



AGENDA

April 23, 2025

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**

[Brief and Resolutions Planning Commission Public Hearing, March 26, 2025](#)
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. If members of the public sign up to speak in opposition to a case listed on the Expedited Agenda, that case will be moved to the regular 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, April 17, 2025, and closes at 5:00 p.m. on Tuesday, April 22, 2025.)** *(In-person comments are still allowed.)*
8. **Requests for 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 Regular Agenda, as listed below.
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, April 17, 2025, and closes at 5:00 p.m. on Tuesday, April 22, 2025.)** *(In-person comments are still allowed.)*

- A. **Special Use Permit #SUP2024-00016, Alive Church of the Nazarene:** This is a request for a special use permit amendment to the Special Use Permit for Victory's Crossing Church, PLN2012-00366 to allow phasing of the development. The property is located at 12805 Vint Hill Road, located at the southwest corner of the intersection of Kettle Run and Vint Hill Roads. The subject site is identified on County maps as GPIN 7495-50-9279 on ±17.66 acres; is zoned A-1, Agricultural; and is designated CRes-1B, Conservation Residential in the Comprehensive Plan; is located within the Resource Protection Area Overlay, Domestic Fowl Overlay, Environmental Resource Protection Overlay and the Agritourism and Arts Overlay Districts. **Brentsville Magisterial District.**
- B. **Special Use Permit #SUP2024-00018, Montclair Tabernacle Church:** This is a special use permit request for expansion of an existing religious institution. The request is for an allowance for phased additions to the existing church and parking lot. The property is located at 16120 Dumfries Rd., ±250 ft. west of its intersection with Hide-a-Way Drive. The subject site is identified on County maps as GPIN 8190-24-2426 on approximately ±12.23 acres; is zoned A-1, Agricultural; and is designated POS Parks and Open Space in the Comprehensive Plan; is located within the Highway Corridor Overlay Districts. **Potomac Magisterial District.**
- C. **Special Use Permit #SUP2025-00006, Dunkin at Barracks Row Quantico:** A request for a special use permit to allow a restaurant (carry-out) with a drive-through facility in connection with a proposed by-right commercial building. The property is located at 4125 Talon Drive and along Dumfries Road (Rt. 234) between its intersections with Talon Drive and Mirza Drive. The 1.5692±-acre subject property is identified on County Maps as GPIN 8189-68-4351; is zoned B-1, General Business; and is designated MU-3, Mixed Use with T-3 Transect in the Comprehensive Plan; is located within the Dumfries Road Activity Center and the Dumfries Road Highway Corridor Overlay District (HCOD). **Potomac Magisterial District.**
- D. **Rezoning #REZ2024-00039, Manassas Mall Mixed Use:** A request to rezone ±60.56 acres from B-1 to MXD-U, which is a portion of the property that constitutes the Manassas Mall, to allow for the development of 1,041 multi-family residential units and approximately 47,036 square feet of commercial buildings. The subject property is located near the intersection of Rixlew Lane, and Ashton Avenue; and identified on County maps as GPIN 7696-55-3573, 7696-54-8689, 7696-64-5989, 7696-65-4175; and is currently addressed as 8501 Ashton Avenue, 8670 and 8614 Rixlew Lane, and 8300 Sudley Road. The site is designated Mixed Use, Urban Community with a Transect 6 in the Comprehensive Plan which recommends a density of 50-100 dwelling units per acre; is located within the Sudley Road Redevelopment Corridor Special Planning Area, Environmental Resource Protection Overlay, FEMA Floodways, and 100-year Flood Hazard Overlay. **Brentsville Magisterial District**
- E. **Rezoning #REZ2024-00024, 13000 Sport and Health Drive:** This is a request to rezone ±7.8 acres from R-4, Suburban Residential Moderate Density, to PMR, Planned Mixed Residential, to

allow the development of 80 townhomes. The request also includes waivers and modifications for height and setbacks. The subject property consists of four parcels (8392-79-5053, 8392-79-8963, 8392-89-4997, and 8392-89-0195). The Property is south of the Occoquan Elementary School and within the intersection of I-95 and Gordon Blvd. The site is a designated Residential Neighborhood, with a Transect of T-4 (RN-4) in the Comprehensive Plan. The property is located within the Prehistoric Sensitivity areas, Highway Corridor Overlay District, and Resources Protection Area Overlay(in the west corner of the site), **Occoquan Magisterial District**

- F. **Special Use Permit #SUP2025-00018, Sunny Days Daycare:** This is a request for a special use permit to allow a family day home for up to 9 children. The property is located at 14955 Whittier Loop, north of the intersection of Cardinal Drive and Redwing Drive. The subject ± 0.056-acre property is identified on County maps as GPIN 8191-33-4067; is zoned R-6, Suburban Residential, and is designated as RN-4, Residential Neighborhood with a Transect 4, in the Comprehensive Plan. **Neabsco Magisterial District.**

11. **Planning Commission Procedures**

A. **Old Business**

B. **New Business**

12. **Commission Members' Time**

13. **Adjourn Meeting**

Upcoming Public Hearings & Work Sessions

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

**05/07/2025 7:00 p.m. Planning Commission Public Hearing
05/14/2025 6:00 p.m. Work Session, Annual Legal Training
05/28/2025 7:00 p.m. Planning Commission Public Hearing**