



PRINCE WILLIAM COUNTY PLANNING OFFICE

Development Application Processing Schedule (DAPS) Report

10/15/2021

CASE STATUS LEGEND

Pending Cases

Board Scheduled:	The application is scheduled to be heard by the Board of County Supervisors (BOCS) on this date.
PC Scheduled:	The application is scheduled to be heard by the Planning Commission (PC) on this date.
Deferred:	Action on the application was postponed by the PC or the BOCS without a formal decision being made.
Under Review:	The application is under review by various agencies.
Pending:	Additional information is needed, or is being evaluated, to move this application to another status.
Suspended (On-Hold):	The application has been inactive for an extended period of time with an undetermined resubmission date.

Completed Cases

Approved:	The application was approved.
Consistent:	The public facility was found to be consistent with the Comprehensive Plan.
Excepted:	The public facility did not require a public facility review per Virginia Code §15.2-2232.
Denied:	The application was denied.
Withdrawn:	The application was withdrawn by the applicant and is no longer being pursued.
Dismissed:	This application was dismissed by the BOCS and is no longer being pursued.

MAGISTERIAL DISTRICT LEGEND

Abbreviation	Magisterial District
BR	Brentsville
CO	Coles
GA	Gainesville
NE	Neabsco
OC	Occoquan
PO	Potomac
WD	Woodbridge

REPORT COLUMN DESCRIPTIONS

Case No./Name:	This column identifies the unique number and name assigned to the application.
Date Accepted:	This column identifies the date when review of the application began or the date it was initiated by the BOCS.
Planner/Tech:	This column contains the assigned case planner's name and case technician.
Mag. Dist.:	This column indicates the magisterial district(s) in which the case is located.
Main GPIN:	This column contains the main or primary GPIN for the case. Cases may encompass more than one GPIN.
Proposal:	This column contains a brief description of the proposal.
Acreage/Units:	This column indicates the total acreage of the case and any potential residential units.
Post Submission Meeting:	This column contains the date of the post submission meeting with the applicant.
PC Hearing Date/Action:	This column contains the PC hearing date and action.
BOCS Hearing Date/Action:	This column contains the BOCS hearing date and action.
Completed Date:	This column contains the date the case was closed.

Planning Commission Work Sessions

<u>Work Session Date</u>	<u>Status</u>	<u>Time</u>	<u>Location</u>	<u>Topic</u>
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No Planning Commission Work Sessions are currently scheduled.

The schedule of individual cases and work sessions is subject to change by the applicant, or PC at any time.

END OF REPORT

DEVELOPMENT APPLICATION PROCESSING SCHEDULE

Consolidated Report

Case No./ Name	Date Accepted	Planner / Tech	Mag. Dist.	Main GPIN	Proposal	Acreage / Units	Post Submission Meeting	Planning Commission Hearing Date / Action	BOCS Hearing Date / Action	Completed Date / Staff Report
Pending Cases										
Board Scheduled										
REZ2020-00021 South Point Phase II	07/01/2020	Scott Meyer Randy Thornton	BR	7596-27-0765	To amend the proffers associated with REZ #PLN2008-00600, to allow increased building area for data center uses, along with associated modifications and waivers, to include building height and floor area ratio (FAR) increases.	22.23 0	08/13/2020	09/15/2021 Recommend Approval	10/19/2021 Scheduled	View Staff Report
SUP2021-00031 Escape Salon Sign Modification	06/30/2021	Scott Meyer Randy Thornton	CO	8093-72-5347	To allow a sign modification to add one additional façade sign on an existing building. The ±0.99-acre property is located on a pad site at the central/eastern portion of the Shops at County Center shopping center	0.99 0	08/06/2021	09/15/2021 Recommend Approval	10/19/2021 Scheduled	View Staff Report
CPA2020-00004 Triangle Small Area Plan	01/14/2020	Alexander Vanegas Aisha Medina	PO		Comprehensive Plan Amendment #CPA2017-00004, Triangle Small Area Plan – The Small Area Plan serves as a basis for the long-term vision for future growth and aids in establishing a sense of place for the Triangle Area. The plan provides greater emphasis on detailed planning, visioning, economic development, and design to support the vision. The Triangle Small Area Plan generally encompasses approximately ±376 acres of land that is bisected by U.S. Route 1 and is generally bound by the Town of Dumfries on the north, Fuller Heights Park on the east, Joplin and Fuller Heights Roads on the south and Interstate 95 on the west. This small area plan provides a comprehensive look at the study area including land use, mobility, green infrastructure, design, economic development analysis, cultural resources analysis, level of service analysis, and implementation. Proposed text and maps are available for review on the Planning web site www.pwegov.org/SmallAreaPlans . Potomac Magisterial District			09/01/2021 Recommend Approval	10/19/2021 Scheduled	View Staff Report
REZ2021-00017 Potomac Shores	05/04/2021	Meika Fields Daus Juana Lozano	PO/WD	8289-98-6732	This is a request to amend nonresidential phasing in Proffer #5b of Rezoning #PLN2012-00420 as amended by PRA #PLN2014-00399.	769.61 0	06/16/2021	09/15/2021 Recommend Approval	10/19/2021 Scheduled	View Staff Report
SUP2021-00011 KFC Restaurant at Sudley	01/13/2021	Stephen Gardner Randy Thornton	GA	7697-41-0676	This is a request for special use permit approval for drive-through uses and sign modifications. If approved, the special use permit would replace the existing non-conforming use and structure approvals on the site.	0.89 0	02/24/2021	09/15/2021 Recommend Approval	10/19/2021 Scheduled	View Staff Report
DPA2021-00016 Data Center Opportunity Overlay District		Alexander Stanley Aisha Medina	County Wide		Data Center Opportunity Overlay District - To amend the Zoning Ordinance to create a Data Center Overlay - Innovation Park , create new definitions related to technology, establish standards for Data Center Overlay - Innovation Park uses.			06/16/2021 Recommend Approval	10/19/2021 Scheduled	View Staff Report
PC Scheduled										
PFR2021-00026 Dawkins Branch Substation	06/17/2021	Connie Dalton Aisha Medina	BR	7596-57-0222	Dawkins Branch Substation - This is a request to allow for the construction of an electric substation, the Dawkins Branch Substation on a ±11.07 acre parcel. The site is located approximately 2,500 feet north of the Sudley Manor Drive intersection with Route 234. The site is addressed as 11654 Hayden Road and is identified on County Maps as a portion of GPIN 7596-57-0222; is zoned M-2, Light Industrial; and the Comprehensive Plan Long Range Land Use designation is FEC, Flexible Use Employment Center and REC, Regional Employment Center. The site is in the Data Center Opportunity Overlay District, the Highway Corridor Overlay District, and the Airport Safety Overlay District. Brentsville Magisterial District			10/20/2021 Scheduled		View Staff Report

DEVELOPMENT APPLICATION PROCESSING SCHEDULE

Consolidated Report

Case No./ Name	Date Accepted	Planner / Tech	Mag. Dist.	Main GPIN	Proposal	Acreage / Units	Post Submission Meeting	Planning Commission Hearing Date / Action	BOCS Hearing Date / Action	Completed Date/ Staff Report
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Pending Cases

PC Scheduled

SUP2021-00032 Mystikos Armament LLC Residential Home Business	06/28/2021	Emilie Wolfson Randy Thornton	BR	7396-62-7550	This is a request for a special use permit to allow a home-based firearm manufacturing, gunsmithing and buying and selling firearms with walk-in customers by appointment only.	0.13 0	08/10/2021	11/03/2021 Scheduled		View Staff Report
REZ2021-00001 I-66 & Route 29 Technology Park	08/03/2020	Bryce Barrett Randy Thornton	GA	7397-65-0198	This is a request to amend the proffers associated with Rezoning #REZ1997-0004 to increase the permitted GFA to 2,545,000 square feet to allow for the development of data centers and associated uses. The SUP request is to allow for a data center use subject to the approval of the proffer amendment application.	103.32 0	09/17/2020	10/20/2021 Scheduled		View Staff Report
REZ2021-00003 John Marshall Commons Tech Park	08/14/2020	Scott Meyer Randy Thornton	GA	7397-46-4281	This is a request to rezone ±22.72 acres from B-1, General Business, and M-2, Light Industrial to, O(M), Office Mid-Rise, for the purpose of developing a data center campus. There is a concurrent SUP request to allow for a data center use, subject to the approval of the rezoning application.	22.72 0	09/24/2020	11/03/2021 Scheduled		View Staff Report
SUP2021-00002 I-66 & Route 29 Technology Park	08/03/2020	Bryce Barrett Randy Thornton	GA	7397-65-0198	Special Use Permit to allow for a data center use subject to the approval of the proffer amendment application, REZ2021-00001.	102.38 0	09/17/2020	10/20/2021 Scheduled		View Staff Report
SUP2021-00004 John Marshall Commons Tech Park	08/14/2020	Scott Meyer Randy Thornton	GA	7397-46-4281	This is a Special Use Permit request to allow for a data center use. This application is being concurrently processed with a rezoning request, (#REZ2021-00003) to rezone ±22.72 acres from B-1, General Business, and M-2, Light Industrial to, O(M), Office Mid-Rise, for the purpose of developing a data center campus. The subject property is located to the south of Interstate 66, at the northwestern	22.72 0	09/24/2020	11/03/2021 Scheduled		View Staff Report

Deferred

DPA2017-00002 Fill Dirt	07/12/2016	Alexander Stanley Aisha Medina	County Wide		Fill Dirt - A Zoning Text Amendment to evaluate the special use permit requirements for the storage or disposal of nonagricultural excavation material, if the excavation material is not generated on the farm, in the A-1, Agricultural, Zoning District; Countywide			11/02/2016 Deferred		View Staff Report
DPA2017-00024 Telecommunications & Small Cell Facilities	05/16/2017	Alexander Stanley Aisha Medina	County Wide		Telecommunications & Small Cell Facilities - A Zoning Text Amendment to address changes made during the 2016 and 2017 General Assembly Sessions to the Code of Virginia, and to perform a technical update that reorganizes, reformat, and improves the existing telecommunications regulations through editorial changes and remove of obsolete language. Countywide			04/18/2018 Recommend Approval	05/15/2018 Not Heard	View Staff Report

Under Review

REZ2022-00009 BALLS FORD ROAD	09/23/2021	Emilie Wolfson Juana Lozano	BR	7597-02-0716	This is a request to amend the proffers associated with Proffer Amendment #PLN2001-00348 to allow an increase in FAR to 0.68.	8.98 0	11/02/2021			View Staff Report
REZ2022-00012 CORNER PROPERTIES EQUIPMENT AND STORAGE	10/08/2021	Christopher Perez Juana Lozano	BR	7595-78-9620	This is a request to rezone ±1.9907 acres from M-2, Light Industrial to MT, Industrial Transportation. The proposal is for the storage of vehicles, equipment and construction materials.		11/23/2021			View Staff Report

