

8-D

MOTION:

**January 21, 2025
Regular Meeting**

SECOND:

Res. No. 25-

RE:

INITIATE A COMPREHENSIVE PLAN AMENDMENT TO DEVELOP A CORRIDOR PLAN FOR VINT HILL ROAD, TRANSFER \$150,000 FROM CONTINGENCY, AND TRANSFER, BUDGET, AND APPROPRIATE \$100,000 IN BRENTSVILLE MAGISTERIAL DISTRICT TRANSPORTATION ROADWAY IMPROVEMENT FUNDS TO THE PLANNING OFFICE FOR CONSULTANT SERVICES TO COMPLETE THE PLAN – BRENTSVILLE MAGISTERIAL DISTRICT

ACTION:

WHEREAS, the Planning Office is responsible for assisting the community in developing the County to its best potential by evaluating and implementing policies to support the goals of the community as it prospers and matures; and

WHEREAS, on December 13, 2022, the Prince William Board of County Supervisors (Board) adopted the 2040 Comprehensive Plan Land Use Chapter to provide a foundation to guide growth and development for the County; and

WHEREAS, in response to Directive (DIR) 24-25 dated April 9, 2024, from the Board to conduct a Corridor study of the Vint Hill Road Corridor, staff is requesting authorization to initiate a corridor-focused small area plan for the Vint Hill Road area in the Brentsville Magisterial District to evaluate land use issues and develop strategies to manage future growth and development in the Vint Hill Corridor area; establish a level of service framework for prioritizing infrastructure investment in the area; and address Prince William County's Strategic Plan goals; and

WHEREAS, the Planning Office estimates adequate consulting fees is \$250,000 for the completion of the Vint Hill Corridor Plan within a reasonable timeframe; and

WHEREAS, \$150,000 for the Vint Hill Corridor Plan is available from Contingency funds, which has an available balance of \$494,043; and

WHEREAS, the transportation component of the Vint Hill Corridor Plan costs \$100,000, and sufficient funds are available in the Brentsville Magisterial District Transportation Roadway Improvement Program;

NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors hereby initiates the Vint Hill Corridor Plan generally from its intersection with Route 28 to its intersection with Rollins Ford Road and as generally depicted in the Attachment;

BE IT FURTHER RESOLVED that the Prince William Board of County Supervisors hereby transfers \$150,000 from Fiscal Year 2025 Contingency to the Planning Office for the Vint Hill Corridor Plan;

January 21, 2025
Regular Meeting
Res. No. 25-
Page Two

BE IT FURTHER RESOLVED that the Prince William Board of County Supervisors hereby transfers, budgets, and appropriates \$100,000 from Brentsville Magisterial District Transportation Roadway Improvement Program funds to the Planning Office for the Vint Hill Corridor Plan.

ATTACHMENT: Vint Hill Corridor Study Zoning and Long-Range District Maps

Votes:

Ayes:

Nays:

Absent from Vote:

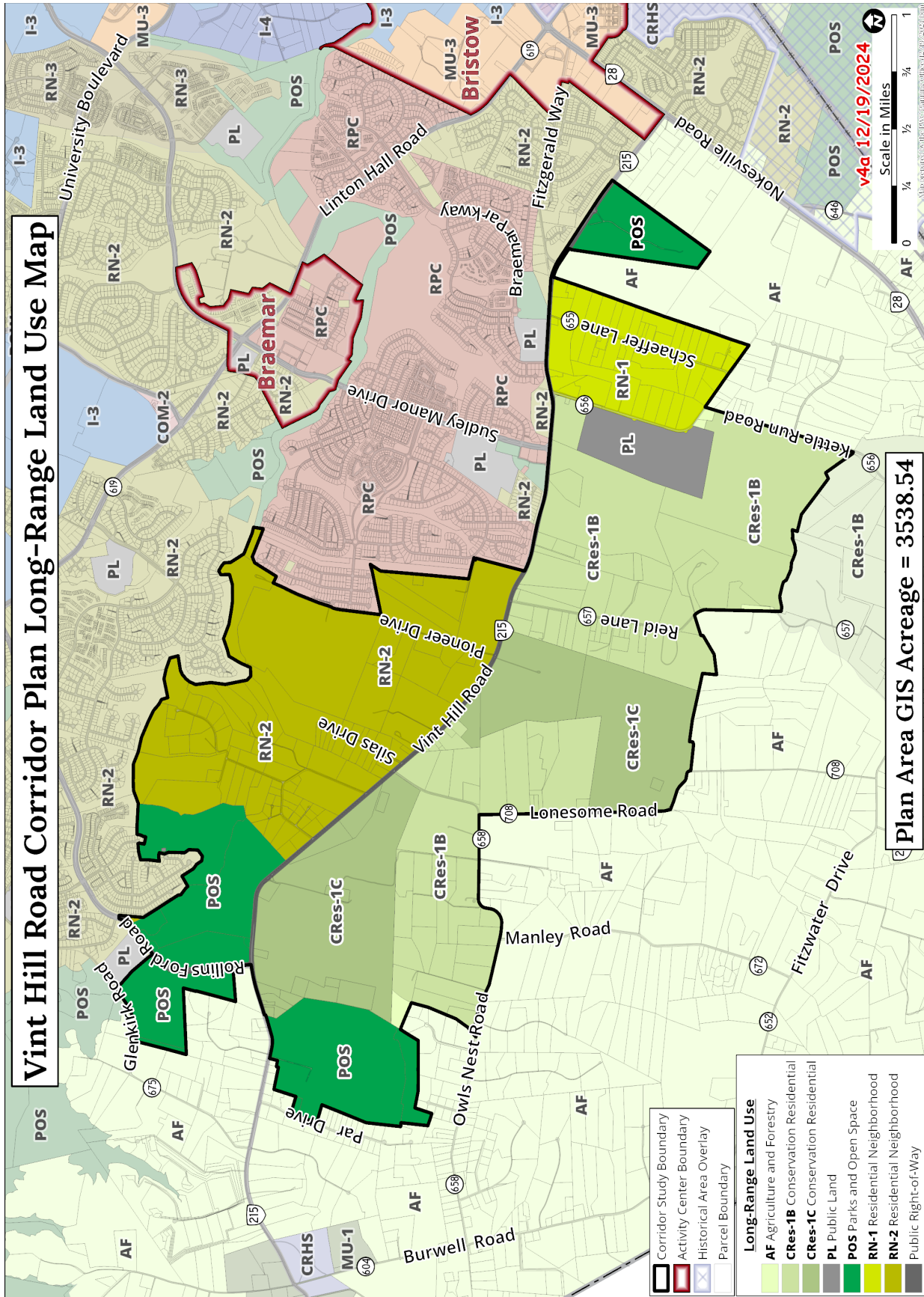
Absent from Meeting:

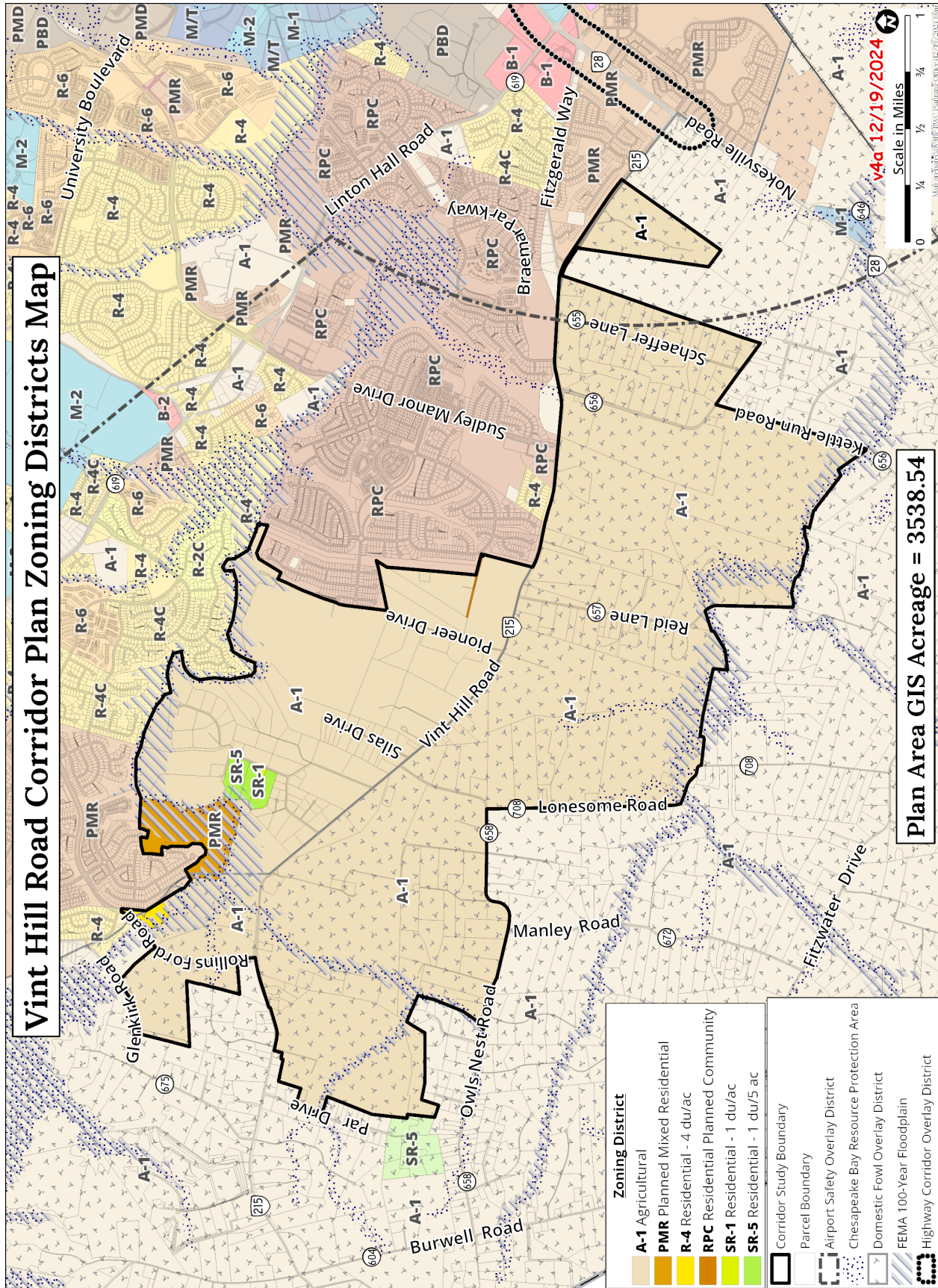
For Information:

Planning Office

Management and Budget

ATTEST: _____
Clerk to the Board







STAFF REPORT

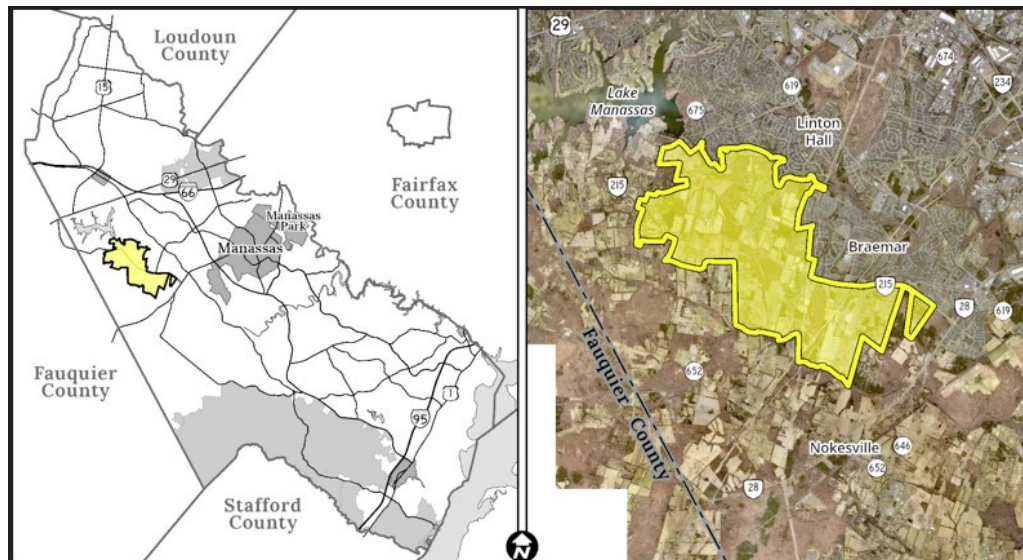
Board Meeting Date:	January 21, 2025
Agenda Title:	Vint Hill Road Corridor Plan
District Impact:	Brentsville District
Requested Action:	Initiate a Comprehensive Plan Amendment to develop a corridor plan for Vint Hill Road, transfer \$150,000 from Contingency, and transfer, budget, and appropriate \$100,000 in Brentsville Magisterial District Transportation Roadway Improvement Funds to the Planning Office for consultant services to complete the plan
Department/ Agency Lead:	Planning
Staff Lead:	Tanya M. Washington, AICP, Director of Planning

EXECUTIVE SUMMARY

On April 9, 2024, Staff received Directive 24-15 from the Board of County Supervisors to conduct a corridor plan of the Vint Hill Road Corridor. The Directive called for Staff to provide the Board with recommendations for the Board's consideration regarding a corridor study for Vint Hill Road, from its intersection with Rt. 28 to its intersection with Rollins Ford Road. Staff's recommendation should include, but is not limited to, evaluation of design guidelines, intensity, mobility, schools, compatibility, etc. The recommendations should include a timeline with costs and should align with Prince William County's Comprehensive Plan's goals for rural transects and incorporate recommendations from the County's Rural Preservation Study. After staff provides the Board with a recommendation on the proposed study, the Board may then consider a resolution at a future Board meeting to conduct such a study.

In response to Directive 24-15, the Planning Office would prepare a corridor-focused small area plan of the Vint Hill Road area that would evaluate in depth multiple critical land development issues for this predominantly rural area facing major growth pressures. The Vint Hill corridor plan would include, but is not limited to, examining and providing place-specific guidance for future development and infrastructure in this area related to housing, transportation, agriculture, cultural resources, and economic development. The corridor plan also would identify levels of service for this area to support social equity and appropriately address future infrastructure and other community facility needs.

It is the recommendation of County Staff that the Prince William Board of County Supervisors (Board) initiate a Comprehensive Plan Amendment to develop a corridor plan for Vint Hill Road, transfer \$150,000 from Contingency, and transfer, budget, and appropriate \$100,000 in Brentsville Magisterial District Transportation Roadway Improvement Funds to the Planning Office for consultant services to complete the plan.



Proposed area for Vint Hill Corridor Plan

BACKGROUND

On December 13, 2022, when the Board of County Supervisors adopted the Prince William County 2040 Comprehensive Plan, the Board modified some of the proposed Long Range Land Use classifications in and near the Vint Hill Road corridor. Since that time, no further Comprehensive Plan or small area plan-level land use planning guidance has been developed to shape future development along the Vint Hill Road corridor. Additionally, there are multiple rezoning applications for significant levels of new residential development along the Vint Hill Road corridor that are currently undergoing review. The Vint Hill Road corridor area is facing rapid transformation without a broader land use vision and contextual guidance tailored to this area's specific characteristics and needs.

The Vint Hill corridor area currently includes agricultural uses and some suburban-style residential development such as Braemar, along with commercial and other uses nearby. This area also includes several cultural resources such as the Bristoe Station-Kettle Run Battlefield site and environmental resources such as Kettle Run and Broad Run. Given the high level of current and anticipated future development interest in the Vint Hill corridor area that will have land use, transportation and other infrastructure implications on the existing rural character of this corridor, a small area plan would be an appropriate tool to develop place-specific land use strategies to guide future development, infrastructure investments, and resource protection.

