

AGENDA

January 28, 2026

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, January 22, 2026, and closes at 5:00 p.m. on Tuesday, January 27, 2026.**) (*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, January 22, 2026, and closes at 5:00 p.m. on Tuesday, January 27, 2026.**) (*In-person comments are still allowed.*)

A. Rezoning #REZ2024-00030, Heathcote Marketplace Residential: This is a request to

rezone the ±24.50 acres from B-1, General Business, and A-1, Agricultural, to PMR, Planned Mixed Residential, to allow for the development of 232 townhouse units with waivers and modifications that include the request to increase the height of townhouses from 35 feet to 50 feet. The Property is located on the north and south sides of Heathcote Boulevard, between Old Carolina Road and James Madison Highway (Route 15), and Heathcote Boulevard divides the proposed development into two parts (Land Bay A and Land Bay B). The parcels are identified on the county map as GPINs 7398-03-1006, 7298-92-7724, 7298-92-6718, 7298-92-6903, and 7298-92-6842. The zoning of Land Bay A on north of the Heathcote BLVD is B-1, General Business, with designated MU-3, Mixed Use neighborhood with a Transect 3 on Comprehensive Plan that recommends a density range of 4-12 dwelling units/acre and the zoning of Land Bay B on south of the Heathcote BLVD is B-1, General Business and A-1, Agricultural(GPIN7298-92-6718) with MU-4, Mixed-Use Community with a Transect 4 that recommends a density range of 8-24 dwelling units/acre in the Comprehensive Plan. The Property is in the Haymarket Activity Center, a portion of the Property on Land Bay A is within the Environmental Resource Protection Overlay, Airport Safety Overlay District, 100-year Flood Hazard Overlay, 500-year Flood Hazard Overlay, and Dam Inundation Zone. **Gainesville Magisterial District**

- B. Special Use Permit #SUP2025-00015, Taco Bell at 5285 Waterway Dr:** This is a request for a special use permit on ±0.77-acre area to allow a restaurant/drive-through (Taco Bell), including a waiver on sign standards. The proposed restaurant building will be approximately 2,100 square feet and will include a drive-through facility and outdoor seating area. The development will replace the existing PNC Bank building. The Property is located at 8285 Waterway Dr, identified as GPIN 8090-96-0386(parts), which comprises approximately ±11.88 acres (the "Property"). The SUP Area is located southwest of the Lake Montclair commercial area and at the intersection of Dumfries Road (234) and Waterway Drive. The site is currently zoned RPC, Residential Planned Community, and the Long-Range Land Use of the application is RPC, Residential Planned Community, with a transect of 3. The site is also located within the Land Use Special Planning Area (Ashland/Montclair, Activity Center) and Highway Corridor Overlay Districts. **Potomac Magisterial District.**
- C. Rezoning #REZ2025-00010, The Village at Broad Run:** This is a request to rezone ±110.33 acres from A-1, Agricultural, to PMR, Planned Mixed Residential, to allow up to 290 dwelling units to include single-family detached and attached dwelling units, and includes a request for height increase modification from 35 ft to 45 ft and associated modifications. The subject property is located east of the intersection of Vint Hill Road and Silas Drive; and is identified on County maps as the following GPINs: 7395-85-0627; 7495-28-2870; 7395-94-3634; 7395-95-4464; 7395-84-7265; 7395-84-3575; 7395-84-2690 and 7395-85-5136 and is currently addressed as 13772, 13754, 13756, 13760, 13762, and 13764 Vint Hill Road, 9505 Pioneer Drive, and 9607 Silas Drive. The site is zoned A-1, Agricultural, and designated as RN-2, Residential Neighborhood, Suburban Community, Transect T-2, in the Comprehensive Plan. **Brentsville Magisterial District**
- D. Rezoning #REZ2025-00009 – Greenhaven at Broad Run:** This is a request to rezone ±119.78 acres from A-1, Agricultural Zoning District, and a limited area currently zoned RPC, Residential Planned Community, to PMR, Planned Mixed Residential, to allow for a total of 435 dwelling units consisting of 181 (Single-family detached units), 102 (Duplex – SFA Units) and 152 (Townhome - SFA units), with associated development waivers and

modifications. The project area is located East of Pioneer Drive, North of Vint Hill Road, and West of the Braemar development and is identified on County maps as GPINs: 7495-14-5627, 7495-13-9697, 7495-12-6782, 7495-24-2846, 7495-23-0628, and 7495-22-7256. Most of the site is designated RN-2, Residential Neighborhood, with a Transect 2 designation in the Comprehensive Plan, which recommends residential densities of 1 to 4 dwelling units per acre. A small portion of the site is designated RPC, Residential Planned Community, with a Transect 3 designation, which supports residential densities of 4 to 12 dwelling units per acre. No development is proposed within the RPC designated portion of the site; instead, this area is planned to accommodate landscape buffers. The proposal's density is 3.64 dwelling units per acre. **Brentsville Magisterial District**

E. **Proffer Amendment #REZ2025-00024 Token Valley Road PRA:** This is a request to amend the proffers and the generalized development plan (GDP) associated with #PLN2003-00109 to allow revised access and an updated site layout for a proposed four-lot subdivision, along with other related proffer modifications. The subject site is a ±9.2156-acre property located approximately 350 feet east of the intersection of Token Valley Road and Hoadly Road; is addressed as 7335 Token Valley Road; and is identified on County maps as GPIN 7892-94-7304. The property is zoned SR-1, Semi-Rural Residential, with existing proffers, and is designated RN-1, Residential Neighborhood, Transect 1, in the Comprehensive Plan. It is located within the Environmental Resource Protection Overlay, Resource Protection Area Overlay, Domestic Fowl Overlay District, and Highway Corridor Overlay District. **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

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

02/11/2026 7:00 p.m. Planning Commission Public Hearing

02/25/2026 7:00 p.m. Planning Commission Public Hearing