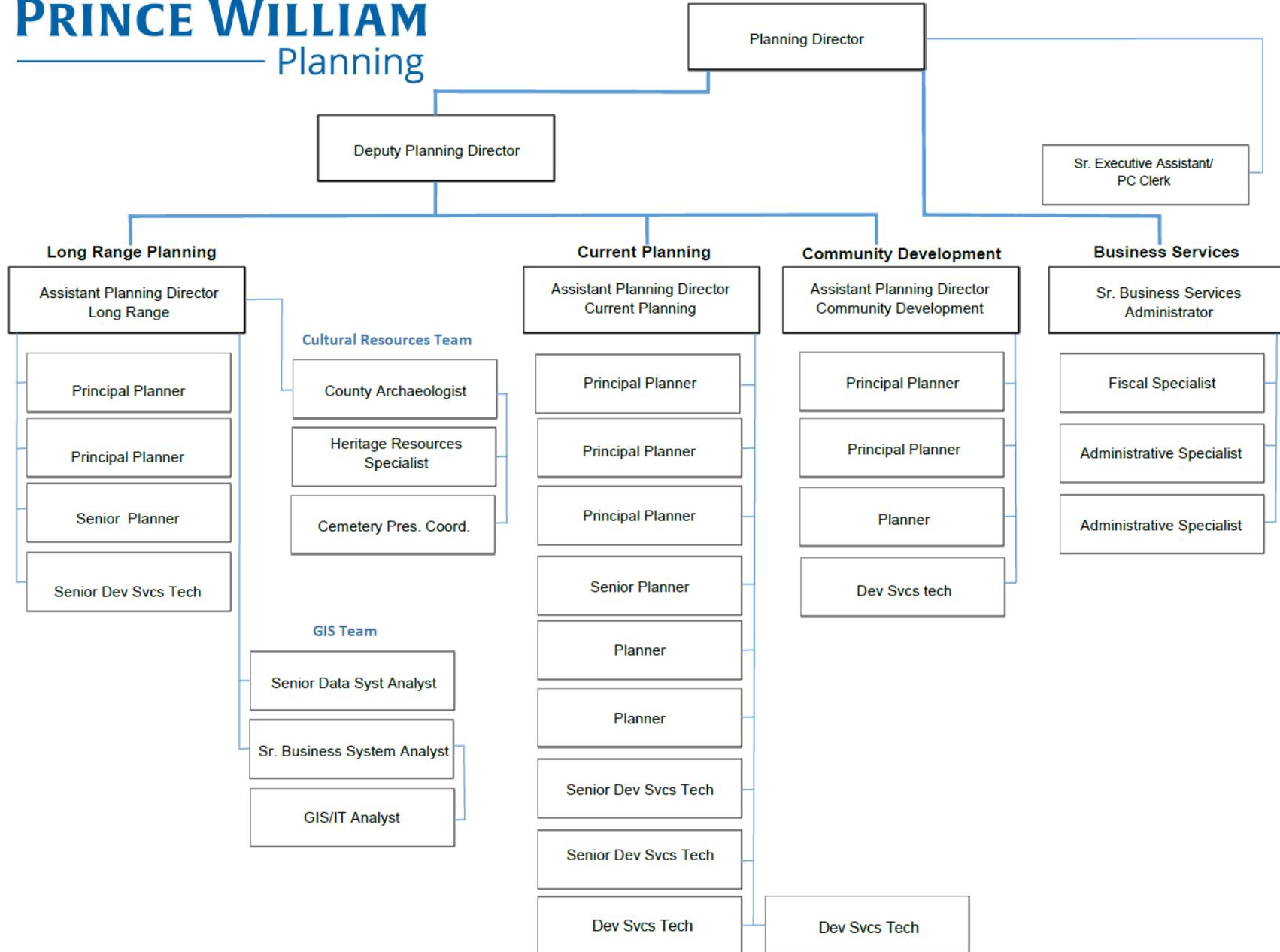


An aerial photograph of a suburban neighborhood with a blue text overlay. The background shows a mix of residential houses, commercial buildings, and parking lots, with trees displaying autumn foliage. The text is centered in a blue box.

Annual Neighborhood Conference
Prince William County Planning Office
March 29, 2025

PRINCE WILLIAM

Planning



Our Team

34 FTEs

WHAT DO WE DO?

Zoning
Text
Amendments

Comprehensive
Plan Updates

Capital
Improvement
Projects

Cultural
Resources/
Historic
Preservation

Economic &
Market Analysis

Future Vision
for Land Use

Advisory
Capacity for
Boards &
Commissions

Small Area
Plans & Studies

Rezoning &
Special Use
Permits



Countywide Planning (Long Range)



WHAT IS LONG RANGE PLANNING

Long-range land use planning is the process of guiding the future development, conservation, and management of land over an extended period, typically 10 to 50 years. It helps communities, cities, and regions shape growth, infrastructure, and environmental sustainability while balancing economic, social, and ecological needs.

- **Vision & Goals** – Establishing a long-term vision for land use based on community needs, economic trends, and environmental considerations.
- **Zoning & Land Use Policies** – Determining where residential, commercial, industrial, agricultural, and recreational areas should be located.
- **Infrastructure Planning** – Coordinating transportation, utilities, and public services to support growth and development.
- **Environmental & Sustainability Considerations** – Protecting natural resources, managing water and air quality, and reducing environmental impact.
- **Community Engagement** – Involving residents, businesses, and stakeholders to ensure the plan reflects local priorities
- **Implementation & Adaptation** – Setting regulations, incentives, and review processes to guide development while remaining flexible to change

Comprehensive Planning

- **Comprehensive planning** guides the long-term growth and development of a community in an organized, sustainable, and equitable manner.
- Provides a framework for decision-making that balances economic, social, and environmental priorities
- A well-executed comprehensive plan helps communities grow sustainably, adapt to changing conditions, and create a high quality of life for current and future residents.

