MOTION: **October 20, 2026**
Regular Meeting
SECOND: **Ord. No. 26-**

RE: **Special Use Permit #SUP2026-00016, Restore Physical Therapy Pilates & Fitness – Occoquan Magisterial District**

ACTION:

WHEREAS, this is a request for a Special Use Permit to operate a home business for physical therapy, wellness, and fitness programming; and

WHEREAS, the ±5.043-acre site is located near the intersection of Beadfield Court and Falling Creek Drive; is addressed as 7774 Beadfield Court, Manassas, Virginia, 20112; is identified on the County's Maps as GPIN 7893-77-7552; and

WHEREAS, the site is designated ORPA, Occoquan Reservoir Protection Area, in the Comprehensive Plan; and

WHEREAS, the subject site is currently zoned A-1, Agricultural, and is located in the Domestic Fowl Overlay District; and

WHEREAS, staff has reviewed the subject application and recommends approval, for reasons as stated in the staff report; and

WHEREAS, the Prince William County Planning Commission, at its public hearing on September 9, 2026, recommended approval, as stated in Resolution Number 26-092; and

WHEREAS, the Prince William Board of County Supervisors (Board) duly ordered, advertised in a local newspaper for a period of two (2) weeks, and held a public hearing on October 20, 2026, at which time public testimony was received, and the merits of the above-referenced case were considered; and

WHEREAS, the Board finds that public necessity, convenience, general welfare, and good zoning practice are served by approval of this request;

NOW, THEREFORE, BE IT ORDAINED that the Prince William Board of County Supervisors hereby approves Special Use Permit #SUP2026-00016, Restore Physical Therapy Pilates & Fitness, subject to the Conditions dated June 24, 2026;

BE IT FURTHER ORDAINED that the Prince William Board of County Supervisors' approval and adoption of any conditions does not relieve the applicant and/or subsequent owners from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

ATTACHMENT: Conditions, Dated June 24, 2026

Votes:
Ayes:
Nays:
Absent from Vote:
Absent from Meeting:

For Information:
Planning Director

Applicant:
Samuel Seium & Sasha Nuñez
7774 Beadfield Court
Manassas, VA 20112

ATTEST: _____

Clerk to the Board

CONDITIONS
Owner / Applicant: Sasha Nuñez
Special Use Permit #SUP2026-00016
Project Name: Restore Physical Therapy Pilates & Fitness
Prince William County GPIN: 7893-77-7552 (Property)
Address: 7774 Beadfield Court, Manassas, VA 20112
Parcel Area: ±5.043 acres
Zoning: A-1, Agricultural
Magisterial District: Occoquan
Date: June 24, 2026

The following conditions are intended to offset the impacts of the proposal and to render the application consistent with the applicable chapters of the Comprehensive Plan and the surrounding areas. If the conditions of this special use permit conflict with the Zoning Ordinance, and/or the Design and Construction Standards Manual (DCSM), the more restrictive standards shall apply except as specifically allowed by this special use permit (SUP).

The Applicant shall file a site plan within one (1) year of approval of this special use permit by the Board of County Supervisors. The Applicant shall have up to three (3) years from the date of site plan approval to commence the proposed use. Issuance of an occupancy permit constitutes commencement of the use.

1. Use Parameters:

    a. Use & Area Limitations: Approval of this SUP will permit the operation of a home business. The home business shall be limited to an in-home physical therapy, wellness, and fitness programming business. Said area shall not be utilized in conjunction with another commercial business, activity, or residential sublease or rental agreement.

    b. Area Limitations: The home business shall be located solely within the interior of the residence and shall not exceed 25% of the overall gross floor area for the entire residence.

    c. Principal Residential Use: The Applicant shall continue to occupy the residence as their principal residence as long as the home business is active. The home business shall be secondary to the primary residential use of the Property.

    d. Hours of Operation: 7:00 a.m. to 7:00 p.m., Monday through Saturday.

2. Transportation:

    a. Parking and Loading Zones

        i. Client Parking: Two (2) of four (4) spaces in the Applicant's paved driveway shall be kept clear for the arrival and departure of clients during the hours of operation. All clients must park on paved surfaces on the Property, and may not park offsite. No more than two (2) client vehicles may be parked on the Property at a time.

        ii. Loading/Unloading: There shall be no loading or unloading of clients occurring in the street.

        iii. Non-Resident Employee Parking: The non-resident employees shall park in the parking spaces designated to employees and shall not be allowed to park in the designated parking spaces for clients.

    b. Accessibility: Client vehicles shall never block drive aisles, adjacent driveways, or pedestrian walkways, and client vehicles shall not utilize other property owners' driveways for U-turns.

3. Safety

    a. Fire Prevention and Carbon Monoxide Detection: In consultation with the Fire Marshall's Office, the Applicant shall install at least one (1) of each of the following items within the area designated for the home business: wall mounted handheld flashlight, smoke detector, carbon monoxide detector, and a fire extinguisher. Compliance shall be demonstrated prior to request for Zoning Approval for the home business.

    b. Evacuation and Safety Plan: A fire safety and evacuation plan shall be posted at all times in a visible area in proximity of the designated home business area. Compliance shall be demonstrated prior to request for Zoning Approval for the home business.

4. Community Design

    a. Outside Storage: Outdoor storage of any equipment or materials associated with this home business on the Property shall be prohibited. All equipment and/or materials associated with this home business shall be stored inside the residence.

5. Compliance: The home business use shall maintain compliance with all County, State, and Federal laws, ordinances, requirements, and regulations.

PRINCE WILLIAM COUNTY

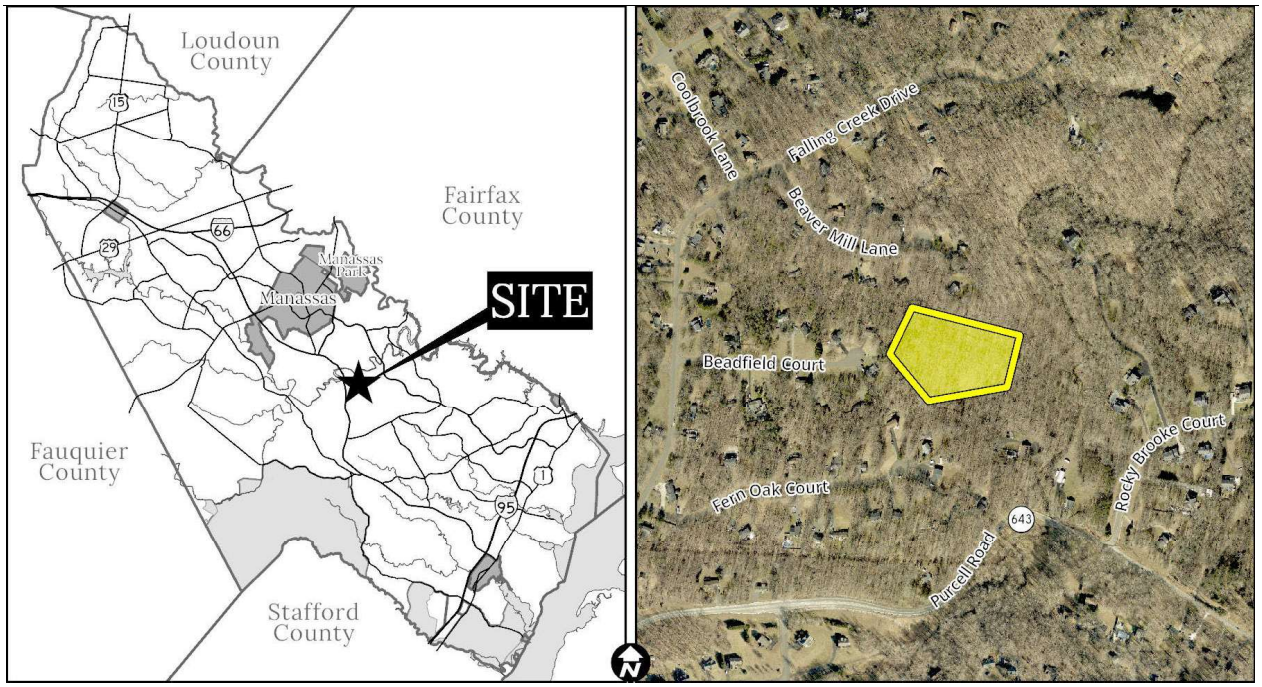
Office of the County Executive
Christopher J. Shorter

STAFF REPORT

Board of County Supervisors
Deshundra L. Jefferson, Chair
Victor S. Angry, Vice Chair
Andrea O. Bailey
Kenny A. Boddye
Tom Gordy
Jeannie M. LaCroix
George T. Stewart
Yesli Vega

BOCS Meeting Date:	October 20, 2026
Agenda Title:	Special Use Permit #SUP2026-00016, Restore Physical Therapy Pilates & Fitness
District Impact:	Occoquan Magisterial District
Requested Action:	Approve #SUP2026-00016, Restore Physical Therapy Pilates & Fitness, subject to conditions dated June 24, 2026.
Department:	Planning Office
Staff Lead:	Tanya M. Washington, AICP, Director of Planning

EXECUTIVE SUMMARY



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.

The Planning Commission and staff recommend that the Board of County Supervisors approve Special Use Permit #SUP2026-00016, Restore Physical Therapy Pilates & Fitness, subject to conditions dated June 24, 2026.

BACKGROUND

A. Request: This is a request for a special use permit to operate a home business for physical therapy, wellness and fitness programming, with an associated sign modification.

B. Site Location: The ±5.043-acre site is located near the intersection of Beadfield Court and Falling Creek Drive; is addressed as 7774 Beadfield Court, Manassas, Virginia 20112; is identified on the County's Maps as GPIN 7893-77-7552.

C. Comprehensive Plan: The site is designated ORPA, Occoquan Reservoir Protection Area in the County's Comprehensive Plan.

D. Zoning: The site is zoned A-1, Agricultural, in the Zoning Ordinance. The site falls within the Domestic Dowl Overlay District.

E. Surrounding Land Uses: The site is surrounded by single-family detached residential.

F. Background and Context: If approved, the proposed home business use will occur within the existing residential home. The home business will serve a maximum of eight (8) in-person patients or clients per day and no greater than forty (40) in-person patients or clients per week. All in-person appointments, including any semi-private sessions, are included within these daily and weekly maximums.

G. Planning Commission Recommendation: At the September 9, 2026, public hearing, the Planning Commission recommended approval of #SUP2026-00016, Restore Physical Therapy, subject to conditions dated June 24, 2026.

STAFF RECOMMENDATION

Staff recommends approval of Special Use Permit #SUP2026-00016, Restore Physical Therapy Pilates & Fitness, subject to the conditions dated June 24, 2026, for the following reasons:

- A home business is permitted in A-1, Agricultural, with the approval of a Special Use Permit.
- Through the SUP conditions the proposed development mitigates impacts associated with the proposed use.

Comprehensive Plan Consistency Analysis

Long-Range Land Use Plan: This site is classified as ORPA, Occoquan Reservoir Protection Area, in the County's Comprehensive Plan. The proposal's home business use aligns with the targeted uses for both the long-range land use designation and the A-1 zoning district. The home business is a permitted use in A-1 subject to the conditions of an approved Special Use Permit ("SUP"). The surrounding uses and land use designations are consistent and compatible with the proposed special use permit.

Level of Service (LOS): The proposed home business will host up to eight (8) clients a day, and no more than forty (40) a week, and will not increase existing levels of service.

Community Input

Notice of the special use permit application has been transmitted to property owners within 500 feet of the site. As of the date of this staff report, the Planning Office has not received any verbal or written comments on this proposal and is not aware of any opposition.

Other Jurisdiction Comments

The subject site is located outside of the required notification area for adjacent jurisdictions.

Legal Issues

If the special use permit is approved, the home business would be allowed pursuant to the SUP and as conditioned by Staff. Legal issues resulting from the Board of County Supervisors' action are appropriately addressed by the County Attorney's Office.

Timing

There is no legal timeframe for the Board of County Supervisors' action on a special use permit application. However, it is the Planning Office's recommendation that final action be taken within one year of acceptance of the application. In this case, the one-year timeframe will end on January 5, 2027.

