



Planning Commission

Juan McPhail, Chair
Qwendolyn N. Brown, Vice-Chair
Cynthia Moses-Nedd
Raheel Sheikh
Mark Scheufler
Christopher Carroll
Karla Justice
Blake Ross

DATE: January 14, 2026
TO: Board of County Supervisors
FROM: Juan McPhail, Chair, Planning Commission *Juan McPhail*
Juan McPhail (Jan 13, 2026 12:31:32 EST)
RE: Planning Commission 2025 Annual Report

This report details the Planning Commission's activities during calendar year 2025. The Planning Commission heard a total of 80 cases during 2025, including public hearings on 26 rezonings, six proffer amendments, 26 special use permits, eight public facility reviews, and three zoning text amendments. The Commission recommended approval or adoption of 60 cases and recommended denial for eight cases.

The following actions were taken by the Planning Commission during calendar year 2025:

Cases	Total Heard *	Recommend Approval/ Adoption	Recommend Denial
Agricultural and Forest District	00	00	00
Capital Improvements Prog. Review	01	01	00
Comprehensive Plan Amendments	04	02	02
DCSM Amendments	00	00	00
DPA	06	05	00
Proffer Amendments	06	06	00
Public Facility Reviews	08	08	0
Rezonings	26	15	05
Special Use Permits	26	20	02

Zoning Text Amendments	03	03	0
TOTAL	80	60	9

**Total Heard includes all individual actions (including deferrals and approval/denial failed motions with no counter motions) taken by the Commission*

Deferrals:

1. Two (2) cases were deferred from CY2024; Zoning Text Amendment #DPA2022-00003 Affordable Dwelling Unit Ordinance was heard on March 12, 2025, and recommended adoption; Rezoning #REZ2023-00023, Strathmore, was heard on May 7, 2025, and recommended approval.
2. Six (6) cases were deferred; of those, 4 cases were *Deferred to Date Certain* (DTDC), and 2 cases were *Deferred to Date Uncertain* (DTDU). Cases that remain in a deferred status from CY2025 include:
 - DPA2025-00019-Update Section 700 of the Prince William County's Design and Construction Standards Manual to Comply with the Virginia Erosion and Stormwater Management Program Regulations

Work Sessions

The following Planning Commission work sessions, scheduled from 6 to 6:45 pm, were held during CY2025.

- 01/22/2025- DCSM 600 Transportation Update
- 01/22/2025- Planned District Part 2
- 02/26/2025- Prince William County Capital Improvement Program (CIP)
- 03/12/2025- Prince William County Schools CIP
- 05/07/2025- Consolidation of Virginia Erosion and Sediment Control and Stormwater Management Regulations
- 05/14/2025- Legal Training by County Attorney's Office
- 06/11/2025- Transportation Funding and Grants Updates
- 07/16/2025- Prince William County Public Schools

Schedule Changes

One (1) scheduled Planning Commission date was canceled (February 12, 2025) due to inclement weather. Cases scheduled on that date were consolidated into subsequent meeting dates.

Planning Commissioners:

1. On February 26, 2025, Juan McPhail was re-elected as Chairman, and Qwendolyn Brown was re-elected as Vice Chair of the Planning Commission

Please contact the Planning Commission Clerk at opena@pwcgov.org for any questions.

Attachments: 2025 Vote Log

2025 Planning Commission Attendance Log

cc: Planning Commission Members
Christopher J. Shorter, County Executive
Wade Hugh, Deputy County Executive
Tanya Washington, Director of Planning