Establishes Vision for Future

Manages Growth & Development

Protects Natural Resources

Enhances Quality of Life

Supports Economic Development

Fosters Community Connections

Planning & Zoning

Zoning is a practice used to divide cities and counties into various land use designations. Such designations include: residential, commercial, industrial, institutional, parks/open space, agricultural, etc.

- Practice used by local governments to regulate HOW land is developed
- Helps ensure proper land use and protects property values for citizens
- Usually enforced by City/County Planner or Zoning Administrator

Qualifications:

- Degree in City/Urban Planning, geography, architecture or related field
- Varied experience in multiple fields of Planning and Planning-related specialties:
 - *Housing*
 - *Architecture*
 - *Land Use/ Zoning*
 - *Transportation*
 - *Economic Development*

Planning & Zoning

- Prevents Land Use Conflicts
- Promotes Health, Safety, Welfare
- Provide for Variety of Housing
- Marketability for County
- Appropriate land use context
- Balancing Development with Community Needs
- Sustainability
- Improve Transportation and Infrastructure Planning
- Transparency

What is a cultural resource

A Cultural Resource is...
a tangible entity
significant for its cultural
association (s) and
integrity

(adapted from Cultural Resources Management, Vol. 15, No. 10:1 1992.)

Planning Categories

- Archaeological Sites
- Architectural Sites (Buildings and Structures)
- Cemeteries
- Districts (Collection of Associated Cultural Resources)
- Cultural Landscapes
- Museum Objects, and
- Archival Materials

(adapted from Cultural Resources Management, Vol. 15, No. 10:1 1992.)

Recorded Cultural Resources

Virginia Department of Historic Resources

- 1,512 architectural*
- 2,273 archaeology
- 53 NRHP/VLR properties

- 8 Civil War Battlefields
 - Blackburns Ford
 - Bristoe Station
 - Buckland Mills
 - Cockpit Point
 - Manassas Operations (Kettle Run Battlefield)
 - Manassas I and II
 - Thoroughfare Gap

*Does not include cities of Manassas, Manassas Park, and towns of Dumfries, Quantico, Occoquan, and Haymarket

Prince William Sites

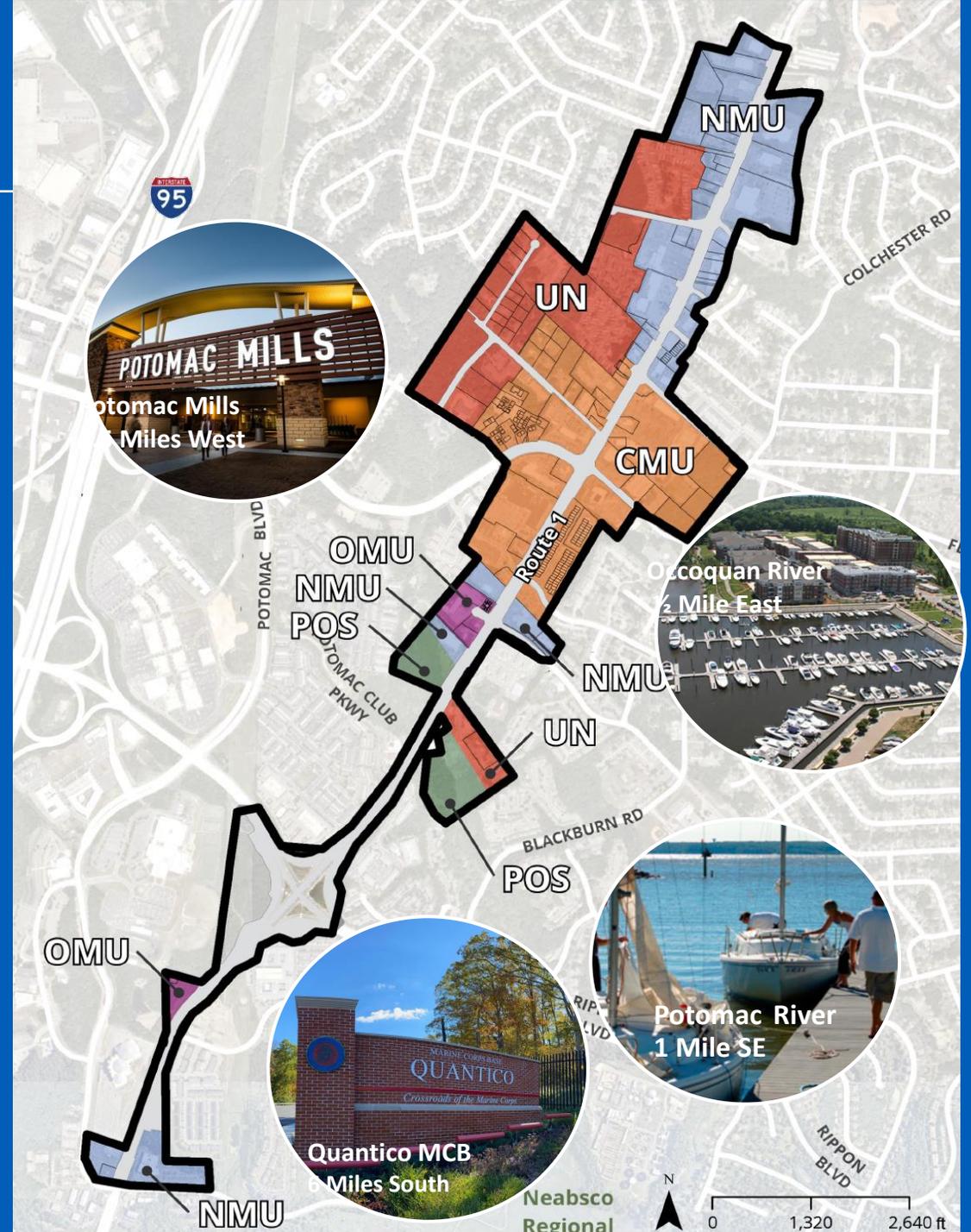
- 58 County Registered Historic sites
- Buckland Historic Overlay District
- Two Historical Planning Areas
 - Buckland
 - Bristoe Battlefield
- 500 + Cemeteries**