STAFF CONTACT INFORMATION

Micah Modesto | (703) 792-8176
MModesto@pwcgov.org

ATTACHMENTS

Attachment A: Staff Analysis
Attachment B: SUP Plan
Attachment C: Parking Exhibit
Attachment D: Emergency Evacuation Route
Attachment E: Site Photos
Attachment F: Planning Commission Resolution No. 26-092
Attachment G: Historical Commission Resolution No. 26-010

Part I. Summary of Comprehensive Plan Consistency

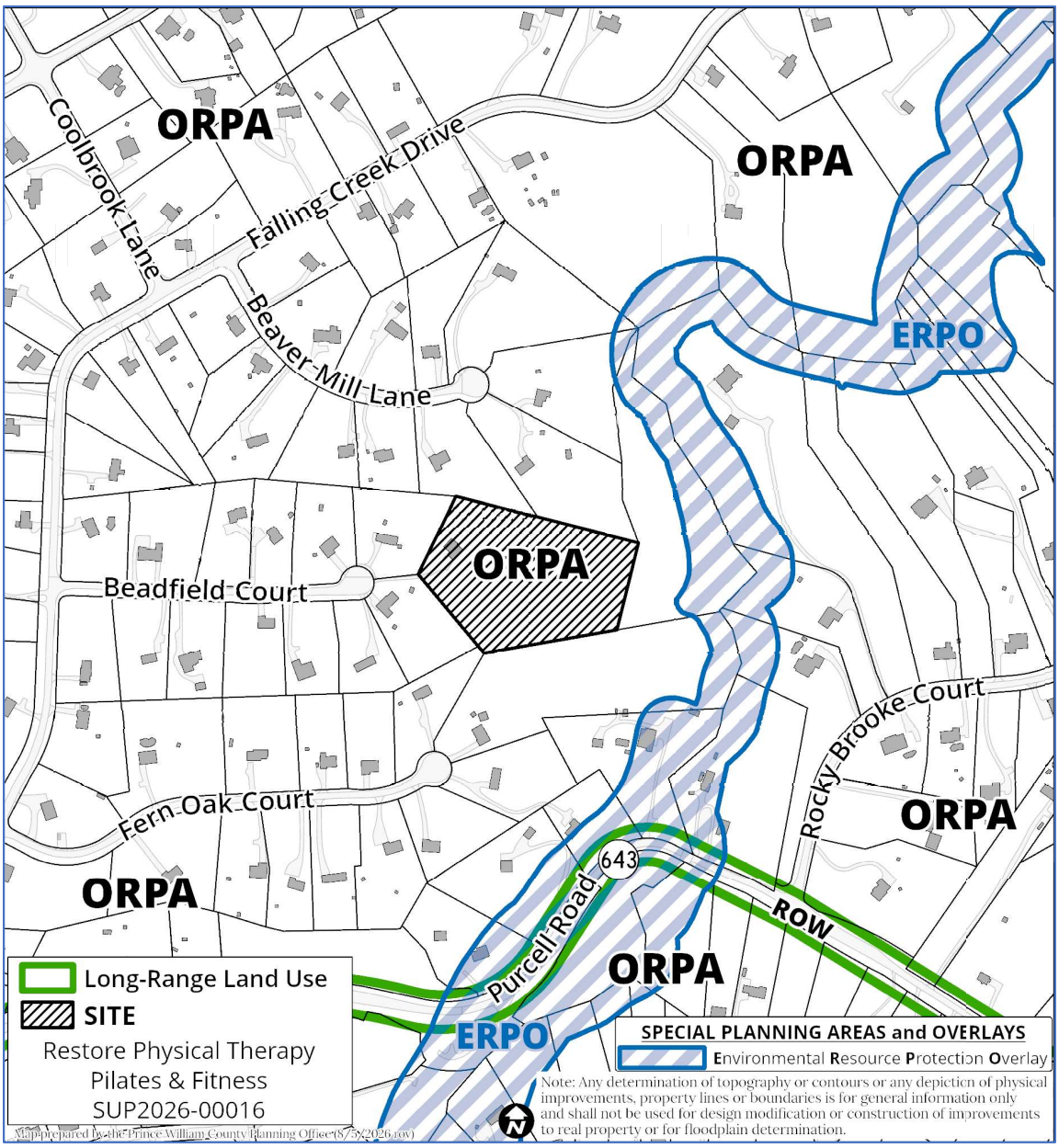
Staff Recommendation: APPROVAL

This summary analysis is based on the relevant Comprehensive Plan action strategies, goals, and policies. A complete analysis is provided in Part II of this report.

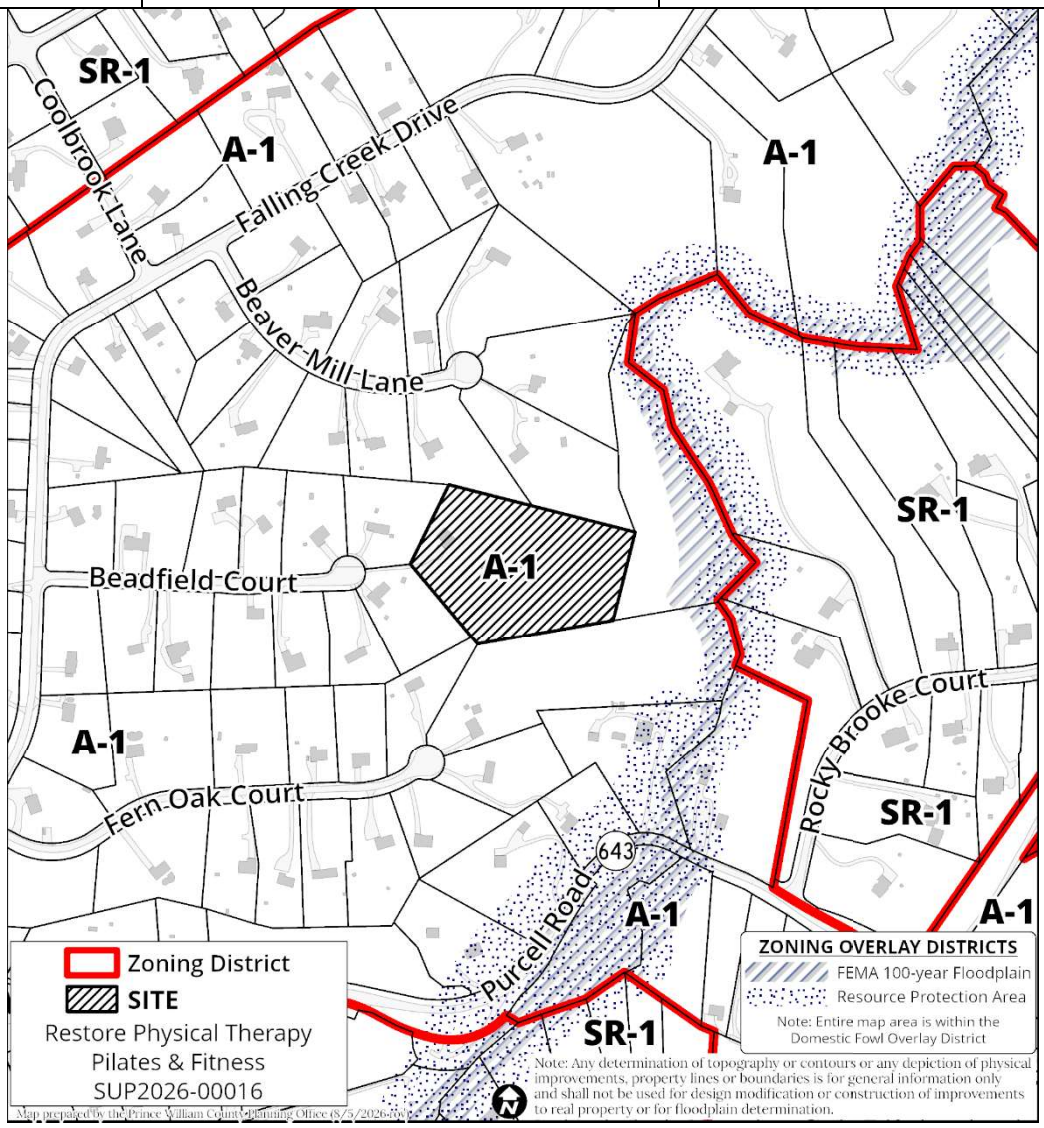
Comprehensive Plan Sections	Plan Consistency
Long-Range Land Use	Yes
Community Design	Yes
Cultural Resources	Yes
Environment	Yes
Fire and Rescue	Yes
Police	Yes
Potable Water	Yes
Sanitary Sewer	Yes
Transportation	Yes

Part II. Comprehensive Plan Consistency Analysis

Direction	Land Use	Long Range Land Use Map Designation
Subject Site	Single-family detached homes	ORPA, Occoquan Reservoir Protection Area
North		
South		
East		
West		


ORPA
Coolbrook Lane
Falling Creek Drive
ORPA
ERPO
Beaver Mill Lane
ORPA
Beadfield Court
Rocky Brooke Court
Fern Oak Court
ORPA
643
ROW
Purcell Road
ORPA
ERPO
Long-Range Land Use
SITE
Restore Physical Therapy
Pilates & Fitness
SUP2026-00016
SPECIAL PLANNING AREAS and OVERLAYS
Environmental Resource Protection Overlay
Note: Any determination of topography or contours or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for design modification or construction of improvements to real property or for floodplain determination.
N
Map prepared by the Prince William County Planning Office (8/5/2026.tov)

Direction	Land Use	Zoning
Subject Site	Single-family detached homes	A-1, Agricultural
North		
South		
East		
West		



Long-Range Land Use Plan Analysis

Through wise land use planning, the County ensures that landowners are provided a reasonable use of their land while the County can judiciously use its resources to provide the services for residents and employers' needs. The Long-Range Land Use Plan sets out policies and action strategies that further the County's goal of concentrating on population, jobs, and infrastructure within vibrant, walkable, mixed-use centers serviced by transit. In addition to delineating land uses on the Long Range Land Use Map, the Plan includes smart growth principles that promote a countywide pattern of land use that encourages fiscally sound development and achieves a high-quality living environment; promotes distinct centers of commerce and centers of community; complements and respects our cultural and natural resources, and preserves historic landscapes and site-specific cultural resources; provides adequate recreational, park, open space and trail amenities that contribute to a high quality of life for county residents; and revitalizes, protects, and preserves existing neighborhoods.

The project site and surrounding area are designated in the Comprehensive Plan as ORPA, Occoquan Reservoir Protection Area. The following table summarizes the uses and densities intended within the ORPA classification as it relates to this project.

Long-Range Land Use Map Designation	Description of Land Use Designation
ORPA, Occoquan Reservoir Protection Area	Occoquan Reservoir Protection Area (ORPA) is designed to protect the Occoquan Reservoir by recommending development at 1 dwelling unit per 5 acres in areas with sensitive environmental features, including, but not limited to; areas with 25 percent or greater slopes, areas with 15 percent or greater slopes in conjunction with soils that have severe limitations, soils with a predominance of marine clays, public water supply sources, wetlands, and critically erodible shorelines and stream banks that could impact the water quality of the Reservoir. Primary Uses: Residential Secondary Uses: Community-operated parks or clubhouse Minimum Open Space: Up to 60% of site

Zoning District and Overlay Designation	Intended Uses
A-1, Agricultural	The A-1, Agricultural Zoning District is intended to implement the agricultural or estate classification of the Comprehensive Plan. The district is designed to encourage conservation and proper use of large tracts of real property in order to assure available sources of agricultural products, to assure open spaces within reach of concentrations of population, to conserve natural resources, prevent erosion, and protect the environment; and to assure adequate water supplies. The intent is to encourage private land owners to protect these values and thereby create an environment

	favorable for the continuation farming and other agricultural pursuits; to preserve prime agricultural land, forest land and/or open space; and to reduce the demand for costly public facilities and services that are inconsistent with the character of the rural areas within Prince William County.

Long Range Land Use Analysis

The following are applicable Land Use Policies from Comprehensive Plan:

LAND USE POLICY 1: Provide a strategic arrangement of a variety of land uses in the County necessary to meet the needs of a growing and diverse population, existing and prospective businesses, and providing protection for cultural and natural resources in a fiscally sound and equitable manner that achieves a high-quality livable community.

