



AGENDA

November 19, 2025

Board Chambers

James J. McCoart Administration Building

1 County Complex Court Prince William, VA 22192

1. **CIP Listening Session** **6:00 pm**
Occoquan Conference Room, James J. McCoart Administration Building
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, October 15, 2025](#)

[Brief and Resolutions Planning Commission Public Hearing, October 29, 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. 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 Public Hearing 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, November 13, 2025, and closes at 5:00 p.m. on Tuesday, November 18, 2025.)** *(In-person comments are still allowed.)*
9. **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 Public Hearing Agenda, as listed below. The following items have been deferred to date certain of this agenda or are continued from a previous agenda with the public hearings having been closed.
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, November 13, 2025, and closes at 5:00 p.m. on Tuesday, November 18, 2025.) (In-person comments are still allowed.)**

- A. Development Policy Amendment#DPA2026-00003. Amendment to the Declaration for Property of the Board of County Supervisors of Prince William County, Virginia:** This is a request to amend the Declaration for Property of the Board of County Supervisors of Prince William County, Virginia, Article I, Paragraph 1, to add a new subsection D to address the restricted uses, to revise the Master Zoning Plan Innovation at Prince William dated September 19, 1999 by removing the reference to the "Proposed Road (68' R/W)" shown thereon, which encroaches upon the Subject Property, to revise the "Broadview/Innovation Development Summary" table shown on the Master Zoning Plan to update the square footages applicable to Landbay 12 and Landbay 13 to include the area previously excluded from those calculations as part of the "Proposed Road (68' R/W)", and to limit the space that can be used for Warehouse, Distribution, Fulfillment or Data Center uses on parcels addressed as 9525 Hornbaker Road and 11301 Inspiration Court, Manassas, VA. 20109 and identified as GPINs: 7595-87-3038 and 7595-86-3280 on County Mapper as part of the changes associated with this amendment. **Brentsville Magisterial District**
- B. Special Use Permit #SUP2025-00030. Home Depot SUP:** This is a request for a special use permit to allow truck and trailer rental and outdoor merchandise storage. The ±10.77-acre property is located at 14025 Foulger Square, at the northeastern corner of the intersection of Smoketown Road and Great Oaks Drive, and is identified on County Mapper as GPIN 8292-43-5655. The subject property is Zoned B-1, General Business, and designated MU-4, Mixed Use with Transect 4, in the Comprehensive Plan. The property is located within the Quartz District Activity Center and the Highway Corridor Overlay District. **Occoquan Magisterial District.**
- C. Special Use Permit #SUP2025-00026. Navy Federal Drive-through ATM:** This is a request for a Special Use Permit to allow a drive-through facility in connection with a by-right financial institution, specifically for the installation of a standalone, single-lane drive-through ATM facility with an overhead canopy, to be located within the existing Walmart parking lot, with associated waivers. The property is located at 17041 Richmond Highway on the southeast corner of Richmond Highway and River Heritage Blvd. The site consists of approximately 4,800 square feet, which is a portion of the larger 24.3-acre property. The property is zoned B-1, General Business; and is identified on County maps as GPIN 8289-37-5811, and is designated as MU-4, Mixed Use Transect-4, in the Comprehensive Plan. The property is within the Southbridge Activity Center, Prehistoric Sensitivity Area, and Highway Corridor Overlay District. **Potomac Magisterial District.**
- D. Rezoning #REZ2024-00048. Maple Valley Grove:** This is a request to rezone

±23.44 acres from A-1, Agricultural, and M-2, Light Industrial, to PMR, Planned Mixed Residential, to allow for the development of up to 242 multi-family stacked (townhouse style) and 32 multi-family traditional residential units, and with associated development waivers and modifications, including increases to building heights. The subject ±23.44-acre property is located on the south side of Prince William Pkwy. and approximately 575 feet west of the intersection of Hoadly Rd. and Prince William Pkwy.; and is identified on County maps as GPINs 8093-63-4515, 8093-73-1831, and 8093-73-4522. The site is designated MU-3, Neighborhood Mixed Use, with a Transect 3 that recommends a density range of 4 to 12 dwelling units per acre in the Comprehensive Plan. The site is currently zoned A-1 and M-2; and is located within the Domestic Fowl Overlay District and is partially located within the Prince William Parkway Highway Corridor Overlay District. **Occoquan Magisterial District**

