

MOTION:

September 1, 2026

SECOND:

Regular Meeting

Ord. No. 26-

RE:

Rezoning #REZ2024-00021, Haijoe Property – Brentsville Magisterial District

ACTION:

WHEREAS, this request is for a rezoning to rezone the subject property from A-1 (Agricultural) to M-1 (Heavy Industrial) to allow for future industrial uses within that category; and

WHEREAS, the property is located at 13505 Warrenton Road, approximately 0.65 miles west of its intersection with Carriage Ford Road. The subject site is identified on County maps as GPIN 7492-07-8472 on approximately ±23.4266-acres; and

WHEREAS, the site is designated I-2, Industrial with a Transect 2; and

WHEREAS, the site is zoned A-1, Agricultural District; and

WHEREAS, staff has reviewed the subject application and recommends approval, for reasons as stated in the staff report; and

WHEREAS, the Prince William County Planning Commission, at its public hearing on April 22, 2026, recommended approval, as stated in Resolution Number (Res. No.) 26-051; and

WHEREAS, the Prince William Board of County Supervisors' (Board) public hearing, duly advertised in a local newspaper, was held on September 1, 2026, and interested citizens were heard; and

WHEREAS, the Board finds that public necessity, convenience, general welfare, and good zoning practice are served by the approval of the request;

NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors hereby approves Rezoning # REZ2024-00021, Haijoe Property, subject to the Proffer Statement dated July 15, 2026;

BE IT FURTHER ORDAINED that the Prince William Board of County Supervisors' approval and adoption of any proffered conditions does not relieve the applicant and/or subsequent owners from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

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Page Two

ATTACHMENT: Proffer Statement, Dated July 15, 2026

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

For Information:

Planning Director

Mr. Corey Stewart
Stewart PLLC
14513 General Washington Drive
Woodbridge, Virginia 22193

ATTEST: _____

Clerk to the Board

PROFFER STATEMENT

#REZ2024-00021

Rezoning A-1 to M-1

Haijoe Property

July 15, 2026

Record Owner: Haijoe Inc.

Property: Rezoning A-1 (Agricultural) to M-1 (Heavy Industrial)
GPIN 7492-07-8472 (the "Property")
Haijoe Property
Brentsville Magisterial District
23.4266 acres

Date: July 15, 2026

The undersigned hereby proffers that the use and development of the subject Property shall be in strict conformance with the following conditions. In the event the referenced rezoning is not granted as applied for by the Applicant, the below-described proffers shall be withdrawn and shall become null and void.

The headings of the proffers set forth below have been prepared for convenience or reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the proffers. Any improvements proffered herein below shall be provided at the time of development of the portion of the site served by the improvements unless otherwise specified. The terms "Applicant" and "Developer" shall include all future owners and successors in interest.

"Final Rezoning," as the term is used herein, shall be defined as that zoning which is in effect on the day following the last day upon which the Prince William Board of County Supervisors (the "Board") decision granting the rezoning may be contested in the appropriate court or, if contested, the day following entry of a final court order affirming the decision of the Board which has not been appealed, or if appealed, the day following which the decision has been affirmed on appeal.

For the purpose of reference in this Proffer Statement, the "GDP" shall be the plan prepared by Bowman Consulting Group Ltd. entitled, "Haijoe Property General Development Plan," dated September 2023 and last revised July 15, 2026.

The Property shall be rezoned from A-1 (Agricultural) to M-1 (Heavy Industrial).

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#REZ2024-00021

Rezoning A-1 to M-1

Haijoe Property

July 15, 2026

USE AND DEVELOPMENT

1. **General Development Plan:** The Property shall be developed in substantial conformance with the GDP, as approved, subject to such minor modifications as may be authorized by the County in connection with final site plan approval and final engineering review.
2. **Property Uses:** All uses permitted in the M-1 zoning district shall be permitted on the property, except that the following uses shall be prohibited:
 - a. Alarm systems operations, office.
 - b. Ambulance service maintenance facility.
 - c. Ambulance service, commercial.
 - d. Animal shelter.
 - e. Asphalt plant.
 - f. Assembly (HAZMAT).
 - g. Bakery, industrial.
 - h. Blacksmith, welding, or machine shop.
 - i. Boat building and repair yard.
 - j. Brewery and bottling facility.
 - k. Catering, commercial (off-premises).
 - l. Coal yards.
 - m. Cold storage.
 - n. Computer and network services.
 - o. Data Center outside the Data Center Opportunity Zone Overlay District.
 - p. Data Center within the Data Center Opportunity Zone Overlay District.
 - q. Day care center.
 - r. Distillery.
 - s. Distribution and fulfillment center, greater than 350,000 square feet in gross floor area, within the E-Commerce Overlay District.
 - t. Distribution and fulfillment center, greater than 80,000 square feet in gross floor area, outside of the E-Commerce Overlay District.
 - u. Distribution and fulfillment center, less than 350,000 square feet in gross floor area, within the E-Commerce Overlay District.

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Rezoning A-1 to M-1

Haijoe Property

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- v. Dry cleaning/garment processing facility, retail, greater than 3,000 square feet.
- w. Dry cleaning/garment processing plant, wholesale facility.
- x. Electronic equipment and component manufacturing, assembly, processing, and distribution.
- y. Extraction of mineral resources and related industrial/ wholesaling operations, including operation of crushers and sorting equipment.
- z. Feed and grain storage and distribution center.
- aa. Flea market.
- bb. Food service, institutional.
- cc. Furniture repair, dipping and stripping, upholstery.
- dd. Greenhouse or nursery, wholesale (not more than 20 percent of lot area may be devoted to garden center uses).
- ee. Gunsmith shop.
- ff. Heliport.
- gg. Janitorial service.
- hh. Kennel, commercial.
- ii. Laundry, industrial.
- jj. Locksmith.
- kk. Manufacturing and processing, other (HAZMAT or non-HAZMAT).
- ll. Manufacturing, candy/confectioners.
- mm. Manufacturing, cosmetics and perfume.
- nn. Manufacturing, electronic components.
- oo. Manufacturing, musical instruments and toys.
- pp. Manufacturing, pharmaceuticals (non-HAZMAT process).
- qq. Marina.
- rr. Medical or dental laboratory.
- ss. Motor vehicle auction (wholesale).
- tt. Motor vehicle fuel station.
- uu. Motor vehicle graveyard.
- vv. Motor vehicle impoundment yard.
- ww. Motor vehicle sales, rental or lease (unlimited).
- xx. Motor vehicle sales, secondary to motor vehicle repair.
- yy. Motor vehicle service.

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Rezoning A-1 to M-1

Haijoe Property

July 15, 2026

zz.	Motor vehicle towing.
aaa.	Photographic processing laboratory.
bbb.	Publishing and printing
ccc.	Quick-service food store.
ddd.	Radio or TV broadcasting station.
eee.	Railroad freight depot.
fff.	Railroad passenger station.
ggg.	Range, shooting, indoor or outdoor.
hhh.	Recording studio.
iii.	Recreation facility, commercial (indoor).
jjj.	Recyclable materials separation facility.
kkk.	Recycling plant.
lll.	Research and development (HAZMAT).
mmm.	Research and development (non-HAZMAT).
nnn.	Restaurant, carry-out.
ooo.	Restaurant.
ppp.	Retail store.
qqq.	Sawmill.
rrr.	Self-storage center, in accordance with the provisions of section 32-400.14.
sss.	Sheet metal fabrication.
ttt.	Stadium, arena, or amphitheater, indoor or outdoor.
uuu.	Storage facility (HAZMAT).
vvv.	Taxi our limousine operations and service facility.
www.	Testing/experimental laboratories (HAZMAT).
xxx.	Trade, technical or vocational school.
yyy.	Veterinary hospital.
zzz.	Warehouse (HAZMAT).
aaaa.	Water transportation facility.
bbbb.	Waterfront or maritime uses.
cccc.	Wholesaling/storage and processing (HAZMAT).

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Rezoning A-1 to M-1

Haijoe Property

July 15, 2026

COMMUNITY DESIGN

3. **Building Height:** The maximum building height on the Property shall be forty-five feet (45'). Notwithstanding the foregoing, if a silo and associated structures are proposed in conjunction with a Special Use Permit (SUP), the maximum permitted height of such silo and associated structures shall not exceed sixty feet (60').
4. **Building Size and Number:** The gross floor area of any individual building constructed on the Property shall not exceed sixteen thousand (16,000) square feet. In addition, a maximum of three (3) buildings located on the Property may have an individual gross floor area of sixteen thousand (16,000) square feet. All other buildings constructed on the Property shall have an individual gross floor area of less than sixteen thousand (16,000) square feet.
5. **Building Location:** No building shall be erected on the Property except within the Building Envelope as designated on the GDP.
6. **Floor Area Ratio:** The maximum FAR for the Property shall be 0.23. The FAR shall be calculated as the cumulative total on the Property and not as a percentage of each subdivided parcel. A running tabulation of the FAR on the Property shall be provided with each final site plan.
7. **Building Materials:** The primary exterior building material for buildings shall be stone, wood, brick, architectural concrete masonry unit (e.g., regal stone, split face, precision ground face), precast concrete panels, EIFS (exterior installation and finish system), or metal panel of architectural grade and quality. Changes to allow additional building materials shall be approved by the Planning Director or designee. Compliance with this proffer statement shall be evidenced by the submission of building elevations to the Department of Development Services Land Development Division at least two weeks before the request for a building permit release letter.

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Rezoning A-1 to M-1

Haijoe Property

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8. **Signs:** All freestanding monument signs shall have a masonry base with a maximum sign height of ten feet (10') and ground-level landscaping at the base. The location of signs shall be in accordance with the Zoning Ordinance.
9. **On-site Lighting:** All freestanding lighting for private travel-ways, parking, and outside storage areas shall have a maximum height of twenty-eight (28') and shall be shielded and directed downward.

ENVIRONMENTAL

10. **Monetary Contribution:** The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$75.00 per acre for water quality monitoring, drainage improvements, and/or stream restoration projects. Said contribution shall be made prior to and as a condition of final site plan approval(s), with the amount to be based on the acreage reflected on the site plan(s).
11. **Limits of Clearing and Grading:** The limits of clearing and grading shall be in substantial conformance with those areas as shown on the GDP, subject to minor changes approved by the County in connection with the final site plan review and final engineering.
12. **Wetland Areas:** The Applicant shall assure that the wetland areas outside the limits of clearing, as identified on the GDP, are undisturbed and also protected during construction in accordance with the DCSM and DEQ regulations and standards.
13. **Landscaping:** Landscaping shall be provided in substantial conformance with the GDP, and all new landscaping shall consist exclusively of drought-tolerant species, and all on-site new plantings required for buffer areas shall be native to Virginia. For all other required plantings, a minimum of eighty-five percent (85%) shall be native to Virginia. Where existing vegetation is undisturbed within the landscaping areas, the existing vegetation shall be credited against the plant unit requirements identified in the Design and Construction Standards Manual ("DCSM"). A tree study shall be completed to calculate the existing vegetation used for buffer requirements/plant units at the final site plan submittal. All new plantings shall meet the spacing requirements of the DCSM Section 804.01.H.

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Rezoning A-1 to M-1

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14. **Tree Preservation Plan:** A tree preservation plan shall be required when claiming credit for tree preservation.
15. **Tree Removal:** The Applicant agrees to coordinate with the Department of Public Works before the removal of any living trees in the required buffers.
16. **Landscape Buffers:** The Applicant shall provide a 50-foot Type C buffer area along the proposed Warrenton Road right-of-way and adjacent properties identified as GPINs 7492-06-5291 and 7492-26-5034, as shown on the GDP.
17. **Stormwater and Best Management Practices (BMP):** Stormwater Management and BMP facilities shall be in accordance with the DCSM, and those depicted on the GDP are for illustration purposes only. The final location of the stormwater and BMP facilities shall be shown on the final site plan.
18. **Water Quality Inlet:** In the event of outdoor storage of heavy, fuel-operated equipment on the Property, the Applicant shall install a water quality inlet or another water quality device. Such a device shall be of a type and located in a manner reasonably approved by the Department of Public Works, Watershed Management Division, to pre-treat runoff from these areas. Compliance with this requirement must be demonstrated on each final site plan.