Proposal's Strengths

- Zoning and Long-Range Consistency: The property is designated ORPA, Occoquan Reservoir Protection Area, in the Comprehensive Plan, and is zoned A-1, Agricultural. Home businesses are permitted in A-1 subject to the approval of a Special Use Permit (SUP). The application meets the use standards for development within this zone.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

Staff recommends that this application is consistent with the relevant components of the Long-Range Land Use Plan.

Community Design Plan Analysis

An attractive, well-designed County will attract quality development, instill civic pride, improve the visual character of the community and create a strong, positive image of Prince William County. The Community Design Plan sets out policies and action strategies that further the County's goals of providing quality development and a quality living environment for residents, businesses and visitors, and creating livable and attractive communities. The Plan includes recommendations relating to building design, site layout, circulation, signage, access to transit, landscaping and streetscaping, community open spaces, natural and cultural amenities, stormwater management, and the preservation of environmental features.

Proposal's Strengths

- Site Development Limitations: The home business shall be located solely within the interior of the single-family detached dwelling unit and will not impact the exterior.

Proposal's Weaknesses

- None identified.

Consistency Recommendation:

Staff recommends that this application is consistent with the relevant components of the Community Design Plan.

Cultural Resources Plan Analysis

Prince William County promotes the identification, evaluation, and protection of cultural resource sites throughout the County, as well as the tourism opportunities these sites present. The Cultural Resources Plan recommends identifying, preserving, and protecting Prince William County's significant historical, archaeological, architectural, and other cultural resources – including those significant to the County's minority communities – for the benefit of all of the County's citizens and visitors. To facilitate the identification and protection of known significant properties that have cultural resource values worthy of preservation, the land use classification County Registered Historic Site (CRHS) is used in the Comprehensive Plan. The Plan includes areas of potentially significant known but ill-defined or suspected pre-historic sites, Civil War sites, historic viewsheds, landscapes or areas of potential impact to important historic sites, and encourages the identification, preservation, protection, and maintenance of all cemeteries and/or gravesites located within the County.

There are no archaeological and architectural sites or graves recorded in the project area. The County's Historical Commission reviewed this request at its February 10, 2026, meeting and recommended no further work for the requested Special Use Permit (SUP). The Historical Commission's Resolution No. 26-010 for this SUP is attached to the end of this report. The County Archaeologist concurs with this finding.

Existing Cemetery Onsite: During review of the above referenced special use permit application, a cemetery was identified on the property survey documents that was not in the County's Cemetery Database. A site visit was conducted on February 26, 2026 to confirm the location of the cemetery. This cemetery was added to the Database and is now known as C444, Peter Cockrell Cemetery/ Beadfield Court Unknown. The special use permit application is for a home business, the activity appears to have no impact on the cemetery.

Proposal's Strengths

- No Further Work: On February 10, 2026, the County's Historical Commission reviewed this Special Use Permit (SUP) request and determined that no further work was needed by the Applicant.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

Staff recommends that this application is consistent with the relevant components of the Cultural Resources Plan.

Environment Plan Analysis

Prince William County has a diverse natural environment, extending from sea level to mountain crest. Sound environmental protection strategies will allow the natural environment to co-exist with a vibrant, growing economy. The Environment Plan sets out policies and action strategies that further the County's goal of preserving, protecting and enhancing significant environmental resources and features. The Plan includes recommendations relating to the incorporation of environmentally sensitive development techniques, improvement of air quality, identification of problematic soil issues, preservation of native vegetation, enhancement of surface and groundwater quality, limitations on impervious surfaces, and the protection of significant viewsheds.

Proposal's Strengths

- No Environmental Impact: The proposal will occur within an existing single-family detached dwelling unit and will have no impact to the exterior environment.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

Staff recommends that this application is consistent with the relevant components of the Environment Plan.

Fire and Rescue Plan Analysis

Quality fire and rescue services provide a measure of security and safety that both residents and businesses have come to expect from the County. The Fire and Rescue Plan sets out policies and action strategies that further the County's goal of protecting lives, property, and the environment through timely, professional, humanitarian services essential to the health, safety, and well-being of the community. The Plan includes recommendations relating to siting criteria, appropriate levels of service, and land use compatibility for fire and rescue facilities. The Plan also includes recommendations to supplement response time and reduce risk of injury or death to County residents, establishment of educational programs, such as cardio-pulmonary resuscitation (CPR)

training, automatic external defibrillators (AED), and encourage installation of additional fire protection systems – such as sprinklers, smoke detectors, and other architectural modifications.

Fire/Rescue Station #7 is the first due fire/rescue resource for the subject property. The site is within the required 4.0-minute travel time for Basic Life Support and Fire, and within the required 8.0-minute travel time for Advanced Life Support. In FY 2025, Fire/Rescue Station #7 responded to 996 incidents, with a workload capacity of 2,000 incidents.

Proposal's Strengths

- Within 8.0-Minute Travel Time: The site is located within the required 8.0-minute travel time for advanced life support services.
- Within 4.0-Minute Travel Time: The site is located within the required 4.0-minute travel time for fire suppression and basic life support.
- Available Capacity at First Response Facility: Fire/Rescue Station #7 responded to 996 incidents, with a workload capacity of 2,000 incidents.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

Staff recommends that this application is consistent with the relevant components of the Fire and Rescue Plan.

Police Plan Analysis

Residents and businesses expect a high level of police service for their community. This service increases the sense of safety and protects community investments. The Police Plan is designed to promote Prince William County's public safety strategic goal to continue to be a safe community, reduce criminal activity, and prevent personal injury and loss of life and property, as well as to ensure effective and timely responses throughout the County. This Plan encourages funding and locating future police facilities to maximize public accessibility and police visibility as well as to permit effective, timely response to citizen needs and concerns. The Plan recommends educational initiatives, such as Neighborhood and Business Watch, and Crime Prevention through Environmental Design (CPTED), which encourages new development to be designed in a way that enhances crime prevention. The Plan also encourages effective and reliable public safety communications linking emergency responders in the field with the Public Safety Communications Center.

The Crime Prevention Unit has reviewed the application package for SUP2026-00016, Restore Physical Therapy Pilates & Fitness, to allow a special use permit for a home business operating physical therapy, wellness and fitness programming. The Police Department acknowledges that the applicant has already implemented several positive safety measures consistent with CPTED principles. These

proactive measures enhance safety and help preserve the neighborhood's residential character. At this time, the Police Department does not believe this application will have significant impact on calls for service. The Applicant should coordinate with the Police Department as the site develops, and apply the various Crime Prevention Through Environmental Design (CPTED) principles, which can be found at the following: http://www.pwcgov.org/government/dept/police/Pages/CPTED.aspx
The Police Plan provides general policies but does not provide policies specific to site development.

Proposal's Strengths

- Minimal Impacts on Levels of Service: The police department does not anticipate that this change will generate additional service calls.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

Staff recommends that this application is consistent with the relevant components of the Police Plan.

Potable Water Plan Analysis

A safe, dependable drinking water source is a reasonable expectation of County residents and businesses. The Potable Water Plan sets out policies and action strategies that further the County's goal of providing an economically and environmentally sound drinking water system. The Plan includes recommendations relating to system expansion, required connections to public water, and the use of private wells or public water.

The site is served by well water. The existing well may need to be regulated by the Office of Drinking Water (ODW) once the final number of customers, staff, and residents of the home are outlined by the PE wastewater characterization. A waterworks would appear to be met when 25 or more individuals are on site 60 or more days of the year. ODW may be contacted by email at ODWFieldOffice6@vdh.virginia.gov or by phone at (540) 829-7340. The ODW Culpeper Field Office is located at 400 South Main Street - 2nd Floor Culpeper, VA 22701-3318.

Proposal's Strengths

- Well: The site is served by well. The well completion report found that the well was drilled to a depth of 20' and produces 11 gallons of water per minute, or 660 gallons of water per hour. The proposed use should not exceed the well's water production.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

Staff recommends that this application is consistent with the relevant components of the Potable Water Plan.

Sanitary Sewer Plan Analysis

Appropriate wastewater and sanitary facilities provide needed public health and environmental protections. The Sanitary Sewer Plan sets out policies and action strategies that further the County's goal of providing an economically and environmentally sound sanitary and stormwater sewer system. The Plan includes recommendations relating to system expansion, required connections to public sewer in the development area, and the use of either private or public sewer systems. The Sanitary Sewer Plan provides general policies centering around promoting and supporting sewer connections but does not provide policies applicable to site conditions and septic systems.

The site is served by a septic tank. Due to the proposed SUP the local VDH onsite office recommends that the owner retain the services of an Onsite Soil Evaluator (OSE) and a Professional Engineer (PE) familiar with onsite sewage disposal system design and construction. The PE will be the person to stamp and sign off on the new septic application that will need to be turned into VDH for review. The applicant shall work with Prince William Health and the Virginia Department of health to provide all the planned uses for the site for a future septic permit application to assess the current size of the septic system and reserve area, which may be reviewed and expanded if needed.

Septic Tank: The Prince William Department of Health recommends conducting a septic inspection to ensure the proposed use can be served by the existing septic system. The applicant proposes a maximum of 8 clients a day, and 40 per week. The previously conducted septic study found that the septic system could serve a family of 8.

Proposal's Strengths

- The site is served by septic tank.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

Staff recommends that this application is consistent with the relevant components of the Sanitary Sewer Plan.

Transportation Plan Analysis

Prince William County promotes the safe and efficient movement of goods and people throughout the County and surrounding jurisdictions by providing a multi-modal approach to traffic circulation.

The Transportation Plan establishes policies and action strategies that further the County's goal of creating and sustaining an environmentally friendly, multi-modal transportation system that meets the demands for intra- and inter-county trips, is integrated with existing and planned development, and provides a network of safe, efficient, and accessible modes of travel. The Plan includes recommendations addressing safety, minimizing conflicts with environmental and cultural resources, maximizing cost effectiveness, increasing accessibility of all travel modes, minimizing projected trip demand, and providing sufficient network capacity. The County recognizes that it is not possible to address congestion through road investments alone and has reduced the acceptable standard to Level of Service (LOS) of "E" specifically in Small Area Plans, in Activity Centers, and on Arterials. Projects should include strategies that result in a LOS "E" or better on all roadway corridors and intersections, reduce traffic demand through transportation demand management strategies, dedicate planned rights-of-way, provide transit infrastructure, pedestrian and bicycle pathways, and improved and coordinated access to transit facilities.

Proposal's Strengths

- Parking and Loading Zones: As conditioned, the applicant will abide by the following parking agreement to mitigate impacts on neighboring properties:
    - Client Parking: Two (2) of four (4) spaces in the Applicant's paved driveway shall be kept clear for the arrival and departure of clients during the hours of operation. All clients must park on paved surfaces on the Property, and may not park offsite. No more than two (2) client vehicles may be parked on the Property at a time.
    - Loading/Unloading: There shall be no loading or unloading of clients occurring in the street.
    - Non-Resident Employee Parking: The non-resident employees shall park in the parking spaces designated to employees and shall not be allowed to park in the designated parking spaces for clients.
- No Obstruction of Travelway: Client vehicles shall never block drive aisles, adjacent driveways, or pedestrian walkways, and client vehicles shall not utilize other property owners' driveways for U-turns.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

Staff recommends that this application is consistent with the relevant components of the Transportation Plan.

Strategic Plan

This section of the report is intended to address the project's alignment with the outcomes provided within the County's Strategic Plan. The Strategic Plan posits that individuals, families and businesses

prefer communities with a robust economy; easy access to jobs, services, and activities; that support even the most vulnerable in the community; are safe and secure; provide a quality education that assures lifelong learning and steady employment; and integrate smart growth principles. Based on community input from the online survey and the community conversations, eight focus or goal areas were identified for the 2025- 2028 Strategic Plan. It is important to note that no single area is viewed as more critical than another. Rather, each are interrelated and have a direct impact on each other. Collectively, these goal areas impact the quality of life in all facets of the community issues raised during the review of the proposal, which are not directly related to the policies, goals, or action strategies of the Comprehensive Plan, but which are materially relevant to the County's responsibilities in considering land use issues. The aspects of this proposal relating to the Strategic Plan are as follows:

- Goal 8: (Smart Growth/Goal Statement): Advance strategic and intentional community-oriented growth that strengthens and enhances the diversity and sustainability of the local economy and the County.