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Pending Cases										
Under Review										
REZ2022-00013 JKF	10/11/2021	Emilie Wolfson Juana Lozano	BR	7596-80-4477	To rezone ±3.64 acres from A-1, Agricultural, to M-1, Heavy Industrial, to allow for the development of ±50,000 square foot building for industrial uses.		11/29/2021			View Staff Report
SUP2021-00020 Motomember	03/15/2021	Christopher Perez Juana Lozano	BR	7696-65-8558	A request for a special use permit to allow a recreational motor vehicle sales, rental or lease, repair, motorcycle sales, motorcycle rental or lease, repair, and instructional school, with a signage modification. Concurrently being processed with REZ2021-00013, Manassas Mall PRA.	10.33 0	04/26/2021			View Staff Report
REZ2021-00013 Manassas Mall PRA	03/15/2021	Christopher Perez Juana Lozano	BR/CO	7696-65-8558	To amend the proffers associated with #REZ1995-00035 to allow motor vehicle sales. This is being concurrently processed with a special use permit to allow a recreational motor vehicle sales, rental or lease, repair, motorcycle sales, motorcycle rental or lease, repair, and instructional school, with a signage modification.	10.33 0	04/26/2021			View Staff Report
REZ2021-00024 USA Self-Storage at Old Dominion Drive	07/16/2021	Brenda Schulte Juana Lozano	CO	7794-78-0392	This is a request to rezone ±0.81 acres from A-1, Agricultural, to B-1, General Business. There is a concurrent request for a special use permit to allow a self-storage center with an increase in floor area ratio (FAR) on ±2.66 acres.	0.81 0	08/25/2021			View Staff Report
SUP2021-00034 USA Self-Storage at Old Dominion Drive	07/16/2021	Brenda Schulte Juana Lozano	CO	7794-78-0392	Special Use Permit to allow a self-storage center with an increase in floor area ratio (FAR) on ±2.66 acres. There is a concurrent request to rezone ±0.81 acres from A-1, Agricultural, to B-1, General Business.	0.81 0	08/25/2021			View Staff Report
REZ2022-00010 KINGS CREST	10/06/2021	Emilie Wolfson Juana Lozano	CO/OC	7994-70-7727	To rezone ±81.65 acres of vacant land from A-1, Agricultural, to SR-1, Semi-Rural Residential District to allow development of 39 single-family dwellings.	81.65 0	11/18/2021			View Staff Report
REZ2022-00011 East Gate Apartments	10/14/2021	Scott Meyer Randy Thornton	PO	8188-56-7718	To rezone ±10.7 acres from R-4, Suburban Residential, and R-16, Suburban Residential, to R-30, Urban Residential, to develop up to an additional 120 multi-family residential units, resulting in 220 units for the overall project.	10.70 120	11/30/2021			View Staff Report
SUP2022-00008 Haymarket Junction Top Shine Car Wash	09/02/2021	Emilie Wolfson Randy Thornton	GA	7298-61-3823	Special Use Permit to allow a car wash with sign modifications. This is being concurrently processed with a rezoning from M-2, Light Industrial, to B-1, General Business.	0.56 0	10/14/2021			View Staff Report
REZ2018-00007 Gatherings at Occoquan Ridge	01/18/2018	Scott Meyer Randy Thornton	OC	8393-24-4372	This is a request to rezone ±2.08 acres from A-1, Agricultural, to RPC, Residential Planned Community, in order to construct 34 age restricted condominiums.	2.05 55	02/28/2018			View Staff Report
REZ2021-00009 Lake Pointe Residential	01/11/2021	Scott Meyer Randy Thornton	OC	8292-75-8519	To rezone ±15.52 acres from B-1, General Business, to PMR, Planned Mixed Residential, with associated waivers and modifications, including a sign modification, to allow the development of up to 355 multi-family units.	15.52 355	02/24/2021			View Staff Report
REZ2020-00009 Neabsco Center	11/01/2019	Scott Meyer Randy Thornton	WD	8290-87-9418	To amend the proffers associated with #REZ1990-0070 to remove the ±100,000 SF retail shopping center building on the eastern portion of the property, amend the overall layout, and to allow the development of a ±7,400 SF building on the remaining third pad site (Lot 31A 2).	8.08 0	12/16/2019			View Staff Report

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Pending Cases										
Under Review										
REZ2022-00007 Riverside Station Land Bay A	09/13/2021	Stephen Gardner Randy Thornton	WD	8392-95-9150	The above referenced requests consist of two separate rezoning applications identified as Riverside Station Land Bay A and Riverside Station Land Bay B. More specifically, Riverside Station Land Bay A is a request to rezone 6.30 acres from the B-1, General Business, to the PMD, Planned Mixed Use District, to permit up to 330 dwelling units and 40,000 square feet of non-residential uses	6.30 0	10/21/2021			View Staff Report
REZ2022-00008 Riverside Station Land Bay B	09/13/2021	Stephen Gardner Randy Thornton	WD	8392-96-9852	The above referenced requests consist of two separate rezoning applications identified as Riverside Station Land Bay A and Riverside Station Land Bay B. More specifically, Riverside Station Land Bay A is a request to rezone 6.30 acres from the B-1, General Business, to the PMD, Planned Mixed Use District, to permit up to 330 dwelling units and 40,000 square feet of non-residential uses	12.95 0	10/21/2021			View Staff Report
CPA2020-00009 2020 County Registered Historic Sites		Justin Patton Aisha Medina	County Wide	7196-88-3640	2020 County Registered Historic Sites - A Comprehensive Plan Amendment to amend the list of County Registered Historic Sites.					View Staff Report
DPA2020-00020 VWAI Walkability Grant		Connie Dalton Aisha Medina	County Wide		VWAI Walkability Grant - An application for competitive funding assistance supporting attendance and participation in the VWAI (Virginia Walkability Action Institute). The primary goal of VWAI is to prepare local/regional multi-sector teams to pursue policy, systems, and environmental (PSE) changes and interventions to improve population health and reduce chronic disease risk and burden through increased access to physical activity, with a primary focus on walking and walkability. VWAI will include learning concepts that will support equitable achievement of micro- and macro-level infrastructure strategies, in an effort to increase walking and walkability, particularly in communities, by bringing together public health, planning, and transportation sectors.					View Staff Report
Pending										
CPA2016-00009 Innovation EM District		David McGettigan Aisha Medina	BR	7695-26-4026	Innovation EM District - A comprehensive plan amendment to redefine +/- 151.5 acres of the Employment Center R&D/Manufacturing (EM) subdistrict to allow a mix of uses consistent with the goals of the Innovation Sector Plan. This area is zoned PBD, Planned Business District and designated REC, Regional Employment Center and ER, Environmental Resource in the Comprehensive Plan and is located in the Technology, Data Centery Opportunity, Airport Safety, 100-year Flood Hazard, and Resource Protection Area Overlay Districts. Brentsville Magisterial District.	151.50 0				View Staff Report
CPA2017-00002 Zetlin Property		David McGettigan Aisha Medina	BR	7297-51-5436	Zetlin Property - To amend the Comprehensive Plan land use designation for ±17.22 acres from SRL, Suburban Residential Low to CEC, Commercial Employment Center, to provide mixed-use project. The site is identified on County maps as GPIN 7297-51-5436 and is zoned A-1, Agricultural, and designated SRL, Suburban Residential Low in the Comprehensive Plan. The site is located in the Highway Corridor Overlay District. Applicant will submit concurrent rezoning application. Brentsville Magisterial District.	17.22 0				View Staff Report

DEVELOPMENT APPLICATION PROCESSING SCHEDULE

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Pending Cases										
<u>Pending</u>										
CPA2017-00009 Rt. 29/Lake Manassas Small Area Plan		Bryce Barrett Aisha Medina	BR		Route 29 Small Area Plan: This small area plan will replace a portion of the 2008 I-66/Route 29 Sector Plan and provide greater emphasis on detailed planning, visioning, economic development, and design in order to develop a plan that represents the study area with its own character, vision, and implementation strategy. The small area plan generally encompasses approximately 869 acres of land that is located in between U.S. Highway 15 and Interstate 66. The area is bisected by the Lee Highway (Route 29). Approximately ½ mile west of the study area is James Madison Highway (Route 15), while to the east lies Interstate 66 and John Marshall Highway (Route 55). This small area plan provides a comprehensive look at the study area including: land use, mobility, green infrastructure, design guidelines, economic development analysis, cultural resources analysis, level of service analysis, implementation and phasing plans. Proposed text edits and map changes are available for review on the Planning web site www.pwcgov.org/SmallAreaPlans . Brentsville Magisterial District	365.00 0		02/17/2021 Refer Back To PC	06/22/2021 Scheduled	View Staff Report
CPA2021-00002 Bristow Plaza	11/16/2020	Scott Meyer Randy Thornton	BR	7594-28-8497	To amend the Comprehensive Plan long-range land use map designation of ±7.72 acres from SRL, Suburban Residential Low, to GC, General Commercial (pending CPA initiation). Concurrently processed with REZ2021-00006, Bristow Plaza and SUP2021-00010, Bristow Plaza Motor Vehicle Fuel Station.	7.72 0	01/08/2021			View Staff Report
CPA2021-00005 Compton Property - Amazon Data Services	05/27/2021	Bryce Barrett Aisha Medina	BR	7696-56-8064	The Applicant requests a Comprehensive Plan Amendment to replan the Property from General Commercial (“GC”) and Suburban Residential Medium (“SRM”) to the Flexible Use Employment Center (“FEC”) classification. The Applicant concurrently requests a rezoning of the Property from the A-1 District to the Planned Business Development (“PBD”) District administered as the Flexible Office (“O(F)”) District to accommodate development with data center uses up to 75 feet in height.					View Staff Report
DPA2016-00017 Innovation EM District		Meika Fields Daus Aisha Medina	BR	7695-26-4026	Innovation EM District - A zoning text amendment to the County Code Section 32.506.01 et seq., to redefine +/- 151.5 acres of the Employment Center R&D/Manufacturing (EM) subdistrict to allow a mix of uses consistent with the goals of the Technology Overlay District. Brentsville Magisterial District.					View Staff Report
PFR2022-00007 Wellingford Energy Storage Facility		Connie Dalton Aisha Medina	BR	7596-59-1553	This is a request to allow for the construction of an energy storage facility on this ±16.23 acre parcel. The site is addressed as 11800 Prince William Parkway and is identified on County Maps as GPIN 7596-59-1553; is zoned M-2, Light industrial; and the Comprehensive Plan Long Range Land Use designation is ER, Environmental Resource and EI, Industrial Employment. The site is in the Data Center Opportunity Overlay District, the Highway Corridor Overlay District, and the Airport Safety Overlay District. Brentsville Magisterial District					View Staff Report
REZ2020-00025 Lomond Village	08/27/2020	Scott Meyer Randy Thornton	BR	7696-59-5541	To rezone ±14.28 acres from B-1, General Business, to PMR, Planned Mixed Residential, with associated development waivers and modifications, for a mixed-use community, to include up to 157 residential units (townhouse and multi-family) and commercial uses. (Concurrently processed with #CPA2020-00012, pending initiation.)	14.30 0	10/08/2020	10/06/2021 Recommend Approval		View Staff Report

