



**AGENDA**

**October 15, 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, September 10, 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, October 9, 2025, and closes at 5:00 p.m. on Tuesday, October 14, 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, October 9, 2025, and closes at 5:00 p.m. on Tuesday, October 14, 2025.)** *(In-person comments are still allowed.)*

- A. [Zoning Text Amendment #DPA2026-00002, 2025 State Mandated Changes:](#)** To amend Chapter 32 of the Zoning Ordinance, including Sections 32-700.31, 32-700.60, 32-700.61, 32-900.10, 32-900.20, and 32-1000.03, to incorporate 2025 State Mandated Changes. The amendments include updating affidavit requirements and mailed notice procedures for zoning ordinance and map amendments (Chapter 171, HB 2330, 2025); revising procedures for abatement of certain nonpermitted commercial violations and clarifying timelines for appeals of zoning administrator orders (Chapter 512, SB 992, 2025); and establishing enhanced civil penalties and abatement provisions for certain residential violations (Chapter 587, SB 1267, 2025). **Countywide.**
- B. [Zoning Text Amendment #DPA2026-00004, 2025 State Mandated Changes:](#)** General Acts of Assembly Chapter 594, approved during the 2025 legislative session of the Virginia General Assembly and signed into law by the Governor, amended the Code of Virginia. The amendment to Chapter 594 necessitates an update to the Subdivision Ordinance to be consistent with the updates to the Code of Virginia Section 15.2-2201, 15.2-2241, 15.2-2245, 15.2-2254, 15.2-2258, 15.2-2259, 15.2-2260, 15.2-2261, 15.2-2269, 15.2-2270, 15.2-2271 and 15.2-2307. **Countywide.**
- C. [Rezoning #REZ2024-00036, LONG LEAF at KETTLE RUN:](#)** This is a request to rezone ±325.679 acres from A-1, Agricultural to PMR, Planned Mixed Residential with associated waivers and modifications to allow for the development of 325 single-family detached and 104 single-family attached residential dwelling units. The Property is located on Vint Hill Road, with the majority of the proposal located on the south side Vint Hill Road. The western portion of the proposal abuts the Prince William Golf Course, with a ±10-acre portion on the east of the Owls Nest Road intersection. This also includes a ±22-acre parcel on the north side of Vint Hill Road on the northwest corner of the intersection with Broadlands Lane. The subject property identified on the County Map as GPINs 7395-26-6905, 7395-45-9158, 7395-56-0528, 7395-56-0961, 7395-74-9444, 7395-76-3775, 7395-28-5113, 7395-27-5592, 7395-28-8212, 7395-27-6259 and 7395-58-0912, is zoned A-1, Agricultural; and is classified as RN-2, Residential Neighborhood, Cres -1B and CRes-1C, Conservation Residential in the Comprehensive Plan; and is in the Agritourism and Arts Overlay, Environmental Resource Protection Overlay, 100-year Flood Hazard Overlay, Domestic Fowl Overlay, & the Resource Protection Area Overlay. **Brentsville Magisterial District.**
- D. [Rezoning #REZ2024-00035, ALDERWOOD at KETTLE RUN:](#)** This is a request to rezone ±335.38 acres from A-1, Agricultural, to PMR, Planned Mixed Residential, with associated development waivers and modifications, to allow for the development of up to 397 single-family detached residential homes. The subject property is located on the south side Vint Hill Road, ±640 feet west of Reid Lane and ±1,900 feet east of Owls Nest Road; identified on the County Map as GPIN's 7395-93-0223, 7395-91-4884, 7394-88-6498, & 7494-08-4925. The site is designated CRES 1-B, and CRES 1-C, Conservation Residential in the Comprehensive Plan; is located within Agritourism & Arts Overlay, Domestic Fowl Overlay, Environmental Resource Protection Overlay, Resource Protection Overlay and the 100-year Flood Hazard Overlay Districts. **Brentsville Magisterial District**
- E. [Rezoning #REZ2024-00034, HAWTHORN at KETTLE RUN:](#)** This is a request to rezone ±461.95 acres from A-1, Agricultural, to PMR, Planned Mixed Residential, and A-1 with associated waivers and modifications to allow for the development of up to 233 single-

family detached and attached homes. The subject property is located ±1,116 west of the intersection of Vint Hill Rd. and Kettle Run Rd. and approximately ±244 ft. south of intersection of Kettle Run Road and Schaeffer Lane; is identified on the County Map as GPIN's 7495-40-4383, 7494-39-9292, 7494-26-6598, 7494-46-4904, and 7494-24-1567. The site is designated CRES 1-B, Conservation Residential in the Comprehensive Plan; is located within Domestic Fowl Overlay, Environmental Resource Protection Overlay, Agritourism & Arts Overlay and 100-year and 500-year Flood Hazard Overlay.  
**Brentsville 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**

**10/29/2025 7:00 p.m. Planning Commission Public Hearing  
11/05/2025 7:00 p.m. Planning Commission Public Hearing**