FIRE AND RESCUE

19. **Monetary Contribution:** The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors of \$0.61 per square foot of gross building floor area for any buildings constructed on the Property to be used for Fire and Rescue. Said contribution shall be paid before and as a condition of the issuance of the building permit for such building.
20. **Spill Contingency Plan:** In the event that any use of the Property involves the storage of potentially hazardous substances, a Spill Contingency Plan shall be submitted to the Fire Marshal's Office for review and approval. The plan shall outline the procedures to be

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Rezoning A-1 to M-1

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followed in the event of a leak or spill of any such substances on the Property. Under no circumstances shall fuels, oils, solvents, or any other pollutants or flammable substances be discharged into the public sewer system. Approval of the Spill Contingency Plan by the Fire Marshal shall be a prerequisite to the approval of the final site plan.

TRANSPORTATION

21. **Access:** Access to the Property shall be from Warrenton Road as shown on the GDP.
22. **Right-of-Way Dedication:** The Applicant shall dedicate the area necessary to provide a 25-foot right-of-way from the center line of Warrenton Road, at no cost to Prince William County or VDOT, as shown on the GDP. The right-of-way dedication shall be shown on the first final site plan of the Property and shall be dedicated prior to and as a condition of the first final site plan approval.
23. **Warrenton Road Restoration:** The Applicant shall not be required to pave Warrenton Road, but shall, after construction is complete or at the request of the Prince William County Department of Transportation, restore Warrenton Road equal to the pre-construction condition. Compliance shall be demonstrated prior to final inspection and required approval by the Prince William County Department of Transportation and VDOT.

WATER AND SEWER

24. **Water:** The required water supply for the site shall be provided by on-site private well(s) approved by the Virginia Department of Health (VDH).
25. **Sewage:** Required sewage disposal for the site shall be provided by a private on-site sewage disposal system approved by the VDH.

MISCELLANEOUS

26. **Escalator:** In the event that the monetary contributions set forth in the development conditions are paid to the Prince William Board of County Supervisors within eighteen (18) months of the approval of this rezoning, as applied for by the Applicant, said

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Rezoning A-1 to M-1

Haijoe Property

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contributions shall be in the amounts stated herein. Any monetary contributions set forth in the development conditions which are paid after eighteen (18) months following the approval of this rezoning shall be adjusted in accordance with the Urban Consumer Price Index (CPI-U) published by the United States Department of Labor, such that at the time the contributions are paid they shall be adjusted by the percentage change in the CPI-U from the date eighteen (18) months after the approval of this rezoning to the most recently available CPI-U to the date the contributions are paid, subject to a cap of six (6%) percent per year, non-compounded.

27. **Minor modifications:** In accordance with Sec. 32-700.30.6. of the Zoning Ordinance, minor modifications of adopted proffers may be permitted by the Planning Director or designee upon finding that such modifications meet one or more of the criteria provided Sec. 32-700.30.6.c of the Zoning Ordinance and meet the definition of conformity specified in Sec. 32-700.30.5. of the Zoning Ordinance. Said modifications shall allow for the shifting of features shown on the GDP, provided impacts to adjacent properties are mitigated.

[SIGNATURES ON THE FOLLOWING PAGE]

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Rezoning A-1 to M-1

Haijoe Property

July 15, 2026

SIGNATURE PAGE

HAIJOE INC.

By 

Name Richard Hoffman

Title CEO



PRINCE WILLIAM COUNTY

Office of the County Executive
Christopher J. Shorter

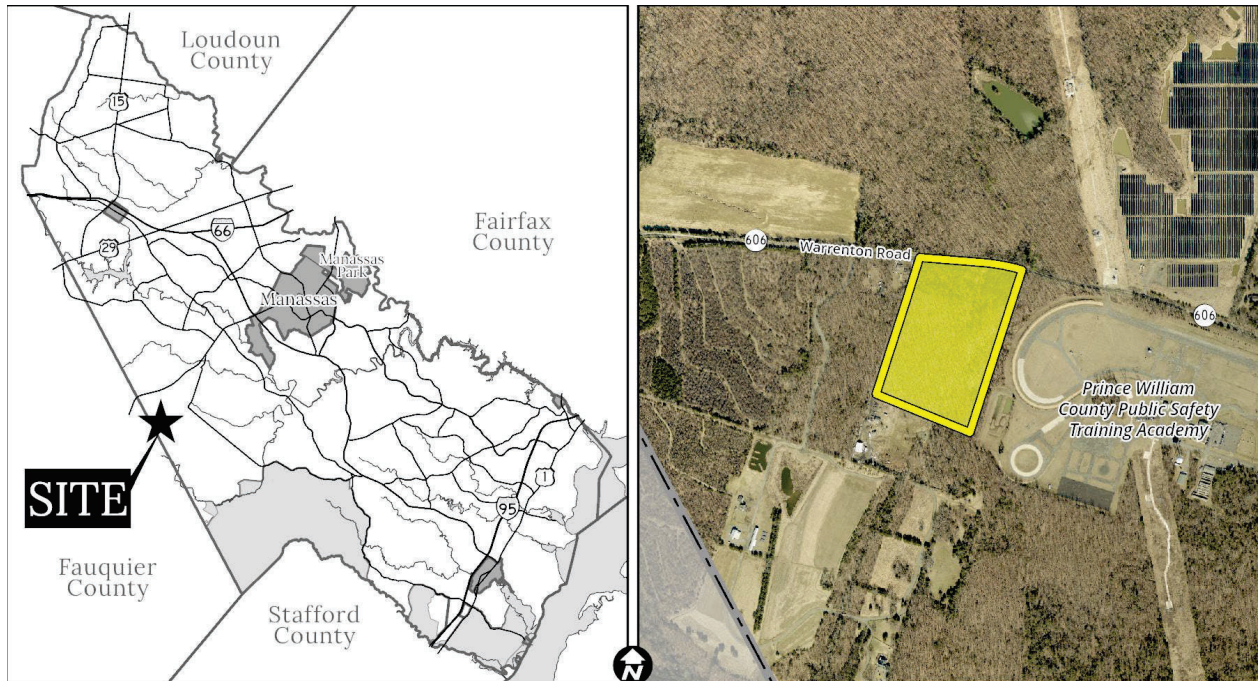
Board of County Supervisors

Deshundra L. Jefferson, Chair
Victor S. Angry, Vice Chair
Andrea O. Bailey
Kenny A. Boddye
Tom Gordy
Jeannie M. LaCroix
George T. Stewart
Yesli Vega

STAFF REPORT

Board Meeting Date:	September 1, 2026
Agenda Title:	Rezoning #REZ2024-00021, Haijoe Property Brentsville
District Impact:	Magisterial District
Requested Action:	Approval of Rezoning #REZ2024-00021, Haijoe Property.
Department / Agency Lead:	Planning Office
Staff Lead:	Tanya M. Washington, AICP, Director of Planning

EXECUTIVE SUMMARY



This is a request to rezone ± 23.4266 acres from A-1 (Agricultural) to M-1 (Heavy Industrial) to allow for future Industrial uses within that category. The subject property is on Warrenton Road and is 0.657 miles west of the intersection of Carriage Ford Road and Warrenton Road.

At the April 22, 2026, public hearing, the Planning Commission recommended approval of Rezoning #REZ2024-00021, Haijoe Property, subject to the proffers dated February 11, 2026, with additional recommendations.

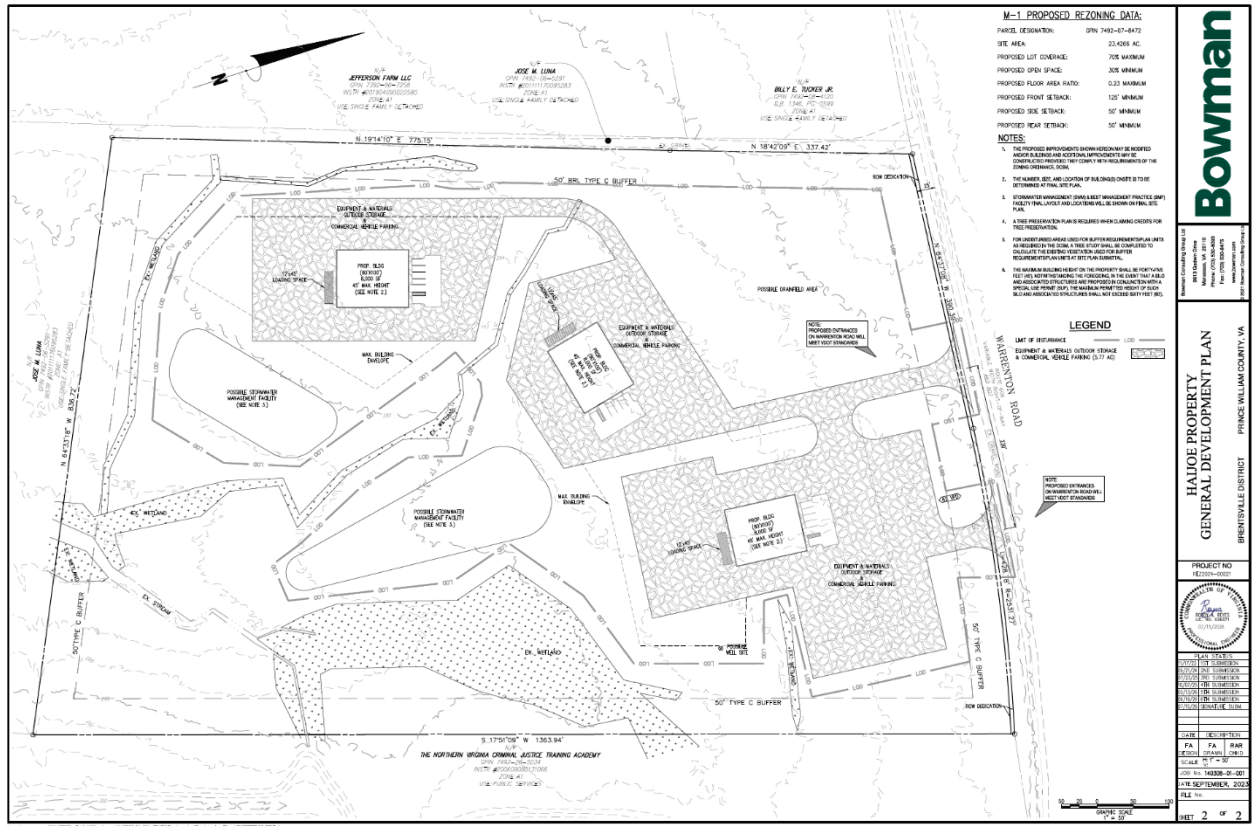
It is the recommendation of staff that the Board of County Supervisors (BOCS) approve Rezoning #REZ2024-00021, Haijoe Property, subject to the conditions dated July 15, 2026.

BACKGROUND

- A. Request: To rezone the subject property from A-1 (Agricultural) to M-1 (Heavy Industrial) to allow for future Industrial uses within that category. Significant portions of the site will be leased out to other industrial users, with the applicant only occupying a portion of the site.
- B. Site Location: The ±23.4266-acre subject property is located on Warrenton Road, approximately .65 miles west of its intersection with Carriage Ford Road. The subject property is identified as GPIN 7492-07-8472 and is addressed as 13505 Warrenton Road.
- C. Comprehensive Plan: The site is designated I-2, Industrial with a Transect 2. The subject property and surrounding area to the north, south & west are designated as I-2, Industrial with T-2 Transect. The property to the east is designated PL-3, Public Land with a Transect 3, on the Long-Range Future Land Use Map.
- D. Zoning: The site is currently zoned A-1, as are the properties to the south, east, and west. There are two adjacent properties to the north. One is zoned A-1 and another is zoned M-1. The property with the M-1 designation was rezoned in 1968 under #REZ1968-0006.
- E. Surrounding Land Uses: The property to the east is the Prince William County Public Safety Facility, to the north is vacant land, to the west and south are residential single-family homes, agriculture, and undeveloped forest. Additionally, towards the northeast, the Energix Nokesville LLC solar power facility is nearby.
- F. Background and Context: The Applicant, Haijoe Inc, is the owner of this ±23.4266 acre, forested property. This parcel, as well as others to the north, west, and south are identified as areas for future light industrial development in the 2040 Comprehensive Plan.

This property is currently forested and has a listed use code from the PWC Real Estate Assessments as Agricultural Related Services. There are no current violations on the property.

