

## AGENDA

**February 11, 2026**

Board Chambers

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

<b>1.</b>	<b><u>Work Session- Planning Commission By-laws</u></b>	<b>6:00 p.m.</b>
<b>2.</b>	<b><u>Agenda Review</u></b>	<b>6:45 p.m.</b>
	Potomac Conference Room, James J. McCoart Administration Building	
<b>3.</b>	<b><u>Pledge of Allegiance</u></b>	<b>7:00 p.m.</b>
<b>4.</b>	<b><u>Roll Call</u></b>	
<b>5.</b>	<b><u>Remote Participation Request from Planning Commission Member (if applicable)</u></b>	
<b>6.</b>	<b><u>Nomination and Election of Chair and Vice-Chair of the Planning Commission</u></b>	
<b>7.</b>	<b><u>Consent Agenda</u></b>	
<b>8.</b>	<b><u>Expedited Agenda</u></b> ( <i>Announced on the evening of the Public Hearing</i> ) 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.	
<b>9.</b>	<b><u>Public Comment</u></b> To register to speak remotely at Public Comment time, please click <a href="#">HERE!</a> ( <b>Please Note: Signup for this meeting opens on Thursday, February 5, 2026, and closes at 5:00 p.m. on Tuesday, February 10, 2026.</b> ) ( <i>In-person comments are still allowed.</i> )	
<b>10.</b>	<b><u>Deferral/Continuation</u></b> ( <i>Announced on the evening of the Public Hearing</i> ) 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.	
<b>11.</b>	<b><u>Planning Director's Time</u></b>	

**12. Public Hearings** To register to speak remotely on the following projects, [please click HERE!](#)  
**(Please Note: Signup for this meeting opens on Thursday, February 5, 2026, and closes at 5:00 p.m. on Tuesday, February 10, 2026.) (In-person comments are still allowed.)**

- A. [\*\*Proffer Amendment #REZ2023-00017, 3909 Old Bridge Road:\*\*](#) This is a request to amend the proffers associated with #PLN2006-00525 to allow for the development of a drive-through facility in association with a by-right carry-out restaurant. The subject ±3.55-acre property is located at the south corner of the intersection of Old Bridge Road and Old Bridge Lane. The site is addressed as 3909 Old Bridge Road, and is identified on the County's Maps as GPIN: 8193-71-1918. The Property is currently zoned B-1, General Business; and designated MU-4, Mixed Use with a transect 4, in the County's Comprehensive Plan. The property is located within the Highway Corridor Overlay District. **Occoquan Magisterial District.**
- B. [\*\*Special Use Permit #SUP2026-00002, Dumfries Flagship Car Wash:\*\*](#) This is a request for a special use permit to allow a car wash (manned or self-service) with an associated sign modification. The subject ±2.72-acre property is located south of the intersection of Route 234/Dumfries Rd. The site is addressed as 16591 Dumfries Rd, and is identified on the County's Maps as GPIN: 8190-61-3870. The Property is currently zoned B-1, General Business; and designated MU-3, Mixed Use with a transect 3, in the County's Comprehensive Plan. The property is located within the Highway Corridor Overlay District. **Potomac Magisterial District.**

**13. Planning Commission Procedures**

**A. Old Business**

- Approve Updated Request to Participate Remotely Policy and Form

**B. New Business**

**14. Commission Members' Time**

**15. Adjourn Meeting**

**Upcoming Public Hearings & Work Sessions**

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

**02/25/2026 7:00 p.m. Planning Commission Public Hearing  
03/11/2026 7:00 p.m. Planning Commission Public Hearing**