



**AGENDA**

**April 22, 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**
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, April 16, 2026, and closes at 5:00 p.m. on Tuesday, April 21, 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, April 16, 2026, and closes at 5:00 p.m. on Tuesday, April 21, 2026.) (In-person comments are still allowed.)**
- A. **[Special Use Permit #SUP2026-00025 Robert Trent Jones Flag SUP:](#)** This is a request for a special use permit to allow a modification to flagpole height and flag size. The subject site is a ±165.94-acre property located southwest of the intersection of Dellwood Way and Turtle Point Drive; is identified on County maps as GPIN 7296-86-8347 (portion) and addressed as 14420 Turtle Point Drive. The property is zoned RPC, Residential Planned Community; is designated RPC T-3, Residential Planned Community with a Transect of 3, in the Comprehensive Plan. The property is in the Environmental Resource Protection Overlay District. **Brentsville Magisterial District.**
- B. **[Rezoning #REZ2024-00021 Haijoe Property:](#)** This is a request to rezone from A-1, Agricultural, to M-1, Heavy Industrial, to allow for future industrial uses within that category. Specifically, the applicant is seeking to use a portion of the property as Equipment & Materials Outdoor Storage & Commercial Vehicle Parking for their business, and lease the remainder of the land to other industrial users. There is a wide range of uses that could occur on the leasable remainder of the property. The property is located at 13505 Warrenton Road. The subject site is identified on County maps as GPIN 7492-07-8472 on approximately ± 23.4266 acres; is zoned A-1, Agricultural and is designated I-2, Industrial Use with a transect of 2 in the Comprehensive Plan. **Brentsville Magisterial District**
- C. **[Proffer Amendment and Rezoning, PRA&REZ2025-00005, Bristow Pointe:](#)** This request for a proffer amendment on REZ2001-00157 and rezone on the Properties at 10322 and 10425 Bristow Station Drive, and 11731 Camp Jones Court, from PMR (Planned Mixed Residential, Office/Commercial) to PMR (Planned Mixed Residential) to permit the residential development of 67 townhouses on ±9.76 acres with associated waivers and height modification from 35 ft to 45 ft in townhouses. The Property is located on the east side of the intersection of Nokesville Road and Battalion Square, as well as on either side of the intersection of Bristow Station Drive and Camp Jones Court. The site is identified on the County Map as GPINs 7595-40-7614 (part), 7595-50-2842, and 7595-50-2110. The zoning of the area is PMR, Planned Mixed Residential, Office/Commercial, and the Long-Range land Use of the application is MU-3, Mixed Use, Neighborhood, which allows for residential development with a density range of 4 to 12 dwelling units per acre. The proposed development is located within the Airport Safety Overlay, Land Use Special Planning Areas (Bristow Multimodal Center), Highway Corridor Overlay District (West part), and the boundary of Bristoe Station Battlefield Heritage Park. **Brentsville Magisterial District.**
- D. **[Rezoning and Proffer Amendment #REZ2025-00003, Project Industry:](#)** This is a request to rezone ±42.28 acres from M/T, Industrial/Transportation, to M/T,

Industrial/Transportation, and to amend/supersede the proffers associated with #PLN2003-00242 to allow for the development of data centers with an associated request for increased building height of up to 85 feet (including rooftop mechanical equipment and rooftop screening walls) and an electrical substation. The ±42.28-acre project area is located south of Wellington Rd. and ±200 feet south and southeast of the intersection of Wellington Rd. and Rollins Ford Rd. The site is currently addressed as 8000, 8001, 8010, 8020, 8021, 8030, 8031, 8040, 8041 Industrial Park Ct., and 12901 Rollins Ford Rd.; and is identified on County maps as the following GPINs: 7496-48-8861; 7496-58-0951; 7496-58-2739; 7496-58-4088; 7496-58-4226; 7496-58-4265; 7496-58-6207; 7496-58-6487; 7496-59-2613; and 7496-68-0342; and residual County right-of-way. The site is designated I-4, Heavy Industrial, with a T-4 Transect that recommends a range of 0.57 to 1.38 floor area ratio (FAR), and is partially located within the Environmental Resource Protection Overlay of the Comprehensive Plan. The project area is currently zoned M/T, Industrial/Transportation, with proffers; and is located within the Data Center Opportunity Zone Overlay District, E-Commerce Overlay District, and Airport Safety Overlay District. **Brentsville 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**

**05/06/2026 7:00 p.m. Planning Commission Public Hearing**

**05/20/2026 7:00 p.m. Planning Commission Public Hearing**