Date	Case Name	Action	RES	AFD	CIP	CPA	DCSM	DPA	PRA	PFR	REZ	SUP	ZTA	DTDC	DTDU	Brown	Carroll	McPhail	Mosses-Nedd	Scheufler	Sheikh	Justice	Ross	Adjourn	PC Public Hearing	Work Session ONLY	Work Session	WS during PC Mtg	Total Mtg Hours
1/22/2025	Worksession DCSM 600 Transportation Update																									1			
1/22/2025	Worksession for Planned District Part 2																									1			1:49:00
2/26/2025	Work Session-Prince William County CIP PUBLIC Facility Review PFR2024-00012, PWC Public Safety Training Center Expansion																										1		
2/26/2025		Approved	25-004							1						Y	Y	Y	Y	Y	AFM	Y	Y						
2/26/2025	Rezoning #REZ2023-00023, Strathmore	Recommend Deferral TDU	25-005								1				1	N	Y	N	Y	Y	AFM	Y	Y	11:09 PM	1				5:09:00
3/12/2025	Work Session- Prince William County Schools CIP																										1		
3/12/2025	Special Use Permit #SUP2025-00005, Sudley Manor Square Pad 3	Recommend Approval	25-009									1				Y	Y	Y	Y	Y	Y	Y	Y						
3/12/2025	Public Facility Review PFR2025-00003, NOVEC Junkyard Renovation Substation										1					Y	N	Y	Y	Y	Y	Y	N						
3/12/2025	Zoning Text Amendment #DPA2022-00003, Affordable Dwelling Unit Ordinance	Recommends Adoption	25-013										1			Y	N	Y	Y	Y	Y	N	N	10:41 PM	1				4:41:00
3/26/2025	Special Use Permit #SUP2025-00002, Sheetz at New Market Court	Recommend Approval	25-016									1				Y	Y	AFM	Y	Y	AFM	Y	Y						
3/26/2025	Capital Improvements Program, #DPA2025-00015, P226 CIP	Recommend Adoption	25-017		1											Y	Y	AFM	Y	Y	AFM	Y	Y	7:59 PM	1				0:59:00
3/26/2025	Zoning Map Amendment #DPA2025-00014, Manassas Business Park	Recommend Approval	25-019					1								AFM	Y	Y	Y	Y	Y	Y	Y						
4/9/2025	Special Use Permit #SUP2024-00028 Chick-fil-A at Sowder Village	Recommend Approval	25-020									1				AFM	Y	Y	Y	Y	Y	Y	Y						
4/9/2025	Proffer Amendment #REZ2025-00018 Heathcote Marketplace	Recommend Approval	25-021						1							AFM	Y	Y	Y	Y	Y	Y	Y						
4/9/2025	Special Use Permit #SUP2024-00034, Heathcote Marketplace Pad D (Motor Vehicle Fuel Station)	Recommend Approval	25-022									1				AFM	Y	Y	Y	Y	Y	Y	Y						
4/9/2025	Special Use Permit #SUP2024-00033, Heathcote Marketplace Pad E (Restaurant Drive-Through and Carry-out)	Recommend Approval	25-023									1				AFM	Y	Y	Y	Y	Y	Y	Y						
4/9/2025	Proffer Amendment #REZ2025-00008, Chick-fil-A Lake Ridge	Recommend Approval	25-024						1							AFM	Y	Y	Y	Y	Y	Y	Y						
4/9/2025	Special Use Permit #SUP2025-00011, Chick-fil-A Lake Ridge	Recommend Approval	25-025									1				AFM	Y	Y	Y	Y	Y	Y	Y	7:48 PM	1				0:48:00
4/23/2025	SPECIAL USE PERMIT AMENDMENT#SUP2024-00016, ALIVE CHURCH OF THE NAZARENE	Recommend Approval	25-028									1				Y	Y	Y	Y	Y	Y	Y	Y						
4/23/2025	SPECIAL USE PERMIT #SUP2024-00018, MONTCLAIR TABERNACLE CHURCH POTOMAC MAGISTERIAL DISTRICT	Recommend Approval	25-029									1				Y	ABTIV	Y	Y	Y	Y	Y	Y						
4/23/2025	SPECIAL USE PERMIT #SUP2025-00006, DUNKIN AT BARRACKS ROW QUANTICO POTOMAC MAGISTERIAL DISTRICT	Recommend Approval	25-030									1				Y	Y	Y	Y	Y	Y	Y	Y						
4/23/2025	SPECIAL USE PERMIT #SUP2025-00018, SUNNY DAYS DAYCARE NEABSCO MAGISTERIAL DISTRICT	Recommend Approval	25-031									1				Y	Y	Y	Y	Y	Y	Y	Y						
4/23/2025	REZONING #REZ2024-00039, MANASSAS HALL MIXED USE BRENTSVILLE MAGISTERIAL DISTRICT	Recommend Approval	25-032								1					Y	Y	Y	Y	Y	Y	Y	Y						
4/23/2025	REZONING #REZ2024-00024, 13000 SPORT AND HEALTH DRIVE OCCOQUAN MAGISTERIAL DISTRICT	Deferred to date certain 5/28/25	25-033								1			1		AFV	Y	Y	Y	Y	Y	Y	Y	12:41 PM	1				5:41:00
5/7/2025	Work Session-Consolidation of Virginia Erosion and Sediment Control and Stormwater Management Regulations																										1		
5/7/2025	Rezoning #REZ2023-00023, Strathmore	Recommend Approval	25-037								1					Y	N	AFM	Y	Y	Y	Y	Y						
5/7/2025	Rezoning #REZ2023-00028, Sweetshire	Recommend Denial	25-038								1					N	Y	AFM	Y	N	Y	Y	Y	12:41 AM	1				6:41:00
5/14/2025	Work Session-Legal Training by CAO																							9:00 AM	1				3:00:00

[illegible]

68:52:00

2025 Planning Commission Attendance Log

Meeting Date	Brown	Carroll	McPhail	Moses-Nedd	Scheufler	Sheikh	Justice	Ross
1/22/2025*	1	0	1	1	1	0	1	1
2/26/2025*	1	1	1	1	1	0	1	1
03/12/25	1	1	1	1	1	1	1	1
03/26/25	1	1	0	1	1	0	1	1
04/09/25	0	1	1	1	1	1	1	1
04/23/25	1	1	1	1	1	1	1	1
05/07/25	1	1	0	1	1	1	1	1
05/14/25	1	1	1	1	1	0	1	1
05/28/25	1	1	1	1	1	1	1	1
06/11/25	1	0	1	1	1	1	0	1
06/25/25	1	1	1	1	1	1	1	1
07/02/25	0	1	1	1	1	0	1	1
07/16/25	1	1	1	1	1	1	0	1
09/10/25	1	1	1	1	1	0	1	1
09/24/25	1	1	1	1	1	1	1	1
10/15/25	1	0	1	1	1	1	1	1
10/29/25	1	1	0	0	1	1	1	1
11/05/25	1	1	1	1	1	0	1	1
11/19/25	1	1	1	1	1	1	1	1
12/10/25	1	1	1	1	1	1	1	1
Total Attendance	18	17	17	19	20	13	18	20
Total Meetings	20	20	20	20	20	20	20	20

* Work Sessions Only