Haijoe Inc. purchased the property in July of 2020. The applicant is applying for a rezoning to allow for the storing of materials and equipment in relation to their existing business, Haijoe Stamped Concrete Patios & Decks. The applicant has stated that they may apply for a Special Use Permit (SUP) to operate a concrete plant at a later date. Since the site is larger than what the applicant needs to conduct operations, the applicant has stated that they want to lease the excess land to other industrial users. The applicant believes that this addresses the demand for available land for non-data center industrial uses. Below is Sheet 2 of the submitted General Development Plan (GDP), which is found in Attachment B.



- G. Planning Commission Recommendation: The Planning Commission reviewed the proposal at its April 22, 2026, public hearing. The proposal was recommended for approval, with additional recommendations. The additional recommendations are the following:
- The applicant works with the County Arborist regarding buffer section and when the roads are laid out regarding tree removal.
 - Removing the coal from the coal, wood, and lumber yards as an allowed use for this application.
 - Work with the Board of County Supervisors between the Planning Commission meeting on April 22, 2026 and the Board of County Supervisors Meeting to see if any other items on the Allowed Uses That Are By-Right Only In The M-1 (Heavy Industrial Zone) and Allowed Uses That Would Need A Special Use Permit in the M-1 (Heavy Industrial) Zone can be removed.
 - Removing the silo from the proffer statement.
 - Have the location of buildings more clearly stated.
- H. Applicant Updates: The applicant has made significant updates to the application that adequately address the recommendations of the Planning Commission, as well as the staff identified weaknesses discussed at the public hearing. The updates are as follows:

1. Coal yards added as prohibited use (Proffer 2.I).
2. Required substantial conformance with the GDP (Proffer 1).
3. Replaced 20' landscape strip with 50' buffer on Warrenton Road (GDP & Proffer 16)
4. Clarified that construction of a concrete silo requires a future SUP (Proffer 3 and GDP Note 6).
5. Maximum building height capped at 45' and 60' for future silo (Proffer 3 and GDP Note 6).
6. Limitations added on the number and square footage of any future buildings (Proffer 4).
7. Added maximum building location envelope (GDP and Proffer 5).
8. Required coordination with Public Works on tree removal (Proffer 15).
9. Added suggested minor modification language (Proffer 27).

STAFF RECOMMENDATION

Staff recommends approval of Rezoning #REZ2024-00021, Haijoe Property, subject to the proffers dated July 15, 2026, for the following reasons:

- Staff has determined that the applicant updates sufficiently adhere to the recommendations made by the Planning Commission, as well as sufficiently addressing concerns staff outlined to the Planning Commission.
- The updates made by the applicant make the rezoning consistent with the I-2, Industrial Use Transect 2, Long Range Land Use Designation, which aligns with Land Use Policy 2 and Action Strategy LU2.2.
- The development of industrial uses exclusive of Data Centers aligns with Land Use Policy 12.3.
- The updates made by the applicant address the previously stated omissions and uncertainty, providing a GDP, labeled Haijoe Property General Development Plan and dated July 15, 2026, which allows for proper staff analysis. Such analysis of the updated GDP, as well as an updated Proffer Statement, provide clarity regarding the project aspirations and commitments to orderly development. This aligns with Community Design Plan Policy 1.

Comprehensive Plan Consistency Analysis

Long-Range Land Use: Based on the Land Use chapter, the project area is currently designated as I-2, Industrial Use, with a Transect 2 that recommends a target non-residential floor to area ratio (FAR) of up to 0.23, a target height of 1-3 stories, a minimum of 30% of the site in open space, and light industrial uses.

Through this proposal, the Applicant is requesting to amend the underlying use designation for the site from A-1, Agricultural, to M-1, Heavy Industrial. The application deviates from the expectations in the I-2 regarding the Implementing Zoning District and with the inclusion of a few uses that are only allowed in the M-1 district. However, the applicant is proffering to I-2 expectations regarding FAR, target height, minimum open space. As such, the proposal is consistent with the land use policy intent of the I-2 use designation in the Comprehensive Plan.

Level of Service (LOS): This rezoning proposal is subject to the proffer legislation, Virginia Code Section 15.2-2303.4. Pursuant to Virginia Code Section 15.2-2303.4.(D)(1), the Applicant has provided proffers with the submission package, which indicates that the Applicant deems the proffers to be reasonable and appropriate. Under Section 15.2-2303.4(D)(1), "An applicant or owner may, at the time of filing an application pursuant to this section or during the development review process, submit any onsite or offsite proffer that the owner and applicant deem reasonable and appropriate, as conclusively evidenced by the signed proffers." In this case, there will be new proffers on this ±23.4266-acre site to allow for industrial development.

In summary, the Level of Service (LOS) impacts for the industrial development related to this subject Rezoning request would be mitigated by the monetary proffers provided by the Applicant, as per the Proffer Statement, dated July 15, 2026, as follows:

Water Quality	\$75 per acre (based on ± 23.4266 acres)	\$75 x 23.4266 acres =	\$1,756.99
Public Safety (Fire & Rescue)	0.61 per square foot of gross building floor area	\$0.61 x 24,000 sq. ft.	\$14,640
TOTAL LOS \$ CONTRIBUTION			\$ 16,396.99

Please note that the Public Safety (Fire & Rescue) number is based on what is shown on the GDP. As per the GDP and proffer statement, the maximum Floor To Area Ratio for the site is 0.23, and only three structures are allowed to have a total square footage of 16,000. Any other structures will have to be less than 16,000 square feet.

Community Input

Notice of the rezoning application has been transmitted to property owners within 500 feet of the site. According to the Applicant's representative, the Applicant has met with the Brentsville District Supervisor's office throughout the review process. The Applicant team met with District Supervisor Tom Gordy on November 6, 2025, and continues to consult with their office.

With respect to community outreach, the Applicant met with the surrounding community on January 29, 2026. An invitation was sent to the property owners within 500 feet of the property. According to the Applicant representative, no one attended the event.

At the time of this staff report, the Planning Office has not received any specific comments/feedback from the public.

It is important to note that there was community opposition that spoke at the Planning Commission Public Hearing. Comments included concerns regarding vagueness in the application, proper procedure, existing Comprehensive Plan guidance, surrounding existing uses, and the suitability of Warrenton Road and surrounding roads for industrial traffic.

Other Jurisdiction Comments

The subject site is located inside of the required notification area for adjacent jurisdictions. Fauquier County has been sent details of this application. To date, staff has not received comments from Fauquier County.

Legal Issues

If the rezoning request is approved, the ±23.4266 acre site could be developed as a wide range of industrial uses, as proffered. If the proposal is denied, the site can still be developed through the by-right uses in the A-1 district. Legal issues resulting from the BOCS' action are appropriately addressed by the County Attorney's Office.

Timing

The Board of County Supervisors generally has one year from the date of submission to take action on a rezoning request. In this case, the one-year timeframe expired on January 4, 2025. The application went through multiple review cycles.

STAFF CONTACT INFORMATION

Harrison Premen | (703) 792-6856
hpremen@pwcgov.org

ATTACHMENTS

- A. Staff Analysis
- B. General Development Plan (GDP) Dated July 15, 2026
- C. M-1 & M-2 Uses That Would Be Allowed Based On The July 15, 2026, Proffer Statement
- D. Planning Commission Resolution RES 26-051 - REZ2024-00021 Haijoe Property

Part I. Summary of Comprehensive Plan Consistency

Staff Recommendation: Approval

This summary analysis is based on the relevant Comprehensive Plan action strategies, goals, and policies. A complete analysis is provided in Part II of this report.

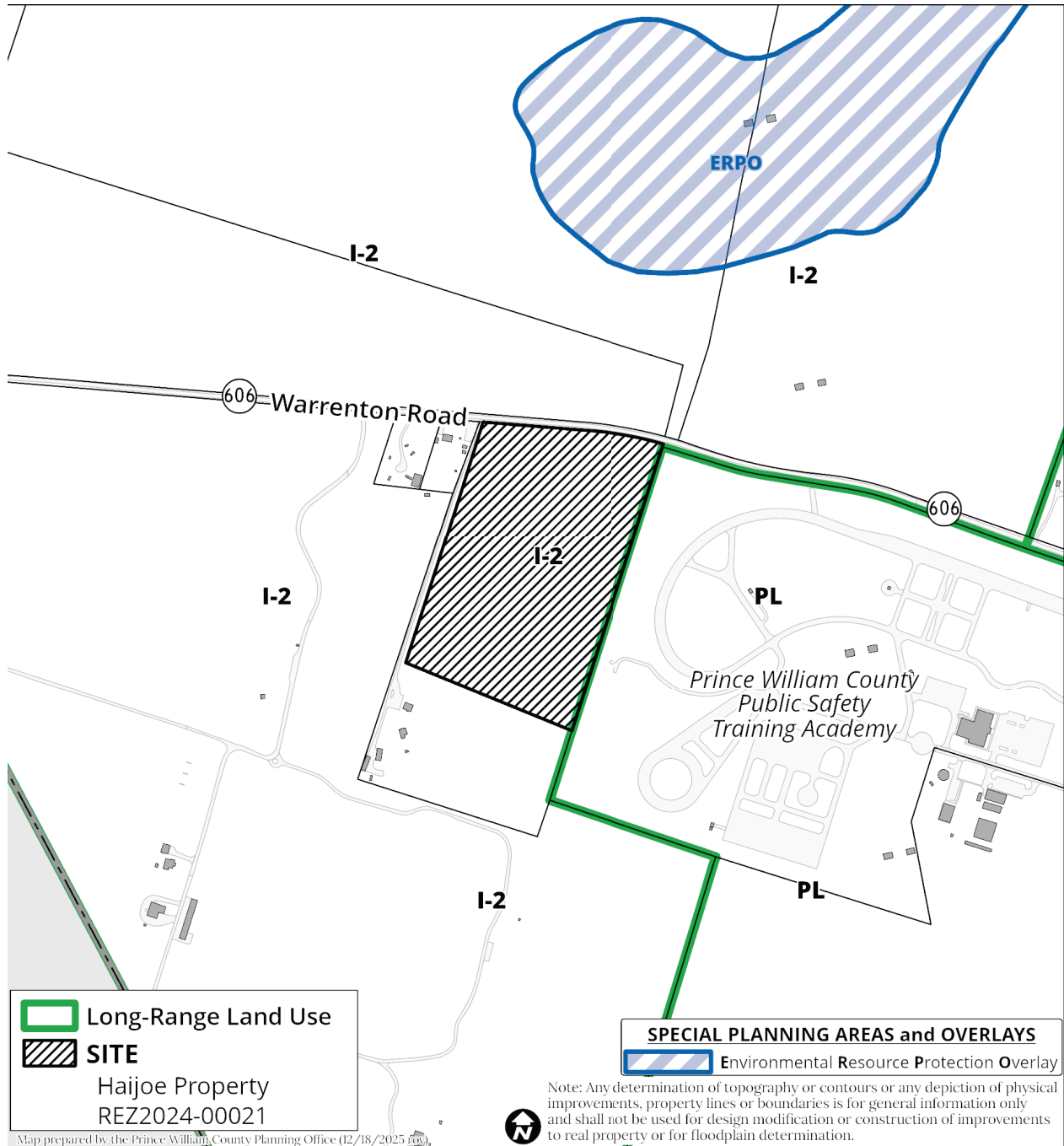
Comprehensive Plan Sections	Plan Consistency
Long-Range Land Use	Yes
Community Design	Yes
Cultural Resources	Yes
Economic Development	Yes
Environment	Yes
Fire and Rescue	Yes
Parks, Open Space and Trails	Yes
Police	Yes
Potable Water	Yes
Sanitary Sewer	Yes
Transportation	Yes

Part II. Comprehensive Plan Consistency Analysis

The following tables and maps summarize the area land use and zoning characteristics (see below and on subsequent pages):

