



AGENDA

March 27, 2024

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

1. **Work Session on CIP** **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**

[Brief and Resolutions Planning Commission Public Hearing February 28, 2024](#)
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, March 21, 2024 and closes at 5:00 p.m. on Tuesday, March 26, 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. **Public Hearings** To register to speak remotely on the following projects, please click [HERE!](#) (Please Note: Signup for this meeting opens on Thursday, March 21, 2024 and closes at 5:00 p.m. on Tuesday, March 26, 2024.) (In-person comments still allowed.)
- A. **[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.**
 - B. **[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.**
 - C. **[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.**
 - D. **[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.**
 - E. **[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.**

- F. [Capital Improvements Program, #DPA2024-00019, FY25 CIP](#): The Planning Commission will conduct its annual review of the FY2025-2030 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 FY2025-2030 CIP and the Prince William County Public Schools' Proposed FY2025-2030 CIP. Pursuant to Sec. 15.2-2232 of the Code of Virginia, Ann., the Planning Commission will evaluate CIP projects not previously reviewed for consistency with the Comprehensive Plan. **Countywide**

11. Planning Commission Procedures

A. Old Business

B. New Business

12. Commission Members' Time

13. Planning Director's Time

14. Adjourn Meeting

Upcoming Public Hearings & Work Sessions

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

4/10/2024 7:00 p.m. Planning Commission Public Hearing

4/24/2024 7:00 p.m. Planning Commission Public Hearing