

MOTION: BAILEY

December 13, 2022

SECOND: ANGRY

Regular Meeting

Res. No. 22-591

RE: COMPREHENSIVE PLAN AMENDMENT #CPA2018-00007, LAND USE CHAPTER – COUNTYWIDE

ACTION: APPROVED

WHEREAS, under Section 15.2-2229 of the Virginia Code, the Prince William Board of County Supervisors (Board) may consider amendments to the Comprehensive Plan; and

WHEREAS, Section 15.2-2230 of the Virginia Code requires a review of the Comprehensive Plan every five (5) years to determine whether it needs to be amended; and

WHEREAS, due to the availability of updated demographic projections extending to 2040, policies adopted by the Board, changes in Virginia law, and completion of numerous public infrastructure projects, there is a need to update the Comprehensive Plan; and

WHEREAS, on August 3, 2016, the Board in Resolution Number (Res. No.) 16-647 initiated an amendment to the Comprehensive Plan for the Land Use Chapter; and

WHEREAS, the intent of the Land Use Chapter is to provide a development vision showing how the County will utilize its land resources to accommodate future development in an efficient and sustainable way; and

WHEREAS, the Planning Office published the final draft of the Land Use Chapter in August 2022, and it was available for review and input; and

WHEREAS, on March 23, 24, and 25, 2021, and February 10, 2022, the Planning Office held community meetings in which feedback was received on the Comprehensive Plan Amendment #CPA2018-00007, Land Use Chapter; and

WHEREAS, on July 7, 2021, October 20, 2021, January 26, 2022, February 2 and 16, 2022, and July 27, 2022, the Planning Office held a public information meeting, and the Planning Commission held a work session at which the Comprehensive Plan Amendment #CPA2018-00007, Land Use Chapter, was available for public review and input; and

WHEREAS, on May 10, 2022, and July 12, 2022, the Planning Office held a public information meeting, and the Board held a work session at which the Comprehensive Plan Amendment #CPA2018-00007, Land Use Chapter, was available for public review and input; and

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WHEREAS, the Prince William County Planning Commission held a public hearing on September 28, 2022, on Comprehensive Plan Amendment #CPA2018-00007, Land Use Chapter, and interested citizens were heard; and

WHEREAS, the Planning Commission recommends the Board adopt Comprehensive Plan Amendment #CPA2018-00007, Land Use Chapter, dated August 2022, with additional considerations documented in their Res. No. 22-093; and

WHEREAS, based on the request of the Planning Commission, the Planning Office worked with additional stakeholders to revise the Land Use Chapter dated December 2022; and

WHEREAS, the Planning Office recommends the Board adopt Comprehensive Plan Amendment #CPA2018-00007, Land Use Chapter; and

WHEREAS, Comprehensive Plan Amendment #CPA2018-00007, Land Use Chapter, addresses Urban Development Areas pursuant to Code of Virginia Section 15.2-2223.1 and Transit-Oriented Development in accordance with the Code of Virginia Section 15.2-2223.4; and

WHEREAS, #CPA2018-00007, Land Use Chapter, will replace the Land Use Chapter, Economic Development Plan, Open Space Map, and Sector Plans of the Comprehensive Plan; and

WHEREAS, the Board finds that this amendment guides and accomplishes a coordinated, adjusted and harmonious development of the territory which will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the inhabitants, including the elderly and persons with disabilities; and

WHEREAS, the Board finds that public necessity, convenience, general welfare, and good zoning practices requires initiation of amendments to the Zoning Ordinance and Design and Construction Standards Manual;

NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors hereby adopts Comprehensive Plan Amendment #CPA2018-00007, Land Use Chapter; with the following text changes incorporated into the Land Use Chapter.

1. Page 141 of 217 in the agenda packet:
 - Under Mixed (MU) description: Community mixed-use centers should include workforce housing or be proximate to workforce housing and/or be connected by bus transit to nearby destinations and to the nearest rail transit.

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- Under Office Mixed Use (OMU) description: development activity areas mixed with other uses such as retail, retail services, and workforce housing.
 - Also, under Office Mixed Use (OMU) description: should be for office use with any retail and/or retail service uses, and workforce housing supporting such uses.
2. Page 142 of 217:
 - Under Residential Neighborhoods (RN) description: should be close to transit add "bus" before VRE or employment opportunities such as areas planned MU, OMU, COM, activity centers, and town centers.
 3. Page 143 of 217: Under Land-Use Classification Table, Commercial (COM)
 - Add B-1 and PBD to T-2.
 - Add B-2 & PBD to T-3.
 4. Page 145 of 217: Under Land-Use Classification Table, Mixed Use (MU)
 - Add B-3 to T1-B (Hamlet).
 - Add B-2 & B-3 to T1-C (Village).
 - Add R-4, R-6, R-16*, MXD-C, B-1, B-2 & PBD to T-3 (Neighborhood).
 - Add R-30*, MXD-C, B-1, O(H), O(F), O(M) & PBD to T-4 (Community).
 - Add MXD-U, and B-1 to T-5 and T-6 (Town Center & Urban Town Center).
 - Add clause to Mix of Uses Cell: (Percentages of target land use mix based on entire MU district) - this was from the original CMU designation.
 - Add Note: *R-6, R-16, and R-30 can be considered compatible where the workforce or affordable housing can be appropriately buffered from adjacent lower density development through proffered conditions during the conditional zoning process.
 5. Page 147 of 217: Under Land-Use Classification Table, Residential Neighborhood (RN)
 - R-6* added to T-2.
 - R-16* added to T-3.
 - R-30* added to T-4.
 - Add clause to Mix of Uses Cell: (Percentages of target land use mix based on entire MU district) - this was from the original CMU designation.
 - Add Note: *R-6, R-16, and R-30 can be considered compatible where the workforce or affordable housing can be appropriately buffered from adjacent lower density development through proffered conditions during the conditional zoning process.
 6. Page 146 of 217: Under Land-Use Classification Table Office Mixed Use (OMU)
 - Add B-1 & B-2 to T-3.
 - Add B-1 to T-4.
 - Add workforce and affordable housing as a secondary use.

