



AGENDA

January 14, 2026

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, November 05, 2025](#)
[Brief and Resolutions Planning Commission Public Hearing, November 19, 2025](#)
[Brief and Resolutions Planning Commission Public Hearing, December 10, 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. 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 Public Hearing 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, January 8, 2026, and closes at 5:00 p.m. on Tuesday, January 13, 2026.)** *(In-person comments are still allowed.)*
8. **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 Public Hearing Agenda, as listed below. The following items have been deferred to date certain of this agenda or are continued from a previous agenda with the public hearings having been closed.
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, January 8, 2026, and closes at 5:00 p.m. on Tuesday, January 13, 2026.) (In-person comments are still allowed.)**

- A. Special Use Permit #SUP2026-00001, Gainesville Crossing Firestone:** This is a request for a special use permit to allow a Motor Vehicle Service facility with 8 work bays and an associated sign modification. The subject ±0.81-acre property is located southwest of the intersection of Route 29 and University Boulevard and southeast of the intersection of Route 29 and New Stable Way. The site is addressed as a portion of 7265 New Stable Way, Gainesville, VA 20155, and is identified on the County's Maps as GPIN: 7497-25-7688 (part). The Property is currently zoned PBD, Planned Business District; subject to proffers associated with #REZ2018-00008, Gainesville Crossing, approved by the Board of County Supervisors on December 10, 2019; and designated COM-2, Commercial with a transect two, in the County's Comprehensive Plan. The property is located within the Highway Corridor Overlay Districts, E-Commerce Overlay District, Airport Safety Overlay District, and Gainesville 66/29 Special Planning Area. **Gainesville Magisterial District.**
- B. Special Use Permit #SUP2025-00028, Gainesville Crossing Starbucks:** This is a request for a special use permit to allow a drive-through facility in association with a by-right carry-out restaurant. The subject ±1.39-acre property is located approximately 400 feet west of the intersection of Route 29 and University Boulevard. The site is addressed as a portion of 7265 New Stable Way, Gainesville, VA 20155, and is identified on the County's Maps as GPIN: 7497-25-7688 (part). The property is Zoned PBD, Planned Business District and designated COM-2, Commercial with a Transect 2, in the County's Comprehensive Plan. The property is located within the Highway Corridor Overlay Districts, E-Commerce Overlay District, Airport Safety Overlay District, and Gainesville 66/29 Special Planning Area. **Gainesville Magisterial District.**

11. Planning Commission Procedures

A. Old Business

B. New Business

- Approve Planning Commission 2026 Public Hearing Schedule
- Approve Updated Request to Participate Remotely Policy and Form

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**

**01/28/2026 7:00 p.m. Planning Commission Public Hearing
02/11/2026 7:00 p.m. Planning Commission Public Hearing**