- E. [Comprehensive Plan Amendment #CPA2025-00007, Mobility Chapter Update \(Route 28 Changes\)](#):** This is a request to amend the Mobility Chapter of the Comprehensive Plan for the removal of roadway references to the Route 28 Bypass from the text and the Roadway Plan Map, as well as the removal of its associated shared use path from the text and Countywide Trails Map, as well as the addition of widening Route 28 from four to six lanes into the text and Roadway Plan Map with the addition of a recreational trail (The Flat Branch Trail) to the text and Countywide Trails Map in the approximate location of the Route 28 Bypass. The site of the Bypass removal is along Flat Branch between Sudley Rd. and the Fairfax County Line, while the addition of Route 28 from four to six lanes is located along Route 28 between the Fairfax County Line and Old Centreville Rd./Blooms Quarry Lane at the Manassas Park city line, which is in the Yorkshire activity center, and again between Connor Drive and the Manassas city line. The addition of the proposed recreational trail is along Flat Branch between Sudley Rd. and the Fairfax County Line in the approximate location of the Route 28 Bypass. **Coles and Gainesville Magisterial Districts**

- F. [Rezoning #REZ2024-00023 Hoadly Square Rezoning](#):** This is a request to rezone ±57.96 acres from A-1, Agricultural, and SR-1, Semi- Rural to PMR, Planned Mixed Residential District, to allow for the development of ±279 residential dwelling units to include 265 single-family attached units and 14 duplexes with one existing single-family unit to remain on the property. Several development waivers and modifications are being proposed, including a height modification to increase the height of the townhouse from 35 feet to 45 feet. The subject property is located north of Hoadly Road and West of Prince William Parkway, approximately 645 ft. west of the intersection of Hoadly Road, Galveston Court, and Ridgfield Village Drive, and is identified on County maps as GPINs: 8093-53-4346, 8093-52-8034, 8093-61-6698, 8093-61-8799, 8093-62-4844, 8093-62-6720, 8093-52-2616, and 8093-62-8840. The site is designated OPRA Occoquan Reservoir Protection, RN-2 Residential Neighborhood with a T-2 Transect and MU-3, Neighborhood Mixed Use with a T-3 Transect in the comprehensive plan. The property is located within the Hoadly Road and Prince William Parkway Highway Corridor Overlay District, Environmental Resource Protection Overlay (ERPO), and Domestic Fowl Overlay District. (There is a concurrent Comprehensive Plan Amendment request to change the land use designation for

the entire property from ORPA, Occoquan Reservoir Protection Area (ORPA), and RN-2, Residential Neighborhood to MU-3, Neighborhood Mixed Use). Occoquan **Magisterial District**.

- G. Comprehensive Plan Amendment #CPA2024-00003, Hoadly Square:** This is a request to change the Long-Range land use designation for ±48.02 acres from ORPA, Occoquan Reservoir Protection Area and RN-2, Residential Neighborhood to MU-3, Mixed Use with a T-3 Transect. The site is addressed as 5501 Prince William Parkway, Manassas, VA 20112 and 5304 Hoadly Road, Manassas, VA 20112, and is identified on County maps as GPINs 8093-53-4346 and 8093-52-8034. The subject properties are located on the north side of Hoadly Road approximately 645 feet west of the intersection of Hoadly Road, Galveston Court, and Ridgefield Village Drive. The site is zoned A-1, Agricultural, and designated ORPA, Occoquan Reservoir Protection Area and RN-2, Residential Neighborhood. (Concurrently being processed with Rezoning #REZ2024-00023, Hoadly Square Rezoning). **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
1 County Complex Court, Prince William, VA 22192**

11/19/2025 6:00 P.M. CIP Listening Session

12/10/2025 7:00 P.M. Planning Commission Public Hearing