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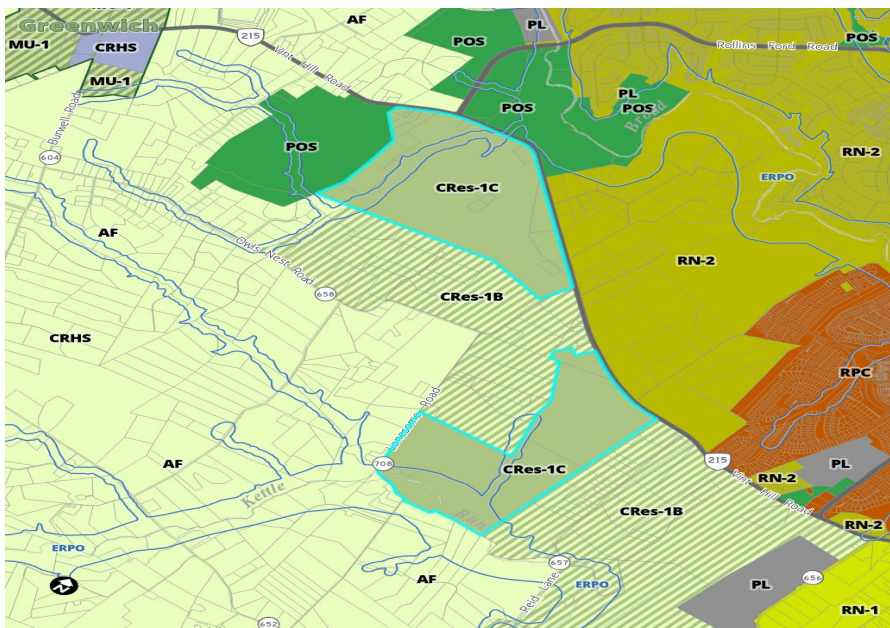
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- Add PMR and R-16* to T-3..
 - Add PMR and R-16* R-30*, to T-4.
 - Change mix of uses to 60% residential.
 - Add Note: *R-6, R-16, and R-30 can be considered compatible where the workforce or affordable housing can be appropriately buffered from adjacent lower density development through proffered conditions during the conditional zoning process. Add language up to 60% residential if in proximity to parcels planned for non-residential uses or for employment opportunities.
 - Add language throughout entire district.
7. Page 26 of 217: add "Encourage" to beginning of action strategy LU 14.4 and add "to" before "identify" in action strategy LU 14.4.
 8. Page 216 of 217: Remove "January" and add "quarterly" in action strategy LU 44.3
 9. Page 104 of 217: Remove the word "compatible" from action strategy LU 21.1.
 10. Page 173 of 217: Add PMR to CRes implementing zoning districts

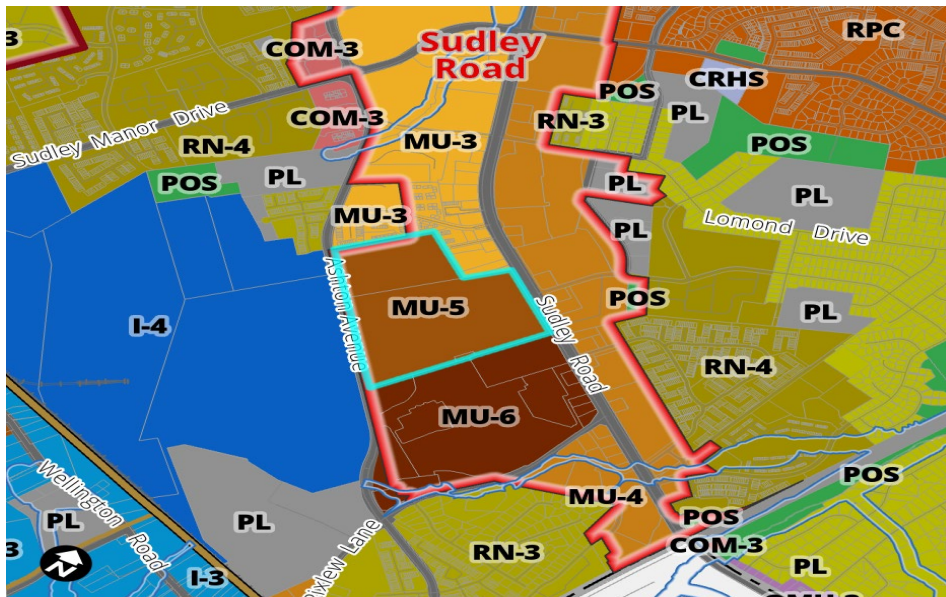
BE IT FURTHER RESOLVED that the Prince William Board of County Supervisors hereby include the following changes to the Long-Range Land Use Map.

1. House Family Property: Change Land Use Classification from Conservation Residential, CRes T-1B, to Conservation Residential, CRes T-1C for GPINs: 7395-45-9158, 7395-26-6905, 7395-56-0961, 7395-56-0961, 7395-56-0528, 7394-78-5665, 7395-27-8732, 7395-58-0912, 7395-38-6530, 7395-75-1434, 7395-91-4884, 7395-93-0223, 7394-88-6498.

