



AGENDA

April 24, 2024

Board Chambers
James J. McCoart Administration Building
1 County Complex Court
Prince William, VA 22192

1. **Agenda Review** **6:45 p.m.**
Potomac Conference Room, James J. McCoart Administration Building
2. **Pledge of Allegiance** **7:00 p.m.**
3. **Roll Call**
4. **Remote Participation Request from Planning Commission Member (if applicable)**
5. **Consent Agenda**
6. **Expedited Agenda** *(Announced the evening of Public Hearing)*
Cases requesting an expedited public hearing will be heard at this time without an applicant or staff presentation. If members of the public sign up to speak in opposition to a case listed on the Expedited Agenda, that case will be moved to the regular agenda, and a full presentation will be provided, as listed below under Public Hearings.
7. **Public Comment**
To register to speak remotely at Public Comment time, please click [HERE!](#) **(Please Note: Signup for this meeting opens on Thursday, April 18, 2024 and closes at 5:00 p.m. on Tuesday, April 23, 2024.)** (In-person comments still allowed.)
8. **Requests for Deferral/Continuation** *(Announced the evening of the Public Hearing)*
Action on cases requesting deferral/continuation will be taken prior to Public Hearings. If the request for deferral/continuation is denied, that case will be moved to the Regular Agenda, as listed below.
9. **Planning Director's Time**

10. Public Hearings To register to speak remotely on the following projects, please click [HERE!](#) (Please Note: Signup for this meeting opens on Thursday, April 18, 2024 and closes at 5:00 p.m. on Tuesday, April 23, 2024.) (In-person comments still allowed.)

- A. Special Use Permit #SUP2019-00044, Haymarket Junction Motor Vehicle Fuel Station:** A request to allow a motor vehicle fuel station with a quick service food store and restaurant on ±2.53 acres. The subject site is located on the southwest corner of the intersection at John Marshall Highway (Route 55) and James Madison Highway (Route 15); is located at 6371 John James Way and is identified on County Maps as GPIN: 7298-61-6115. The subject site is zoned M-2, Light Industrial; is designated COM-3, Commercial with a T-3 Transect that recommends a range of 0.23 to 0.57 FAR in the Comprehensive Plan. The site is located within the Haymarket Activity Center and the James Madison Highway Corridor Overlay District, HCOD. **Gainesville Magisterial District.**
- B. Special Use Permit #SUP2024-00002, Tommy's Car Wash at Minnieville:** A request to allow a self-service tunnel car wash facility with self-serve vacuum stations. The subject property is ±1.29 acres that's located on the northeast corner of Minnieville Road and Fowke Road. The current addresses of the subject property are 2816 and 2806 Garber Way in Woodbridge, VA and the parcels are identified on the County's Maps as GPIN 8292-55-9694 and 8292-56-9007. The property is in the General Business District (B1) Zoning District and designated as Mixed Use (MU-4) with a T-4 Transect that recommends a range of 0.57 to 1.38 FAR in the Comprehensive Plan. The property is located within the Minnieville Road Highway Corridor Overlay District. **Occoquan Magisterial District.**
- C. Rezoning #REZ2024-00012, Haymarket Junction Wendy's:** A request to rezone from M-2, Light Industrial to B-1, General Business. There is a concurrent request for a special use permit to allow a restaurant drive-through and sign modifications. The subject is ±0.91747 (pt) acres, property is located at 6366 John James Way immediately southeast of the intersection of John Marshall Highway (Route 55) and John James Way and is identified on County maps as GPIN 7298-61-3823. The site is zoned B-1, General Business and M-2, Light Industrial; is designated COM-3, Commercial with a T-3 Transect that recommends a range of 0.23 to 0.57 FAR in the Comprehensive Plan. The site is located within the Haymarket Activity Center and the James Madison Highway Corridor Overlay District, HCOD. **Gainesville Magisterial District**
- D. Special Use Permit #SUP2024-00008, Haymarket Junction Wendy's :** A request for a special use permit to allow a restaurant drive-through and sign modifications. There is a concurrent request for rezoning the property associated with this application. The subject is ±0.91747 (pt) acres, property is located at 6366 John James Way immediately southeast of the intersection of John Marshall Highway (Route 55) and John James Way and is identified on County maps as GPIN 7298-61-3823. The site is zoned B-1, General Business and M-2, Light Industrial; is designated COM-3, Commercial with a T-3 Transect that recommends a range of 0.23 to 0.57 FAR in the Comprehensive Plan. The site is located within the Haymarket Activity Center and the James Madison Highway Corridor Overlay District, HCOD. **Gainesville Magisterial District**

