

Attachment D – Planning Commission Resolution

PLANNING COMMISSION RESOLUTION

MOTION: FRIEDMAN

**September 26, 2007
Regular Meeting
Res. No. 07-148**

SECOND: HOSEN

**RE: COMPREHENSIVE PLAN AMENDMENT #PLN2006-00864, PARKS AND
OPEN SPACE PROJECT, ALL MAGISTERIAL DISTRICTS**

ACTION: RECOMMEND ADOPTION

WHEREAS, under Section 15.2-2229 of the Code of Virginia, Ann., the Board of County Supervisors may consider amendments to the Comprehensive Plan; and

WHEREAS, this is a request to amend the relevant chapters of the Comprehensive Plan related to parks, open space, and trails; revise the Parks Map, add an Open Space and a Corridors and Trails Map, and the amendment provides revised and additional policies for; parks, open space and trails, and connections to parks and open spaces via corridors; and

WHEREAS, by way of Resolution No. 06-583, the Board of County Supervisors initiated consideration of Comprehensive Plan Amendment Parks and Open Space Plan on June 6, 2006 and referred it to the Prince William County Planning Commission; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held public hearings on September 20, 2006, January 24, 2007 and September 26, 2007, at which time public testimony was received and the merits of the above-referenced comprehensive plan amendment were considered; and

WHEREAS, the Prince William County Planning Commission believes that public general welfare as well as good planning practices are served by the adoption of this comprehensive plan amendment;

NOW, THEREFORE, BE IT RESOLVED, that the Prince William County Planning Commission does hereby recommend adoption of Comprehensive Plan Amendment #PLN2006-00864, Parks and Open Space Project, alternative B version of the September 19, 2007, planning office staff report, with the following modifications:

Definition Change:

Substitute staff recommended definition of "Protected Open Space" with definition used in the Chesapeake Bay Project, with one word deletion to reflect the advice of counsel regarding accuracy, which reads as follows: "Land that is protected from development with a perpetual conservation or open space easement or fee ownership, held by federal, state, or local government or nonprofit organization for natural resource, forestry, agriculture, wildlife, recreation, historic, cultural, or open space use, or to sustain water quality and living resource values."

OS- POLICY 5: Delete current language and insert:

"A minimum of 39% of the total area in the County, (exclusive of acreage of Marine Corps Base Quantico for all calculation purposes), should be retained as protected open space."

Attachment D – Planning Commission Resolution

Planning Commission Res. No. 07-148 September 26, 2007 Page 2

PK-POLICY 1: Delete "as County-owned or leased park land" and replace with "the inventory of which shall consist of two categories: County owned, leased, or controlled park land and privately owned or leased park land. Privately owned or leased park land shall include privately held green space such as HOA common areas, privately held recreational facilities such as community pools, accessible for community use whether for a fee or not, acreage and facilities used for recreational purposes at public and private schools within the County, and privately held natural preserve areas."

TR-POLICY 3: Add Action Strategy (9) to read
Corridors, trails, and blueways generally shown on the Trails Map may take place on public property, within the public right-of-way, or on private property through voluntary donations by citizens and through negotiating proffers from landowners and/or the development community, as development occurs. Private property owners are not obligated to participate in the trails program."

TR-POLICY2-AS1: Revise first sentence, adding "blueways":
The Board of County Supervisors should consider the creation of a Trails and Blueways Advisory Committee to operate under the auspices of the Park Authority to advise and assist the Park Authority Board and the Board of County Supervisors in efforts to create, implement and protect a countywide trails network.

OS-POLICY 2-AS2: delete open space in first sentence replace with Land Use.

OS-POLICY 2-AS2: Staff asked to find general substitute words for all the entities listed.

OS-POLICY 3-AS1: Revise language to read:
Review County-owned properties and determine what County-owned lands should be protected as open space, and ensure such designation is made in official management plans of the Park Authority, Services Authority, Department of Public Works, Transportation Department, and other County agencies.

REC-POLICY 4: Add Action Strategy (5) to read:
Work with leagues, nonprofit organizations, homeowner associations and individual community representatives to identify local needs.

