



**AGENDA**  
**July 12, 2023**

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

- 1. **Work Session ZTA Landscape Area** **6:00 p.m.**
- 2. **Agenda Review** **6:45 p.m.**  
Potomac Conference Room, James J. McCoart Administration Building
- 3. **Pledge of Allegiance** **7:00 p.m.**
- 4. **Roll Call**
- 5. **Remote Participation Request from Planning Commission Member (if applicable)**
- 6. **Consent Agenda**
  - A. [Brief and Resolutions – June 14, 2023, Planning Commission Public Hearing](#)
- 7. **Public Comment**  
To register to speak remotely at Public Comment time, please click [HERE!](#) **(Please Note: Signup for this meeting opens on Thursday, July 06, 2023 and closes at 5:00 p.m. on Tuesday, July 11, 2023.)** (In-person comments still allowed.)
- 8. **Expedited Agenda** *(Announced the evening of Public Hearing)*  
Cases requesting an expedited public hearing will be heard at this time without an applicant or staff presentation. If members of the public sign up to speak in opposition to a case listed on the Expedited Agenda, that case will be moved to the regular agenda, and a full presentation will be provided, as listed below under Public Hearings.
- 9. **Requests for Deferral/Continuation** *(Announced 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 Regular Agenda, as listed below.

10. **Public Hearings** To register to speak remotely on the following projects, please click [HERE!](#) **(Please Note: Signup for this meeting opens on Thursday July 06, 2023 and closes at 5:00 p.m. on Tuesday, July 11, 2023.)** (In-person comments still allowed.)
  - A. **Rezoning #REZ2018-00024, MGM Enterprises Office Building:** To rezone ±4.76 acres from A-1, Agricultural, and O(L), Office Low-Rise, to O(M), Office Mid-Rise, to develop a four-story mixed-use building with office and retail space at a maximum height of 55 feet. The site is located along eastbound Prince William Parkway; ±125 feet west of the intersection with Hoffman Dr. and ±1,225 feet southeast of the intersection with Hillendale Dr. The subject property is currently addressed as 3939 Prince William Parkway and is identified on County maps as GPIN 8192-66-8293. The site is currently designated OMU-3, Office Mixed Use, which recommends up to 0.57 FAR in the Comprehensive Plan; and is located within the Dale City Small Area Plan and Dale City Parkway Node special planning areas, and partially located within the Prince William Parkway Highway Corridor Overlay District. **Neabsco 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

<b>07/19/2023</b>	<b>6:30 p.m.</b>	<b>Work Session- Land Use Case Process</b>
<b>07/26/2023</b>	<b>7:00 p.m.</b>	<b>Planning Commission Public Hearing</b>