



BRIEF

September 28, 2022

Pledge of Allegiance

In Attendance

Chair Moses-Nedd; Vice-Chair McPhail; Commissioners – Berry, Brown, Gordy, Fontanella, Kuntz; Planning Office – Acting Planning Director Rebecca Horner; Current Planning Manager Stephen Gardner, Planners Alex Vanegas, Christopher Perez; Long Range Planning Manager David McGettigan; Elizabeth Scullin, Paulo Belita - Prince William County Department of Transportation

Remote Participation Request from Planning Commission Member – None

RES 22-090

Amend Agenda to move item #5, Public Comment Time after Public Hearing Regular Agenda

Approved; motion carried.

[Kuntz, McPhail; Ayes – Berry, Brown, Fontanella, Gordy, Kuntz, McPhail, Moses-Nedd; Nays – None; Abstain from Vote – None; Absent from Vote – None; Absent from meeting – Perry]

Deferral Requests

RES 22-091

Comprehensive Plan Amendment #CPA2018-00006, Mobility Chapter;
Comprehensive Plan Amendment #CPA2022-00001, Housing Chapter;
Comprehensive Plan Amendment #CPA2022-00002, Sanitary Sewer Chapter
Deferred to date certain of November 9, 2022.

Approved; motion carried.

[Fontanella, Brown; Ayes – Berry, Brown, Fontanella, Gordy, Kuntz, Moses-Nedd; Nays – None; Abstain from Vote – McPhail; Absent from Vote – None; Absent from meeting – Perry]

This is an update to amend the Transportation Chapter of the Comprehensive Plan. The intent of this Mobility Chapter is to provide an accessible, safe, comprehensive, multimodal transportation network that allows for the safe and efficient movement of goods and people throughout the County and into surrounding jurisdictions. **Countywide**

This is an update to replace the Housing Plan of the Comprehensive Plan. The intent of the Housing Chapter is to provide guidance for the development of new residential communities while addressing affordability concerns. **Countywide**

This is an update to amend the Sanitary Sewer Plan of the Comprehensive Plan. The intent of the Sanitary Sewer Chapter is to facilitate the provision of economically feasible and environmentally sensitive systems of wastewater and sewage collection, conveyance, and treatment to serve residents of Prince William County. **Countywide**

Regular Agenda

RES 22-092

Special Use Permit #SUP2022-00019, Holiness Tabernacle: Public Hearing closed. Recommend approval of #SUP2022-00019, Holiness Tabernacle, subject to conditions dated August 23, 2022, on the Regular Agenda, with the caveat to work on conditions 4C, 4D, and 4E between now and the Board of County Supervisor's meeting.

Recommend Approval; motion carried.

[Moses-Nedd, Gordy; Ayes – Berry, Fontanella, Brown, Gordy, Kuntz, McPhail, Moses-Nedd; Nays – None; Abstain from Vote – None; Absent from Vote – None; Absent from meeting – Perry]

To allow a religious institution. The property is located at the southwest quadrant of the intersection of Walnut Street and Sycamore Street and is identified on County Maps as GPINs 8391-76-2411, 8391-76-3510, and 8391-76-0912. The site is zoned R-4, Suburban Residential, and designated SRL, Suburban Residential Low, in the Comprehensive Plan. **Woodbridge Magisterial District**

RES 22-093

Comprehensive Plan Amendment #CPA2018-00007, Land Use Chapter: Public Hearing closed. Recommended adoption, Comprehensive Plan Amendment #CPA2018-00007, with the following recommendations dated August 2022:

- Ask staff to continue to work with applicants from the "Table of Requests that are incompatible with the Land Use Map," between this meeting and the Board of County Supervisors' Public Hearing.
- Exclude the Pageland Lane corridor as shown on the land use map due to our recent approval of the Prince William Digital Gateway CPA2021-00004.
- Ask staff to continue to work with feedback from the community including the NVBIA and to revise text language if necessary.

- Regarding CPA 2021-00114, Kline Farm, in the Liberia Avenue Activity Center, change the MU-3 and RN-2 to CR T-1B to reflect the character and conform to the uses of the majority of the surrounding area.
- Restore the Delaney Tract to the Occoquan Reservoir Overlay as envisioned by the Planning Department professionals and the expert contractor hired by the county. This will ensure that the largest undeveloped land area in the mid-county area is covered by the same protections as the rest of the Overlay area.
- Change Land Use classification at Manassas Mall Property from MU-5 to MU-6.
- Change Land Use classification at Bristow Plaza (11912 and 11920 Nokesville Rd.) from MU-3 to RN-2.
- Change the Nokesville Industrial Area to only include are between railroad and Rt. 28.
- Take out Conservation Residential/Cluster Development from the Land Use Plan.
- Change the Land Use classification at 9000 Patriot Hill Drive (Corner of University Blvd and Sudley Manor Drive) from MU-3 to MU-4.
- Change the Land Use classification at the Compton Property from I-3 to MU-5

Recommend Adoption; motion carried.

[Kuntz, Brown; Ayes – Berry, Brown, Kuntz, McPhail, Moses-Nedd; Nays – Fontanella, Gordy; Abstain from Vote – None; Absent from Vote – None; Absent from meeting – Perry]

This is an update to amend the Land Use Chapter of the Comprehensive Plan. The intent of the Land Use Chapter is to provide a development vision showing how the County will utilize its land resources to accommodate future development in an efficient and sustainable way. **Countywide**

RES 22-094

Amend Item 14 CPA 2021-00114 Kline Farm in Liberia Ave Activity Center

Motion to amend item no. 14, CPA 2021-00114, Kline Farm, in the Liberia Avenue Activity Center, change the MU-3 and RN-2 to CR T-1B to reflect the character and conform to the uses of the majority of the surrounding area. Restore the Delaney Tract to the Occoquan Protection Reservoir Overlay as envisioned by the Planning Department professionals and the expert contractor hired by the county. This will ensure that the largest undeveloped land area in the mid-county area is covered by the same protections as the rest of the Overlay area.

