



AGENDA

March 25, 2026

Board Chambers

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

1. **CANCELED Work Session- Planning Commission Bylaws** 6:00 p.m.
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)**
[Brief and Resolutions Planning Commission Public Hearing, February 25, 2026](#)
6. **Consent Agenda**
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, March 19, 2026, and closes at 5:00 p.m. on Tuesday, March 24, 2026.)** *(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, March 19, 2026, and closes at 5:00 p.m. on Tuesday, March 24, 2026.) (In-person comments are still allowed.)**

A. Capital Improvements Program, #DPA2026-00005, FY27 CIP: The Planning Commission will conduct its annual review of the FY2027-2032 Capital Improvement Program (CIP) pursuant to Sec.15.2-2239 of the Code of Virginia, Ann., review and provide recommendations to the Board of County Supervisors on the Prince William County's Proposed FY2027-2032 CIP and the Prince William County Public Schools' Proposed FY2027-2031 CIP. In accordance with LU43.5, the Planning Commission may determine during its review of the annual CIP which proposed facilities or projects are features shown on the Comprehensive Plan, require a Public Facility Review (PFR) pursuant to Virginia Code §15.2-2232 and Prince William County Code Sec. 32-201.10, et seq., to assess whether their general or approximate location, character, and extent are substantially in accord with the Comprehensive Plan, or defer a determination for facilities or projects lacking sufficient information. **Countywide**

B. Proffer Amendment #REZ2026-00028 Quartz District: A request to amend proffers associated with #REZ2019-00018, Minor Modifications MOD2025-00001 and MOD2026-00005, to change the phasing of the affordable dwelling units by increasing the number of affordable units prior to the issuance of the 600th residential occupancy permits from 45 units to 70 units and 20 units prior to the 900th residential occupancy permit. The subject site is located at the northwest quadrant of the intersection of Prince William Parkway and Minnieville Road, east of the Meadows of Minnieville subdivision, approximately 0.29 miles south from the intersection of Prince William Parkway and Hoffman Drive; collectively on approximately ±139 acres. The subject property is zoned PMR (Planned Mixed Residential) and PMD (Planned Mixed Use District) and is designated POS T-1 (Parks and Open Space), RN T-3 (Residential Neighborhood with Transect 3), RN T-5 (Residential Neighborhood Transect 5), PL T-3 (Public Land) and MU T-4 (Mixed Use Transect 4) in the current Comprehensive Plan. It is located within the Highway Corridor Overlay Districts, Dale City Special Planning Area. All details regarding this application can be found on the County's pending case site at the following link: pwcva.gov/pendingcasesmap. **Neabsco Magisterial District.**

C. Rezoning #REZ2024-00032, Madison Square: This is a request to rezone the ±24.65 acres from PMD, Planned Mixed-Use District, to PMR, Planned Mixed Residential, to allow for the development of 24 single-family detached homes, 115 single-family attached homes, and 78 two-over-two multifamily units. The total number of residential units will be 217, with associated waivers and height modifications from 35 ft to 42 ft in single-family attached units. The Property is located on the north of Lee Highway (Route 29), approximately 1,300 feet east of John Marshall Highway (Route 15). The parcels are identified on the county map as GPINs 7297-20-0550, 7297-20-5559, 7297-20-4525, 7297-20-8621, 7297-20-

6702, 7297-20-4709, 7296-29-3190, and 7296-29-3576. The site is zoned PMD, Planned Mixed-Use District, and is designated MU-3, Mixed-Use with a Transect 3 in the Comprehensive Plan. The Property is in the Highway Corridor Overlay Districts and Land Use Special Planning Areas (Madison Crescent Activity Center), and a portion of the Property on the east is within the Environmental Resource Protection Overlay (ERPO). **Brentsville Magisterial District.**

D. Rezoning #REZ2025-00021, Neabsco Reserve: This is a request to rezone approximately ±11.7 acres from A-1, Agricultural, to PMR, Planned Mixed Residential, to permit the development of fifteen (15) single-family detached (SFD) units. The Property is located on the west side of Delaney Road (Route 610), approximately 2,100 feet north of the intersection of Delaney Road and Minnieville Road. The site is identified on the County Map as GPIN 8192-11-9708(the Property), and the address is 14100 Delaney Road. The site is zoned A-1, Agricultural, and the Long-Range land Use of the proposed development is RN-2, Residential Neighborhood, which allows for a density of 1-4 du/acre. The Property is within the Environmental Resource Protection Overlay (ERPO) and Land Use Special Planning Areas (Dale City). **Neabsco Magisterial District**

E. Comprehensive Plan Amendment #CPA2025-00005, Kline Property: This is a request to amend the Long-Range Land Use designation for ±58.7 acres of land from Parks and Open Space (POS) (±25 acres) and Neighborhood Mixed Use (MU-3) (±33.7 acres) to Residential Neighborhood (RN-2) to support the development of single-family detached and attached homes. The ±58.7-acre portion proposed for redesignation is part of a total project area of ±87.11 acres located east of the City of Manassas, southeast of the intersection of Prince William Pkwy. and Liberia Ave., north of Buckhall Rd., and is identified on County maps as the following GPINs: 7895-23-4912; 7895-32-0193; 7895-32-7841; and 7895-33-1607. The property is within the Liberia Avenue Activity Center Special Planning Area and partially within the Environmental Resource Protection Overlay at the southern/central fringe. This proposal is being processed concurrently with Rezoning #REZ2016-00021, Legacy at Kline, to change the zoning from A-1, Agricultural, to PMR, Planned Mixed Residential and is proffered as an Age Restricted Community. **Coles Magisterial District**

F. Rezoning #REZ2016-00021, Legacy at Kline: To rezone ±87.11 acres from A-1, Agricultural, to PMR, Planned Mixed Residential, to allow for an age-restricted, planned mixed development with up to 240 residential dwelling units, consisting of single-family attached villa homes and single-family detached homes, supportive commercial/retail services, and with associated development waivers and modifications. The ±87.11-acre subject property is located east of the City of Manassas, southeast of the intersection of Prince William Pkwy. and Liberia Ave., north of Buckhall Rd., and is identified on County maps as the following GPINs: 7895-23-4912; 7895-32-0193; 7895-32-7841; and 7895-33-1607. The site is currently designated MU-3, Neighborhood Mixed Use (with Transect 3 that

recommends a residential density range of 4 to 12 dwelling units per acre and a non-residential floor area ratio of up to 0.57); RN-2, Residential Neighborhood (with Transect 2 that recommends a residential density range of 1 to 4 dwelling units per acre); and POS, Parks and Open Space, in the Comprehensive Plan. The project area is also located within the Liberia Avenue Activity Center Special Planning Area and is partially within the Environmental Resource Protection Overlay at the southern/central fringe. The site is currently zoned A-1, Agricultural (without proffers), and is located within the Domestic Fowl Overlay District and partially within the Prince William Parkway Highway Corridor Overlay District. This proposal is being processed concurrently with #CPA2025-00005, Kline Property. **Coles 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**

04/08/2026	6:00 p.m.	Work Session- Countywide Master Trail Plan
04/08/2026	7:00 p.m.	Planning Commission Public Hearing
04/22/2026	6:00 p.m.	Work Session- Data Center Opportunity Zone Overlay District ZTA
04/22/2026	7:00 p.m.	Planning Commission Public Hearing