



STAFF REPORT

PC Meeting Date:	July 29, 2020
Agenda Title:	CPA2020-00008, Preserve at Long Branch (Formerly Mid-County Park and Estate Homes)
District Impact:	Coles Magisterial District
Requested Action:	Recommend Denial of CPA2020-00008, Preserve at Long Branch (Formerly Mid-County Park & Estate Homes)
Department:	Planning Office
Case Planner:	Connie M. Dalton, AICP

EXECUTIVE SUMMARY

This is a request to amend the Comprehensive Plan Long-Range Land Use map designation for ±339.1 acres from SRR, Semi-Rural Residential, ER, Environmental Resource, and AE, Agriculture or Estate, to SRR, Semi-Rural Residential, P&OS, Parks and Open Space, AE, Agriculture or Estate and CRHS, County Registered Historic Site and to provide the associated text language to align with the CRHS designation. The proposal also includes adjustments to the Rural Area Boundary.

LRLU Classification	Existing (Acres) (±)	Proposed (Acres) (±)
Agricultural or Estate (AE)	235	0.9
Semi-Rural Residential (SRR)	21.2	166.7
Environmental Resource (ER)	82.9	0
Parks & Open Space (POS)	0	150.1
County Registered Historic Site (CRHS)	0	21.4
Total Project Area	339.1	339.1
Rural Area Acreage	317.9	151.4
Development Area Acreage	21.2	187.7
Total Project Area	339.1	339.1

This application is being processed concurrently with Rezoning, #REZ2017-00013, Preserve at Long Branch with proffers.

Based on the Board’s existing land use policies in the Comprehensive Plan, it is the recommendation of staff that the Planning Commission recommend denial of CPA2020-00008, Preserve at Long Branch (Formerly Mid-County Park & Estate Homes). However, the requested amendment is in alignment with the 2014 Rural Preservation Study and the 2019 Rural Preservation Study Recommendations, though they have not been adopted by the Board.

BACKGROUND

- A. Request: This is a request to amend the Comprehensive Plan long-range land use map designation for ±339.1 acres from SRR, Semi-Rural Residential, ER, Environmental Resource, and AE, Agriculture or Estate, to SRR, Semi-Rural Residential, P&OS, Parks and Open Space, AE, Agriculture or Estate and CRHS, County Registered Historic Site with the associated CRHS text language for the Maddox and Sinclair Mill Preservation Area. The requested amendment includes a change of ± 21.4 acres from AE and ER to CRHS, County Registered Historic Site for the Maddox and Sinclair Mill Preservation Area, and provides for ±154.6 acres of POS, Parks and Open Space. The site is located within both the Rural Area and Development Area of the County. This request proposes a net change of ±166.5 acres from the Rural Area to the Development Area.

Under Section 15.2-2229 of the Code of Virginia, the Board of County Supervisors (BOCS) may consider amendments to the adopted Comprehensive Plan.

- B. Site Location: The ±339.1-acre project area is located to the west of the termini of Classic Springs Drive and Honeysuckle Road, north and west of the terminus of Counselor Road, north of the terminus of Classic Lakes Way, southeast of Dove's Landing Park, and west of the terminus of Sinclair Mill Road. The subject property is identified on County maps as the following GPINs: 7893-11-6930, 7893-10-7686, 7792-99-5798 (pt.) for a total of ±317.7 acres plus the Maddox and Sinclair Mill Preservation Area ±21.4 acres GPINS 7793-74-9115, 7793-84-2716, 7793-84-5647, 7793-84-7507 (pt) (less 0.9ac) and 0.1 ac of 7793-83-3326 (pt) 0.8 ac of 7793-82-2751 (pt).
- C. Comprehensive Plan: The subject site is currently designated AE, Agricultural or Estate, SRR, Semi-Rural Residential, and ER, Environmental Resource, in the Comprehensive Plan. The site is located within both the Rural Area and Development (Semi-Rural) Area of the County. Currently, 317.9 acres are in the Rural Area, as proposed 166.5 acres would be removed from the Rural Area designation. Per the Comprehensive Plan, the subject site is permitted to utilize septic. As proposed the area would be served with public sewer.
- D. Zoning: While the majority of the property, 319.6, is currently zoned A-1, Agricultural, a portion of the property, ±19.5 acres, is zoned SR-1. The site is located within the Domestic Fowl Overlay District (Reference attached zoning map).
- E. Surrounding Land Uses: The subject site is surrounded by semi-rural type residential development to the east and north. Average lot sizes surrounding the property range from .34 acres /du to 5.90 acres /du as reflected on the exhibit prepared by staff entitled Area Density Map attached. Surrounding and abutting subdivisions in the development area range from 1.60 ac/du to 2.47ac/du. Rural and larger estate-type residential development and undeveloped land is located to the west and

south. The majority of the property lies to the west and south of the Long Branch stream feature and southeast of the Occoquan River. The main access to the site will be from the Development (Semi-Rural) Area via Classic Springs Drive extended located on the eastern boundary line and a secondary emergency-only access point will be provided from Classic Lakes Way located along the southern boundary of the project. Doves Landing, a natural resource County park, lies north and west of the project area.

- F. Comprehensive Plan Initiation Process: The Comprehensive Plan Land Use Chapter outlines the County policy for the annual review of amendments to the Comprehensive Plan text and/or the Long-Range Land Use Plan designation for a given property. Applications for a Comprehensive Plan Amendment (CPA) are reviewed annually. Applications must be submitted to the Planning Office no later than the close of business on the first Friday of each year. While there are applications that are exempt (non-residential and mixed-use rezoning requests) from this standard deadline; this residential CPA application fell under the standard annual initiation process. These applications are then forwarded to the Board of County Supervisors for initiation. Initiation of a comprehensive plan amendment does not indicate approval of the application but authorizes staff time and effort to analyze the application and bring it forward for public hearings before the Planning Commission and Board.
- G. Comprehensive Plan Amendment Process: If initiated, the amendment is heard by the Planning Commission then forwarded, with the Commission's recommendation, to the Board of County Supervisors for final action. Typically, when the Board initiates a comprehensive plan amendment requested by a property owner, it asks that a rezoning be filed and processed concurrently to give the Board more detail on the intent of the project.
- H. Background, History and Context:
1. Mid-County Park & Estates Homes CPA Request in 2012 – When a comprehensive plan amendment for Mid-County Park & Estate Homes, CPA #PLN2012-00255 was submitted in 2012, the Board recognized this represented a significant change to the Rural Area and felt that it would be better to complete a broader review of existing Rural Area policies. This was the impetus for the Board's initiation of the 2014 Rural Area Preservation Study.
 2. Rural Area Preservation Study – The Board of County Supervisors directed the Planning Office to conduct research on appropriate planning tools to help in the preservation of open space in rural areas. The purpose of the rural preservation study was to provide an overview of the County's rural preservation policies and an evaluation of their effectiveness; identify additional rural preservation tools that may be appropriate and effective;

and make recommendations regarding possible amendments to the County's land use planning policies. Opportunities for stakeholder input were provided throughout the project. The Rural Area Preservation Study was completed and published in 2014. The full report can be found on the Planning Department's webpage.

3. Comprehensive Plan Update – In August of 2016, the Board of County Supervisors initiated the Comprehensive Plan Update which included incorporation of the policy recommendations of the 2014 Rural Area Preservation Study into the Comprehensive Plan.
 4. Zoning Text and County Code Amendments – In September 2016, the Board of County Supervisors initiated three amendments which would implement recommendations of the 2014 Rural Area Preservation Study. These amendments included an amendment to County Code to establish a Purchase of Development Rights (PDR) program, a zoning text amendment to establish a Transfer of Development Rights Program (TDR), and a zoning text amendment for a rural cluster zoning district (ultimately as recommended by staff in 2019, a Rural Conservation Residential (CR-1) zoning district). These amendments, along with a previously initiated zoning text amendment for agritourism and Comprehensive Plan Update task to incorporate the 2014 Rural Area Preservation Area policies into the Comprehensive Plan, combined to create the (2019) Rural Preservation Area Study Implementation project.
 5. Mid-County Park & Estates Homes Requested CPA Initiation in 2018 – On March 6, 2018, the Board of County Supervisors was again presented a request by the applicant to amend the Comprehensive Plan for the Mid-County Park & Estate Homes project. Instead of initiating this comprehensive plan amendment request, the Board of County Supervisors directed staff to begin working on the Rural Preservation Area Study Implementation project, so that the broader Rural Area policy could be addressed by the Board before considering the Mid-County Park & Estate Homes project. After numerous, well-attended community meetings, a staff recommendation for the Rural Area Preservation Study Implementation was presented to the Planning Commission in the last quarter of 2019. The project has not been scheduled for Planning Commission hearing yet and thus its recommendations have not been adopted by the Board. A complete history and documentation of this process can be found on the Planning Department's webpage, including community comments that were submitted separately from the input sessions.
- I. Board of County Supervisors Initiation: On December 3, 2019, the BOCS initiated a Comprehensive Plan Amendment (CPA) to change the Long-Range Land Use Plan map designation from AE, Agricultural or Estate, SRR, Semi-Rural Residential, and ER, Environmental Resource; to SRR, Semi-Rural Residential and P&OS, Parks and Open

Space. The initiating resolution identified the following issues to be considered by the Applicant in developing the concurrent rezoning application (see attached BOCS Initiating Resolution).

1. Compatibility: The proposed development should be compatible with existing residential development that surround the subject property through density, design, and open space with special attention to the preservation of the natural environment and accessibility to the surrounding community;
 2. Dedicated Parkland: Commitments should be made that the proposed parkland will be dedicated to the County for the use and enjoyment of the citizens and that clear and easy access will be provided to the park from multiple external access points and that pedestrian linkages will be provided throughout the park system; and
 3. Connectivity: The layout of the proposed development will provide multiple points of access to provide connectivity to the surrounding community.
- J. Expanded Comprehensive Plan Amendment - The Maddox and Sinclair Mill Preservation Area, a ±21.4-acre site, has been included in this Comprehensive Plan Amendment to be designated CRHS, County Registered Historic Site. The applicant, as part of the concurrent rezoning, has proffered to provide this off-site dedication to the County. Within this proposed CRHS, are located the Maddox and Sinclair Mill complex, which is registered with the Virginia Department of Historic Resources (VDHR, state site number 076-0222). Also found within this area are the Sinclair Roadbed, the Levine residential complex, and the Sinclair Mill Road Civil War earthwork but have yet to be registered with the VDHR. These resources represent different uses of the property from different discrete time periods. Combined these resources offer the potential to learn more about these uses through archaeology and historical research.

Recognizing that the proposed designation change to CRHS would provide an opportunity for the permanent preservation of this area it was recommended by Staff that the CRHS classification would be the preferred designation for this site. The applicant, as part of the concurrent rezoning, has proffered to provide this off-site dedication to the County.

Maddox & Sinclair Mill Preservation Area Description & Acreage	
GPIN / Description	Area
*7793-74-9115	4.8 Acres
*7793-84-2716	4.2 Acres
*7793-84-5647	2.4 Acres
*7793-84-7507 (pt.) – Less Area “D” (0.9 Ac.)	8.2 Acres
7793-83-3326 (pt.) – Area “C”	0.1 Acres
7793-82-2751 (pt.) – Area “B”	0.8 Acres
Unused Right-of-Way for Old Sinclair Mill Road	0.9 Acres
Total Area	21.4 Acres

*Note: The area is based on a current field survey.

- K. Concurrent Rezoning: The applicant has filed a concurrent rezoning application #REZ2017-00013 with proffers that provide for the proposed implementation of this comprehensive amendment. If the Planning Commission recommends approval to the CPA, staff is recommending approval of the concurrent rezoning.

- L. Historical Commission Meeting – The Preserve at Long Branch, CPA, was reviewed by the Prince William County Historical Commission at their regularly scheduled meeting on July 14, 2020 to review the expanded area of the Maddox and Sinclair Mill Preservation Area. Previously, on March 10, 2020 the Historical Commission recommended a military sites survey, any artifacts be curated with the County, and interpretive signage with content determined by the Historical Commission. On July 14, 2020 the Historical commission recommended the same as the March 10, 2020 recommendation. (See attached resolution)

- M. Planning Commission Public Hearing – The CPA application and concurrent rezoning have been scheduled for a public hearing with the Planning Commission on July 29, 2020. The public hearing has been advertised and notifications have been sent.

STAFF RECOMMENDATION

The Planning Office recommends denial of Comprehensive Plan Amendment #CPA2020-00008, Preserve at Long Branch. Staff’s recommendation considered the existing Board policies, and the Comprehensive Plan Amendment for the implementation of the 2014 Rural Preservation Study and 2019 Rural Area Study, and the context of the site.

- A. Existing Board Policies:
 - 1. Rural Area – The Rural Area was established in the Comprehensive Plan in 1998 to focus the County’s unprecedented growth into the Development

Area and therefore minimize infrastructure demands. In the predecessor 1991 Comprehensive Plan the Rural Area contained three designations Agriculture Estate, Rural Residential and Semi-Rural Residential. From the 1998 plan: "The purpose of the Rural Area designation is to help preserve the County's agricultural economy and resources, the quality of the groundwater supply and the open space and rural character presently found there. Sufficient vacant and underdeveloped land exists in the Development Area that the Rural Area is not needed to accommodate further growth – particularly additional residential development – for the next 20 years." The proposal will decrease the Rural Area by 166.5 acres which is not consistent with this policy.

2. Rural Area Boundary Changes – Over the last 20+ years the Rural Area boundary has had two major modifications:
 - a. Avendale – In 2010 the Board approved comprehensive plan amendment PLN2006-00438, Avendale, which moved the Rural Area boundary from the old alignment of Vint Hill Road to the new alignment of Vint Hill Road thus moving +/-179 acres into the Development Area.
 - b. Villages of Piedmont II – In 2012 the Board approved comprehensive plan amendment PLN2011-00118, Villages of Piedmont II, which resulted in a reconfiguration of the Rural Area boundary resulting in a net increase of 53.7 acres in the Rural Area and creation of +/-383 acres of parks and open space.

Like the Villages of Piedmont II, this proposal will create protective designations of Parks & Open Space and County Registered Historic Site on 176 acres; however, this proposal will have a net decrease in the Rural Area of 166.5 acres.

3. Open Space – The Open Space chapter of the Comprehensive Plan establishes a goal of 39% of the County (less MCB Quantico) be preserved as protected open space. This proposal provides a substantial contribution to the County open space goal by providing the opportunity to protect ±176 acres of open space.
4. Parks – The requested change to classify ±154. 6 acres as POS, Parks and Open Space supports the Parks, Recreation, and Tourism Park Chapter Park Policy 1 to acquire 5% of County owned land for parks. As part of this comprehensive plan amendment, a ±21.4-acre area would be designated a County Registered Historic Site, referenced as the Maddox and Sinclair Preservation Area. This designation provides an opportunity, with approximately 1500' of frontage on the Occoquan River, for greater access for fishing, canoeing, kayaking and non-motorized watercraft access on the south bank of the Occoquan River. This area also has an abundance of cultural resources on this property including archaeology sites, a cemetery

and historic viewsheds. These resources are from several different time periods and represent different uses across the property which would provide opportunities to create a special place for the neighborhood community and for County residents.

5. Cultural Resources – The designation of the Maddox-Sinclair Mill Preservation Area, ±21.4 acres, as a CRHS, County Registered Historic Site, supports Policy 4 of the Cultural Resource Chapter of the Comprehensive Plan. The CRHS, County Registered Historic Site classification (see Attachment for proposed text language) provides detailed guidance and implementation strategies to protect this historic area and at the same time provides for enhanced public access to this area including access to the Occoquan River, passive recreation opportunities for the County residents and connectivity to Dove’s Landing Park.
6. Environment – Park Policy 1.5 states, *“Actively seek to acquire and preserve parkland along identified greenway and blueway corridors to provide a buffer to sensitive habitats, continuous green corridors for wildlife preservation of cultural resources, increased acreage for passive recreation, and/or increased trail connectivity between existing parks and other nodes of activity in prince William County and adjacent jurisdictions.”* As proposed, the designation of Parks and Open Space, will be consistent with the Environment Chapter through the preservation of approximately 1.8 miles of the Long Branch Stream Valley, wetlands, intermittent and perennial streams, natural forested riparian stream buffers, specimen trees, mature forestland, and steep slope areas on the property. Representing preservation of over 50% of the property which will protect significant native habitats and rare cultural resources.
7. Smart Growth Principles – The Long-Range Land Use chapter of the Comprehensive Plan outlines ten smart growth principles to use as a guide in land use decisions. The proposal meets several of the County’s smart growth principles as detailed in the staff analysis portion of this report.
8. Public Sewer – The current Comprehensive Plan policies on the provision of public sewer in the rural area include:
 - a. SEWER POLICY 3: Prohibit the extension of public sewer into the Rural Area, except under special circumstances that maintain the land use densities delineated in the Long-Range Land Use Plan Map and uphold the policies and action strategies outlined in the Comprehensive Plan.
 - b. SEW 3.9: The existence or extension of a public sewer system to serve a site shall not promote increased densities that would not otherwise be allowed given the application of the various chapters of the Comprehensive Plan and relevant compatibility issues.

The CPA proposes to amend the Rural Area boundary and to change the underlying land use designations to be able to support SRR-type

development. If the CPA is approved, then the previous Rural Area policies as they relate to public sewer service would no longer pertain. Currently, 317.9 acres are in the Rural Area, as proposed 166.5 acres would be removed from the Rural Area. Per the existing Comprehensive Plan, the subject site is permitted to utilize septic. As proposed the area would be able to be served with public sewer.