Attachment D – Planning Commission Resolution

Planning Commission Res. No. 07-148 September 26, 2007 Page 3

NCR-POLICY 2: Add language to AS 1 and 2 to read:

AS1. Work with nonprofit organizations, homeowner associations and others to develop and implement programs and outreach materials to create and foster a sense of ownership and stewardship of natural and cultural resources and cultural heritage among county staff and residents.

AS2. Work with nonprofit organizations, homeowner associations and others to develop and implement interpretive programs, independently and through partnerships with nonprofit and other organizations, to educate citizens on natural and cultural resources and to promote a sense of resource ownership and stewardship among residents.

Protected Open Space: [2nd section, 4th bullet under definitions] Revise to read:
Land protected by easements that limit residential or commercial development.

Protected Open Space: [3rd section, 4th bullet under definitions] Revise to read:
Home Owner Association land and utility rights-of-way would be excluded, unless protected by RPAs, or appropriate easements.

OS-POLICY 2-AS1: Replace existing text with the following language:

Coordinate land use planning with the recommendations of the Virginia Outdoors Plan, the Virginia Wildlife Plan, the Virginia Natural Heritage Resources Assessment, and the Virginia Department of Historic Resources' Cultural Resources Inventory

OS-POLICY 2-AS3 – Revise language to read:

Network and partner with other groups and organizations to provide resource education and foster stewardship.

ATTACHMENT A, TABLE 2 – Existing and Projected County Park Facility Needs:

Add equestrian facilities – One facility/595,000 population.

Votes:

Ayes: Bryant, Friedman, Holley, Hosen, Hendley

Nays: Burgess, Gonzales

Absent from Vote: None

Absent from Meeting: Fry

MOTION CARRIED

Attachment E – Planning Commission Proposed Modifications

The Planning Commission recommends the following changes:

PARKS PLAN

PK-POLICY 1: Preserve at least 25.0 ~~45.0~~ acres per 1,000 population of Prince William County in county-owned or leased park land.

~~**PK-POLICY 2:** The County shall encourage the preservation and use of private lands for park and recreation facilities.~~

~~ACTION STRATEGIES:~~

- ~~1. At the time of rezoning and special use permit, ensure that new residential development with a density greater than 1 unit per acre is within one mile of a neighborhood park, or provide such facility within the proposed development.~~
- ~~2. Update the DCSM to establish facility standards for Home Owner Association parks intended to meet the neighborhood park needs of a community.~~
- ~~3. Neighborhood park sites and facilities should be provided primarily by HOAs and other community organizations and built to neighborhood park standards per the DCSM.~~

OPEN SPACE PLAN

DEFINITIONS

Protected Open Space: Land that is protected from development with perpetual conservation or open space easement or fee ownership, held by federal, state, or local government or nonprofit organization for natural resource, forestry, agriculture, wildlife, recreation, historic, cultural, or open space use, or to sustain water quality and living resources values.

In general, Protected Open Space is made up of these categories of properties:

- Portions of County owned property; the passive recreation portions of county parks; recreational, cultural, heritage and wildlife corridors; specified historic and environmental resource lands;
- State and Federal parks, forests, and wildlife preserves;

Attachment E – Planning Commission Proposed Modifications

- Land designated as a Resource Protection Area (RPA) under the Chesapeake Bay Preservation Act, excluding intensely developed areas (IDAs);
- Land protected by easements that limit residential or commercial development.

Whether a specific property would be considered protected open space is clarified by the following examples:

- Existing state and federal park acreage in PWC is included (although it is recognized that some portions of these parks are dedicated to active recreation);
- The passive recreation areas of county park land are included; active recreation areas of county parks (recreation centers, water parks, swimming pools, golf courses, tennis courts, athletic fields, etc) are excluded;
- Military bases are excluded;
- Home Owner Association land and utility rights-of-way would be excluded, unless protected by RPAs or appropriate easements;
- Highway rights-of-way would also be excluded, since they are intended for future development rather than long-term protection.