** Includes reported & relocated cemeteries

Planning Commission

Panel of eight citizens appointed by the Board of County Supervisors to advise the Board on land use and development issues in the County. Unless specified otherwise, meetings occur twice a month at the Prince William County James J. McCoart Administration Building. Generally, Planning Commission work sessions commence at 6:00 p.m. in the Board Chambers, agenda review commences at 6:45 p.m. in the Potomac Conference Room, and public hearings commence at 7:00 p.m. in the Board Chambers.

- Rezoning Cases
- Special Use Permit Cases (SUP)
- Capital Improvement Projects (CIP)
- Public Facility Review (PFR)
- Comprehensive Plan Amendments (CPA)





Community Planning & Revitalization
(Community Development)



COMMUNITY PLANNING & REVITALIZATION PROGRAM OVERVIEW



Provides planning services and community engagement at the neighborhood level.



Focuses on small area plans and special planning studies to promote:

Placemaking
Equity
Revitalization



Guides implementation of small area plans by:

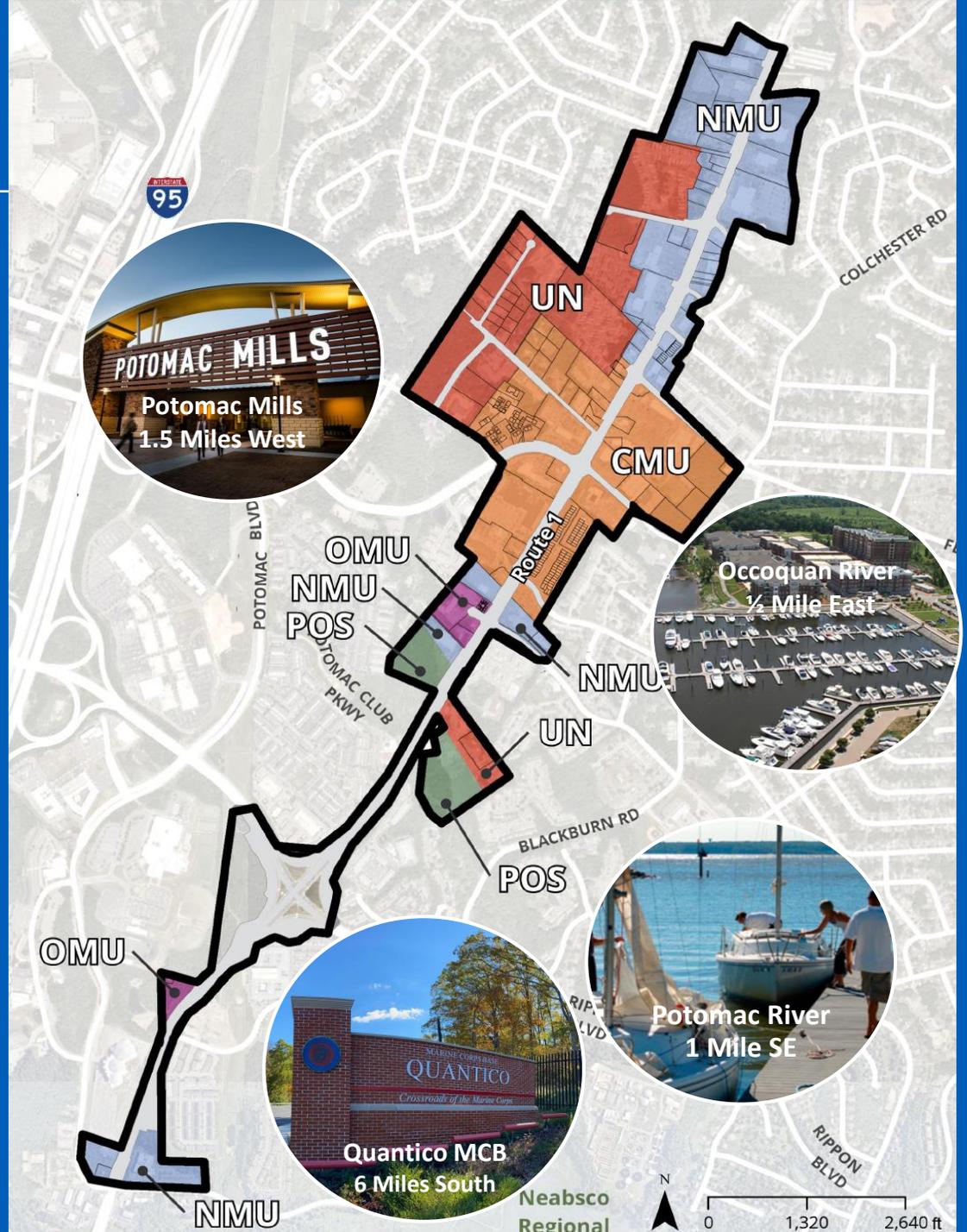
Offering **design guidance** for new development.
Encouraging **strategic investment** in the built environment.
Coordinating **revitalization efforts** with **Economic Development**.