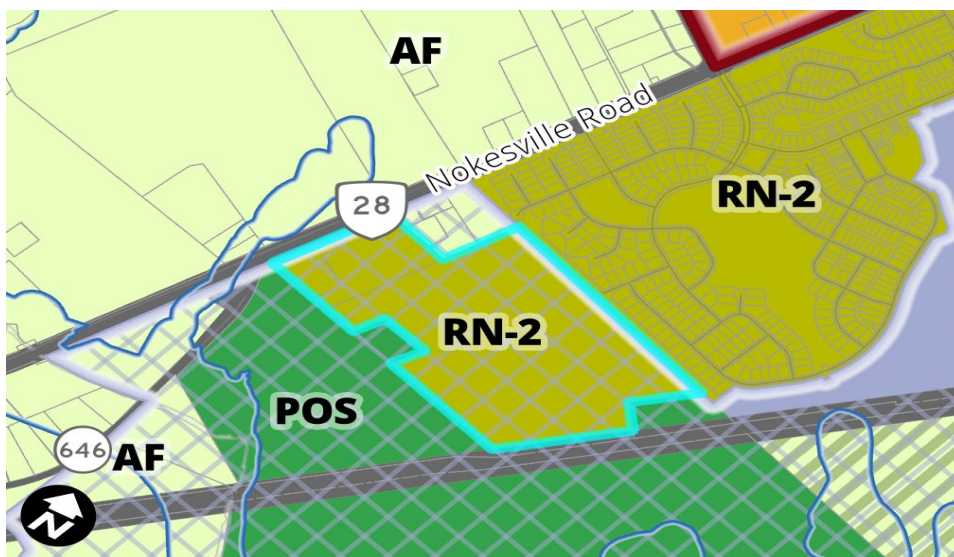


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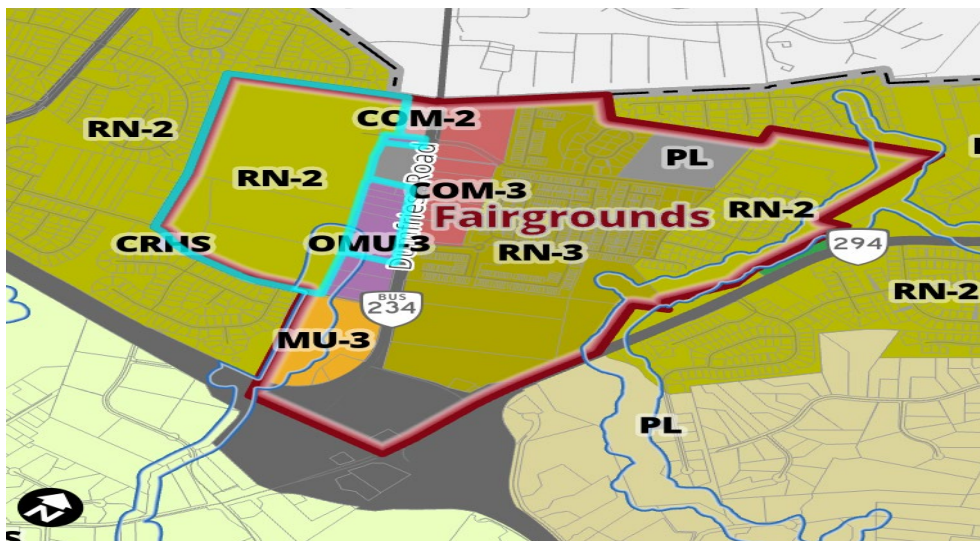
2. Compton Property: Change Land Use Classification from Industrial I-T-3 to Mixed Use T-5 for GPINs: 7696-56-3095, 7696-47-4559, 7696-56-8064.



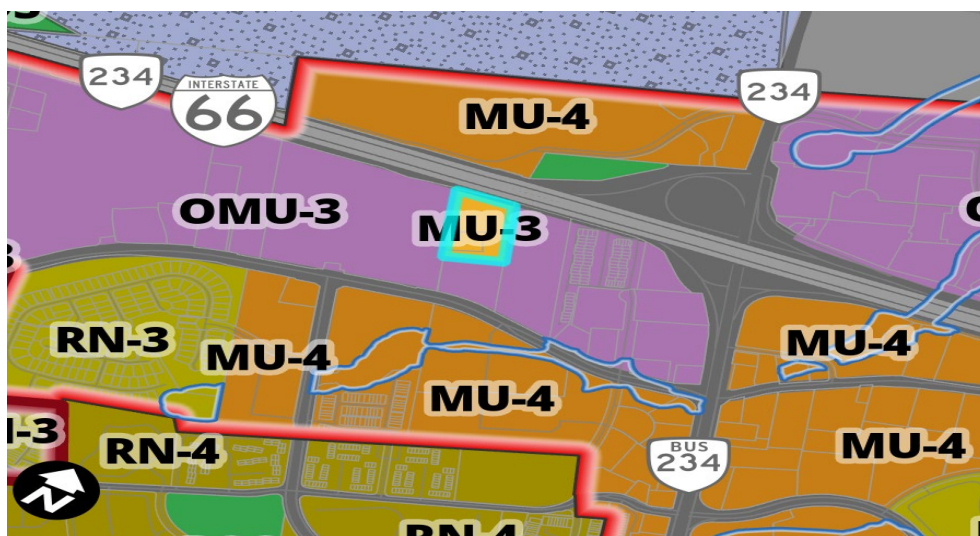
3. Thomas Family Property (Scott Jacobs): Change Land Use Classification from Agriculture and Forestry, AF, to Residential Neighborhood, RN T-2, for GPINs: 7594-15-637, 7594-15-2239, 7594-35-4841.



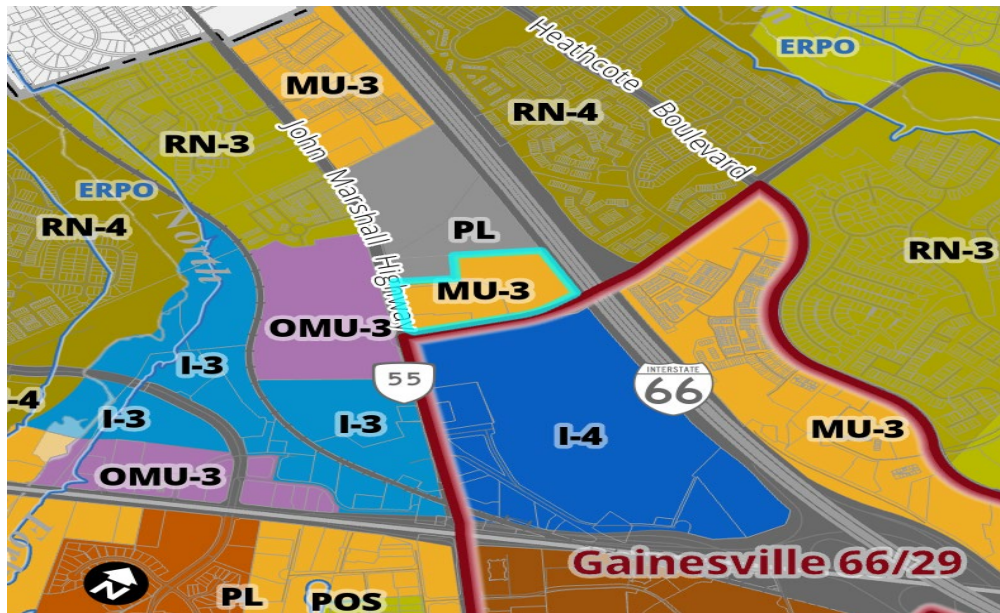
4. Fairgrounds; Change Land Use Classification from Parks & Open Space, POS, to Residential Neighborhood, RN T-2, for GPINs: 7794-58-5564, 7794-69-1443, 7794-69-3842, 7794-69-2319, 7794-67-1602, 7794-57-3027, and change Land Use Classification from Parks & Open Space, POS, to Office Mixed Use, OMU T-3, for GPINs: 7794-69-4205, 7794-68-6143, 7794-68-5736, 7794-68-7738, 7794-68-7306 and a change Land Use Classification from Parks & Open Space, POS, to split parcel consisting of OMU T-3 on Dumfries Road frontage and RN T-2 on the remainder of GPIN: 7794-67-1964.