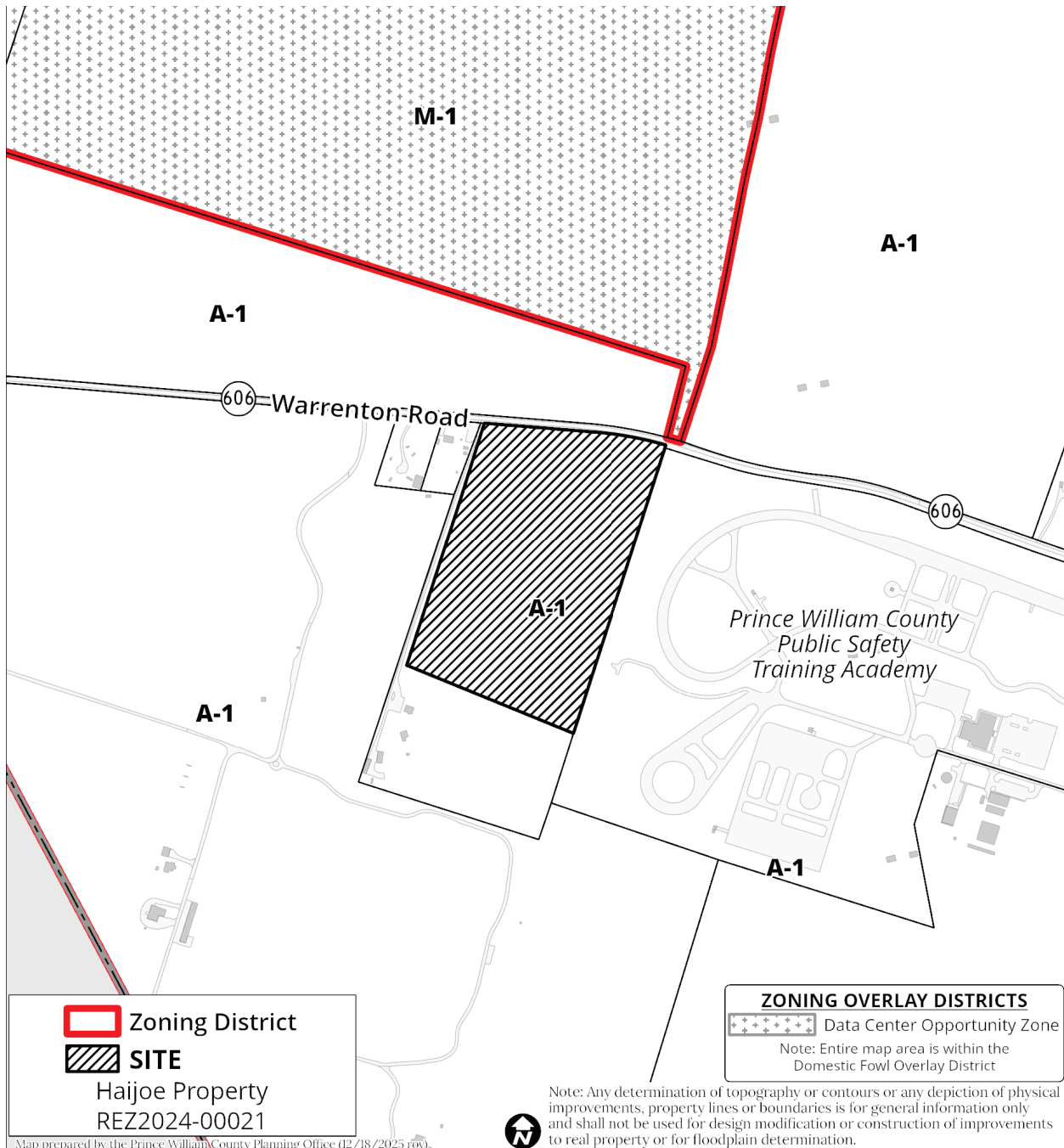
Land Use

Direction	Existing Land Use	Long-Range Future Land Use Designation
North	Across Warrenton Road; Undeveloped and forested.	Industrial Use, I-2
South	Residential Lot	Industrial Use, I-2
East	Prince William County Public Safety Training Academy	Public Land, PL-3
West	Residential Lot, undeveloped and forested and agricultural land	Industrial Use, I-2



Zoning

Direction	Existing Land Use	Zoning District
North	Across Warrenton Road; Undeveloped and forested.	Agricultural, A-1 and Heavy Industrial M-1 (Behind the ±50.5945 agricultural parcel, roughly ±470.440 acres that were rezoned to M-1 Heavy Industrial in 1968 under REZ1968-0006)
South	Residential Lot	Agricultural, A-1
East	Prince William County Public Safety Training Academy	Agricultural, A-1
West	Residential Lot, undeveloped and forested land and agricultural	Agricultural, A-1



Long-Range Land Use Plan Analysis

Through wise land use planning, the County ensures that landowners are provided a reasonable use of their land while the County is able to judiciously use its resources to provide the services for residents and employers' needs. The Long-Range Land Use Plan sets out policies and action strategies that further the County's goal of concentrating on population, jobs, and infrastructure within vibrant, walkable, mixed-use centers serviced by transit. In addition to delineating land uses on the Long Range Land Use Map, the Plan includes smart growth principles that promote a countywide pattern of land use that encourages fiscally sound development and achieves a high-quality living environment; promotes distinct centers of commerce and centers of community; complements and respects our cultural and natural resources, and preserves historic landscapes and site-specific cultural resources; provides adequate recreational, park, open space and trail amenities that contribute to a high quality of life for county residents; and revitalizes, protects, and preserves existing neighborhoods.

The project area is designated I-2, Industrial Use, with a Transect 2. The following table summarizes the uses and densities intended within the I-2 use designation.

Long-Range Land Use Map Designation	Intended Uses and Densities
I-2, Industrial Use	The purpose of the Industrial classification is to provide for areas of employment uses situated on individual sites or in campus-style "parks." Primary uses in the I, T-2 and I, T-3 classification are light manufacturing, "start-up" businesses, small assembly businesses, and office uses (including government offices, particularly those for Prince William County agencies). I T-2 Expectations • Primary Uses: Light manufacturing, small assembly businesses, start up businesses, flex space • Secondary Uses: Outdoor storage, retail uses, office, institutional • Implementing Zoning Districts: M-2, O(F), and PBD • Target Non-Residential FAR (Floor Area Ratio): Up to 0.23 • Target Building Height: 1-3 stories • Minimum Open Space: 30% of site

Staff Analysis

For overall reference, below is an extract from the Land Use chapter of the Comprehensive Plan, providing the development form elements associated with various density transects.

Form Element/Transects	T-0	T-1A	T-1B	T-1C	T-2	T-3	T-4	T-5	T-6
Target Residential Density	1 du/10 acre (Ten-acre lots)	1 du/5 acre (Five-acre lots)	1 du/2 acres (Two-acre lots)	2 du/ 1 acres (Half-acre lots)	1-4 du/acre (Quarter-Acre lots)	4-12 du/acre (3,630 sf per unit density to quarter-acre lots)	8-24 du/acre (1,815 sf per unit density to 5,445 sf per unit)	20-50 du/acre (871 sf per unit density to 2,178 sf per unit)	50-100 du/acre (435 sf per unit density to 871 sf per unit)
Target Net FAR	0-0.01	0-0.02	0-0.03	0-0.05	0.05-0.23	0.23-0.57	0.57-1.38	1.38-2.30	2.3+
Target Building Height	1-2 Stories	1-2 Stories	1-2 Stories	1-3 Stories	1-3 Stories	3-5 Stories	4-8 Stories	6-12 Stories	8-20 Stories
Activity Density (jobs+people/acre)	0-1/acre	0-1/acre	0-3/acre	0-5/acre	1-10/acre	10-25/acre	25-60/acre	60-100/acre	100+/acre
Preferred Transit Technology	Demand Response	Demand Response	Demand Response	Demand Response	Demand Response	Fixed Bus Route	Express Bus	BRT/LRT	LRT/Rail

Note: Conservation Residential are required to meet a higher open space requirement so lot sizes will be smaller than indicated above.

Land Use Mix Analysis

The targeted mix of land uses in I-2 areas, as a whole, is as follows:

- Residential: 0%
- Non-Residential: 95-100%
- Civic: 5%

Through this rezoning, the applicant is proposing industrial uses, primarily Equipment & Materials Outdoor Storage and Commercial Vehicle Parking. However, other M-1 uses would be allowed as well. Below are the relevant parameters to be compared with the I-2 expectations.

- Primary Use: Equipment & Materials Outdoor Storage and Commercial Vehicle Parking. The list of the uses that would be allowed, and if they are allowed in the M-2 (Light Industrial) District, is found in Attachment C.
- Non-Residential FAR: 0.23
- Building Height: 45 feet, with a proviso for 60 feet if a separate SUP for a Concrete Plant is approved at a later date
- Minimum Open Space: 30%
- Implementing Zoning District: M-1 (Heavy Industrial)

The Applicant is seeking a rezoning to allow for the development of future Industrial uses within the M-1 district. More specifically, the applicant is requesting to operate an Equipment & Materials Outdoor Storage & Commercial Vehicle Parking Area. The applicant is also proposing to lease portions of the site to other entities for specific uses as stated in the Proffer Statement Dated July 15, 2026. The list of the uses that would be allowed, and if they are allowed in the M-2 (Light Industrial) Zone, is found in Attachment C.

When presented to the Planning Commission on April 22, 2026, the application was not in conformance with the Long-Range Land Use Plan of the Comprehensive Plan. Specifically, the previous Staff Report cited incompatibility regarding the proposed allowed uses, height, and implementing zoning district. However, the updates by the applicant in the lead up to the September 1, 2026, BOCS meeting address these previous incompatibilities.

Regarding height, the applicant has clarified that the height would only go beyond 45 feet if a separate SUP for a Concrete Plant is approved. The height increase to a maximum of 60 feet would only apply to a silo and associated structures.

Although the implementing zoning district, M-1, is not supported by the I-2 designation, the applicant is proffering to I-2 expectations. Specifically, the applicant is proffering a FAR of 0.23, a minimum of 30% open space, and a height of 45 feet. Additionally, as described in further detail in the next section, the applicant is committing to maximum building square footages and building envelopes, keeping the future design of the development more aligned with light industrial development.

Finally, the aforementioned standards, as well as the wide list of proffered out M-1 uses, create the conditions where the primary uses will predominantly be light manufacturing, small assembly businesses, start up businesses, and flex space.

These changes make this development align with Land Use Policy 2, which states, "Encourage land use densities and intensities that promote efficient development patterns throughout the County." Additionally, it would align with the associated Action Strategy LU 2.2, which states, "New development applications should have densities that are appropriate to the character areas in the County and are consistent with those reflected on the Long-Range Land Use Map." Finally, the application would create new spaces for industrial development, which supports Land Use Policy 12.3 to "Ensure that the County provides enough properly located lands dedicated for industrial uses exclusive of data centers."

Proposal's Strengths

- **Land Use & Zoning Compatibility:** The proposed rezoning is consistent with the I-2, Industrial Use Transect 2, designation in the Comprehensive Plan for the subject property and surrounding area. This is aligned with Land Use Policy 2 and the associated Action Strategy LU 2.2 of the Comprehensive Plan.

- Diverse Industrial Development: The proposed rezoning would facilitate new industrial operations, with an emphasis on different uses. This would diversify the County economy and tax base, which supports Land Use Policy 12.3 of the Comprehensive Plan.

