



**AGENDA**

**July 16, 2025**

Board Chambers

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

1. **Work Session- Prince William County Public Schools** **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, June 25, 2025](#)
7. **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. Members of the public sign up to speak in opposition to a case listed on the Expedited Agenda, then 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, July 10, 2025, and closes at 5:00 p.m. on Tuesday, July 15, 2025.)** *(In-person comments are still allowed.)*
9. **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.
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, July 10, 2025, and closes at 5:00 p.m. on Tuesday, July 15, 2025.)** *(In-person comments are still allowed.)*

- A. [Public Facility Review PFR2025-00007, Gainesville Battery Energy Storage System](#): A request for a Public Facility Review to approve the construction of the Gainesville Battery Energy Storage System (BESS), an electrical energy storage facility on a ±3.06-acre site located at 13149 University Boulevard, Bristow, VA 20136, identified as GPIN 7496-08-9964 on County maps. The site is situated west of Linton Hall Road and immediately adjacent to the existing NOVEC Linton Hall Substation to the east and a data center facility to the south. Zoned M-1, Heavy Industrial, the site falls within the Data Center Opportunity Zone Overlay District. The property is designated Parks and Open Space (POS) in the Comprehensive Plan. **Brentsville Magisterial District.**
- B. [Public Facility Review PFR2025-00010, Manassas Battery Energy Storage System](#): A request for a Public Facility Review to approve the construction of the Manassas Battery Energy Storage System (BESS), an electrical energy storage facility on a ±6.0-acre site located at 8400 Bethlehem Road, Manassas, VA 20109, identified as GPIN 7596-76-4603 on County maps. The site is situated north of the intersection of Bethlehem Road and Berkley Drive, adjacent to the existing NOVEC Paradise Substation to the north and Dominion Energy Railroad Substation to the east. Zoned M-1, Heavy Industrial, the site falls within the Data Center Opportunity Zone Overlay District and the Airport Safety Overlay District (Transitional Zone). The property is designated Parks and Open Space (POS) in the Comprehensive Plan and is located within the Bethlehem Road Activity Center. **Brentsville Magisterial District.**
- C. [Proffer Amendment #REZ2023-00001, Innovation on the Parkway](#): This is a request to amend the proffers associated with #REZ2000-0001 to allow for an increase in building height for data center buildings up to 80 feet (excluding rooftop mechanical equipment and screening walls that may be an additional 15 feet, not to exceed a total height of 95 feet) and to allow a maximum floor area ratio (FAR) up to 0.75 for data center uses, and with other associated development waivers and modifications. The ±17.73-acre project site is located at the southeastern intersection of University Blvd. and Prince William Pkwy. (Rt. 234) and west of Innovation Dr.; is currently addressed as at 11101 University Blvd.; and is identified on County maps as GPIN 7695-09-7902. The subject site is designated OMU-4, Office Mixed Use – High Rise, with a T-4 Transect that recommends a range of 0.58 to 1.38 FAR, and is located within the Innovation Park Small Area Plan and Innovation Park – Technology Center special planning areas of the Comprehensive Plan. The site is currently zoned PBD, Planned Business District; and is also located within the Data Center Opportunity Zone Overlay District, Airport Safety Overlay District, Technology Overlay District, and Technology Overlay District – Employment Center Office / R&D subdistrict. **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**

**09/10/2025 7:00 p.m. Planning Commission Public Hearing**

**09/24/2025 7:00 p.m. Planning Commission Public Hearing**