



AGENDA

March 26, 2025

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**

[Brief and Resolutions Planning Commission Public Hearing, February 26, 2025](#)
6. **Expedited Agenda** *(Announced on the evening of the 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, March 20, 2025, and closes at 5:00 p.m. on Tuesday, March 25, 2025.)** *(In-person comments are still allowed.)*
8. **Requests for Deferral/Continuation** *(Announced on 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, March 20, 2025, and closes at 5:00 p.m. on Tuesday, March 25, 2025.)** *(In-person comments are still allowed.)*

- A. Special Use Permit # SUP2025-00002, Sheetz at New Market Court:** This is a request for a special use permit to allow a motor vehicle fuel station, drive-through, food service store, restaurant with carry out and sign modification. The property is located at 10830 and 10844 Balls Ford Road. The subject site is identified on County maps as GPINs 7697-15-9218 & 7697-15-7017 on approximately ±2.439 acres; is zoned B-1, General Business, and is designated as OMU-3, Office Mixed Use – T3 on the Long-Range Land Use Plan. The area is within the Data Center Opportunity Overlay District, Sudley Special Planning Area, Agritourism and Arts Overlay District, and Environmental Resource Protection Overlay. Gainesville Magisterial District.
- B. Capital Improvements Program, #DPA2025-00015, FY26 CIP:** The Planning Commission will conduct its annual review of the FY2026-2031 Capital Improvement Program (CIP) pursuant to Sec.15.2-2239 of the Code of Virginia, Ann., review and provide recommendations to the Board of County Supervisors on the Prince William County's Proposed FY20256-2031 CIP and the Prince William County Public Schools' Proposed FY2026-2030 CIP. In accordance with LU43.5, the Planning Commission may determine during its review of the annual CIP which proposed facilities or projects are features shown on the Comprehensive Plan, require a Public Facility Review (PFR) pursuant to Virginia Code §15.2-2232 and Prince William County Code Sec. 32-201.10, et seq., to assess whether their general or approximate location, character, and extent are substantially in accord with the Comprehensive Plan, or defer a determination for facilities or projects lacking sufficient information.

Countywide

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**

04/09/2025 7:00 p.m. Planning Commission Public Hearing

04/23/2025 7:00 p.m. Planning Commission Public Hearing