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Pending Cases										
REZ2021-00006 Bristow Plaza	11/16/2020	Scott Meyer Randy Thornton	BR	7594-28-8497	This is a request to rezone ±7.72 acres from A-1, Agricultural, to B-1, General Business, to allow for a mixture of commercial, retail, and office uses in a development to be known as Bristow Plaza. Concurrently processed with #SUP2021-00010, Bristow Plaza Motor Vehicle Fuel Station and Comprehensive Plan Amendment, #CPA2021-00002)	7.71 0	01/08/2021			View Staff Report
REZ2021-00010 Old Carolina Overlook	01/27/2021	Alexander Stanley Randy Thornton	BR	7297-55-9404	To rezone ±15.92 acres from A-1, Agricultural, to SR-1, Semi Rural Residential, to allow the development of up to 12 single-family residences.	15.93 12	03/10/2021			View Staff Report
REZ2021-00014 Wellington Glen Parcel J/K	04/16/2021	Scott Meyer Randy Thornton	BR	7596-61-9286	To amend the proffers on a portion of the property associated with REZ #PLN2004-00105; change the master zoning plan to allow O(F), Office Flex, and M-2, Light Industrial, uses; reduce buffer widths, and allow waivers and modifications, including use modifications, among other revisions.	46.80 0	05/27/2021			View Staff Report
REZ2021-00015 Contractors Court	04/16/2021	Christopher Perez Juana Lozano	BR	7595-56-7123	To rezone ±6.2139 acres from M-1, Heavy Industrial to M/T, Industrial Transportation.	6.21 0	05/26/2021	10/06/2021 Recommend Approval		View Staff Report
REZ2021-00016 Broad Run Industrial Park Lot 1A	04/15/2021	Christopher Perez Randy Thornton	BR	7595-69-2101	To rezone ±2.43 acres from M-2, Light Industrial, to M/T, Industrial/Transportation.	2.43 0				View Staff Report
REZ2021-00018 Hudson Limited Partnership	05/14/2021	Alexander Stanley Randy Thornton	BR	7696-42-2354	To rezone ±8.5104 acres from A-1, Agricultural and M-2, Light Industrial, to M-2, Light Industrial with associated waivers and modification	8.51 0	06/23/2021			View Staff Report
REZ2021-00019 Compton Property Rezoning	06/02/2021	Christopher Perez Randy Thornton	BR	7696-56-8064	This is a request to rezone ±77.014 acres from A-1, Agricultural to PBD, Planned Business District, and to rezone 0.902 acres from B-1 General Business to PBD, Planned Business District, for the purpose of developing a data center and an electrical substation campus. There is a concurrent SUP request to allow for the data center use and the electrical substation outside the data center overlay district, subject to the approval of the rezoning application. As part of the request the applicant is seeking a modification to the building height to permit a max building height of 75 feet and a proposed Comprehensive Plan Amendment to change the designation to FEC, Flexible Employment Center which is being reviewed under CPA2021-00005	77.01 0	07/14/2021			View Staff Report
REZ2021-00022 KH Data Capital Development	06/28/2021	Christopher Perez Juana Lozano	BR	7596-56-3489	To rezone from M-2 without proffers to M-2 with proffers for data center and associated modifications to increase the permitted maximum FAR to allow for the maximum GFA and height modification to permit data centers on the property to be a maximum of 70ft. There is also a Public Facilities Review taking place on this property which is being reviewed under PFR#2021-00026.	37.11 0	08/10/2021			View Staff Report
REZ2022-00002 Williams Property	08/10/2021	Scott Meyer Juana Lozano	BR	7297-27-9016	To rezone ±36.13 acres from A-1, Agricultural, to SR-1C, Semi-Rural Residential Cluster, to allow for the development of up to 25 single-family detached dwelling units with associated open space.	36.13 0	09/22/2021			View Staff Report

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Pending Cases										
REZ2022-00004 Cedar Meadows	08/25/2021	Scott Meyer Juana Lozano	BR	7493-48-3246	This is a request to amend the proffers associated with Proffer Amendment #REZ2020-00008 to return the property for additional 7-Eleven land to its pre-purchase contract zoning.		10/06/2021			View Staff Report
SUP2019-00004 Casalight Nokesville Child Care School	07/18/2018	Scott Meyer Randy Thornton	BR	7494-68-2020	This is a special use permit request to allow a private school with associated child care facility.	5.00 0	08/29/2018			View Staff Report
SUP2021-00010 Bristow Plaza Motor Vehicle Fuel Station	11/16/2020	Scott Meyer Randy Thornton	BR	7594-28-8497	To allow a special use permit for a motor vehicle fuel station (retail), including a by-right quick service food store. (Concurrently processed with #CPA2021-00002, pending initiation, and #REZ2021-00006.)	1.97 0	01/08/2021			View Staff Report
SUP2021-00030 Compton Property Special Use Permit	06/02/2021	Christopher Perez Randy Thornton	BR	7696-56-8064	SUP request to allow for the data center use and the electrical substation outside the data center overlay district, subject to the approval of the rezoning application. As part of the request the applicant is seeking a modification to the building height to permit a max building height of 75 feet. There is also a request to rezone ±77.014 acres from A-1, Agricultural to PBD, Planned Business District, and to rezone 0.902 acres from B-1 General Business to PBD, Planned Business District, for the purpose of developing a data center and an electrical substation campus and a proposed Comprehensive Plan Amendment to change the designation to FEC, Flexible Employment Center which is being reviewed under CPA2021-00005	77.01 0	07/14/2021			View Staff Report
SUP2022-00005 Sure Shot Gunsmithing, LLC	08/24/2021	Christopher Perez	BR	7592-70-5695	This is a request for a special use permit to allow a home-based firearm service/repair with walk-in customers by appointment only.	10.00 0	10/05/2021			View Staff Report
SUP2022-00006 Reddick and Sons Rural Home Business		Scott Meyer Randy Thornton	BR			26.70 0				View Staff Report
CPA2020-00003 Yorkshire Small Area Plan		Aisha Medina	BR/GA		Yorkshire Small Area Plan					View Staff Report
CPA2021-00003 Bethlehem Road Sector Plan		Aisha Medina	BR/GA		Bethlehem Road Sector Plan					View Staff Report
CPA2016-00007 Kline Property	05/18/2016	Connie Dalton Randy Thornton	CO	7895-32-7841	Kline Property CPA - To amend the Comprehensive Plan land use designation for ±49 acres from CEC, Community Employment Center, to CEC, Community Employment Center, with a Center of Community Overlay. (Concurrently being processed with #REZ2016-00021 and #SUP2017-00037.)	49.00 0		11/20/2019 Recommend Approval	11/17/2020 Deferred	View Staff Report
CPA2020-00002 Fairgrounds Sector Plan		Aisha Medina	CO		Fairgrounds Sector Plan					View Staff Report

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Pending Cases										
REZ2016-00021 Kline Property	05/18/2016	Scott Meyer Randy Thornton	CO	7895-32-7841	Kline Property - To rezone ±92.19 acres from A-1, Agricultural, to PBD, Planned Business District, and PMR, Planned Mixed Residential and SR-1C, Semi-Rural Residential Cluster, with associated signage modifications and development waivers/modifications, to develop mixed residential, retail, commercial, office, and recreational/institutional uses. A mixture of multi-family, single-family attached (townhouse), and single-family detached residential dwellings are being proposed, not to exceed a combined total of 250 units.	100.45 0	06/30/2016	11/20/2019 Recommend Approval	11/17/2020 Deferred	View Staff Report
REZ2017-00008 Purcell Road Rezoning	10/05/2016	Scott Meyer Randy Thornton	CO	7993-42-5999	Purcell Road Rezoning - This is a request to rezone ±55.03 acres from A-1, Agricultural, to SR-1, Semi-Rural Residential, for the development of up to 22 lots for single-family detached dwellings, with a 1 acre minimum lot area.	55.03 22	11/18/2016			View Staff Report
REZ2018-00026 Independent Hill	07/20/2018	Christopher Perez Randy Thornton	CO	7891-58-0258	This is a request to rezone ±69.05 acres from A-1, Agricultural, to PMR, Planned Mixed Residential, to allow for ±235 residential units and 220,000 sq. ft. of commercial development.	69.05 235	08/08/2018			View Staff Report
REZ2021-00004 Congressional Storage	08/28/2020	Stephen Gardner Randy Thornton	CO	7794-78-2053	This is a request to rezone an approximately ±0.345-acre portion of the subject property currently addressed 10615 Dumfries Road, and identified on County maps as GPIN 7794-78-2053(pt.), from A-1, Agricultural, to B-1, General Business. This application is being concurrently processed with a special use permit (SUP2021-00007) request to allow a self-storage center and interim commercial parking use. The SUP area includes ±2.473-acres and is located at 10613 and 10615 Dumfries Road, and identified on County maps as GPINs 7794-78-1662 and 7794-78-2053. The subject area is zoned B-1, General Business, and A-1, Agricultural; is designated CEC, Community Employment Center, in the Comprehensive Plan; is located within the Route 234 (Dumfries Road) Highway Corridor Overlay District, Airport Safety Overlay District, and is subject to proffers pursuant to REZ2011-000268. Coles Magisterial District.		10/06/2020			View Staff Report
REZ2021-00021 Richmond Station - Landbay C	06/16/2021	Scott Meyer Juana Lozano	CO	7895-29-7577.01	To amend Proffer 1.2 of REZ #PLN2014-00316 in order to change the phasing component to eliminate the required marketing period for potential nonresidential uses in Land Bay C, in order to develop up to 16 multi-family residential units, as approved. There will be no increase in the overall number of residential units or density.	1.14 16	08/05/2021			View Staff Report
REZ2021-00023 Raising Cane's Drive-Through PRA	07/13/2021	Christopher Perez Randy Thornton	CO	7895-27-8091	To amend the proffers associated with #REZ1987-0023 to allow drive-through uses and remove proffers that no longer apply or were previously satisfied. This is being concurrently processed with a special use permit to allow a drive-through restaurant and sign modification	1.71 0	08/25/2021			View Staff Report
SUP2017-00037 Kline Property - CVS Pharmacy (Drive-Through)	03/09/2017	Scott Meyer Randy Thornton	CO	7895-23-4912	To allow a drive-through facility and signage modifications associated with a pharmacy/retail store. The subject ±2.4-acre site is located southeast of the intersection of Prince William Pkwy.	2.40 0	04/21/2017	11/20/2019 Recommend Approval	11/17/2020 Deferred	View Staff Report