Approved; motion carried

[Fontanella, Gordy; Ayes – Berry, Fontanella, Gordy, McPhail, Moses-Nedd; Nays – Brown, Kuntz; Abstain from Vote – None; Absent from Vote – None; Absent from meeting – Perry]

RES 22-095

Amend Comprehensive Plan Update Item 8. B # CPA2018-00007 Land Use Chapter: Motion to amend Comprehensive Plan Update Item 8. B # CPA2018-

00007 Land Use Chapter. Manassas Mall Property – Change MU-5 to MU-6

Approved; motion carried

[Gordy, Brown; Ayes – Berry, Brown, Fontanella, Gordy, Kuntz, McPhail, Moses-Nedd; Nays – None; Abstain from Vote – None; Absent from Vote – None; Absent from meeting – Perry]

RES 22-096

Amend Comprehensive Plan Update Item 8. B # CPA2018-00007 Land Use

Chapter: Motion to amend Comprehensive Plan Update Item 8. B # CPA2018-00007 Land Use Chapter. Bristow Plaza (11912 and 11920 Nokesville Rd.) – Change MU-3 to RN-2

Approved; motion carried

[Gordy, Fontanella; Ayes – Berry, Fontanella, Gordy, Kuntz, McPhail, Moses-Nedd; Nays – Brown; Abstain from Vote – None; Absent from Vote – None; Absent from meeting – Perry]

RES 22-097

Amend Comprehensive Plan Update Item 8. B # CPA2018-00007 Land Use

Chapter: Motion to amend Comprehensive Plan Update Item 8. B # CPA2018-00007 Land Use Chapter. Nokesville Industrial Area - Reduce Industrial Area to only include are between railroad and Rt. 28

Approved; motion carried

[Gordy, Berry; Ayes – Berry, Brown, Fontanella, Gordy, Kuntz, McPhail, Moses-Nedd; Nays – None; Abstain from Vote – None; Absent from Vote – None; Absent from meeting – Perry]

RES 22-098

Amend Comprehensive Plan Update Item 8. B # CPA2018-00007 Land Use

Chapter: Motion to amend Comprehensive Plan Update Item 8. B # CPA2018-00007 Land Use Chapter. Keep the land use description for the Pageland Lane corridor, Agriculture/Forest.

Approved; motion failed

[Berry, Gordy; Ayes – Berry, Fontanella, Gordy; Nays – Brown, Kuntz, McPhail, Moses-Nedd; Abstain from Vote – None; Absent from Vote – None; Absent from meeting – Perry]

RES 22-099

Amend Comprehensive Plan Update Item 8. B # CPA2018-00007 Land Use

Chapter: Motion to amend Comprehensive Plan Update Item 8. B # CPA2018-00007 Land Use Chapter to take out Conservation Residential / Cluster Development from the Plan.

Approved; motion carried

[Berry, Fontanella; Ayes – Berry, Brown, Fontanella, Gordy; Nays –Kuntz, McPhail, Moses-Nedd; Abstain from Vote – None; Absent from Vote – None; Absent from meeting – Perry]

RES 22-100

Amend Comprehensive Plan Update Item 8. B # CPA2018-00007 Land Use

Chapter: Motion to amend Comprehensive Plan Update Item 8. B # CPA2018-00007 Land Use Chapter to strike the words data center from the line found under Haymarket Activity Center Land Use Plan- Industrial (I) T-3 p. 46.

Approved; motion failed

[Berry, Gordy; Ayes – Berry, Fontanella, Gordy; Nays –Brown, Kuntz, McPhail, Moses-Nedd; Abstain from Vote – None; Absent from Vote – None; Absent from meeting – Perry]

RES 22-101

Amend Comprehensive Plan Update Item 8. B # CPA2018-00007 Land Use

Chapter: Motion to amend Comprehensive Plan Update Item 8. B # CPA2018-00007 Land Use Chapter to strike the words data center from the line found under, Gainesville Activity Center Land Use Plan under Industrial (I) T-4 and Industrial (I) T-3 p. 50

Approved; motion failed

[Berry, Gordy; Ayes – Berry, Fontanella, Gordy; Nays –Brown, Kuntz, McPhail, Moses-Nedd; Abstain from Vote – None; Absent from Vote – None; Absent from meeting – Perry]

RES 22-102

Amend Comprehensive Plan Update Item 8. B # CPA2018-00007 Land Use

Chapter: Motion to amend Comprehensive Plan Update Item 8. B # CPA2019-00007 Land Use Chapter to add the words (within the Data Center Opportunity Zone Overlay District) after data center development, on the first line of GALU 1.5 on p. 52 Gainesville Vision

Approved; motion failed

[Berry, Gordy; Ayes – Berry, Fontanella, Gordy; Nays –Brown, Kuntz, McPhail, Moses-Nedd; Abstain from Vote – None; Absent from Vote – None; Absent from meeting – Perry]

RES 22-103

Amend Comprehensive Plan Update Item 8. B # CPA2018-00007 Land Use

Chapter: Motion to amend Comprehensive Plan Update Item 8. B # CPA2018-00007 Land Use Chapter. 9000 Patriot Hill Drive (Corner of University Blvd and Sudley Manor Drive) – Change MU-3 to MU-4.

Approved; motion carried

[Gordy, Kuntz; Ayes – Berry, Brown, Fontanella, Gordy, Kuntz, McPhail, Moses-Nedd; Nays – None; Abstain from Vote – None; Absent from Vote – None; Absent from meeting – Perry]

RES 22-104

Amend Comprehensive Plan Update Item 8. B # CPA2018-00007 Land Use

Chapter: Motion to amend Comprehensive Plan Update Item 8. B # CPA2018-00007 Land Use Chapter Compton Property – Change I-3 to MU-5.