- B. Comprehensive Plan Amendment for the 2014 Rural Area Preservation Study and 2019 Rural Preservation Study Implementation:
1. 2014 Rural Area Preservation Study Input – The Rural Area Preservation Study included a substantial public outreach component that included a survey, community meetings and stakeholder interviews. Public input to the Study showed a strong consensus on the importance of maintaining a rural area in Prince William County. See the staff analysis portion of this report for the overarching conclusions from this study.
 2. 2019 Rural Area Preservation Study Implementation Input – In the late Summer and Fall of 2019 the Planning Office conducted a series of public meetings on the Rural Area Preservation Study Implementation. One of the rural preservation tools presented was rural cluster or conservation residential subdivisions. While some felt this was a good tool, many expressed concerns over the increase in residential units that this tool would introduce in the Rural Area.
 3. Comprehensive Plan Amendment and Rezoning Input – At the time of this report Staff has received over 30 emails in opposition of this application, with concerns about both the comprehensive plan amendment and concurrent rezoning request to Semi-Rural Residential for a number of reasons, some of those provided include the increase in commuter traffic on Dumfries Road, the increase of vehicle traffic to gain access to the proposed park area, the potential for through traffic between Classic Springs Road and Classic Lakes Way (despite assurances from the builders, which would require enforcement), the potential impact to the water table and existing wells in nearby residential areas, the potential impact to the local school population and associated vehicle traffic, and the impact on the local wildlife population. However, as of the date of this staff report, the Planning Office has received seven (7) emails of support. The primary reasons for support of the project are the following: resulting environmental protections; public benefit; resource preservation efforts; and quality development with variable lot sizes being surrounded by wooded areas.
 4. Rural Area Preservation – One of the tools in the rural preservation toolbox identified by the Rural Area Preservation Study is the use of conservation residential or rural cluster subdivisions. To incentivize the voluntary preservation of open space additional density is permitted in exchange for a substantial land conservation commitment. This proposal is a form of this

tool with the higher densities allowed in the proposed Semi-rural Residential area (1-5 acres per unit) than allowed in the Agricultural or Estate area (10 acres per unit), an area of 166.5 acres, in exchange for protective designations of Parks & Open Space and County Registered Historic Site on 176 acres.

5. Transitional Ribbon – One of the recommendations of the Rural Area Preservation Study is to create a Transitional Ribbon along the edges of the Development Area. The Transitional Ribbon would allow limited extensions of public sewer into the Rural Area at its interface with the Development Area. Public sewer would allow maximum flexibility in lot size and placement and the maximum amount of open space. Rather than opening up the Rural Area to development, such limited extensions would create a firmer, long term edge to the Rural Area compared to the current patchwork. The open space preserved by the conservation residential subdivision would establish a “green wall” to further expansion into the Rural Area.
6. Cluster Development – Clustering houses together in closer proximity and preserving a large portion of the development is a standard planning tool. Cluster development provides the benefit of reducing the length and amount of utilities, minimizes land disturbance, and preserves trees. The proposed comprehensive plan amendment will allow cluster development and greater environmental protection of the site than a traditional rural subdivision served by well and septic systems. Action strategy EN3.1 of the Environment chapter of the Comprehensive encourages cluster development.
7. Conservation Community – The proposal allows a development that embodies many concepts of a community that is designed to provide a balance between growth and the preservation of natural habitats. This allows for a development designed to promote a healthy lifestyle with opportunities for outdoor recreation in a natural environment for the residents of the community and the residents of the County.
8. Impact Mitigation – The proposed long-range land use designation of SRR, Semi-Rural Residential, allows the opportunity to rezone the property which allows for mitigation measures and an opportunity for preservation that would not be available in a by-right development of this property under the AE, Agricultural or Estate designation.
9. Public Sewer – Under the proposed CR-1, Cluster Rural Subdivision it is recommended that in areas where public sewer is extended, a conservation easement shall be dedicated over the conservation or preservation area abutting the Rural Area which would strictly prohibit crossing or traversing of utility easements for public sewer.

C. Context of the Site:

1. Land Use Compatibility – Approval of this CPA results in designations for POS, Parks and Open space, CRHS, County Registered Historic Site, SRR, Semi-Rural Residential and a small portion of AE, Agricultural or Estate which, as identified in the staff analysis, provides compatible land use designations in context with the surrounding existing SRR development. The surrounding properties to the west while designated AE were developed at densities greater than 1du/10acres. Three identified communities on the exhibit reflect densities ranging from 5.03ac/du to 5.90 ac/du. The proposal of SRR with a average density of 2.5ac/du is not consistent with the properties located west of the project.
2. Consistent with Surrounding Density – The proposed amendment aligns with the existing surrounding development in both the rural area and the development area in terms of density, while implementing preservation measures to protect the environment. See attached Area Density Map.
3. Open Space Corridor Connections – The POS, Parks and Open Space designation allows for the County to not only acquire parkland to support the County's parkland acquisition goals and provide for connectivity to the Occoquan River Open Space Corridor but serves as a buffer to the adjacent surrounding communities. This CPA proposal for POS and CRHS designations on more than 50% of the property allows for the preservation of the property as a natural undisturbed open space along the Long Branch stream valley and as a County Registered Historic Site area.
4. Public Sewer – Extension of pubic sewer into the Rural Area is out of context with the existing areas to the west. The existing areas are served by septic. Extension would be permitted if the area is removed from the Rural Area designation.

OTHER JURISDICTION COMMENTS

The subject site is located outside of the required notification area for adjacent jurisdictions. Marine Corp Base Quantico, located 2 miles south of the project, has provided a written response to this application expressing concerns regarding any project that increases density adjacent to the base and/or extends sewer into the rural area could impact Base missions.

LEGAL ISSUES

Approval of the comprehensive plan amendment would make the concurrent rezoning application consistent with the Comprehensive Plan. If the comprehensive plan amendment is denied, the

project area would remain in the Rural Area and, the concurrent rezoning would be inconsistent with the Comprehensive Plan and extension of sanitary sewer to the project would not be consistent with Comprehensive Plan Sewer Policy. Legal issues resulting from Planning Commission action are appropriately addressed by the County Attorney.

TIMING

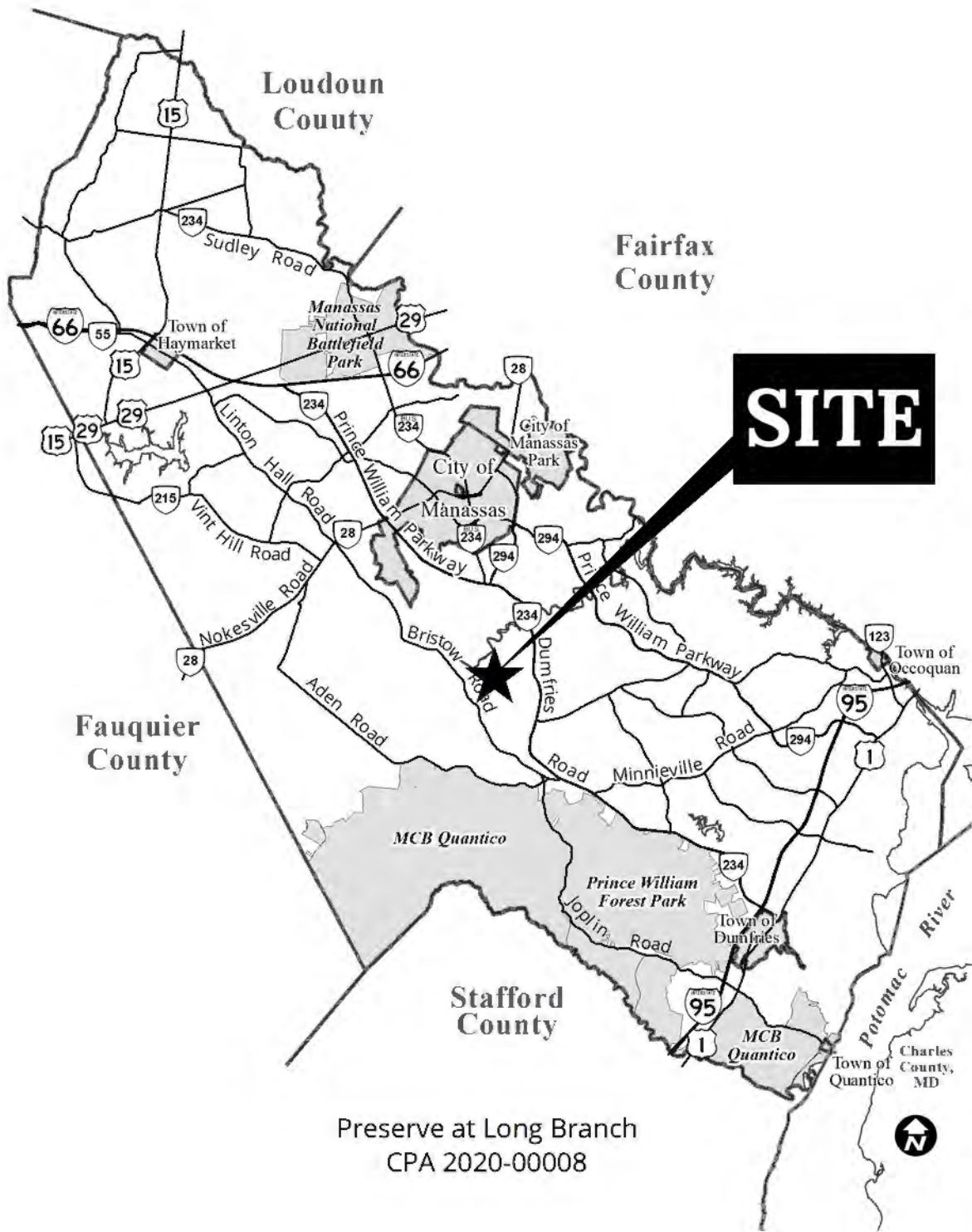
The Planning Commission generally must act within 60 days of the initiation of a Comprehensive Plan Amendment by the Board of County Supervisors unless a longer timeframe is specified by the Board. Such longer timeframe is indicated by the Board requiring concurrent processing of a rezoning with the comprehensive plan amendment and thus runs with the timeframe of the concurrent rezoning.

STAFF CONTACT INFORMATION

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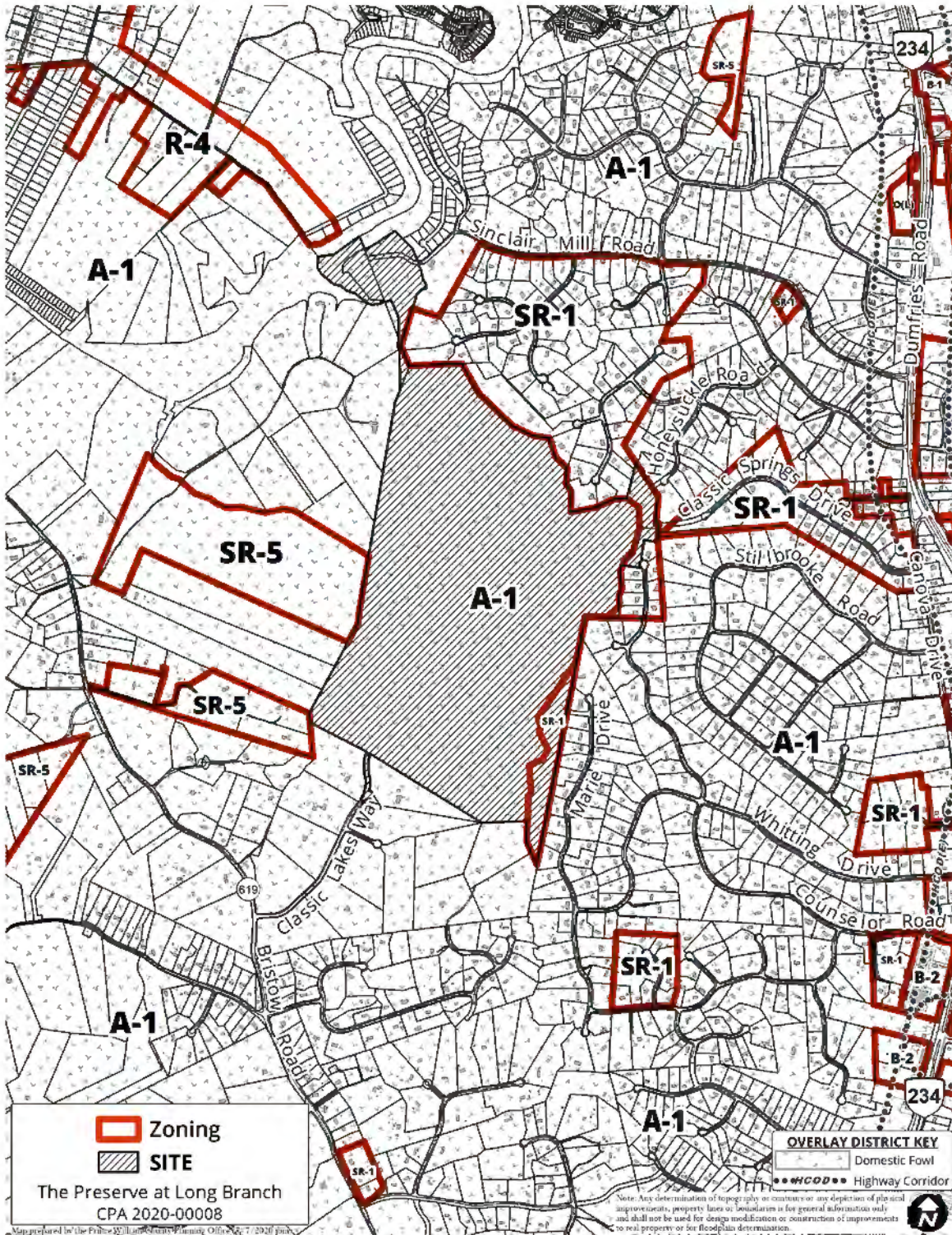
ATTACHMENTS

Area Maps
Comprehensive Plan Text & LRLU Map: Cultural Resources Preservation Area–Maddox & Sinclair Mill
Staff Analysis
BOCS Initiating Resolution
Project Area Context & Location
Comprehensive Plan Amendment Plan
Environmental Constraints Analysis (ECA)
Historical Commission Resolution
Agency Comments