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Pending Cases										
SUP2021-00007 Congressional Storage	08/28/2020	Stephen Gardner Randy Thornton	CO	7794-78-2053	This is a request to allow a self-storage center and interim commercial parking use. This application is being concurrently processed with REZ2021-00004, a request to rezone an approximately ±0.345-acre portion of the subject property currently addressed 10615 Dumfries Road, and identified on County maps as GPIN 7794-78-2053, from A-1, Agricultural to B-1, General Business. The SUP subject ±2.473-acres property is located at 10613 and 10615 Dumfries Road, and identified on County maps as GPINs 7794-78-1662 and 7794-78-2053. The subject area is zoned B-1, General Business and A-1, Agricultural; is designated CEC, Community Employment Center, in the Comprehensive Plan; is located within the Route 234 (Dumfries Road) Highway Corridor Overlay District, Airport Safety Overlay District, and is subject to REZ2011-000268 proffers. Coles Magisterial District.	2.47 0	10/06/2020			View Staff Report
SUP2021-00012 Sikh Center of Virginia	12/01/2020	Alexander Stanley Randy Thornton	CO	7895-31-3540	To allow for a ±36,000-square-foot expansion of an existing religious institution to include Sunday school services for children, a rectory for up to three priests, and related facilities; and a sign modification on ±11.60 acres	11.60 0	01/12/2021			View Staff Report
SUP2021-00017 Woodbridge Elks Lodge LED Sign	03/03/2021	Scott Meyer Juana Lozano	CO	8091-86-5636	A request for a sign modification to replace monument sign with LED Sign.	7.95 0	03/24/2021			View Staff Report
SUP2021-00033 Raising Cane's Restaurant Drive-Through SUP	07/13/2021	Brenda Schulte Randy Thornton	CO	7895-27-8091	Through SUP - Special use permit to allow a drive-through restaurant and sign modifications and a proffer amendment to amend the proffers associated with #REZ1987-0023 to allow drive-through uses and remove proffers that no longer apply or were previously satisfied.	1.71 0	08/25/2021			View Staff Report
SUP2022-00001 Choe Salon	07/30/2021	Emilie Wolfson Randy Thornton	CO	7895-37-5227	This is a request for a special use permit to allow a home-based barber/beauty salon with walk-in business. This is a request for a special use permit to allow a home-based barber/beauty salon with walk-in business.	1.03 0	09/06/2021			View Staff Report
MOD2021-00016 Star of Bethlehem		Christopher Perez Juana Lozano	PO	8188-91-1724	To amend conditions under PLN2007-00456 to reduce gross floor area.	6.08 0				
SUP2020-00001 Ashland Square Parcel B-Motor Vehicle Repair	07/23/2019	Scott Meyer Juana Lozano	PO	8090-58-8302	Ashland Square Parcel B-Motor Vehicle Repair. This is a request for a special use permit to allow a motor vehicle repair shop with up to 8 repair service bays and associated signage modifications on a commercial pad site encompassing ±1.54 acres in the B-1, General Business, zoning district.	1.38 0	09/05/2019			View Staff Report
SUP2020-00002 Ashland Square Parcel B-Motor Vehicle Fuel Station	07/23/2019	Scott Meyer Juana Lozano	PO	8090-58-8302	This is a request for a special use permit to allow a motor vehicle fuel station (retail) with quick service food store and associated signage modifications on a commercial pad site encompassing ±1.63 acres.	1.79 0	09/05/2019			View Staff Report
SUP2020-00003 Ashland Square Parcel B-Car Wash	07/23/2019	Scott Meyer Juana Lozano	PO	8090-58-8302	This is a request for a special use permit to allow a full-service (self-service and manned) car wash and associated signage modifications, to include a new electronic message board sign, on a commercial pad site encompassing ±1.31 acres.	1.31 0	09/05/2019			View Staff Report

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Pending Cases										
SUP2021-00025 Quantico Centre Popeyes	04/05/2021	Christopher Perez Juana Lozano	PO	8189-68-5008	Special Use Permit request to allow a restaurant with drive-through facility and associated signage.	1.17 0	05/11/2021			View Staff Report
SUP2022-00004 Chick-Fil-A on Pine Bluff Drive	07/29/2021	Christopher Perez Juana Lozano	PO	8289-27-4827	This is a request for special use permit approval to allow for drive-through facilities in connection with a by-right restaurant and associated sign modifications.	2.70 0	09/16/2021			View Staff Report
CPA2021-00004 PW Digital Gateway	05/19/2021	Bryce Barrett Aisha Medina	GA	7498-83-1869	The Applicant requests a Comprehensive Plan Amendment to create a Digital Corridor.					View Staff Report
MOD2021-00001 Bull Run Country Club	08/17/2020	Scott Meyer Randy Thornton	GA	7200-84-8064	Minor Modification to change the site layout or configuration to remove 10-acre portion of the property from the SUP and from being subject to the SUP conditions.	168.10 0				
REZ2016-00028 Utterback Rezoning	07/07/2016	Scott Meyer Randy Thornton	GA	7398-16-7933	Request to rezone ±81.6 acres from A-1, Agricultural, to PMR, Planned Mixed Residential, to allow up to 237 single-family detached residential units, and with associated waivers and modifications	81.60 230	08/19/2016			View Staff Report
REZ2018-00023 American Trade Center	05/16/2018	Christopher Perez Randy Thornton	GA	7597-73-4080	This is a request to rezone a ±7.16-acre site from A-1, Agricultural, and B-3, Convenience Retail, to B-1, General Business, and approve special use permits to allow two drive-through restaurants and a motor vehicle fuel station.	7.16 0	06/28/2018			View Staff Report
REZ2021-00020 John Marshall Village Addition	08/16/2021	Christopher Perez Randy Thornton	GA	7397-28-3631	This is a request to rezone the subject area from A-1, Agricultural to V, Village, to allow for the development of 18 two-over-two multi-family residential units. It is concurrently being processed with a Special Use Permit (SUP2022-00003) to allow multi-family dwellings on lots in excess of 1 acre.	1.50 18	08/26/2021			View Staff Report
REZ2022-00005 Haymarket Junction Top Shine Car Wash	09/02/2021	Emilie Wolfson Randy Thornton	GA	7298-61-3823	To rezone ±0.56 acres from M-2, Light Industrial, to B-1, General Business. This is being concurrently processed with a special use permit to allow a car wash with signage modifications.	0.56 0	10/14/2021			View Staff Report
REZ2022-00006 DBBD Associates LLC - Balls Ford Road	08/26/2021	Emilie Wolfson Juana Lozano	GA	7697-56-9572	This is a request for a Proffer Amendment to PLN2007-00492 to expand the list of permitted uses on the site. The current uses include warehouse with accessory mounting, changing and repairing tires.	2.46 0	09/29/2021			View Staff Report
SUP2018-00041 American Trade Center Building B	05/16/2018	Christopher Perez Randy Thornton	GA	7597-73-7592	This is a request for approval of a special use permit to allow a drive-through associated with a restaurant within Building B. The subject application is companion to Rezoning #REZ2018-00023, American Trade Center.	7.16 0	06/28/2018			View Staff Report
SUP2018-00042 American Trade Center Building C	05/16/2018	Christopher Perez Randy Thornton	GA	7597-73-7592	This is a request for approval of a special use permit to allow a drive-through associated with a restaurant within Building C. The subject application is companion to Rezoning #REZ2018-00023, American Trade Center.	7.16 0	06/28/2018			View Staff Report
SUP2018-00043 American Trade Center Motor Vehicle Fuel Station	05/16/2018	Christopher Perez Randy Thornton	GA	7597-73-4080	This is a request for approval of a special use permit to allow a motor vehicle fuel station. The subject application is companion to Rezoning #REZ2018-00023, American Trade Center.	7.16 0	06/28/2018			View Staff Report

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Pending Cases										
SUP2020-00017 Sudley Road Dunkin' Drive-Through	12/06/2019	Scott Meyer Juana Lozano	GA	7697-34-4306	Sudley Road Dunkin' Drive-Through is a request to construct a new freestanding ±700 square foot building with 2 drive-up service windows and associated signage modifications, to supplement an existing restaurant that will remain on the property in its current location.	2.74 0	01/16/2020			View Staff Report
SUP2020-00024 Frontier Landscaping Services	04/27/2020	Scott Meyer Randy Thornton	GA	7198-43-3096	To allow a landscaping service use with outside storage on a ±3.0 acre parcel in the rural area.	3.00 0	06/04/2020			View Staff Report
SUP2021-00021 Sheetz - Gainesville Crossing	03/24/2021	Alexander Stanley Juana Lozano	GA	7497-26-9610	This is a request to allow a motor vehicle fuel station, with a quick service food store and drive-through restaurant	2.39 0	05/04/2021			View Staff Report
SUP2022-00003 John Marshall Village Addition	07/15/2021	Christopher Perez Randy Thornton	GA	7397-28-3631	Special Use Permit to allow multi-family dwellings on lots in excess of 1 acre and is being concurrently processed with a request to rezone (REZ2021-00020) the subject area from A-1, Agricultural to V, Village, to allow for the development of 18 two-over-two multi-family residential units.	1.50 0	08/26/2021			View Staff Report
SUP2022-00007 Freddy's Steakburgers at Sudley Manor	08/26/2021	Emilie Wolfson Randy Thornton	GA	7697-10-9039	This is a request for special use permit approval to allow for drive-through facilities in connection with a by-right restaurant and associated sign modifications.	1.67 0	10/06/2021			View Staff Report
REZ2018-00024 MGM Enterprises Office Building	05/23/2018	Scott Meyer Randy Thornton	NE	8192-66-8293	To rezone ±4.76 acres from A-1, Agricultural, and O(L), Office Low-Rise, to O(M), Office Mid-Rise, to develop a four-story mixed use building with retail and office space.	4.76 0	07/03/2018			View Staff Report
REZ2019-00018 Quartz District	12/04/2018	Scott Meyer Randy Thornton	NE	8192-74-5435	To rezone ±145.053 acres from A-1, Agricultural, O(H), Office High-Rise, and R-2, Suburban Residential, to PMR, Planned Mixed Residential, and PMD, Planned Mixed Use District, with associated waivers/modifications, including use and height modifications. The proposed mixed-use project will generally include a commercial center (±300,000 square feet of retail/commercial and office uses); up to 1,015 residential units (townhouse and multi-family); various access and pedestrian improvements; and public use and open space areas.	143.12 0	01/18/2019			View Staff Report
REZ2020-00023 Primeland	07/30/2020	Connie Dalton Randy Thornton	NE	8192-76-5856	This is a request to amend the proffers pursuant to #REZ1989-0074 to expand the permitted uses to allow for a mixed-use development including 16 multi-family units. T	2.53 0	09/15/2020			View Staff Report
REZ2021-00008 Windsor Oaks	12/21/2020	Scott Meyer Randy Thornton	OC	8192-95-1352	To rezone ±9.77 acres from O(M), Office Mid-Rise, to PMR, Planned Mixed Residential, to develop a mixed-use community, consisting of up to 160 multi-family residential units and 25,000 square feet of commercial/retail uses, and with associated waivers and modifications.	9.77 160	02/05/2021			View Staff Report
SUP2020-00030 Parkway Church	09/22/2020	Scott Meyer Juana Lozano	OC	8192-86-5136	This is a request to amend the current SUP for a religious institution and related facilities (SUP#PLN2010-00263, Bethel Free Will Baptist Church) to include a child care center or adult day care center in place of the existing private school/preschool, and to request a signage modification to replace the existing changeable copy monument sign with a new electronic message board (LED) sign.	5.59 0	11/05/2020			View Staff Report

