

**MOTION: ANGRY**

**July 20, 2021  
Regular Meeting  
Res. No. 21-445**

**SECOND: BAILEY**

**RE: INITIATE COMPREHENSIVE PLAN AMENDMENT #CPA2021-00004, PW DIGITAL GATEWAY – GAINESVILLE MAGISTERIAL DISTRICT**

**ACTION: APPROVED**

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

**WHEREAS**, an application for an amendment to the Comprehensive Plan was received to change the Long Range Land Use designation for approximately ±801.59 acres (Property) from Agricultural or Estate (AE) and Environmental Resource (ER) to Technology / Flex (TF) with a T-3 Transect. The parcels are grouped into four (4) separate geographical areas located on both the east and west side of Pageland Lane, south of State Route 234 and north of State Route 29. The request includes 27 GPINs: 7498-83-1869, 7498-83-1842, 7498-93-5350, 7498-93-7484, 7498-94-5907, 7498-83-6698, 7498-74-6800, 7498-42-6117, 7498-51-1835, 7499-81-6203, 7499-82-1020, 7499-70-3896, 7499-73-5646, 7499-83-4804, 7499-83-9783, 7499-92-7290, 7499-84-1172, 7499-62-5386, 7499-50-2914, 7499-51-0789, 7499-72-1255, 7498-84-605, 7498-85-3325, 7498-85-7316, 7498-94-1180, 7598-13-2096, and 7498-74-3579; and

**WHEREAS**, initiation allows for a more detailed analysis of the requested use and impact on Prince William County; and

**WHEREAS**, the initiation is for a targeted industry use as identified by the Board to support a robust economy; and

**WHEREAS**, this request aligns and compliments the initiation of the Data Center Opportunity Zone Overlay District by the by the Board on May 18, 2021; and

**WHEREAS**, initiation would provide an opportunity to align decisions regarding technology and connectivity options with the Technology and Connectivity Chapter; and

**WHEREAS**, County staff recommends that the Board initiate this comprehensive plan amendment; and

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

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**NOW, THEREFORE, BE IT RESOLVED** that the Prince William Board of County Supervisors hereby initiates an amendment to the Comprehensive Plan of the Property described above from AE, Agricultural or Estate and ER, Environmental Resource to Technology / Flex (T/F) with a T-3 Transect to include related impacts on supporting infrastructure and consider alternative comparable land use designation options that meet the needs of the Applicant and the priorities of the Prince William Board of County Supervisors;

**BE IT FURTHER RESOLVED** that a friendly amendment was made and approved to enhance the study area to include the entire corridor between Route 29 and Sudley Road in order to review in a more holistic manner (traffic, land use, and environmental concerns), look carefully at the areas directly abutting Conway Robinson Memorial State Forest and the Manassas National Battlefield Park, and coordinate the review with the open space corridor concepts of the rural area (native plant buffering and sustainability) to preserve as much of the area as possible.

**Votes:**

**Ayes:** Angry, Bailey, Boddye, Franklin, Wheeler

**Nays:** Candland, Lawson, Vega

**Absent from Vote:** None

**Absent from Meeting:** None

**For Information:**

Planning Director

Mary Ann Ghadban, Authorized Agent  
5389 Pageland Lane  
Gainesville, VA 20155

ATTEST: \_\_\_\_\_

*Andrea P. Madden*

Clerk to the Board