The process for this corridor-focused small area plan will include conducting land use, transportation, and other infrastructure analysis; developing maps and graphics; and conducting community engagement and stakeholder and internal Staff meetings in support of analysis and development of small area plan recommendations. Consultant services will assist Staff in the development of a draft small area plan that will include recommended strategies to guide future development, infrastructure and resource protection for the Vint Hill Corridor. Consultant services also will support Staff in preparations for and presentations to the Planning Commission and Board of County Supervisors on the draft Vint Hill Corridor Plan and will assist with revisions to the draft Plan for Board adoption. The \$100,000 in Transportation Roadway

Improvement Program funding will include a detailed review of the current road and traffic systems and will provide recommended transportation strategies. The \$150,000 from Contingency will be used for land use and other infrastructure analysis; mapping and design; community engagement; and development of the draft small area plan.

STAFF RECOMMENDATION

Staff recommends that the Board of County Supervisors (BOCS) initiate a Comprehensive Plan Amendment to develop a corridor plan for Vint Hill Road, transfer \$150,000 from Contingency and transfer, budget and appropriate \$100,000 in Brentsville Magisterial District Transportation Roadway Improvement Funds to the Planning Office for consultant services to complete the plan. The request will support the Planning Office's development of a corridor-focused small area plan, including land use analysis, mapping and design, community engagement, and preparation of the corridor plan document. The resulting Vint Hill Corridor Plan, upon BOCS adoption, would amend the 2040 Comprehensive Plan. Under Section 15.2-2229 of the Code of Virginia, the Board of County Supervisors may consider amendments to the adopted Comprehensive Plan.

Proposed Vint Hill Corridor Plan Area

The proposed boundary for the Vint Hill Corridor Plan area is as follows below. Please also refer to the maps in the attachments:

- **Southern Boundary:** Starting at the southwestern corner of Prince William Golf Course, the boundary continues along the Golf Course property line and along the northern and eastern boundaries of the Crawford Lane subdivision until its intersection with Owls Nest Road. The southern boundary continues along Owls Nest Road until it intersects with the Lonesome Road right of way and follows the right of way south to the approximate centerline of Kettle Run and continues east to Kettle Run Road.
- **Eastern Boundary:** Beginning at the approximate intersection of Kettle Run and Kettle Run Road, the eastern boundary continues north on Kettle Run Road until its intersection with Schaffer Lane and includes parcels served by Schaffer Lane but excludes Woodlawn Farms subdivision. The eastern boundary continues along the rear property line of the eastern Schaffer Lane parcels until its intersection with Vint Hill Road. The boundary includes Grizzlies Park; however, adjacent properties zoned AF are excluded.
- **Western Boundary:** Starting at the southwestern corner of the PW Golf Course, the boundary continues north along this property line until its western intersection with Vint Hill Road and continues east along Vint Hill Road until its intersection with Rollins Ford Road. The boundary continues north until it intersects with the southeastern corner of Rollins Ford Park to include Rollins Ford Park and its non-programmed area.
- **North Boundary:** Beginning at the northwestern corner of Rollin Ford Park, adjacent to GlenKirk Road, the northern boundary follows the Rollin Ford Park boundaries until its intersection with

Rollins Ford Road and continues along Rollins Ford Road until it intersects with Broad Run. The northern boundary continues generally along the Broad Run centerline until approximately near the end of Pioneer Drive. The boundary continues south along Pioneer Drive until its intersection with the southwestern edge of Braemar Phase 4 and continues until its intersection with Vint Hill Road. The northern boundary continues along Vint Hill Road until the eastern corner of the Grizzlies Park/Vint Hill intersection.

Service Level/Policy Impact

The following table summarizes the extent of the plan area and the acreages to be impacted:

Long-Range Land Use		Zoning District	
Agriculture and Forestry (AF)	13.40 acres	Agricultural A-1	3,353.62 acres
Conservation Residential (T-1B) CRes-1B	1,127.02 acres	Planned Mixed Residential PMR	67.37 acres
Conservation Residential (T-1C) CRes-1C	616.96 acres	Residential R-4	8.37 acres
Public Land (PL)	92.96 acres	Residential Planned Community RPC	1.72 acres
Parks and Open Space (POS)	471.92 acres	Semi-Rural Residential SR-1	1.39 acres
Residential Neighborhood (T-1) (RN-1)	244.26 acres	Semi-Rural Residential SR-5	23.15 acres
Residential Neighborhood (T-2) (RN-2)	840.07 acres		
ROW*	49.05 acres		
TOTAL	3,455.64 acres	TOTAL	3,455.64 acres

*Right of Way- Comprehensive Plan roadways and public right-of-way

Completion of the Vint Hill Corridor Plan will help direct future growth and development in this area while seeking to preserve its unique features and service levels. This plan will be an opportunity to address critical issues facing the Vint Hill Road area and may include, but are not limited to:

- Shaping and directing future housing development
- Balancing the area's rural and agricultural character with future development
- Planning for transportation and other infrastructure investments as well as future community facilities such as schools and public safety
- Preservation of the area's history and cultural and environmental resources

The proposed consultant services will support the Planning Office's efforts to conduct robust resident engagement and provide a small area plan that will enhance economic vitality and livability so that Prince William County is truly a Community of Choice. This Corridor Plan will utilize consultant services to support the following plan development activities that will be led by the Planning Office:

- Land use and data analysis, mapping and policy development;
- Community and stakeholder engagement;
- Draft and final plan development;
- Public hearings

Fiscal Impact

The development of the Vint Hill Corridor Plan is expected to cost a total of \$250,000 for consultant support for all small area plan development components, including land use analysis, transportation and other infrastructure planning, community engagement, and policy development. Staff requests for the Board to authorize a transfer of \$150,000 from the FY25 Contingency Reserve to the Planning Office for consultant services to support development of the corridor plan, except for the transportation infrastructure planning component. The Planning Office is partnering with the Department of Transportation to conduct the transportation infrastructure planning for the Vint Hill Corridor Plan. This component is being funded through \$100,000 of Brentsville Magisterial District Transportation Roadway Improvement Program (TRIP) funds being transferred to the Planning Office for the Vint Hill Corridor Plan.

