



PLANNING COMMISSION

5 County Complex Court, Prince William, Virginia 22192
703-792-7615 FAX: 703-792-4401 www.pwcgov.org/pc

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Rebecca Horner, AICP, CZA
Director of Planning

AGENDA

December 19, 2018

Board Chamber
McCoart Building
1 County Complex Court
Woodbridge, VA 22192

1. **Agenda Review** **6:45 p.m.**
Potomac Conference Room, McCoart Building.
2. **Pledge of Allegiance** **7:00 p.m.**
3. **Roll Call**
4. **Citizens' Time**
5. **Consent Agenda**
Meeting minutes from the December 5, 2018 Planning Commission Hearing.
6. **Expedited Agenda** (*Announced the evening of the Public Hearing*)
Cases requesting expedited processing will be heard prior to the Public Hearing. If citizens sign up to speak in opposition to a case listed on the Expedited Agenda, that case will be moved to the Regular Agenda, as listed below.
7. **Requests for Deferral/Continuation** (*Announced the evening of the Public Hearing*)
Action on cases requesting deferral/continuation will be taken prior to the Public Hearing. If the request for deferral/continuation is denied, that case will be moved to the Regular Agenda, as listed below.
8. **Public Hearings**
 - A. **Special Use Permit #SUP2019-00005, Mountcastle Turch Funeral Home and Crematory**
To allow for a new crematory in association with an existing funeral home. The subject property is located at the southwestern intersection of Horner Rd. and Occoquan Rd., and east of Woodbridge St.; includes 4 parcels that encompass ±0.97 acres; and is identified on County maps as GPINs 8392-86-7954, 8392-86-8659, 8392-86-9468, and 8392-86-9762. The site is zoned B-1, General Business; is designated NC, Neighborhood Commercial, in the Comprehensive Plan; and is located within the Potomac Communities Revitalization Plan special planning area

and within the North Woodbridge Study Area. **Woodbridge Magisterial District**

B. Public Facility Review #PFR2019-00005, Fire Station 22

To allow a fire station with up to four apparatus bays. The site is located ± 950 feet west of the intersection of Balls Ford Road and Bethlehem Road; is addressed as 11600 Balls Ford Road; and is identified on County maps as GPIN 7597-63-0358. The site is zoned M-1, Heavy Industrial, and designated EI, Industrial Employment, in the Comprehensive Plan; and is located within the Data Center Opportunity Zone and Airport Safety Overlay Districts. **Gainesville Magisterial District**

C. Rezoning #REZ2016-00022, Ray's Regarde

To rezone a ±55.59-acre property from A-1, Agricultural, R-4, Suburban Residential, and R-16, Urban Residential, to PMR, Planned Mixed Residential, to allow up to 325 residential units (townhouses and two-over-two units); and approve waivers and modifications. The application also proposes the partial abandonment of Horner Rd. The property is located at the northeastern quadrant of the Interstate I-95/Prince William Parkway interchange; is zoned A-1, R-4, and R-16; is designated SRH, Suburban Residential High, SRL, Suburban Residential Low, and ER, Environmental Resources, in the Comprehensive Plan; and is located in the Potomac Communities Revitalization Plan. **Woodbridge Magisterial District**

D. Zoning Text Amendment, Technology Overlay District #DPA2019-00007

To amend Article V, Part 506, the Prince William County Zoning Ordinance, to amend the current Technology Overlay District (TeOD) subdistrict designation for +/-9 acres from EO, Employment Center Office / R&D, to EL, Employment Center R&D / Manufacturing. The portion of the TeOD map to be amended is located northwest of the intersection of Assett Loop and Discovery Boulevard. **Brentsville Magisterial District**

9. Planning Commission Procedures

A. Old Business

B. New Business

10. Commission Members' Time

11. Adjourn Meeting

Upcoming Public Hearings & Work Sessions

1/16/2019: Public Hearing – 7:00 p.m., Board Chamber McCoart Building

1/26/2019: Planning Commission Reception – 4:00 p.m.,
Windy Knoll Farm, 11602 Kettle Run Road Nokesville, VA 20181

2/2/2019: Public Hearing – 7:00 p.m., Board Chamber McCoart Building