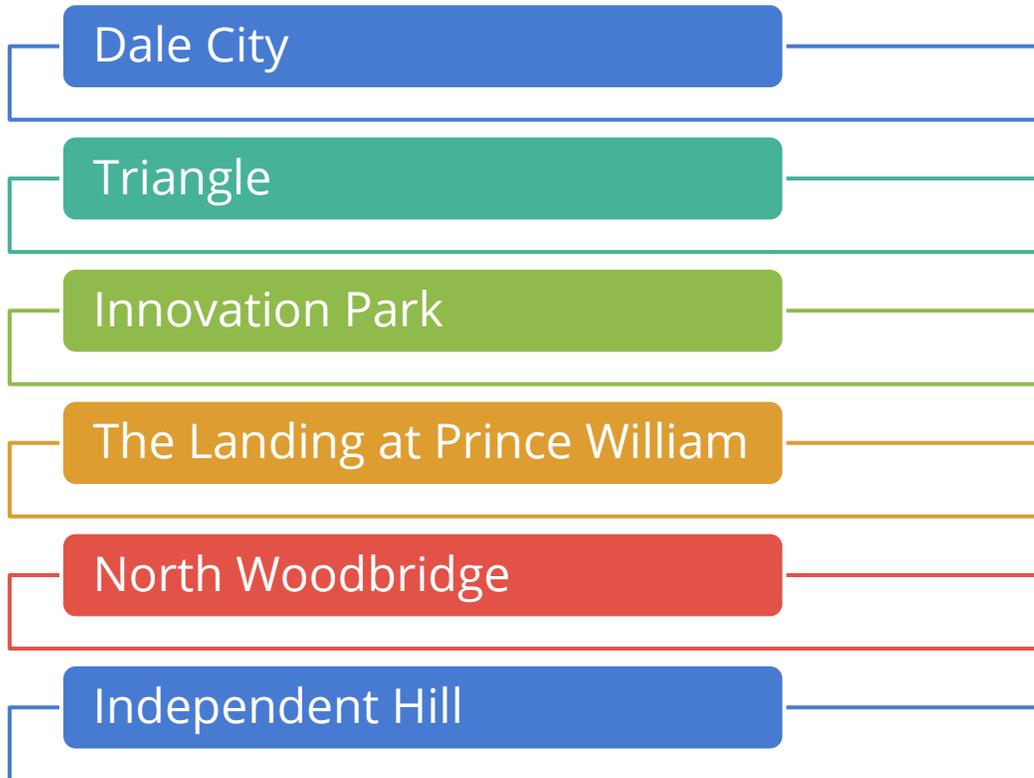
WHAT ARE
SMALL
AREA
PLANS?

Small Area Plans

- A Small Area Plan (SAP) defines a community scale geographical area and presents a unique vision and character – a sense of place.
- The SAP vision and recommendations are implemented by detailed land use plans, mobility plans, proposed economic development, and parks, recreation, and tourism action strategies.



Adopted Small Area Plans



Pending Small Area Plan Directives



WHY ARE SMALL AREA PLANS IMPORTANT?





Small area plans provide greater emphasis on detailed community-level planning.

The Plans represent each community and its unique character, vision, and implementation strategy in the following ways:

- Strategic Plan implementation
- Design guidelines
- Economic development analysis
- Level of service analysis
- Implementation and phasing plans

Small Area Plan areas are deemed a priority for creating investment strategies to promote economic viability.