- E. **Special Use Permit #SUP2024-00009, Cozy Nest Family Childcare:** A request for a special use permit to allow a family day home for up to nine (9) children and one non-resident employee. The Property is located at 16052 Barn Swallow Place, approximately ±420 feet east of the intersection of Fawn Hollow Lane and Barn Swallow Place. The subject site is identified on County maps as GPIN 8390-86-0289 on ±0.0796 acres; is zoned R-6, Suburban Residential; and is designated as RN-4, Residential Neighborhood, in the Comprehensive Plan; and is within the Rippon VRE Activity Center Special Planning Area, Prehistoric Sensitivity Area, and the Agritourism and Arts Overlay District. **Woodbridge Magisterial District.**
- F. **Rezoning and Proffer Amendment #REZ2024-00006, Mid-County Industrial Park:** To rezone ±40.91 acres from A-1, Agricultural, to M-2, Light Industrial, and to amend the proffers associated with #PLN2009-00117 on ±23.53 acres, to allow for the development of an industrial park with data center use options to include an electric substation, and with other associated development waivers and modifications, including a building height increase of up to 80 feet. The ±64.44-acre project area is located ±250 feet northwest of the Dumfries Rd./Minnieville Rd. intersection and north of Dumfries Rd. (Rt. 234). The subject site is identified on County maps as the following GPINs: 7991-24-7560; 7991-25-9201; 7991-34-0648; 7991-34-2084; 7991-34-2547; 7991-34-3438; 7991-34-3679; 7991-34-4523; 7991-34-5166; 7991-34-6407; 7991-34-8422; 7991-34-8768; 7991-35-1247; 7991-35-2881; 7991-35-3722; 7991-35-5677; 7991-35-9245; 7991-36-4009; 7991-44-1698; and 7991-45-0874; and Colchester Park Dr. (right-of-way proposed to be vacated). The project area is currently zoned A-1, Agricultural, and M/T, Industrial/Transportation; is designated I-3, Technology/Flex Industrial, with a T-3 Transect, which recommends a range of 0.23 to 0.57 FAR; and is partially located within the Environmental Resource Protection Overlay of the Comprehensive Plan. The site is also located within the Data Center Opportunity Zone Overlay District, partially within the Route 234 (Dumfries Road) Highway Corridor Overlay District, and within the Agritourism and Arts Overlay District. **Coles Magisterial District**
- G. **Zoning Text Amendment DPA 2023-00005 Drive-through Uses and Curbside Pick Up:** To amend ARTICLE, I Part 100 Definitions.; ARTICLE II Sections 32-250.23 through Section 32-250.28; Section 32-280.41; ARTICLE III. Section 32-307.23; Section 32-307.33; Section 32-351.05; ARTICLE IV. Section 32.400.07; Section 32-400.28; Sections 32-401.13; Section 32-401.23; Section 32.401.33; Section 32-402.43; ARTICLE V. Section 32-503.05; and, Section 32-503.11 of the Prince William Zoning Ordinance to define and permit curbside pick-up in certain situations and constructed to certain standards; and, to redefine drive-through and drive-in uses. **Countywide.**
- H. **Zoning Text Amendment #DPA2023-00007 Commercial Signs Regulations:** To amend Article II Sec. 32-250.23 of the Prince William Zoning Ordinance to address signage for property that is marketed for sale, rent or lease or property that is actively under construction, remodeling and/or renovation. **Countywide**