Approved; motion carried

[Gordy, Fontanella; Ayes – Berry, Fontanella, Gordy, Moses-Nedd; Nays – Brown, McPhail; Abstain from Vote – Kuntz; Absent from Vote – None; Absent from meeting – Perry]

RES 22-105

Amend Comprehensive Plan Update Item 8. B # CPA2018-00007 Land Use

Chapter: Motion to amend Comprehensive Plan Update Item 8. B # CPA2018-00007 Land Use Chapter Devlin Tech Park – Change I-3 to RN-2.

Approved; motion failed

[Gordy, Fontanella; Ayes – Berry, Fontanella, Gordy; Nays – Brown, Kuntz, McPhail, Moses-Nedd; Abstain from Vote – None; Absent from Vote – None; Absent from meeting – Perry]

RES 22-106

Comprehensive Plan Amendment #CPA2023-00001 Electrical Utility Service

Plan: Public Hearing closed. Recommend adoption, Comprehensive Plan Amendment #CPA2023-00001 Electrical Utility Services Plan.

Recommend Adoption; motion carried

[Kuntz, Brown; Ayes – Brown, Kuntz, McPhail, Moses-Nedd; Nays – Brown, McPhail, Gordy; Abstain from Vote – None; Absent from Vote – None; Absent from meeting – Perry]

The Electrical Utilities Services Plan is a new section of the County's Comprehensive Plan. Previous policy was embedded in a section of the Long-Range Land Use chapter. Given the growth of industry that requires extensive electrical power, a separate chapter was necessary. Countywide

Public Comment Both in-person and remote comments were heard.

Planning Commission Procedures

Old Business

None

New Business

None

Commission Members' Time

None

Adjourn Meeting Gordy; Adjourned 2:28 a.m., September 29, 2022



PLANNING COMMISSION RESOLUTION

MOTION: KUNTZ

September 28, 2022

SECOND: MCPHAIL

Regular Agenda

RES. No. 22-090

**RE: AMEND AGENDA TO MOVE ITEM #5, PUBLIC COMMENT TIME AFTER #8
PUBLIC HEARING REGULAR AGENDA**

ACTION: APPROVED

WHEREAS, the Prince William County Planning Commission desires to amend the Agenda dated September 28, 2022, and move item #5, Public Comment, after completion of Public Hearing Agenda;

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby amend the agenda dated September 28, 2022 and moves item #5, Public Comment, after completion of Public Hearing Agenda.

Votes:

Ayes: Berry, Brown, Fontanella, Gordy, Kuntz, McPhail, Moses-Nedd

Nays: None

Abstain from Vote: None

Absent from Vote: None

Absent from Meeting: Perry

MOTION CARRIED

Attest:

Antoinette G. Brzyski
Acting Clerk to the Planning Commission



PLANNING COMMISSION RESOLUTION

MOTION: FONTANELLA

September 28, 2022

SECOND: BROWN

Regular Meeting

Res. No. 22-091

**RE: COMPREHENSIVE PLAN AMENDMENT #CPA2018-00006
MOBILITY CHAPTER
COUNTYWIDE**

ACTION: DEFER TO DATE CERTAIN OF NOVEMBER 9, 2022

WHEREAS, under Section 15.2-2229 of the Virginia Code, the Board of County Supervisors may consider amendments to the Comprehensive Plan; and

WHEREAS, Section 15.2-2230 of the Virginia Code requires a review of the Comprehensive Plan every five years to determine whether it needs to be amended; and

WHEREAS, due to the availability of updated demographic projections extending to 2040, policies adopted by the Board of County Supervisors, changes in State law and completion of numerous public infrastructure projects, there is a need to update the Comprehensive Plan; and

WHEREAS, on August 3, 2016, the Board of County Supervisors in Res. No. 16-647 initiated an amendment to the Comprehensive Plan for the Mobility Chapter; and

WHEREAS, the intent of the Mobility Chapter is to provide an accessible, safe, comprehensive, multimodal transportation network that allows for the safe and efficient movement of goods and people throughout the County and into surrounding jurisdictions; and

WHEREAS, the Planning Office published the final draft of the Mobility Chapter on August 2022, and was available for review and input; and

WHEREAS, on May 26, 2021, June 9, 2021, June 15, 2021, and February 10, 2022, the Planning Office held community meetings in which feedback was received on the Comprehensive Plan Amendment #CPA2018-00006, Mobility Chapter; and

WHEREAS, on July 7, 2021, September 15, 2021, November 3, 2021, January 26, 2022, February 23, 2022, April 6, 2022, and July 27, 2022, the Planning Office held a public information meeting and Planning Commission Work Session at which the Comprehensive

Plan Amendment #CPA2018-00006, Mobility Chapter was available for review and input; and

WHEREAS, on May 10, 2022, and July 12, 2022, the Planning Office held a public information meeting and Board of County Supervisors Work Session at which the Comprehensive Plan Amendment #CPA2018-00006, Mobility Chapter was available for review and input; and

WHEREAS, the Prince William County Planning Commission duly ordered and advertised a public hearing for September 28, 2022, on Comprehensive Plan Amendment #CPA2018-00006, Mobility Chapter; and

WHEREAS, the Planning Office recommends the Planning Commission recommend that the Board of County Supervisors adopt Comprehensive Plan Amendment #CPA2018-00006, Mobility Chapter; and

WHEREAS, the Planning Commission wishes to make a change to that hearing date to date certain of November 9, 2022;

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby defer Comprehensive Plan Amendment #CPA2018-00006, Mobility Chapter to date certain of November 9, 2022.

