



AGENDA

September 16, 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, September 10, 2026, and closes at 5:00 p.m. on Tuesday, September 15, 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 10, 2026, and**

closes at 5:00 p.m. on Tuesday, September 15, 2026.) (In-person comments are still allowed.)

- A. **Rezoning REZ2026-00012, Wescott:** This is a request to rezone ±4.25 acres from B-1, General Business, to R-16, Suburban Residential District, to allow for up to 56 multifamily stacked dwelling units. The application also includes associated waivers and modifications. The site is located near Panther Pride and Richmond Highway; is identified on County maps as GPINs 8290-30-7202; and is currently addressed as 16760 Richmond Hwy. The site is zoned B-1, General Business, and is designated RN-4, Residential Neighborhood with a transect 4, in the Comprehensive Plan. The property is located within the Southbridge Activity Center and Highway Corridor Overlay District. **Potomac Magisterial District.**
- B. **Rezoning #REZ2026-00005, Independent Hill Village:** This is a request to rezone from A-1, Agricultural, to PMR, Planned Mixed Residential. The subject property is located at 14415, 14421, and 14433 Independent Hill Drive, northeast of the intersection of Bristow Road and Independent Hill Drive. The ±2.24-acre property is identified on County maps as GPINs 7891-48-5702, 7891-57-0276, and 7891-48-5319; is zoned A-1, Agricultural, and designated RN-2, Residential Neighborhood Transect 2, in the Comprehensive Plan. The property is located within the Independent Hill Small Area Plan and the Data Center Opportunity Overlay District. This application is concurrent with REZ2026-00007. **Coles Magisterial District.**
- C. **Proffer Amendment #REZ2026-00007, Independent Hill Village PRA:** This is a request to amend the proffers associated with REZ2018-00026 to incorporate ±2.24 acres into the development, relocate the community clubhouse and amenity core, reallocate unit types, provide flexibility for current best-practice SWM facilities; and remove certain proffers. The site is located northeast of the intersection of Bristow Road and Independent Hill Drive. The subject property is ±71.10 acres and is identified on County maps as GPINs 7891-57-3493, 7891-66-4792, 7891-48-7715, 7891-57-9552, 7891-57-9961, 7891-66-3247, 7891-66-3050, 7891-77-2095, 7891-57-0276, and 7891-48-5702, 7891-48-5702, 7891-57-0276, and 7891-48-5319; is zoned PMR, Planned Mixed Residential with the exception of 7891-48-5702, 7891-57-0276, and 7891-48-5319, which are zoned A-1, Agricultural, and are included in the concurrent rezoning request REZ2026-00005. All properties are designated RN-2, Residential Neighborhood Transect 2, in the Comprehensive Plan. The property is located within the Independent Hill Small Area Plan and the Data Center Opportunity Overlay District. **Coles Magisterial District.**
- D. **Special Use Permit #SUP2025-00031, Chick-Fil-A Virginia Gateway:** This is a request for a special use permit to amend the conditions associated with SUP #PLN2008-00393 to increase the number of drive-through lanes permitted on the property (up to 2), to add new drive-through canopies to the order point and food delivery locations, to modify/reduce the onsite parking standards, and to allow associated signage modifications. The subject ±1.00-acre project area is located approximately 330 feet north of the intersection of Wellington Road and Gateway Promenade Place; is currently addressed as 5015 and 5153 Wellington Road; and is identified on County maps as GPINs 7397-72-1655 and 7397-72-6389 (portion). The site is zoned B-1, General Business; is designated MU-5, Town Center (TC) Mixed Use, with a Transect 5 in the Comprehensive

Plan; and is located within the Gainesville Activity Center special planning area.
Brentsville Magisterial District

- E. [Special Use Permit #SUP2026-00007, Common Recovery](#): This is a Special Use Permit request to allow a home business for in-home counseling and recovery. The ±0.92-acres parcel is addressed as 3800 Forestdale Ave, and is identified on County's Maps as GPIN 8192-80-4374. The property is Zoned A-1, Agricultural, and is designated as RN-3, Residential Neighborhood with a transect 3 in the County's Comprehensive Plan. **Neabsco 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**

10/14/2026	7:00 p.m.	Planning Commission Public Hearing
10/21/2026	6:00 p.m.	Legal Training Work Session
10/28/2026	7:00 p.m.	Planning Commission Public Hearing