Materially Relevant Issues

This section of the report is intended to identify issues raised during the review of the proposal, which are not directly related to the policies, goals, or action strategies of the Comprehensive Plan, but which are materially relevant to the County's responsibilities in considering land use issues. The materially relevant issues in this case are as follows:

- None identified.

Proffer/Conditions Issues / Deficiencies

- None identified.

Agency Comments

The following agencies have reviewed the proposal, and their comments have been summarized in relevant comprehensive plan chapters of this report. Individual comments are in the case file in the Planning Office:

- PWC Archaeologist, Planning Office
- PWC Building Official
- PWC Department of Economic Development and Tourism
- PWC Fire Marshal Office
- PWC Historical Commission
- PWC Land Development Manager, Department of Development Services
- PWC Planning Office – Case Manager / Countywide Planning
- PWC Police / Crime Prevention
- PWC Department of Public Works – Environmental Services / Watershed Management
- PWC Service Authority

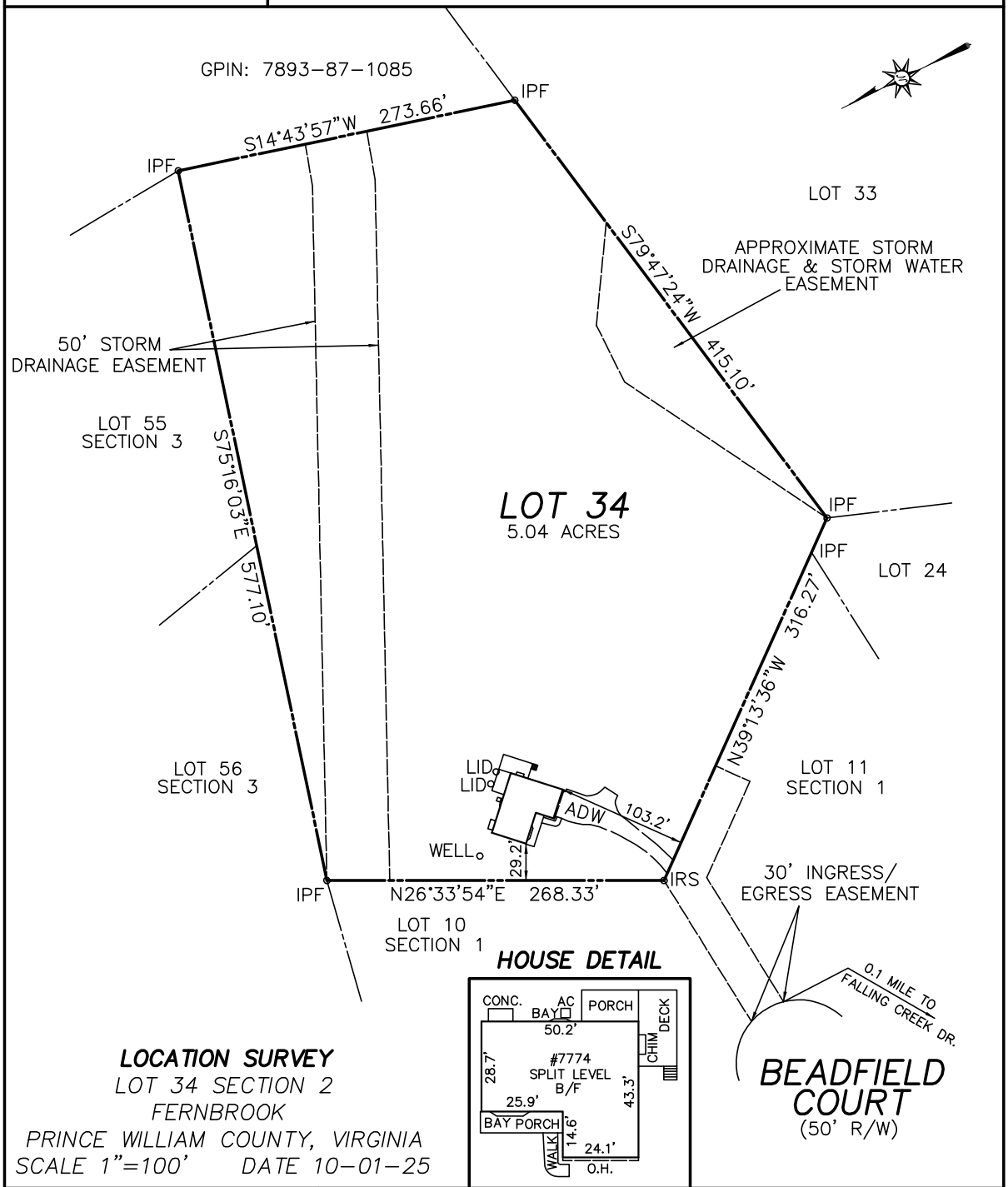
- PWC Department of Transportation
- Virginia Department of Transportation (VDOT)

LINE TYPES:

- BOUNDARY LINE
- EASEMENT
- DRIVEWAY/ROAD
- FENCING
- OVERHEAD WIRE
- STRUCTURE

LEGEND:

ADW–ASPHALT DRIVEWAY
A/C–AIR CONDITIONING
A/W–AREAWAY
B.E.–BASEMENT ENTRANCE
BRL–BUILDING RESTRICTION LINE
CDW–CONCRETE DRIVEWAY
CHIM–CHIMNEY
CO–CLEANOUT
CONC.–CONCRETE
D.H.S.– DRILL HOLE SET
ER–ELECTRICIAL RISER
FIOS–FIBER OPTICS UTILITY BOX
GDW–GRAVEL DRIVEWAY
IPF–IRON PIPE FOUND
IRF–IRON ROD FOUND
IRS– IRON ROD SET
MH–MANHOLE
O.H.–OVERHANG
P.–PORCH
PAD–CONCRETE PAD
P–PORCH
PP–POWER POLE
R/W–RIGHT OF WAY
SMH–SANITARY MANHOLE
ST.–STOOP
TELE–TELEPHONE PEDESTAL
TR/TRANS–TRANSFORMER
WM–WATER METER
WV–WATER VALVE



HOUSE DETAIL

LOCATION SURVEY

LOT 34 SECTION 2
FERNBROOK
PRINCE WILLIAM COUNTY, VIRGINIA
SCALE 1"=100' DATE 10–01–25

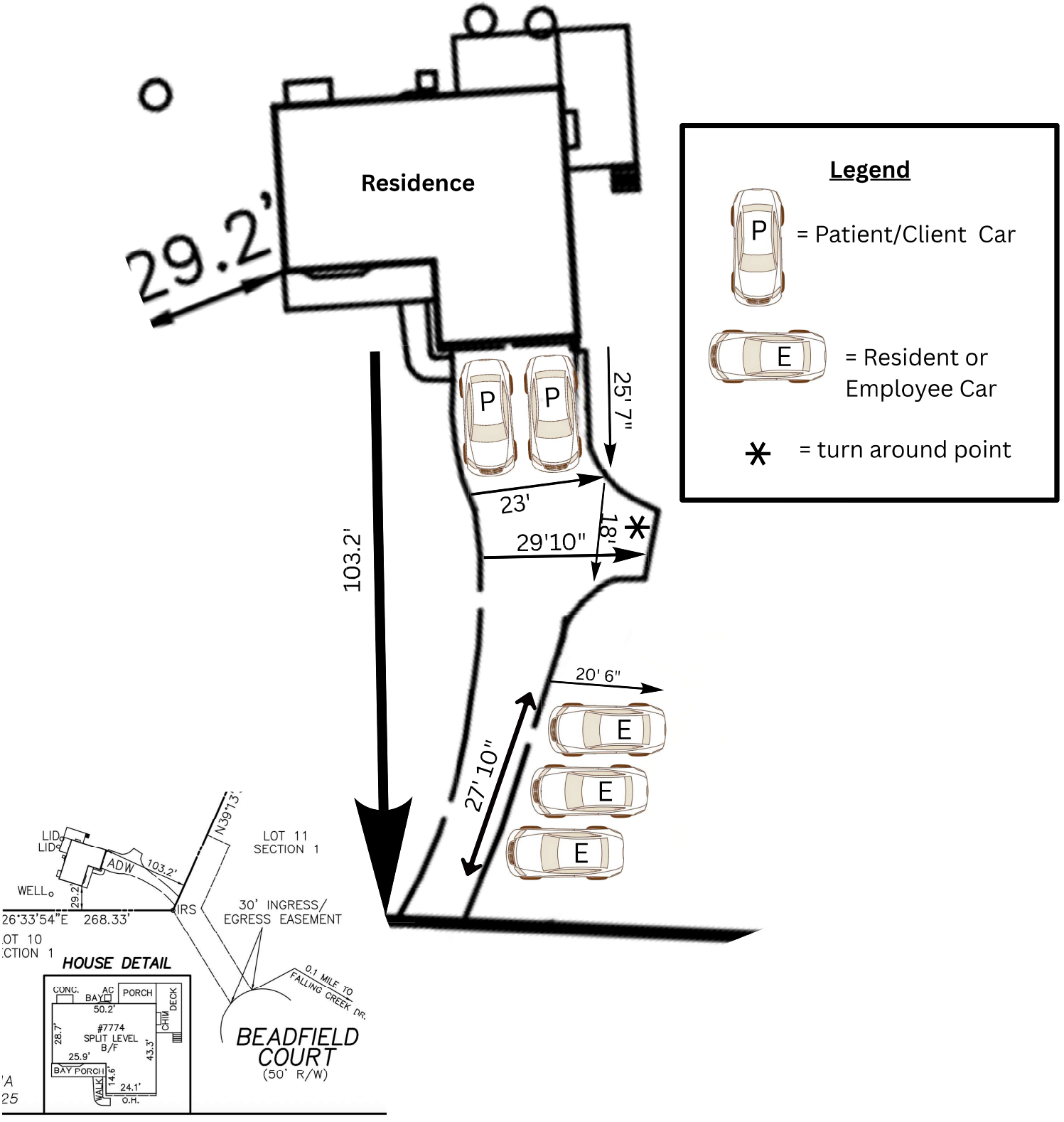
COMMONWEALTH OF VIRGINIA
MICHAEL L. FLYNN
Lic. No. 2489
10–01–25
LAND SURVEYOR

1.) NO TITLE REPORT FURNISHED.
2.) PLAT SUBJECT TO RESTRICTIONS OF RECORD.
3.) FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE AND DO NOT CERTIFY AS TO OWNERSHIP.