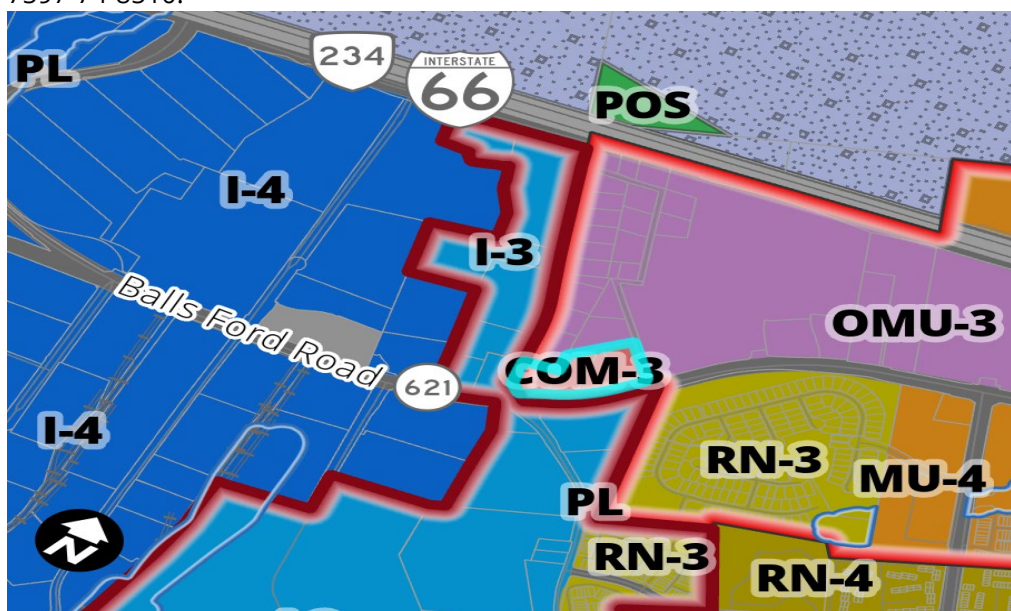
5. Liberty Investment: Change Land Use Classification from Office Mixed Use, OMU T-3, to Mixed Use, MU T-3, for GPINs: 7697-05-6556, 7697-05-6469.



6. John Marshall Commons: Change Land Use Classification from Industrial, I T-4, to Mixed Use, MU T-3, for GPINs: 7397-36-8980, 7397-46-4050, 7397-46-4281, 7397-47-7731.

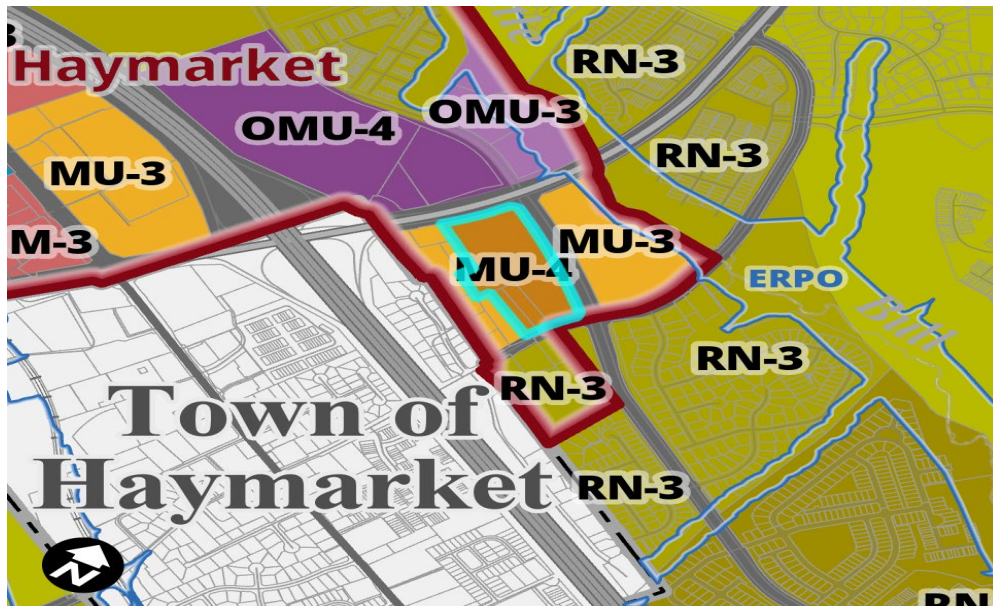


7. American Trade Center: Change Land Use Classification from Office Mixed Use, OMU T-3, to Commercial, COM T-3, for GPINs: 7597-73-4080, 7597-73-4368, 7597-73-5987, 7597-73-7592, 7597-74-8510.

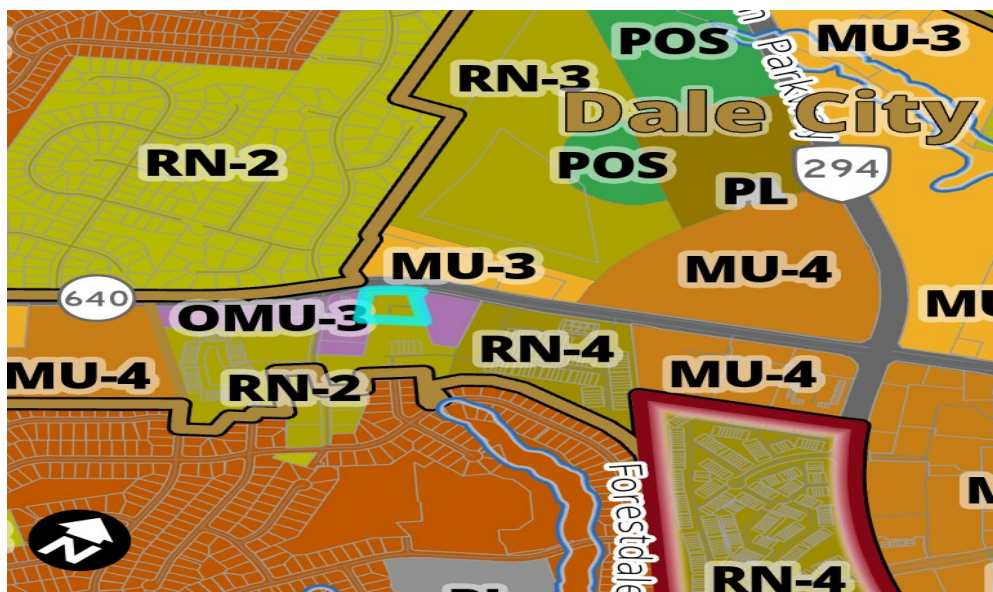


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7. Westmarket: Change Land Use Classification from Mixed Use, MU T-3, to Mixed Use, MU T-4, for GPINs: 7298-92-4359, 7298-92-7724, 7298-92-6718.