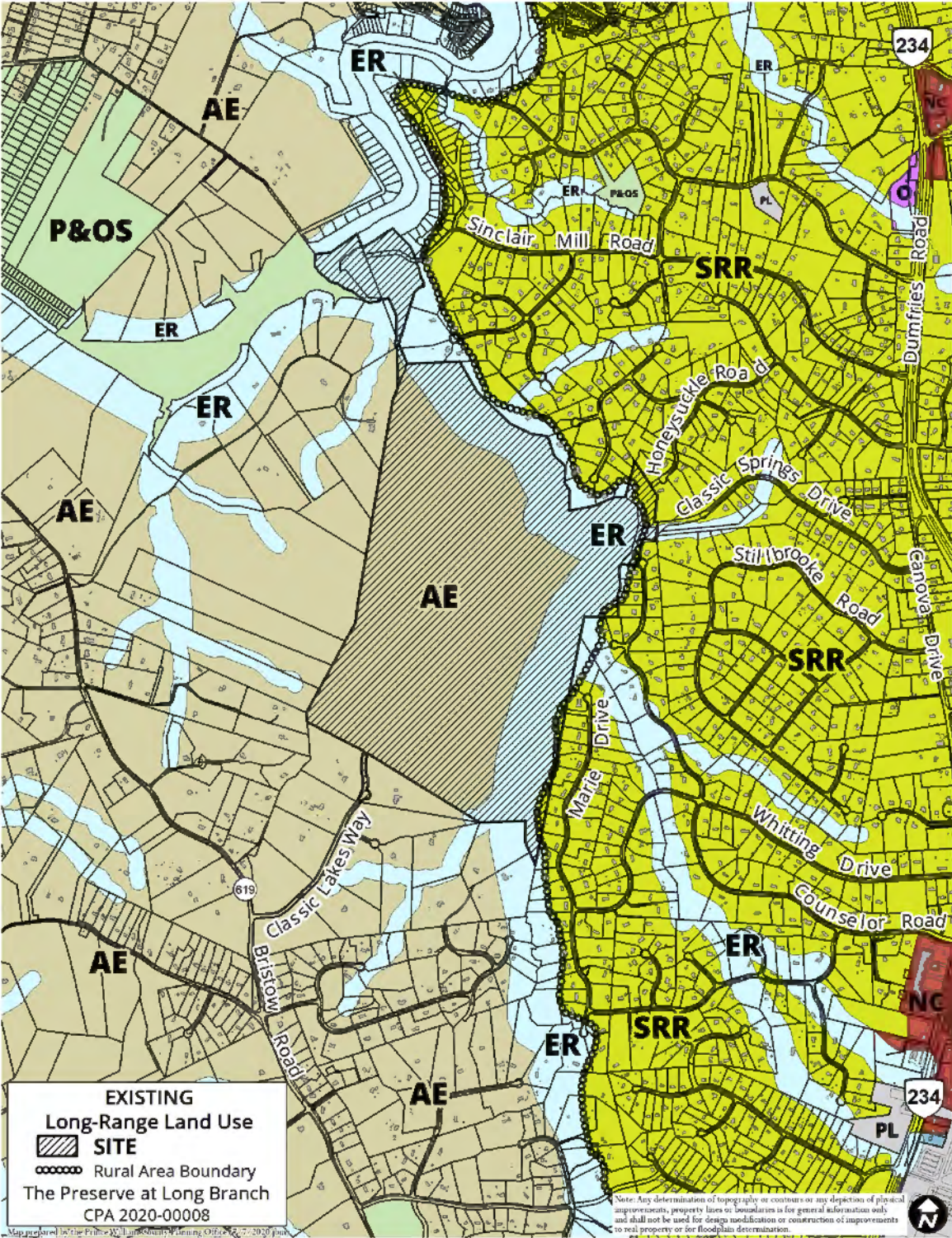


Preserve at Long Branch
CPA 2020-00008

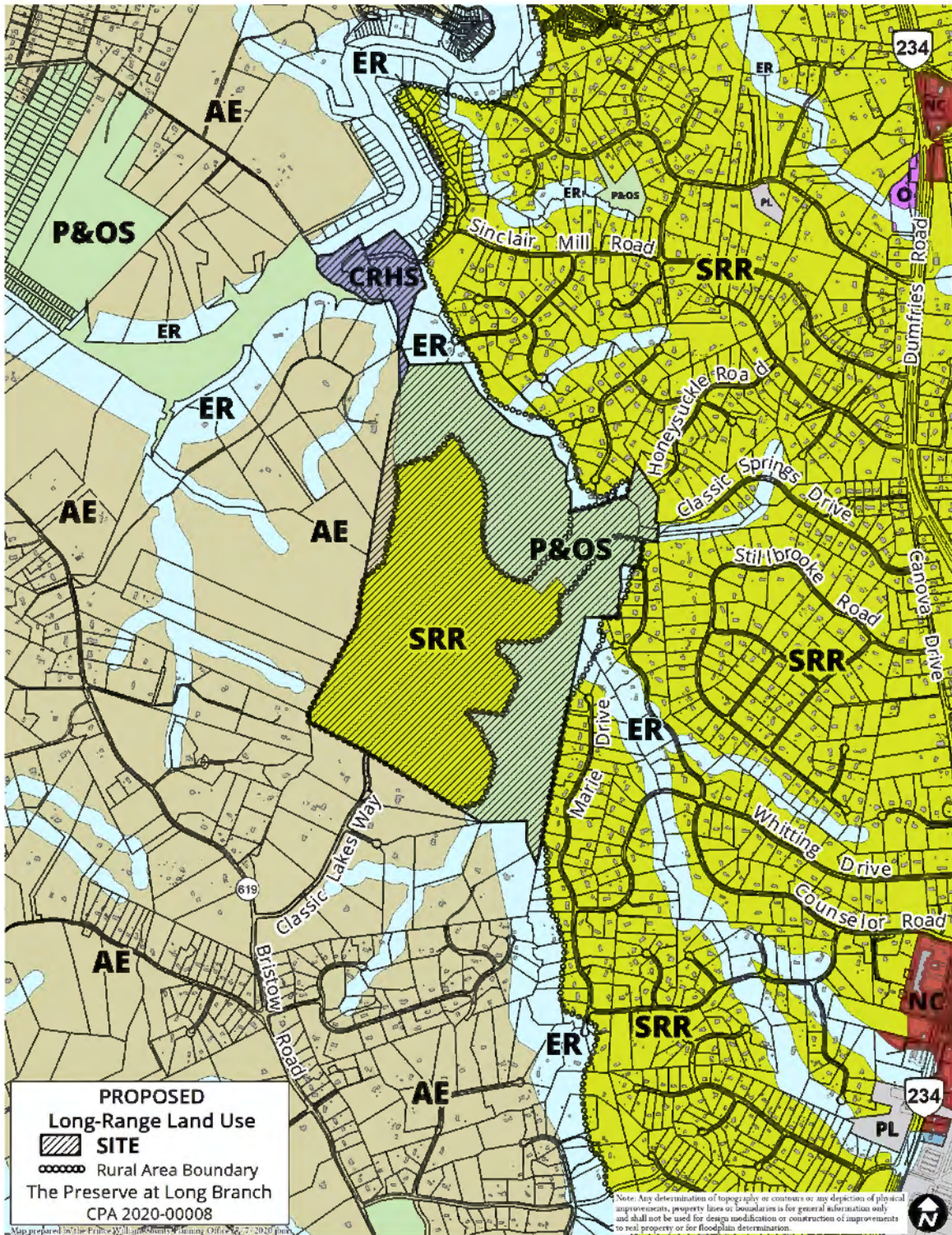


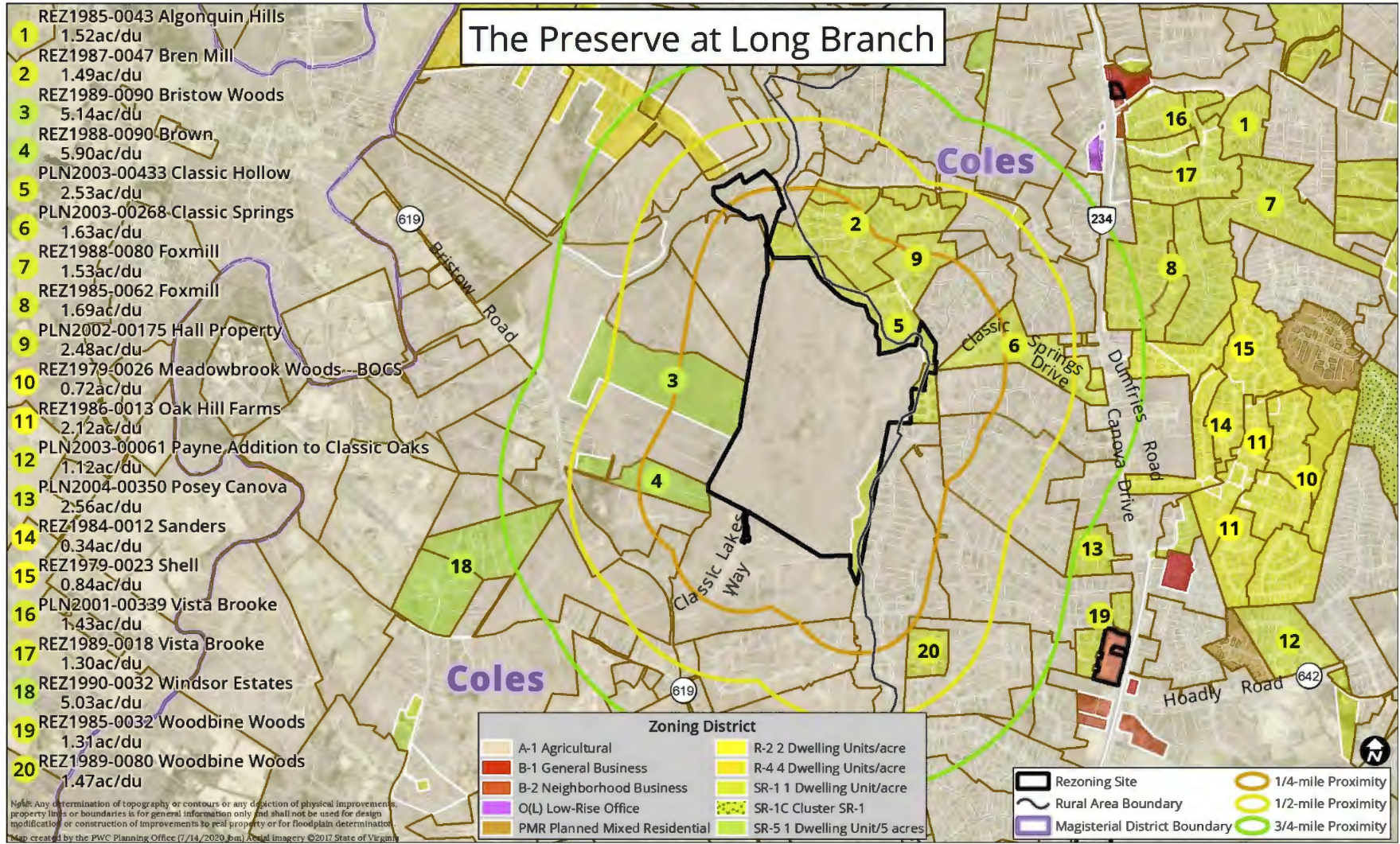


Existing Long Range Land Use Map

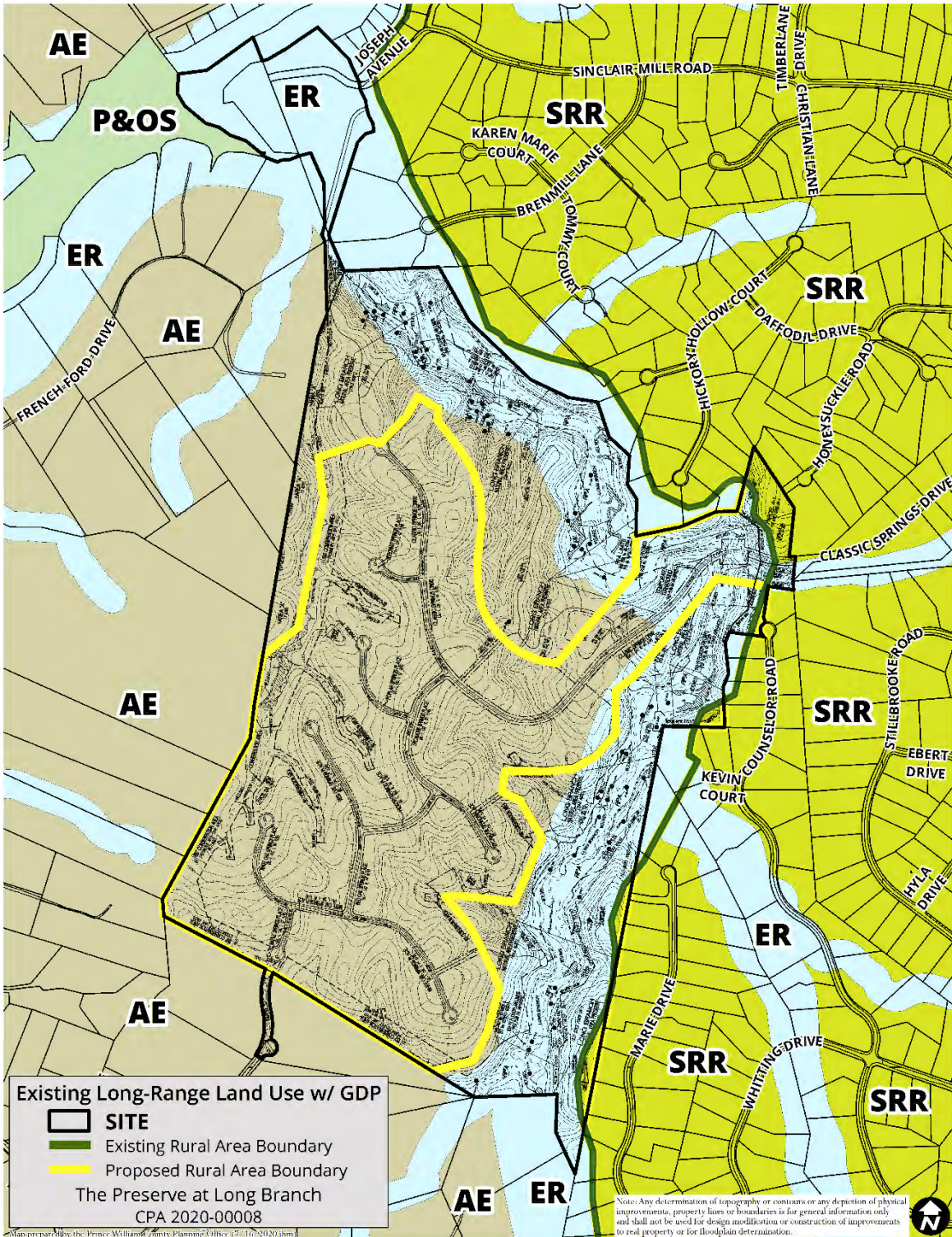


Proposed Long Range Land Use Map





Existing Long Range Land Use with GDP



Comprehensive Plan Text and LRLU Map
County Registered Historic Site, CRHS
for
Maddox and Sinclair Mill Preservation Area

Location: Sinclair Road on south bank of Occoquan River

Acres: 21.4

Ownership: Public

There is an abundance of cultural resources on these parcels (Property), including archaeology sites, a cemetery and historic viewsheds. These resources are from several different time periods and represent different uses across the property. These cultural resources are worthy of preservation.

Located on this property is the Maddox and Sinclair Mill complex (076-0222). The complex is located on Long Branch at the confluence of Long Branch and the Occoquan River.

This complex consists of a mill dam, a mill race (head race), and the mill foundation. The mill foundation consists of a cut-stone foundation (partially buried and frequently inundated by Lake Jackson), that measures approximately 106 feet north to south and 56 feet east to west. A water wheel pit is evident in the southern portion of the mill foundation. The mill race extends from the mill foundation upstream on Long Branch or southeast, approximately 680 feet. The mill dam is located at the beginning of the mill race. It begins on the north side of Long Branch and extends across Long Branch to its terminus on the south bank. It measures approximately 156 feet long and is an earthen or earth and rock dam, approximately 4-6 feet high. The Maddox and Sinclair Mill Complex dates to 1820, or earlier, based on historical map evidence. Pictures show other structures used to exist near the mill, including what appear to be several barns or sheds and what was reported to be a general store. Also, a gold mine is reported to be located on the property near the head of the mill race.

The Sinclair Roadbed traverses the middle of the property, from east to west, passing through the mill complex, where it bends to the north and crosses the Occoquan River. The river crossing is embayed by Lake Jackson and the ford is not visible.

In 1937 the property was purchased by M.H. and Elaine Hartley Levine, who soon after purchase, built a residential complex. This complex consisted of a log cabin and other residential buildings, a sunken patio, a dock on Lake Jackson, a barn, and another structure of unknown function. The log cabin and other residential buildings burned in 1974. Only the chimney, sunken patio, and dock remain from the original Hartley residence. In 1978 a new residential structure was built and still stands today. There is also a small family cemetery containing the burials of Meyer Nathan Levine and Elaine Hartley Levine and two pet burials.

During the winter of 1861-1862, the 8th Louisiana Infantry erected an earthwork to defend Sinclair Mill ford and to protect its winter camp against a possible Federal attack. This well-preserved earthwork is 60 feet in length running on a north-south axis. It is located at the end of Sinclair Mill Road. The entrenchment consists of a 3-foot fosse (ditch) adjacent to an embankment

Comprehensive Plan Text and LRLU Map
County Registered Historic Site, CRHS
for
Maddox and Sinclair Mill Preservation Area

approximately five feet high. Each end of the entrenchment terminates in a deep ravine. It is one of only a handful of Civil War earthworks that have survived in Prince William County.

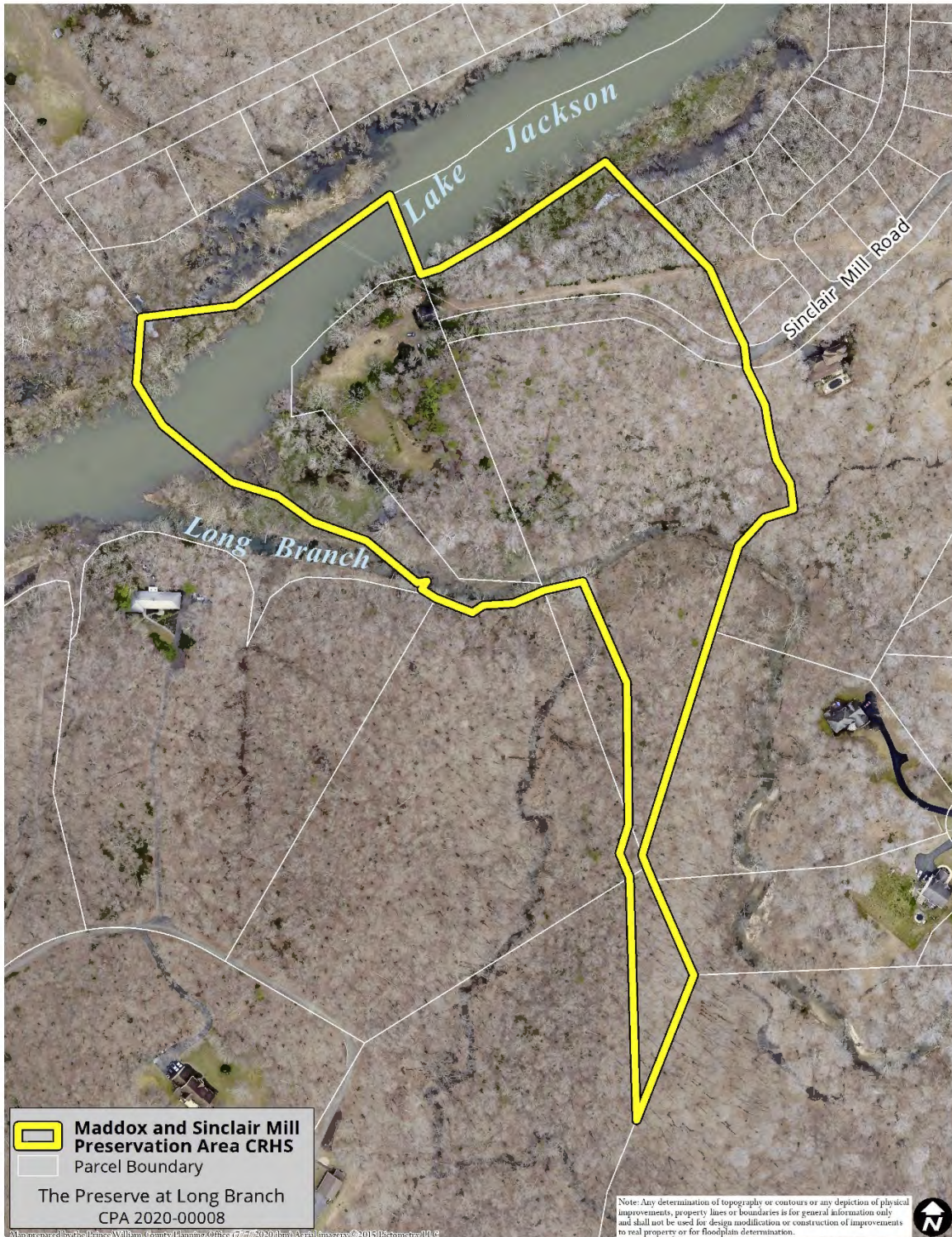
The views within and exterior to the property exhibit a high degree of integrity and should, therefore, be protected.

Primary Uses: Historical/Cultural (archaeology, viewshed, cemetery); Park (Passive); Open Space

Analogous Land Use Classification: P&OS; ER

Surrounding Land Use Classification: AE, ER

Comprehensive Plan Text and LRLU Map
County Registered Historic Site, CRHS
for
Maddox and Sinclair Mill Preservation Area



Part I. Summary of Comprehensive Plan Consistency

Staff Recommendation: Denial

The following is a staff analysis of the proposal’s consistency with the Comprehensive Plan. This analysis is based on the relevant Long-Range Land Use Plan objectives. These objectives are used as criteria in determining appropriateness of a Comprehensive Plan Amendment (CPA).

Request: This is a request to amend the Comprehensive Plan long-range land use map designation for ±339.1 acres from SRR, Semi-Rural Residential, ER, Environmental Resource, and AE, Agriculture or Estate, to SRR, Semi-Rural Residential, P&OS, Parks and Open Space, AE, Agriculture or Estate and CRHS, County Registered Historic Site with the associated CRHS text language for the Maddox and Sinclair Mill Preservation Area. Concurrently being processed with Rezoning, #REZ2017-00013, Preserve at Long Branch with proffers.