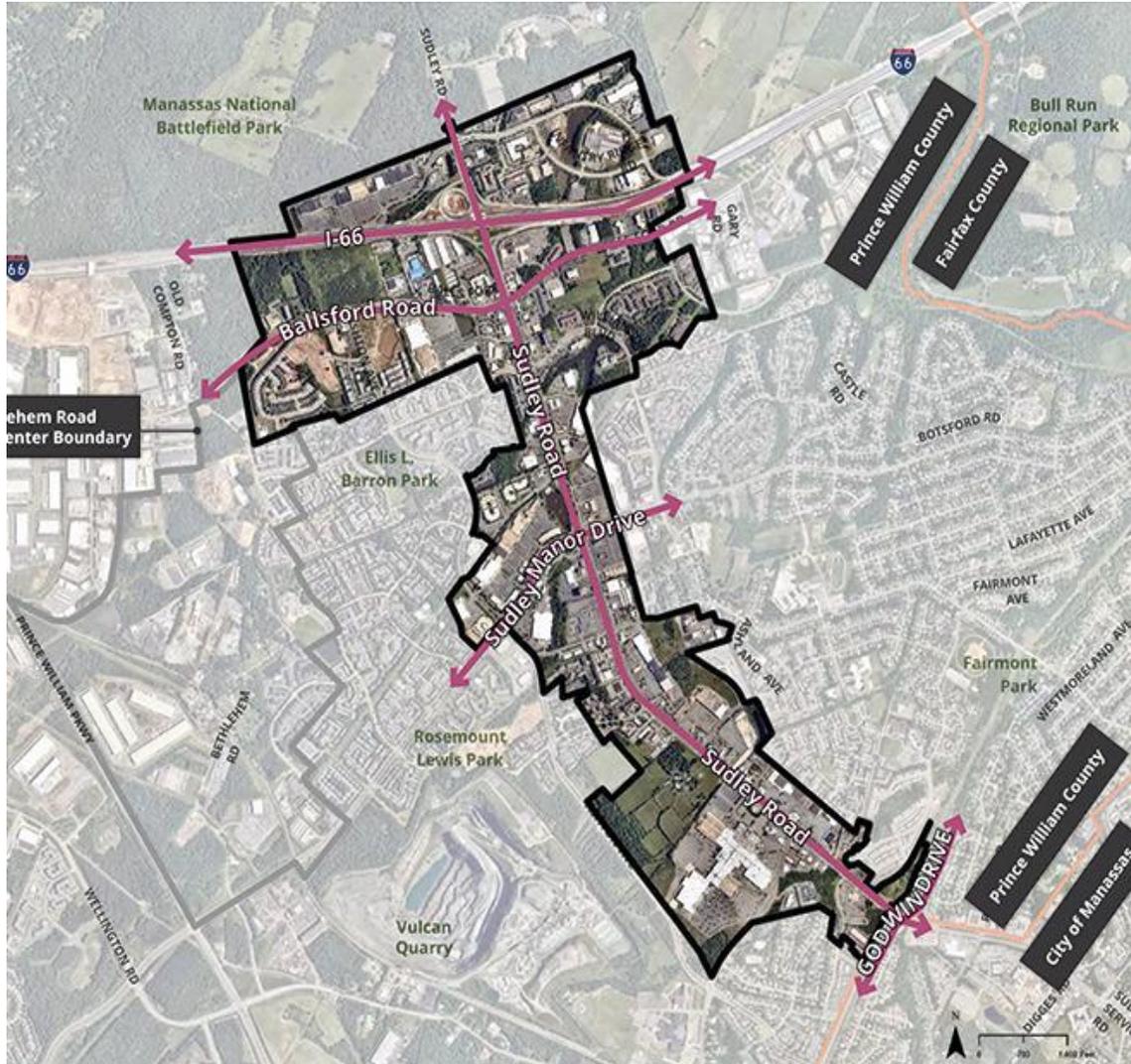
PWC
GOV Fest

OCTOBER 25, 2024



Sudley Road ULI Technical Advisory Panel

PRINCE WILLIAM
COUNTY



SUDLEY ROAD ULI TECHNICAL ADVISORY PANEL

WHO: A panel of public and private sector professionals from across the region—including transportation and land use planning experts, landscape architects, and developers.

WHAT: Collaborated through ULI's Technical Advisory Panel, or TAP, to assess redevelopment opportunities and propose strategic enhancements.

WHEN: The event took place March 5-6, 2025

WHERE: Sudley Road Redevelopment Corridor

WHY: The TAP's recommendations focus on a phased approach to development, pedestrian safety improvements and initiatives to better connect existing community resources while incentivizing future redevelopment.

Small Area Plan Catalyst Projects

Manassas
Mall Mixed-
Use

Sudley District Redevelopment Corridor rezoning of ±60.56 acres to develop 1,041 multi-family residential units and 47k commercial SF.

Parkridge

Sudley District Revitalization Corridor rezoning of ±44 acres to develop 363 mixed residential units.

Manassas
Conference
Center

Sudley District Revitalization Corridor in-fill development project. A 43,000 SF Conference/Event Space.

Quartz
District

Dale City SAP project including 1,015 residential units, 300,000 SF of commercial/retail (WHOLE FOODS!)

Riverside
Station

Route 1 Redevelopment Corridor project including 970 residential units and 130,000 SF of commercial/retail.



GET INVOLVED!

LET'S CHAT!

Keasha Hall

Assistant Planning Director

Community Planning & Revitalization

KHALL@PWCGOV.ORG

(703) 792-3953



Help & Answers

Sign In Sign Up Notifications Events Overv

Language: English (United States)

Sign Up

Create Your Account

All fields marked with * are required.

First Name*

Last Name*

Username*

Password*

Show

Usernames must be a minimum of 4 acceptable characters. Acceptable characters are: uppercase and lowercase letters, numbers, period, dash (-), underscore (_), and at symbol (@). No other characters or symbols are permitted at this time.

Password must be at least 8 characters long and contain at least one letter and



Land Use Review (Current Planning)



Land Use Review (Current Planning) Division

The **Land Application Review (Current Planning)** division is responsible for case management and the complete review of various land use applications, including:

- **Proffer Amendments (PRA)**-Changes to existing proffers associated with a property
- **Rezoning (REZ)** – A Change from one Zoning District to another.
- **Special Use Permits (SUP)** – Uses that are not primary uses in the Zoning District and require additional conditions.
- **Pre-application meetings**- Meeting to guide potential Applicants.
- **Minor modification**- non- substantiative changes to an approved plan.

The division oversees these applications from initial submission through to the preparation of formal recommendations for the Planning Commission, and final actions by the Board of County Supervisors (BOCS).

Following legislative approval, Current Planning ensures the closure of cases, enabling applicants to proceed with subsequent site plan submissions. Additionally, the division provides crucial support throughout the planning process.

Planning Forms and Applications

[Reference Manual](#) (for Rezoning, Special Use Permit, and Proffer Amendment Applications)

[Pre-Submission Package](#) (for Rezoning, Special Use Permit, and Proffer Amendment Applications)

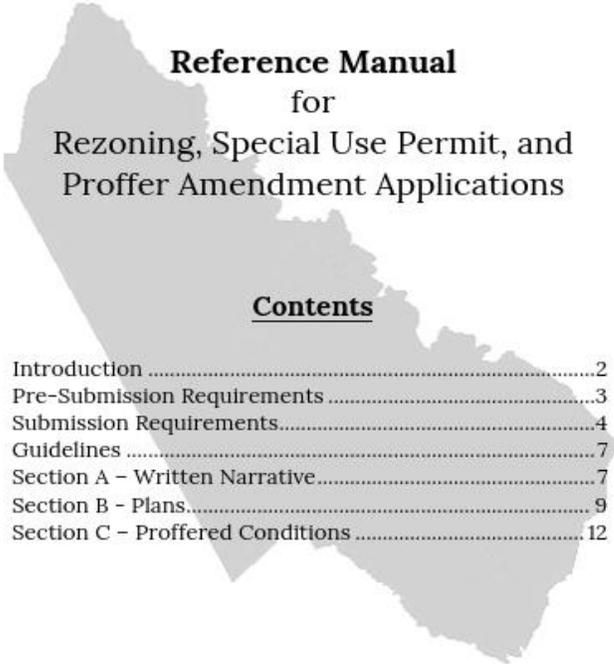
[Quality Control Checklist](#) (for Rezoning, Special Use Permit, and Proffer Amendment Applications)

