



AGENDA

September 9, 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, May 20, 2026](#)

[Brief and Resolutions Planning Commission Public Hearing, June 10, 2026](#)

[Brief and Resolutions Planning Commission Public Hearing, July 1, 2026](#)

[Brief and Resolutions Planning Commission Public Hearing, July 15, 2026](#)
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, September 3, 2026, and closes at 5:00 p.m. on Tuesday, September 8, 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, September 3, 2026, and closes at 5:00 p.m. on Tuesday, September 8, 2026.) (In-person comments are still allowed.)

A. Rezoning #REZ2025-00030, Potomac Lofts: This is a request to rezone 5.76 acres from B-1, General Business District, to MXD-U, Mixed Use District - Urban, to allow 130 multi-family stacked dwelling units configured as two over two condominiums. The property is located at the northeast corner of the intersection of Potomac Mills Road and Opitz Boulevard and is addressed 14139 Potomac Mills Road. The subject site is identified on County maps as GPIN 8291-77-3982 on approximately ±5.76 acres; is zoned B-1, General Business; and is designated MU-5, Mixed Use – Town Center with transect 5, in the Comprehensive Plan, and is located in the Potomac Mills Activity Center Special Planning Area. **Occoquan Magisterial District.**

B. Zoning Map Amendment #DPA2026-00007, E-Commerce Overlay District: This is a request to amend the E-Commerce Overlay District map to add certain properties to the existing E-Commerce Overlay District map. The proposed amendment includes nine parcels and portions of two rights-of-way identified as GPINs 7595-82-0501, 7595-70-9956, 7595-70-6866, 7594-89-2657, 7594-89-1523, 7594-78-7178, 7594-79-3531, 7594-79-0560, 7594-69-8994, 7595-70-1848 (Right-of-Way (ROW) – partial), and 7595-72-3953 (Right-of-Way (ROW) – partial), located within the Brentsville Magisterial District. The E-Commerce Overlay District permits distribution and fulfillment centers by right in certain industrial and planned zoning districts, subject to applicable square footage limitations. The subject properties are zoned M-2, Light Industrial, and are located southeast of the intersection of Nokesville Road (Route 28) and Bristow Road (Route 619), adjacent to the existing E-Commerce Overlay District, and northeast of Bristoe Station Battlefield Historic Park. **Countywide.**

C. DPA2026-00006 — Data Center Opportunity Zone Overlay District (DCOZOD): The Prince William County Planning Commission will conduct a public hearing on DPA2026-00006, Data Center Opportunity Zone Overlay District (DCOZOD), which includes proposed amendments to the Prince William County Zoning Ordinance Chapter 32, Part 509, and related Zoning Ordinance sections, including corresponding DCOZOD map amendments, to amend the data center uses permitted by right and by special use permit. On June 9, 2026, the Prince William Board of County Supervisors adopted Resolution No. 26-374 which initiated a Zoning Text Amendment (ZTA) to the DCOZOD and related Zoning Ordinance sections, including corresponding DCOZOD map amendments. The staff report for the ZTA will be dispatched and available online prior to the September 9 Planning Commission meeting. The DCOZOD area encompasses 9,697.88 acres, including all properties shown in County Mapper with the following GPINs: 7393-71-8851, 7397-91-9499.01, 7397-92-9609.01, 7397-92-9815.01, 7493-00-8779, 7493-03-4403, 7496-07-8757, 7496-08-9964, 7496-09-3865, 7496-17-5917, 7496-18-4111, 7496-

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D. Special Use Permit #SUP2026-00016 Restore Physical Therapy Pilates & Fitness:

This is a request for a special use permit to operate a home business for physical therapy, wellness and fitness programming. The ±5.043 acres subject property is located near the intersection of Beadfield Court and Falling Creek Drive; is addressed as 7774 Beadfield Court, Manassas, Virginia 20112; and is identified on the County's Maps as GPIN 7893-77-7552. The subject property is zoned A-1, Agricultural, and designated ORPA, Occoquan Reservoir Protection Area in the County's Comprehensive Plan. It is located within the Domestic Fowl Overlay District. **Occoquan District.**

11. Planning Commission Procedures

A. Old Business

B. New Business

12. Commission Members' Time

13. Adjourn Meeting

The Planning Commission meeting agenda may be amended or revised after it is posted, prior to the commencement of the meeting, and during the meeting, as provided by law.

Upcoming Public Hearings & Work Sessions

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

09/16/2026	7:00 p.m.	Planning Commission Public Hearing
10/14/2026	7:00 p.m.	Planning Commission Public Hearing
10/18/2026	7:00 p.m.	Planning Commission Public Hearing
10/21/2026	6:00 p.m.	Legal Training Work Session