Votes:

Ayes: Berry, Brown, Fontanella, Gordy, Kuntz, Moses-Nedd

Nays: None

Abstain from Vote: McPhail

Absent from Vote: None

Absent from Meeting: Perry

MOTION CARRIED

Attest:

Antoinette Brzyski
Acting Clerk to the Planning Commission



PLANNING COMMISSION RESOLUTION

MOTION: FONTANELLA

September 28, 2022

SECOND: BROWN

Regular Meeting

Res. No. 22-091

**RE: COMPREHENSIVE PLAN AMENDMENT #CPA2022-00001
HOUSING CHAPTER
COUNTYWIDE**

ACTION: DEFER TO DATE CERTAIN OF NOVEMBER 9, 2022

WHEREAS, under Section 15.2-2229 of the Virginia Code, the Board of County Supervisors may consider amendments to the Comprehensive Plan; and

WHEREAS, Section 15.2-2230 of the Virginia Code requires a review of the Comprehensive Plan every five years to determine whether it needs to be amended; and

WHEREAS, due to the availability of updated demographic projections extending to 2040, policies adopted by the Board of County Supervisors, changes in State law and completion of numerous public infrastructure projects, there is a need to update the Comprehensive Plan; and

WHEREAS, on July 13, 2021, the Board of County Supervisors in Res. No. 21-421 initiated an amendment to the Comprehensive Plan for the Housing Chapter; and

WHEREAS, the intent of the Housing Chapter is to achieve the County's vision for addressing housing concerns of affordability and needs of the County; and

WHEREAS, the Planning Office published the final draft of the Housing Chapter in August 2022, and was available for review and input; and

WHEREAS, on March 23, 24, 25, 2021, and February 10, 2022, the Planning Office held community meetings in which feedback was received on the Comprehensive Plan Amendment #CPA2022-00001, Housing Chapter; and

WHEREAS, on July 7, 2021, October 20, 2021, January 26, 2022, February 9 and 16, 2022, and July 27, 2022, the Planning Office held a public information meeting and Planning Commission Work Session at which the Comprehensive Plan Amendment #CPA2022-00001, Housing Chapter was available for review and input; and

WHEREAS, on May 10, 2022, and July 12, 2022, the Planning Office held a public information meeting and Board of County Supervisors Work Session at which the Comprehensive Plan Amendment #CPA2022-00001, Housing Chapter was available for review and input; and

WHEREAS, the Prince William County Planning Commission duly ordered and advertised a public hearing for September 28, 2022, on Comprehensive Plan Amendment #CPA2022-00001, Housing Chapter; and

WHEREAS, the Planning Commission wishes to make a change to that hearing date to date certain of November 9, 2022;

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby defer Comprehensive Plan Amendment #CPA2022-00001, Housing Chapter to date certain of November 9, 2022.

Votes:

Ayes: Berry, Brown, Fontanella, Gordy, Kuntz, Moses-Nedd

Nays: None

Abstain from Vote: McPhail

Absent from Vote: None

Absent from Meeting: Perry

MOTION CARRIED

Attest:

Antoinette Brzyski
Acting Clerk to the Planning Commission



PLANNING COMMISSION RESOLUTION

MOTION: FONTANELLA

September 28, 2022

SECOND: BROWN

Regular Meeting

Res. No. 22-091

**RE: COMPREHENSIVE PLAN AMENDMENT #CPA2022-00002
SANITARY SEWER CHAPTER
COUNTYWIDE**

ACTION: DEFER TO DATE CERTAIN OF NOVEMBER 9, 2022

WHEREAS, under Section 15.2-2229 of the Virginia Code, the Board of County Supervisors may consider amendments to the Comprehensive Plan; and

WHEREAS, Section 15.2-2230 of the Virginia Code requires a review of the Comprehensive Plan every five years to determine whether it needs to be amended; and

WHEREAS, due to the availability of updated demographic projections extending to 2040, policies adopted by the Board of County Supervisors, changes in State law and completion of numerous public infrastructure projects, there is a need to update the Comprehensive Plan; and

WHEREAS, on July 13, 2021, the Board of County Supervisors in Res. No. 21-422 initiated an amendment to the Comprehensive Plan for the Sewer Chapter; and

WHEREAS, the intent of the Sanitary Sewer Chapter is to guide the sewer infrastructure needed to serve the existing and proposed development, as reflected in the Long-Range Land Use Chapter and Map, and ensure compliance with the Occoquan Policy, the Potomac Embayment Standards, Department of Environmental Quality and Virginia Department of Health Sewer Regulations; and

WHEREAS, the Planning Office published the final draft of the Sanitary Sewer Chapter in August 2022, and was available for review and input; and

WHEREAS, on May 10, 2022, and July 12, 2022, the Planning Office held a public information meeting and Board of County Supervisors Work Session at which the Comprehensive Plan Amendment #CPA2022-00002, Sanitary Sewer Chapter was available for review and input; and

WHEREAS, the Prince William County Planning Commission duly ordered and advertised a public hearing for September 28, 2022, on Comprehensive Plan Amendment #CPA2022-00002, Sanitary Sewer Chapter; and

WHEREAS, the Planning Commission wishes to make a change to that hearing date to date certain of November 9, 2022;

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby defer Comprehensive Plan Amendment #CPA2022-00002, Sanitary Sewer Chapter to date certain of November 9, 2022.

Votes:

Ayes: Berry, Brown, Fontanella, Gordy, Kuntz, Moses-Nedd

Nays: None

Abstain from Vote: McPhail

Absent from Vote: None

Absent from Meeting: Perry

MOTION CARRIED

Attest:

Antoinette Brzyski
Acting Clerk to the Planning Commission



PLANNING COMMISSION RESOLUTION

MOTION: MOSES-NEDD

September 28, 2022

SECOND: GORDY

Regular Meeting

RES. No. 22-092

**RE: SPECIAL USE PERMIT #SUP2022-00019, HOLINESS TABERNACLE
WOODBIDGE MAGISTERIAL DISTRICT**

ACTION: RECOMMEND APPROVAL

WHEREAS, this is a request to allow a religious institution; and

WHEREAS, the subject site is a ±2.56 acre site at Southwest quadrant of the intersection of Walnut Street and Sycamore Street; is identified as GPINs 8391-76-2411, 8391-76-0912 and 8391-76-3510 and is addressed as 1501, 1503 and 1505 Walnut Street; and

WHEREAS, the site is designated SRL, Suburban Residential Low, in the Comprehensive Plan; and

WHEREAS, the site is zoned R-4, Residential, without proffers; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on September 28, 2022, at which time public testimony was received and the merits of the above-referenced case were considered; and

WHEREAS, the Prince William County Planning Commission finds that public necessity, convenience, general welfare, and good zoning practice are served by recommending approval of this request;

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby close the public hearing and recommend approval of Special Use Permit #SUP2022-00019, Holiness Tabernacle, subject to the conditions dated August 23, 2022, on the Regular Agenda, with the caveat to work on conditions 4C, 4D, and 4E between now and the Board of Supervisors' meeting.