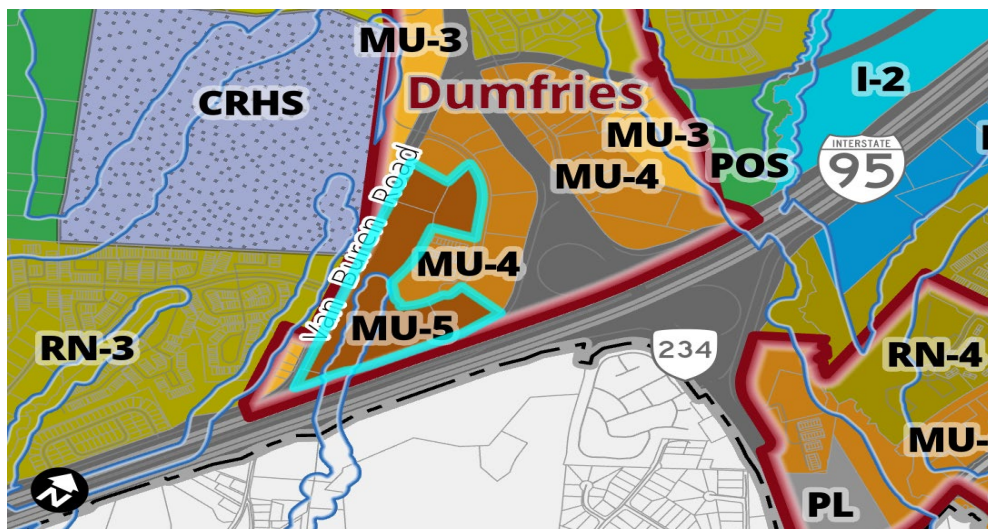
8. Ross Residential: Change Land Use Classification from Office Mixed Use, OMU T-3, to Residential Neighborhood, RN T-3, for GPIN: 8192-82-3004.



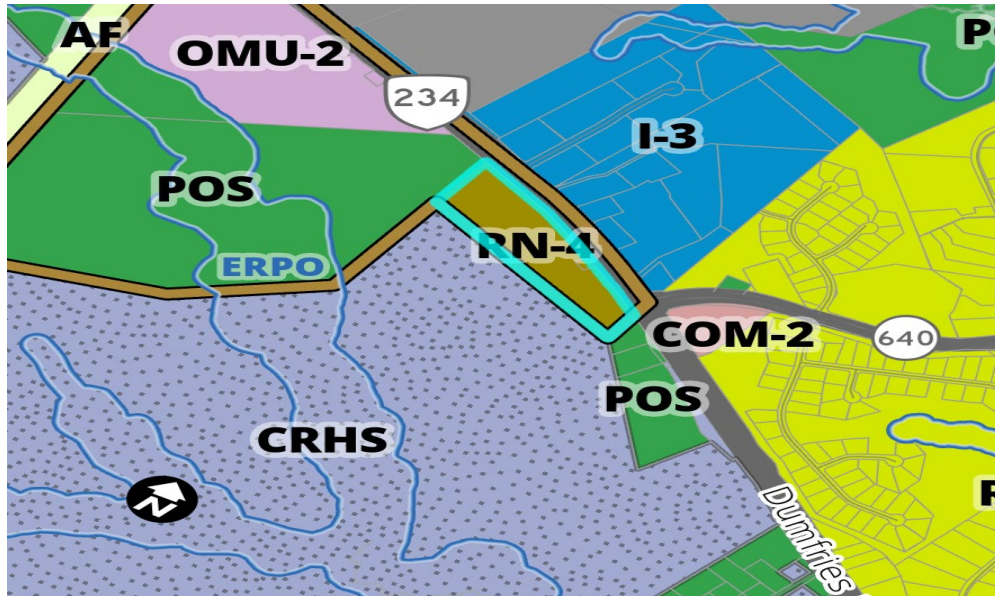
9. Victory Christian Ministries: Change Land Use Classification from Mixed Use, MU T-3, to Mixed Use, MU T-5, for GPIN: 8192-60-9275.



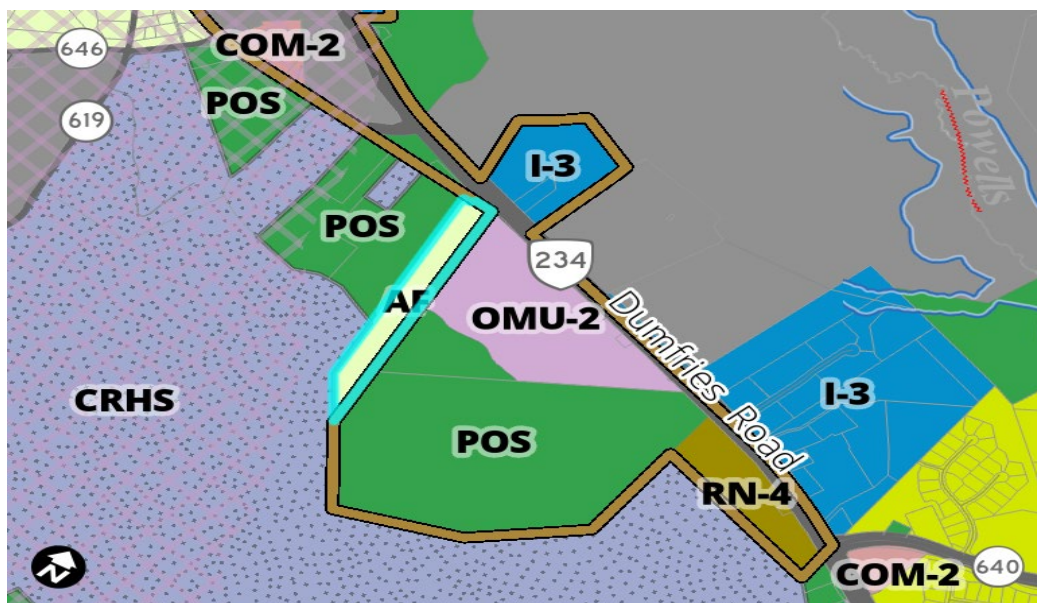
10. Fetter Park: Change Land Use Classification from Mixed Use, MU T-4, to Mixed Use, MU T-5, for GPINs: 8189-76-7857, 8189-76-4257, 8189-74-4952; and change Land Use Classification from Mixed Use, MU T-3/T-4, to Mixed Use, MU T-5, for GPINs: 8183-85-2463, 8189-75-7513.



11. MMT Limited Partnership: Change Land Use Classification from Parks & Open Space, POS, to Residential Neighborhood, RN T-4, for 10 acre portion of GPIN: 7991-13-5222 fronting on Route 234.