Proposal's Weaknesses

- None Identified

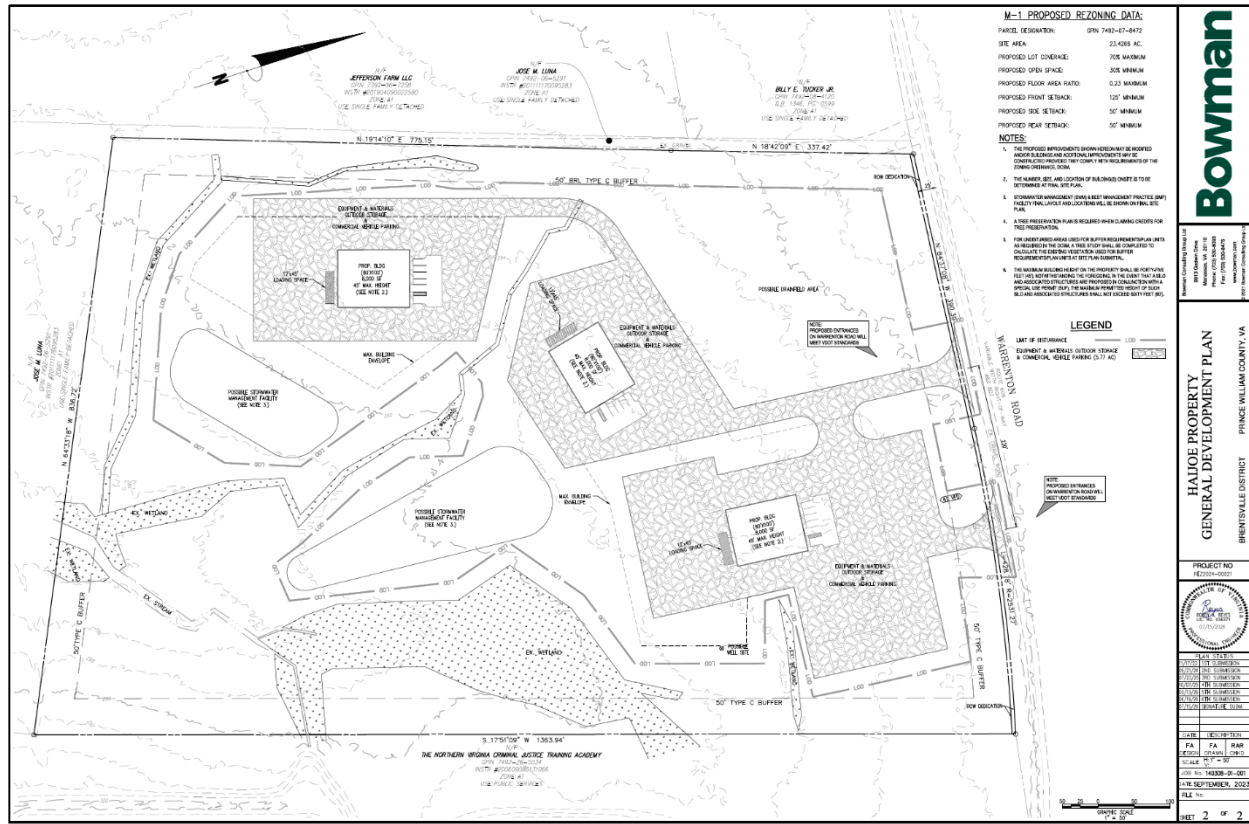
Consistency Recommendation

- Staff recommends that this application is consistent with the relevant components of the Long-Range Land Use Plan of the Comprehensive Plan.

Community Design Plan Analysis

An attractive, well-designed County will attract quality development, instill civic pride, improve the visual character of the community, and create a strong, positive image of Prince William County. The Community Design Plan sets out policies and action strategies that further the County's goals of providing quality development and a quality living environment for residents, businesses, and visitors, and creating livable and attractive communities. The Plan includes recommendations relating to building design, site layout, circulation, signage, access to transit, landscaping and streetscaping, community open spaces, natural and cultural amenities, stormwater management, and the preservation of environmental features.

The Applicant is proffering a General Development Plan (GDP), which includes details of the site layout, access improvements, internal circulation, building arrangement, and landscape improvements/buffering. The proposal's layout shows three separate bays, each with a potential building within a building envelope. There are two entrances as well. It is important to note that the applicant is proffering to substantial conformance to the GDP, providing confidence in the layout of the final product, and allowance of minor modifications in accordance with Sec. 32-700.30.6. The following image is of the GDP, which can be found in Attachment B.



When presented to the Planning Commission on April 22, 2026, the application was not in conformance with the Community Design Plan of the Comprehensive Plan. Specifically, the previous Staff Report cited conflict with Zoning Ordinance Sec. 32-700.21(7), as well as Community Design Plan Policy 1 and the Action Strategy DES1.1 of the Comprehensive Plan, due to a lack of clarity and omissions within the application. However, the updates by the applicant in the lead up to the September 1, 2026 BOCS meeting address these previous concerns.

Although the exact number of buildings that will be built is unknown, the applicant is committing to a building envelop on the property that will restrict where any building may be placed. Additionally, the applicant is proffering maximum building square footages, where only three buildings can be at maximum 16,000 sq. ft., with any additional structures needing to be smaller than that amount. Additionally, the maximum industrial square footage on the property will be restricted due to the maximum FAR allowed on the entire site, which will be 0.23.

Previous references to a silo have been altered, eliminating any concern that a silo is a part of this application. The proffers now stipulate that if a separate Special Use Permit (SUP) is granted for a concrete plant, a silo and associated structures would be allowed to be as tall as 60 feet. This avoids the need for a future Proffer Amendment if a separate SUP is desired.

These changes resolve the conflict with Community Design Plan Policy 1 of the Comprehensive Plan. Policy 1 aims to, “encourage site, architectural, signage, and landscape designs that complement the scale and character of existing and planned development in the Development Area and in the Rural Area.”

Finally, landscape and buffering shall be provided substantially as shown on the GDP, and using drought tolerant, native indigenous species where supplemental planting area is required, subject to final engineering considerations at the time of site/subdivision plan review and subject to minimal, necessary utility crossings and fencing. For all other required plantings, a minimum of eighty-five percent (85%) shall be native to Virginia. This aligns with Design Policy 4 Action Strategy 4.4 of the Comprehensive Plan, which states, "Use indigenous, drought-tolerant plant species for gateway and roadside landscape improvements."

Proposal's Strengths

- Comprehensive Plan Alignment and Plan Clarity: The proposal is aligned with Community Design Plan Policy 1 of the Comprehensive Plan, and provides the necessary information for review.
- Landscaping Improvements: The applicant is proffering vegetated buffers and landscaping that aligns with Design Policy 4 Action Strategy 4.4 of the Comprehensive Plan.

Proposal's Weaknesses

- None Identified.

Consistency Recommendation

- Staff recommends that this application is consistent with the relevant components of the Community Design Plan.

Cultural Resources Plan Analysis

Cultural Resources are tangible links to our shared history which have shaped societal values and provide us with a better understanding of who we are. Good Cultural Resources Management (CRM) practices guide smart and sustainable development while also safeguarding the County's history and retaining a sense of place. Prince William County promotes the identification, research, evaluation, preservation, and documentation consistent with state and federal guidelines and encourages interpretation of cultural resource sites and the heritage tourism opportunities these sites present. Cultural resources are found in architectural or archaeological sites, historic districts, cemeteries, battlefields, cultural landscapes, museum objects, and archival materials; and come from all time periods and ethnicities; including minority communities. The Cultural Resources Plan's policies and action strategies provide a framework for the Board of County Supervisors, as well as boards, commissions, staff, citizens, and the development community to guide preservation decisions.

A completed Cultural Resource Assessment and Record Check, signed by the County's Archaeologist, was submitted as a part of the application package. The form indicated the following:

"There is a medium to high potential for finding archaeological sites and or historic structures on the project area, therefore, a Phase I Cultural Resources Survey* must be submitted with Rezoning and

Special Use Permit applications per Sections 32-700.20(9) and 32-700.50(3)(a) of the Zoning Ordinance.”

The Historical Commission initially reviewed this proposal at its February 13, 2024, meeting and recommended “No Further Work”.

The applicant did provide a Phase I Cultural Resources Investigation where the finding was that, “No significant quantities of cultural material were recovered as a result of the Phase I investigation, and no cultural resources were recorded. No further cultural resources work is recommended for the project area”.

Proposal's Strengths

- No Further Work: The Historical Commission reviewed the proposal at its February 13, 2024 meeting and determined that no further work was needed. This is supported by the Phase I Cultural Resources Investigation.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

- Staff recommends that this application is consistent with the relevant components of the Cultural Resources Plan.

Economic Development Plan Analysis

An enhanced, diverse nonresidential tax base creates quality jobs, allowing people to live, work and recreate in Prince William County. The Economic Development Plan sets out policies and action strategies that further the County's goal of attracting and fostering the growth of environmentally sound industries to create quality jobs and diversify the nonresidential tax base, creating a climate where citizens can live and work in Prince William County. The plan includes recommendations relating to business attraction, retention and expansion, the provision of adequate infrastructure, redevelopment of less competitive areas, telecommuting and other information-age opportunities, and recognition of tourism as an industry.

This proposal seeks to create a space for light and heavy industrial uses. Many heavy industrial uses have been proffered out, such as data centers, which supports Land Use Policy 12.3 of the Comprehensive Plan to “Ensure that the County provides enough properly located lands dedicated for industrial uses exclusive of data centers.”.

Proposal's Strengths

- Diverse Industrial Development: The proposed rezoning would facilitate new industrial operations, with an emphasis on different uses. This would diversify the County economy and tax base, which supports Land Use Policy 12.3 of the Comprehensive Plan.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

- Staff recommends that this application is consistent with the relevant components of the Economic Development Plan.

Environment Plan Analysis

Prince William County has a diverse natural environment, extending from sea level to mountain crest. Sound environmental protection strategies will allow the natural environment to co-exist with a vibrant, growing economy. The Environment Plan sets out policies and action strategies that further the County's goal of preserving, protecting, and enhancing significant environmental resources and features. The Plan includes recommendations relating to the incorporation of environmentally sensitive development techniques, improvement of air quality, identification of problematic soil issues, preservation of native vegetation, enhancement of surface and groundwater quality, limitations on impervious surfaces, and the protection of significant viewsheds.

The subject property is currently undeveloped and forested. There is a stream and wetland areas on the property. However, there is no Resource Protection Area (RPA). The applicant submitted an Environmental Constraints Analysis (ECA) with this application.

The Applicant has proffered to make a monetary contribution to the Board of County Supervisors in the amount of \$75.00 per acre (±23.4266 acres) for water quality monitoring, drainage improvements, and/or stream restoration projects. Said contribution shall be made prior to and as a condition of final site/subdivision plan approval with the amount to be based on the site area acreage.

As proffered, landscape buffers shall be provided substantially as shown on the GDP, and using drought tolerant, native indigenous species where supplemental planting area is required, subject to final engineering considerations at the time of site/subdivision plan review and subject to minimal, necessary utility crossings and fencing. For all other required plantings, a minimum of eighty-five percent (85%) shall be native to Virginia. This aligns with Design Policy 4 Action Strategy 4.4 of the Comprehensive Plan, which states, "Use indigenous, drought-tolerant plant species for gateway and roadside landscape improvements."

Based on the current layout, specifically the Limits of Disturbance (LOD) shown on the GDP, the proposed layout would avoid the existing stream and almost all of the existing palustrine wetlands areas. This aligns with Site Design Strategy 14 of the Comprehensive Plan, which states, "Excessive amounts of cut and fill and clearing should be avoided, in order to preserve the natural character of the land."

Proposal's Strengths

- New Landscaping & Planting Enhancements: The applicant is proffering vegetated buffers and landscaping that aligns with Design Policy 4 Action Strategy 4.4 of the Comprehensive Plan.
- Avoidance of Stream and Identified Wetlands Areas: Based on the current layout, specifically the Limits of Disturbance (LOD) shown on the GDP, the proposed layout would avoid the existing stream and almost all of the existing palustrine wetlands areas. This aligns with Site Design Strategy 14 of the Comprehensive Plan.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

- Staff recommends that this application is consistent with the relevant components of the Environment Plan.

Fire and Rescue Plan Analysis

Quality fire and rescue services provide a measure of security and safety that both residents and businesses have come to expect from the County. The Fire and Rescue Plan sets out policies and action strategies that further the County's goal of protecting lives, property, and the environment through timely, professional, humanitarian services essential to the health, safety, and well-being of the community. The Plan includes recommendations relating to siting criteria, appropriate levels of service, and land use compatibility for fire and rescue facilities. The Plan also includes recommendations to supplement response time and reduce risk of injury or death to County residents, establishment of educational programs, such as cardio-pulmonary resuscitation (CPR) training, automatic external defibrillators (AED), and encourage installation of additional fire protection systems – such as sprinklers, smoke detectors, and other architectural modifications.

Fire/Rescue Station #5 (Nokesville) is the first due fire/rescue resource for the subject property, and is located approximately 2.3 miles to the northeast of the project area. The site is not located inside of the required 4.0-minute travel time for Basic Life Support and Fire, but it is inside the required 8.0-minute travel time for Advanced Life Support. According to the Fiscal Year (FY) 2025 data, Fire/Rescue Station #5 responded to 892 incidents and had a workload capacity of 2000 incidents.

All onsite circulation, fire protection, and emergency access requirements will need to be reconfirmed during site plan review.

Per the Applicant's Proffered Conditions, the Applicant shall make a monetary contribution of \$0.61 per square foot of gross building floor for any buildings constructed on the Property to be used for Fire and Rescue. Said contribution shall be paid before and as a condition of the issuance of the building permit for such building.

Proposal's Strengths

- Inside of 8.0-Minute Travel Time: The site is located within the required 8.0-minute travel time for advanced life support services.
- Station Workload: FY 2025 figures indicate that Fire and Rescue Station #5 responded to 892 incidents and had a workload capacity of 2000 incidents. This indicates the station is operating well within capacity.

