PRINCE WILLIAM COUNTY

Planning Commission
Qwendolyn N. Brown, Chair
Karla Justice, Vice-Chair
Christopher Carroll
Brian Landrum
Blake Ross
Mark Scheufler
Raheel Sheikh
Michael Sherman

AGENDA
November 18, 2026
Board Chambers
James J. McCoart Administration Building
1 County Complex Court Prince William, VA 22192

1. CANCELED- ~~**Work Session- Zoning Map Amendment, DPA2027-00001, Nokesville RD**~~

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)**

6. **Consent Agenda**

Planning Commission Public Hearing October 14, 2026 Brief and Resolution

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, November 12, 2026, and closes at 5:00 p.m. on Tuesday, November 17, 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, November 12, 2026, and closes at 5:00 p.m. on Tuesday, November 17, 2026.) (In-person comments are still allowed.)**

A. **Rezoning and Proffer Amendment #REZ2026-00046, Strathmore Addition & Amendment:** This is a request to rezone ±6.05 acres from A-1, Agricultural, to PMR, Planned Mixed Residential, and to amend the proffers associated with #REZ2023-00023 (Strathmore) to incorporate an additional ±6.05-acre area into the planned mixed residential development, while also adding street connections, revising the lot and street layout, increasing the variety of housing types, and with associated development waivers and modifications, which include increased building height. The result will be 19 more dwelling units overall and the addition of duplex style housing types to the single-family detached dwellings and single-family attached dwellings (townhouses) that were previously approved for the ±55.5 acres. The amended development layout will now include a total 187 dwelling units. The entire ±61.56-acre project area is located north of Vint Hill Rd., west of Pioneer Dr., and northwest of the intersection of Pioneer Dr. and Vint Hill Rd. The site is identified on County maps as the following GPINs: 7395-93-7356; 7495-03-4622; 7495-03-5865; 7495-04-2736; 7495-04-6883; and 7495-04-7719. The site is designated RN-2, Residential Neighborhood, with a Transect 2 that recommends a density of 1 to 4 dwelling units per acre in the Comprehensive Plan; and is currently zoned A-1 and PMR (with proffers). (Concurrently being processed with #CPA2025-00006, Vint Hill Road Corridor Plan) **Brentsville Magisterial District**

B. **Rezoning #REZ2024-00033, Destination Place:** This is a request to allow rezoning from R-16, Suburban Residential; B-1, General Business and A-1 Agricultural to PMR, Planned Mixed Residential, for the development of up to 167 dwelling residential units. The property is located between the Occoquan River and at the terminus of Destination Place, north of its intersection with Annapolis Way and is addressed as 13021 Destination Place, Woodbridge, VA. The subject site is identified on County maps as GPIN 8492-09-8860 on ± 17.56 acres; and is designated MU-5 in the Comprehensive Plan; and is located within the Resource Protection Area Overlay; Environmental Resource Protection Overlay; 100-year and 500-year Flood Hazard Overlay Districts. It is also in the North Woodbridge Town Center and North Woodbridge Waterfront District. **Woodbridge Magisterial District**

C. **Special Use Permit #SUP2026-00034, Gallery at Lake Manassas SUP:** This is a request for a special use permit to allow an increase in floor area ratio from 0.40 to 0.67 for a 150,530 square foot assisted living facility with 136 units. The ±5.31-acre property is located at 7900 Lake Manassas, at the southwestern intersection of Lee Highway (Route 29) and Lake Manassas Drive and is identified on County's maps as GPIN 7297-60-0041. The subject property is zoned RPC, Residential Planned Community, and is designated as RPC-T-3, Residential Planned Community with a Transect-3, in the Comprehensive Plan. **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

12/09/2026 7:00 p.m. Planning Commission Public Hearing