



## **AGENDA**

### **September 25, 2024**

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

1. **Work Session - Green Infrastructure TLC Grant** **6:00 p.m.**
2. **Agenda Review** **6:45 p.m.**  
Potomac Conference Room, James J. McCoart Administration Building
3. **Pledge of Allegiance** **7:00 p.m.**
4. **Roll Call**
5. **Remote Participation Request from Planning Commission Member (if applicable)**
6. **Consent Agenda**
7. **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.
8. **Public Comment**  
To register to speak remotely at Public Comment time, please click [HERE!](#) **(Please Note: Signup for this meeting opens on Thursday, September 19, 2024 and closes at 5:00 p.m. on Tuesday, September 24, 2024.)** *(In-person comments still allowed.)*
9. **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.
10. **Planning Director's Time**

11. **Public Hearings** To register to speak remotely on the following projects, please click [HERE!](#) (Please Note: Signup for this meeting opens on Thursday, September 19, 2024 and closes at 5:00 p.m. on Tuesday, September 24, 2024.) (In-person comments still allowed.)
- A. **[Subdivision Ordinance Amendment #DPA2025-00006, 2024 State Mandated Changes:](#)** To amend the Subdivision Ordinance to incorporate state mandated changes. The proposed amendment will address HB 1488 and SB 413 and is consistent with Virginia Code Section 15.2-2240. The proposed amendment is also consistent with updates to the Code of Virginia Section 15.2.2272. **Countywide.**
- B. **[Zoning Text Amendment #DPA2024-00029, 2024 State Mandated Changes:](#)** To amend Part 100 definitions, Secs. 32-250.100, 280.51, 280.61, 280.71, 300.16, 301.04, 302.04, 302.14, 302.24, 303.04, 303.13, 303.44, 303.64, 304.04, 305.10, 307.11, 307.21, 307.31, 351.03, 401.11, 401.21, 401.31, 402.12, 402.22, 402.32, 402.42, 403.22, 601.20, 700.30, 700.57, 700.60 to incorporate state mandated changes. The amendments include replacing the term “Adult Day Care Center(s)” or some variation thereof with “Adult Day Center,” circumstances under which the County will treat a structure or building as legally nonconforming, and amending language around public notice and newspaper circulation requirements for public hearings. **Countywide.**
- C. **[Special Use Permit #SUP2024-00032, ADAMS Modular / Manufactured Unit:](#)** A request for\_a Special Use Permit to allow a temporary modular unit until construction of their permanent structure is completed. The subject property is located approximately 550 feet east of the intersection of Vint Hill Road and Kettle Run Road; and is addressed as 12655 Vint Hill Road. The parcel is identified on the County’s Maps as GPIN 7495-70-6497 on ± 14.09 acres. The site is zoned A-1, Agricultural, and is designated as RN-1, Residential Neighborhood with a Transect 1, in the Comprehensive Plan; and is within the Domestic Fowl Overlay District and Airport Safety Overlay District. **Brensville Magisterial District.**
- D. **[Special Use Permit #SUP2024-00038, Chase Bank at Stonewall Shop Square:](#)** A request for a Special Use Permit to renovate the existing three drive-through lanes associated with a financial institution to allow one of the drive-through lanes to be dedicated to an ATM and overnight deposit box. The subject property is located approximately 976 feet south of the intersection of Lee Highway (Route 29) and Lake Manassas Drive and is addressed as 8170 Stonewall Shops Square, identified as GPIN: 7296-49-9598 (pt.). The ±0.99-acre SUP area is zoned RPC, Residential Planned Community Mixed Residential and Non-Residential and within the Route 29 Highway Corridor Overlay District (HCOD); and is designated RPC, Residential Planned Community with a Transect 3, and within the Madison Crescent/Lake Manassas Activity Center in the Comprehensive Plan. **Brentsville Magisterial District.**
- E. **[Special Use Permit #SUP2024-00025, Chase Bank at Bristow Center Sign:](#)** A request for a special use permit to allow a third illuminated wall sign and a drive-through associated with a financial institution. The property is located at 10246

Bristow Center Drive, 470 feet West of the intersection of Linton Hall Rd and Nokesville Road. The subject site is identified on County maps as GPIN 7595-41-1679 on approximately ±6.52 acres; is zoned B-1, General Business; and is designated MU-3, Mixed Use with a Transect 3, in the Comprehensive Plan; is located within the Airport Safety Overlay District, Agritourism and Arts Overlay District, Highway Corridor Overlay Districts and Land Use Special Planning Areas. **Brentsville Magisterial District.**

- F. [Special Use Permit #SUP2025-00003, Tempo by Hilton Sign](#): A request for a special use permit to allow the installation of four building mounted (Façade) signs with one on each side of the building. The property is located at 9849 Discovery Boulevard, just south of Thomason Barn Drive. The subject site is identified on County maps as GPIN 7695-15-2228 on approximately ±1.89 acres; is zoned PBD, Planned Business District and is designated OMU-3, Office Mixed Use with a Transect 3, in the Comprehensive Plan; is located within the Technology Overlay District, Agritourism and Arts Overlay Districts. **Brentsville Magisterial District.**
- G. [Rezoning #REZ2024-00002, Balls Ford Road Crossing](#): A request to rezone from M-2, Light Industrial to M/T, Industrial/Transportation Zoning District to allow for the development of a truck terminal facility. The property is located at 12314 and 12300 Randolph Ridge Lane, directly northwest of the intersection of Balls Ford Road and Prince William Parkway. The property is identified on the County maps as GPINs 7597-02-8150 and 7597-02-7964 on approximately ±3.95 acres; is zoned M-2, Light Industrial; is designated I-4, Industrial, Transect 4, in the Comprehensive Plan; and is located within the Data Center Opportunity Overlay, the Airport Safety Overlay, and the Highway Corridor Overlay District. **Brentsville Magisterial District.**

12. **Planning Commission Procedures**

A. **Old Business**

B. **New Business**

13. **Commission Members' Time**

14. **Adjourn Meeting**

**Upcoming Public Hearings & Work Sessions**

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

<b>10/09/2024</b>	<b>6:00 p.m.</b>	<b>Work Session-VRE System Plan</b>
<b>10/09/2024</b>	<b>7:00 p.m.</b>	<b>Planning Commission Public Hearing</b>
<b>10/23/2024</b>	<b>6:00 p.m.</b>	<b>Work Session- DCSM Section 600</b>
<b>10/23/2024</b>	<b>7:00 p.m.</b>	<b>Planning Commission Public Hearing</b>