The current Contingency balance is \$434,043. The requested transfer will reduce available Contingency funds by \$150,000 leaving a remaining balance of \$284,043.

Legal Impact

Legal issues are appropriately addressed by the County Attorney's Office.

Timing

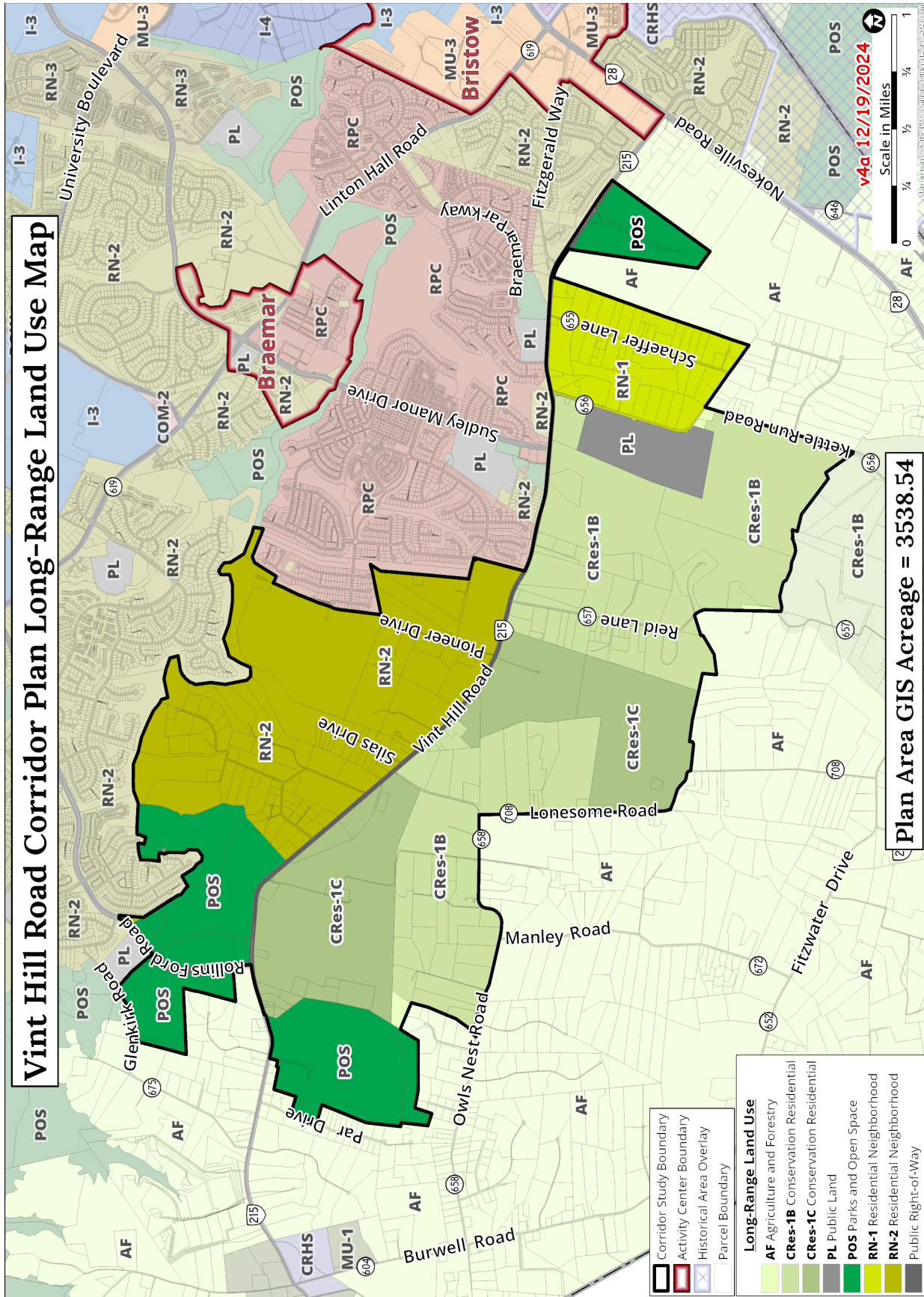
There is no time requirement for the Board of County Supervisors to take action on initiating a corridor plan.