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Pending Cases										
<u>Pending</u>										
SUP2021-00013 Revival Baptist Ministries	12/07/2020	Scott Meyer Randy Thornton	OC	8292-96-4121	To allow for religious institution in existing building.	2.72 0	01/12/2021			View Staff Report
SUP2021-00018 It's Baking Day	02/16/2021	Christopher Perez Juana Lozano	OC	8292-99-2359	Special Use Permit request to allow a home business with the installation of an additional oven for baking in the home.	0.24 0	03/09/2021			View Staff Report
SUP2021-00024 Accurate Printing Sign	03/25/2021	Stephen Gardner Juana Lozano	OC	8292-92-8302	Request for a sign modification to allow a 480-square-foot façade sign facing I-95	4.71 0	04/27/2021			View Staff Report
DPA2022-00001 Route 1 / Route 123 STARs Study		David McGettigan Aisha Medina	WD							View Staff Report
MOD2021-00014 Koons Opitz Property	06/07/2021	Stephen Gardner Randy Thornton	WD	8391-36-6375	Minor modification to amend FAR increase under SUP1989-0026.	5.47 0				
MOD2021-00015 Koons Opitz Property	06/07/2021	Stephen Gardner Randy Thornton	WD	8391-36-6375	Minor modification to amend FAR increase under PLN2009-00105.	5.47 0				
REZ2016-00026 Marumscio Assemblage	07/12/2016	Christopher Perez Juana Lozano	WD	8392-73-5504	A request to rezone a 3.44-acre property from B-1, General Business to R-16, Suburban Residential High, for the development of 48 multifamily units.	3.44 48	08/27/2021			View Staff Report
REZ2022-00001 Belmont Bay PRA	08/06/2021	Alexander Vanegas Randy Thornton	WD	8492-32-4965	This is a request to amend the proffers associated with Rezoning #REZ1999-0022 to amend the land bay designations associated with the existing PMD, Planned Mixed Use District to be in alignment with the North Woodbridge Small Area Plan. The subject property of the proffer amendment is ± 170.91 acres and consists of GPINs 8492-43-5597, 8492-44-0370, 8492-44-5722, 8492-44-1022, 8492-53-7716, 8492-32-4965, 8492-34-3596, 8492-33-1450, 8492-04-7238, 8492-04-4258, 8492-05-6910, 8492-06-9238 and 8492-25-9095 and the property is zoned PMD, Planned Mixed Use District. The Applicant is proposing to convert 411 previously approved age-restricted residential units to market rate units and add 979 residential units. In addition, the Applicant is proposing to provide two mixed-use commercial districts – the Transit District and the Marina District. This application is also proposing a reduction in the approved commercial uses to ±65,000 sq. ft. of nonresidential uses of commercial, exclusive of a potential hotel and a continuing care retirement community. Associated with the request are numerous waivers and modifications. The Special Use Permit is amending SUP1999-0014 for ±27.04 acres consisting of GPINs 8492-43-5597, 8492-44-0370, 8492-44-5722, 8492-44-1022 and 8492-53-7716 to support the Town Center of the development and associated modifications and waivers.	170.91 0	09/17/2021			View Staff Report
REZ2022-00003 Jefferson Plaza Redevelopment	08/23/2021	Alexander Stanley Juana Lozano	WD	8392-82-6885	To rezone ±7.62 acres from B-1, General Business District, to RU, Urban Residential, to allow for the development of 240 affordable multi-family dwellings.	7.62 0	10/06/2021			View Staff Report

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Pending Cases										
SUP2021-00016 PMG Richmond Highway	02/04/2021	Alexander Stanley Juana Lozano	WD	8392-82-2498	This is a request to allow a motor vehicle fuel station with a by-right quick service food store and restaurant on ±0.8952 acres.	0.90 0	03/19/2021			View Staff Report
SUP2022-00002 Belmont Bay SUP	08/06/2021	Alexander Vanegas Randy Thornton	WD	8492-53-7716	The Special Use Permit is amending SUP1999-0014 for ±27.04 acres consisting of GPINS 8492-43-5597, 8492-44-0370, 8492-44-5722, 8492-44-1022 and 8492-53-7716 to support the Town Center of the development and associated modifications and waivers.	27.04 0	09/17/2021			View Staff Report
CPA2015-20004 Economic Development Plan Update		David McGettigan Aisha Medina	County Wide		Economic Development Plan Update - To incorporate new BOCS policies regarding targeted industries, new economic development initiatives, and guidance for future initiatives and land use cases.					View Staff Report
CPA2016-00001 Urban Development Areas (UDA)		David McGettigan Aisha Medina	County Wide		Urban Development Areas (UDA) - Comprehensive Plan Amendment to Recognize That Land Use Designations Currently Contained Within the County's Comprehensive Plan Meet the Density Requirements of Urban Development Areas for the Purposes of HB2 Transportation Project Prioritization			09/02/2015 Not Heard	07/14/2015 Initiated	View Staff Report
CPA2018-00006 Transportation Chapter Update		Bryce Barrett	County Wide		Transportation Chapter Update to the Comprehensive Plan; to include: Route 28 Study recommendations, Old Bridge Road, Gainesville Bypass, and a Commuter Lot Analysis.					View Staff Report
CPA2018-00007 Land Use Chapter Update		David McGettigan Aisha Medina	County Wide		Land Use Chapter Update to the Comprehensive Plan.					View Staff Report
CPA2018-00009 Rural Area Preservation Study Implementation	03/07/2018	David McGettigan Aisha Medina	County Wide		Rural Preservation (Rural Area Plan) - A Comprehensive Plan Amendment to incorporate the recommendations of the Rural Area Preservation Study into the Comprehensive Plan. The Rural Area Plan establishes a new vision for the Rural Area, new goals, and action strategies to guide preservation tools. The Plan identifies special character areas that recognize the diverse make-up of the Rural Area. Countywide			03/17/2021 Recommend Denial		View Staff Report
CPA2018-00010 Potomac Community Design Guidelines		David McGettigan Aisha Medina	County Wide		Potomac Community Design Guidelines - A Comprehensive Plan Amendment to incorporate the Potomac Community Design Guidelines into the Comprehensive Plan Update.					View Staff Report
CPA2018-00013 Regional Activity Centers		David McGettigan Aisha Medina	County Wide		Regional Activity Centers - A Comprehensive Plan Amendment to incorporate Metropolitan Washington Council of Governments (MWCOG) Regional Activity Centers into the Comprehensive Plan Update.					View Staff Report
CPA2018-00014 Level of Service Standards - Utilities		David McGettigan Aisha Medina	County Wide		Level of Service Standards - Utilities - A Comprehensive Plan amendment to review Level of Service (LOS) standards including, but not limited to, Sanitary Sewer.					View Staff Report
CPA2022-00001 Comprehensive Plan - Housing Chapter Update		Connie Dalton Aisha Medina	County Wide		Housing Chapter Update to the Comprehensive Plan.					View Staff Report

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Pending Cases										
CPA2022-00002 Comprehensive Plan - Sewer Chapter Update		Bryce Barrett Aisha Medina	County Wide		Sewer Chapter Update to the Comprehensive Plan.					View Staff Report
CPA2022-00003 CPA - TRANSFER OF DEVELOPMENT RIGHTS		David McGettigan Aisha Medina	County Wide							View Staff Report
DPA2016-00018 Big Box	06/22/2016	Alexander Stanley Aisha Medina	County Wide		Big Box Ordinance - A Zoning Text Amendment to allow by-right development of retail uses exceeding 80,000 square feet in gross floor area in appropriate locations. Countywide.					View Staff Report
DPA2017-00008 Transfer of Development Rights	09/21/2016	David McGettigan Aisha Medina	County Wide		Transfer of Development Rights - A Zoning Text Amendment to allow the transfer of residential density from eligible sending areas within the Rural Area to eligible receiving areas transferred through a voluntary process for permanently conserving agricultural and forestry uses of lands and preserving rural open spaces, and natural and scenic resources. Countywide This is part of and concurrent to #CPA2018-00009; Rural Area Plan.			03/17/2021 Recommend Denial		View Staff Report
DPA2017-00009 Rural Cluster	09/21/2016	Alexander Stanley Aisha Medina	County Wide		Conservation Residential - An amendment to the Prince William County Zoning Ordinance to create a Conservation Residential District, which would allow rural cluster development, for the purpose of preserving and connecting open spaces, connecting trail and passive recreation networks, and preserving farmland. Countywide			03/17/2021 Recommend Denial		View Staff Report
DPA2017-00012 NCU	01/24/2017	Alexander Stanley Aisha Medina	County Wide		NCU - A zoning text amendment to re-evaluate, review, and modify current regulations pertaining to nonconforming lots, structures, and uses.					View Staff Report
DPA2017-00025 Minor Changes to Written Determinations		Alexander Stanley Aisha Medina	County Wide		Minor Changes to Written Determinations - A Zoning Text Amendment to address changes made by the 2017 General Assembly Session to the Code of Virginia.					View Staff Report
DPA2021-00010 Nonconforming Structures	06/16/2020	Alexander Stanley Aisha Medina	County Wide		Nonconforming Structures - An amendment to the Prince William County Zoning Ordinance Section 32-601.32 – Permitted Changes of Nonconforming Structures, for the purpose amending the language that allows expansion of nonconforming structures and restrict expansions from occurring by-right.					View Staff Report
DPA2021-00013 Northern VA Regional Water Supply Plan		Alexander Vanegas Aisha Medina	County Wide							View Staff Report
DPA2021-00017 Technology Overlay District		Alexander Stanley Aisha Medina	County Wide		Technology Overlay District - To amend the Zoning Ordinance to create a Technology Overlay District - Innovation Park , create new definitions related to technology, establish standards for Data Center Overlay - Innovation Park uses.					View Staff Report
DPA2021-00020 Data Center Opportunity Zone Overlay District		Alexander Stanley Aisha Medina	County Wide		A Zoning Text Amendment to policies and regulations related to data center development including the Data Center Opportunity Zone Overlay District. This includes design guidelines update, creating sustainability guidelines, and amendments to the overlay district map.					View Staff Report

