



**AGENDA**

**December 10, 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**
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 Public Hearing 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, December 4, 2025, and closes at 5:00 p.m. on Tuesday, December 9, 2025.)** (In-person comments are still allowed.)
8. **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.
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, December 4, 2025, and closes at 5:00 p.m. on Tuesday, December 9, 2025.)** **(In-person comments are still allowed.)**

- A. **Special Use Permit Amendment, SUP2024-00036 Belmont Bay:** This is a request for a special use permit amendment to SUP#99-0014, within the town center to amend the uses within the Marina Overlook district and to remove areas from the special use permit that are no longer part of the Town Center area. The proffer amendment request is proposing to modify the land bays and uses from Rezoning #99-0022. The Applicant is seeking to construct the remaining approved units within Belmont Bay in the areas and reduce the remaining commercial uses within Belmont Bay to  $\pm 20,500$  sq. ft. In addition, the Applicant is proposing a height modification as previously approved by with the original rezoning and special use permit. The properties are identified as GPINs 8492-43-5597, 8492-44-0370, 8492-44-5722, 8492-44-1022, 8492-53-7716, 8492-32-4965 (part), 8492-34-3596, 8492-43-4228 (part), and 8492-32-5196 (part) (collectively the "Property"). The Property is comprised of  $\pm 159.76$  acres and is located east of Route 1 and northeast of the intersection of Route 1 and Dawsons Beach Road. **Woodbridge Magisterial District**
- B. **Proffer Amendment, REZ2024-00040 Belmont Bay:** The proffer amendment request is proposing to modify the land bays and uses from Rezoning #99-0022. The Applicant is seeking to construct the remaining approved units within Belmont Bay in the areas and reduce the remaining commercial uses within Belmont Bay to  $\pm 20,500$  sq. ft. In addition, the Applicant is proposing a height modification as previously approved by with the original rezoning and special use permit. The properties are identified as GPINs 8492-43-5597, 8492-44-0370, 8492-44-5722, 8492-44-1022, 8492-53-7716, 8492-32-4965 (part), 8492-34-3596, 8492-43-4228 (part), and 8492-32-5196 (part) (collectively the "Property"). The Property is comprised of  $\pm 159.76$  acres and is located east of Route 1 and northeast of the intersection of Route 1 and Dawsons Beach Road. **Woodbridge Magisterial District**
- C. **Rezoning #REZ2025-00011, Cabin Branch at Quantico Creek:** This is a request to rezone  $\pm 31.50$  acres from PBD, Planned Business District, to PMR, Planned Mixed Residential, to allow for up to 191 townhome units with associated development waivers and modifications. The project area is located south of the intersection of Van Buren Road and Fettle Park Drive; is identified on County maps as GPIN 8189-76-4257, 8189-85-2463, 8189-75-7513, and 8189-76-7857 and is addressed as 17151, 173301 Van Buren Road and 3600, 3801 Fettle Park Drive. The site is designated MU, Mixed Use, with Transect 5, in the Comprehensive Plan, and is located within The Dumfries Road Activity Center. The site is also located within the HCOD, Highway Corridor Overlay District (pt.), and the ERPO, Environmental Resource Protection Overlay (pt.). **Potomac Magisterial District**

- D. **Special Use Permit #SUP2025-00013, Reuter Quarry:** This is a request to allow storage/disposal of non-agricultural excavation material to fill an abandoned borrow pit to bring it level with the rest of the surrounding undisturbed land, and to revegetate the property to use/restore for agriculture and open space purposes. The ±6.92-acre SUP site is located at the southeastern corner of the entire ±160.32-acre property. The subject site is located at the northwestern intersection of Mountain Road and Loudoun Drive, is currently addressed as 1000 Loudoun Drive, and is identified on County maps as GPIN 7202-65-4973 (portion). The site is designated POS, Parks and Open Space, and is partially located within the Environmental Resource Protection Overlay of the Comprehensive Plan; and is currently zoned A-1, Agricultural, and is located within the Domestic Fowl Overlay District. **Gainesville Magisterial District**
- E. **Rezoning #REZ2025-00012, Carver Road Subdivision:** This is a request to rezone ±41.27 acres from A-1, Agricultural, to PMR, Planned Mixed Residential, to allow for up to 110 single-family detached units with associated development waivers and modifications. The project area is located east of the intersection of Old Carolina Road and Mercury Avenue; is addressed as 7405, 7305, 7313, 7213 Old Carolina Road and 7332, 7338, 7334, 7336, 7330, 7328, 7344, 7346, 7315, 7317, 7321, and 7319 Carver Road; is identified on County maps as GPIN 7297-74-5573; 7297-74-4191; 7297-75-5314; 7297-74-1850; 7297-74-8553; 7297-74-7730; 7297-74-6418; 7297-74-8209; 7297-74-5433; 7297-84-2264; 7297-84-4447; 7297-85-4618; 7297-85-2080; 7297-85-2557; 7297-85-6136; 7297-74-8340. The site is designated RN-2, Residential Neighborhood with Transect 2, and RN-3, Residential Neighborhood with Transect 3, in the Comprehensive Plan, and is located within a Cemetery Preservation Area. **Brentsville Magisterial District**
- F. **Rezoning #REZ2025-00002, Chinn Landing:** This is a request to rezone ±15.39 acres from A-1, Agricultural, to PMR, Planned Mixed Residential, to allow for the development of up to 47 single-family attached (townhouse) units with other associated development waivers and modifications, including a building height increase of up to 45 feet. The project area is located ±650 feet northeast of the Sturbridge Road and Minnieville Road intersection. The subject site is addressed as 13015 Minnieville Road and is identified on County maps as GPIN 8292-98-6549. The site is designated RN-2, Residential Neighborhood, with Transect 2 that recommends a density of 1 to 4 dwelling units per acre in the Comprehensive Plan; and is located within The Landing at Prince William Small Area Plan special planning area. The site is also located partially within the Minnieville Road (Davis Ford Road) Highway Corridor Overlay District, and within the Data Center Opportunity Zone Overlay District. **Occoquan Magisterial District.**

- G. [Rezoning #REZ2024-00037, North Carters Grove:](#)** This request is to rezone approximately 5.24 acres from A-1, Agricultural, to R-4, Suburban Residential, Low/Moderate, to permit the development of 13 (thirteen) single-family detached (SFD) units. The property is located at the corner of Spriggs Road and Olender Park Court, and the County Map identifies the site as GPIN 7992-92-7571. The site is zoned A-1, Agricultural, and the Long-Range land Use of the proposed development is RN-2, Residential Neighborhood. The Property is within the Highway Corridor Overlay Districts. **Coles Magisterial District**

**11. Planning Commission Procedures**

- A. Old Business**
- B. New Business**

**12. Commission Members' Time**

**13. Adjourn Meeting**

**Upcoming Public Hearings & Work Sessions**

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1 County Complex Court, Prince William, VA 22192**