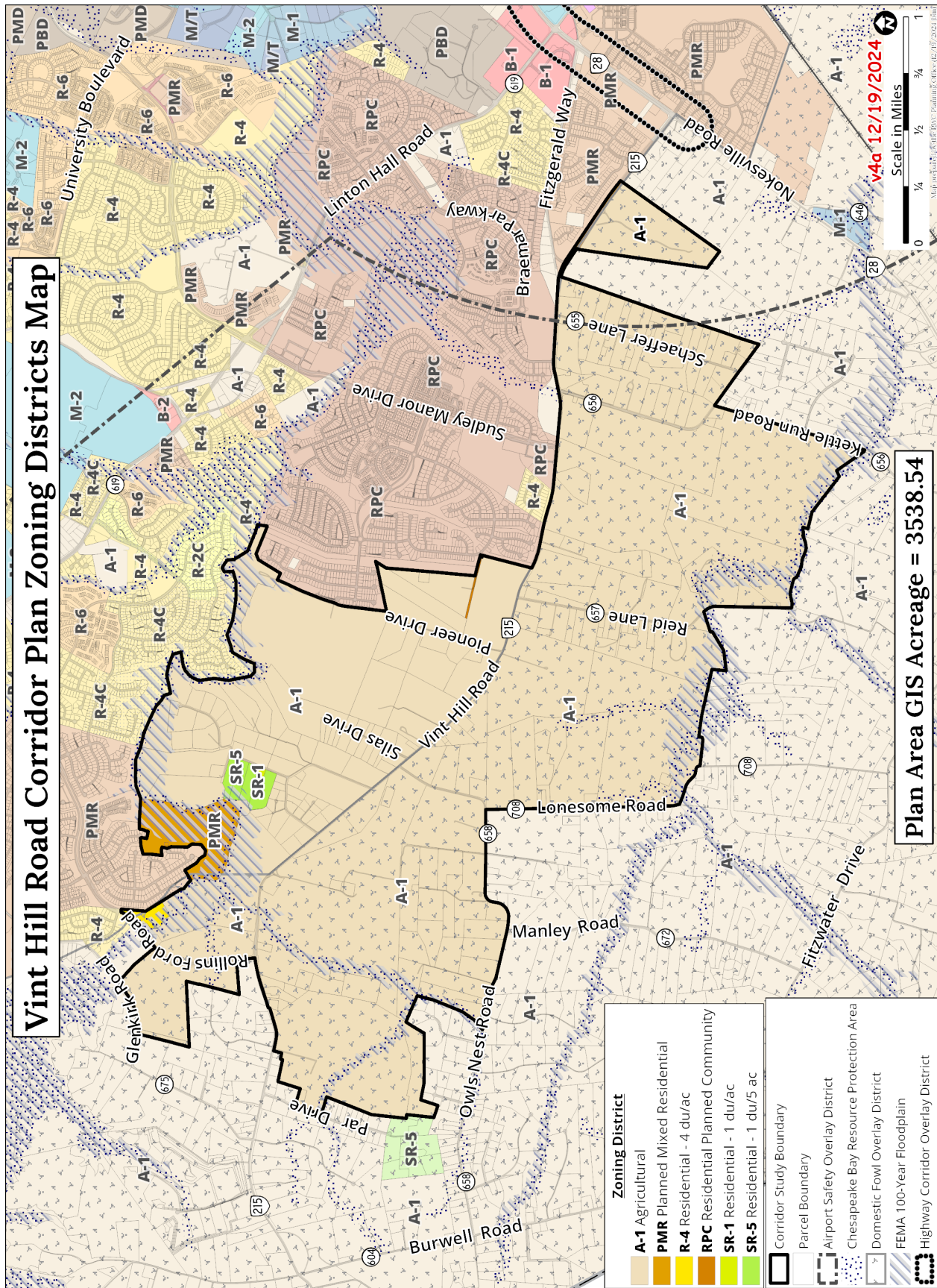
STAFF CONTACT INFORMATION

Yolanda Hipski, RLA/AICP | 703-792-7672
Yhipski@pwcgov.org

ATTACHMENTS

Long-Range Land Use and Zoning Maps of Proposed Plan Area





Initiate Comprehensive Plan Amendment to Develop a Corridor Plan for Vint Hill Road Corridor

Brentsville Magisterial District
Board of County Supervisors

Tanya Washington, AICP
Planning Director

Yolanda Hipski, AICP, RLA
Principal Planner

January 21, 2025

Purpose of today's discussion

- Request Board initiation of the Vint Hill Corridor Plan
- Request Board authorization of a transfer of \$150,000 from the FY25 Contingency Fund to the Planning Office for consultant services to support development of the Vint Hill Corridor Plan
- Request Board transfer & appropriation of \$100,000 from Brentsville Magisterial District TRIP funds to the Planning Office for the transportation infrastructure analysis component of the Vint Hill Corridor Plan

Background

Directive 24-15 (April 9, 2024): Vint Hill Corridor

County Planning staff was directed to provide the Board with recommendations for the Board's consideration regarding a corridor study for Vint Hill Road, from its intersection with Rt. 28 to its intersection with Rollins Ford Road. Staff's recommendation should include, but is not limited to, evaluation of design guidelines, intensity, mobility, schools, compatibility, etc. The recommendations should include a timeline with costs and should align with Prince William County's Comprehensive Plan's goals for rural transects and incorporate recommendations from the County's Rural Preservation Study. After staff provides the Board with a recommendation on the proposed study, the Board may then consider a resolution at a future Board meeting to conduct such a study.



- As part of adoption of 2040 Comprehensive Plan in December 2022, Board of County Supervisors modified some of proposed Long Range Land Use classifications in and near the Vint Hill Road corridor.
- Since that time, no further Comprehensive Plan or small area-level land use planning guidance has been developed to shape future development along the Vint Hill Road corridor.