•Application Packages

- [Rezoning and Proffer Amendment](#)
- [Special Use Permit](#)
- [Special Use Permit Family Day Home](#)

•[Application for Minor Modifications to Proffers or Special Use Permit Conditions](#)

Link: <https://www.pwcva.gov/department/planning-office/documents-forms>



Updated BOCS Process Schedule

Land Use Application Due Dates for Public Hearing Schedule																			
PLANNING COMMISSION										BOARD OF COUNTY SUPERVISORS									
Applicant's Final Submission for Planning Commission	Acceptance of Final Submission / Notice to Applicant / Signs Ready for Pickup	First Newspaper Advertisement*	Adjacent Property Owners List Due to Planning Office	Public Hearing Signs Must Be Posted	Second Newspaper Advertisement*	Planning Office Report Dispatched / Sign Posting Affidavit Due	Request for Expedited Review by Planning Commission Due	Applicant's Presentation Due	Planning Commission Public Hearing	Applicant's Final Submission for Board of County Supervisors	Acceptance of Final Submission / Notice to Applicant / Signs Ready for Pickup	Adjacent Property Owners list due	Public Hearing Signs Must Be Posted	First Newspaper Advertisement**	Sign Posting Affidavit Due / First Newspaper Advertisement	Planning Office Report Dispatched to Board of County Supervisors	Second Newspaper Advertisement**	Applicant's Presentation Due	Board of County Supervisors Public Hearing
11/1/24	11/18/24	11/21/24	11/22/24	11/26/24	11/28/24	11/29/24	12/4/24	12/9/24	12/11/24	12/17/24	12/31/24	1/13/25	1/20/25	1/21/25	1/23/25	1/27/25	1/28/25	1/31/25	2/4/25
12/13/24	12/30/24	1/2/25	1/3/25	1/7/25	1/9/25	1/10/25	1/15/25	1/20/25	1/22/25	1/28/25	2/11/25	2/24/25	3/3/25	3/4/25	3/6/25	3/10/25	3/11/25	3/14/25	3/18/25
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1/17/25	2/3/25	2/6/25	2/7/25	2/11/25	2/13/25	2/14/25	2/19/25	2/24/25	2/26/25	3/2/25	4/8/25	4/21/25	4/28/25	4/29/25	5/1/25	5/5/25	5/6/25	5/9/25	5/13/25
1/31/25	2/17/25	2/20/25	2/21/25	2/25/25	2/27/25	2/28/25	3/5/25	3/10/25	3/12/25	4/15/25	4/29/25	5/12/25	5/19/25	5/20/25	5/22/25	5/26/25	5/27/25	5/30/25	6/3/25
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10/31/25	11/17/25	11/20/25	11/21/25	11/25/25	11/27/25	11/28/25	12/3/25	12/8/25	12/10/25										

Indicates a Holiday - Activity is Due One Workday Earlier
 Consolidated Cases Only in the Afternoon Session

* The Planning Commission Newspaper Ads are in the Prince William Times.
 ** The Board of County Supervisors Newspaper Ads are in the Washington Post.

Date: March 15, 2024
 To: Applicants Requiring Land Use Public Hearings
 From: Tanya M. Washington, AICP
 Director of Planning
 Subject: Changes to Due Dates for Land Use Application Public Hearings

In an effort to provide increased transparency to the public, the Board of County Supervisors (BOCS) recently requested county staff post the agenda and all related material for the BOCS meetings on Mondays, a week before the meeting, so as to provide more time for Board and public review. Consequently, the Office of Executive Management has adjusted the deadlines for all agenda items to accommodate the review period needed to meet this new timeline. These changes require a shift in final submission due dates for land use applications and adjust the time between Planning Commission public hearings and BOCS public hearings, which is currently, on average, five to seven weeks. As shown in the attached schedule, starting in April, cases scheduled for a Planning Commission hearing date will, on average, be scheduled for a BOCS public hearing eight weeks later.

To facilitate timely submissions prior to scheduling a case for public hearings, the attached schedule provides the timeline and due dates for the various steps in the Planning Commission and BOCS public hearing process. In order to ensure timely and efficient public hearings of applications, the Planning Office is implementing additional process changes that work in conjunction with the attached schedule:

- Final submissions for rezonings, special use permits and other land use applications will be due to the Planning Office approximately **five (5) weeks** prior to the desired Planning Commission hearing date.
- All proffer/ condition changes and plan changes must be complete prior to final submission. Proffer/condition and plan changes made after the final submission date listed on the attached schedule will cause cases to be recommended for deferral by the Planning Office.
- To ensure completed proffer/condition and plan changes are included in the final submission, applicants must meet with impacted civic associations and homeowner's associations, as well as meet with the district supervisor and planning commissioner, prior to the final submission.