Location: The project area is located to the west of the termini of Classic Springs Dr. and Honeysuckle Rd, north and west of the terminus of Counselor Rd, north of the terminus of Classic Lakes Way, southeast of Dove’s Landing Park, and west of the terminus of Sinclair Mill Rd. The subject property is identified on County maps as the following GPINs: 7893-11-6930,7893-10-7686, 7792-99-5798 (pt.) for a total of ±317.7 acres plus the Maddox and Sinclair Mill Preservation Area ±21.4 acres GPINS 7793-74-9115, 7793-84-2716, 7793-84-5647, 7793-84-7507 (pt.) (less 0.9ac) and 0.1 ac of 7793-83-3326 (pt.) 0.8 ac of 7793-82-2751 (pt.).

The following table summarizes the CPA request:

LRLU Classification	Existing (Acres) (±)	Proposed (Acres) (±)
Agricultural or Estate (AE)	235	0.9
Semi-Rural Residential (SRR)	21.2	166.7
Environmental Resource (ER)	82.9	0
Parks & Open Space (POS)	0	150.1
County Registered Historic Site (CRHS)	0	21.4
Total Project Area	339.1	339.1
Rural Area Acreage	317.9	151.4
Development Area Acreage	21.2	187.7
Total Project Area	339.1	339.1

Proposed Rural Area Boundary Changes

Area Added to the Development Area (from ER & AE to SRR & P&OS) = 182.7 Acres

Area Added to the Rural Area (from SRR to P&OS) = 16.2 Acres

Area to Remain in the Development Area (from SRR to P&OS) = 5.0 Acres

Area to Remain in the Rural Area (from ER & AE to AE, CRHS & P&OS) = 135.2 Acres

Total Area of CPA2020-00008 = 339.1 Acres

Net Area Added to the Development Area (182.7 Acres - 16.2 Acres) = 166.5 Acres

Part II. Comprehensive Plan Consistency Analysis

The following table summarizes the area characteristics (see maps in Attachment A):

Direction	Land Use	Long-Range Land Use Map Designation	Zoning
North	Semi-rural type residential; undeveloped land/open space; (Maddox-Sinclair Mill Park; Bren Mill)	AE; SRR; ER	SR-1; A-1
South	Rural Area; Larger estate-type residential and undeveloped land (Classic Lakes)	AE; ER	A-1
East	Semi-rural type residential development. (Woodbine Woods, Classic Springs, Landview Estates, Classic Hollow)	SRR; ER	A-1; SR-1
West	Rural Area; Rural and larger estate-type residential and undeveloped land	AE	A-1; SR-5

Long-Range Land Use Plan Analysis

Through wise land use planning, the County ensures that landowners are provided a reasonable use of their land while the County is able to judiciously use its resources to provide the services for residents and employers’ needs. The Long-Range Land Use Plan sets out policies and action strategies that further the County’s goal of concentrating on population, jobs, and infrastructure within vibrant, walkable, mixed-use centers serviced by transit. In addition to delineating land uses on the Long Range Land Use Map, the Plan includes smart growth principles that promote a countywide pattern of land use that encourages fiscally sound development and achieves a high-quality living environment; promotes distinct centers of commerce and centers of community; complements and respects our cultural and natural resources, and preserves historic landscapes and site-specific cultural resources; provides adequate recreational, park, open space and trail amenities that contribute to a high quality of life for county residents; and revitalizes, protects, and preserves existing neighborhoods.

The entire ±339.1-acre property currently has the following land use designations within the Comprehensive Plan: AE, Agricultural or Estate; ER, Environmental Resource; and SRR, Semi-Rural Residential. The vast majority of the property area is located within the Rural Area, with the access point and a small portion within the Development Area to the east.

As part of the comprehensive plan amendment the designations proposed are expanded to also utilize the POS, Parks and Open Space and the CRHS, County Registered Historic Site. Areas currently designated ER, Environmental Resource are proposed to be designated CRHS or POS.

The following table summarizes the land use patterns/densities intended within the AE, ER, SRR, POS, and CRHS designations, as well as the Rural Area and the Development Area for both existing and proposed designations.

Long-Range Land Use Map Designations	Intended Uses and Densities
<p>Agricultural or Estate (AE)</p> <p><i>(existing designation for vast majority of property)</i></p> <p>Environmental Resource (ER)</p> <p><i>Traverses the (northern and eastern side of property on existing LRLU map and proposed to be amended)</i></p>	<p>The purpose of the Agricultural or Estate classification is to protect existing agricultural lands, cultural resources, and open space, as well as other important rural environmental resources, and to provide areas within the County where large lot residential development is appropriate. The maximum density is one dwelling per 10 gross acres.</p> <p>This classification is explained in detail within the Environment Plan. Therein are located goals, policies, action strategies, and other Plan components designed to protect the sensitive nature of the identified resources. Environmental Resources include all 100-year floodplains as determined by the Federal Emergency Management Agency (FEMA), Flood Hazard Use Maps or natural 100-year floodplains as defined in the DCSM, and Resource Protection Areas (RPAs) as defined by the Chesapeake Bay Preservation Act. In addition, areas shown in an environmental constraints analysis submitted with a rezoning or special use permit application with wetlands; 25 percent or greater slopes; areas with 15 percent or greater slopes in conjunction with soils that have severe limitations; soils with a predominance of marine clays; public water supply sources; and critically erodible shorelines and stream banks are considered part of the Environmental Resource Designation.</p>
<p>Semi-Rural Residential (SRR)</p> <p><i>(Far eastern portion of property, at access point of existing LRLU designation, request is to expand this area)</i></p>	<p>The purpose of the Semi-Rural Residential classification is to provide for areas where a wide range of larger-lot residential development can occur, as a transition between the largest-lot residential development in the Rural Area and the more dense residential development found in the Development Area. Residential development in the SRR areas shall occur as single-family dwellings at a density of one dwelling per 1-5 gross acres. Where more than two dwellings are constructed – as part of a residential project in the SRR classification – the average density within that project should be 1 dwelling unit per 2.5 acres on a project-by-project basis. Cluster housing and the use of the planned unit development concept may occur, so long as the resulting residential density is no greater than that possible under conventional development standards and provided that such clustering furthers valuable environmental objectives such as stated in the Environment Plan and is consistent with fire and rescue service objectives. The lower end of the density range for the SRR classification should be proposed with a rezoning application. Higher densities shall be achieved through</p>

	<p>negotiation at the rezoning stage, not to exceed average densities established in this category.</p>
<p>Parks & Open Space (POS) <i>Proposed long range land use designation for lands to be dedicated to the County</i></p>	<p>The purpose of this classification is to designate existing and projected parks and recreational areas of the County. The Parks, Open Space, and Trails Plan contains a complete inventory of existing federal, state, and local parks, and of planned parks within the County.</p>
<p>The Rural Area <i>(Vast majority of site; areas west of Long Branch and south of Occoquan River on existing LRLU map, request is to amend the Rural Area boundary)</i></p>	<p>This is the area of Prince William County in which are contained agricultural, open space, forestry, and large-lot residential land uses, as well as occasional small-scale convenience retail centers and community facilities. Large-lot residential cluster development contained within or abutted by large tracts of permanent open space is an alternative residential pattern permitted in the Rural Area. Unlike the 10-acre lots permitted by right, however, these clusters require subdivision approval by the County. The purpose of the Rural Area designation is to help preserve the County’s agricultural economy and resources, the County’s agricultural landscapes and cultural resources, the quality of the groundwater supply, and the open space and rural character presently found there. The Rural Area also protects Prince William Forest Park and Manassas National Battlefield Park County Registered Historic Sites, which serve as key anchor points within the Rural Area classification. While it is intended that the Rural Area be served by public water facilities, the Rural Area is not intended to be served by public sewer facilities, except under emergency conditions as identified in the Sewer Plan. Protecting the Rural Area from higher density is the key to furthering the intent of this plan and achieving the ten smart growth principles throughout the County including the Development Area. Designation of the Rural Area and application of the development Goals, Policies, and Action Strategies relative to the Rural Area are intended to help avoid the negative economic, social, and environmental characteristics of sprawl development.</p>
<p>Development Area <i>Application includes a request to amend the boundary line between the Development Area and the Rural Area.</i></p>	<p>The Development Area is that portion of Prince William County that has already been developed or is expected to be developed at residential densities greater than those in the Rural Area. The Development Area also contains commercial, office, and industrial uses. This area includes established residential, commercial, and industrial areas, as well as undeveloped or underdeveloped land expected to meet the County’s projected growth. Growth in the Development Area should follow the ten smart growth principles to ensure that development enhances the quality of life in the community. The Development Area contains urban, suburban, and semi-rural sub-areas. The Development Area also contains centers of commerce and centers of community that are to be developed as mixed-use, walkable places. It is intended that all portions</p>

	<p>of the Development Area are to be served by public water and sewer, although water and sewer are optional in semi-rural sub-areas. The Long-Range Land Use Plan encourages infill of the Development Area and redevelopment and revitalization of older areas of the County, at densities described in this chapter, or as otherwise determined appropriate based on environmental constraints analyses, the character of the existing community and if consistent with fire and rescue service objectives. The Long-Range Land Use Plan encourages cost-efficient provision of public services and the provision of an environmentally sound development pattern particularly on infill sites that may not have been developed because of greater than normal environmental constraints and higher development costs associated with the existing environmental conditions.</p>
<p>County Registered Historic Sites (CRHS) <i>(Proposed long range land use designation for the Maddox-Sinclair Preservation Area -21.4 acres abutting Doves Landing Park)</i></p>	<p>This classification is designed to protect important cultural resources. Cultural resources include architectural, archaeological, and historical resources. CRHS designations that are mapped on the Long-Range Land Use Plan Map include existing sites and districts that have a preservation easement or are either listed, pending, or deemed eligible for listing on the <i>National Register of Historic Places</i> or <i>Virginia Historic Landmarks Register</i>; are incorporated into the <i>County Zoning Ordinance</i> as an Historic Overlay District or other zoning overlay district; are recorded as part of the <i>Historic American Building Survey</i> or the <i>Historic American Engineering Record</i>; or has been selected for inclusion in the annual evaluation and update of such list by the Historical Commission and approved by the Board of County Supervisors. In this designation, development that would potentially impact these resources shall occur in accordance with the standards and criteria set forth in the Cultural Resources Plan.</p>

Demographics:

The following chart summarizes the demographic impacts of the application based on land use designation proposed using methodology consistent with the Build-out Analysis:

Preserve at Long Branch						
	Existing			Proposed		
Total Acres	339.1			339.1		
Semi-Rural Residential, SSR	21.2			166.7		
Agricultural or Estate, AE; Environmental Resource, ER	$235.0 + 61.5 + 21.4 = 317.9$			0.9		
Parks & Open Space	0			150.1		
CRHS	0			21.4		
	Low	Medium	High	Low	Medium	High
SFD Units, SRR 1-5DU/ac* Low – 1 du/ 5.0 ac Medium – 1 du/ 2.5 ac High – 1 du/ 1.0 ac	35	39	52	33	66	166
Residents	115	128	171	108	217	547

*With the companion rezoning the Applicant proposes 118 units which, based on the entire project area, provides a density of 2.87 acres /unit.

Comprehensive Plan:

Long-Range Land Use Plan – Changing the Long Range Land Use designation from Agricultural or Estate (AE), Environmental Resources (ER), and Semi-Rural Residential (SRR) to Agricultural or Estate (AE), Semi-Rural Residential (SRR), Parks and Open Space (POS), and County Registered Historic Sites (CRHS) is an opportunity to expand the amount of parkland, establish a County Registered Historic Site and allow for a residential development that aligns with the vision of a conservation cluster style subdivision.

The proposed density chart provides that with the site as currently designated, AE and SSR, could yield 35 to 52 residential homes. The chart also provides that with the requested 166.7 acres of SRR classification a developer could realize from 33 to 166 single family homes.

The SRR classification allows greater flexibility in terms of layout and design of a project allowing for, through a cluster layout, the preservation of environmentally sensitive lands. The Area Density Map Exhibit (as found in the attachments) depicts existing densities in 20 surrounding developments located in both the Rural Area and the Development Area. These densities range from .34ac/DU to 5.9ac/DU. Seventeen of the 20 depicted developments are constructed at a density more dense than the applicant is proposing in the concurrent rezoning application at 2.87ac/DU.

When the proposed range of dwelling units, as reflected in the chart, are applied to the 339-acre project site the density calculations are:

Low	10.2 ac/du
Medium	5.1ac/du
High	2.0 ac/du

The applicant has provided, in their proffered rezoning, a lot layout that would yield 2.87 ac/DU on 1 - 4 acre lots.

The SRR classification recommends that, Residential development in the SRR areas shall occur as single-family dwellings at a density of one dwelling per 1-5 gross acres. Where more than two dwellings are constructed – as part of a residential project in the SRR classification – the average density within that project should be 1 dwelling unit per 2.5 acres on a project-by-project basis. Cluster housing and the use of the planned unit development concept may occur, so long as the resulting residential density is no greater than that possible under conventional development standards and provided that such clustering furthers valuable environmental objectives such as stated in the Environment Plan and is consistent with fire and rescue service objectives. The lower end of the density range for the SRR classification should be proposed with a rezoning application. Higher densities shall be achieved through negotiation at the rezoning stage, not to exceed average densities established in this category.

In bringing this CPA application forward, the County considered several alternatives. One alternative was to designate the SRR, Semi-Rural Residential classification on the entire property. The second alternative was to specifically identify and designate the areas desired to be classified as POS, Parks and Open Space and CRHS, County Registered Historic Sites to provide long term assurances to the County regarding the ultimate layout and development options for this property. The POS and CRHS provides greater protection of the natural resources in these areas and incentivizes the developer to utilize the cluster style development. As currently proposed in the concurrent rezoning, the Applicant is requesting a total overall project density of 2.87ac/du vs the stated SRR average of 2.5 ac/du. The higher density was requested based on the proposed designation of POS and CRHS on more than 50% of the property.

Surrounding Land Uses – Changing the Long Range Land Use designation from Agricultural or Estate (AE), Environmental Resources (ER), and Semi-Rural Residential (SRR) to Agricultural or Estate, Semi-Rural Residential (SRR), Parks and Open Space (POS), and County Registered Historic Sites (CRHS) is compatible with the surrounding area; this undeveloped parcel is surrounded by rural residential communities that have been developed as single family residential homes on lots ranging from one acre to 10 acres, and zoned SR-1, A-1, and SR-5. Lots to the north have an average density of 2.17 acres per unit. Lots to the east in the Development Area have an average density of 1.63 acres per unit. To the west in the Rural Area, lots have an average density of 5.52 acres per unit. The Applicant submitted a concurrent rezoning for SR-1 development, at a density of 2.87 acres per dwelling unit, (See Attachment A for a map showing the general location of the amendment request and an Area Density Exhibit that reflects surrounding developments.)

Ten Smart Growth Principles

The proposed comprehensive amendment further refines the intent and goals of the Long-Range Land Use Plan by substantially following the County's Smart Growth principles. As stated in the

Comprehensive Plan, observing these principles will allow for the County's long-term success. Smart growth recognizes connections between development and quality of life. It leverages new growth to improve the community. The features that distinguish smart growth in a community vary from place to place, but in general, smart growth invests time, attention, and resources in restoring and creating vitality to communities. It also creates open space and preserves environmental amenities and cultural resources. Additionally, because of quality architecture and site planning, these communities are generally attractive and desirable. The United States Environmental Protection Agency defines smart growth as a range of development and conservation strategies that help protect our natural environment and make our communities more attractive, economically stronger, and more socially diverse. The ten principles of Smart Growth, as adapted, provide a sound basis by which the County can plan for its long-term future. The proposed comprehensive plan amendment has been analyzed utilizing these principles as follows:

- Mixed-Use – *Mix land uses in the Development Area.* This Comprehensive Plan amendment does not provide a mix of uses contemplated by this principle. Although it provides residential and recreational opportunities it does not provide employment or retail need to make a mixed-use community.
- Compact Design – *Take advantage of compact, environmentally friendly and energy efficient building design.* The SRR, Semi-rural Residential designation provides an opportunity to design a more compact development over the traditional AE, Agricultural or Estate development of one house per ten acres. The opportunity to utilize a cluster style design, would result in the overall extent of development being more compact with the use of smaller lots in exchange for intact, contiguous open space and natural areas.
- Diversity of Housing – *Create a range of housing opportunities and choices.* The semi-rural residential long-range land use designation only provides single-family detached housing but can contribute to high-end housing opportunities.
- Pedestrian-friendly – *Create walkable neighborhoods.* This comprehensive plan amendment request provides for a density of development that will create an auto dependent community with no services within walking distance. Sidewalks are not typically used in semi-rural residential development.
- Sense of Place – *Foster distinctive, attractive communities with a strong sense of place.* A conservation community, as proposed, clusters the development which aids in promoting a greater sense of neighborhood through an increase in community interaction. The focus of this community is to establish a natural environment with a semi-rural feel. Trails are woven throughout the community, buffer/ conservation areas have been delineated, three storm water management ponds are proposed in common areas, and a pond/ "fishing hole" amenity supports the establishment of an environmentally and ecologically sensitive development. Long Branch Natural Area Preserve is proposed for an area of 154.6 acres.
- Preserve Open Space – *Preserve open space, farmland, cultural resources, natural beauty, and critical environmental areas.* The designation of ±154.6-acres for POS and a ±21.4-acre CRHS, Maddox and Sinclair Mill Preservation Area adjacent to Doves Landing Park results in 176 acres to provide for both the development of a linear /resource park with the potential for

natural trails to be constructed, as well as a developing a natural and cultural resource park. Preservation of over 50% of the property will protect significant native habitats and rare cultural resources.

This effort also represents a significant contribution toward Policy 1 of the recently adopted Parks, Recreation, and Tourism Chapter which established a County wide goal to retain and acquire a minimum of five percent (approximately 10,000 acres) of the total area in the County (excluding acreage of Marine Corps Base Quantico) for County owned parks and historic preservation sites, including natural/cultural areas used for the protection of resources, environmental corridors, and the County's trails and blueways. This Comprehensive Plan Amendment addresses this need on multiple levels.