MERESTONE LAND SURVEYING, PLLC.
LAND SURVEYING & G.P.S. SERVICES
MERESTONE LAND SURVEYING, PLLC
1229 GARRISONVILLE ROAD SUITE 105 STAFFORD, VA 22556
(540)752–9197 FAX (540)752–9198

SUP Plan: Restore Physical Therapy Pilates & Fitness, SUP2026-00016

Parking



SUP Plan: Restore Physical Therapy Pilates & Fitness, SUP2026-00016

Patient/Client Parking



SUP Plan: Restore Physical Therapy Pilates & Fitness, SUP2026-00016

Patient/Client Parking Continued



SUP Plan: Restore Physical Therapy Pilates & Fitness, SUP2026-00016

Patient/Client Parking Continued



SUP Plan: Restore Physical Therapy Pilates & Fitness, SUP2026-00016

Parking Continued



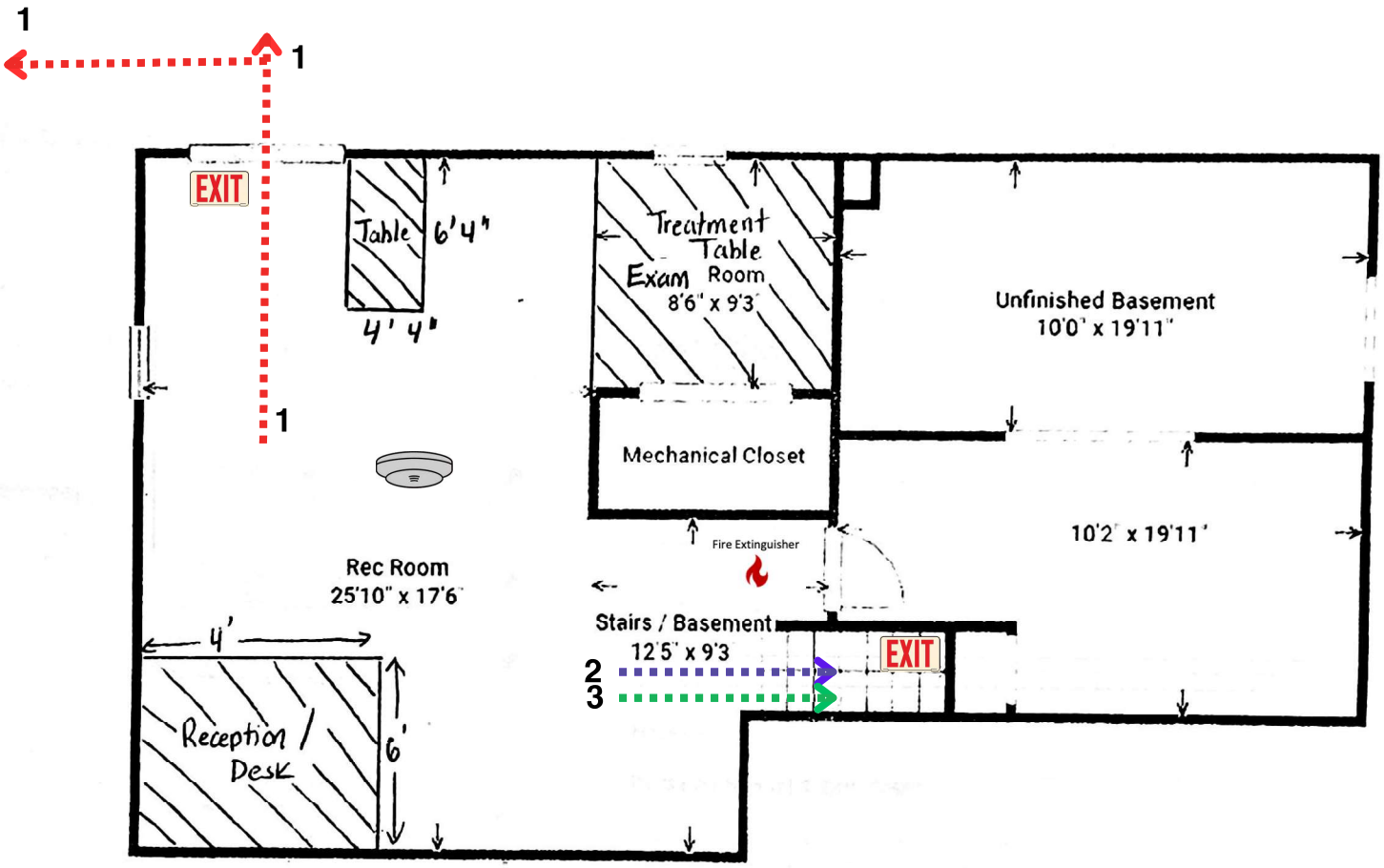
SUP Plan: Restore Physical Therapy Pilates & Fitness, SUP2026-00016

Employee Parking



PILLARTOPOST HOME INSPECTORS

7774 Beadfield Court Manassas VA 20112: B1



Legend:

Primary Evacuation Route 1

Evacuation Route 2

Evacuation Route 3

Smoke Alarm

Fire Extinguisher

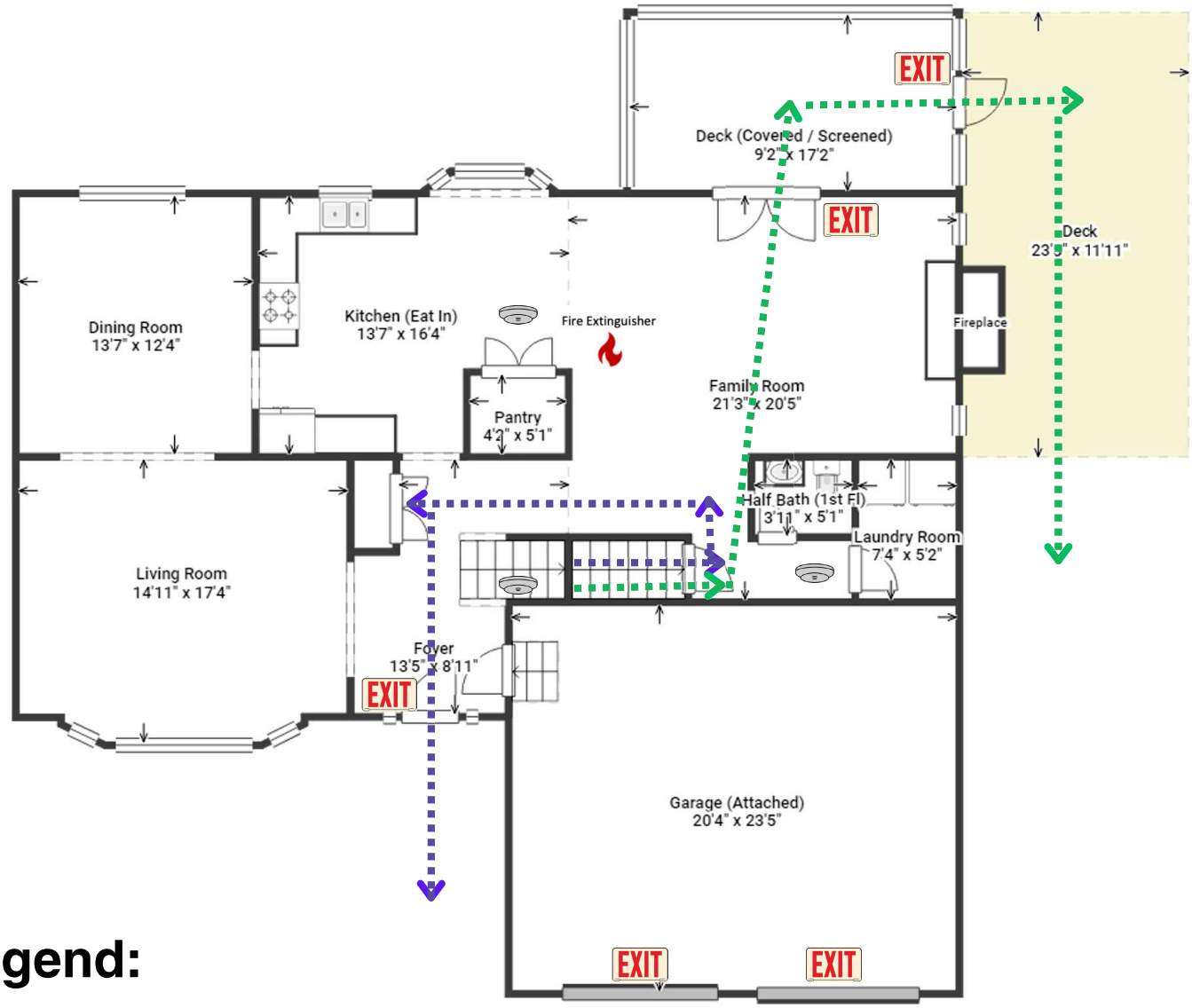
Fire Extinguisher

= Business Use Only = 116 sq. feet

Total Basement Square Footage = 1256 square feet

PILLARTOPOST HOME INSPECTORS

7774 Beadfield Court Manassas VA 20112: 1st floor



Legend:

