



AGENDA

October 28, 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, October 22, 2026, and closes at 5:00 p.m. on Tuesday, October 27, 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, October 22, 2026, and closes at 5:00 p.m. on Tuesday, October 27, 2026.)** *(In-person comments are still allowed.)*

- A. Proffer Amendment #REZ2027-00004 Potomac Grove:** This is a request to amend proffers associated with #PLN2011-00440 to increase the permitted density, from 73 to 100 multifamily units consisting of a one hundred (100) percent affordable housing development, including a waiver request to applicable parking requirements. The subject site is located at the intersection of Briarwood Drive and Interstate Drive; is addressed 3400 Briarwood Drive, is identified on County maps as GPIN: 8289-06-6836 on ± 6.21 acres. The subject property is zoned R-16, Suburban Residential (Multi-Family), and within a Land Use Special Planning Area, Prehistoric Sensitivity Area, Historic Sensitivity Area, and is designated as MU T-4, Mixed Used Community Transect 4 in the current Comprehensive Plan. It is located within the Environmental Resource Protection Overlay, Resource Protection Area Overlay, and Highway Corridor Overlay Districts. **Potomac Magisterial District.**
- B. Special Use Permit #SUP2025-00021, Potomac District Islamic Center:** This is a request for a special use permit to allow for the development of a religious institution with a freestanding electronic message board on approximately ±2.76 acres. The Property is located at 15200 Dumfries Rd, west of the intersection of Dumfries Road and Nottingham Drive. The subject site is identified on the County map as GPIN 7991-51-8988. The Property is zoned A-1, Agricultural, designated POS, Parks and Open Space in the Comprehensive Plan, and located within the Highway Corridor Overlay Districts. **Potomac Magisterial District.**
- C. Special Use Permit #SUP2026-00017, W.A.R. Rifles, Inc.:** This is a request for a Special Use Permit to allow a rural home business. The property is located at 14018 Fitzwater Drive, approximately 0.4 miles west of the intersection of Fitzwater Drive and Lonesome Road. The subject ±3.67-acre property is identified on County's maps as GPIN 7394-64-0227; is zoned A-1, Agriculture, and designated AF-T0, Agriculture and Forestry with a Transect 0, in the Comprehensive Plan. **Brentsville Magisterial 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**

11/04/2026	7:00 p.m.	Planning Commission Public Hearing
11/18/2026	7:00 p.m.	Planning Commission Public Hearing
12/09/2026	7:00 p.m.	Planning Commission Public Hearing