Proposal's Weaknesses

- Outside of 4.0-Minute Travel Time: The site is not located within the required 4.0-minute travel time for basic life support and fire suppression services.

Consistency Recommendation

- Staff recommends that this application is consistent with the relevant components of the Fire and Rescue Plan.

Parks, Open Space and Trails Plan Analysis

The quality of life for residents of Prince William County is linked closely to the development and management of a well-maintained system of parks, trails, and open space. Prince William County contains a diversity of park, open space, and trail resources. These parklands, open spaces, and recreational facilities play a key role in shaping both the landscape and the quality of life of Prince William County residents through the conservation of natural and cultural resources, protection of environmental quality, and provision of recreational facilities. The Parks, Open Space and Trails Plan sets out policies and action strategies that further the County's goal of providing park lands and recreational facilities of a quantity, variety, and quality appropriate to meet the needs of the current and future residents of Prince William County. The Plan includes recommendations to preserve existing protected open space, maintain high quality open space, expand the amount of protected open space within the County, and to plan and implement a comprehensive countywide network of trails.

The Department of Parks and Recreation (DPR) has reviewed a copy of the subject application and states that there will be no impact to parks and recreation resources.

Proposal's Strengths

- None identified

Proposal Weaknesses

- None identified.

Consistency Recommendation

- Staff recommends that this application is consistent with the relevant components of the Parks, Recreation, and Open Space component of the Comprehensive Plan.

Police Plan Analysis

Residents and businesses expect a high level of police service for their community. This service increases the sense of safety and protects community investments. The Police Plan is designed to promote Prince William County's public safety strategic goal to continue to be a safe community, reduce criminal activity, and prevent personal injury and loss of life and property, as well as to ensure effective and timely responses throughout the County. This Plan encourages funding and locating future police facilities to maximize public accessibility and police visibility as well as to permit effective, timely response to citizen needs and concerns. The Plan recommends educational initiatives, such as Neighborhood and Business Watch, and Crime Prevention through Environmental Design (CPTED), which encourages new development to be designed in a way that enhances crime prevention. The Plan also encourages effective and reliable public safety communications linking emergency responders in the field with the Public Safety Communications Center.

At this time, the Police Department does not believe this application will create a significant impact on calls for service. During site plan review, the Applicant should focus on the following key areas for the development: landscape; lighting; video surveillance systems; and maintenance.

The Applicant should coordinate with the Police Department as the site develops, and apply the various Crime Prevention Through Environmental Design (CPTED) principles, which can be found at the following: <https://www.pwcva.gov/assets/documents/police/002035.pdf>.

Proposal's Strengths

- Impacts to Levels of Service: The Police Department does not believe this application will have a significant impact on calls for service.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

- Staff recommends that this application is consistent with the relevant components of the Police Plan.

Potable Water Plan Analysis

A safe, dependable drinking water source is a reasonable expectation of County residents and businesses. The Potable Water Plan sets out policies and action strategies that further the County's

goal of providing an economically and environmentally sound drinking water system. The Plan includes recommendations relating to system expansion, required connections to public water, and the use of private wells or public water.

The subject property would be served by private well water.

Proposal's Strengths

- Cooperation with the Virginia Department of Health (VDH): The owner will work with the Health Department to apply for a new well(s).

Proposal's Weaknesses

- None identified.

Consistency Recommendation

- Staff recommends that this application is consistent with the relevant components of the Potable Water Plan.

Sanitary Sewer Plan Analysis

Appropriate wastewater and sanitary facilities provide needed public health and environmental protections. The Sanitary Sewer Plan sets out policies and action strategies that further the County's goal of providing an economically and environmentally sound sanitary and stormwater sewer system. The Plan includes recommendations relating to system expansion, required connections to public sewer in the development area, and the use of either private or public sewer systems.

The subject property would be served by a private septic system.

Proposal's Strengths

- Cooperation with the Virginia Department of Health (VDH): The owner will work with the Health Department to apply for a new septic system.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

- Staff recommends that this application is consistent with the relevant components of the Sanitary Sewer Plan.

Transportation Plan Analysis

Prince William County promotes the safe and efficient movement of goods and people throughout the County and surrounding jurisdictions by providing a multi-modal approach to traffic circulation. The Transportation Plan establishes policies and action strategies that further the County's goal of creating and sustaining an environmentally friendly, multi-modal transportation system that meets the demands for intra- and inter-county trips, is integrated with existing and planned development, and provides a network of safe, efficient, and accessible modes of travel. The Plan includes recommendations addressing safety, minimizing conflicts with environmental and cultural resources, maximizing cost effectiveness, increasing accessibility of all travel modes, minimizing projected trip demand, and providing sufficient network capacity. The County recognizes that it is not possible to address congestion through road investments alone and has reduced the acceptable standard to Level of Service (LOS) of "E" specifically in Small Area Plans, in Activity Centers, and on Arterials. Projects should include strategies that result in a LOS "D" or better on all roadway corridors and intersections, reduce traffic demand through transportation demand management strategies, dedicate planned rights-of-way, provide transit infrastructure, pedestrian and bicycle pathways, and improved and coordinated access to transit facilities.

The main full-movement access points into the site are proposed along Warrenton Road. The entrance closer to the Training Academy would primarily be used for operations at the applicant's portion of the site. The other entrance would primarily be used for the lessees on the site. There is an internal connection between both entrances.

A Deferral of the Traffic Impact Analysis (TIA) was submitted and granted on November 1, 2023, from the Prince William County Department of Transportation (PWCDOT) due to the estimated 62 daily vehicle trips projected for this use.

One concern of staff is the possible increase of heavy vehicle traffic on a gravel road. It is possible that the increase in heavy vehicle traffic could degrade the roadway and create unsafe driving conditions.

Proposal's Strengths

- Gravel Road Restoration: The Applicant shall, after construction is complete or at the request of the Prince William County Department of Transportation, restore Warrenton Road equal to the pre-construction condition.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

- Staff recommends that this application is consistent with the relevant components of the Transportation Plan.

Strategic Plan

This section of the report is intended to address the project's alignment with the outcomes provided within the County's Strategic Plan. The Strategic Plan posits that individuals, families and businesses prefer communities with a robust economy; easy access to jobs, services, and activities; that support even the most vulnerable in the community; are safe and secure; and provide a quality education that assures lifelong learning and steady employment. Based on community input from the online survey and the community conversations, seven focus or goal areas were identified for the 2025-2028 Strategic Plan. It is important to note that no single area is viewed as more critical than another. Rather, each are interrelated and have direct impact on each other. Collectively, these goal areas impact the quality of life in all facets of the community issues raised during the review of the proposal, which are not directly related to the policies, goals, or action strategies of the Comprehensive Plan, but which are materially relevant to the County's responsibilities in considering land use issues.

In general, the aspects of this proposal relative to the 2025-2028 Strategic Plan are as follows:

- GOAL 5 – QUALITY OF LIFE; Key Objective #2: Advocate for diversity in existing and new County businesses to offer various workplace options that attract and retain residents.
- GOAL 8 – SMART GROWTH; Key Objective #4: Identify strategic emerging sectors to diversify the commercial tax base, lessen reliance on any single industry, and create and retain quality jobs for residents.

Materially Relevant Issues

This section of the report is intended to identify issues raised during the review of the proposal, which are not directly related to the policies, goals, or action strategies of the Comprehensive Plan, but which are materially relevant to the County's responsibilities in considering land use issues. The materially relevant issues in this case are as follows:

- None Identified

Proffer Deficiencies

- None Identified

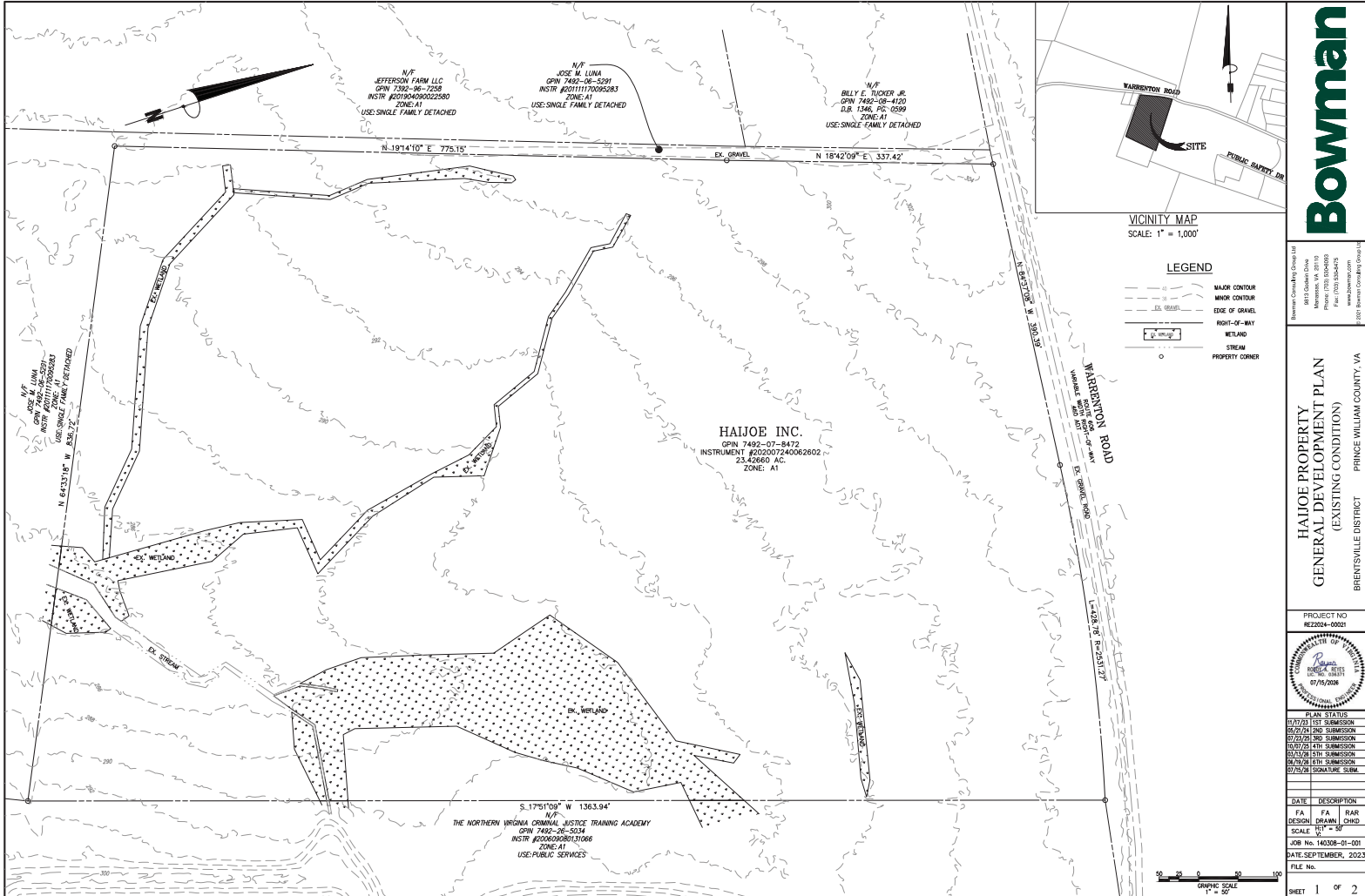
Agency Comments

The following agencies have reviewed the proposal and their comments have been summarized in relevant Comprehensive Plan chapters of this report. Individual comments are in the case file in the Planning Office:

- Fauquier County Planning Department
- PWC Archaeologist

Staff Analysis

- PWC Building Official
- PWC Crime Prevention Police
- PWC Development Services – *Land Development / Zoning & Proffer Administration*
- PWC Economic Development & Tourism
- PWC Fire Marshal Office
- PWC Historical Commission
- PWC Health Department
- PWC Parks & Recreation
- PWC Planning Office – *Land Use Review / Countywide Planning / GIS*
- PWC Public Works – *Environmental Services / Watershed Management*
- PWC Service Authority (*d/b/a Prince William Water*)
- PWC Transportation
- Virginia Department of Transportation (VDOT)





Bowman
Brentsville District
Princeton, VA

HAJOE PROPERTY
GENERAL DEVELOPMENT PLAN
(EXISTING CONDITION)

PROJECT NO.
RE2024-00021

07/07/23 1ST SUBMISSION
08/07/23 2ND SUBMISSION
07/07/23 3RD SUBMISSION
07/07/23 4TH SUBMISSION
08/07/23 5TH SUBMISSION
07/07/23 SIGNATURE SUBM.