Evacuation Route 2

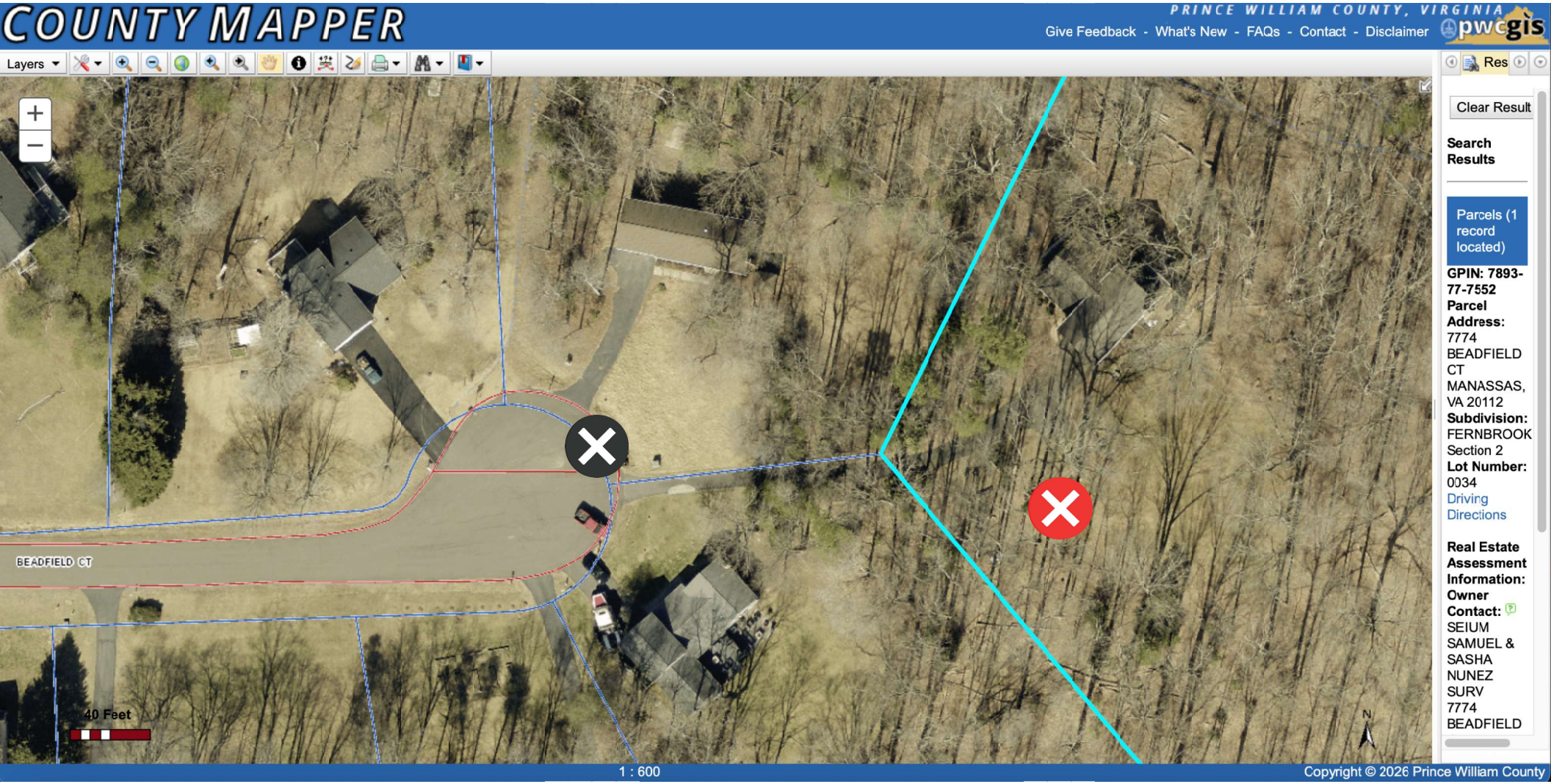
Evacuation Route 3

Smoke Alarm

Fire Extinguisher

Fire Extinguisher

7774 Beadfield Court Rally Points



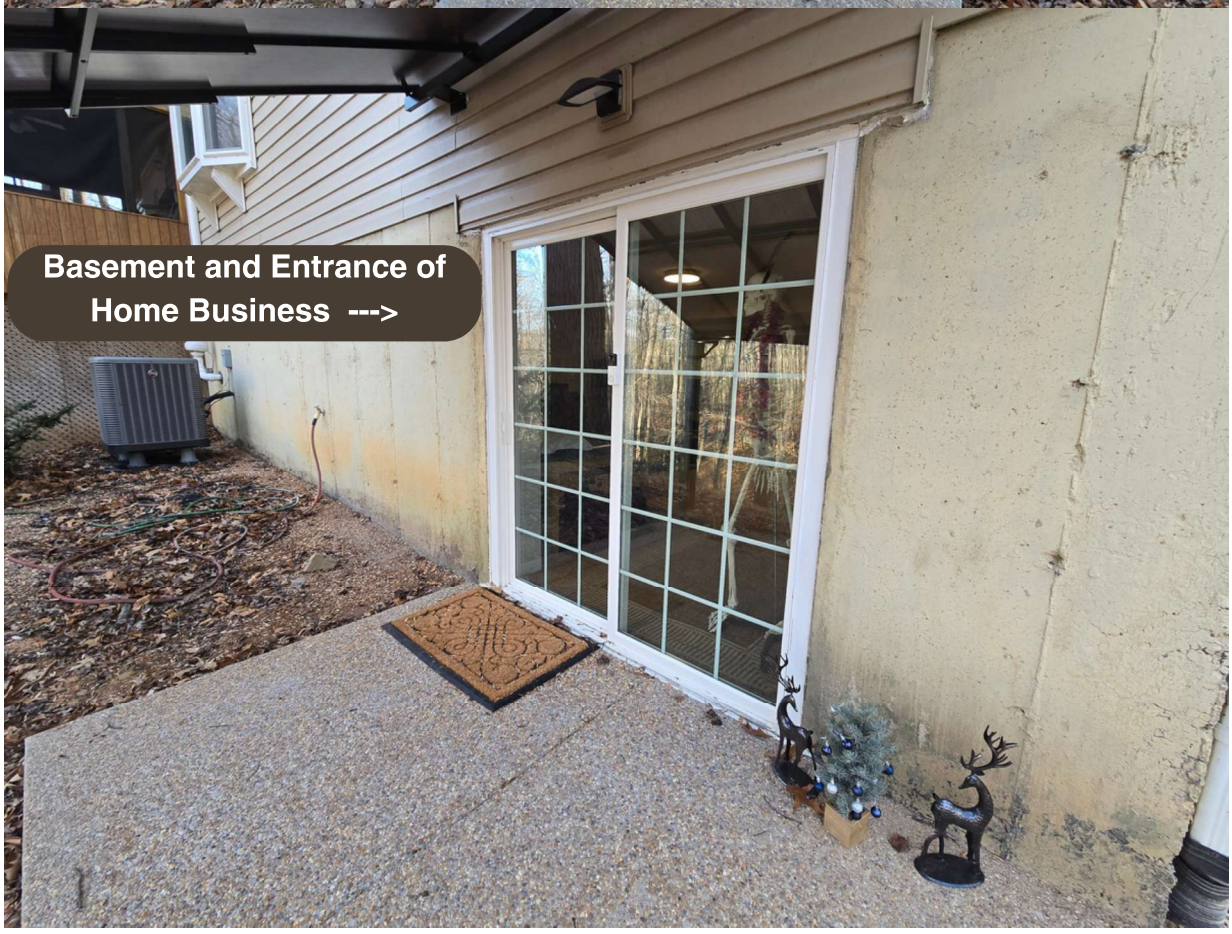
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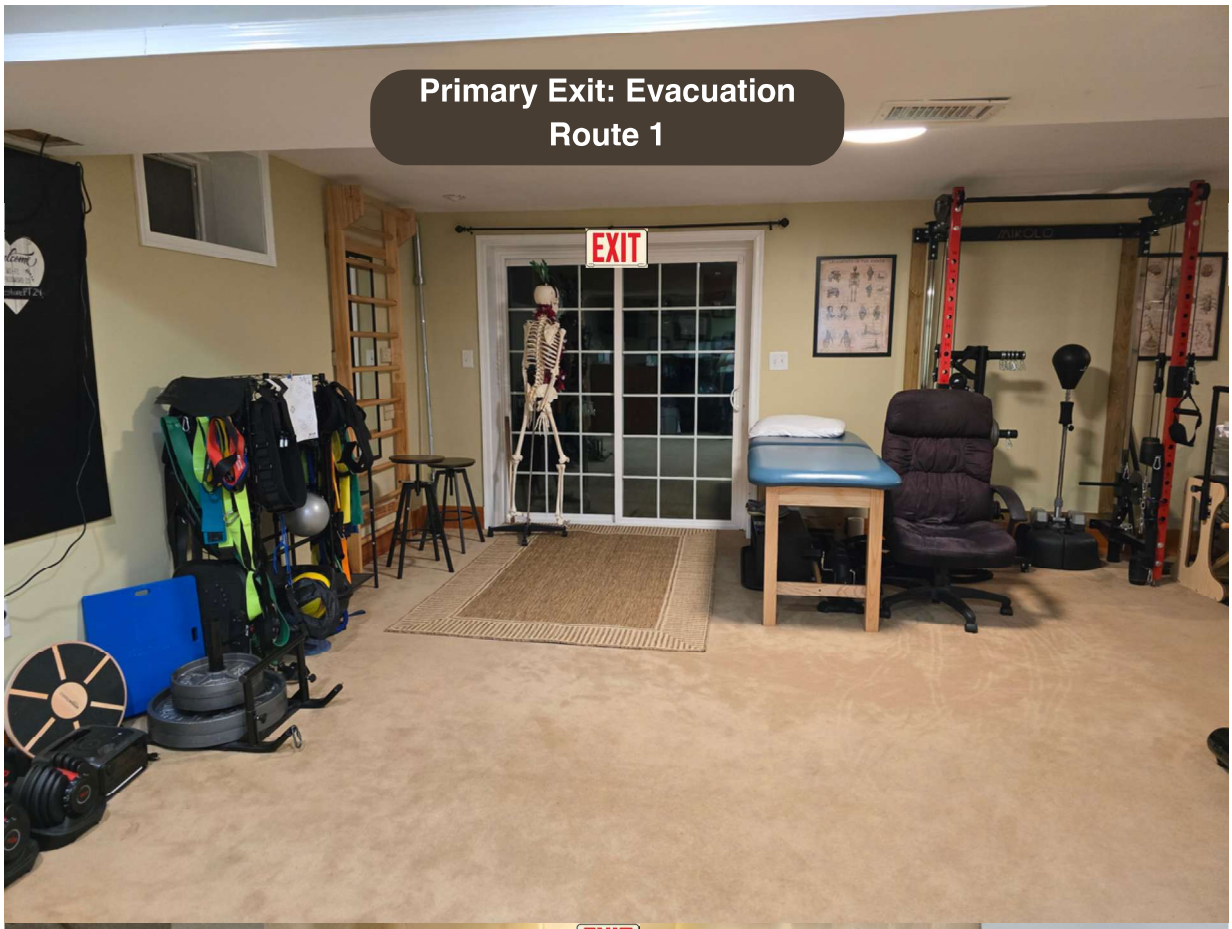
- Rally Point 1
- Rally Point 2