Similarly, adopted Park Policy 1.5 states, *"Actively seek to acquire and preserve parkland along identified greenway and blueway corridors to provide a buffer to sensitive habitats, continuous green corridors for wildlife preservation of cultural resources, increased acreage for passive recreation, and/or increased trail connectivity between existing parks and other nodes of activity in prince William County and adjacent jurisdictions."*

- Using Existing Infrastructure Investments – *Strengthen and direct development towards existing communities and infrastructure.* The proposed requires extension of infrastructure into the Rural Area and is not directed towards existing communities and infrastructure.
- Multimodal – *Provide a variety of transportation choices.* Semi-rural residential development will not provide a variety of transportation choices but will create a community reliant on automobiles as the only transportation choice. This density is not transit supportive.
- Fosters Investment – *Make decisions predictable, fair, and cost-effective.* This Comprehensive Plan Amendment is an effort to align several previous efforts undertaken by the county with respect to the Property. The first effort was the establishment of the Rural Area boundary line in 1998, the second is the 2014 Rural Preservation Study, and most recently is the Comprehensive Plan Amendment to address Rural Area Preservation (2019).

As part of the most recent effort, the subject property was designated as a Conservation Residential Area on the proposed map entitled "Conservation Residential Area". The draft document (dated September 17, 2019) proposed, as an implementing tool, CR-1, Conservation Residential Zoning District. Below are some excerpts from the proposed CR-1, Conservation Residential Zoning District that reflects the recommendations of Staff for a project of this nature.

- The intent is to cluster residential development toward specific areas as identified in the Comprehensive Plan and allow access to public sewer, for the purpose of preserving and connecting open spaces, connecting trail and passive recreation networks, and preserving farmland.
- To incentivize clustering, the permitted density is one dwelling per three (3) acres. The open space requirement is 60 percent. Open space shall be placed in a

permanent conservation easement. Easement terms may include passive recreation, forest, farming and agricultural activities, and similar uses.

- The greatest amount of open space shall be located adjacent to the Agricultural and Estates designation of the Rural Area (or lowest density adjacent development, whichever is the least dense), connect to public parks, trails, or open space corridors, protect environmentally-sensitive land, and provide connections to other existing protected open space.
- A conservation easement shall be dedicated over the conservation or preservation area abutting the Rural Area which strictly prohibits crossing or traversing of utility easements for public sewer.

While three work sessions were held and numerous community input meetings, this effort is currently on hold. As such, the Applicant has submitted this CPA, to move forward on this Project.

- Participatory – *Encourage community and stakeholder collaboration.* The Applicant has participated in public meetings and work sessions regarding the proposed Comprehensive Plan Amendment to address Rural Area Preservation. The Applicant has worked with numerous agencies and departments in the County to continue to modify and revise their proposal to address both the goals and concerns of the community. This Comprehensive Plan Amendment reflects a collaboration with public and private entities to secure a development that aligns with the surrounding uses. Through the proposed designations for POS, Parks and Open Space and CRHS, County Registered Historic Sites, more than 50% of the site will be protected and preserved for the benefit of the County and supports the passive recreational needs, historic, and environmental goals and policies. Reference the attached Community Outreach Summary Exhibit provided by the Applicant.

Concurrent Rezoning:

This application is running concurrent with Rezoning, #REZ2017-00013, Preserve at Long Branch with proffers. A request to construct 118 single family detached residential units at a density of 2.87 dwelling units per acre on 1 to 4-acre lots. The proffered application also provides for the provision of a ±21.4 acre offsite park dedication for the Maddox-Sinclair Preservation Area, 154.6 acres of dedicated park and open space land, and 27.7 acres of HOA open space for a total open space area of 203.7 acres or 60.1% of the total project area.

Agency Comments

The following agencies have reviewed the proposal and their comments have been summarized in relevant comprehensive plan chapters of this report. Individual comments are in the case file in the Planning Office:

- PWC Archaeologist

Staff Analysis

- PWC Fire Marshal Office
- PWC Planning GIS Specialist
- PWC Historical Commission
- PWC Parks & Recreation
- PWC Planning Case Planner
- PWC Police / Crime Prevention
- PWC Public Works – Watershed / Environmental / Arborist
- PWC Service Authority
- PWC Transportation
- Virginia Department of Transportation (VDOT)
- Marine Corp Base Quantico

Initiating Resolution

MOTION: NOHE **December 3, 2019**
SECOND: CADDIGAN **Regular Meeting**
RE: **INITIATE COMPREHENSIVE PLAN AMENDMENT – MID-COUNTY PARK AND**
ESTATE HOMES – COLES MAGISTERIAL DISTRICT **Res. No. 19-583**
ACTION: **APPROVED**

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

WHEREAS, an application for an amendment to the Comprehensive Plan was received to include approximately 326 acres, located west of the terminus of Classic Springs Drive and Honeysuckle Road, and to the north and west of the terminus of Counselor Road; GPIN: 7792-99-5798, 7893-10-7686, and 7893-11-6930, from AE, Agricultural or Estate, SRR, Semi-Rural Residential, and ER, Environmental Resource; to SRR, Semi-Rural Residential and P&OS, Parks and Open Space; and

WHEREAS, if the Prince William Board of County Supervisors decides to initiate consideration of such amendment, the Planning Commission must hold a public hearing on that amendment after its referral to the Planning Commission by the Board;

NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors hereby initiates a Comprehensive Plan Amendment of the properties described above from AE, Agricultural or Estate, SRR, Semi-Rural Residential, and ER, Environmental Resource; to SRR, Semi-Rural Residential and P&OS, Parks and Open Space;

BE IT FURTHER RESOLVED that the applicant considers the following issues in developing the concurrent rezoning application:

- The proposed development should be compatible with existing residential developments that surround the subject property through density, design, and open space with special attention to the preservation of the natural environment and accessibility to the surrounding community;
- Commitments should be made that the proposed parkland will be dedicated to the County for the use and enjoyment of the citizens and that clear and easy access will be provided to the park from multiple external access points and that pedestrian linkages will be provided throughout the park system;
- The layout of the proposed development will provide multiple points of access to provide connectivity to the surrounding community.

Initiating Resolution

December 3, 2019
Regular Meeting
Res. No. 19-583
Page Two

Votes:

Ayes: Anderson, Angry, Caddigan, Nohe, Stewart

Nays: Candland, Lawson, Principi

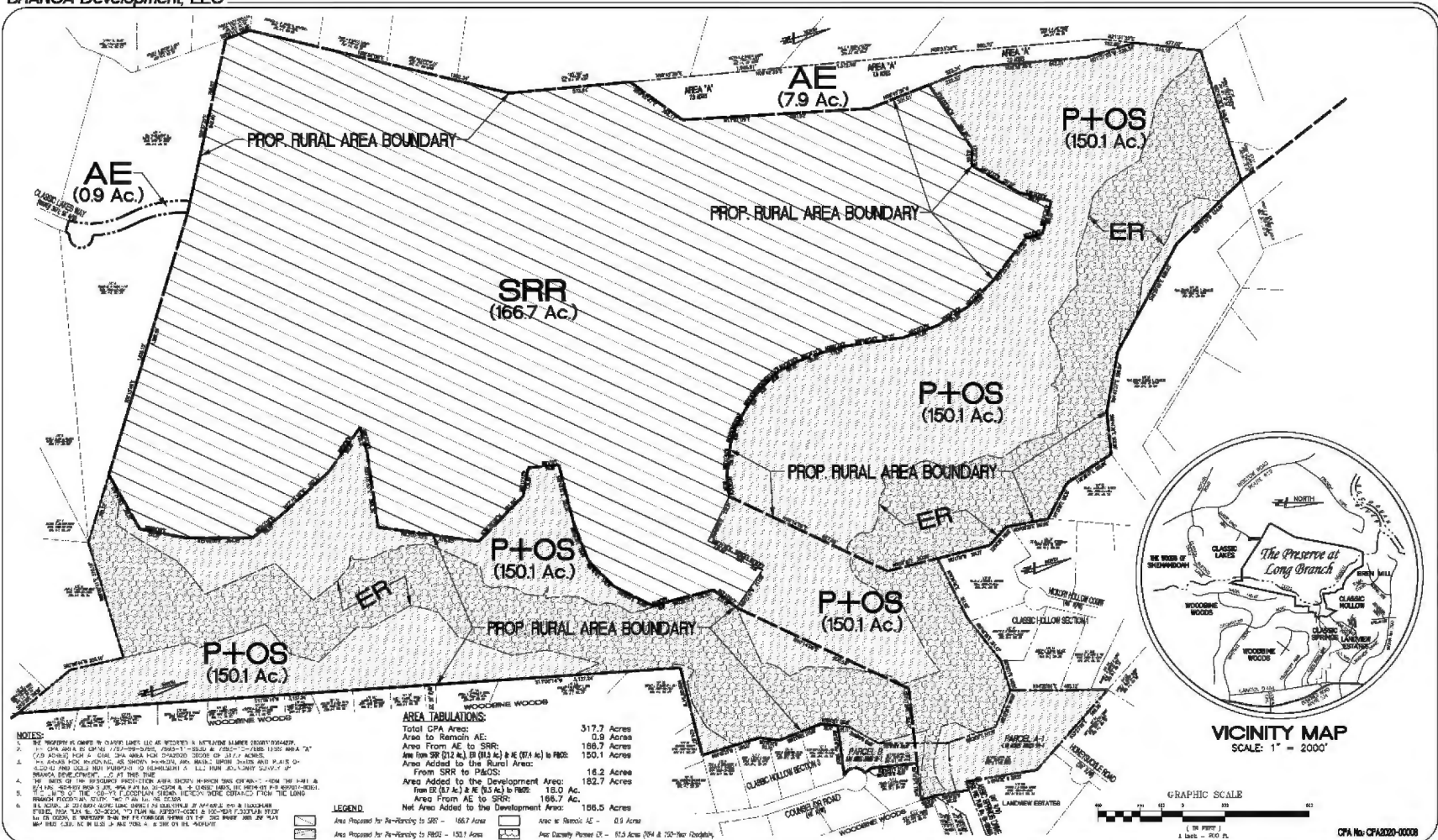
Absent from Vote: None

Absent from Meeting: None

ATTEST: Andrea P. Madden
Clerk to the Board



BRANCA Development, LLC



NOTES:

1. THE NECESSARY PLANS FOR THIS PROJECT ARE AVAILABLE AT THE OFFICE OF THE COUNTY ENGINEER.
2. THE CPA AREA IS SHOWN IN GREEN ON THE ATTACHED MAPS. THE AREA IS TO BE USED FOR RESIDENTIAL DEVELOPMENT.
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AREA TABULATIONS:

Total CPA Area:	317.7 Acres
Area to Remain AE:	0.9 Acres
Area From AE to SRR:	166.7 Acres
Area From SRR to AE:	150.1 Acres
Area Added to the Rural Area:	16.2 Acres
From SRR to P+OS:	182.7 Acres
Area Added to the Development Area:	182.7 Acres
From ER (87 Ac) & R (95 Ac) to P+OS:	182.7 Ac.
Area From AE to SRR:	166.7 Ac.
Net Area Added to the Development Area:	166.5 Acres

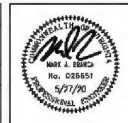
Area to Remain AE - 0.9 Acres
Area Densely Packed UE - 51.5 Acres (94' & 120'-Year Density)

LEGEND

	Area Proposed for Re-zoning to SRR - 166.7 Acres		Area to Remain AE - 0.9 Acres
	Area Proposed for Re-zoning to P+OS - 150.1 Acres		Area Densely Packed UE - 51.5 Acres (94' & 120'-Year Density)

REVISIONS	DATE

FIELD BOOKS
HARD COPIES



BRANCA DEVELOPMENT, LLC
Development and Engineering Services
1872 Sandal Wood Lane, Manassas, Virginia 2012
Phone (703)927-7783

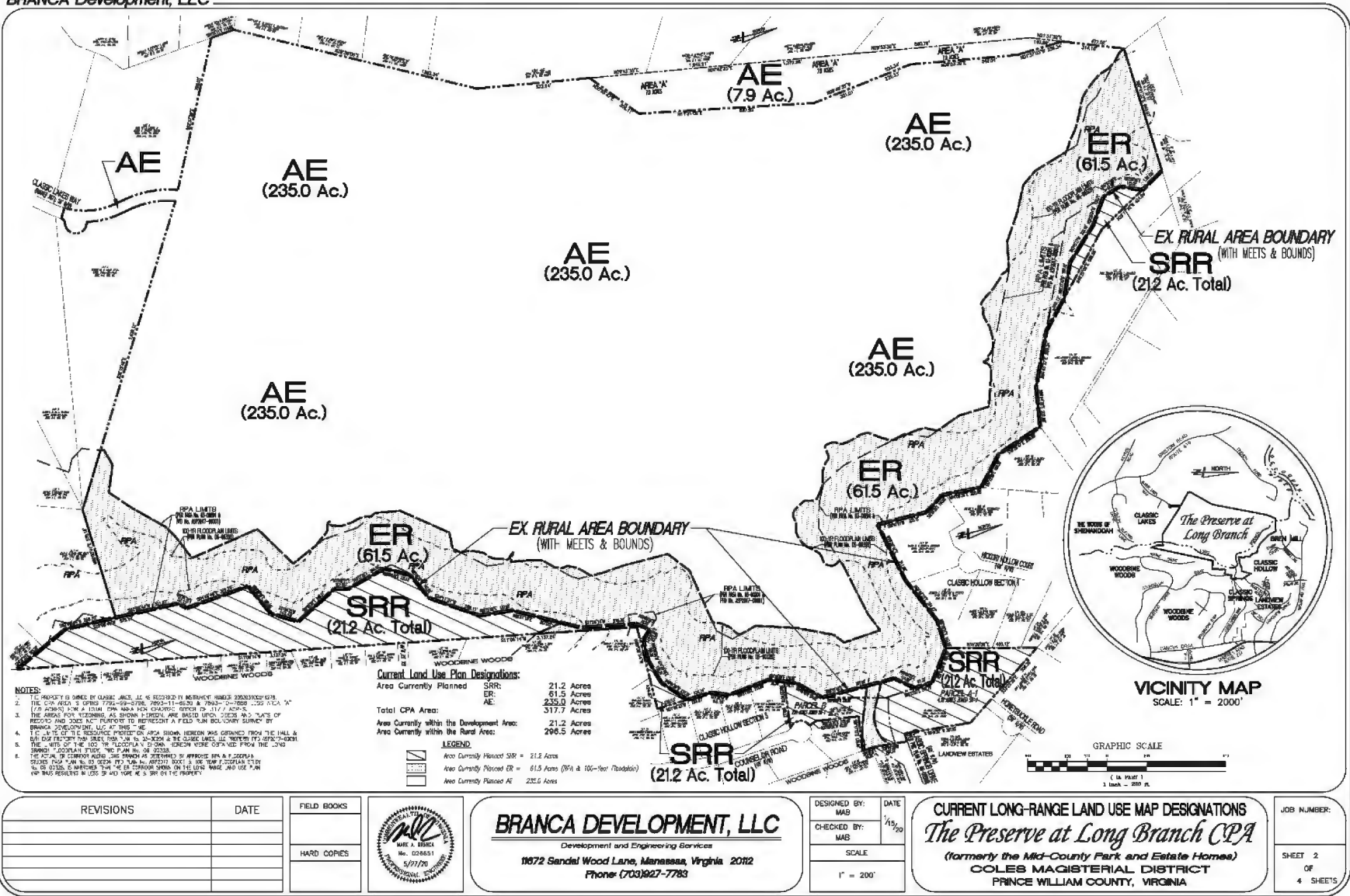
DESIGNED BY: MAD DATE: 1/15/20
CHECKED BY: MAD
SCALE: 1" = 200'

PROPOSED LONG-RANGE LAND USE MAP DESIGNATIONS
The Preserve at Long Branch CPA
(formerly the Mid-County Park and Estate Homes)
COLES MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

JOB NUMBER:

SHEET 1 OF 4 SHEETS

BRANCA Development, LLC



NOTES:

1. THE PROPERTY IS OWNED BY CLASSIC LAKES, LLC AS RECORDED IN INSTRUMENT NUMBER 200800000001676.
2. THE CPA AREA IS DEFINED BY THE 7724-504-0700, 7850-11-0150 & 7942-0-7800 LOTS A, B & C.
3. THE CPA AREA IS A TOTAL OF 518.5 ACRES, INCLUDING 212 ACRES OF SRR, 235.0 ACRES OF AE, AND 61.5 ACRES OF ER.
4. THE AREAS FOR ATTENTION AS SHOWN IN THESE AREAS BASED UPON THE LATEST RECORDS AND TOGETHER INTEND TO REPRESENT A FIELD PLAN DEVELOPMENT SUBMIT BY BRANCA DEVELOPMENT, LLC AT THIS TIME.
5. THE 100' WIDE BUFFER ZONE AROUND THE EXISTING HOUSING UNITS WAS OBTAINED FROM THE LATEST RECORDS AND TOGETHER INTEND TO REPRESENT A FIELD PLAN DEVELOPMENT SUBMIT BY BRANCA DEVELOPMENT, LLC AT THIS TIME.
6. THE 100' WIDE BUFFER ZONE AROUND THE EXISTING HOUSING UNITS WAS OBTAINED FROM THE LATEST RECORDS AND TOGETHER INTEND TO REPRESENT A FIELD PLAN DEVELOPMENT SUBMIT BY BRANCA DEVELOPMENT, LLC AT THIS TIME.
7. THE 100' WIDE BUFFER ZONE AROUND THE EXISTING HOUSING UNITS WAS OBTAINED FROM THE LATEST RECORDS AND TOGETHER INTEND TO REPRESENT A FIELD PLAN DEVELOPMENT SUBMIT BY BRANCA DEVELOPMENT, LLC AT THIS TIME.

