



AGENDA

June 10, 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, June 4, 2026, and closes at 5:00 p.m. on Tuesday, June 9, 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, June 4, 2026, and closes at 5:00 p.m. on Tuesday, June 9, 2026.)** *(In-person comments are still allowed.)*

- A. [Public Facilities Review #PFR2026-00006, Hopper Energy Center:](#)** This is a request from Hopper Energy Center LLC for a Public Facility Review determination to construct the Hopper Energy Center, an energy storage facility for up to 40-megawatts (MW) of alternating current (AC). An energy storage facility is charged by the existing electric grid that discharges electricity into the electrical grid when electrical demand is high. The location of the Hopper Energy Center is a ±16.23-acre property at 11800 Prince William Parkway, which appears on County maps as GPIN 7596-59-1553. This property is zoned M-2, (Light Industrial), within the Airport Safety Overlay, Highway Corridor Overlay, E-Commerce Overlay, Data Center Opportunity, and Environmental Resource Protection Overlay Districts, and is designated Industrial – Tech/Flex (I-3) in the Comprehensive Plan. The property is also located within the Bethlehem Road Special Planning Area. The project will include an energy storage facility with ancillary equipment, transmission and distribution connections, stormwater management facility, internal service roads, a six-foot opaque security fence, lighting, landscape buffers and required setbacks. The facility will be unmanned and accessed only for maintenance. **Brentsville Magisterial District.**
- B. [Comprehensive Plan Amendment #CPA2026-00001, Stadler Place:](#)** This is a request to amend the Long-Range Land Use designation for ±5 acres of land from Industrial, Tech/Flex (I-3) to Mixed Use (MU-3, Transect 3) to support the development of single-family attached homes. The ±5-acre portion proposed for redesignation is part of a total project area of ±15.9 acres; the remaining ±10.9 acres are currently zoned B-1, General Business, and PBD, Planned Business District, and are subject only to the concurrent rezoning application. The site is located within the Bristow Activity Center and is currently addressed as 10200 Stadler Place, Bristow, VA 20136 (GPIN 7595-52-5233); approximately 1,000 feet northeast of the intersection of Nokesville Road (Route 28) and Linton Hall Road; with primary access via Stadler Place from Nokesville Road and a new public street connection to Linton Hall Road aligning with Bristow Center Drive. The property lies within the Nokesville Road Highway Corridor Overlay District (HCO). (Concurrently being processed with Rezoning #REZ2026-00002, Stadler Place, to change the zoning from B-1, General Business, and PBD, Planned Business District to PMR, Planned Mixed Residential, to allow for up to 180 townhomes.) **Brentsville Magisterial District.**
- C. [Rezoning #REZ2026-00002, Stadler Place:](#)** This is a request to rezone ±15.9 acres from B-1, General Business, and PBD, Planned Business District to PMR, Planned Mixed Residential, to allow for up to 180 townhomes. The application also includes associated waivers and modifications. The site is located near the corner of Nokesville Road (Route 28) and Linton Hall Road; and is identified on County maps as GPINs 7595-52-5233; 7595-52-0102; 7595-42-9108; 7595-42-8314; 7595-42-9233 and portions of 7595-42-5323 and 7595-42-4388; and is currently addressed as 10051 Linton Hall Road, 10085 Linton Hall Road, 10217 Linton Hall Road, 10221 Linton Hall Road, 10173 Linton Hall Road, 10223 Linton Hall Road, and 10200 Stadler Place. The site is designated MU-3, Mixed Use Community with T-3 Transect, and I-3, Industrial Technology/Flex with a T-3 Transect. The property is located partially within the Planned District Area also the Bristow Special Planning Area, Highway Corridor Overlay Districts, Airport Safety Overlay District. **Brentsville Magisterial District**
- D. [Special Use Permit #SUP2026-00024, Triangle Baptist Church SUP Amendment – Child Care and School:](#)** This is a request to amend conditions as approved with SUP #94-0004 to allow the relocation of recreational area. The property is located at 4345 Inn St, 290 ft east of

the intersection of Meyers Road and Inn Street. The subject site is identified on County maps as GPIN 8188-47-7239 on approximately ±17 acres; is zoned R-4, Residential; and is designated RN-3, Residential Neighborhood, Transect 3, in the Comprehensive Plan; is located in the Marine Corps Base Quantico Special Planning Area and Triangle Small Area Plan. **Potomac Magisterial District.**

- E. [Special Use Permit #SUP2026-00023, Triangle Baptist Church SUP Amendment – Cell Tower:](#)** This is a request to amend conditions as approved with SUP #98-0009 to allow a reduction in distance of existing cell tower to the nearest residentially zoned property line. The property is located at 4345 Inn St, 290 ft east of the intersection of Meyers Road and Inn Street. The subject site is identified on County maps as GPIN 8188-47-7239 on approximately ±17 acres; is zoned R-4, Residential; and is designated RN-3, Residential Neighborhood, Transect 3, in the Comprehensive Plan; is located in the Marine Corps Base Quantico Special Planning Area and Triangle Small Area Plan. **Potomac Magisterial District.**
- F. [Rezoning #REZ2024-00014, Triangle Baptist Church REZ:](#)** This is a request to rezone from R-4, Residential to PMR, Planned Mixed Residential to allow for a subdivision of land with 103 townhome and multifamily units with associated waivers and modifications. The property is located at 4345 Inn St, 290 ft east of the intersection of Meyers Road and Inn Street. The subject site is identified on County maps as GPIN 8188-47-7239 on approximately ±10 acres of the ±17 acres; is zoned R-4, Residential; and is designated RN-3, Residential Neighborhood, Transect 3, in the Comprehensive Plan; is located in the Marine Corps Base Quantico Special Planning Area and Triangle Small Area Plan. **Potomac Magisterial District.**
- G. [Rezoning REZ2025-00033, Briza:](#)** This is a request to rezone ±7.40 acres from B-1, General Business District to PMR, Planned Mix Residential, to allow for a total of 373 dwelling units consisting of 343 multifamily units and 30 Single-family-attached dwelling units with associated waivers and modifications. The subject property is located on the south side of Annapolis Way; approximately 300 feet west of Richmond Highway; is addressed as 981 Annapolis Way and the parcel is identified on the County's Maps as GPINs 8492-07-7096. The property is Zoned B-1, General Business and designated as RN-5, Residential Neighborhood Transect 5, and in the North Woodbridge Small Area Plan in the County's Comprehensive Plan. **Woodbridge 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**

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| 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 |
| 07/01/2026 | 7:00 p.m. | Planning Commission Public Hearing |
| 07/15/2026 | 7:00 p.m. | Planning Commission Public Hearing |