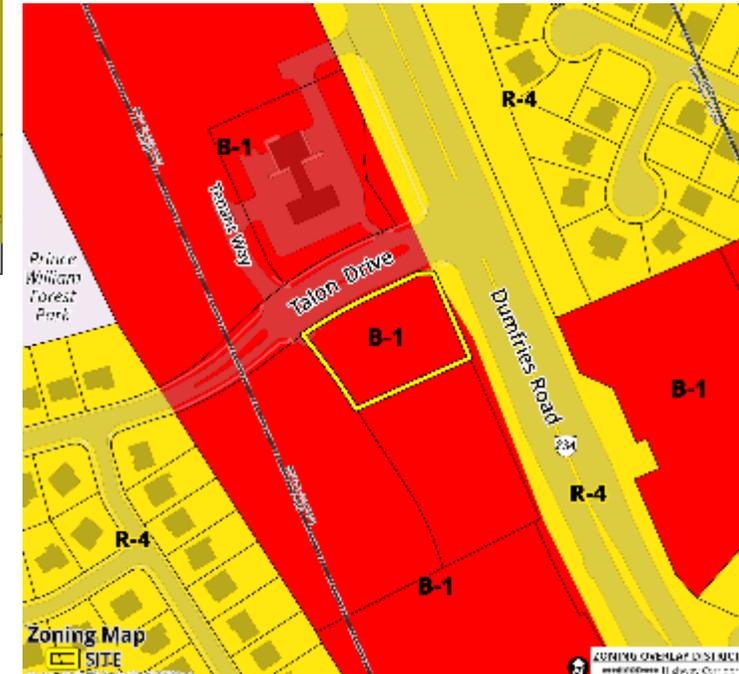
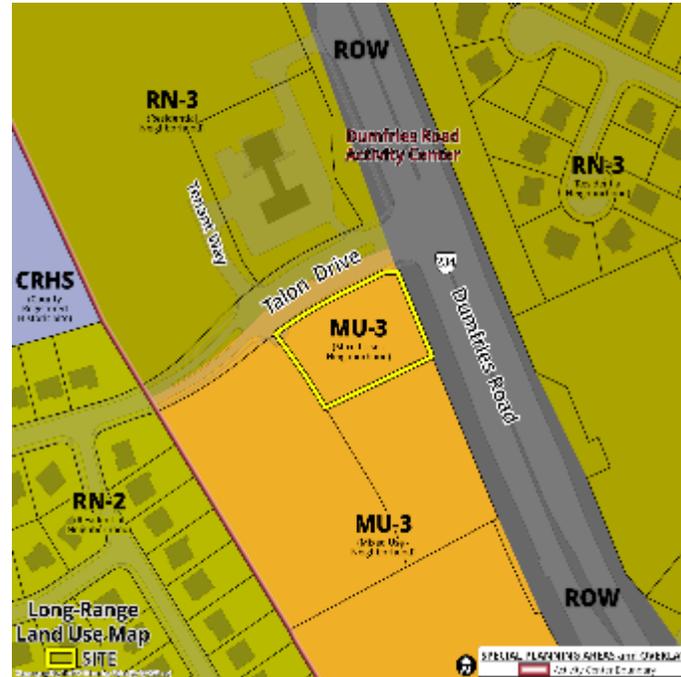
Implementing these changes will allow for an efficient process ensuring final submissions are complete and reducing the risk of potential delays of hearings.

The attached schedule aligns the Planning Commission public hearing date with the potential Board of County Supervisors hearing date; however, this does not guarantee that applications will be scheduled for that Board date. The Planning Office will provide a notice to the applicant if their final submission has been accepted and that it is scheduled for a public hearing.

Thank you in advance for your cooperation in ensuring that cases proceed smoothly through the public hearing process and development opportunities in Prince William County can move forward towards implementation. If you have any questions regarding this schedule and associated procedures, please contact me at 703-792-7615 or Planning@pwcva.gov.

Guide to evaluate a property for Zoning and Long-Range Designations

- A new online guide developed for land brokers, real estate agents, speculators and citizens through the process of obtaining zoning and Long-Range land use information on a particular parcel or property.
- The Office of Planning offers a variety of resources such as County Mapper, Comprehensive Plan and Municode to provide a better understand of the uses allowed on a particular parcel or property.



Link: <https://www.pwcva.gov/department/planning-office>

Other Guides and Important Information

PLANNING OFFICE SERVICES

- [Adjacent Property Owner Notification](#)
- [Development Application Processing Schedule \(DAPS\)](#)
- [Planning Fee Schedules](#)
- [Rezoning & Proffer Amendments](#)
- [Special Use Permits](#)
- [Development Services ePortal](#)
- [Pending Planning Cases](#)
- [Planning Office Notification](#)

Link: <https://www.pwcva.gov/department/planning-office>



PRINCE WILLIAM COUNTY PLANNING OFFICE

Development Application Processing Schedule (DAPS) Report 03/18/2025

CASE STATUS LEGEND

Pending Cases	
Board Scheduled:	The application is scheduled to be heard by the Board of County Supervisors (BOCS) on this date.
PC Scheduled:	The application is scheduled to be heard by the Planning Commission (PC) on this date.
Deferred:	Action on the application was postponed by the PC or the BOCS without a formal decision being made.
Under Review:	The application is under review by various agencies.
Pending:	Additional information is needed, or it is being evaluated, to move this application to another status.
Suspended (On-Hold):	The application has been inactive for an extended period of time with an undetermined resubmission date.

Completed Cases

Approved:	The application was approved.
Consistent:	The public facility was found to be consistent with the Comprehensive Plan.
Excepted:	The public facility did not require a public facility review per Virginia Code §15.2-2132.
Denied:	The application was denied.
Withdrawn:	The application was withdrawn by the applicant and is no longer being pursued.
Dismissed:	This application was dismissed by the BOCS and is no longer being pursued.

REPORT COLUMN DESCRIPTIONS

Case No./Name:	This column identifies the unique number and name assigned to the application.
Date Accepted:	This column identifies the date when review of the application began or the date it was initiated by the BOCS.
Planner/Technician:	This column contains the assigned case planner's name and case technician.
Mag. Dist.:	This column indicates the magisterial district(s) in which the case is located.
Main GPIN:	This column contains the main or primary GPIN for the case. Cases may encompass more than one GPIN.
Proposal:	This column contains a brief description of the proposal.
Acres/Acre Units:	This column indicates the total acreage of the case and any potential residential units.
Post Submission Meeting:	This column contains the date of the post submission meeting with the applicant.
PC Hearing Date/Action/Votes:	This column contains the PC hearing date and action.
BOCS Hearing Date/Action:	This column contains the BOCS hearing date and action.
Completed Date:	This column contains the date the case was closed.