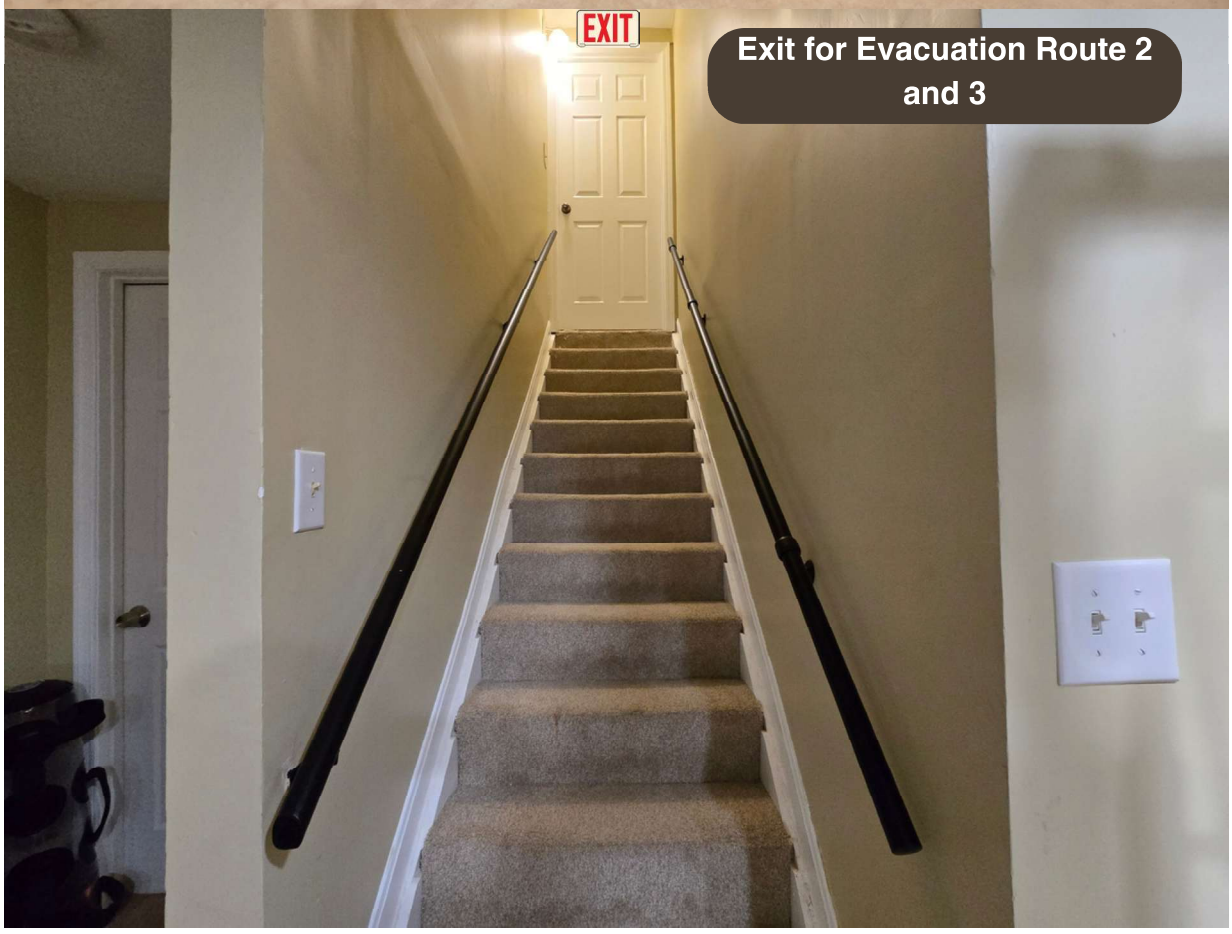

Front of Home
Walkway to Walk-out Basement


Walkway to Walk-out Basement
Continued 2

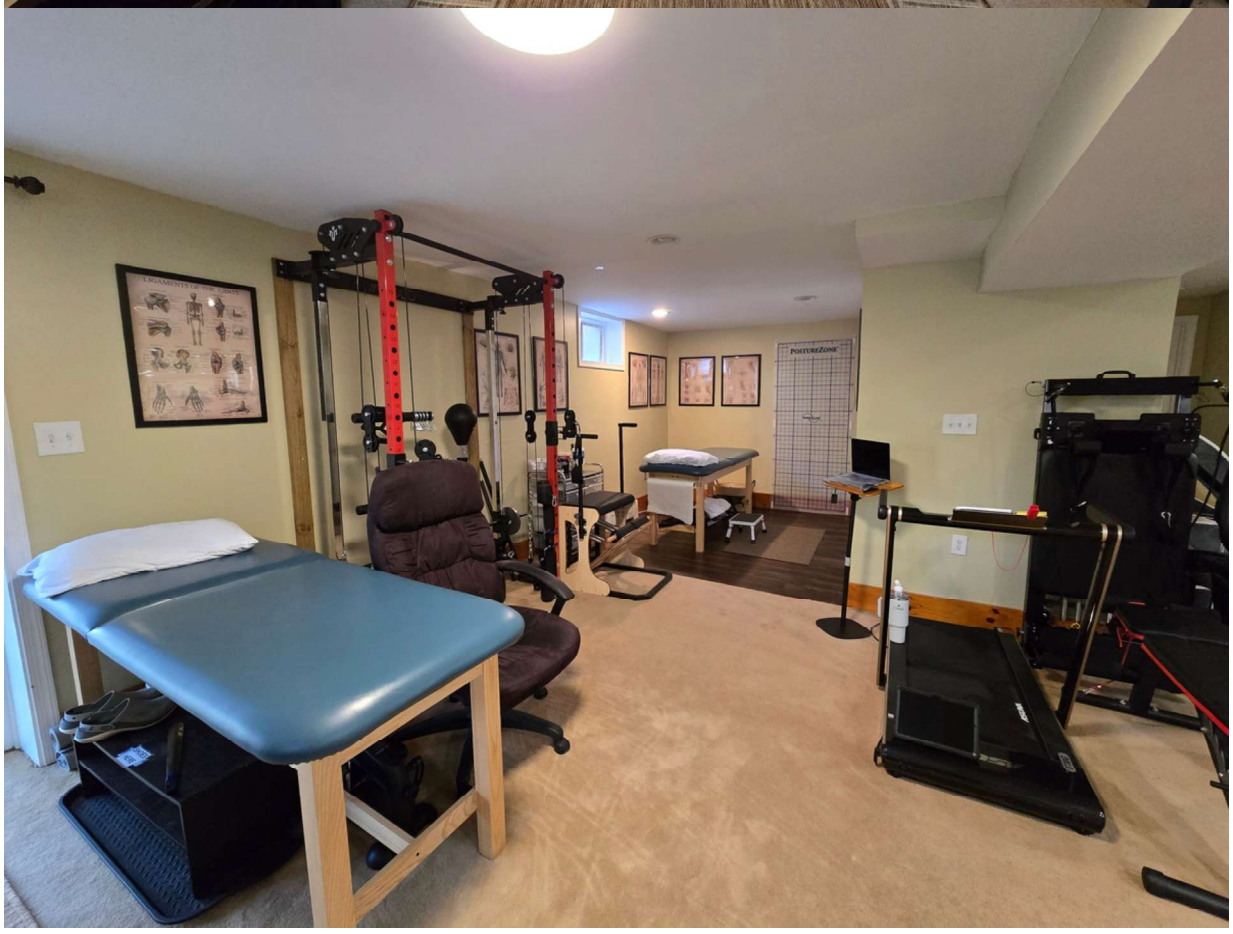

Basement --->
Walkway to Walk-out Basement
Continued 2

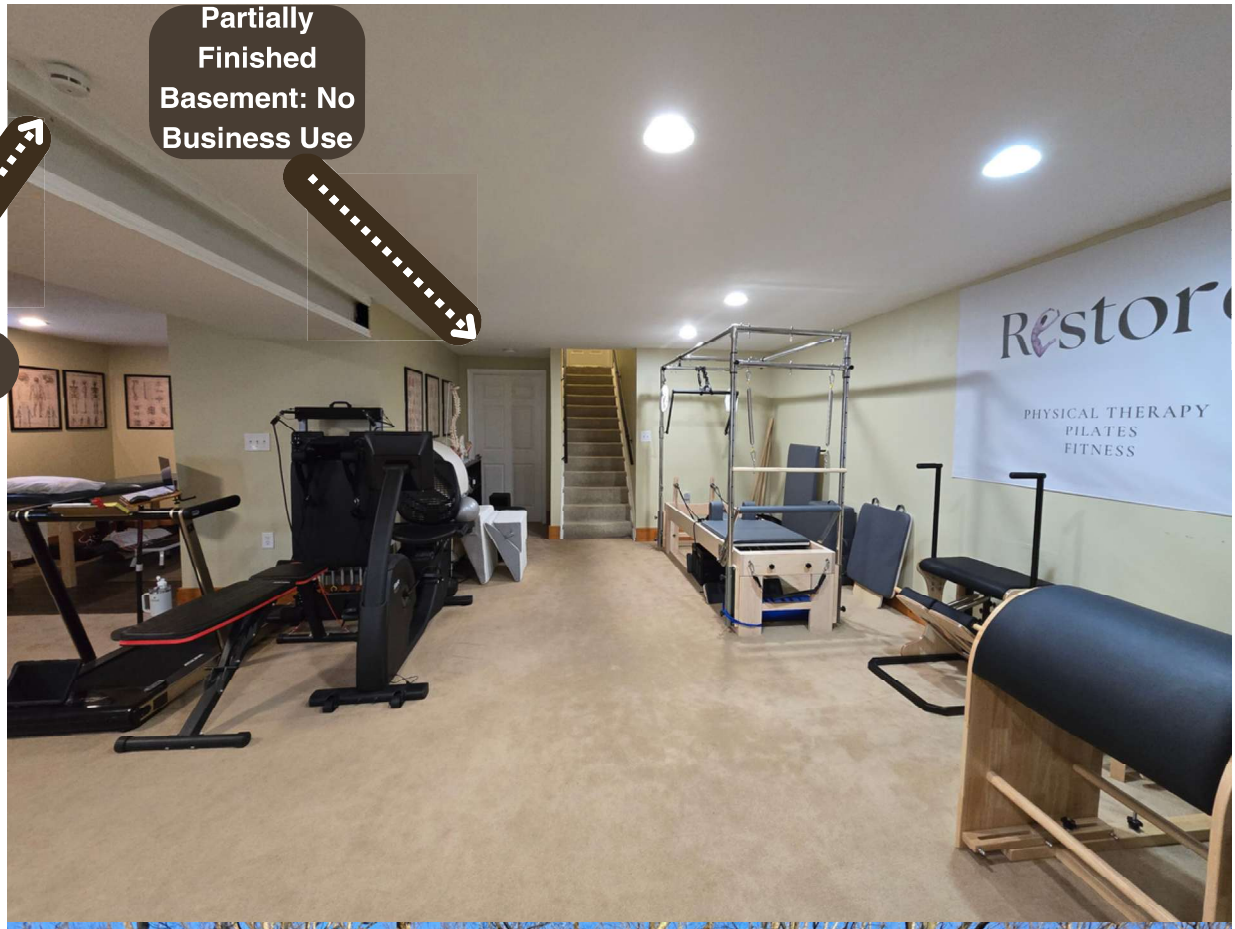

Basement and Entrance of
Home Business --->>


Primary Exit: Evacuation Route 1
EXIT


EXIT
Exit for Evacuation Route 2 and 3


Restore


POSTUREZONE


Partially Finished Basement: No Business Use
Smoke Detector
PHYSICAL THERAPY
PILATES
FITNESS


Rally Point 1


50KVA
Rally Point 2

PLANNING COMMISSION RESOLUTION

MOTION: ROSS **September 9, 2026**
Regular Meeting
SECOND: SHEIKH **Res. No. 26-092**

RE: SPECIAL USE PERMIT #SUP2026-00016 – Restore Physical Therapy Pilates & Fitness – OCCOQUAN MAGISTERIAL DISTRICT

ACTION: RECOMMEND APPROVAL

WHEREAS, this is a request for a special use permit to operate a home business for physical therapy, wellness and fitness programming; and

WHEREAS, the ±5.043-acre site is located near the intersection of Beadfield Court and Falling Creek Drive; is addressed as 7774 Beadfield Court, Manassas, Virginia 20112; is identified on the County's Maps as GPIN 7893-77-7552; and

WHEREAS, the site is designated ORPA, Occoquan Reservoir Protection Area, in the Comprehensive Plan; and

WHEREAS, the subject site is currently zoned A-1, Agricultural, and is located in the Domestic Fowl Overlay District; and

WHEREAS, staff has reviewed the subject application and recommends approval, for reasons as stated in the staff report; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on September 9, 2026, at which time public testimony was received, and the merits of the above-referenced case were considered; and

WHEREAS, the Prince William County Planning Commission finds that public necessity, convenience, general welfare, and good zoning practice are served by recommending approval of this request;

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby close the public hearing and recommends approval of Special Use Permit #SUP2026-00016, Restore Physical Therapy Pilates & Fitness, subject to the conditions dated June 24, 2026.

Attachment: SUP Conditions dated June 24, 2026

Votes:
Ayes: Brown, Carroll, Justice, Landrum, Ross, Sheikh, Scheufler, Sherman
Nays: None
Abstain from Vote: None
Absent from Vote: None
Absent from Meeting: None

MOTION CARRIED

Attest: Oly Pena
Oly Peña
Clerk to the Planning Commission

HISTORICAL COMMISSION RESOLUTION

MOTION: **PORTA**

SECOND: **BRACE**

February 10, 2026
Regular Meeting
Res. No. 26-010

RE: **LAND DEVELOPMENT RECOMMENDATIONS**

ACTION: **APPROVED**

WHEREAS, the Prince William County Historical Commission seeks to identify, preserve and protect historic sites and structures in Prince William County; and

WHEREAS, the Prince William County Historical Commission's review of pending land development applications assists in determining the necessity for cultural resource surveys and other research and evaluations; and

WHEREAS, the Prince William County Historical Commission believes that the identification, preservation and protection of historic sites and structures throughout Prince William County is well served by this action;

NOW, THEREFORE, BE IT RESOLVED, that the Prince William County Historical Commission does hereby recommend to the Prince William County Planning Commission the action(s) noted for the following properties:

Case Number	Name	Recommendation
REZ2026-00020	Lumina Rezoning S1	Table
SUP2026-00013	Kaiser Pet Care	No Further Work
REZ2026-00023	Heathcote IV S1	No Further Work
REZ2026-00022	Manassas Tech Center Proffer Amendment S1	No Further Work
REZ2025-00032	Manassas Tech Center – 2nd Submission	No Further Work
REZ2024-00046	Mary's Landing – 2nd Submission	As previously recommended. Research past history and ownership (Dean Divers Church & Wellington Settlement) for historic

Case Number	Name	Recommendation
		significance and installation of interpretive sign or historical marker.
REZ2025-00013	Linden Lake Rezoning – 3rd Submission	As previously recommended. Phase II evaluation and Phase III data recovery study. Interpretation if warranted. Artifacts to be donated to and curated with the County.
REZ2026-00024	Rixlew Lane S1	No Further Work
REZ2026-00025	Potomac Shores Rezoning S1	Table
REZ2026-00026	Potomac Shores Proffer Amendment S1	Table
SUP2026-00015	Potomac Shores SUP Amendment S1	Table
SUP2026-00016	Restore Physical Therapy Pilates & Fitness PLLC S1	No Further Work

Votes:
Ayes: by acclamation
Nays: None
Absent from Vote: None
Absent from Meeting: Brickley, Brown, Dobbins