- I. [Special Use Permit #SUP2024-00010, Elects Academy of Excellence LLC.](#) A request for special use permit to allow a family day home for up to 9 children. The property is located at 4470 Torrance Place. The subject site is identified on County maps as GPIN 8191-33-6298 on approximately ±0.0367 acres; is zoned R-6, Residential Planned District; is designated as RN-4, Residential Neighborhood in the current Comprehensive Plan; it is within the Historic Sensitivity Areas, Agritourism and Arts Overlay District. **Neabsco Magisterial District.**
- J. [Special Use Permit #SUP2023-00020, Grace Home Day Care.](#) A request for a special use permit to allow a family day home for up to 9 children and 1 employee. The property is located at 3039 Frankfurt Court. The subject site is identified on County maps as GPIN 8290-57-8350 on approximately ±0.04 acres; approximately ±200 feet northwest of the intersection of Cardinal Drive and Mendoza Lane; is zoned R-6, Suburban Residential; and is designated as RN-4, Residential Neighborhood in the Comprehensive Plan and is within the Agriculture and Arts Overlay District. **Neabsco Magisterial District.**
- K. [Special Use Permit #SUP2023-00019 Popeyes at Evergreen Village.](#) A request for a special use permit to allow a freestanding restaurant and drive-through with associated waivers and modifications. The Property is located at 9885 Liberia Avenue, Manassas, VA, 20110, approximately ±600 feet north of the intersection of Wellington Road and Prince William Parkway. The subject site is identified on County maps as GPIN 7895-24-2689 on ± 0.24 acres; is zoned B-1, General Business and is designated Mixed-Use T-3, Neighborhood, in the Comprehensive Plan; and is located in the Liberia Avenue Sector Plan. **Coles Magisterial District.**
- L. [Special Use Permit Amendment, SUP2024-00007, Costco-Potomac Mills Circle Fuel Station.](#) This is a request to amend SUP #PLN2006-00130 to allow the expansion of an existing motor vehicle fuel station, retail. The property is ±1.21 acres (part of a ±104.72 acres parcel) and is located immediately north of the intersection of Potomac Mills Circle and New Bedford Way and Southwest from the intersection of Biddeford Way and Potomac Mills Circle. The property's address is 2700 Potomac Mills Circle and the parcel is identified on the County's Maps as GPIN 8291-79-1954. The property is in the General Business District (B1) Zoning District and designated as Mixed Use (MU-6) on the County's Comprehensive Plan. The property is located within the Resource Protection Area Overlay, Environmental Resource Protection Overlay, Land Use Special Planning Areas, E-Commerce Overlay District, and the Agritourism and Arts Overlay District. **Occoquan Magisterial District.**
- M. [Rezoning, REZ2024-00015, 6990 Gilbeth Road Rezoning.](#) A request to rezone from A-1, Agricultural to SR-5, Semi-Rural Residential to allow for one single-family detached home. The property is located at 6990 Gilbeth Road, ±750 ft from the intersection of the private and unpaved Gilbeth Road. The subject site is identified on County maps as GPIN 7993-21-8535 on approximately ±5 acres; is zoned A-1, Agricultural; and is designated ORPA, Occoquan Reservoir Protection Area in the Comprehensive Plan; is located within the Domestic Fowl Overlay District and the Agritourism and Arts Overlay District. **Occoquan Magisterial District.**
- N. [Text Amendment #DPA2024-00023, To Amend Section 300 of the Prince William County Design and Construction Standards Manual.](#) The revisions are necessary to

address Virginia Statewide Fire Prevention code amendments and further clarify language for improved implementation and use by industry.

11. Planning Commission Procedures

A. Old Business

B. New Business

12. Commission Members' Time

13. Adjourn Meeting

Upcoming Public Hearings & Work Sessions

**James J. McCoart Administration Building - Board Chambers
1 County Complex Court, Prince William, VA 22192**

5/08/2024 7:00 p.m. Planning Commission Public Hearing

5/22/2024 7:00 p.m. Planning Commission Public Hearing