MAGISTERIAL DISTRICT LEGEND

Abbreviation	Magisterial District
BR	Brentsville
CO	Coles
GA	Gainesville
NE	Nebasco
OC	Occoquan
PO	Potomac
WD	Woodbridge

VOTE MOTION LEGEND

Abbreviation	Vote
A	Aye or Yes - In favor of the Motion
N	Nay or No - Not in favor of the Motion
AFV	Absent from Vote
ABV	Absain from Vote
AM	Absent from Meeting

New Guidance on Community Engagement for Land Use Applications

- Effective January 16, 2025, all new land use applications and those under review that have not yet been scheduled for a Planning Commission or Board of County Supervisors public hearing should conduct community engagement meetings.
- The guidance emphasizes the importance of early and meaningful engagement with impacted communities and stakeholders to facilitate a smoother and more efficient review and public hearing process.
- In addition, the guidance recommends collaboration with Magisterial District Supervisors and Planning Commissioners, and documentation of outreach efforts.

Link: <https://www.pwcva.gov/department/planning-office/community-engagement-for-land-use-applications>

Memorandum

Date: January 16, 2025
To: Applicants Requiring Land Use Public Hearings
From: Tanya M. Washington, AICP *rw*
Director of Planning
Subject: **Guidance on Community Engagement for Land Use Applications**

Land use applications often have impacts on various communities and stakeholders. We have found that those applicants that engage with the community early and often see their application move through the review and hearings processes more quickly and efficiently as a result of the engagement. To help ensure that land use Applicants engage with impacted communities and local stakeholders prior to the Planning Commission public hearing and to provide an opportunity for community feedback to inform the final submission before the Planning Commission public hearing, the Planning Office has established guidance on community engagement for land use applications seeking legislative approval.

This memorandum updates guidance provided in the Planning Office [memorandum](#) dated March 15, 2024, regarding community, Magisterial District Supervisor and Planning Commissioner engagement by Applicants.

Effective Date: This guidance is effective January 16, 2025, and applies to new land use applications submitted on and after the effective date and to applications already undergoing review that have not yet been scheduled for Planning Commission or Board public hearing.

Scope: This document provides guidance on community and stakeholder engagement by land use Applicants. This guidance applies to all land use applications seeking Prince William Board of County Supervisors (BOCS) approval for development projects, including, but not limited to, residential, commercial, industrial, and mixed-use developments. This includes rezonings, special use permits and amendments, and proffer amendments. It does not apply to a public facility review.

Applicants should conduct community meetings with impacted community members prior to the Planning Commission public hearing. The intent is to help ensure that impacted community members are aware of the proposed development and have the opportunity to provide feedback to inform the final submission that will go to Planning Commission public hearing. This proactive engagement will help facilitate more efficient and productive Planning Commission and BOCS public hearings on land use applications and provides the opportunity to shape future development in Prince William County with community input.

Current Application- Mapledale Rezoning



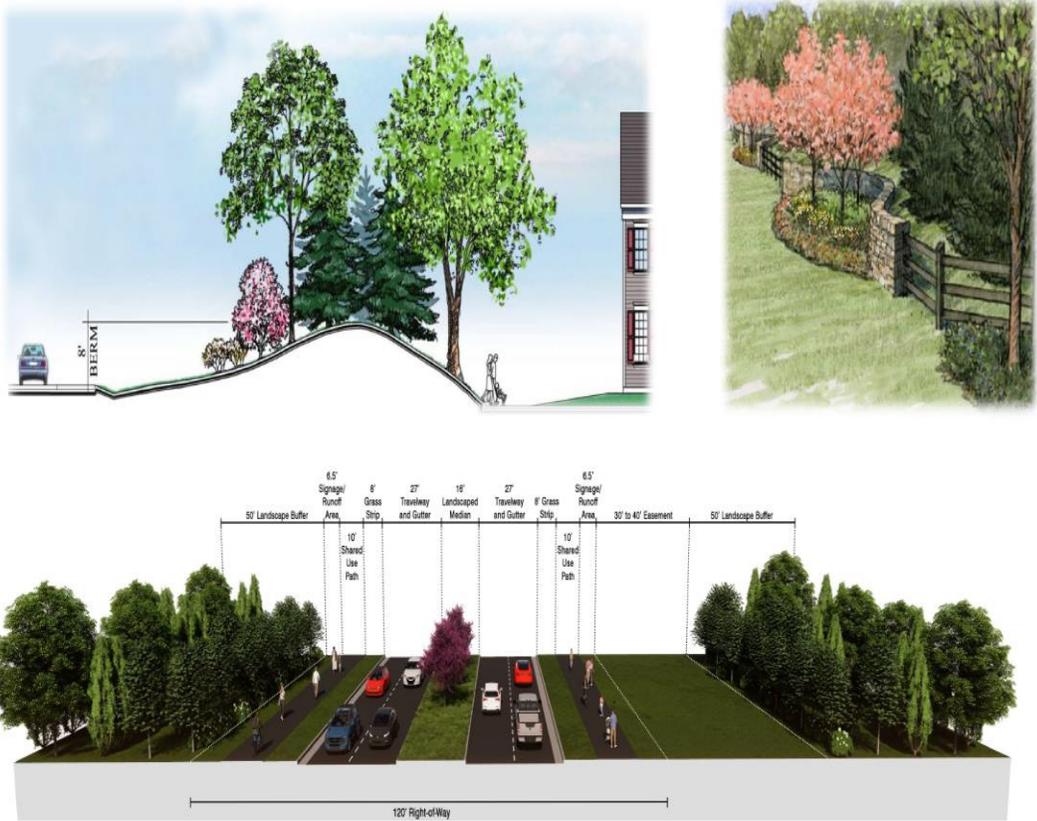
Current Application- Hoadly Square



Current Application- Vint Hill Road



Vint Hill Road



PRINCE WILLIAM

— Planning

<https://pwcva.gov/planning>

*For More
Information*

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