-99-8740, 7496-99-8770, 7496-99-9934, 7497-00-1381, 7497-00-4783, 7497-00-6195, 7497-00-7368, 7497-00-7475, 7497-01-1299.01, 7497-01-1698.01, 7497-01-2097.01, 7497-01-2496.01, 7497-01-2740, 7497-01-2895.01, 7497-01-3294.01, 7497-01-3484, 7497-01-3594.01, 7497-01-3993.01, 7497-01-4392.01, 7497-01-5983.01, 7497-01-6089.01, 7497-01-6194.01, 7497-01-9387, 7497-02-0122.01, 7497-02-0225.01, 7497-02-0329.01, 7497-02-1157, 7497-02-1720.01, 7497-02-2220.01, 7497-02-2519.01, 7497-02-2818.01, 7497-02-3118.01, 7497-02-3417.01, 7497-02-3717.01, 7497-02-4016.01, 7497-02-4315.01, 7497-02-4714.01, 7497-02-5947, 7497-02-6302.01, 7497-02-6408.01, 7497-02-6514.01, 7497-02-7698, 7497-02-9456, 7497-03-1353, 7497-03-2210, 7497-03-8369, 7497-04-1151, 7497-04-7126, 7497-04-8673, 7497-10-0688, 7497-11-1320, 7497-11-1948, 7497-11-3275, 7497-11-6943, 7497-12-0220, 7497-12-1189, 7497-12-2048, 7497-12-3976, 7497-12-4811, 7497-12-6630, 7497-12-8245, 7497-13-0156, 7497-13-3145, 7497-13-3597, 7497-13-3869, 7497-13-5802, 7497-13-5825.01, 7497-13-6030.01, 7497-13-6134.01, 7497-13-6339.01, 7497-13-6421, 7497-13-6546.01, 7497-13-6853.01, 7497-13-8427, 7497-14-5061, 7497-14-8710, 7497-21-1283, 7497-21-5164, 7497-22-0172, 7497-22-0787, 7497-22-2721, 7497-22-3989, 7497-22-4314, 7497-23-0068, 7497-23-4138, 7497-23-4838, 7497-23-7224, 7497-23-7429, 7497-24-0701, 7497-24-1255, 7497-24-6508, 7497-24-9255, 7497-30-1758, 7497-30-7907, 7497-32-5305, 7497-33-0661, 7497-40-3927, 7497-40-6014, 7497-40-7906, 7497-41-7199, 7497-43-7416, 7497-44-3862, 7497-50-1717, 7497-54-2346, 7497-54-8816, 7497-61-8568, 7497-64-0537, 7497-64-2551, 7497-64-3717, 7497-64-7203, 7497-70-4815, 7497-70-7142, 7497-70-9769, 7497-73-0765, 7497-80-1426, 7497-80-5986, 7497-80-6210, 7497-81-8893, 7497-82-5344, 7497-83-0054, 7497-90-1723, 7497-90-4043, 7497-90-4779, 7497-90-6515, 7497-91-4658, 7497-92-1748, 7497-92-4444, 7497-93-0018, 7497-93-7731, 7497-93-8012, 7497-94-6000, 7595-46-8995, 7595-46-9946, 7595-47-5155, 7595-47-7563, 7595-47-9323, 7595-48-4313, 7595-48-4950, 7595-48-7710, 7595-48-8189, 7595-49-8655, 7595-56-3112, 7595-56-5191, 7595-56-6067, 7595-56-7123, 7595-56-9398, 7595-57-0682, 7595-57-1046, 7595-57-4598, 7595-57-4715, 7595-57-4774, 7595-57-4944, 7595-57-8482, 7595-57-8752, 7595-58-0511,

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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**

**09/09/2026 7:00 p.m. Planning Commission Public Hearing
09/16/2026 7:00 p.m. Planning Commission Public Hearing**