



AGENDA

October 14, 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. **Planning Commission Vote To Adopt Planning Commission Bylaws Amendment**
6. **Consent Agenda**

[Brief and Resolutions Planning Commission Public Hearing, September 9, 2026](#)

[Brief and Resolutions Planning Commission Public Hearing, September 16, 2026](#)
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, October 7, 2026, and closes at 5:00 p.m. on Tuesday, October 13, 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, October 7, 2026, and closes at 5:00 p.m. on Tuesday, October 13, 2026.) (In-person comments are still allowed.)

- A. [Rezoning #REZ2025-00025, Belmont Bay Rehabilitation and Healthcare Center:](#)** This is a request to rezone from A-1, Agricultural and O(L), Low-Rise Office to B-1, General Business for expansion of the existing nursing care facility. The subject property is ±2.39 acres and is addressed 14906 Richmond Highway and identified on the County's Maps as GPIN(s) 8391-24-4069. The property A-1, Agricultural and O(L), Low-Rise Office and designated as OMU-3, Office Mixed Use with Transect-3 on the County's Comprehensive Plan. The property is located within the US Route 1 Redevelopment Corridor, Environmental Resource Protection Overlay, 100-year and 500-year Flood Hazard Overlay Districts. **Woodbridge Magisterial District.**
- B. [Rezoning #REZ2024-00046, Mary's Landing:](#)** This is a request to rezone ±2.32 acres from A-1, Agricultural, and R-16, Suburban Residential High to PMR, Planned Mixed Residential, to allow the development of 24 single-family attached dwelling units, with associated waivers and modifications. The proposed development includes 10% of the units as affordable dwelling units. The subject Property is located at 8129 Bethlehem Road and 11341 Eagles Overlook Drive, on the east side of Bethlehem Road, and is identified on the County map as the following GPINs: 7596-88-3397 and 7596-88-3274. The Property is currently zoned A-1, Agricultural, and R-16, Suburban Residential High, and is designated RN-3, Residential Neighborhood, transect 3, in the Comprehensive Plan; and is located within the Data Center Opportunity Overlay Districts, Airport Safety Overlay District, Land Use Special Planning Areas (Bethlehem Road Activity Center), and Agritourism and Arts Overlay District. **Gainesville Magisterial District.**
- C. [Special Use Permit #SUP2025-00029, Wells Fargo Drive-through ATM:](#)** This is a request for a special use permit to allow a drive-through facility, associated with a by-right financial institution, located within an existing building at the Dominion Professional Center. The proposal involves installing a standalone ATM facility beneath an existing overhead canopy, utilizing an existing drive-through lane. The property is located at 1392 Old Bridge Rd., Woodbridge, VA 22192. The property consists of approximately ±.05 acres and is zoned B-1, General Business; is identified on County maps as GPIN 8393-70-4299.01. The subject site is designated as MU-4, Mixed Use Transect-4, in the Comprehensive Plan; it is within the Highway Corridor Overlay District (HCOD). **Occoquan Magisterial District.**
- D. [Rezoning #REZ2026-00018 Carver Road South:](#)** This is a request to rezone ±20.2053 acres from A-1, Agricultural, to PMR, Planned Mixed Residential, for the development of up to 46 new single-family detached units. The existing single-family detached dwelling on GPIN 7297-93-6354 would be allowed to remain, and there are associated development waivers and modifications with this application. The project site, which is an assemblage of different properties, is approximately ±0.2 miles northwest of the intersection of Carver Road and Route 29. The assemblage of properties are forested, and there are two properties with existing single family detached dwellings. The assemblage of properties are addressed as 7352, 7432, 7436, and 7428 Carver Road, and are identified on County maps as GPINs 7297-84-9526, 7297-93-4493, 7297-93-6354, and 7297-83-7982. The

project site is designated RN-2, Residential Neighborhood with Transect 2 in the Comprehensive Plan, is zoned as A-1, Agricultural, and is located within the Highway Corridor Overlay District for Route 29. **Brentsville Magisterial District**

- E. **Rezoning #REZ2026-00020, Lumina Rezoning:** This is a request to rezone ±34.74 from O(M), Office Mid-Rise to PMR, Planned Mixed Residential to allow for the development of 247 Multi-Family Stacked (2x2) and Single Family Attached residential units. The property is located approximately 0.26 miles from the intersection of James Madison Hwy and Somerset Crossing Dr/Market Ridge Blvd and 0.27 miles from the intersection of James Madison Hwy and John Marshall Hwy/Washington St. The property address is 6710 James Madison Hwy, 6704 James Madison Hwy, and 6652 James Madison Hwy (pt); and is identified on County maps as GPIN 7297-58-0890, 7297-59-6931, and 7297-69-1959 (pt) ; is zoned O(M), Office Mid-Rise; and is classified as RN T-3, Residential Neighborhood with Transect 3 in the Comprehensive Plan; and is in the 100-year Flood Hazard Overlay, Highway Corridor Overlay, Resource Protection Area Overlay, and Environmental Resource Protection Overlay Districts. **Brentsville Magisterial District.**

12. Planning Commission Procedures

A. Old Business

B. New Business

13. Commission Members' Time

14. Adjourn Meeting

The Planning Commission meeting agenda may be amended or revised after it is posted, prior to the commencement of the meeting, and during the meeting, as provided by law.

Upcoming Public Hearings & Work Sessions

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

10/21/2026	6:00 p.m.	Legal Training Work Session
10/28/2026	7:00 p.m.	Planning Commission Public Hearing
11/04/2026	7:00 p.m.	Planning Commission Public Hearing