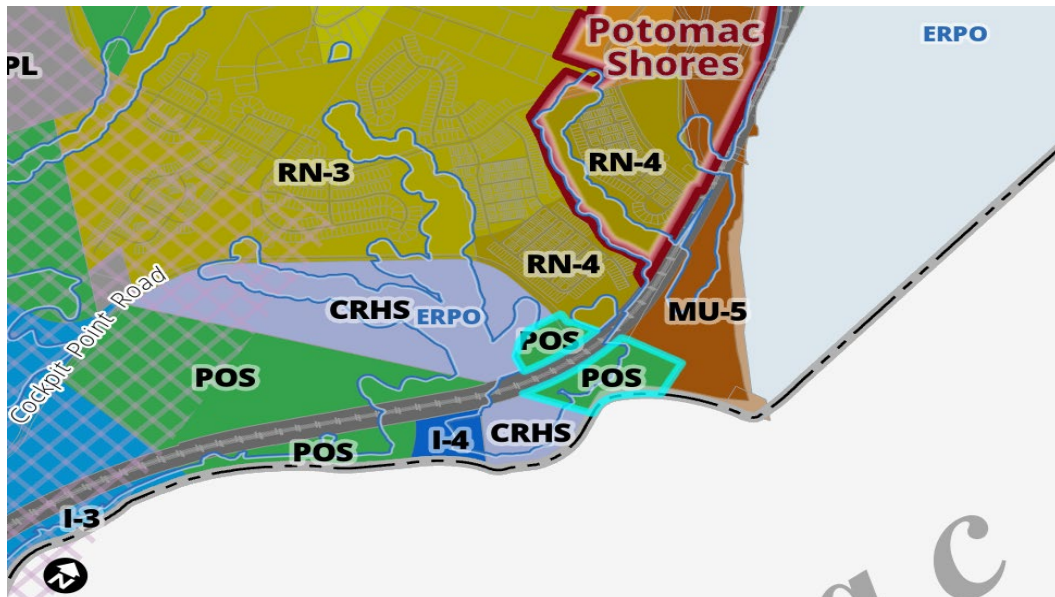


12. Rosita Court: Change Land Use Classification from Parks & Open Space, POS, to Agriculture and Forestry, AF, for GPIN: 7891-94-8454.

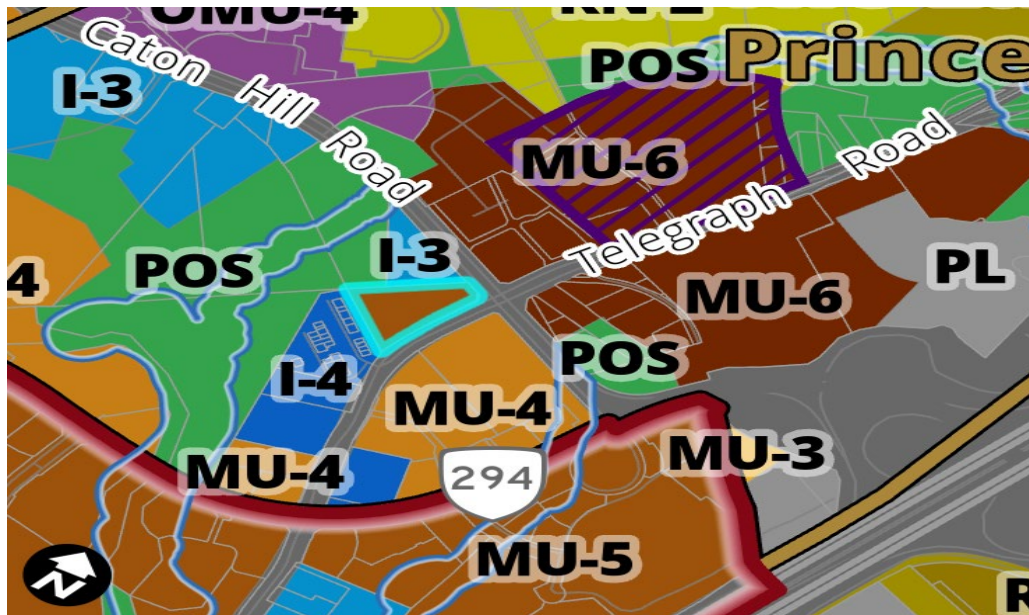


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13. Potomac Shores: Change Land Use Classification from Industrial, I T-4, to Parks & Open Space, POS, for GPIN: 8388-79-0235, 8388-69-1830.