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Case No./ Name	Date Accepted	Planner / Tech	Mag. Dist.	Main GPIN	Proposal	Acreage / Units	Post Submission Meeting	Planning Commission Hearing Date / Action	BOCS Hearing Date / Action	Completed Date/ Staff Report
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Pending Cases

Pending

DPA2021-00021 Data Center Opportunity Zone Overlay District		Alexander Stanley	County Wide							View Staff Report
DPA2022-00003 Affordable Dwelling Unit Ordinance		David McGettigan Aisha Medina	County Wide		Affordable Dwelling Unit Ordinance - The Housing Chapter of the Comprehensive Plan recommend implementing ADU.					View Staff Report
DPA2022-00004 Historic Overlay District for Thoroughfare		Justin Patton Aisha Medina	County Wide		Historic Overlay District for Thoroughfare - The Prince William County Department of Parks, Recreation and Tourism and the Department of Planning will host a public meeting on the Thoroughfare Community History Project on Tuesday, August 31st at 6:00pm at the Haymarket-Gainesville Library located at 14870 Lightner Rd, Haymarket, VA 20169. The Thoroughfare Community History Project was initiated by the Prince William Board of County Supervisors on June 15, 2021. The study will focus on the Thoroughfare area westward along Route 55/John Marshall Highway to Thoroughfare Gap. You are receiving this notice because property you own is in or adjacent the study area. This project will include a survey of the history of the Thoroughfare community through oral histories, architectural study, and an archaeological assessment. The County will work with the community, property owners and stake holders throughout this research project. County staff and the lead cultural resource consultant for the project will be on hand to review the scope of research, timeline and expectations and goals.					View Staff Report

Suspended (On-Hold)

CPA2015-20000 Virginia Gateway Addition West	12/10/2014	David McGettigan Aisha Medina	BR	7397-52-1183	Virginia Gateway Addition (West) CPA - Amend Comprehensive Plan Land Use map. Approx. 10.0189 acres from Community Employment Center (CEC) and Suburban Residential Low (SRL) to General Commercial (GC).	10.02 0	01/13/2015			View Staff Report
CPA2020-00012 Lomond Village	01/21/2021	Connie Dalton	BR	7696-59-5541	Lomond Village - A Comprehensive Plan Amendment to change approximately 14.3 acres from GC, General Commercial, to HDN, High Density Neighborhood. The property is identified on County Maps as GPIN 7696-59-5541, is zoned B-1; General Business, and designated GC, General Commercial in the Comprehensive Plan. The applicant has filed a concurrent rezoning, #REZ2020-00025.	14.30 0	10/08/2020			View Staff Report
PFR2018-00016 Valley View Park Maintenance Facility	02/27/2019	Connie Dalton Aisha Medina	BR	7594-60-6443	To allow Prince William County Parks and Recreation to construct four new maintenance facilities, a ±5,050 SF administration office, a ±5,170 SF storage facility, a ±2,250 SF material storage facility, and a ±8,400 SF vehicle storage facility. The facilities are to be constructed at the Valley View Park maintenance facility which is located northwest of the intersection of Crockett Rd. and Valley View Dr.; is addressed as 11930 Valley View Dr.; and is identified on County maps as GPIN 7594-60-6443. The site is located within the Rural Area of the County and is designated P&OS, Parks and Open Space in the Comprehensive Plan; is zoned A-1, Agricultural, and is located within both the Airport Safety and Domestic Fowl Overlay Districts. The site is also located in the Dam Inundation Zone for Lake Manassas.	9.54 0	02/27/2019			View Staff Report

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Suspended (On-Hold)										
PLN2005-00599 DIECA COMMUNICATIONS PROFFER AMENDMENT	12/01/2014	Christopher Perez Randy Thornton	BR	7695-27-2089	AMEND PROFFERS TO RECONCILE PROFFER STATEMENT WITH TECHNOLOGY OVERLAY DISTRICT	29.16 0				View Staff Report
PLN2006-00353 CARVER ROAD PROPERTY	11/17/2005	Christopher Perez Randy Thornton	BR	7397-03-1356	REZONE 6.7724 ACRES FROM A-1 TO O(L) TO BUILD TWO OFFICE BUILDINGS. THE PROPERTY IS DESIGNATED CEC, COMMUNITY EMPLOYMENT CENTER & HCOD	6.77 0				View Staff Report
PLN2006-00485 LAKE MANASSAS OVERLOOK - SAM JONES PROPERTY	11/12/2014	David McGettigan Aisha Medina	BR	7397-21-7084	LAKE MANASSAS OVERLOOK - SAM JONES PROPERTY - TEXT AND MAP AMENDMENT TO CHANGE LONG-RANGE DESIGNATION OF APPROX. 65 ACRES ON 5 PARCELS FROM COMMUNITY EMPLOYMENT CENTER AND ENVIRONMENTAL RESOURCE, TO CEC, ER, AND SUBURBAN RESIDENTIAL HIGH FOR THE CONSTRUCTION OF HOTEL, OFFICES, AND 195 HOMES. Concurrently processed with REZ #PLN2006-00956; Vistas At Lake Manassas.	64.59 0	02/02/2006			View Staff Report
PLN2006-00956 VISTAS AT LAKE MANASSAS	11/12/2014	Christopher Perez Randy Thornton	BR	7397-21-7084	VISTAS AT LAKE MANASSAS - TO REZONE 20.73 ACRES TO PBD AND 43.98 ACRES TO PMR (210) RESIDENTIAL DWELLING UNITS-(130 TOWNHOUSES AND 80 MULTIFAMILY UNITS). Processed concurrently with CPA #PLN2006-00485; Lake Manassas Overlook – Sam Jones Property.	64.71 210	07/17/2008			View Staff Report
PLN2010-00404 MANUEL-MATHIS PROPERTY	05/17/2010	Christopher Perez Randy Thornton	BR	7495-12-6782	2008 LAND USE PLAN UPDATE: LUAC RECOMMENDED MAP CHANGES - CPA FOR 112+ ACRES TO CHANGE THE LAND USE DESIGNATION FROM SRR TO SRL ON LAND CONSISTING OF 4 PARCELS (CONCURRENT WITH REZ#PLN2013-00384, A-1, AGRICULTURAL, TO PMR, PLANNED MIXED RESIDENTIAL).	112.97 0	08/29/2013			View Staff Report
PLN2013-00251 KEBAISH PROPERTY	02/26/2013	Christopher Perez Randy Thornton	BR	7696-13-7567	REZONE 1.79 ACRES FROM M-2 TO O(F); IN TEOD; PART OF INNOVATION SECTOR PLAN	1.79 0	04/15/2013			View Staff Report
PLN2013-00384 PIONEER ASSEMBLAGE	07/18/2013	Christopher Perez Randy Thornton	BR	7495-12-6782	REZONE +/-197 ACRES FROM A-1, AGRICULTURAL, TO PMR, PLANNED MIXED RESIDENTIAL; CONCURRENT WITH CPA#PLN2010-00404 (SRR, SEMI-RURAL RESIDENTIAL, TO SRL, SUBURBAN RESIDENTIAL LOW)	199.93 0				View Staff Report
REZ2016-00017 Wellington Associates LLC	04/04/2016	Scott Meyer Randy Thornton	BR	7596-08-8204	Wellington Associates LLC; To rezone +/- 7.03 acres from A-1 to M-2, to develop additional industrial warehouse buildings and associated parking/access areas; Zoned A-1, Agricultural; Designated FEC, Flexible Use Employment Center; Within Airport Safety Overlay District (ASOD)	7.03 0	05/17/2016			View Staff Report

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Suspended (On-Hold)										
REZ2017-00005 Innovation South Rezoning	08/16/2016	Christopher Perez Randy Thornton	BR	7695-36-0382	Innovation South Rezoning - Rezoning request recieved June 28, 2016-Not Subject to SB 549; To rezone approximately 118.4 acres from PBD, Planned Business District, to PMD, Planned Mixed Use District, to allow for a mixed use development consisting of a maximum of 750,000 square feet of non-residential uses, a hotel, and a maximum of 750 residential units. The property is located at 9700 and 9630 Innovation Dr and 10661, 10671, and 10681 University Dr at the northeast quadrant of the Prince William Parkway and Route 28 interchange. The site is identified on County maps as GPINs 7695-26-4026, 7695-36-0382, 7695-37-4637, 7695-46-2990, 7695-37-1454, and right-of-way to be vacated; is zoned PBD, Planned Business District; falls within the Technology Overlay and Data Center Opportunity Overlay; is designated REC, Regional Employment Center, and ER, Environmental Resource in the Comprehensive Plan; and is located in the Innovation Sector Plan. Brentsville Magisterial District.	118.46 750	09/26/2016			View Staff Report
REZ2019-00013 Broad Run Industrial Park Lot 1-I	11/09/2018	Christopher Perez Randy Thornton	BR	7595-78-5881	This is a request to rezone ±2.12 acres from M-2, Light Industrial, to M/T, Industrial/Transportation.	2.12 0	12/19/2018			View Staff Report
REZ2019-00014 Shops at Wiser Village Proffer Amendment	11/21/2018	Christopher Perez Juana Lozano	BR	7595-42-7663	request to amend proffers pursuant to #PLN2015-00096, to remove the connection to Hazel Circle Drive and allow up to six drive-thru facilities.	40.12 0	01/04/2019			View Staff Report
REZ2020-00015 Broad Run Industrial Park - Lot 3	03/20/2020	Christopher Perez Juana Lozano	BR	7595-58-6956	To rezone ±2.00 acres from M-2, Light Industrial, to M/T, Industrial/Transportation.	2.00 0	04/29/2020			View Staff Report
SUP2016-00029 Lake Manassas Age Restricted Housing	06/24/2016	Christopher Perez Randy Thornton	BR	7397-01-5257	Lake Manassas Age Restricted Housing - A Special Use Permit (SUP) request to allow Elderly housing (age restricted to 55+) per Zoning Ordinance Sec. 32-400.25. The property is identified on County maps as GPIN 7397-01-5257 and is zoned RPC, Residential Planning Community, and designated RPC, Residential Planned Community, in the Comprehensive Plan. The property also falls within the Lee Highway HCOD, Highway Corridor Overlay District. Brentsville Magisterial District.	6.19 0	07/27/2016			View Staff Report
SUP2017-00056 Wellingford Concrete Plant	07/14/2017	Scott Meyer Randy Thornton	BR	7597-11-2542	This is a request for a Special Use Permit (SUP) for a concrete batching plant on a portion of a ±9.30 acre property.		08/28/2017	04/04/2018 Deferred		View Staff Report
SUP2019-00024 Shops at Wiser Village - 7-Eleven	11/21/2018	Christopher Perez Randy Thornton	BR	7595-42-7663	This is a request for a special use permit to allow for a motor vehicle fuel station.	1.39 0	01/04/2019			View Staff Report
SUP2021-00001 Brothers Lawn Service, LLC	07/28/2020	Christopher Perez Randy Thornton	BR	7696-52-7001	This is a request to allow for the storage of equipment & material and associated signage for a landscaping services business on ±1.60 acres site currently zoned A-1, Agricultural.	1.60 0	09/07/2020			View Staff Report

