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

December 09, 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**

Planning Commission Public Hearing October 28, 2026 Brief and Resolution

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, December 3, 2026, and closes at 5:00 p.m. on Tuesday, December 8, 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, December 3, 2026, and closes at 5:00 p.m. on Tuesday, December 8, 2026.) (In-person comments are still allowed.)**

A. **Use Permit #SUP2026-00026, Victory Christian Ministries International SUP:** This is a request to amend SUP #PLN2003-00353 to remove a 5.60-acre portion of the ±22.57-acres site to update the SUP conditions to reflect the current religious institution uses. The site is addressed as 14015 Minnieville Road and is identified on the County's Maps as GPIN 8192-60-9275. The property is Zoned A-1, Agricultural, and is designated as MU-4, Mixed Use Community with a Transect 4, in the County's Comprehensive Plan. The property is located within the Highway Corridor Overlay District and the Dale City Special Planning Area. **Neabsco Magisterial District.**

B. **Proffer Amendment # REZ2026-00030 Villagomez PRA:** This is a request to amend proffers associated with REZ2015-20001, as it relates to 7080 Hoadly Road (GPIN 7992-06-8325), to reduce the number of single-family detached dwellings allowed on the property from four (4) to one (1), to allow the home to have a private well and septic system, and to separate the parcel from the aforementioned rezoning. The subject property, 7080 Hoadly Road, is located directly across from the Immanuel Anglican Church, and approximately 0.173 miles northeast from the intersection of Hoadly Road and Natick Drive. It is identified on County maps as GPIN: 7992-06-8325, and is approximately ±3.77 acres. The subject site is zoned SR-1, Semi-Rural Residential District. It is currently forested and has impact conditions from REZ2015-20001. The site is designated ORPA T-1A, Occoquan Reservoir Protection Area with Transect 1A, in the Comprehensive Plan and is in the Hoadly Road Rural Arterial Highway Corridor Overlay District. **Coles Magisterial District**

C. **Rezoning #REZ2026-00013 Del Webb at Heathcote Village II:** This is a request to rezone ±41.05 acres from A-1, Agricultural to PMR, Planned Mixed Residential to allow 99 single family detached dwellings for an age restricted adult community. The application also includes associated waivers and modifications. The property is located 0.75 miles west of the intersection of Heathcote Boulevard and James Madison Highway (Route 15), and a portion of the property fronts Interstate 66. The address of the property is 15450 Heathcote Boulevard, and is identified on County maps as GPIN 7298-54-1281. The subject site is zoned A-1, Agricultural, and is currently forested. The site is designated AF-0, Agriculture and Forestry with Transect 0, in the Comprehensive Plan and is in the Martin Scott Cemetery Sensitivity Area, Resource Protection Area Overlay, and Environmental Resource Protection Overlay. As part of this request, the Applicant is also seeking a concurrent Comprehensive Plan Amendment (CPA2025-00001, Haymarket Crossing III) to change the land use designation from AF-0, Agriculture and Forestry with Transect 0, to RN-2, Residential Neighborhood Transect 2. This CPA was initiated by the Board of County Supervisors on February 18, 2025. **Gainesville Magisterial District**

D. **Comprehensive Plan Amendment #CPA2025-00001, Del Webb at Heathcote Village II (formerly Haymarket Crossing III:** This is a request to amend the Long-Range Land Use designation for ±41 acres of land from Agriculture and Forestry (AF) to Residential Neighborhood, Transect 2 (RN-2) to support the development of an age-restricted active adult community of single-family detached homes. The site is located immediately west of the Haymarket Activity Center and is currently addressed as 15450 Heathcote

Boulevard, Haymarket, VA 20169 (GPIN 7298-54-1281); at the western terminus of Heathcote Boulevard, approximately 0.75 miles west of the intersection of Heathcote Boulevard and James Madison Highway (Route 15), and north of Interstate 66; with access via Heathcote Boulevard. (Concurrently being processed with Rezoning #REZ2026-00013, Del Webb at Heathcote Village II, to change the zoning from A-1, Agricultural, to PMR, Planned Mixed Residential, to allow for up to 99 age-restricted single-family detached homes.) **Gainesville Magisterial District.**

E. **Public Facility Review #PFR2024-00016, Washington Manassas Airport Economy Parking Lot:** This is a request from Airport Design Consultants, Inc. for a Public Facility Review determination to construct the Washington Manassas Airport Economy Parking Lot, an approximately 950-space surface parking lot with shuttle service to the terminal, serving commercial passenger service at Washington Manassas Airport. The site is located at 10500 Harry J. Parrish Boulevard, Manassas, VA 20110 (GPIN 7695-40-9012), totaling approximately 16.27 acres, on the north side of Wakeman Drive across from Washington Manassas Airport. The property is zoned Industrial/Transportation (M/T), within the Airport Safety Overlay District and the Environmental Resource Protection Overlay, and is designated Industrial - Tech/Flex (I-3) on the Long-Range Land Use Map. The project includes surface parking, bus shelters, access control, lighting, emergency call stations, retaining walls, stormwater management facilities, and landscaping, with access from two driveways on Wakeman Drive. No buildings are proposed. **Coles Magisterial District**

F. **Public Facility Review #PFR2026-00005, NOVEC Diamond Hill Substation (Remand):** This is a request from Northern Virginia Electric Cooperative (NOVEC) for a Public Facility Review determination to construct the Diamond Hill Substation, an approximately 300-MW electric utility substation with a collocated Dominion Energy switching station, to serve data center development on the subject parcel and the adjacent parcel to the west. The Planning Commission denied the request on March 11, 2026. Upon appeal by the applicant to the Board of County Supervisors, the Board remanded the application to the Planning Commission on May 12, 2026, for a new public hearing and determination. The site is located at 13301 Casey Lane, Bristow, VA 20136 (GPIN 7496-43-8199), on a parcel of approximately 67.2 acres, with a PFR area of approximately 8.54 acres. The property is zoned M-2 (Light Industrial), is within the Data Center Opportunity Zone Overlay District and partially within the Airport Safety Overlay District, and is designated Industrial – Tech/Flex (I-3) in the Comprehensive Plan. The substation will be enclosed by a screening wall with a minimum height of 12 feet, will be unmanned, and will be accessed only for maintenance**. Brentsville Magisterial District.**

11. Planning Commission Procedures

A. **Old Business**

B. **New Business**

12. Commission Members' Time

13. 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

01/13/2027 7:00 p.m. Planning Commission Public Hearing