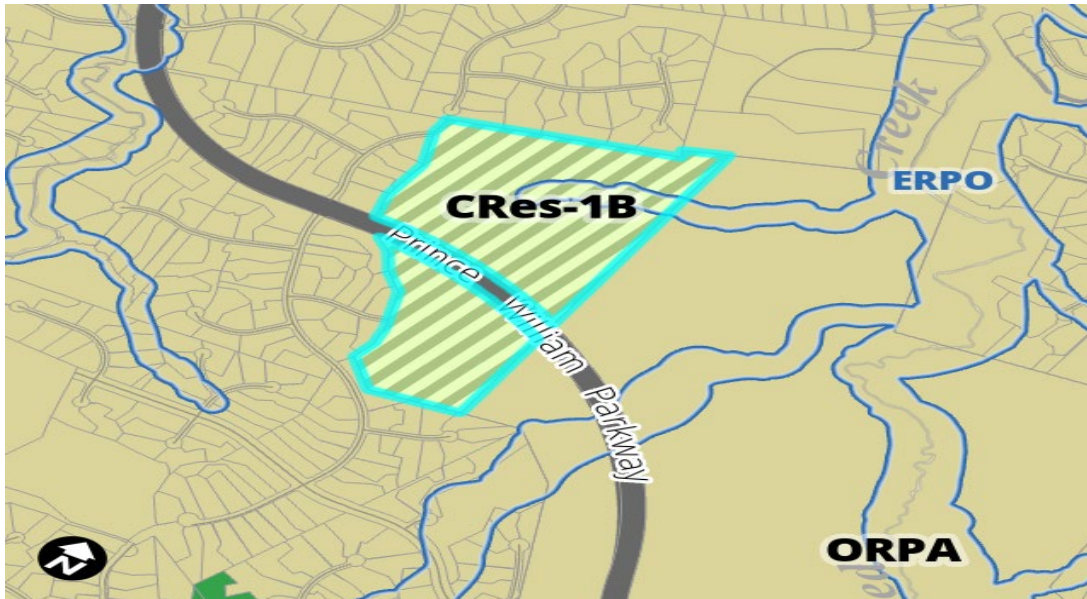


14. Vishala, LLC.: Change Land Use Classification from Mixed Use, MU T-4, to Mixed Use, MU T-5, for GPIN: 8292-83-1694.



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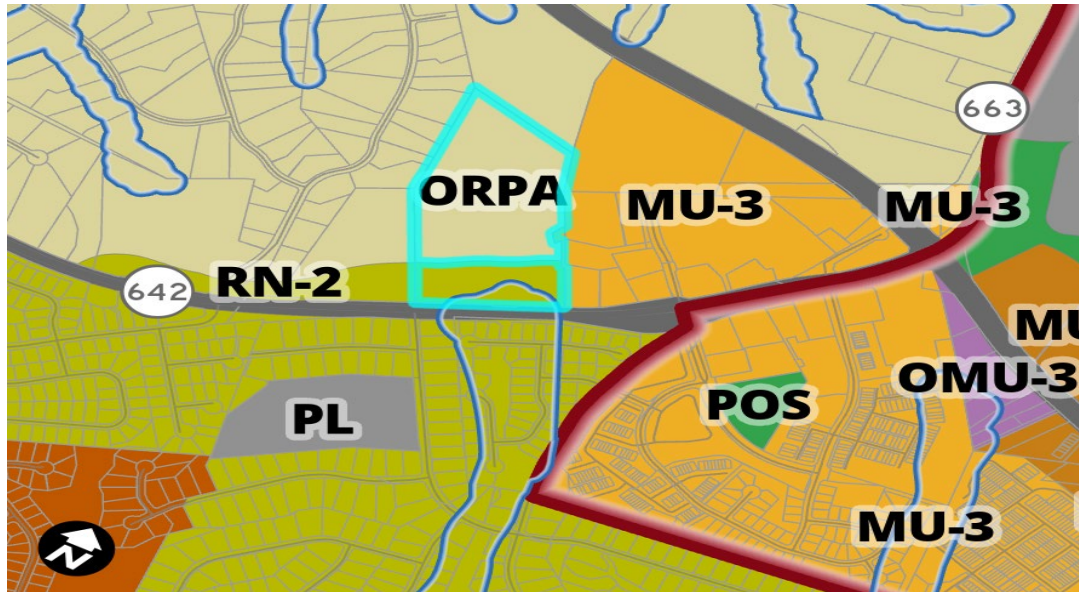
15. Kings Crest: Change Land Use Classification from Occoquan Reservoir Protection Area, ORPA, to Conservation Residential, CRes T-1B, for GPIN: 7994-70-7727.



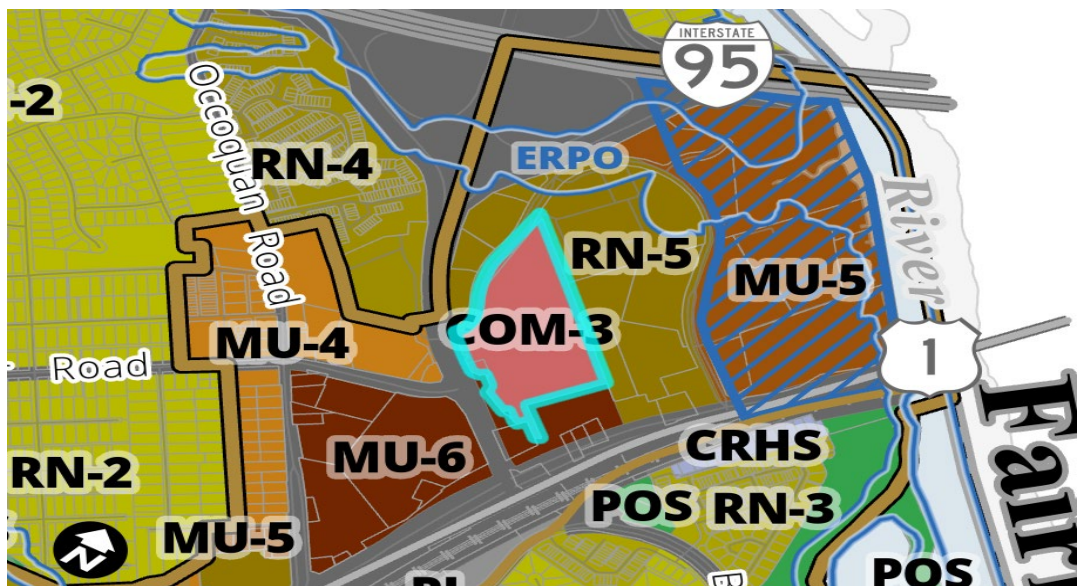
16. Delaney Tract: Change Land Use Classification from Conservation Residential, CRes T-1C, and Residential Neighborhood, RN T-2, to Occoquan Reservoir Protection Area, ORPA, for GPIN: 8093-17-6345.



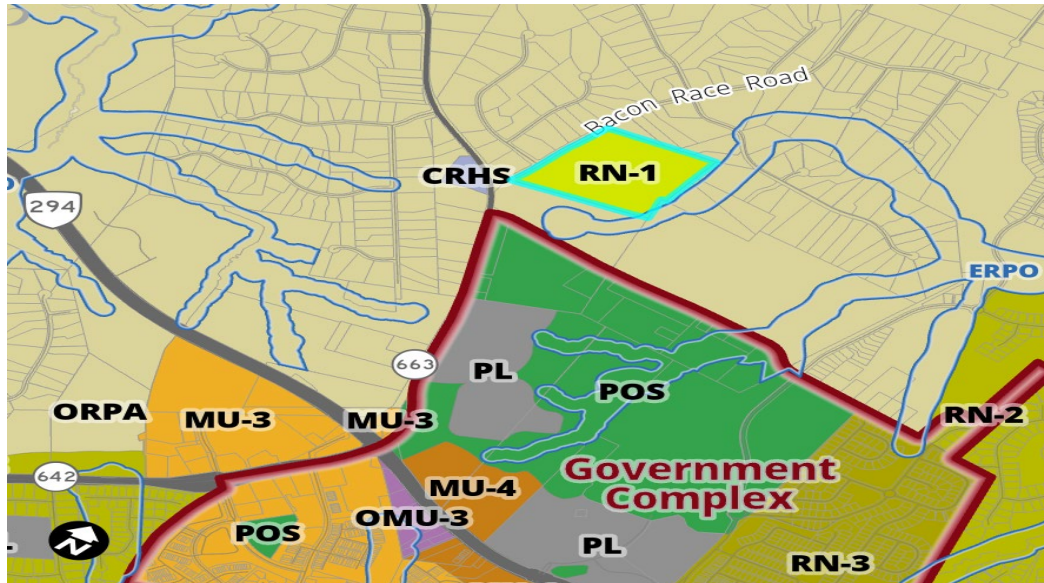
17. Christopher Property: Change Land Use Classification from Mixed Use, MU T-3, to Residential Neighborhood, RN T-2, to Occoquan Reservoir Protection Area, ORPA, for GPIN: 8093-52-8034.