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CPA2018-00001 Route 28 Corridor Alternative Alignment	09/07/2017	Elizabeth Scullin Aisha Medina	BR/GA		Route 28 Corridor Alternative Alignment - A Comprehensive Plan Amendment to amend the Thoroughfare Plan to reflect the selected alternative alignment for the Route 28 Bypass. Coles, Brentsville, and Gainesville Magisterial District.			10/04/2017 Scheduled		View Staff Report
CPA2016-00006 Bradley - 234		David McGettigan Aisha Medina	CO	7794-86-3197	Bradley - 234 – Initiate a Comprehensive Plan Amendment for +/- 20 acres to change the land use designation of the property from Community Employment Center (CEC) to Suburban Residential Medium (SRM). The site is located 200 feet north of Bradley Cemetery Way and east of Dumfries Road (Route 234). Coles Magisterial District.					View Staff Report
CPA2021-00001 Route 28 Widening	09/08/2020	Elizabeth Scullin	CO		Route 28 Widening - A Comprehensive Plan Amendment to the Thoroughfare Plan to change the Route 28/Centreville Road from four lanes to six lanes from the City of Manassas Park line to the Fairfax County line.					View Staff Report
MOD2020-00012 Heritage Baptist Church	02/19/2020	Brenda Schulte Juana Lozano	CO	8091-26-8666	Heritage Baptist Church minor modification request to allow site layout modification for the location of Phase V Caretaker House & Phase VI Missionary House, and to increase the FAR maximum square footage of the religious institution and associated uses from 106,965 square feet to, and not to exceed, 117,662 square feet.	17.66 0				
PLN2014-00044 DMV AUTO SALES AND SERVICE	04/28/2016	Scott Meyer Randy Thornton	CO	7896-18-6841	DMV AUTO SALES AND SERVICE; SPECIAL USE PERMIT TO ALLOW FOR MOTOR VEHICLE SALES, RENTAL, OR LEASE (LIMITED), AND SERVICE AND REPAIR/AUTO BODY REPAIR IN THE B-1 ZONING DISTRICT; ZONED B 1, COMMERCIAL BUSINESS; DESIGNATED GC, GENERAL COMMERCIAL; WITHIN THE YORKSHIRE STUDY AREA AND ROUTE 28 REDEVELOPMENT OVERLAY DISTRICT (ROD).	1.14 0	06/06/2016			View Staff Report
SUP2017-00050 Liberia Avenue Retail Store Drive-Through	05/03/2017	Scott Meyer Randy Thornton	CO	7895-24-5376	Liberia Avenue Retail Store Drive-Through - This is a request for approval of a special use permit to allow a drive through associated with a retail store. The property is zoned O(M), Office Mid-Rise; is located within the Prince William Parkway Highway Corridor Overlay District; and is designated CEC, Community Employment Center, in the Comprehensive Plan. Coles Magisterial District.	16.22 0	06/13/2017	03/21/2018 Deferred		View Staff Report
SUP2017-00051 Liberia Avenue Financial Institution Drive-Through	05/03/2017	Meika Fields Daus Randy Thornton	CO	7895-24-5376	Liberia Avenue Financial Institution Drive-Through - This is a request for approval of a special use permit to allow a drive through associated with a financial institution. The property is zoned O(M), Office Mid-Rise; is located within the Prince William Parkway Highway Corridor Overlay District; and is designated CEC, Community Employment Center, in the Comprehensive Plan. Coles Magisterial District.	16.22 0	06/13/2017	03/21/2018 Deferred		View Staff Report
SUP2019-00023 Sheetz at Fairmont Avenue	11/01/2018	Christopher Perez Juana Lozano	CO	7696-85-8187	This is a request to allow a motor vehicle fuel station on a ±1.92-acre parcel with sign modifications.	1.92 0	12/12/2018	04/01/2020 Not Heard		View Staff Report
PFR2021-00025 Homeless Navigation Center		Bryce Barrett Aisha Medina	GA	7697-15-9398	A public Facility Review to establish a daytime Homeless Navigation Center (HNC) to serve adults experiencing homelessness. The HNC will provide meals, showers, laundry facilities, educ. opportunities, case management service, physical and behavioral health support, job training, public benefits assistance, and weather disaster sheltering.					View Staff Report

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Suspended (On-Hold)										
SUP2018-00029 Camp Snyder Outdoor Range	04/13/2018	Christopher Perez Randy Thornton	GA	7198-96-9243	To amend the existing special use permit, #PLN2001-00067 to allow a small bore rifle and shotgun trap range.	335.50 0	05/30/2018			View Staff Report
SUP2019-00044 Haymarket Motor Vehicle Fuel Station	04/18/2019	Connie Dalton Juana Lozano	GA	7298-61-6115	Haymarket Junction Motor Vehicle Fuel Station is a request to allow a motor vehicle fuel station in M-2, and to allow a quick service food store/retail store and restaurant in Highway Corridor Overlay District (HCOD).	2.46 0	05/22/2019			View Staff Report
SUP2020-00007 Millennium Landscaping	12/19/2019	Christopher Perez Juana Lozano	GA	7301-16-5376	This is a request to allow construction of a ±30,000 square foot office/equipment & material storage building and associated signage for a landscaping services business on ±15.0 acres of the ±44.40 acres site currently zoned A-1, Agricultural	44.00 0	01/30/2020			View Staff Report
SUP2020-00016 Costco Manassas Building Expansion	12/04/2019	Christopher Perez Randy Thornton	GA	7697-30-2206	This is a request to allow an expansion of an existing Costco Wholesale warehouse.	16.91 0	01/16/2020			View Staff Report
PLN2009-00514 NEABSCO OVERLOOK	11/13/2014	Scott Meyer Randy Thornton	NE	8291-10-7475	REZ - NEABSCO OVERLOOK - REZONE 9.0057 ACRES FROM A-1 AND RPC TO R-4 - TO CREATE 18 LOTS - THE LONG RANGE LAND USE IS DESIGNATED AS SRL, SUBURBAN RESIDENTIAL LOW, AND RPC, RESIDENTIAL PLANNED COMMUNITY THE SITE IS LOCATED 200' SOUTHEAST OF THE INTERSEC	9.00 18	07/28/2009			View Staff Report
PLN2015-00128 MINNIEVILLE TERRACE SHOPPING CENTER	11/10/2014	Scott Meyer Randy Thornton	OC	8292-56-8930	PRA - MINNIEVILLE TERRACE SHOPPING CENTER - REQUEST TO AMEND THE PROFFERED CONDITIONS OF REZONING #PLN2000-0005, TO BRING THE ZONING OF THE APPLICATION PROPERTY CURRENT WITH MARKET CONDITIONS. B-1, GC, HCOD	8.72 0				View Staff Report
REZ2017-00011 Estates at Bren Landing	10/27/2016	Scott Meyer Randy Thornton	OC	7995-67-4142	REZONING REQUEST RECEIVED JUNE 29, 2016 - NOT SUBJECT TO SB549 Estates at Bren Landing; Rezoning request from A-1, Agricultural to SR-1, Semi-Rural Residential. The sites are zoned A-1, Agricultural, and are designated ER, Environmental Resource and SRR, Semi-Rural Residential, in the Comprehensive Plan. The properties are located in the Domestic Fowl Overlay District and the Resource Protection Area Overlay. Occoquan Magisterial District.	47.82 17	12/14/2016			View Staff Report
SUP2018-00027 Catons Automotive Repair	03/05/2018	Meika Fields Daus Randy Thornton	OC	8292-74-0874	This is a request for a special use permit to allow an existing motor vehicle repair facility to lawfully conform. The subject property is zoned B-1, Business General; and is designated REC, Regional Employment Center, in the Comprehensive Plan. The subject property is located within the Data Center Opportunity Overlay District and the Parkway Employment Center Sector Plan. Occoquan Magisterial District	1.14 0	04/11/2018			View Staff Report
SUP2020-00019 Transformation Temple International Church	03/06/2020	Alexander Stanley Randy Thornton	OC	8093-48-4690	To allow a religious institution on ±3.74 acres.	3.74 0	04/16/2020			View Staff Report
DPA2015-20020 Banners/Signs	06/16/2015	Sid Rahnavard Aisha Medina	County Wide		ZTA to allow homeowners to put up seasonal or patriotic banners, with time restrictions, on light poles on roads in residential developments.			09/02/2015 Not Heard		View Staff Report