ATTACHMENT: Conditions, dated August 23, 2022

Votes:

Ayes: Berry, Brown, Fontanella, Gordy, Kuntz, McPhail, Moses-Nedd,

Nays: None

Abstain from Vote: None

Absent from Vote: None

Absent from Meeting: Perry

MOTION CARRIED

Attest:

Antoinette Brzyski
Acting Clerk to the Planning Commission



PLANNING COMMISSION RESOLUTION

MOTION: KUNTZ

September 28, 2022

SECOND: BROWN

Regular Meeting

Res. No. 22-093

**RE: COMPREHENSIVE PLAN AMENDMENT #CPA2018-00007
LAND USE CHAPTER
COUNTYWIDE**

ACTION: RECOMMEND ADOPTION

WHEREAS, under Section 15.2-2229 of the Virginia Code, the Board of County Supervisors may consider amendments to the Comprehensive Plan; and

WHEREAS, Section 15.2-2230 of the Virginia Code requires a review of the Comprehensive Plan every five years to determine whether it needs to be amended; and

WHEREAS, due to the availability of updated demographic projections extending to 2040, policies adopted by the Board of County Supervisors, changes in State law and completion of numerous public infrastructure projects, there is a need to update the Comprehensive Plan; and

WHEREAS, on August 3, 2016, the Board of County Supervisors in Res. No. 16-647 initiated an amendment to the Comprehensive Plan for the Land Use Chapter; and

WHEREAS, the intent of the Land Use Chapter is to provide a development vision showing how the County will utilize its land resources to accommodate future development in an efficient and sustainable way; and

WHEREAS, the Planning Office published the final draft of the Land Use Chapter in August 2022, and was available for review and input; and

WHEREAS, on March 23, 24, 25, 2021, and February 10, 2022, the Planning Office held community meetings in which feedback was received on the Comprehensive Plan Amendment #CPA2018-00007, Land Use Chapter; and

WHEREAS, on July 7, 2021, October 20, 2021, January 26, 2022, February 2 and 16, 2022, and July 27, 2022, the Planning Office held a public information meeting and Planning Commission Work Session at which the Comprehensive Plan Amendment #CPA2018-00007, Land Use Chapter was available for review and input; and

WHEREAS, on May 10, 2022, and July 12, 2022, the Planning Office held a public information meeting and Board of County Supervisors Work Session at which the Comprehensive Plan Amendment #CPA2018-00007, Land Use Chapter was available for review and input; and

WHEREAS, the Prince William County Planning Commission duly ordered and advertised a public hearing for September 28, 2022, on Comprehensive Plan Amendment #CPA2018-00007, Land Use Chapter and interested citizens were heard; and

WHEREAS, the Planning Office recommends that the Board of County Supervisors adopt Comprehensive Plan Amendment #CPA2018-00007, Land Use Chapter; and

WHEREAS, #CPA2018-00007, Land Use Chapter addresses Urban Development Areas in accordance with the Code of Virginia § 15.2-2223.1 and Transit-Oriented Development in accordance with the Code of Virginia § 15.2-2223.4; and

WHEREAS, #CPA2018-00007, Land Use Chapter will replace the Land Use Chapter, Economic Development Plan, Open Space Map and Sector Plans of the Comprehensive Plan; and

WHEREAS, the Planning Commission finds that this amendment guides and accomplishes a coordinated, adjusted and harmonious development of the territory which will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the inhabitants, including the elderly and persons with disabilities;

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby recommend that the Board of County Supervisors adopt Comprehensive Plan Amendment #CPA2018-00007, Land Use Chapter with the following recommendations:

- Ask staff to continue to work with applicants from the “Table of Requests that are incompatible with the Land Use Map,” between this meeting and the Board of County Supervisor’s Public Hearing.
- Exclude the Pageland Lane corridor as shown on the land use map due to our recent approval of the Prince William Digital Gateway CPA2021-00004.
- Ask staff to continue to work with feedback from the community including the NVBIA and to revise text language if necessary.

- Regarding CPA 2021-00114, Kline Farm, in the Liberia Avenue Activity Center, change the MU-3 and RN-2 to CR T-1B to reflect the character and conform to the uses of the majority of the surrounding area.
- Restore the Delaney Tract to the Occoquan Reservoir Overlay as envisioned by the Planning Department professionals and the expert contractor hired by the county. This will ensure that the largest undeveloped land area in the mid-county area is covered by the same protections as the rest of the Overlay area.
- Change Land Use classification at Manassas Mall Property from MU-5 to MU-6 .
- Change Land Use classification at Bristow Plaza (11912 and 11920 Nokesville Rd.) from MU-3 to RN-2.
- Change the Nokesville Industrial Area to only include are between railroad and Rt. 28.
- Take out Conservation Residential/Cluster Development from the Land Use Plan.
- Change the Land Use classification at 9000 Patriot Hill Drive (Corner of University Blvd and Sudley Manor Drive) from MU-3 to MU-4.
- Change the Land Use classification at the Compton Property from I-3 to MU-5

ATTACHMENT: Land Use Chapter dated August 2022.