Vint Hill Corridor: current rezoning applications

Six rezoning applications submitted for Vint Hill Corridor area between 2023 & 2024

Project Name	Application Date	Acreage
Strathmore	2/27/2023	55.5
Hawthorne	4/4/24	461.4
Alderwood @ Kettle Run	4/15/24	294.2
Longleaf at Kettle Run	5/1/24	316.8
Greenhaven @ Broad Run	9/30/24	115.2
The Village @ Broad Run	10/7/24	79.9
TOTAL: current proposed rezonings		1,322.99 acres

37.38% of proposed small area plan area

Proposed Vint Hill Corridor Plan

Corridor-focused Small Area Plan for Vint Hill

- In response to Directive 24-15, Planning Office proposes to conduct the **Vint Hill Road Corridor Plan**
- This **corridor-focused small area plan** for the Vint Hill Road area would:
 - Amend the Comprehensive Plan
 - Include in-depth land use planning analysis on multiple topics related to land development
 - Provide place-specific guidance for future development & infrastructure for this predominantly rural area facing major growth pressures

Proposed Components of Vint Hill Corridor Plan

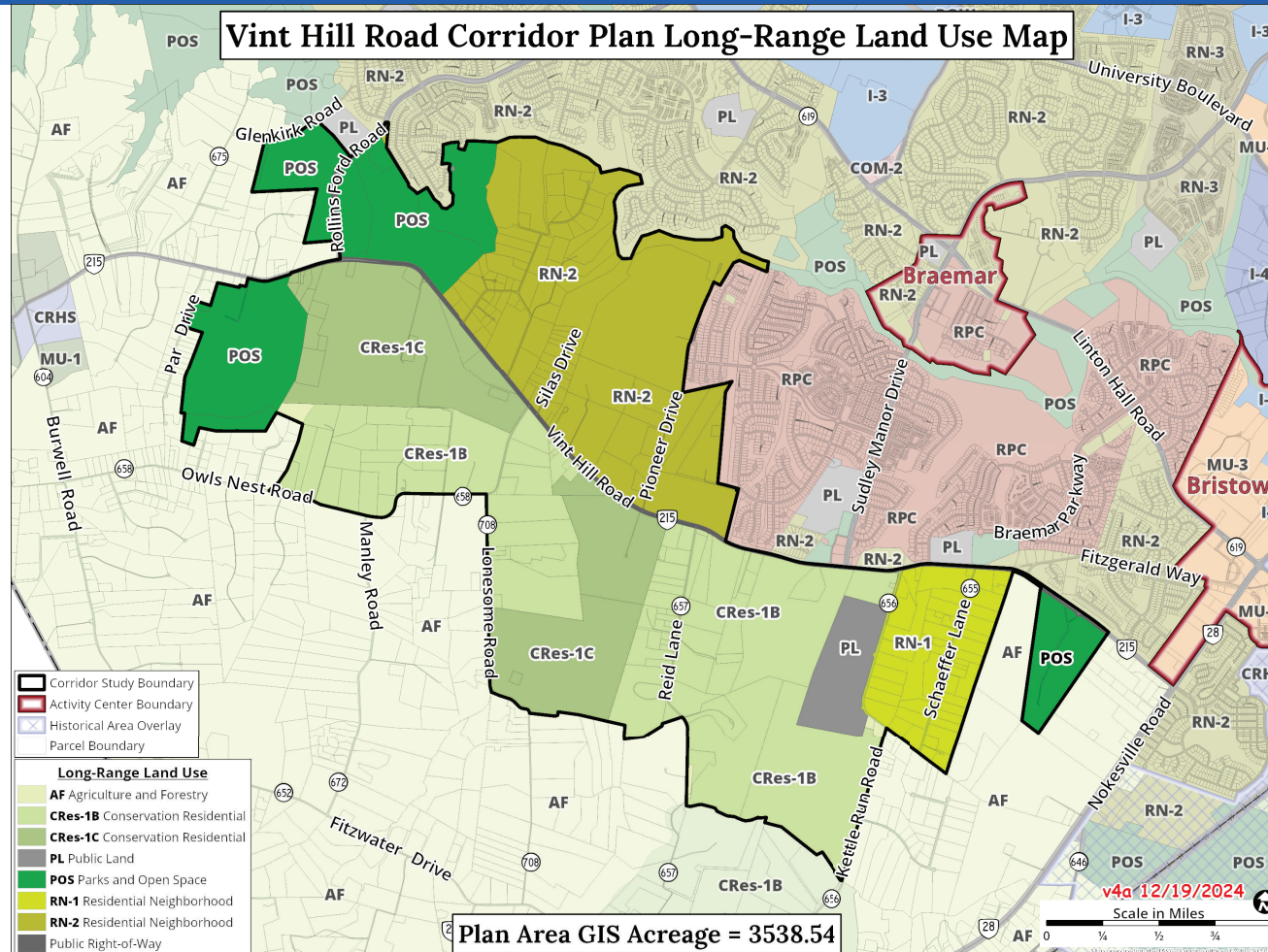
Vint Hill Corridor Plan will:

- Help direct future growth & development in this area while seeking to preserve its unique features & service levels.
- Address critical issues facing Vint Hill Road area & may include, but are not limited to:
 - Shaping & directing future housing development
 - Balancing the area's rural & agricultural character with future development
 - Planning for transportation & other infrastructure investments as well as future community facilities such as schools & public safety
 - Preservation of the area's history & cultural & environmental resources

