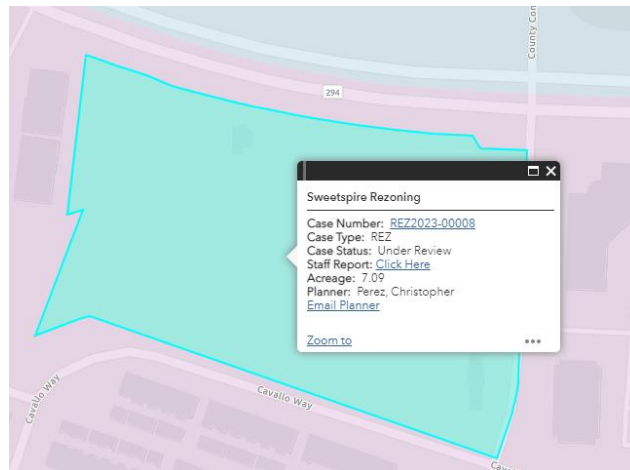


## Prince William County Center Owners

Some of you may have recently received a post card from the **Prince William County Planning Commission** regarding rezoning “Parcel A”, located at the corner of Marblestone and Prince William Parkway.

SWEETSPIRE REZONING- This is a request to rezone ±7.1 acres from PMD, Planned Mixed Development, A-1, Agricultural, and O(M) Office Mid-Rise to PMR, Planned Mixed Residential to allow for the development of 186 multifamily units in three buildings. The Property is located on southwest corner of intersection of Marblestone Drive and the Prince William Parkway; is identified on County maps as GPINs 8193-01-2294, 8093-92-9812, 8093-92-9013 and 8093-91-9595. The site is designated MU-4, Mixed Use in the Comprehensive Plan and it is within the Government Center Special Planning Area; and is located within the Prince William Parkway Highway Corridor Overlay District. Occoquan Magisterial District.



The addition of the apartment community would broadly impact the Association to include but not limited to; increased costs for existing vendors, road use & repairs, dog waste, etc. Thus, affecting the Association budget for our vested homeowners.

Currently, in the planning stages, Prince William County has not yet provided dates for discussion with the Planning Commission.

*PWCCOA will provide updates to the Association Members once received.*

Please visit the clickable links provided below to familiarize yourself with the project:

Prince William County Pending Cases: Re-zoning #REZ2023-0008, Sweetspire  
<https://gisweb.pwcva.gov/webapps/pendingcases/>

Prince William County Planning Commission: County Website  
<https://www.pwcva.gov/department/planning-office/planning-commission>

Inside Nova: Affordable housing proposed in Woodbridge (news article)  
[Affordable housing proposed in Woodbridge | Headlines | insidenova.com](https://www.insidenova.com/headlines/affordable-housing-proposed-in-woodbridge)

With the impact this may have on the PWCCOA Community, the Board of Directors encourages ALL Homeowners to be involved. Your Board and Management representatives are working closely to ensure PWCCOA owners are aware and informed.

*Information shall be published & distributed when available for owners to attend virtual and in-person meetings once scheduled.*

***Carrie Wakefield, CMCA<sup>®</sup>, AMS<sup>®</sup>***

***Community Manager***

**Prince William County Center Owners Association**

4799 Wermuth Way

Woodbridge, VA 22192

Direct: [703-580-9650](tel:703-580-9650)

[manager@pwcchoa.com](mailto:manager@pwcchoa.com)

Visit us on the web [www.pwcchoa.com](http://www.pwcchoa.com)