Votes:

Ayes: Berry, Brown, Kuntz, McPhail, Moses-Nedd

Nays: Fontanella, Gordy

Abstain from Vote: None

Absent from Vote: None

Absent from Meeting: None

MOTION CARRIED

Attest:

Antoinette Brzyski
Acting Clerk to the Planning Commission



PLANNING COMMISSION RESOLUTION

MOTION: FONTANELLA

September 28, 2022

SECOND: GORDY

Regular Agenda

RES. No. 22-094

**RE: AMEND ITEM 14 CPA 2021-00114 KLINE FARM IN LIBERIA AVENUE
ACTIVITY CENTER**

ACTION: APPROVED

WHEREAS, the Prince William County Planning Commission desires to amend item no. 14, CPA 2021-00114, Kline Farm, in the Liberia Avenue Activity Center, by changing the Land Use Classification from MU-3 and RN-2 to CR T-1B to reflect the character and conform to the uses of the majority of the surrounding area; and

WHEREAS, Prince William County Planning Commission desires to restore the Delaney Tract to the Occoquan Reservoir Overlay as envisioned by the Planning Department professionals and the expert contractor hired by the county. This will ensure that the largest undeveloped land area in the mid-county area is covered by the same protections as the rest of the Overlay area;

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby amend no. 14, CPA 2021-00114, Kline Farm, in the Liberia Avenue Activity Center, by changing the Land Use Classification from MU-3 and RN-2 to CR T-1B to reflect the character and conform to the uses of the majority of the surrounding area.

Votes:

Ayes: Berry, Fontanella, Gordy, McPhail, Moses-Nedd.

Nays: Brown, Kuntz.

Abstain from Vote: None

Absent from Vote: None

Absent from Meeting: Perry

MOTION CARRIED

Attest:

Antoinette G. Brzyski

Anting Clerk to the Planning Commission



PLANNING COMMISSION RESOLUTION

MOTION: GORDY

September 28, 2022

SECOND: BROWN

Regular Agenda

RES. No. 22-095

**RE: AMEND COMPREHENSIVE PLAN UPDATE ITEM 8. B # CPA2018-00007
LAND USE CHAPTER, MANASSA MALL**

ACTION: APPROVED

WHEREAS, the Prince William County Planning Commission desires to amend Comprehensive Plan Update Item 8. B # CPA2018-00007 Land Use Chapter to change the Manassas Mall Property from MU-5 to MU-6;

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby amend Comprehensive Plan Update Item 8. B # CPA2018-00007 Land Use Chapter to change Manassas Mall Property from MU-5 to MU-6.

Votes:

Ayes: Berry, Brown, Fontanella, Gordy, McPhail, Kuntz, Moses-Nedd

Nays: None

Abstain from Vote: None

Absent from Vote: None

Absent from Meeting: Perry

MOTION CARRIED

Attest:

Antoinette G. Brzyski
Acting Clerk to the Planning Commission



PLANNING COMMISSION RESOLUTION

MOTION: GORDY

September 28, 2022

SECOND: FONTANELLA

Regular Agenda

RES. No. 22-096

**RE: AMEND COMPREHENSIVE PLAN UPDATE ITEM 8. B # CPA2018-00007
LAND USE CHAPTER, BRISTOW PLAZA**

ACTION: APPROVED

WHEREAS, the Prince William County Planning Commission desires to amend Comprehensive Plan Update Item 8. B # CPA2018-00007 Land Use Chapter to change Bristow Plaza (11912 and 11920 Nokesville Rd.) from MU-3 to RN-2;

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby amend Comprehensive Plan Update Item 8. B # CPA2018-00007 Land Use Chapter to change Bristow Plaza (11912 and 11920 Nokesville Rd.) from MU-3 to RN-2.

Votes:

Ayes: Berry, Fontanella, Gordy, McPhail, Kuntz, Moses-Nedd

Nays: Brown

Abstain from Vote: None

Absent from Vote: None

Absent from Meeting: Perry

MOTION CARRIED

Attest:

Antoinette G. Brzyski
Acting Clerk to the Planning Commission



PLANNING COMMISSION RESOLUTION

MOTION: GORDY

September 28, 2022

SECOND: BERRY

Regular Agenda

RES. No. 22-097

**RE: AMEND COMPREHENSIVE PLAN UPDATE ITEM 8. B # CPA2018-00007
LAND USE CHAPTER, NOKWSVILLE INDUSTRIAL AREA**

ACTION: APPROVED

WHEREAS, the Prince William County Planning Commission desires to amend Comprehensive Plan Update Item 8. B # CPA2018-00007 Land Use Chapter Nokesville Industrial Area - Reduce Industrial Area to only include area between railroad and Rt. 28;

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby amend Comprehensive Plan Update Item 8. B # CPA2018-00007 Land Use Chapter. Recommendation 10 - Nokesville Industrial Area - Reduce Industrial Area to only include area between railroad and Rt. 28.

Votes:

Ayes: Berry, Brown, Fontanella, Gordy, McPhail, Kuntz, Moses-Nedd

Nays: None

Abstain from Vote: None

Absent from Vote: None

Absent from Meeting: Perry

MOTION CARRIED

Attest:

Antoinette G. Brzyski
Acting Clerk to the Planning Commission



PLANNING COMMISSION RESOLUTION

MOTION: BERRY

September 28, 2022

SECOND: GORDY

Regular Agenda

RES. No. 22-098

**RE: AMEND COMPREHENSIVE PLAN UPDATE ITEM 8. B # CPA2018-00007
LAND USE CHAPTER, PAGELAND LANE CORRIDOR**

ACTION: DENIED

WHEREAS, the Prince William County Planning Commission desires to amend Comprehensive Plan Update Item 8. B # CPA2018-00007 Land Use Chapter to keep the land use description for the Pageland Lane corridor, Agriculture/Forest;

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby amend Comprehensive Plan Update Item 8. B # CPA2018-00007 Land Use Chapter to keep the land use description for the Pageland Lane corridor, Agriculture/Forest.