Vint Hill Corridor Plan—Proposed Boundaries

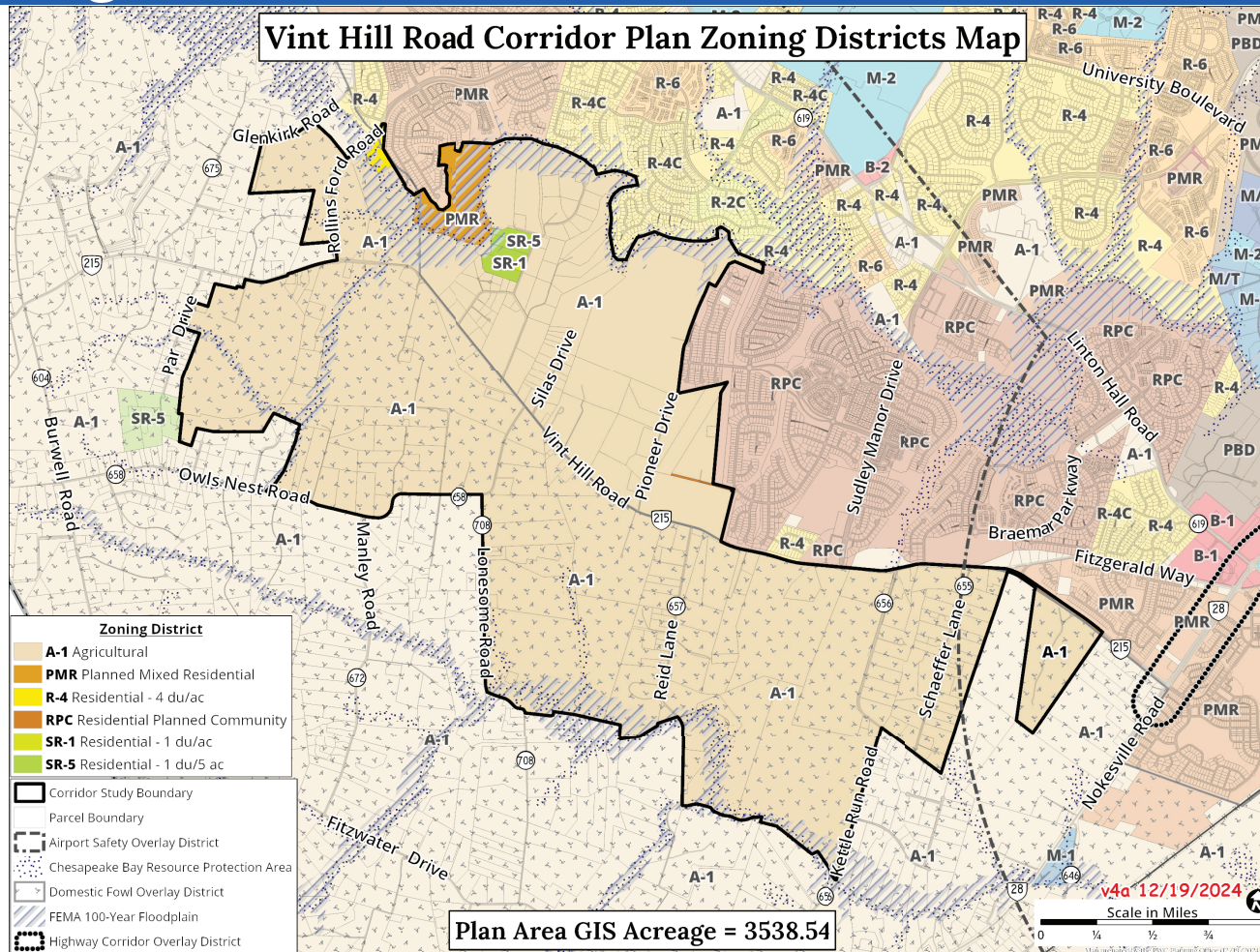
Long-Range Land Use Designations

PRINCE WILLIAM
COUNTY



Vint Hill Corridor Plan—Proposed Boundaries

Current Zoning



Vint Hill Corridor Plan:

Service Level/Policy Impact

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*Right of Way- Comprehensive Plan roadways and public right-of-way

Fiscal Impact

Fiscal Impact

Project Cost

- Vint Hill Corridor Plan expected to cost a total of \$250,000 to complete
- Project to be funded through two sources:
 - **Request to appropriate & transfer \$100,000** from **Brentsville Magisterial District Transportation Roadway Improvement Program (TRIP)** to Planning Office to fund transportation infrastructure planning in partnership with PWC Department of Transportation
 - **Request to transfer \$150,000** from **Contingency** for all other plan development components

Consultant Services Needed

- Consultant services needed to support small area plan development components, including:
 - Land use analysis & policy development, including housing, design, cultural resources, environmental resources
 - Transportation, infrastructure & community facilities planning
 - Community engagement
 - Development of draft & final small area plan document

Request for Board Action

- Request Board initiation of the Vint Hill Corridor Plan
- Request Board authorization of a transfer of \$150,000 from the FY25 Contingency Fund to the Planning Office for consultant services to support development of the Vint Hill Corridor Plan
- Request Board authorization of a transfer & appropriation of \$100,000 from Brentsville Magisterial District TRIP funds to the Planning Office for the transportation infrastructure analysis component of the Vint Hill Corridor Plan