



AGENDA

May 20, 2026

Board Chambers

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

1. **Work Session- Planning Commission Bylaws** **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, March 25, 2026](#)

[Brief and Resolutions Planning Commission Public Hearing, April 8, 2026](#)

[Brief and Resolutions Planning Commission Public Hearing, April 22, 2026](#)

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 Public Hearing 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, May 14, 2026, and closes at 5:00 p.m. on Tuesday, May 19, 2026.)** *(In-person comments are still allowed.)*

9. **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.

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, May 14, 2026, and closes at 5:00 p.m. on Tuesday, May 19, 2026.) (In-person comments are still allowed.)**

- A. Rezoning #REZ2026-00003 Griffin Heights:** This is a request to rezone approximately ±3.43 acres to PMR, Planned Mixed Residential, from R-16, Suburban Residential, to allow for the development of 33 townhouses (single-family attached units), and associated modifications. The subject properties are addressed as 13749 and 13753 Marys Way, located approximately 224 feet northwest of the intersection of Richmond Highway and Marys Way. The subject site is identified on County maps as GPIN(s) 8392-73-5606 and 8392-73-7417 and is designated RN-4, Residential Neighborhood, Transect 4, in the Comprehensive Plan; is currently zoned R-16, residential neighborhood, subject to proffers associated with Rezoning #2016-00026; is located within the Redevelopment Overlay District and North Woodbridge Special Planning Area. **Woodbridge Magisterial District.**
- B. Special Use Permit #SUP2026-00008, Savers Manassas:** This is a request for a Special Use Permit to allow a donated materials collection center with a drive-through facility drop-off area in an existing commercial building within Sudley Town Plaza. The property is located approximately 400 feet east of the intersection of Sudley Road and Sudley Manor Drive and is addressed at 10500 Sudley Manor Dr, Manassas, VA 20109. The property is zoned B-1, General Business, and RPC, Residential Planned Community; is identified on County maps as a portion of GPIN 7697-41-5579 on ±0.83 acres; is designated as MU-4, Mixed Use Transect-4, in the Comprehensive Plan. The property is within the Sudley Road Redevelopment Corridor. **Gainesville Magisterial District.**
- C. Special Use Permit #SUP2026-00018, Flavor Hive SUP Amendment:** This is a request amend the conditions associated with Special Use Permit PLN2001-00123 to allow the replacement of four (4) existing façade signs with a total of two (2) new façade signs. The property is located at 10831 Promenade Lane, approximately 300 feet south of the intersection of Balls Ford Road and Miramar Drive. The subject ±1.5-acre property is identified on County's maps as GPIN 7697-24-4069; is zoned B-1, General Business, and designated MU-4, Mixed Use with a Transect 4, in the Comprehensive Plan. The property is in the Sudley Road Redevelopment Corridor Special Planning Area. **Gainesville Magisterial District.**

- D. Rezoning#REZ2025-00023, Attain at River Oaks:** This is a request to rezone the ±17.28 acres from B-1, General Business, to PMR, Planned Mixed Residential, for the development of 300 mid-rise multifamily units. 10% of the units, thirty (30), are dedicated to affordable housing. The requested rezoning is located south of the River Ridge Boulevard, approximately 733 feet east of the intersection of Richmond Highway and River Ridge Boulevard, and is identified on the county map as GPIN 8289-58-3547. The site is currently zoned B-1, General Business, and the Long-Range Land Use is designated as MU-3, Mixed Use Neighborhood with Transect of T-3. A portion of the Property in the northeast is within the Environmental Resource Protection Overlay (ERPO), and the application is in the Land Use Special Planning Areas (Southbridge activity center). **Woodbridge Magisterial District**
- E. 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.**
- F. Rezoning and Proffer Amendment #REZ2025-00003, Project Industry:** **(DEFERRED TO DATE CERTAIN, from 4/22/2026)** 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, exclusive of elevator overrides) and an electrical substation up to 110 feet. 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**

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**

06/10/2026	7:00 p.m.	Planning Commission Public Hearing
06/17/2026	6:00 p.m.	<i>Work Session- 2026 Adopted Land Use Bills</i>
06/17/2026	7:00 p.m.	Planning Commission Public Hearing