



PRINCE WILLIAM COUNTY CENTER HOA

VIA FIRST-CLASS MAIL

Prince William County
1 County Complex Ct
Prince William, VA 22192

Subject: Opposition to Rezoning of Commercial Parcels to Residential Use in Prince William County Center

Dear Members of the Prince William County Board of Supervisors and Planning Commission:

I am writing on behalf of the Prince William County Center Homeowners Association to express our strong opposition to the proposed rezoning of the commercial parcels located along Marblestone Drive from commercial to residential use. The applicants, KCG and Marblestone LLC, seek to develop an apartment complex on this site, a change that is entirely inconsistent with our community's long-term plans and interests. It will add an extraordinary amount of density to our already high-density community.

We recently learned from other sources that the developers have filed a rezoning application and requested a public hearing, which has now been scheduled for May 7, 2025. The developers chose not to disclose their actions to us when our Association scheduled our first direct meeting with them to take place on April 10. This new information significantly affects our posture and intensifies our concerns about the proposed development and the process undertaken.

Our members are deeply concerned about the potential negative impacts of this rezoning, including:

1. Traffic and Infrastructure Strain – Marblestone Drive is a private road maintained by our Association. Increased residential traffic will place a significant financial and logistical burden on our HOA, which was not designed to support the level of use that a large apartment complex would generate.
2. Impact on Community Character – The existing zoning was designed to accommodate commercial development that complements our community. The introduction of a high-density residential complex would fundamentally alter the character of our neighborhood and is incompatible with the existing development pattern.
3. Property Values and Quality of Life – Many of our homeowners purchased their homes with the understanding that commercial spaces would be developed in a way that benefits the community. Adding another large-scale apartment complex

to our community does not benefit our community. It will increase congestion, parking shortages, and add strain on public services such as schools and emergency response services; accordingly, this proposed development, if built, will hurt our property values.

4. Economic Considerations – The existing zoning designation was intended to attract businesses that provide jobs and services to our community. Allowing a residential development in place of commercial uses undermines this economic potential.

Given these serious concerns and the developer's recent actions, we respectfully urge the Planning Commission and Board to deny this rezoning request and preserve the intended commercial use of these parcels. Our Association is willing to work collaboratively with the County and stakeholders to explore alternative development plans that align with the original vision for this area.

We appreciate your attention to this matter and look forward to discussing it further.

Please contact me at manager@pwcchoa.com to arrange a meeting or obtain further information.

Sincerely,

Julia Brown/ HB

Julia Brown
President

Prince William County Center Homeowners Association

cc: All Supervisors and Planning Commission Members

With copies to Prince William County Planning Commission:

Alex Vanegas, Planning Manager
Prince William County Office of Planning
Five County Complex Court
Prince William, VA 22192

Juan McPhail
Potomac District
Five County Complex Court
Prince William, VA 22192

Qwendolyn N. Brown
Neabsco District
Five County Complex Court
Prince William, VA 22192

Cynthia Moses-Nedd,
Woodbridge District
Five County Complex Court
Prince William, VA 22192

Mark Scheufler, At-Large
Five County Complex Court
Prince William, VA 22192

Christopher Carroll
Brentsville District
Five County Complex Court
Prince William, VA 22192

Karla Justice
Coles District
Five County Complex Court
Prince William, VA 22192

Blake Ross
Gainesville District
Five County Complex Court
Prince William, VA 22192

Raheel Sheikh
Occoquan District
Five County Complex Court
Prince William, VA 22192

Oly Pena
Planning Commission Clerk
Five County Complex Court
Prince William, VA 22192

With copies to Prince William County Board of Supervisors:

Deshundra L. Jefferson
Chair, At-Large
1 County Complex Court
Prince William, VA 22192

Andrea O. Bailey
Potomac District
3850 Fettler Park Dr., Ste. 310
Dumfries, VA 22025

Tom Gordy
Brentsville District
9400 Innovation Dr., Ste. 130
Manassas, VA 20109

Yesli Vega
Coles District
13476 Dumfries Rd.
Manassas, VA 20112



Robert B. Weir
Gainesville District
13575 Heathcote Blvd., Ste. 150
Gainesville, VA 20155

Kenny A. Boddye
Occoquan District
2241-K Tackett's Mill Drive
Woodbridge, VA 22192

Victor S. Angry
Neabsco District
2700 Neabsco Common Pl., Ste. 125
Woodbridge, VA 22191

Margaret Angela Franklin
Woodbridge District
2701 Neabsco Common Pl., Ste. 150
Woodbridge, VA 22191