

**MOTION:      LAWSON**

**December 15, 2020  
Regular Meeting  
RES. No. 20-852**

**SECOND:      VEGA**

**RE:            COMPREHENSIVE PLAN AMENDMENT #CPA2017-00005 INNOVATION PARK  
SMALL AREA PLAN – BRENTSVILLE MAGISTERAL DISTRICT, AND INITIATE  
ZONING TEXT AMENDMENTS TO THE ZONING ORDINANCE, INCLUDING THE  
TECHNOLOGY OVERLAY DISTRICT AND THE DATA CENTER OPPORTUNITY  
OVERLAY DISTRICT, TO ADDRESS THE ADOPTION OF, AND SUPPORT THE  
IMPLEMENTATION OF, THE INNOVATION PARK SMALL AREA PLAN**

**ACTION:      APPROVED**

**WHEREAS**, the Innovation @ Prince William Science and Technology Sector Plan was adopted by the Board of County Supervisors on January 10, 2012; and

**WHEREAS**, on August 3, 2016, the Board of County Supervisors (Board) approved Resolution Number (Res. No.) 16-647 which accepted the Proposed Scope of Work for the Comprehensive Plan Update, including the proposed Innovation Park Small Area Plan; and

**WHEREAS**, the Innovation Park Small Area Plan is intended to replace the existing Innovation @ Prince William Science and Technology Sector Plan; and

**WHEREAS**, the Innovation Park Small Area Plan capitalizes on the County's major investment in the Innovation Business Park in partnership with George Mason University to create a successful advanced technology business and academic environment core for Prince William County; and

**WHEREAS**, on March 10, 2018, a community charrette was conducted where participants focused on the design elements and discussed the major components of Land Use, Transportation, Parks/Open Space & Green Infrastructure, and Economic Development to incorporate into the Innovation Park Small Area Plan; and

**WHEREAS**, on June 24, 2020 and July 1, 2020, the Planning Office held a public information meeting and Planning Commission Work Session at which the Innovation Park Small Area Plan was available for public review and input; and

**WHEREAS**, the Prince William County Planning Commission held a public hearing on the Innovation Park Small Area Plan on July 22, 2020, recommending approval as stated in Res. No. 20-044; and

**WHEREAS**, County staff recommends adoption of the Innovation Park Small Area Plan; and

**December 15, 2020**  
**Regular Meeting**  
**Res. No. 20-852**  
**Page Two**

**WHEREAS**, the Prince William County Board of County Supervisors duly ordered, advertised, and held a public hearing on December 15, 2020, at which time public testimony was received and the merits of the above-referenced case were considered; and

**WHEREAS**, the Prince William County Board of County Supervisors believes that public general welfare as well as good planning practices are served by the approval of this request, and it 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; and

**WHEREAS**, the Prince William County Board of County Supervisors finds that the public necessity, convenience, general welfare, and good zoning practice requires amendments to the Zoning Ordinance, including the Technology Overlay District and the Data Center Opportunity Zone Overlay District, to address the adoption of, and support the implementation of, the Innovation Park Small Area Plan;

**NOW, THEREFORE, BE IT RESOLVED** that the Prince William County Board of County Supervisors hereby adopts Comprehensive Plan Amendment #CPA2017-00005, Innovation Park Small Area Plan with the following change in long range land use designation of the Land Use Map from CMU, Community Mixed Use to OMU, Office Mixed Use for the parcel identified in the Prince William County Mapper as GPIN:7695-04-7224;

**BE FURTHER RESOLVED** that the Prince William Board of County Supervisors hereby initiates amendments to the Zoning Ordinance, including the Technology Overlay District and the Data Center Opportunity Zone Overlay District, to address the adoption of, and support the implementation of, the Innovation Park Small Area Plan.

ATTACHMENT: Land Use Map

**Votes:**

**Ayes:** Angry, Bailey, Boddye, Candland, Franklin, Lawson, Vega, Wheeler

**Nays:** None

**Absent from Vote:** None

**Absent from Meeting:** None

ATTEST: Andrea P. Madden  
Clerk to the Board