DATE	DESCRIPTION
FA	FA
SCALE	1" = 50'
JOB NO.	140308-01-001
DATE	SEPTEMBER, 2023
FILE NO.	

SHEET 1 of 2



M-1 & M-2 Uses That Would Be Allowed Based On The July 15, 2026 Proffer Statement

Code Citation:

Part 403. - Industrial Districts

Sec.32-403.10 through Sec.32-403.15 for the M-1 Heavy Industrial District

Sec. 32-403.20 through Sec.32-403.25 for the M-2, Light Industrial District

- Allowed Uses That Are By-Right In both M-2 (Light Industrial) and M-1 (Heavy Industrial) Zones
 - Assembly (non-HAZMAT)
 - Contractor or tradesman's shop (limited), no trash or refuse removal service
 - Distribution and fulfillment center, less than 80,000 square feet in gross floor area, outside of the E-Commerce Overlay District
 - Neighborhood retail and fulfillment center
 - Office
 - Recycling collection points, subject to the standards in section 32-250.84
 - Solar energy facility
 - Tool and equipment rental, service and repair, minor
 - Warehouse (non-HAZMAT)
 - Wholesaling (non-HAZMAT)
- Allowed Uses That Are Only Allowed As A Secondary Use In The M-2 (Light Industrial) Zone And By-Right In The M-1 (Heavy Industrial) Zone

- Catalog sales, contractor, tradesman, or industrial equipment (without showroom)
- Equipment and material storage yard; no trash or refuse removal service
- Allowed Uses That Need A Special Use Permit In The M-2 (Light Industrial) Zone and Are By-Right In The M-1 (Heavy Industrial) Zone
 - Moving and storage
 - Parking, commercial
 - Parking, fleet (in accordance with the provisions of county code section 32-400.27)
- Allowed Uses That Are By-Right Only In The M-1 (Heavy Industrial Zone)
 - Building materials sales yard
 - Catalog sales, contractor; tradesman, and industrial equipment with showroom
 - Wood, and lumber yards
 - Company vehicle service facility
 - Contractor or tradesman's shop, no trash or refuse removal service
 - Manufacture and fabrication of signs
 - Manufacturing, fabricated metal
 - Manufacturing, pottery, ceramics
 - Marble/tile, process, cutting and polishing
 - Masonry and stoneworking

- Motor vehicle repair
 - Tool and equipment rental, service and repair, heavy
 - Trailer sales (retail), lease, storage, repair and maintenance
- Allowed Uses That Would Need A Special Use Permit in the M-1 (Heavy Industrial) Zone.
 - Concrete Plant
 - Motor vehicle storage yard



PLANNING COMMISSION RESOLUTION

MOTION: JUSTICE

SECOND: LANDRUM

**RE: REZONING #REZ2024-00021, Haijoe Property
BRENTSVILLE MAGISTERIAL DISTRICT**

ACTION: RECOMMEND APPROVAL

**April 22, 2026
Regular Meeting
Res. No. 26-051**

WHEREAS, this request is for a rezoning to rezone the subject property from A-1 (Agricultural) to M-1 (Heavy Industrial) to allow for future industrial uses within that category; and

WHEREAS, the property is located at 13505 Warrenton Road, Catlett, approximately .65 miles west of its intersection with Carriage Ford Road. The subject site is identified on County maps as GPIN 7492-07-8472 on approximately ±23.4266-acres; and

WHEREAS, The site is designated I-2, Industrial with a Transect 2; and

WHEREAS, the site is zoned A-1, Agricultural District; and

WHEREAS, staff has reviewed the subject application and recommends denial, for reasons as stated in the staff report; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on April 22, 2026, at which time public testimony was received and the merits of the above-referenced case were considered; and

WHEREAS, the Prince William County Planning Commission finds that public necessity, convenience, general welfare, and good zoning practice are served by recommending approval of this request;

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby close the public hearing and recommends approval of Rezoning # REZ2024-00021, Haijoe Property, subject to proffers dated March 13, 2026, and with the following recommendations:

- The applicant works with the County Arborist regarding buffer section and when the roads are laid out regarding tree removal.
- Removing the coal from the coal, wood, and lumber yards as an allowed use for this application.
- Work with the Board of County Supervisors between the Planning Commission meeting on April 22, 2026 and the Board of County Supervisors

Meeting to see if any other items on the Allowed Uses That Are By-Right Only In The M-1 (Heavy Industrial Zone) and Allowed Uses That Would Need A Special Use Permit in the M-1 (Heavy Industrial) Zone can be removed.

- Removing the silo from the proffer statement
- Have the location of buildings more clearly stated.

Attachment: Proffer Statement dated March 13, 2026.

Votes:

Ayes: Brown, Justice, Landrum, Sheikh, Sherman

Nays: Carroll, Ross, Scheufler

Abstain from Vote: None

Absent from Vote: None

Absent from Meeting: None

MOTION CARRIED

Attest:



Oly Peña
Clerk to the Planning Commission

Rezoning #REZ2024-00021
Haijoe Property

Brentsville Magisterial District

Board of County Supervisors

September 1, 2026

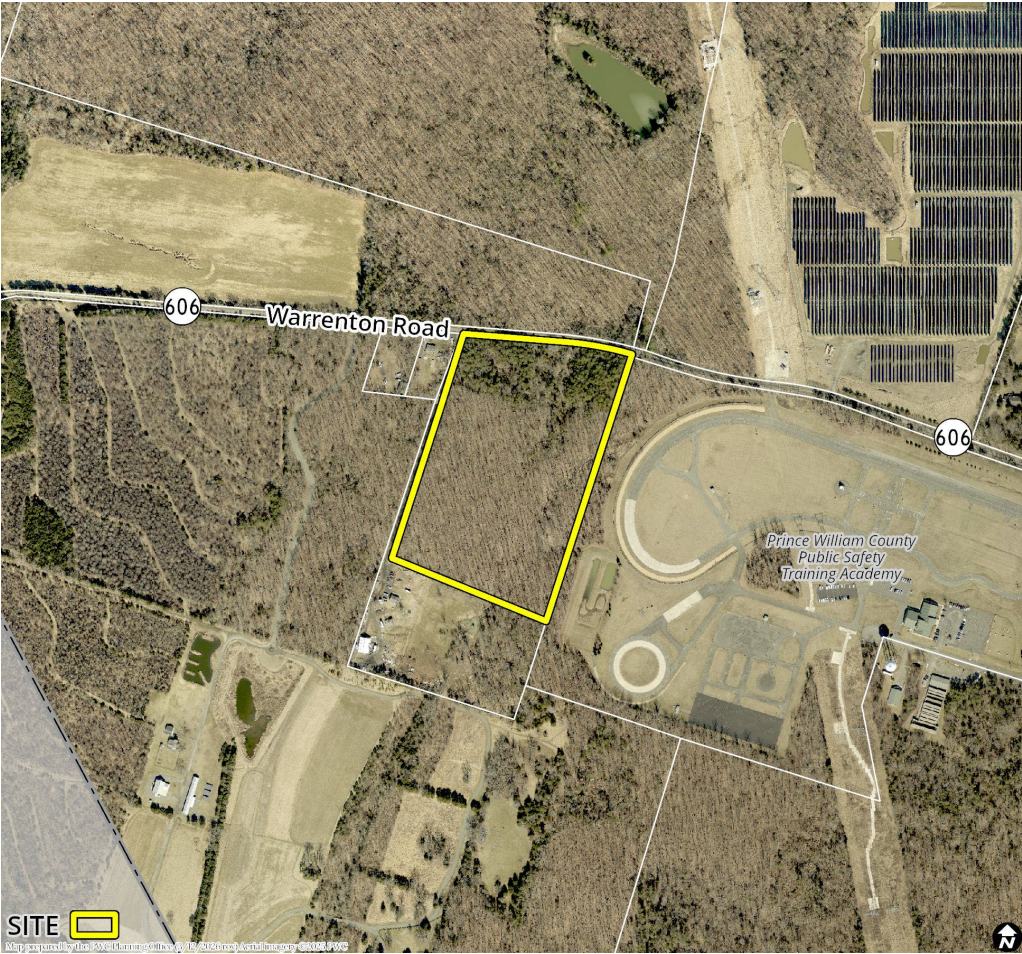
Harrison Premen, AICP

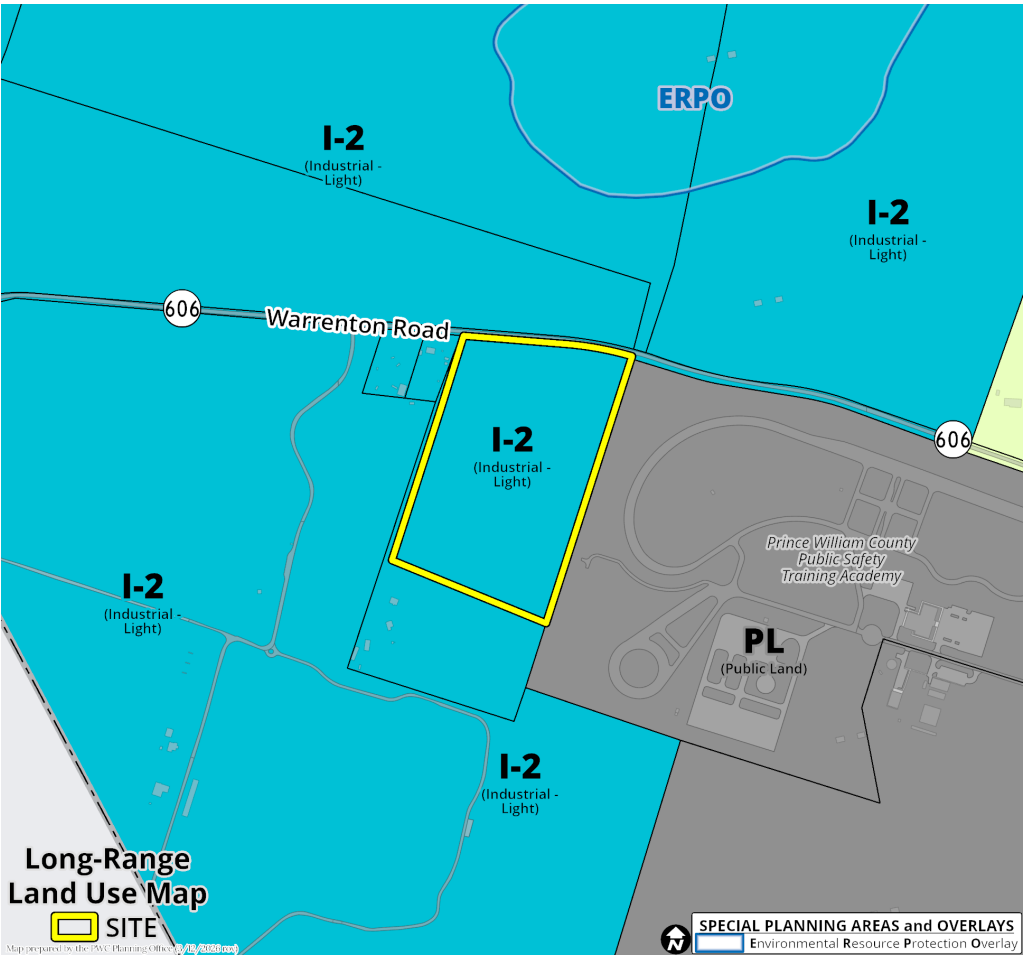
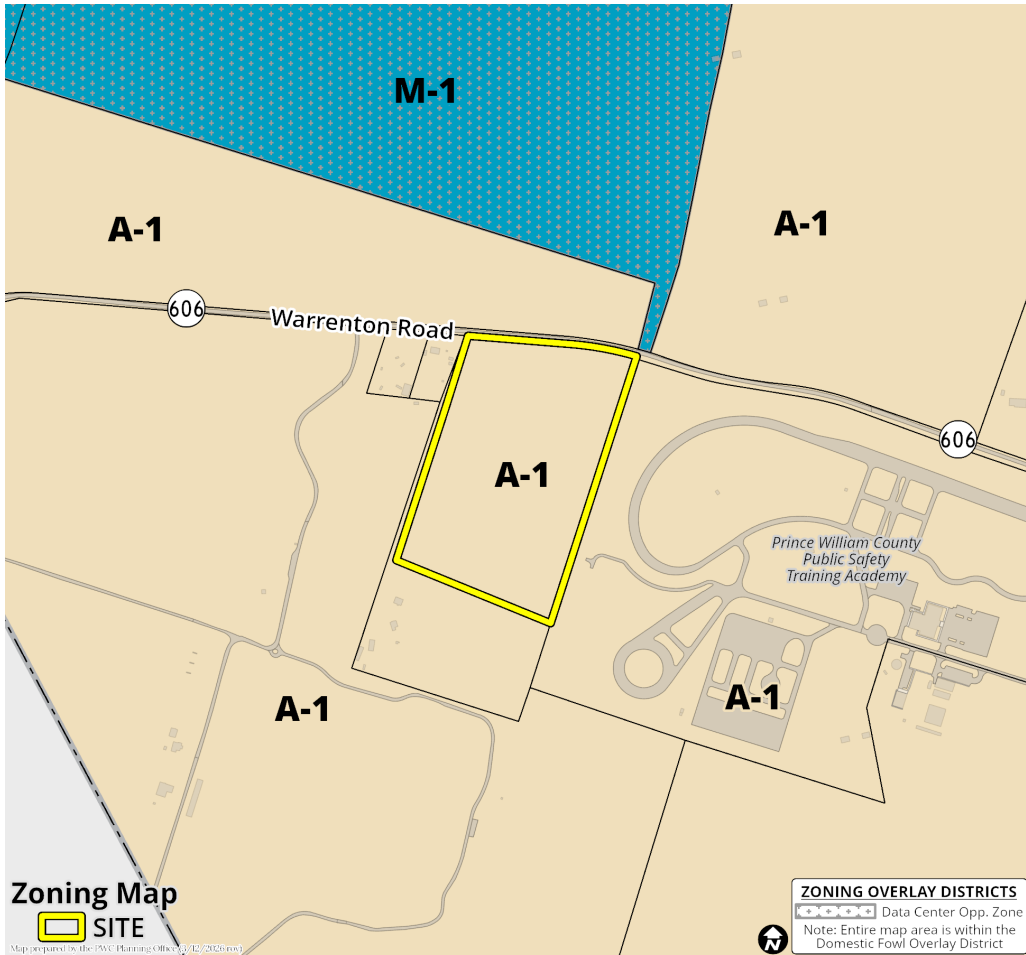
Planning Office