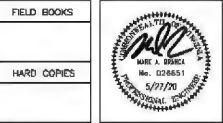
Current Land Use Plan Designations:

Area Currently Planned SRR:	212 Acres
ER:	61.5 Acres
AE:	235.0 Acres
Total CPA Area:	517.7 Acres
Area Currently within the Development Area:	212 Acres
Area Currently within the Rural Area:	298.5 Acres

LEGEND:

	Area Currently Planned SRR = 212 Acres
	Area Currently Planned ER = 61.5 Acres (PFA & 100'-Foot Buffer)
	Area Currently Planned AE = 235.0 Acres

REVISIONS	DATE	FIELD BOOKS



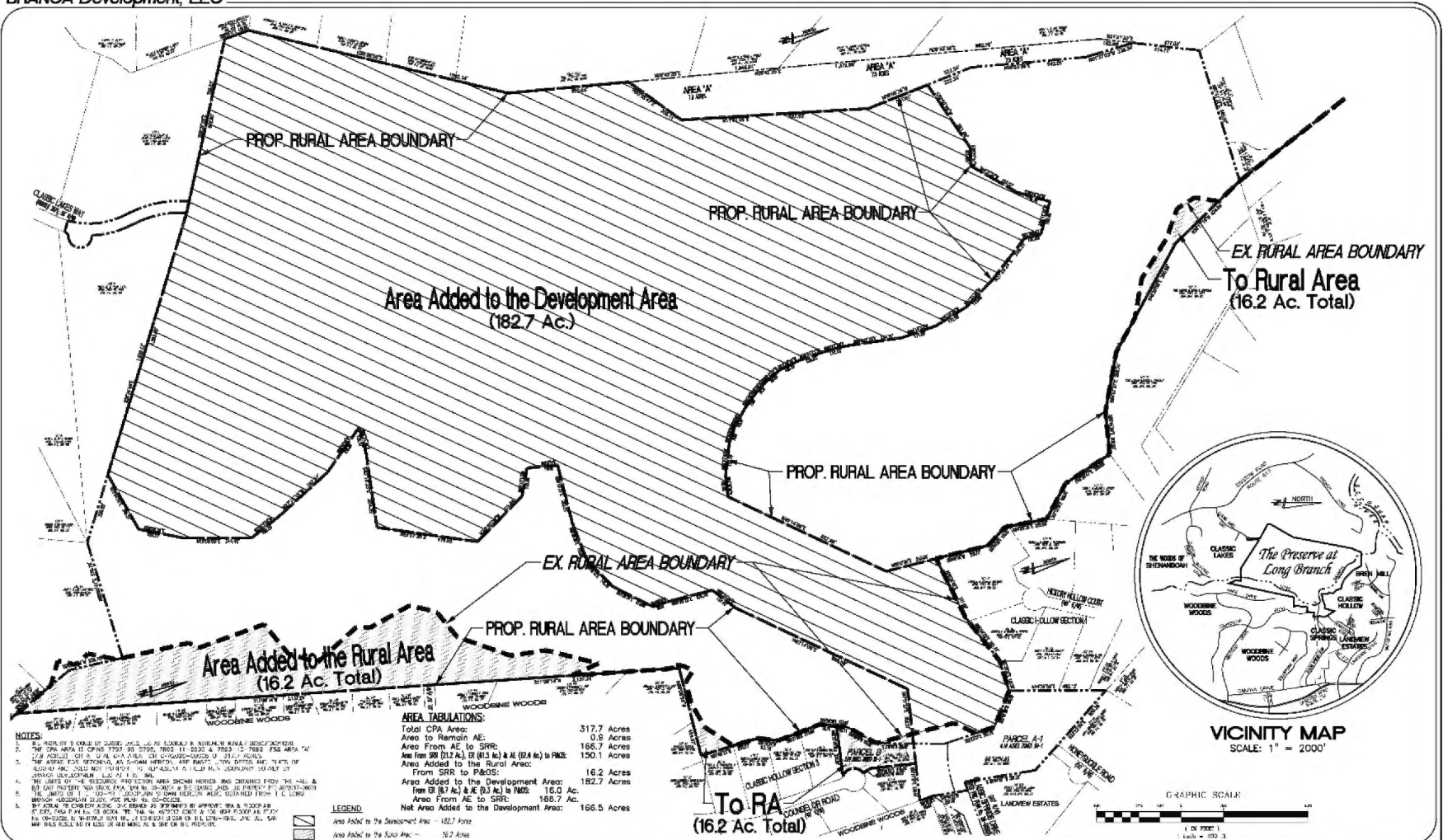
BRANCA DEVELOPMENT, LLC
 Development and Engineering Services
 1672 Sandal Wood Lane, Manassas, Virginia 20112
 Phone: (703)927-7783

DESIGNED BY:	DATE
MAB	1/15/20
CHECKED BY:	
MAB	
SCALE:	
1" = 200'	

CURRENT LONG-RANGE LAND USE MAP DESIGNATIONS
The Preserve at Long Branch CPA
 (formerly the Mid-County Park and Estate Homes)
 COLES MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA

JOB NUMBER:
SHEET 2
OF
4 SHEETS

BRANCA Development, LLC



NOTES:

1. ALL AREAS ARE CLASSIFIED AS RURAL AREA OR RURAL RESERVE DEVELOPMENT AREA.
2. THE TOTAL AREA OF THIS PLAN IS 1,800.0 ACRES. THE TOTAL AREA OF THE DEVELOPMENT AREA IS 182.7 ACRES.
3. THE AREA FOR DEVELOPMENT IS 182.7 ACRES. THE AREA FOR RURAL DEVELOPMENT IS 166.5 ACRES.
4. THE AREA FOR RURAL DEVELOPMENT IS 166.5 ACRES. THE AREA FOR RURAL DEVELOPMENT IS 166.5 ACRES.
5. THE AREA FOR RURAL DEVELOPMENT IS 166.5 ACRES. THE AREA FOR RURAL DEVELOPMENT IS 166.5 ACRES.

AREA TABULATIONS:

Total CPA Area:	317.7 Acres
Area to Remain AE:	0.0 Acres
Area From AE to SRR:	186.7 Acres
Area From SRR to P&OS:	150.1 Acres
Area Added to the Rural Area:	16.2 Acres
Area Added to the Development Area:	182.7 Acres
Area From AE to SRR:	186.7 Acres
Area From AE to SRR:	186.7 Acres

LEGEND:
 Area Added to the Development Area - 182.7 Acres
 Area Added to the Rural Area - 16.2 Acres

REVISIONS	DATE

FIELD BOOKS



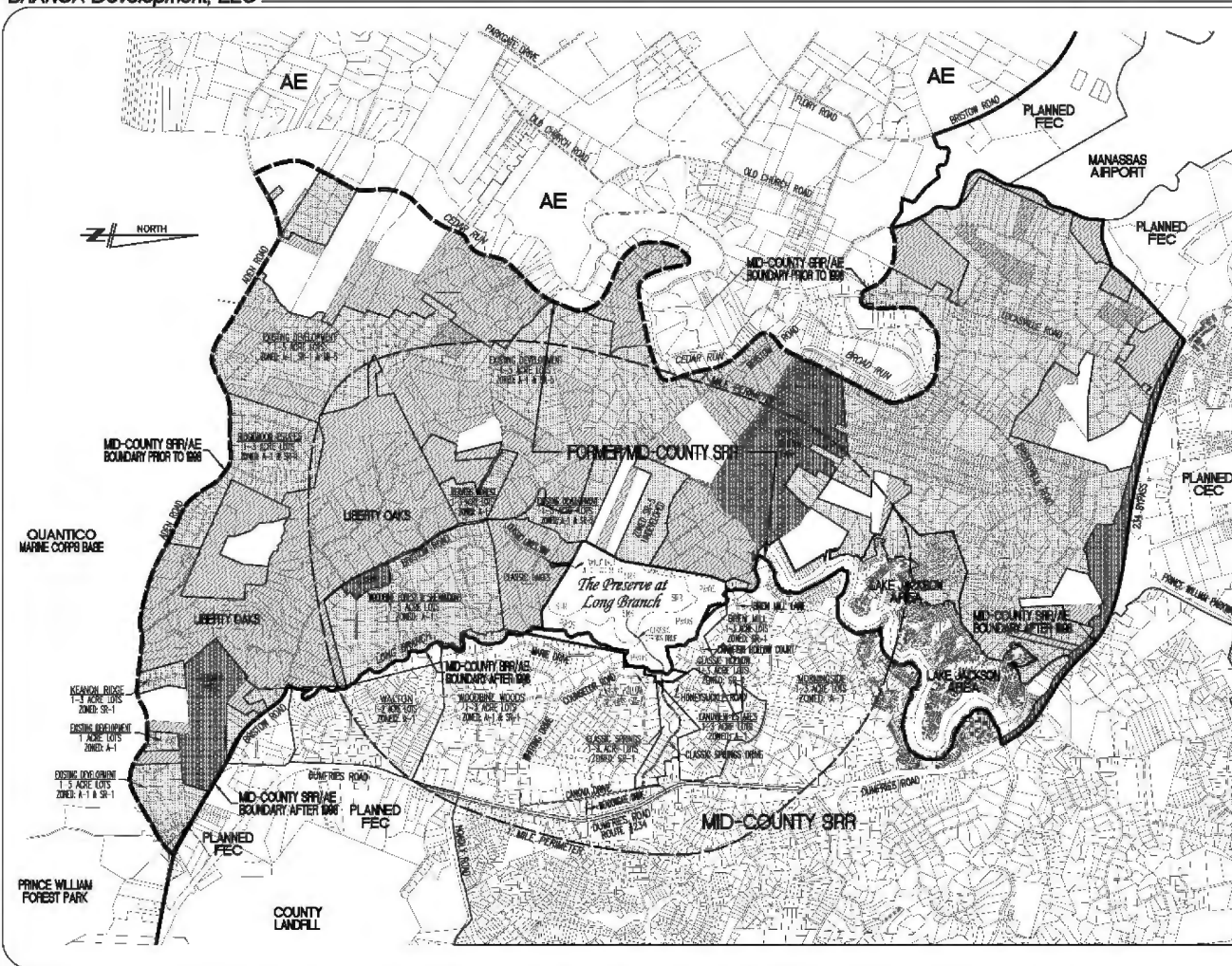
BRANCA DEVELOPMENT, LLC
 Development and Engineering Services
 11672 Sandal Wood Lane, Manassas, Virginia 20112
 Phone: (703)927-7783

DESIGNED BY:	DATE
MAB	7/15/20
CHECKED BY:	
MAB	
SCALE:	
1" = 200'	

EXISTING and PROPOSED RURAL AREA BOUNDARY
The Preserve at Long Branch CPA
 (formerly the Mid-County Park and Estate Homes)
 COLES MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA

JOB NUMBER:
SHEET 3
OF
4 SHEETS

BRANCA Development, LLC



VICINITY MAP
SCALE: 1" = 2000'

AREA TABULATIONS:

Total CPA Area:	317.7 Acres
Area Currently Planned SRR:	21.2 Acres
Area Currently Planned ER (RPA & 100-Year Floodplain):	61.5 Acres
Area Currently Planned AE:	235.0 Acres
Area of AE & ER Proposed for Re-Planning to P&OS:	128.9 Acres
Area of SRR Proposed for Re-Planning to P&OS:	21.2 Acres
Total Area of P&OS:	150.1 Acres
Area of AE to Remain AE:	0.9 Acres
Area of AE Proposed for Re-Planning to SRR:	166.7 Acres
Area Formerly Planned SRR to be Restored:	166.7 Acres

NOTES:
1. THE PROPERTY IS OWNED BY CLASSIC LAKES, LLC AS RECORDED INSTRUMENT NUMBER 20120310204270.
2. THE CPA AREA IS COMPOSED OF 7700-00-0000, 7700-11-0000 & 7700-15-0000 LOTS AREA: 317.7 ACRES FOR A TOTAL CPA AREA FOR 7700-00-0000 OF 317.7 ACRES.

- LEGEND**
- AREA ZONED FOR, PLANNED FOR OR DEVELOPED WITH SRR DEVELOPMENT OF 1 TO 5 ACRES LOTS
 - AREA DEVELOPED WITH 4 TO 19 ACRES LOTS
 - PUBLIC LAND, PARKS & OPEN SPACES
 - UNZONED UNDEVELOPED PARCELS >20 ACRES

NOTES:
1. THIS AREA IS ZONED FOR SRR DEVELOPMENT WITH 0-1000 ACRE DEVELOPMENT UNITS. UNDEVELOPED PLOTS, SHOWN ON THE MAP, ARE NOT TO BE DEVELOPED WITH SRR DEVELOPMENT UNITS. UNDEVELOPED PLOTS, SHOWN ON THE MAP, ARE NOT TO BE DEVELOPED WITH SRR DEVELOPMENT UNITS. UNDEVELOPED PLOTS, SHOWN ON THE MAP, ARE NOT TO BE DEVELOPED WITH SRR DEVELOPMENT UNITS. UNDEVELOPED PLOTS, SHOWN ON THE MAP, ARE NOT TO BE DEVELOPED WITH SRR DEVELOPMENT UNITS.



REVISIONS	DATE

FIELD BOOKS



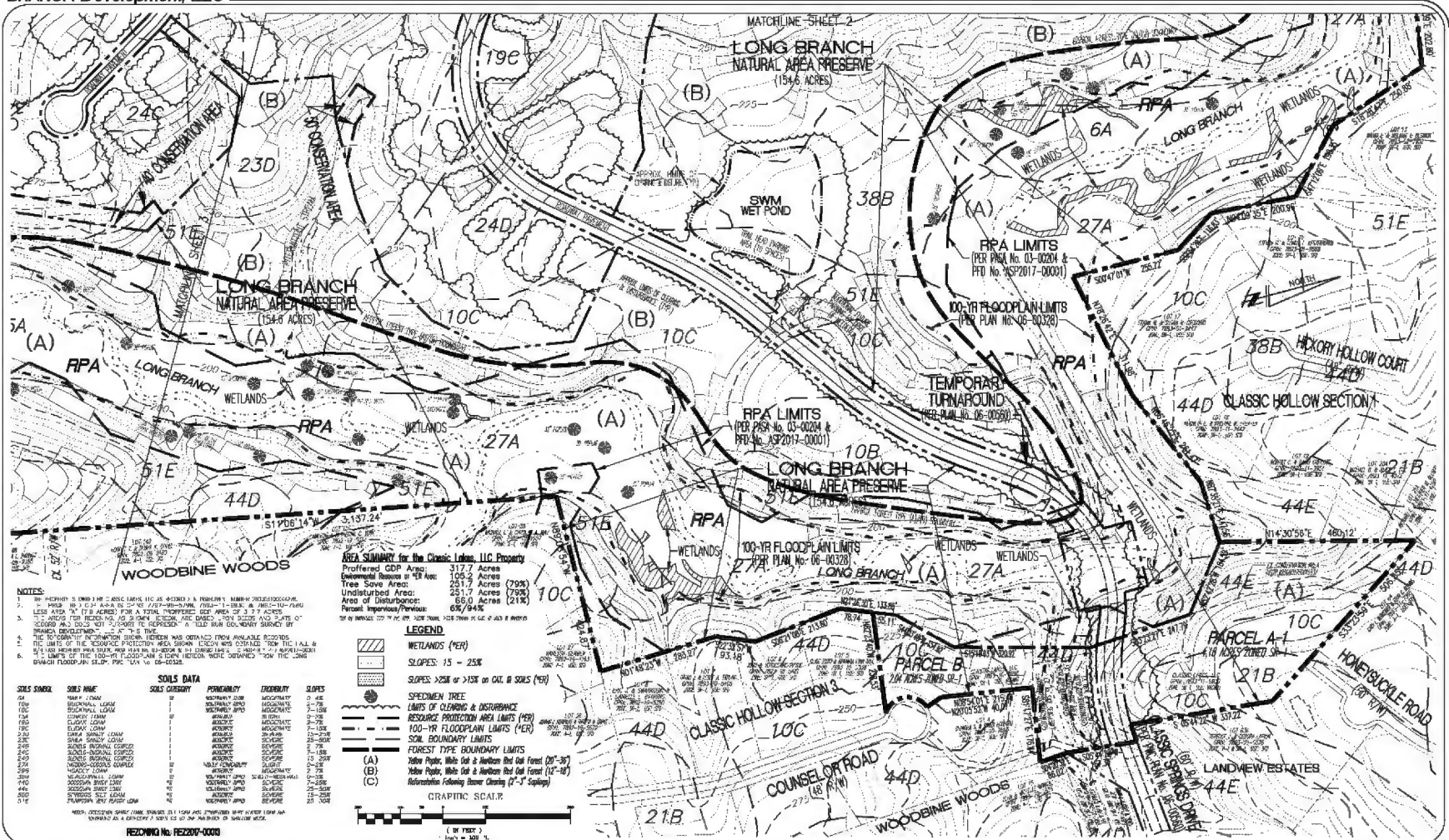
BRANCA DEVELOPMENT, LLC
Development and Engineering Services
11672 Bendel Wood Lane, Manassas, Virginia 20112
Phone: (703)827-7763

DESIGNED BY:	DATE
MAB	5/15/20
CHECKED BY:	
MAB	
SCALE	
1" = 1,500'	

EXISTING LAND USES WITHIN 1 MILE OF THE PROPERTY
The Preserve at Long Branch CPA
(formerly the Mid-County Park and Estate Homes)
COLES MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

JOB NUMBER:
SHEET 4
OF
4 SHEETS

BRANCA Development, LLC



RPA SUMMARY for the Classic Hollow, LLC Property
 Offered GDP Area: 317.7 Acres
 Environmental Review by EPA Area: 100.5 Acres
 Tree Save Area: 251.7 Acres (79%)
 Undisturbed Area: 251.7 Acres (79%)
 Area of Disturbance: 66.0 Acres (21%)
 Percent Impervious/Permeous: 6%/94%

NOTES:

1. THE PROPERTY IS OWNED BY CLASSIC HOLLOW, LLC AS SHOWN ON A PROPERTY NUMBER 2010010000040.
2. THE RPA IS A 100-YEAR FLOODPLAIN AREA WITH A PROPOSED DEVELOPMENT AREA OF 3.77 ACRES.
3. THE RPA IS A 100-YEAR FLOODPLAIN AREA WITH A PROPOSED DEVELOPMENT AREA OF 3.77 ACRES.
4. THE TOPOGRAPHY INFORMATION SHOWN HEREON WAS OBTAINED FROM AVAILABLE RECORDS.
5. THE LIMITS OF THE RESOURCE PROTECTION AREA SHOWN HEREON WERE OBTAINED FROM THE 1:111.1 & 1:111.1 SCALE MAPS OF THE RPA AND FROM THE 1:111.1 SCALE MAPS OF THE RPA AND FROM THE 1:111.1 SCALE MAPS OF THE RPA.
6. THE LIMITS OF THE 100-YEAR FLOODPLAIN AREA SHOWN HEREON WERE OBTAINED FROM THE LONG BRANCH FLOODPLAIN STUDY, PRC 141 TO 06-0032.

