



**AGENDA**

**July 2, 2025**

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**  
  
[Brief and Resolutions Planning Commission Public Hearing, June 11, 2025](#)
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 regular 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, June 26, 2025, and closes at 5:00 p.m. on Tuesday, July 1, 2025.)** *(In-person comments are still allowed.)*
8. **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.
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, June 26, 2025, and closes at 5:00 p.m. on Tuesday, July 1, 2025.)** *(In-person comments are still allowed.)*

- A. **Comprehensive Plan Amendment #CPA2024-00004, Nokesville Business Park:** This is a request to change the Long-Range land use designation for ±18.93 acres from MU-2, Mixed Use Village, with transect of 1C to I-2, Light Industrial, with a transect of 2. The ±18.93-acre project area is located ±450 feet southwest of the intersection of Nokesville Rd. (Route 28) and Fitzwater Dr., ±140 feet northwest of the railroad tracks, is currently addressed as 13111 Nokesville Rd. and is identified on County maps as GPIN 7493-48-3345. The site is zoned B-1, General Business, and is located within the Domestic Fowl Overlay District and Nokesville Village Land Use Special Planning Area. (Concurrently being processed with Rezoning #REZ2024-00038, Nokesville Business Park) Brentsville **Magisterial District**
- B. **Rezoning #REZ2024-00038, Nokesville Business Park:** This is a request to rezone ±18.93 acres from B-1, General Business, to M-2, Light Industrial, for the purposes of developing a light industrial warehouse/flex use park. The ±18.93-acre project area is located ±450 feet southwest of the intersection of Nokesville Rd. (Route 28) and Fitzwater Dr., ±140 feet northwest of the railroad tracks, is currently addressed as 13111 Nokesville Rd., and is identified on County maps as GPIN 7493-48-3345. The site is currently designated MU-2, Mixed Use Village, with a Transect of 1C and is located within the Nokesville Village special planning area of the Comprehensive Plan. The site is also located within the Domestic Fowl Overlay District. (Concurrently being processed with #CPA2024-00004, Nokesville Business Park) Brentsville **Magisterial District**
- C. **DPA2025-00020:** Amendments to Chapter 32-504 Part of the Zoning Ordinance and Section 700 of the Design and Construction Standards Manual to comply with the Amended Chesapeake Bay Preservation Area Designation and Management Regulations. **Countywide**
- D. **DPA2025-00021:** Update Chapter 32-504 of the Prince William Zoning Ordinance to Comply with the State Mandated changes to Chesapeake Bay Preservation Area Designation and Management Regulations. **Countywide**

**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**

**07/16/2025 6:00 p.m. Work Session- PWC Schools**

**07/16/2025 7:00 p.m. Planning Commission Public Hearing**