AGENDA
October 21, 2020

Board Chambers
McCoart Building
1 County Complex Court
Prince William, VA 22192

1. **Work Session**
   A. Zoning Text Amendment #DPA2018-00020 Civil Violations

2. **Pledge of Allegiance**

3. **Roll Call**

4. **Public Comment**
   To register to speak remotely at Public Comment time, please click [HERE!](#) (Note: Signup closes at 5:00 p.m. on Tuesday October 20, 2020.) (In-person comments still allowed.)

5. **Consent Agenda**
   Brief and Resolutions from the September 16, 2020 Planning Commission Hearing.

6. **Expedited Agenda** *(Announced the evening of 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 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**
   To register to speak remotely on the following projects, please click [HERE!](#) (Note: Signup closes at 5:00 p.m. on Tuesday, October 20, 2020.) (In-person comments still allowed.)
   
   A. **Special Use Permit #SUP2021-00003, Ronk Gunsmithing Rural Home Business**: To allow a home-based firearm service/repair with in-person customers by appointment only. The site is located at 8513 Oakview Dr. Is indicated on County maps as GPIN 7895-12-0551; is zoned A-1, Agricultural; and is designated SRL, Suburban Residential Low, in the Comprehensive Plan. **Coles Magisterial District**
B. **Special Use Permit #SUP2020-00031, Ridgefield Village Retail Center:** To allow a restaurant with drive-through facility and associated signage on ±1.42 acres. The property is located at 12701 Ridgefield Village Drive and is identified on County maps as GPIN 8093-72-6502. The site is zoned B-1, General Business, and is designated CEC, Community Employment Center, in the Comprehensive Plan. It is also located in the Government Center Sector Plan. **Neabsco Magisterial District**

C. **Rezoning #REZ2020-00017, Republic Services Manassas Facility:** To rezone ±25.65 acres from M-1, Heavy Industrial, to M/T, Industrial/Transportation, to allow a trash and refuse removal service and regional headquarters along with associated modifications and waivers, including a use modification. The subject property is located northeast of the intersection of the JD Reading Dr. and Wellington Rd. The site is identified on County maps as GPINs 7596-95-2913 and 7596-94-8048. The site is currently zoned M-1, Heavy Industrial; is designated REC, Regional Employment Center, in the Comprehensive Plan; and is located within the Innovation Sector Plan. The site is also located within the Technology Overlay District (TeOD), Data Center Opportunity Overlay District, and Airport Safety Overlay District. **Brentsville Magisterial District**

D. **Proffer Amendment #REZ2020-00020, Woodbine Shopping Center:** To amend the proffers associated with #REZ1981-0019 to allow a freestanding fast food restaurant with drive-through facility. The subject ±10.83-acre shopping center property is located along southbound Dumfries Rd. (Rt. 234), and southwest of the Dumfries Rd. / Counselor Rd. intersection. The subject property is addressed as 13550 Dumfries Rd. and is identified on County maps as GPIN 7892-55-2432. The site is zoned B-2, Neighborhood Business; is designated NC, Neighborhood Commercial, in the Comprehensive Plan; is located within the Domestic Fowl Overlay District; and is partially located within both the Route 234 (Dumfries Road) and Hoadly Road Highway Corridor Overlay Districts. (Concurrently being processed with #SUP2020-00027, Woodbine Shopping Center – Dunkin Donuts.) **Coles Magisterial District**

E. **Special Use Permit #SUP2020-00027, Woodbine Shopping Center - Dunkin Donuts:** To allow a drive-through facility and associated signage modifications for a new restaurant, which will replace an existing bank building with drive-through lanes. The ±0.77-acre SUP area is located at the northeastern portion of the shopping center on a pad site, and is located along southbound Dumfries Road (Rt. 234), and southwest of the Dumfries Rd. / Counselor Rd. intersection. The subject property is addressed as 13550 Dumfries Rd. and the SUP site is identified on County maps as GPIN 7892-55-2432 (pt.). The site is zoned B-2, Neighborhood Business; is designated NC, Neighborhood Commercial, in the Comprehensive Plan; is located within the Domestic Fowl Overlay District; and is located within the Route 234 (Dumfries Road) Highway Corridor Overlay District. (Concurrently being processed with #REZ2020-00020, Woodbine Shopping Center.) **Coles Magisterial District**

F. **Proffer Amendment #REZ2020-00008, Cedar Meadows:** To amend the proffers associated with Rezoning #REZ94-0025 to accommodate future pad site development. The parcel is addressed 13111 Nokesville Road, and identified on County Maps as GPIN 7493-48-3246. The subject area is zoned B-1, General Business; and is located within
the Rural Area, Domestic Fowl Overlay District, and Nokesville Sector Plan. The subject area is designated AE, Agricultural or Estate, in the Comprehensive Plan. **Brentsville Magisterial District**

G. **Zoning Text Amendment #DPA2021-00005, Cattle:** To amend Article III, Part 300 of the Prince William County Zoning Ordinance, to provide greater flexibility in allowing cattle as an accessory use to a residential principal use in A-1 zoning district. **Countywide**

H. **Zoning Text Amendment #DPA2016-00020, Mixed Use District:** To amend the Prince William County Zoning Ordinance, to provide a new flexible land development zoning district intended to promote a mix of residential and commercial uses in a single zoning designation for multiple, integrated, and related structures on a single parcel or group of parcels to achieve efficient use of land and design flexibility. **Countywide**

I. **Design and Construction Standards Manual Amendment #DPA2020-00007:** To amend the Design and Construction Standards Manual sections 600 and 800 for compatibility with the establishment of the Mixed Use Zoning District. These modifications include changes to Section 601.02- Functional Classification of Streets, Section 602.03- Trip Generation Standards, Section 602.16- Alleyways in Planned Districts-Section, 610.01- General requirements for Off- Street Parking, Section 610.03- Parking Credit Allowance, and Section 802.10- Buffer Areas in General. **Countywide**

9. **Planning Commission Procedures**
   A. **Old Business**
   B. **New Business**

10. **Commission Members’ Time**

11. **Departmental Reports**

12. **Adjourn Meeting**

**Upcoming Public Hearings & Work Sessions**

<table>
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<tr>
<th>Date</th>
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<tbody>
<tr>
<td>11/04/2020</td>
<td>Public Hearing – 7:00 p.m., Board Chambers, McCoart Building</td>
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<tr>
<td>11/18/2020</td>
<td>Public Hearing – 7:00 p.m., Board Chambers, McCoart Building</td>
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