SOILS SYMBOL	SOILS NAME	SOILS DATA	POTENTIALITY	PERMANENCY	SLOPES
10A	SHAW TYPICAL	SHAW TYPICAL	MODERATE	MODERATE	2-4%
10B	SHAW TYPICAL	SHAW TYPICAL	MODERATE	MODERATE	2-4%
10C	SHAW TYPICAL	SHAW TYPICAL	MODERATE	MODERATE	2-4%
10D	SHAW TYPICAL	SHAW TYPICAL	MODERATE	MODERATE	2-4%
10E	SHAW TYPICAL	SHAW TYPICAL	MODERATE	MODERATE	2-4%
10F	SHAW TYPICAL	SHAW TYPICAL	MODERATE	MODERATE	2-4%
10G	SHAW TYPICAL	SHAW TYPICAL	MODERATE	MODERATE	2-4%
10H	SHAW TYPICAL	SHAW TYPICAL	MODERATE	MODERATE	2-4%
10I	SHAW TYPICAL	SHAW TYPICAL	MODERATE	MODERATE	2-4%
10J	SHAW TYPICAL	SHAW TYPICAL	MODERATE	MODERATE	2-4%
10K	SHAW TYPICAL	SHAW TYPICAL	MODERATE	MODERATE	2-4%
10L	SHAW TYPICAL	SHAW TYPICAL	MODERATE	MODERATE	2-4%
10M	SHAW TYPICAL	SHAW TYPICAL	MODERATE	MODERATE	2-4%
10N	SHAW TYPICAL	SHAW TYPICAL	MODERATE	MODERATE	2-4%
10O	SHAW TYPICAL	SHAW TYPICAL	MODERATE	MODERATE	2-4%
10P	SHAW TYPICAL	SHAW TYPICAL	MODERATE	MODERATE	2-4%
10Q	SHAW TYPICAL	SHAW TYPICAL	MODERATE	MODERATE	2-4%
10R	SHAW TYPICAL	SHAW TYPICAL	MODERATE	MODERATE	2-4%
10S	SHAW TYPICAL	SHAW TYPICAL	MODERATE	MODERATE	2-4%
10T	SHAW TYPICAL	SHAW TYPICAL	MODERATE	MODERATE	2-4%
10U	SHAW TYPICAL	SHAW TYPICAL	MODERATE	MODERATE	2-4%
10V	SHAW TYPICAL	SHAW TYPICAL	MODERATE	MODERATE	2-4%
10W	SHAW TYPICAL	SHAW TYPICAL	MODERATE	MODERATE	2-4%
10X	SHAW TYPICAL	SHAW TYPICAL	MODERATE	MODERATE	2-4%
10Y	SHAW TYPICAL	SHAW TYPICAL	MODERATE	MODERATE	2-4%
10Z	SHAW TYPICAL	SHAW TYPICAL	MODERATE	MODERATE	2-4%

LEGEND

- WETLANDS (PER)
- SLOPES: 15 - 25%
- SLOPES: >25% or >15% on OIL or SOILS (PER)
- SPECIMEN TREE
- LIMITS OF CLEARING & DISTURBANCE
- RESOURCE PROTECTION AREA LIMITS (PER)
- 100-YR FLOODPLAIN LIMITS (PER)
- SOIL BOUNDARY LIMITS
- FOREST TYPE BOUNDARY LIMITS
- Yellow Poplar, White Oak & American Red Oak Forest (20'-30')
- Yellow Poplar, White Oak & American Red Oak Forest (12'-18')
- Restoration Following Clear Cutting (7'-7' Saplings)

GRAPHIC SCALE:
 1" = 100'
 1/4" = 25'

REVISIONS	DATE

FIELD BOOKS



BRANCA DEVELOPMENT, LLC
 Development and Engineering Services
 11672 Sandal Wood Lane, Manassas, Virginia 20112
 Phone: (703)827-7783

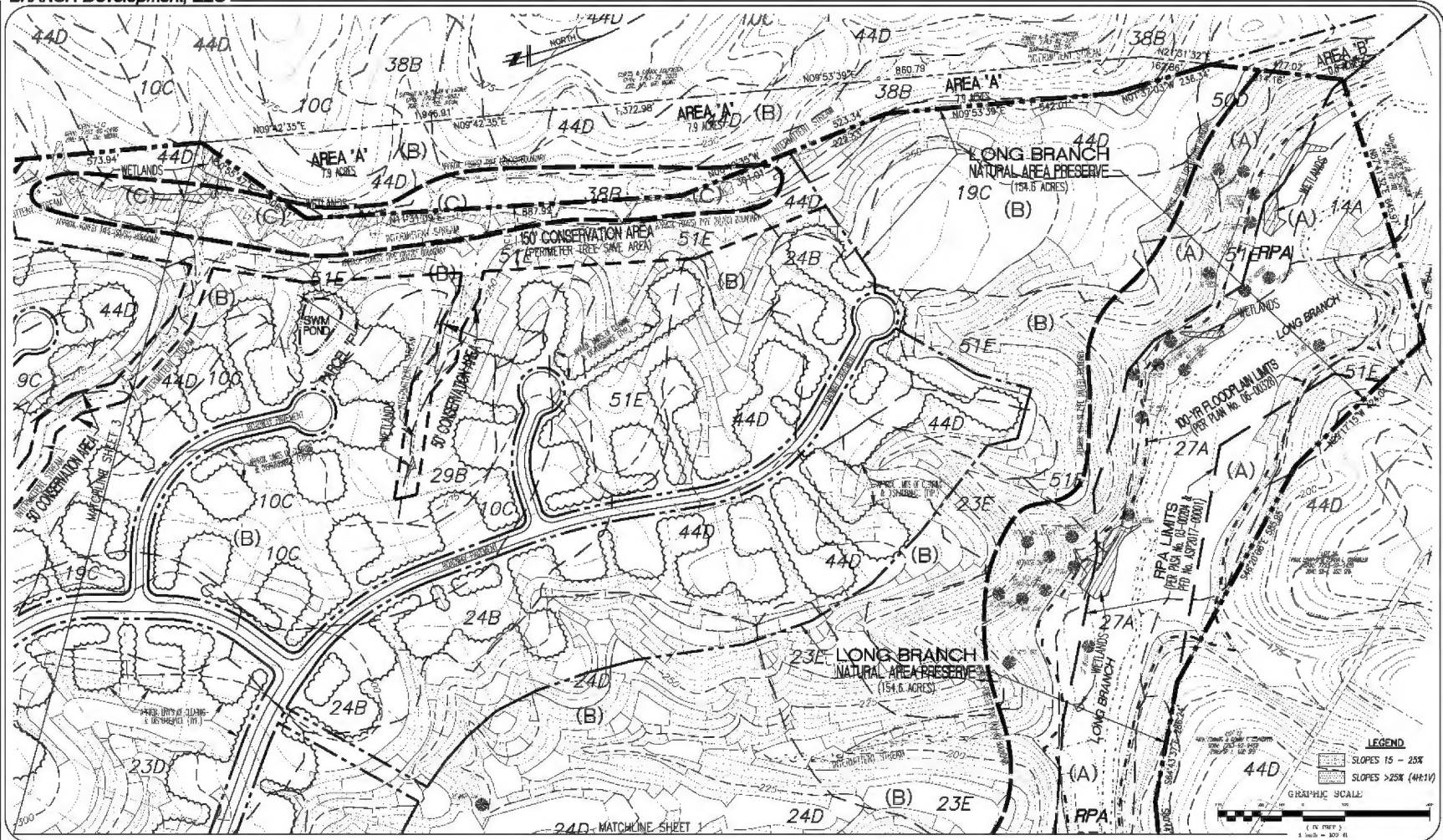
DESIGNED BY: MAB	DATE: 2/1/20
CHECKED BY: MAB	
SCALE: 1" = 100'	

ENVIRONMENTAL CONSTRAINTS ANALYSIS GRAPHIC
The Preserve at Long Branch
 (formerly the Mid-County Park and Estate Homes)
 COLES MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA

JOB NUMBER:
SHEET 1 OF 3 SHEETS

Environmental Constraints Analysis (ECA)

BRANCA Development, LLC



REVISIONS	DATE

FIELD BOOKS



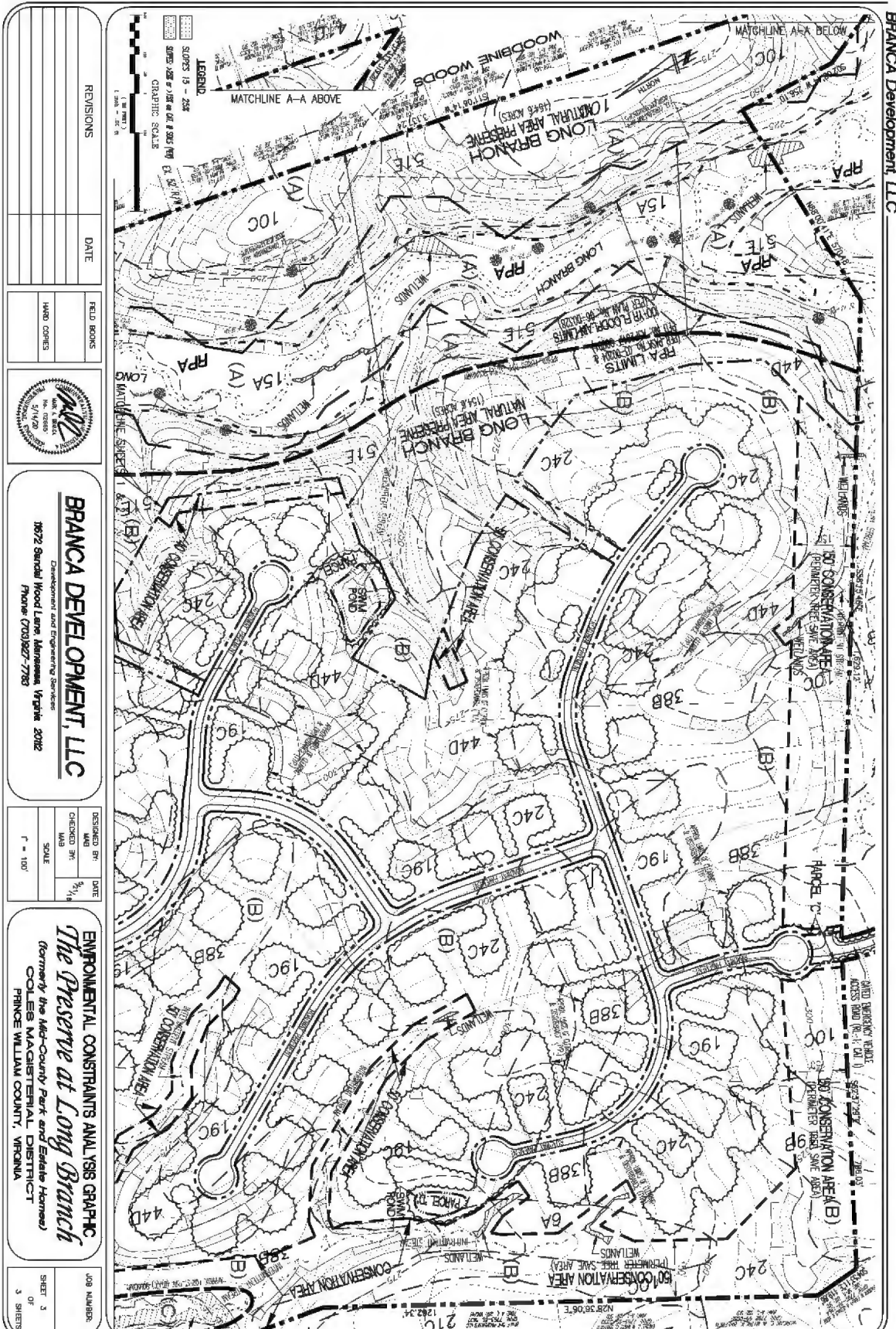
BRANCA DEVELOPMENT, LLC
 Development and Engineering Services
 11672 Sandal Wood Lane, Manassas, Virginia 20112
 Phone: (703)927-7783

DESIGNED BY: MAB	DATE: 5/21/20
CHECKED BY: MAB	
SCALE: 1" = 100'	

ENVIRONMENTAL CONSTRAINTS ANALYSIS GRAPHIC
The Preserve at Long Branch
 (formerly the Mid-County Park and Estate Homes)
 COLES MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA

JOB NUMBER:
SHEET 2 OF 3 SHEETS

Environmental Constraints Analysis (ECA)



BRANCA Development, LLC

REVISIONS	DATE

FIELD BOOKS

WAD NOTES

BRANCA DEVELOPMENT, LLC

Development and Engineering Services

3672 Sandal Wood Lane, Henric, Virginia 23182

Phone: (703) 827-7769

DESIGNED BY:	DATE:
AMB	5/14/20
CHECKED BY:	DATE:
MAB	5/14/20
SCALE:	1" = 100'

ENVIRONMENTAL CONSTRAINTS ANALYSIS GRAPHIC

The Preserve at Long Branch

(Formerly the Albemarle Park and Estates Homes)

COLLES MACCARTHERIAL DISTRICT

PRINCE WILLIAM COUNTY, VIRGINIA

JOB NUMBER	
SHEET OF	3
SHEETS	3

Community Outreach Summary Exhibit (by Applicant)

The Preserve at Long Branch

Community Outreach

July 15, 2020

Since the Applicant Purchased the Property in 2003, discussions have been ongoing with the local community and County officials. These discussions have over time shaped the project enabled by these two applications into a One of Kind Conservation Focused Land Use with significant public benefits.

Community Outreach between April 2017 and October 2019

Date	Action
April 17, 2017	Meeting with MIDCO
September 16, 2017	Meeting with the Woodbine Woods Civic Association
October 14, 2017	Correspondence & Open House Style Citizen Meeting from 9 to 12 pm for all Residents of Classic Springs
October 14, 2017	Correspondence & Open House Style Citizen Meeting from 12 to 3 pm for all Adjoining Property Owners
October 16, 2017	Correspondence & Open House Style Citizen Meeting from 6 to 8 pm for all Residents of Classic Lakes
October 24, 2017	Correspondence & Open House Style Citizen Meeting from 6 to 8 for all Residents of Classic Springs and Classic Lakes and all Adjoining Property Owners
March 5, 2018	Correspondence & Citizen Meeting from 6:30 to 8 pm for all Residents of Classic Springs and Classic Lakes and all Adjoining Property Owners
June 4, 2019	Correspondence & Citizen Meeting at 7 pm for all Residents of Classic Springs & Classic Hollow Section 3

Some of the actions taken as a result of Community Outreach prior to October 2019:

1. **Provided Neighborhood Park Access for Landview Estates – Proffer 2.** In response to requests of the residents of Landview Estates and Classic Hollow Section 1 for neighborhood pedestrian park access, the Applicant has proffered (i) to not build 2 homes on the 2 SR-1 zoned lots proposed on GPIN 7893-11-6930 (Parcel A-1) at the end of Honeysuckle Road and to transfer this density into the proposed rezoning, (ii) to include approximately 4 acres of Parcel A-1 in the Long Branch Natural Area Preserve to provide neighborhood pedestrian access to the preserve for the residents of Landview Estates and Classic Hollow Section 1, and (iii) to limit the use of the Parcel A-1 to Natural Protected Open Space and Passive Recreation.
2. **Provided Neighborhood Park Access for Woodbine Woods – Proffer 3.** In response to requests of the residents of Woodbine Woods for neighborhood pedestrian park access, the Applicant redesigned the subdivision for 8 lots located at the end of Counselor Road to provide neighborhood pedestrian access to the Long Branch Natural Area Preserve for the residents of Woodbine Woods. This required a subdivision plan revision that created a 2 acres parcel, GPIN 7893-10-7686 (Parcel B). Proffer 3 also, limits the use of the Parcel B to Natural Protected Open Space and Passive Recreation.
3. **Added 13 Acres that adjoins Woodbine Woods to the Long Branch Natural Area Preserve.** In response to the requests of the residents along Marie Drive, the Applicant agreed (i) to not build homes on the 13 acres that is zoned SR-1 and adjoins Woodbine Woods west of Marie Drive and to convert the 13 acres of residential land to parkland, (ii) to add the 13 acres into the Natural Area Preserve, and (iii) to limit the use of the 13 acres to Natural Protected Open Space and Passive Recreation.

Community Outreach Summary Exhibit (by Applicant)

4. **Agreed not to Extend Honeysuckle Road – Proffer 7.** In response to the requests of the residents along Honeysuckle Road, the Applicant proffered (i) to not extend Honeysuckle Road, (ii) to make the temporary cul-de-sac for Honeysuckle Road a permanent cul-de-sac in its current location, and (iii) to remove all asphalt and the traffic barricade between the cul-de-sac and the Long Branch Natural Area Preserve.
5. **Prohibited Cut-Through Traffic – Proffers 9 & 10.** In response to the requests of the residents of the Classic Springs and Classic Lakes, the Applicant proffered to prohibit cut-through traffic between the Classic Springs Drive and Classic Lakes Way.
6. **Traffic Calming Measures – Proffer 11.** In response to concerns of the residents of Classic Springs regarding speeding along Classic Springs Drive, the Applicant has proffered to install traffic calming measures along Classic Springs Drive.
7. **Public Access to and Ownership of the Open Space – Proffers 12 & 13.** In response to requests for public access to the proposed Open Space, the Applicant proffered to donate 176 acres to the County for public Passive Recreation and Natural, Cultural and Environmental Resource Preservation.
8. **Permanent Protection & Preservation via Conservation Easements – Proffer 16.** In response to requests to ensure the permanent preservation of (i) the significant environmental resources, the mature hardwood forest and the wildlife corridor located along 1.8 miles the Long Branch Stream Valley, (ii) the Occoquan Riverfront, and (iii) the significant historic and cultural resources located on the Sinclair Mill Parcels, the Applicant proffered to place 176 acres (over ½ the Property) within 3rd Party Conservation Easements and donate it to the County to preserve these natural and culturally significant areas in their pristine natural state in perpetuity and to limit the use of the Property to Passive Recreation and Natural Protected Open Space.
9. **Public Water – Proffer 26.** In response to concerns regarding the effect that additional water supply wells could have on the existing groundwater supply wells on adjoining properties and to provide fire hydrant protection, the Applicant proffered to serve the Property with Public Water.
10. **Fire Hydrant for Classic Lakes.** In response to a request by a resident of Classic Lakes, the Applicant agreed to adjust the location of a fire hydrant to allow access for the Classic Lakes subdivision.