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Pending Cases

Withdrawn

CPA2020-00006 Eagles Crossing		Alexander Vanegas Aisha Medina	GA	7596-88-3699	Eagles Crossing - A Comprehensive Plan Amendment to change the land use designation for ±4.08 acres from FEC, Flexible Employment Center to SRH, Suburban Residential High. The properties are identified as GPINS 7596-88-3699 and 596-88-4039 on County Mapper, are zoned A-1, Agricultural, and designated FEC, Flexible Employment Center in the Comprehensive Plan. The properties lie within the Data Center Opportunity Zone and Airport Safety Overlay Districts. The applicant will file a concurrent rezoning.	4.08 0				View Staff Report
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Completed Cases 07/17/2021 to 10/15/2021										
Approved										
CPA2020-00011 Hunter Property	09/08/2021	Bryce Barrett Randy Thornton	BR	7496-17-5917	Hunter Property - A Comprehensive Plan Amendment to change +/- 44.04 acres of the +/- 196.02 acres from SRL, Suburban Residential Low, to FEC, Flexible Employment Center. The property is identified as GPINs 7496-43-8199, 7496-25-7319, and 7496-17-5917 on County Mapper, is zoned A-1, Agricultural, and designated SRL, Suburban Residential Low, FEC, Flexible Employment Center, and ER, Environmental Resource in the Comprehensive Plan. Portions of the property lies within the Data Center Opportunity, Airport Safety, and the 100-Year Flood, and the Resource Protection Area Overlay Districts, as well as a Dam Inundation Zone. Brentsville Magisterial District. The Applicant has filed concurrent Rezoning which has been reviewed with first submission comments.	44.04 0		07/21/2021 Recommend Approval	09/07/2021 Approved	09/07/2021
REZ2016-00030 Innovation Town Center	08/18/2016	Meika Fields Daus Randy Thornton	BR	7596-92-6825	To rezone ±107.4 acres from A-1, Agricultural, and PBD, Planning Business District, to PMD, Planned Mixed Use District, to allow a mixed-use development that will include up to 1,032 residential units and ±447,100 sq. ft. of nonresidential uses and associated waivers and modifications, including building height floor area ratio increases, and a modification to the Technology Overlay District regulations to align with the Innovation Small Area Plan. The application also includes a request to release the subject site from the Declaration for the property of the Prince William Board of County Supervisors at Innovation at Prince William County.	107.40 1032	09/29/2016	09/08/2021 Recommend Approval	09/21/2021 Approved	09/21/2021
REZ2020-00022 Hunter Property Rezoning	07/07/2020	Bryce Barrett Randy Thornton	BR	7496-17-5917	This is a request to rezone approximately 196.28± acres from A-1, Agricultural, to M-2, Light Industrial, to allow for flex industrial and/or data center uses. T	196.28 0	08/18/2020	07/21/2021 Recommend Approval	09/07/2021 Approved	09/07/2021
REZ2021-00005 University Village at Innovation	10/06/2020	Meika Fields Daus Randy Thornton	BR	7696-00-5505	To rezone ±24.19 acres from PBD, Planned Business District, and A-1, Agricultural, to PMD, Planned Mixed Use District, to allow a mixed-use development consisting of 1,630 multifamily units (including 1,480 student housing units) and ±1,625,000 sq. ft. of nonresidential uses (office, retail and hotel) and associated waivers and modifications, including building height and floor area ratio increases. The application also includes a request to release the subject site from the Declaration for the property of the Prince William Board of County Supervisors at Innovation at Prince William County.	24.19 1630	11/10/2020	09/08/2021 Recommend Approval	09/21/2021 Approved	09/21/2021
SUP2016-00031 Innovation Town Center	08/19/2016	Meika Fields Daus Randy Thornton	BR	7596-92-6825	To approve a modified "Town Center" special use permit for a ±25.1-acre area to include up to 364 residential units and up to 331,100 sq. ft. of nonresidential uses and associated waivers and modifications. The application is companion to Rezoning and Release of Declaration #REZ2016-00030, Innovation Town Center, and is located on a portion of that overall site	129.79 364	09/29/2016	09/08/2021 Recommend Approval	09/21/2021 Approved	09/21/2021
SUP2021-00028 Wawa at Gainesville	04/27/2021	Brenda Schulte Randy Thornton	BR	7397-32-0381	To amend the special use permit conditions associated with SUP #PLN2003-00043 to allow diesel fuel sales	4.45 0	05/18/2021	07/07/2021 Recommend Approval	09/07/2021 Approved	09/07/2021
MOD2021-00017 Manassas Data Center	05/25/2021	Meika Fields Daus Randy Thornton	CO	7695-50-2996	Minor Modifications for building elevations associated with REZ2018-00001	85.40 0				08/17/2021

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Completed Cases 07/17/2021 to 10/15/2021										
Approved										
SUP2021-00019 Prince William Commerce Center Comp Sign Plan	03/01/2021	Scott Meyer Juana Lozano	CO	7895-25-4620	This is a request for a comprehensive sign plan for Evergreen Village Shopping.	2.93 0	04/08/2021	06/16/2021 Recommend Approval	07/20/2021 Approved	07/20/2021
MOD2021-00003 Quantico Center Chick-Fil-A	10/27/2020	Meika Fields Daus Randy Thornton	PO	8189-77-6123	Minor Modifications to the layout of the drive-through	1.03 0				09/30/2021
SUP2021-00014 7-Eleven on Fuller Heights Road	01/06/2021	Scott Meyer Randy Thornton	PO	8188-63-7194	This is a request to allow a motor vehicle fuel station and sign modifications in connection with a by-right quick service food store.	1.01 0	02/18/2021	06/16/2021 Recommend Approval	07/20/2021 Approved	07/20/2021
SUP2021-00029 Jackson Art Care LLC	05/03/2021	Christopher Perez Randy Thornton	PO	8389-35-8033	This is a request for a special use permit to allow a home-based art restoration and walk-in business.	0.62 0	06/17/2021	07/21/2021 Recommend Approval	09/07/2021 Approved	09/07/2021
MOD2022-00001 Arby's at 10381 Promenadae Lane	07/29/2021	Brenda Schulte Randy Thornton	GA	7697-24-4069	Minor Modification to amend conditions #PLN2001-00123 for signage modification	1.50 0				08/31/2021
REZ2018-00011 Dominion Valley Country Club Proffer Amendment	12/27/2017	Meika Fields Daus Randy Thornton	GA	7298-49-4583	This is a request to amend Rezoning #PLN2005-00197, Dominion Valley Country Club, to modify approved land bays and allow an additional 47 units from what was previously approved.	9.02 39	02/13/2018	07/21/2021 Recommend Approval	09/07/2021 Approved	09/07/2021
REZ2020-00005 Centre at Haymarket	09/09/2019	Scott Meyer Randy Thornton	GA	7298-32-4095	This is a request to rezone ±8.5472 acres from A-1, Agricultural to O(M) Office Mid-Rise.	8.55 0	10/16/2019	06/02/2021 Recommend Approval	07/20/2021 Approved	07/20/2021
REZ2021-00012 PARK LANDING	03/22/2021	Scott Meyer Randy Thornton	OC	8292-21-7346	This is a request to rezone ±9.76 acres from PBD, Planned Business District, to PMR, Planned Mixed Residential, to allow for the development of up to 250 age restricted multi-family dwelling units with a building height modification, and associated waivers and modifications.	9.76 250	05/05/2021	09/01/2021 Recommend Approval	10/05/2021 Approved	10/05/2021
SUP2021-00023 Saed Domestic Fowl	03/25/2021	Brenda Schulte Randy Thornton	OC	7993-59-6252	This is a request for a special use permit to allow for the keeping of domestic fowl on a ± 1-acre residential lot that is zoned SR-1, Semi-Rural Residential. The applicant is seeking to keep a maximum of 10 female chickens.	1.00 0	04/20/2021	06/16/2021 Recommend Approval	09/07/2021 Approved	09/07/2021
SUP2021-00027 The Blessing Family Home Daycare	04/16/2021	Christopher Perez Juana Lozano	OC	8293-45-6220	Special use permit to allow a family day home for up to nine children and one non-resident employee.	0.04 0	05/26/2021	09/01/2021 Recommend Approval	10/05/2021 Approved	10/05/2021
DPA2017-00018 Distribution and Fulfillment Centers	03/21/2017	Alexander Stanley Aisha Medina	County Wide		Distribution and Fulfillment Centers - A Zoning Text Amendment to add a definition and performance standards for distribution and fulfillment centers, and to include this land use in appropriate zoning districts.			06/16/2021 Scheduled	10/05/2021 Approved	10/05/2021
DPA2021-00014 Data Center Overlay - Hunter Property	09/08/2021	Bryce Barrett	County Wide		Hunter Property			07/21/2021 Recommend Approval	09/07/2021 Approved	09/07/2021

DEVELOPMENT APPLICATION PROCESSING SCHEDULE

Consolidated Report

Case No./ Name	Date Accepted	Planner / Tech	Mag. Dist.	Main GPIN	Proposal	Acreage / Units	Post Submission Meeting	Planning Commission Hearing Date / Action	BOCS Hearing Date / Action	Completed Date/ Staff Report
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Completed Cases 07/17/2021 to 10/15/2021

Approved

Excepted

PFR2022-00005 Gainesville Crossing Sanitary Pump Station		Connie Dalton Aisha Medina	GA	7497-56-0118	A Public Facility Review for a PWCSA Sanitary Pump Station to serve the Gainesville Crossing Property in compliance with REZ 2018-0008 - Gainesville Crossing.					09/29/2021
PFR2022-00002 Milestone Tower Telecommunication Facility		Connie Dalton Aisha Medina	OC	8393-21-2946	Milestone Tower Telecommunication Facility - A Public Facility Review to propose a 104 ft telecommunication facility at the existing Lake Ridge Commuter Lot. This 7.46ac site; GPIN: 8393-21-2946, located approx 0.112 mile south of Old Bridge Rd. This site is zoned B-1, General Business District and is designated PL, Public Land and within the Highway Corridor Overlay in the Comprehensive Plan. Occoquan Magisterial District.					08/24/2021

PFR Required

PFR2022-00001 TPC Wellington Substation	07/29/2021	Bryce Barrett Aisha Medina	BR	7696-40-3987	TPC Wellington Substation - A public facility review to construct an electrical substation on parcels 7696-40-3987, 7696-41-7113, 7696-41-9230 and 7696-51-0262. The site would be accessed on Wellington Rd. This substation will serve multiple data center customers and provide additional capacity and reliability for existing and future NOVEC customers.					08/27/2021
PFR2022-00003 Connect to Sewer - 6305 Antioch Road		Bryce Barrett Aisha Medina	GA	7298-33-0266	Public Facility Review Determination Request to extent public sewer to 6305 Antioch Road. The site is zoned A-1, Agricultural, and designated AE, Agricultural or Estate, and located in the Rural Area as defined by the Comprehensive Plan. Gainesville Magisterial District.					08/10/2021
PFR2022-00006 Crescent Street Pump Station		Alexander Vanegas Aisha Medina	NE	8191-81-6740	This is a request to allow for the construction of an electric substation, the Crescent Street Pump Station on a ±16.12 acre parcel. The entrance to this site is located approximately 337 feet west of the intersection of Cordell Ave and Cloverdale Rd. The site is addressed as 15224 Calexico Ln and is identified on County Maps as GPIN 8191-81-6740; is zoned RPC, Residential Planned Community; and the Comprehensive Plan Long Range Land Use designation is ER, Environmental Resource. Neabsco Magisterial District					10/15/2021
PFR2022-00004 Occoquan Creek Sewage Pump Station		Bryce Barrett	WD	8492-28-5011						09/07/2021

END OF REPORT