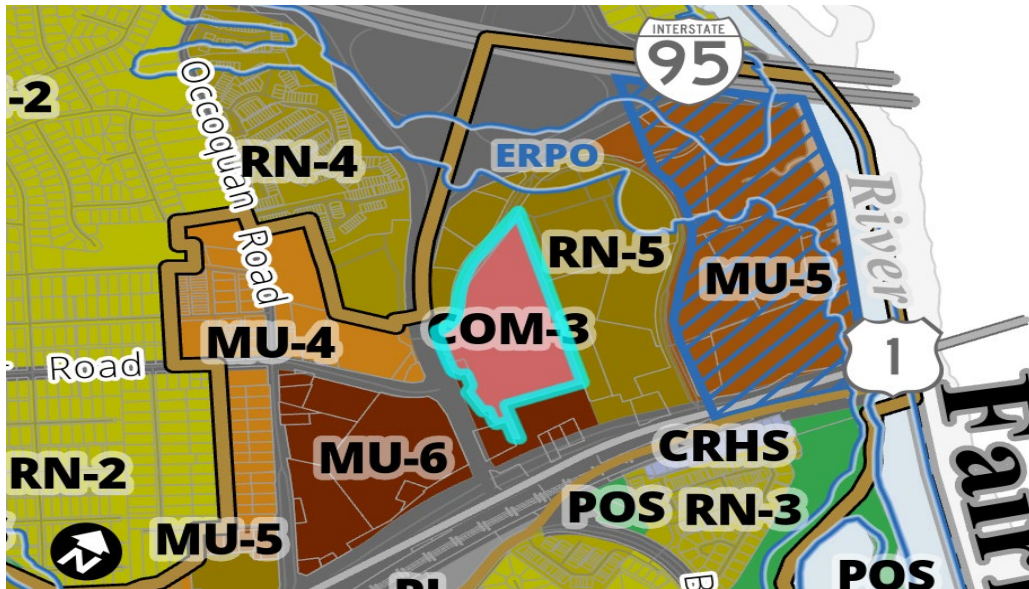
18. PWC/Maxfield Properties: Change Land Use Classification from Mixed Use, MU T-3, to Mixed Use, MU T-4, for approximately 14 acres of GPIN: 8093-94-7703, and approximately 11 acres of GPIN: 8093-84-8534.



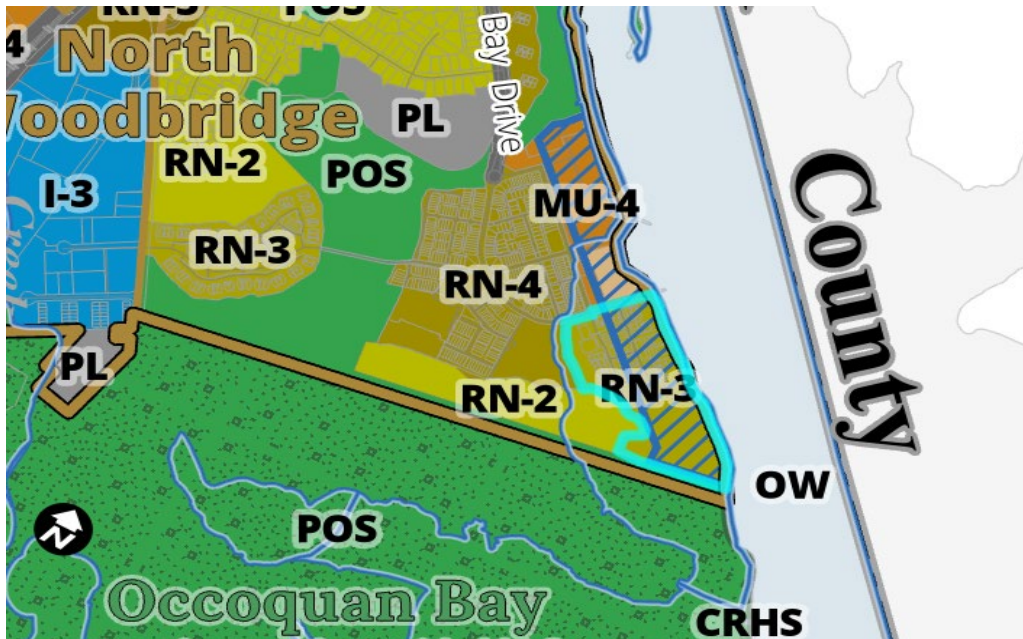
19. Marsters Property: Change Land Use Classification from Occoquan Reservoir Protection Area, ORPA, to Residential Neighborhood, RN T-1B, for GPIN: 8093-87-5361.



20. Gordon Plaza: Change Land Use Classification from Mixed Use, MU T-6, and Residential Neighborhood, RN T-5, to Commercial, COM T-3, for GPIN: 8492-07-1869 and change Land Use Classification from Mixed Use, MU T-6, to Commercial, COM T-3, for GPIN: 8492-07-0230.



21. Belmont Bay: Change Land Use Classification from Mixed Use, MU T-5, to Residential Neighborhood, RN T-3, for GPIN: 8492-53-7716



BE IT STILL FURTHER RESOLVED that the Prince William Board of County Supervisors hereby initiates the following amendments to the Zoning Ordinance and Design, Construction, Standards Manual (DCSM) to implement the Land Use Chapter:

1. Various sections in County Code Chapter 32.1 to remove references to the "Rural Area,"
2. County Code Section 32-300.40-60 to align clustering districts with new Conservation Residential,
3. County Code Section 32-307.10 to add T-1B and T1-C densities to the MXD-N,
4. County Code Section 32-201.14 to align public facility review (PFR) procedures with the County's Zoning Ordinance and the Virginia Code, and
5. In the DCSM change the Long-Range Land Use classifications in Section 500;

BE IT STILL FURTHER RESOLVED that the Prince William Board of County Supervisors hereby dismisses the following Comprehensive Plan Amendments ("CPA"):

1. PLN2010-00404, CPA Manuel-Mathis,
2. CPA2016-00007, Kline Property,
3. CPA2017-00009, Route 29 SAP,
4. CPA2018-00001, Route 28 Corridor Alternative,
5. CPA2020-00002, Fairgrounds,
6. CPA2022-00004, Balls Ford Assemblage,
7. CPA2022-00005, Dumfries Road Residential,
8. CPA2022-00006, Evergreen @ Telegraph,
9. CPA2022-00007, Sport & Health Woodbridge,
10. CPA 2022-00008, Marblestone,
11. CPA2022-00009, Smith's Crossing,
12. CPA2022-00010, Pulte Haymarket Crossing,
13. CPA2022-00011, Crescent Communities,
14. CPA2022-00012, Hunter at Haymarket, and
15. CPA2018-00009, Rural Area Preservation.

ATTACHMENT: Land Use Chapter dated December 13, 2022
Long-Range Land Use Map dated December 13, 2022

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Votes:

Ayes: Angry, Bailey, Boddye, Franklin, Wheeler

Nays: Lawson, Vega

Absent from Vote: Candland

Absent from Meeting: None

ATTEST: _____

Andrea P. Madden

Clerk to the Board