



PLANNING COMMISSION

5 County Complex Court, Prince William, Virginia 22192
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Director of Planning

AGENDA

March 20, 2019

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

1. **Work Session – Open House in the Atrium of the McCoart Building**
North Woodbridge Small Area Plan – Part 1 **6:00 p.m.**
2. **Agenda Review** **6:45 p.m.**
Potomac Conference Room, McCoart Building.
3. **Pledge of Allegiance** **7:00 p.m.**
4. **Roll Call**
5. **Citizens' Time**
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 #SUP2019-00025, 7-Eleven at Nokesville Road** - To allow the expansion of an existing motor vehicle fueling station to include the relocation and installation of 12 fuel pumps and an accompanying sign modification. The ±1.32 acre site is addressed as 13101 and 13111 Nokesville Rd.; is identified on County maps as GPINs 7493-49-2502, and 7493-48-3246 pt.; and is subject to proffers pursuant to #REZ1994-0025. The subject area is zoned B-1, General Business, is located within the Rural Area, and Domestic Fowl Overlay District. The subject area is designated AE, Agricultural or Estate, and is located in the Nokesville Sector Plan in the Comprehensive Plan. **Brentsville Magisterial District**

- B. [Special Use Permit #SUP2019-00017, Sonic Drive-In, Manassas](#) - To allow an existing nonconforming drive-through restaurant to install 6 drive-in order stations, and approve site alterations and sign modifications. The ±1.34 acre site is located on the south side of Balls Ford Rd., west of its intersection with Sudley Rd.; is identified on County maps as GPIN 7697-24-3690; and is addressed as 10850 Promenade Ln. The site is zoned B-1, General Business; and is designated REC, Residential Employment Center, in the Comprehensive Plan. The property is also located within the Data Center Opportunity Overlay District. **Gainesville Magisterial District**

- C. [Proffer Amendment #REZ2019-00004, Longpointe](#) - To amend the proffers associated with REZ #PLN2014-00097 to change phasing requirements, without changes to the mix of uses or total area allotted to such uses. The ±21.86 acre property is located east of Telegraph Rd., north of Caton Hill Rd. and Old Horner Rd., and west of Prince William Pkwy. The project site is identified on County maps as GPIN 8392-06-6432. The site is zoned PMD, Planned Mixed Use District; is designated REC, Regional Employment Center, and ER, Environmental Resource, in the Comprehensive Plan; and is located within the Data Center Opportunity Overlay District; Parkway Employment Center Sector Plan special planning area; and partially within the Prince William Parkway Highway Corridor Overlay District. **Occoquan Magisterial District.**

- D. [Comprehensive Plan Amendment #CPA2018-00011, MCB Quantico, Joint Land Use Study](#) – To incorporate recommendations from the 2014 Marine Corps Base Quantico Joint Land Use Study into the Comprehensive Plan. The amendment will encourage cooperative land use planning between the installation and Prince William County to find ways to reduce the operation impacts of the installation on adjacent land. The goals and action strategies are designed to ensure that future development adjacent or near MCB Quantico does not negatively affect the mission of the military base, as a training/education and live-fire base. **Countywide**

9. **Planning Commission Procedures**

- A. **Old Business**
- B. **New Business**

10. **Presentation – North Woodbridge Small Area Plan – Part 2**

11. **Commission Members’ Time**

12. **Adjourn Meeting**

<u>Upcoming Public Hearings & Work Sessions</u>	
4/3/2019:	Work Session – 6:00 & 7:30 p.m., Powell’s Creek A & B, McCoart Building Innovation Small Area Plan
4/3/2019:	Public Hearing – 7:00 p.m., Board Chambers, McCoart Building
4/17/2019:	Public Hearing – 7:00 p.m., Board Chambers, McCoart Building