MOTION CARRIED

ATTEST: Antoinette Bumpass
Secretary to the Commission

PRINCE WILLIAM COUNTY

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

Occoquan Magisterial District

Board of County Supervisors

October 20, 2026

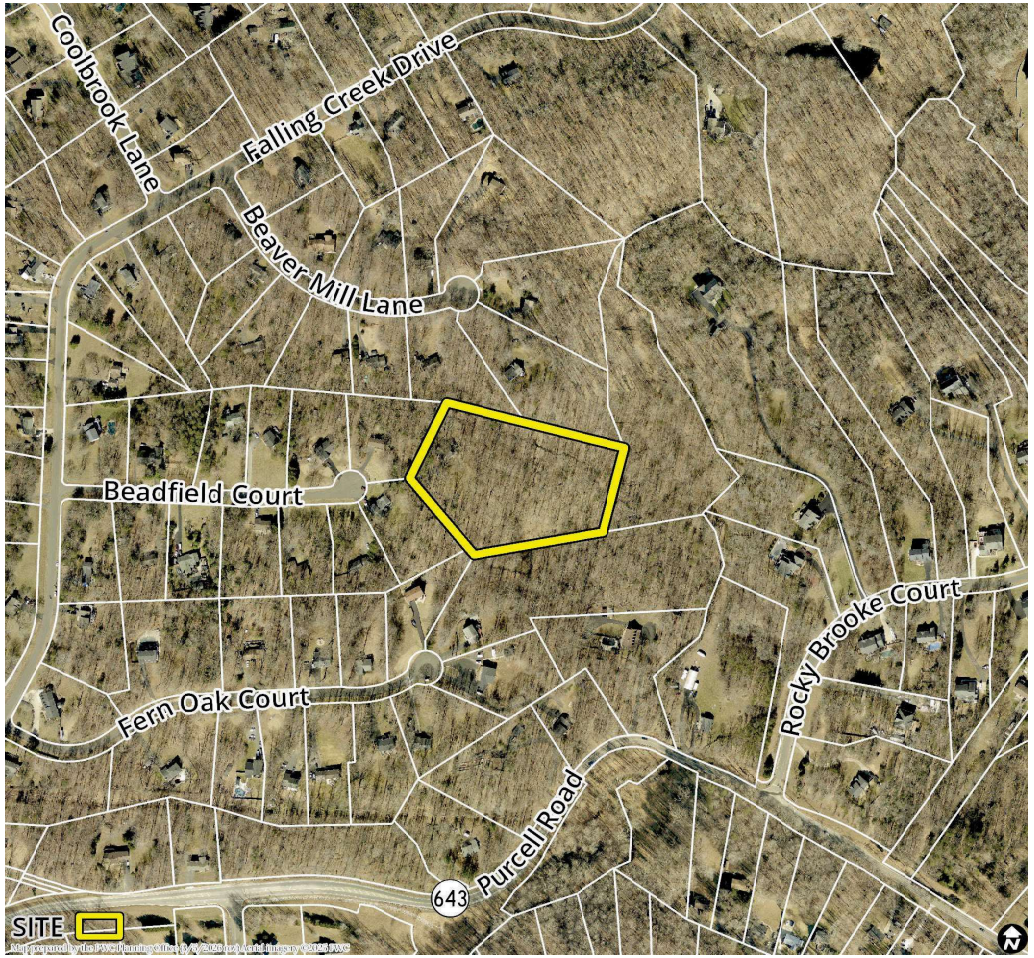
Micah Modesto

Planning Office

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

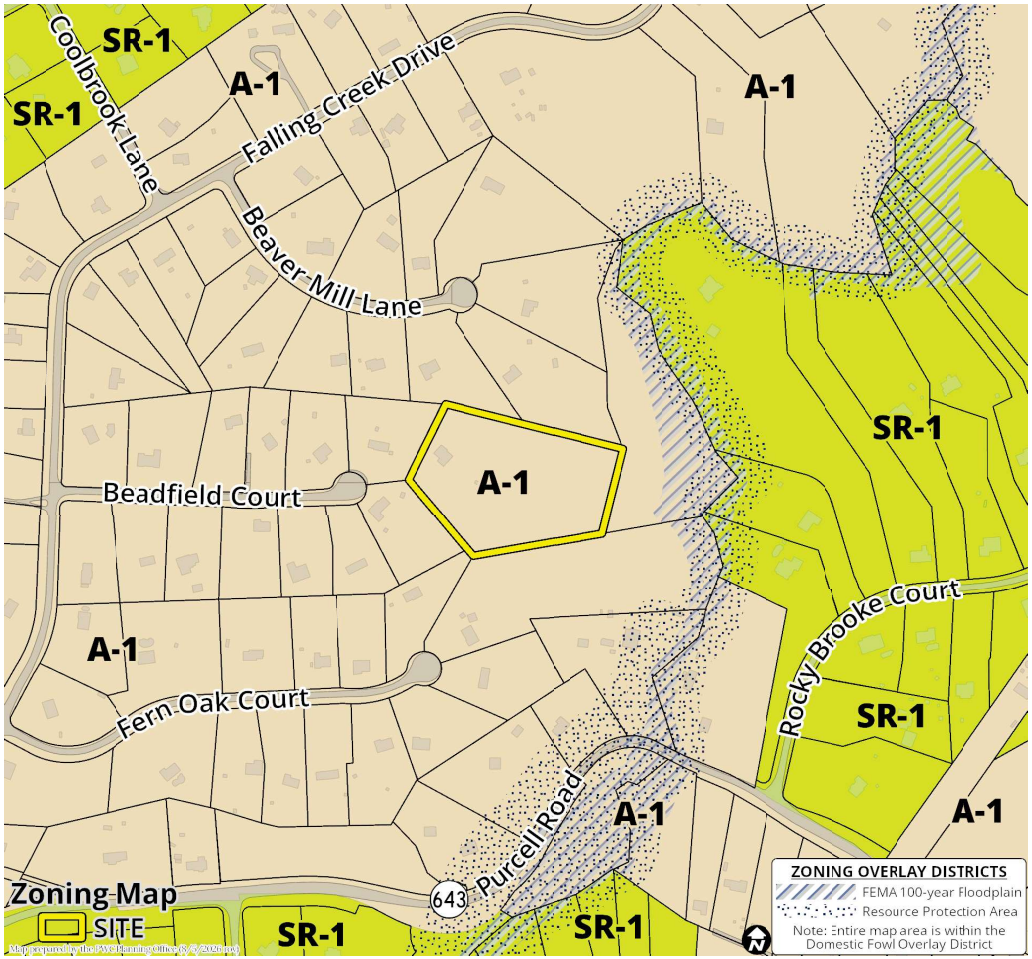
PRINCE WILLIAM COUNTY

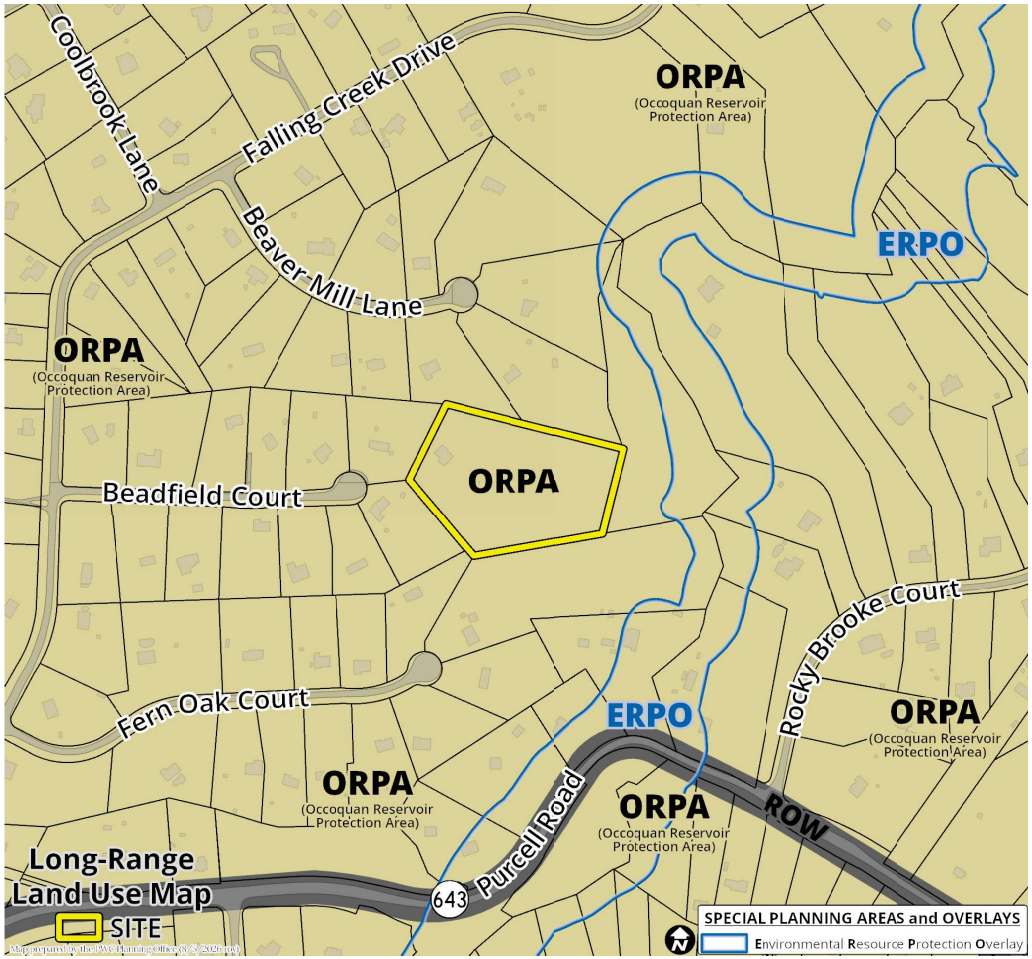
- **Request:** This is a request for a special use permit to operate a home business for physical therapy, wellness and fitness programming.
- **Location:** The ±5.043-acre site is located near the intersection of Beadfield Court and Falling Creek Drive; is addressed as 7774 Beadfield Court, Manassas, Virginia 20112; is identified on the County's Maps as GPIN 7893-77-7552.
- **Recommendation: Approve**



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

PRINCE WILLIAM COUNTY



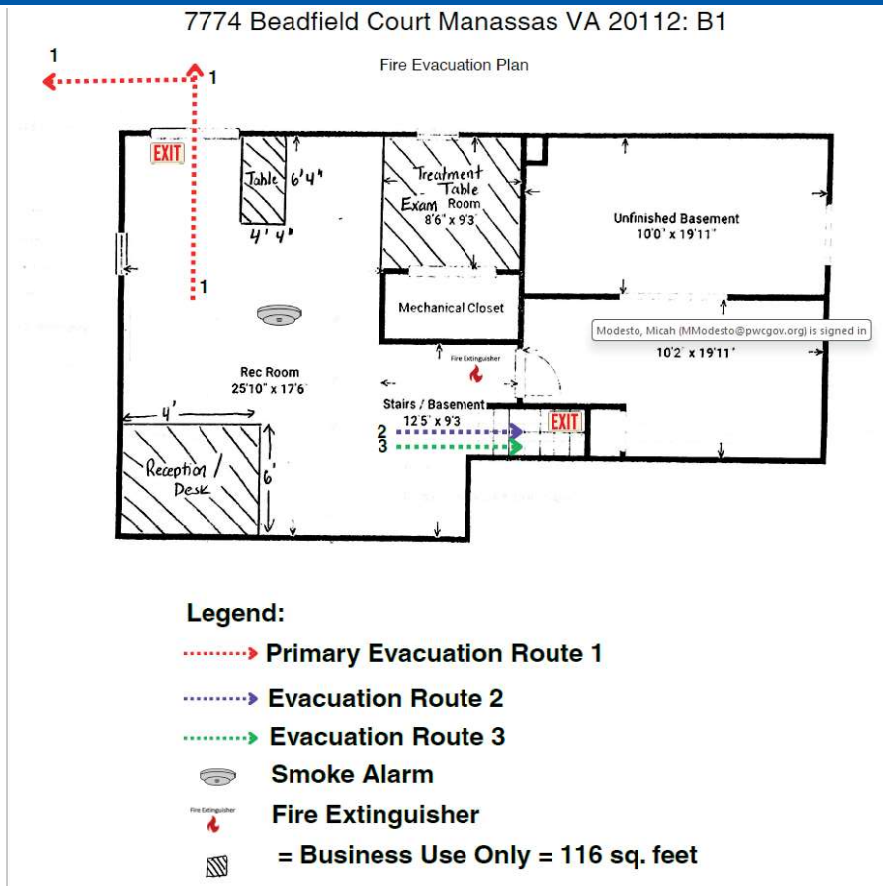


Restore Physical Therapy Pilates & Fitness
Special Use Permit #SUP2026-00016

PRINCE WILLIAM COUNTY

Background and Context:

- There is an existing cemetery on the site, however, the Cemetery Preservation Coordinator has determined the proposed use will have no impact on it, as the use will occur within the home.
- The home business use will be conducted within the basement level of the home as shown on the SUP Plan.



(Above) Proposed home business layout.
Source: Restore Physical Therapy Pilates & Fitness SUP Plan.

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

PRINCE WILLIAM COUNTY

Planning Office Recommendation: Staff and the Planning Commission recommend the Board of County Supervisors approve Special Use Permit, #SUP2026-00016, Restore Physical Therapy Pilates & Fitness, subject to the conditions dated June 24, 2026, for the following reasons:

- A home business is permitted in A-1, Agricultural, with the approval of a Special Use Permit.
- Through the SUP conditions the proposed development mitigates impacts associated with the proposed use.