Rezoning #REZ2024-00021

Haijoe Property

- ❖ **Request:** To rezone the subject property from A-1 (Agricultural) to M-1 (Heavy Industrial) to allow for future industrial uses within that category. Significant portions of the site will be leased out to other industrial users, with the Applicant only occupying a portion of the site.
- ❖ **Location:** The ±23.4266-acre subject property is located on Warrenton Road, approximately .65 miles west of its intersection with Carriage Ford Road. The subject property is identified as GPIN 7492-07-8472 and is addressed as 13505 Warrenton Road.
- ❖ **Surroundings:** The subject site is surrounded by single family residences to the south and west. The north is undeveloped forest. The east is the Training Academy and a solar farm.
- ❖ **Planning Commission Recommendation:** Approval
- ❖ **Staff Recommendation:** Approval





April 22, 2026 Planning Commission Public Hearing

❖ Staff had recommended denial due to the following:

- Conflict with the Long Range Land Use Designation due to proposed use, zoning designation, and height
- Omissions of required elements of a GDP that prevented staff from conducting an accurate analysis.

❖ The Planning Commission reviewed the proposal at its April 22, 2026 public hearing. The proposal was recommended for approval, with additional recommendations. The additional recommendations are the following:

- The applicant works with the County Arborist regarding buffer section and when the roads are laid out regarding tree removal.
- Removing the coal from the coal, wood, and lumber yards as an allowed use for this application.
- Work with the Board of County Supervisors between the Planning Commission meeting on April 22, 2026 and the Board of County Supervisors Meeting to see if any other items on the Allowed Uses That Are By-Right Only In The M-1 (Heavy Industrial Zone) and Allowed Uses That Would Need A Special Use Permit in the M-1 (Heavy Industrial) Zone can be removed.
- Removing the silo from the proffer statement.
- Have the location of buildings more clearly stated.

Applicant Updates

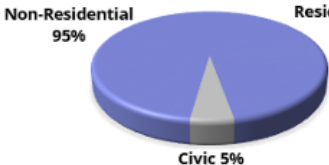
❖ The applicant has made significant updates to the application that adequately address the recommendations of the Planning Commission, as well as the staff identified weaknesses of the application that was presented to the Planning Commission. The updates are as follows:

- Coal yards added as prohibited use (Proffer 2.I).
- Required substantial conformance with the GDP (Proffer 1).
- Replaced 20' landscape strip with 50' buffer on Warrenton Road (GDP & Proffer 16)
- Clarified that construction of a concrete silo requires a future SUP (Proffer 3 and GDP Note 6).
- Maximum building height capped at 45' and 60' for future silo (Proffer 3 and GDP Note 6).
- Limitations added on the number and square footage of any future buildings (Proffer 4).
- Added maximum building location envelope (GDP and Proffer 5).
- Required coordination with Public Works on tree removal (Proffer 15).
- Added suggested minor modification language (Proffer 27).

Comprehensive Plan Sections	Plan Consistency
Long-Range Land Use	Yes
Community Design	Yes
Cultural Resources	Yes
Economic Development	Yes
Environment	Yes
Fire and Rescue	Yes
Parks, Open Space and Trails	Yes
Police	Yes
Potable Water	Yes
Sanitary Sewer	Yes
Transportation	Yes

Long-Range Land Use

- ❖ The updates made by the applicant make the rezoning consistent with the I-2, Industrial Use Transect 2, Long Range Land Use Designation, which aligns with Land Use Policy 2 and Action Strategy LU2.2.
 - Height: 45 ft. height with a separate stipulation of 60 ft. if a Special Use Permit for a Concrete Plant is approved at a later date.
 - Zoning District: The applicant is proffering to I-2 expectations for FAR, height, and minimum open space. Additionally, max building square footages and building envelopes are provided.
 - Use: The above commitments to I-2 expectations and a list of proffered out M-1 uses addresses this concern.
 - Land Use Policy 2: Encourage land use densities and intensities that promote efficient development patterns throughout the County.
 - LU2.2: New development applications should have densities that are appropriate to the character areas in the County and are consistent with those reflected on the Long-Range Land Use Map.

Industrial Use (I)	T-2	T-3
		
The purpose of the Industrial classification for I-2 and I-3 is to provide for areas of employment uses situated on individual sites or in campus-style "parks." Primary uses in this classification are light manufacturing, "start-up" businesses, small assembly businesses, and office uses (including government offices, particularly those for Prince William County agencies). Within an I-3 designated project, the more intense uses should be located in the core of the area and the less intense uses (excluding outdoor storage) at the periphery, to act as a transition between the project and adjacent areas designated or developed for different uses.		
Primary Uses	Secondary Uses	Implementing Zoning Districts
Light Manufacturing Small Assembly Businesses Start-up Businesses, Flex Space Data Centers (not allowed in the I T-2) Warehousing, & Logistics in T-3	Outdoor Storage Retail Uses Office Institutional	M-2 O(F) PBD
Use Pattern	Target Residential Density	Target Non-Residential FAR
Based on Street Typology	N/A	T-3: 0.23- 0.57 FAR T-2: Up to 0.23 FAR
TARGET LAND USE MIX  • Residential: 0% • Non-Residential: 95 - 100% • Civic: 5%		
Target Building Height	Minimum Open Space	
T-3: 3 - 5 stories T-2: 1 - 3 stories	30% of site	

❖ Allowed Uses That Are By-Right In both M-2 (Light Industrial) and M-1 (Heavy Industrial) Zones

- Assembly (non-HAZMAT)
- Contractor or tradesman's shop (limited), no trash or refuse removal service
- Distribution and fulfillment center, less than 80,000 square feet in gross floor area, outside of the E-Commerce Overlay District
- Neighborhood retail and fulfillment center
- Office
- Recycling collection points, subject to the standards in section 32-250.84
- Solar energy facility
- Tool and equipment rental, service and repair, minor
- Warehouse (non-HAZMAT)
- Wholesaling (non-HAZMAT)

❖ Allowed Uses That Are Only Allowed As A Secondary Use In The M-2 (Light Industrial) Zone And By-Right In The M-1 (Heavy Industrial) Zone

- Catalog sales, contractor, tradesman, or industrial equipment (without showroom)
- Equipment and material storage yard; no trash or refuse removal service **(This is a desired use by the applicant)**

❖ Allowed Uses That Need A Special Use Permit In The M-2 (Light Industrial) Zone and Are By-Right In The M-1 (Heavy Industrial) Zone

- Moving and storage
- Parking, commercial
- Parking, fleet (in accordance with the provisions of county code section 32-400.27) **(This is a desired use by the applicant)**

❖ Allowed Uses That Are By-Right Only In The M-1 (Heavy Industrial Zone)

- Building materials sales yard
- Catalog sales, contractor; tradesman, and industrial equipment with showroom
- Wood, and lumber yards
- Company vehicle service facility
- Contractor or tradesman's shop, no trash or refuse removal service
- Manufacture and fabrication of signs
- Manufacturing, fabricated metal
- Manufacturing, pottery, ceramics
- Marble/tile, process, cutting and polishing
- Masonry and stone working
- Motor vehicle repair
- Tool and equipment rental, service and repair, heavy
- Trailer sales (retail), lease, storage, repair and maintenance

❖ Allowed Uses That Would Need A Special Use Permit in the M-1 (Heavy Industrial) Zone.

- Concrete Plant (**The applicant has indicated that they might apply for this in the future**)
- Motor vehicle storage yard

Community Design

- ❖ The updates made by the applicant address the previously stated omissions and uncertainty, providing a GDP which allows for proper staff analysis. Such analysis of the updated GDP, as well as an updated Proffer Statement, provide clarity regarding the project aspirations and commitments to orderly development. This aligns with Community Design Plan Policy 1.
 - Provision of Additional Details: The applicant is committing to a building envelop on the property that will restrict where any future building may be placed. Additionally, the applicant is proffering maximum building square footages, where only three buildings can be at maximum 16,000 sq. ft., with any additional structures needing to be smaller than that amount. Additionally, the maximum industrial square footage on the property will be restricted due to the maximum FAR allowed on the entire site, which will be 0.23.
 - Community Design Plan Policy 1: Encourage site, architectural, signage, and landscape designs that complement the scale and character of existing and planned development in the Development Area and in the Rural Area.

PRINCE WILLIAM
COUNTY



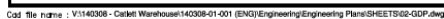
BRENTSVILLE DISTRICT **PRINCE WILLIAM COUNTY, VA**

REZ2024-00021



DATE		DESCRIPTION	
FA DESIGN	FA DRAWN	RAR CHKD	
SCALE		H: 1" = 50'	
JOB No.		140308-01-001	
DATE		SEPTEMBER, 2023	
FILE No.			

SHEET 2 OF 2



Recommendation:

- ❖ **Planning Commission Recommendation: Approval** of REZ2024-00021, Haijoe Property, subject to the proffers dated February 11, 2026, with additional recommendations.
- ❖ **Planning Office Recommendation: Approval** of Rezoning #REZ2024-00021, Haijoe Property, subject to the proffers dated July 15, 2026, for the following reasons:
 - Updates: Staff has determined that the applicant updates sufficiently adhere to the recommendations made by the Planning Commission, as well as sufficiently addressing concerns staff outlined to the Planning Commission.
 - Long-Range Land Use Alignment: The updates made by the applicant make the rezoning consistent with the I-2, Industrial Use Transect 2, Long Range Land Use Designation, which aligns with Land Use Policy 2 and Action Strategy LU2.2.
 - Industrial Development: The development of industrial uses exclusive of Data Centers aligns with Land Use Policy 12.3.
 - Clarity in Proposed Development: The updates made by the applicant address the previously stated omissions and uncertainty, providing a GDP which allows for proper staff analysis. Such analysis of the updated GDP, as well as an updated Proffer Statement provide clarity regarding the project aspirations and commitments to orderly development. This aligns with Community Design Plan Policy 1.