



AGENDA

April 9, 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, March 12, 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, April 3, 2025, and closes at 5:00 p.m. on Tuesday, April 8, 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, April 3, 2025, and closes at 5:00 p.m. on Tuesday, April 8, 2025.) (In-person comments are still allowed.)**

- A. [Zoning Map Amendment #DPA2025-00014, Manassas Business Park](#): To classify the parcels identified as GPINS 7594-98-1801, 7694-07-4561, 7694-17-0735, and 7594-96-8530 as A-1, Agricultural. The four parcels are located within the Bristoe Station and Kettle Run Battlefields Historical Area and were previously rezoned PBD, Planned Business District under PLN2006-00498. The American Battlefield Trust (ABT) has acquired ownership of these parcels and intends to preserve this land. Classifying these four parcels to A-1, Agricultural will allow for the proposed removal of proffers recorded under PLN2006-00498 as requested by the Virginia Department of Historic Resources (VDHR) to facilitate the recordation a historic preservation easement. The subject site is designated POS, Parks and Open Space with transect T-1 in the Comprehensive Plan and is located within the Airport Safety Overlay District, 100-Year Flood Hazard Overlay, 500-Year Flood Hazard Overlay, and Environmental Resource Protection Overlay. **Brentsville Magisterial District**
- B. [Special Use Permit #SUP2024-00028 Chick-fil-A at Sowder Village](#): A request for a special use permit to amend SUP #PLN2008-00150 to allow an increase the number of drive-thru lanes, a building addition, parking adjustment, and addition of canopies. The property is located at 9939 Sowder Village Square, within the Sowder Village Square Shopping Center, approximately 310 feet north of the intersection of Nokesville Road and Piper Lane. The subject site is identified on County maps as GPIN 7595-83-3519 on approximately ±0.83 acres; is zoned PBD, Planned Business District, and is designated MU-3, Mixed Use with T-3, in the Comprehensive Plan; the Technology Overlay Districts with Subdistricts, the Highway Corridor Overlay District, Airport Safety Overlay District, and the Innovation Park Small Area Plan. **Brentsville Magisterial District.**
- C. [Proffer Amendment #REZ2025-00018 Heathcote Marketplace](#): A request to amend proffers associated with REZ1988-00081 & PRA2004-00400, and Minor Modification MOD2024-00007, and the Agreement approved by the Board of County Supervisors with Resolution No. 24-309 on April 2, 2024, to allow flexibility in the amount of square footage required. The subject site is located on the North and South sides of Heathcote Boulevard; is addressed as 14849, 14890, 14921, 14951, 14991, Heathcote Blvd and 6504 Old Carolina Road and is identified on County maps as GPIN's 7298-93-9607, 7298-92-6842, 7298-92-1561, 7298-92-2190, 7298-92-4474, and 7298-92-7724 on ± 32.62 acres. The subject property is zoned B-1, General Business and is designated MU-3, Mixed Use with transect T-3 and MU-4, Mixed Use with transect T-4 in the current Comprehensive Plan. It is located within the Highway Corridor Overlay Districts, 500-year Flood Hazard Overlay, 100-year Flood Hazard Overlay, Resource Protection Area Overlay, Airport Safety Overlay District, Environmental Resource Protection Overlay and Haymarket Activity Center. **Gainesville Magisterial District.**
- D. [Special Use Permit #SUP2024-00034, Heathcote Marketplace Pad D \(Motor Vehicle Fuel Station\)](#): A request for a special use permit to allow a motor vehicle fuel station (retail) with quick service food store and restaurant with carry out in association with a by-right convenience store, and signage modifications; The ±2.04-acre subject property for the proposed commercial service center is located at the south side of Heathcote Boulevard on the southeastern corner of James Madison Highway (Route 15) and Heathcote Boulevard, and is currently addressed 14991 Heathcote Boulevard. The

subject SUP pad sites is located on a parcel identified on County maps as GPIN 7298-92-2190; zoned B-1, General Business; designated MU-4, Community Mixed Use; is located within the Haymarket Activity Center special planning area; and is both located within the James Madison Highway Corridor Overlay District and the Airport Safety Overlay District. **Gainesville Magisterial District**

- E. **Special Use Permit #SUP2024-00033, Heathcote Marketplace Pad E (Restaurant Drive-Through and Carry-out)**: A request for a special use permit to allow a restaurant with drive-through facility and a restaurant with carry-out in any in-line unit of the proposed retail building, and associated signage modifications. The ±1.848-acre subject property for the proposed commercial service center is located at the south side of Heathcote Boulevard on the southeastern corner of James Madison Highway (Route 15) and Heathcote Boulevard, and is currently addressed as 14921 Heathcote Boulevard. The subject SUP pad site is located on the parcel identified on County maps as GPIN 7298-92-4474; zoned B-1, General Business; designated MU-4, Community Mixed Use; is located within the Haymarket Activity Center special planning area; and is both partially located within the James Madison Highway Corridor Overlay District and the Airport Safety Overlay District. **Gainesville Magisterial District**

- F. **Proffer Amendment #REZ2025-00008, Chick-fil-A Lake Ridge**: This is a request to amend the proffers associated with PRA #PLN2014-00056 to allow for an additional drive-through lane, separate out the GDP and SUP Plan, and to update the proffers to reflect current site conditions. The subject ±1.38-acre site is located along the south side of Old Bridge Rd., approximately 50 feet west of the intersection of Troupe St. and Old Bridge Rd.; is currently addressed as 4101 Old Bridge Rd.; and is identified on County maps as GPIN 8193-50-6905. The site is zoned B-1, General Business; is designated MU-4, Community Mixed Use, with a Transect 4 that recommends a range of 0.57 to 1.38 floor area ratio (FAR) in the Comprehensive Plan; and is located within the Prince William Parkway and Old Bridge Road Highway Corridor Overlay Districts. (Concurrently being processed with #SUP2025-00011, Chick-fil-A Lake Ridge) **Occoquan Magisterial District**

- G. **Special Use Permit #SUP2025-00011, Chick-fil-A Lake Ridge**: This is a request for a special use permit to amend the conditions associated with SUP #PLN2014-00055 to increase the number of drive-through lanes permitted on the property (up to 2) and to add a new canopy to the food delivery location within the drive-through lanes, and with signage modifications. The subject ±1.38-acre site is located along the south side of Old Bridge Rd., approximately 50 feet west of the intersection of Troupe St. and Old Bridge Rd.; is currently addressed as 4101 Old Bridge Rd.; and is identified on County maps as GPIN 8193-50-6905. The site is zoned B-1, General Business; is designated MU-4, Community Mixed Use, with a Transect 4 that recommends a range of 0.57 to 1.38 floor area ratio (FAR) in the Comprehensive Plan; and is located within the Prince William Parkway and Old Bridge Road Highway Corridor Overlay Districts. (Concurrently being processed with #REZ2025-00008, Chick-fil-A Lake Ridge) **Occoquan Magisterial District**

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**

**04/23/2025 7:00 p.m. Planning Commission Public Hearing
05/14/2025 7:00 p.m. Planning Commission Public Hearing**