



## **AGENDA**

### **May 8, 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, May 2, 2024 and closes at 5:00 p.m. on Tuesday, May 7, 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, May 2, 2024 and closes at 5:00 p.m. on Tuesday, May 7, 2024.) (In-person comments still allowed.)
- A. **[Zoning Text Amendment DPA 2023-00006 Industrial Parking:](#)** To amend ARTICLE I Terms Defined Part 100 Definitions and ARTICLE IV Part 400 General Regulations of the Prince William Zoning Ordinance to expand options for off-site parking associated with a primary use in industrial zoning districts by adding a new definition and use. **Countywide.**
  - B. **[Text Amendment DPA 2017-00025 Minor Changes to Written Determinations: Zoning](#)** To amend ARTICLE IX, Board of Zoning Appeals to incorporate state mandated changes. The amendments include amending language related to the Board of Zoning Appeals. **Countywide.**
  - C. **[Special Use Permit #SUP2024-00004, Starbucks at Princeton Woods:](#)** A request for a special use permit to allow for drive-through facilities and associated sign modifications. The Property is located at 17050 Richmond Highway, approximately ±150 feet south of the intersection of Richmond Highway and Pine Bluff Road. The subject site is identified on County maps as GPIN 8289-26-5265 on ± 0.76 acres; is zoned B-1, General Business and is designated MU-4, Mixed Use (Community) with a T-4 Transect that recommends a range of 0.57 to 1.38 FAR in the Comprehensive Plan; and is located within the Southbridge Activity Center Special Planning Area, Highway Corridor Overlay, and the Prehistoric Sensitivity Area. **Potomac Magisterial District.**
  - D. **[Special Use Permit #SUP2023-00035, Mystikos Armament LLC Residential Home Business:](#)** This is a request for a special use permit amendment to allow a home-based firearm gunsmithing and manufacturing business, in a single-family home, with walk-in customers by appointment only. The property is located at 9356 Boley Pl, northwest of the intersection of Vint Hill Road and Boley Place Road. The subject site is identified on County maps as GPIN 7395-18-3037 on approximately ±1.60 acres; is zoned A-1, Agricultural and is designated AF, Agricultural and Forestry, in the Comprehensive Plan and is located within the Domestic Fowl Overlay District and Agritourism and Arts Overlay District. **Brentsville Magisterial District.**
  - E. **[Public Facility Review PFR2024-00001, Bethlehem Road Energy Center:](#)** PFR request to allow 96 Battery Energy Storage System structures (BESS) to interconnect with existing public utility substation providers. The 13.47-acre site is located at 8140 and 8150 Bethlehem Road, further identified as GPIN 7596-68-9696 and 7596-69-1425 and is found approximately 0.6 mile north of the Sudley Manor Road/Bethlehem Road intersection and on the western side of Bethlehem Road. The property is accessed through an 800-foot private road located south of the railroad tracks. The site is zoned A-1, Agricultural and is located in the Data Center Overlay District. The property is located within the following Overlay Zoning districts: Chesapeake Bay Preservation Area, E-Commerce, Airport Safety, Agritourism and Arts and Highway Corridor.
11. **Planning Commission Procedures**
- A. **Old Business**

**B. New Business**

**12. Commission Members' Time**

**13. Adjourn Meeting**

**Upcoming Public Hearings & Work Sessions**

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1 County Complex Court, Prince William, VA 22192**

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

**6/12/2024 7:00 p.m. Planning Commission Public Hearing**