



City of Manassas, Virginia
Planning Commission Meeting

AGENDA

Planning Commission Meeting
9027 Center Street
Manassas, VA 20110
City Hall Council Chambers - 1st Floor
Wednesday, May 6, 2026

1. Call to Order and Pledge of Allegiance - 5:30 p.m.

2. Roll Call and Determination of a Quorum

3. Remote Participation

I move to allow Commissioners {say names} to participate in tonight's meeting by remote electronic communication as permitted by the Planning Commission's rules of procedures.

4. Approval of the Minutes

4.1 **Approval of the Meeting Minutes for February 4, 2026**
[Attachment 1. Draft Meeting Minutes for February 4, 2026](#)

4.2 **Approval of the Meeting Minutes for March 4, 2026**
[Attachment 1. Draft Meeting Minutes for March 4, 2026](#)

4.3 **Approval of the Meeting Minutes for April 1, 2026**
[Attachment 1. Draft Meeting Minutes for April 1, 2026](#)

5. Public Comment - Other Than Public Hearing Items

The public comment portion of the agenda is set aside for all those who wish to address the Planning Commission for less than three minutes each on topics that are not scheduled for a public hearing.

Members of the public are encouraged to submit comments to the Planning Commission by visiting www.manassasva.gov/hearings, emailing the Planning Commission at

planningcommission@manassasva.gov, mailing a letter to the Community Development Office, 9027 Center Street, Manassas, Virginia or by calling 703-257-8223 and leaving a voicemail. All written/electronic comments will be provided to the Planning Commission and included in the meeting minutes.

6. Public Hearings

6.1 Public Hearing: REZ 2026-0001, Manassas Gateway - Landing at Cannon Branch Proffer Amendment

(Staff: Christian Samples, AICP, Planning Manager)

[Staff Report](#)

[Attachment 1. Draft Proffers - Redline](#)

[Attachment 2. Draft Proffers - Clean Copy](#)

[Attachment 3. Generalized Development Plan dated January 14, 2026](#)

[Attachment 4. Draft Design Guidelines dated March 28, 2026](#)

[Attachment 5. Supplemental Street Guidelines dated March 19, 2019](#)

[Attachment 6. Park and Waterfront Plans dated June 17, 2021](#)

[Attachment 7. REZ-2016-0002 - Approved Proffers](#)

[Attachment 8. Draft Planning Commission Resolution](#)

6.2 Public Hearing: SUP 2026-0002, 9546 Liberia Avenue, Grocery Outlet Sign

(Staff: Christian Samples, AICP, Planning Manager)

[Staff Report](#)

[Attachment 1. Comprehensive Sign Plan](#)

[Attachment 2. REZ-1984-10 - Proffers](#)

[Attachment 3. Draft Planning Commission Resolution](#)

6.3 Public Hearing: SUP 2026-0003, 8750 Weems Road, Weems Elementary School Modular Classrooms

(Staff: Christian Samples, AICP, Planning Manager)

[Staff Report](#)

[Attachment 1. GDP](#)

[Attachment 2. Draft SUP Conditions](#)

[Attachment 3. Draft Planning Commission Resolution](#)

6.4 Public Hearing: SUP 2026-0004, 9075A Park Avenue, R.C. Haydon Elementary School Modular Classrooms

(Staff: Christian Samples, AICP, Planning Manager)

[Staff Report](#)

[Attachment 1. GDP](#)

[Attachment 2. Draft SUP Conditions](#)

[Attachment 3. Draft Planning Commission Resolution](#)

7. Other Business

7.1 Zoning Ordinance Updates, ZTA 2026-0002, Accessory Dwelling Unit Ordinance

Initiation

(Staff: Christian Samples, AICP, Planning Manager)

[Memorandum](#)

[Attachment 1. Draft Planning Commission Resolution](#)

[Attachment 2. Senate Bill 531](#)

7.2 Zoning Ordinance Updates, ZTA 2026-0003, Zoning Technical Amendments

Initiation

(Staff: Christian Samples, AICP, Planning Manager)

[Memorandum](#)

[Attachment 1. Draft Planning Commission Resolution](#)

7.3 Land Use Case Update

(Staff: Christian Samples, AICP, Planning Manager)

[Attachment 1. Pending Land Use Cases - May 2026](#)

Adjournment