



AGENDA

May 7, 2025

Board Chambers

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

1. **Work Session- Consolidation of Virginia Erosion and Sediment Control and Stormwater Management Regulations** 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**

[Brief and Resolutions Planning Commission Public Hearing, April 9, 2025](#)
7. **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. 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.
8. **Public Comment**
To register to speak remotely at Public Comment time, please click [HERE!](#) **(Please Note: Signup for this meeting opens on Thursday, May 2, 2025, and closes at 5:00 p.m. on Tuesday, May 6, 2025.)** *(In-person comments are still allowed.)*
9. **Requests for 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 Regular Agenda, as listed below.
 - A. **Rezoning #REZ2023-00023, Strathmore: (DEFERRED TO DATE UNCERTAIN, from 2/26/2025):** To rezone ±55.5 acres from A-1, Agricultural, to PMR, Planned Mixed Residential, to allow for a planned mixed development with up to 168 residential

dwelling units, consisting of single-family attached and single-family detached units, and with associated development waivers and modifications. The ±55.5-acre project area is located on the north side of Vint Hill Rd., on the west side of Pioneer Dr., and northwest of the intersection of Pioneer Dr. and Vint Hill Rd. The project site is identified on County maps as the following GPINs: 7395-93-7356; 7495-03-4622; 7495-03-5865; 7495-04-2736; and 7495-04-6883; and is designated RN-2, Residential Neighborhood, with a Transect 2 that recommends a density of 1 to 4 dwelling units per acre in the Comprehensive Plan.

Brentsville Magisterial District

10. Planning Director's Time

11. Public Hearings To register to speak remotely on the following projects, **please click [HERE!](#)**
(Please Note: Signup for this meeting opens on Thursday, May 2, 2025, and closes at 5:00 p.m. on Tuesday, May 6, 2025.) (In-person comments are still allowed.)

- A. Rezoning #REZ2023-00008, Sweetspire:** This is a request to rezone ±7.1 acres from PMD, Planned Mixed Development, A-1, Agricultural, and O(M) Office Mid-Rise to PMR, Planned Mixed Residential to allow for the development of 164 multifamily units in three buildings. The project has a density of 23.09 dwelling units per acre, which falls within the MU-4 designation target range of 8 to 24 dwelling units per acre, as outlined in the Comprehensive Plan. Additionally, the request allows for by-right secondary non-residential uses, as outlined in the proffers. The request also encompasses related waivers and modification approvals. At least 20% of the total dwelling units within the community will be designated and made available as Affordable Dwelling Units (ADUs) for rent. Also, as part of this rezoning, the Applicant requests that the Board of County Supervisors (BOCS) allow the original Special Use Permit (SUP) #PLN2000-00133 (Prince William County Center) to be voided for GPIN 8193-01-2294, which is a portion of the land area to be regulated by the approval of this subject rezoning (Rezoning #2023-00008). The Property is located on southwest corner of intersection of Marblestone Drive and the Prince William Parkway; is identified on County maps as GPINs 8193-01-2294, 8093-92-9812, 8093-92-9013 and 8093-91-9595. The site is designated MU-4, Mixed Use in the Comprehensive Plan and it is within the Government Center Special Planning Area; and is located within the Prince William Parkway Highway Corridor Overlay District. **Occoquan Magisterial District.**

12. Planning Commission Procedures

A. Old Business

B. New Business

13. Commission Members' Time

14. Adjourn Meeting

Upcoming Public Hearings & Work Sessions

James J. McCoart Administration Building – Board Chambers

<p>1 County Complex Court, Prince William, VA 22192</p> <p>05/14/2025 6:00 p.m. Work Session, Annual Legal Training</p> <p>05/28/2025 7:00 p.m. Planning Commission Public Hearing</p>