Votes:

Ayes: Berry, Fontanella, Gordy

Nays: Brown, Kuntz, McPhail, Moses-Nedd

Abstain from Vote: None

Absent from Vote: None

Absent from Meeting: Perry

MOTION FAILED

Attest:

Antoinette G. Brzyski
Acting Clerk to the Planning Commission



PLANNING COMMISSION RESOLUTION

MOTION: BERRY

September 28, 2022

SECOND: FONTANELLA

Regular Agenda

RES. No. 22-099

**RE: AMEND COMPREHENSIVE PLAN UPDATE ITEM 8. B # CPA2018-00007
LAND USE CHAPTER, CONSERVATION RESIDENTIAL/CLUSTER
DEVELOPMENT**

ACTION: APPROVED

WHEREAS, the Prince William County Planning Commission desires to amend Comprehensive Plan Update Item 8. B # CPA2018-00007 Land Use Chapter to take out Conservation Residential / Cluster Development from the Plan;

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby amend Comprehensive Plan Update Item 8. B # CPA2018-00007 Land Use Chapter to take out Conservation Residential / Cluster Development from the Plan.

Votes:

Ayes: Berry, Brown, Fontanella, Gordy

Nays: Kuntz, McPhail, Moses-Nedd

Abstain from Vote: None

Absent from Vote: None

Absent from Meeting: Perry

MOTION CARRIED

Attest:

Antoinette G. Brzyski
Acting Clerk to the Planning Commission



PLANNING COMMISSION RESOLUTION

MOTION: BERRY

September 28, 2022

SECOND: GORDY

Regular Agenda

RES. No. 22-100

**RE: AMEND COMPREHENSIVE PLAN UPDATE ITEM 8. B # CPA2018-00007
LAND USE CHAPTER, T-3 PAGE 46**

ACTION: DENIED

WHEREAS, the Prince William County Planning Commission desires to amend Comprehensive Plan Update Item 8. B # CPA2018-00007 Land Use Chapter to strike the words data center from the line found under Haymarket Activity Center Land Use Plan- Industrial (I) T-3 p. 46;

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby amend Comprehensive Plan Update Item 8. B # CPA2018-00007 Land Use Chapter to strike the words data center from the line found under Haymarket Activity Center Land Use Plan- Industrial (I) T-3 p. 46.

Votes:

Ayes: Berry, Fontanella, Gordy

Nays: Brown, Kuntz, McPhail, Moses-Nedd

Abstain from Vote: None

Absent from Vote: None

Absent from Meeting: Perry

MOTION FAILED

Attest:

Antoinette G. Brzyski
Acting Clerk to the Planning Commission



PLANNING COMMISSION RESOLUTION

MOTION: BERRY

September 28, 2022

SECOND: GORDY

Regular Agenda

RES. No. 22-101

**RE: AMEND COMPREHENSIVE PLAN UPDATE ITEM 8. B # CPA2018-00007
LAND USE CHAPTER, T-4 AND T-3 PAGE 50**

ACTION: DENIED

WHEREAS, the Prince William County Planning Commission desires to amend Comprehensive Plan Update Item 8. B # CPA2018-00007 Land Use Chapter to strike the words data center from the line found under Gainesville Activity Center Land Use Plan under Industrial (I) T-4 and Industrial (I) T-3 p. 50;

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby amend Comprehensive Plan Update Item 8. B # CPA2018-00007 Land Use Chapter to strike the words data center from the line found under Gainesville Activity Center Land Use Plan under Industrial (I) T-4 and Industrial (I) T-3 p. 50.

Votes:

Ayes: Berry, Fontanella, Gordy

Nays: Brown, Kuntz, McPhail, Moses-Nedd

Abstain from Vote: None

Absent from Vote: None

Absent from Meeting: Perry

MOTION FAILED

Attest:

Antoinette G. Brzyski
Acting Clerk to the Planning Commission



PLANNING COMMISSION RESOLUTION

MOTION: BERRY

September 28, 2022

SECOND: GORDY

Regular Agenda

RES. No. 22-102

**RE: AMEND COMPREHENSIVE PLAN UPDATE ITEM 8. B # CPA2018-00007
LAND USE CHAPTER, GALU 1.5 ON P. 52 GAINESVILLE VISION**

ACTION: DENIED

WHEREAS, the Prince William County Planning Commission desires to amend Comprehensive Plan Update Item 8. B # CPA2018-00007 Land Use Chapter to add the words (within the Data Center Opportunity Zone Overlay District) after data center development, on the first line of GALU 1.5 on p. 52 Gainesville Vision

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby amend Comprehensive Plan Update Item 8. B # CPA2018-00007 Land Use Chapter to add the words (within the Data Center Opportunity Zone Overlay District) after data center development, on the first line of GALU 1.5 on p. 52 Gainesville Vision

Votes:

Ayes: Berry, Fontanella, Gordy

Nays: Brown, Kuntz, McPhail, Moses-Nedd

Abstain from Vote: None

Absent from Vote: None

Absent from Meeting: Perry

MOTION FAILED

Attest:

Antoinette G. Brzyski
Acting Clerk to the Planning Commission



PLANNING COMMISSION RESOLUTION

MOTION: GORDY

September 28, 2022

SECOND: KUNTZ

Regular Agenda

RES. No. 22-103

**RE: AMEND COMPREHENSIVE PLAN UPDATE ITEM 8. B # CPA2018-00007
LAND USE CHAPTER, 9000 PATRIOT HILL DRIVE**

ACTION: APPROVED

WHEREAS, the Prince William County Planning Commission desires to amend Comprehensive Plan Update Item 8. B # CPA2018-00007 Land Use Chapter to change 9000 Patriot Hill Drive (Corner of University Blvd and Sudley Manor Drive) from MU-3 to MU-4;

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby amend Comprehensive Plan Update Item 8. B # CPA2018-00007 Land Use Chapter to change 9000 Patriot Hill Drive (Corner of University Blvd and Sudley Manor Drive) from MU-3 to MU-4.

Votes:

Ayes: Berry, Brown, Fontanella, Gordy, Kuntz, McPhail, Moses-Nedd

Nays: None

Abstain from Vote: None

Absent from Vote: None

Absent from Meeting: Perry

MOTION CARRIED

Attest:

Antoinette G. Brzyski
Acting Clerk to the Planning Commission



PLANNING COMMISSION RESOLUTION

MOTION: GORDY

September 28, 2022

SECOND: FONTANELLA

Regular Agenda

RES. No. 22-104

**RE: AMEND COMPREHENSIVE PLAN UPDATE ITEM 8. B # CPA2018-00007
LAND USE CHAPTER, COMPTON PROPERTY**

ACTION: APPROVED

WHEREAS, the Prince William County Planning Commission desires to amend Comprehensive Plan Update Item 8. B # CPA2018-00007 Land Use Chapter to change Compton Property from I-3 to MU-5

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does not hereby amend Comprehensive Plan Update Item 8. B # CPA2018-00007 Land Use Chapter to change Compton Property from I-3 to MU-5.

Votes:

Ayes: Berry, Fontanella, Gordy, Moses-Nedd

Nays: Brown, McPhail

Abstain from Vote: Kuntz

Absent from Vote: None

Absent from Meeting: Perry

MOTION CARRIED

Attest:

Antoinette G. Brzyski
Acting Clerk to the Planning Commission



PLANNING COMMISSION RESOLUTION

MOTION: GORDY

September 28, 2022

SECOND: FONTANELLA

Regular Agenda

RES. No. 22-105

**RE: AMEND COMPREHENSIVE PLAN UPDATE ITEM 8. B # CPA2018-00007
LAND USE CHAPTER, DEVLIN TECH PARK**

ACTION: DENIED

WHEREAS, the Prince William County Planning Commission desires to amend Comprehensive Plan Update Item 8. B # CPA2018-00007 Land Use Chapter to change Devlin Tech Park from I-3 to RN-2

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby amend Comprehensive Plan Update Item 8. B # CPA2018-00007 Land Use Chapter to change Devlin Tech Park from I-3 to RN-2

Votes:

Ayes: Berry, Fontanella, Gordy

Nays: Brown, Kuntz, McPhail, Moses-Nedd

Abstain from Vote: None

Absent from Vote: None

Absent from Meeting: Perry

MOTION FAILED

Attest:

Antoinette G. Brzyski

Acting Clerk to the Planning Commission



PLANNING COMMISSION RESOLUTION

MOTION: KUNTZ

September 28, 2022
Regular Meeting
Res. No. 22-106

SECOND: BROWN

RE: COMPREHENSIVE PLAN AMENDMENT #CPA2023-00001
ELECTRICAL UTILITY SERVICES PLAN
COUNTYWIDE

ACTION: RECOMMEND ADOPTION

WHEREAS, under Section 15.2-2229 of the Virginia Code, the Board of County Supervisors may consider amendments to the Comprehensive Plan; and

WHEREAS, Section 15.2-2230 of the Virginia Code requires a review of the Comprehensive Plan every five years to determine whether it needs to be amended; and

WHEREAS, due to the availability of updated demographic projections extending to 2040, policies adopted by the Board of County Supervisors, changes in State law and completion of numerous public infrastructure projects, there is a need to update the Comprehensive Plan; and

WHEREAS, on August 3, 2016, the Board of County Supervisors in Res. No. 16-647 initiated an amendment to the Comprehensive Plan for the Land Use Chapter which include Designated Corridors or Routes for Electric Transmission Lines; and

WHEREAS, on August 4, 2020, the Board of County Supervisors issued Dir. 20-62 which directed staff to review a set of goals, policies, and action strategies to address and plan for future high-power transmission lines within the County; and

WHEREAS, the intent of the Electric Utility Service Plan is to provide guidance on siting and design issues related to power needs associated with high-powered electrical transmission lines; and

WHEREAS, the Planning Office published the final draft of the Electric Utility Service Plan in August 2022, and was available for review and input; and

WHEREAS, on February 10, 2022, the Planning Office held community meetings in which feedback was received on the Comprehensive Plan Amendment #CPA2023-00001, Electric Utility Service Plan; and

WHEREAS, on February 2, the Planning Office held a public information meeting and Planning Commission Work Session at which the Comprehensive Plan Amendment #CPA2023-00001, Electric Utility Service Plan was available for review and input; and

WHEREAS, on May 10, 2022, and July 12, 2022, the Planning Office held a public information meeting and Board of County Supervisors Work Session at which the Comprehensive Plan Amendment #CPA2023-00001, Electric Utility Service Plan was available for review and input; and

WHEREAS, the Prince William County Planning Commission duly ordered and advertised a public hearing for September 28, 2022, on Comprehensive Plan Amendment #CPA2023-00001, Electric Utility Service Plan and interested citizens were heard; and

WHEREAS, the Planning Office recommends the Planning Commission recommend that the Board of County Supervisors adopt Comprehensive Plan Amendment #CPA2023-00001, Electric Utility Service Plan; and

WHEREAS, #CPA2023-00001, Electrical Utility Service Plan intends to replace the Designated Corridors or Routes for Electric Transmission Lines of 150 Kilovolts or More Map of the Comprehensive Plan; and

WHEREAS, the Planning Commission finds that this amendment guides and accomplishes a coordinated, adjusted and harmonious development of the territory which will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the inhabitants, including the elderly and persons with disabilities;

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby recommend that the Board of County Supervisors adopt Comprehensive Plan Amendment #CPA2023-00001, Electric Utility Service Plan.

ATTACHMENT: Electrical Utility Services Plan dated August 2022

Votes:

Ayes: Brown, Kuntz, McPhail, Moses-Nedd

Nays: Berry, Fontanella, Gordy

Abstain from Vote: None

Absent from Vote: None

Absent from Meeting: Perry

MOTION CARRIED

Attest:

Antoinette Brzyski
Acting Clerk to the Planning Commission