Community Outreach between October 2019 and May 2020

Date	Citizen Group	Notice & Attendance
October 7, 2019	Woodbine Woods Civic Association	Invitations Sent: 41 letters & email to the Civil Assoc. of approx. 300 members Meeting Attendance: 21 (14 WW)
October 8, 2019	Classic Springs, Classic Lakes & Classic Hollow Sec. 3	Invitation Letters Sent: 56 Meeting Attendance: 3
October 9, 2019	Adjoining Property Owners	Invitation Letters Sent: 40 Meeting Attendance: 14
October 14, 2019	Landview Estates & Classic Hollow Section 1	Invitation Letters Sent: 108 Meeting Attendance: 8
November 1, 2019	Bren Mill & all Addresses along Sinclair Mill Road	Invitation Letters Sent: 104 Meeting Attendance: 14
November 19, 2019	Lake Jackson Annual Citizens Association Meeting	Estimated Attendance: 75
November 21, 2019	MIDCO	Estimated Attendance: 35

Community Outreach Summary Exhibit (by Applicant)

Changes to the Applications since October 2019 in response to input received during numerous meetings with citizens, Planning Commissioners and members of the BOCS:

11. **Companion CPA.** In response to numerous questions regarding how the rezoning could proceed without a companion CPA, the Applicant requested and the BOCS initiated a CPA for the proposed rezoning on December 3, 2019.
12. **Name Change.** The Project Name and the name of the parks have been changed to better reflect the character of the community and the nature of the new parks.
13. **Lot Size Change.** In response to concerns that all lots were 1 acre and the surrounding subdivisions contained a range of lot sizes, the lot and open space layout has been revised to provide a range of lot sizes along the southern and western boundaries of the Property. The lot sizes now range from 1 to 4 acres which is similar to the existing developed lots in Classic Springs and other subdivisions that surround the Property both in the development and rural area.
14. **Route 234 Traffic Signal – Proffer 6.** In response to concerns that a traffic signal will be needed along Route 234, the Applicant has proffered to perform an additional Traffic Signal Warrants Analysis at the intersection of Canova Drive and Dumfries Road (Route 234) and to design and install a traffic signal, if warranted by the analysis.
15. **Completed the Trail Connection to the Occoquan River – Proffer 13.** In response to numerous requests to provide a trail connection between the Long Branch Natural Area Preserve and the Occoquan River, the Applicant has entered into agreements with the adjoining property owners to facilitate a trail connection between the Long Branch Natural Area Preserve and the Occoquan River.
16. **Limited Uses of the Historic Sinclair Mill Preservation Area – Proffer 13.** In response to concerns of the residents along Sinclair Mill Road regarding additional traffic, park security at night, high intensity active recreational park uses, and a public boat ramp for gasoline powered watercraft, the Applicant proffered to limit the use of the park to (i) Natural Protected Open Space and Passive Recreation, (ii) a launch area for non-gasoline powered watercraft (canoes and kayaks), and (iii) a lockable gate shall be located at the entrance from Sinclair Mill Road.
17. **Prohibited Sanitary Sewer Extension Beyond the Property into the Rural Area – Proffer 17.** In response to concerns that public sewer could be extended beyond the Property into the Rural Area to serve other properties, proffer 17 prohibits “*public sanitary sewer facilities and easements*” from crossing the perimeter conservation areas “*under any circumstances.*”

Community Outreach Summary Exhibit (by Applicant)

Community Outreach May 2020 to Present

Date	Citizen Group & Notice	Attendance
June 11, 2020	Information Package sent to LOCCA PELT	
June 11, 2020	Information Package sent to PWCA	
June 18, 2020	MIDCO Update	Zoom Meeting
June 30, 2020	Mailed correspondences to all Adjoining Property Owners within 500' of the Project Parcels plus all residents of Classic Springs, Classic Lakes, Classic Hollow, Woodbine Woods, Landview Estates, Bren Mill and along Sinclair Mill Road, a Total of 586 Letters sent , to update the residents closest to the Project and to invite them to social distancing friendly site visit and open house style citizens meeting at the proposed Historic Sinclair Mill Waterfront Park on 3 separate evenings, July 9 th , 13 th & 14 th .	July 9 th – 7 Families Attended
		July 13 th – 6 Families Attended
		July 14 th – 4 Families Attended



The Correspondence Area (586 Letters & Information Sent) is Outlined & Shaded in Purple

Historical Commission Resolution

HISTORICAL COMMISSION RESOLUTION

MOTION: SARGO

March 10, 2020

Regular Meeting

Res. No. 20-016

SECOND: VAN DERLASKE

RE: LAND DEVELOPMENT RECOMMENDATIONS

ACTION: APPROVED

WHEREAS, the Prince William County Historical Commission seeks to identify, preserve and protect historic sites and structures in Prince William County; and

WHEREAS, the Prince William County Historical Commission's review of pending land development applications assists in determining the necessity for cultural resource surveys and other research and evaluations; and

WHEREAS, the Prince William County Historical Commission believes that the identification, preservation and protection of historic sites and structures throughout Prince William County is well served by this action;

NOW, THEREFORE, BE IT RESOLVED, that the Prince William County Historical Commission does hereby recommend to the Prince William County Planning Commission the action(s) noted for the following properties:

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
CPA2018-00009	Rural Area Preservation Study Implementation	Table
REZ2020-00014	Premier Business Park	No Further Work
CPA2020-00008	Preserve at Long Branch (formerly Mid-County Park & Estate Homes)	Military Site Survey. Any artifacts to be donated to and curated with the County. Interpretive signage with content determined by the Historical Commission.
REZ2020-00017	Republic Services Manassas Facility	No Further Work
SUP2020-00021	Haymarket Veterinary Service	No Further Work

Historical Commission Resolution

March 10, 2020
Regular Meeting
Res. No. 20-016
Page 2

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
REZ2020-00016	Benedictine Sisters Property Rezoning	No Further Work
SUP2020-00022	Dale City Baptist Church Sign	No Further Work
SUP2020-00023	Hertz Promenade Manassas	No Further Work

Votes:

Ayes: by acclamation

Nays: none

Absent from Vote: Davis, Spinks

Absent from Meeting: Duley, Shockley

MOTION CARRIED

ATTEST: 
Secretary to the Commission

Crime Prevention Police - CPA2020-00008



Plan Comments Report
Crime Prevention Police
Reviewed w/Comments

Plan/Case #:	CPA2020-00008	Date:	03/09/2020
Plan/Case Name:	Preserve at Long Branch (formerly Mid-County Park)		
Plan Case Address:	12775 CLASSIC SPRINGS DR NOKESVILLE VA 20181		
Reviewer:	Alicie, Jason		
	703-792-4425	jalicie@pwcgov.org	

The following items/issues were noted on your case. Please review and provide a letter responding to these comments, along with revised plans and proffers. Please be advised that staff might not identify all of the issues that arise during the case review and public hearing process. In addition, the solutions to the issues identified in this correction report might not be the only solutions, but are thought to be the most desirable solutions as determined by staff. Please note that any modifications will result in further review by pertinent agencies and staff, and could result in changes to the analysis and/or any recommendations.

Section I - Comments that Require Applicant's Response:

NO COMMENTS

Section II - Questions/General Information:

NO RECOMMENDATIONS DOCUMENTED.

Agency Comments

HISTORICAL COMMISSION MEETING – July 14, 2020

DRAFT LAND DEVELOPMENT RECOMMENDATIONS

Resolution to be approved at the August 11th meeting of the Historical Commission

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
CPA2020-00008	Preserve at Long Branch	Military Site Survey. Any artifacts to be donated to and curated with the County. Interpretive signage with content determined by the Historical Commission.
REZ2020-00016	Benedictine Sisters Property Rezoning	Request artifacts to be donated to and curated with the County.
SUP2020-00033	McDonalds at Dale Boulevard	No Further Work
REZ2020-00021	South Pointe Phase II Proffer Amendment	No Further Work



FIRE & RESCUE SYSTEM
Chief Timothy L. Keen

October 22, 2019

TO: Randy Thornton
Office of Planning

FROM: Daniel E. Ierley, Fire Plans Reviewer
Fire Marshal's Office

SUBJECT: CPA2020-00008 – Preserve at Long Branch (Formerly Mid-County Park & Estate Homes) COMPREHENSIVE PLAN AMENDMENT – Submission 1

As requested the Prince William County Department of Fire and Rescue has reviewed a copy of the subject application, proposed proffers, and site plan, and offers the following comments:

Conditions:
None

Corrections:
None

Recommendations:

- 1.01 Fire lanes will be established, if needed, at time of site plan review.
- 1.02 Fire Rescue Station 6 is the first due Fire/Rescue resource.
- 1.03 The site is **not** within the 4 minute travel time criteria for fire and basic life support.
- 1.04 The site is within the 8 minute travel time criteria for advanced life support.
- 1.05 Fire/Rescue Station 6 responded to 1,830 incidents in FY19.
- 1.06 Fire/Rescue Station 6 maximum work load 6000 responses
- 1.06.1 The CIP does not include any projects that would affect the information above



Prince William County Department of Parks, Recreation and Tourism
Memorandum

March 5, 2020

TO: Connie Dalton
Planning Office

FROM: Ryan Delaney
Prince William County Department of Parks, Recreation and Tourism
Phone: (703)792-4216
Email: rdelaney@pwcgov.org

RE: CPA2020-00008, Preserve at Long Branch
Occoquan Magisterial District

APPLICATION SUMMARY

To amend the Comprehensive Plan long-range land use designation from 325.6 acres from SRR, Semi-Rural Residential, ER, Environmental Resource, and AE, Agricultural or Estate, to SRR, Semi-Rural Residential, P&OS, Parks and Open Space, and AE, Agricultural or Estate. The proposal also includes adjustments to the Rural Area boundary.

PARKS AND RECREATION FACILITIES NEAR THE PROJECT AREA

Park Type	Park Name
Neighborhood	None
Community	Valley View Park
Regional	None
Linear/Resource	Doves Landing, Brentsville Courthouse
Trails	Broad Run Greenway, Trail at Doves Landing and Valley View Park

After review of this application the Department of Parks, Recreation and Tourism finds the following strengths and weaknesses:

Proposed Strengths

- The proposed Comprehensive Plan Amendment will facilitate the addition of park acreage, the enhancement of recreational opportunities and infrastructure in the Coles District, the addition of trail mileage, and increased public access to water, all goals delineated in the Comprehensive Plan and reinforced by the recent Countywide Parks and Recreation Needs Assessment.
- Applicant has committed to following DPRPT standards for trail design and construction.

Connie Dalton, Planning Office
Preserve at Long Branch, CPA2020-00008
March 5, 2020 – Page 2
Comments

Department of Parks, Recreation and Tourism

Proposed Weakness

- Long-term, the adjustment of the Rural Area boundary requested in this CPA may result in reduced opportunity for agri-tourism and open-space based land uses that would support the goals established in the Parks, Trails, and Open Space chapter of the Comprehensive Plan.

Comments and Recommendations

- DPRT notes the Applicant has cited policies both from the current, 2008 Comprehensive Plan as well as the 2020 draft update to the Parks, Recreation and Tourism chapter in support of this CPA. Please note that this case is being reviewed under the 2008 Comprehensive Plan and the policy goals laid out in the cited Park Policy 1 and its associated action strategies from the draft 2020 plan have not yet been adopted and are not relevant to DPRT's review of the CPA.

On balance, this CPA and associated rezoning would enhance DPRT's ability to meet the parks and recreation policy goals and level of service established in the Comprehensive Plan, and therefore DPRT offers no objection to the application. If you have any further questions, please feel free to contact Ryan Delaney at 703-792-4216 or RDelaney@pwcgov.org. Thank you.

4 County Complex Court
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Woodbridge, VA 22195-2266

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Division of Engineering & Planning
Samer S. Beidas, P.E., CCM, Director

March 6, 2020

MEMORANDUM

To: Randy Thornton
PWC Office of Planning

From: David L. Guerra, P.E. *DLG*

Re: **CPA2020-00008, Preserve at Long Forest (Formerly Mid-County Park & Estate Homes)**

GPIN: 7893--11-6930 7893-10-7686 7792-99-5798

The subject properties are located within both the current designated Rural Area and the Development Area of the County, and the extension of public sewer will only be allowed if approved by the County and is in strict compliance with the policies of the County's Comprehensive Plan.

The Service Authority's comments regarding this application are as follows:

1. No oils, fuels, anti-freeze, solvents or other pollutants or flammable substances shall be discharged into the public sewer system if the County approves a sewer extension into the Rural Area.
2. Applicant shall size, design and install a Service Authority (or PWC) approved grease trap on-site, if required by the Service Authority. The applicant shall properly maintain the grease trap to prevent grease build-up in the force main or gravity sewer.
3. Fire sprinkler systems shall incorporate a county approved backflow prevention device and be designed to eliminate water hammer.
4. Grinder pumps in the sanitary sewer system may be required.
5. The applicant shall install a county approved, adequately sized backflow prevention device on the water service line. This device shall be on the customer side of the water meter and before any point of use fixture of the on-site plumbing system.
6. For any proposed landscape irrigation system, the applicant shall demonstrate to the Service Authority that there is no detrimental effect on the Service Authority's

water distribution system and service pressure to the community. Irrigation systems shall be represented as a collective maximum hour demand for the hydraulic modeling of the proposed water system, both with and without a simultaneous fire flow event.

7. All on-site and off-site water system improvements necessary to mitigate the impact of the proposed irrigation system demands shall be the responsibility of the applicant.
8. Public water is not available to the site. Subject to the policies of the Prince William County Comprehensive Plan, is available from an existing 12-inch water main currently under beneficial use, located approximately 770 feet east of the site in Classic Springs Drive. If the County requires an extension of public water to serve the proposed development, the Service Authority may require additional water main extensions in accordance with comments #10 and #11 of this letter. The design of the water system improvements and connection points shall be in accordance with USM requirements and as determined by the Service Authority.
9. Public sewer is not available to the site. Subject to the policies of the Prince William County Comprehensive Plan and if approved by the County, public sewer is available from an existing 4-inch low-pressure force main currently under beneficial use, located approximately 2,700 feet east of the site in Canova Springs Place. The developer will be required to provide a sewer study at the plan review phase to demonstrate that there is sufficient capacity and that the connections will not be detrimental to the existing system. The design of the sewer system improvements and connection points shall be in accordance with USM requirements and as determined by the Service Authority.
10. Depending on the final configuration of any proposed on-site water mains, additional water main extensions may be required by the Service Authority to provide adequate fire protection or satisfy water quality requirements.
11. The applicant shall design and construct all on-site and off-site water and sanitary sewer utility improvements necessary to develop the subject property and the above listed requirements in accordance with the Service Authority's USM, and County and State requirements, standards and regulations. The sizing, configuration and connection points of on-site and off-site utility system improvements will be determined by the Service Authority during the preliminary and final plan review process, based on existing and proposed zonings of surrounding properties and the policies of the County Comprehensive Plan and Service Authority planning documents and utility system requirements. The design shall be supported by appropriate engineering analysis/modeling of affected existing utility systems and the proposed new facilities.

PWC Office of Planning
Page 3 of 3
CPA2020-00008

12. Approval of a Special Use Permit or the rezoning of a property does not guarantee or assure water and sanitary sewer capacity availability for development of said property. Available utility system capacities are allocated on a first-come-first-served basis to zoned properties having approved final site/subdivision plans upon filing the required application and full payment of all associated utility fees/charges.



**PRINCE WILLIAM COUNTY
DEPARTMENT OF TRANSPORTATION
PROJECT REVIEW
COMMENT AND RESOLUTION SHEET**

TIA REQUIRED

COMMENT CATEGORIES:
1. CORRECTIONS
2. RECOMMENDATIONS

COUNTY PROJECT NUMBER: CPA 2020-00008	DEVELOPER/ENGINEER: BRANCA DEVELOPMENT, LLC 11672 SANDAL WOOD LANE, MANASSAS VA	REVIEWER(S): GEORGE PHILLIPS GPHILLIPS@PWC.GOV	DATE: 6/25/2020
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TYPE & SUBMITTAL: COMPREHENSIVE PLAN AMENDMENT SECOND SUBMISSION	PROJECT NAME: PRESERVE AT LONG BRANCH		
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ITEM No.	REFERENCE	COMMENTS	COMMENT CATEGORY	RESPONSE DATE: JUNE 5, 2020	FINAL DISPOSITION ⁽²⁾
		The Applicant proposes to amend the Comprehensive Plan (CPA) long range land use designation on a 339 acre site located west of the terminus of Classic Springs Drive and Honeyuckle Road in the Coles Magisterial District. The Applicant proposes to change from SRR (Semi-Rural Residential), ER (Environmental Resource) and AE (Agricultural or Estate) to SRR (Semi-Rural Residential), P&OS (Parks and Open Space) and AE (Agricultural or Estate). The Applicant provided a trip generation comparison between the existing and proposed planned land uses. The current land use designation allows for 36 single family lots. Based on the Institute of Transportation Engineers <u>Trip Generation</u> , 10 th Edition and Prince William County trip rates, this would yield 27 AM peak hour, 36 PM peak hour and 364 weekday daily vehicle trips. The proposed CPA land use yields 118 single family units generating 89 AM peak hour, 118 PM peak hour and 1,272 daily vehicle trips. The proposed development represents an increase of 62 AM peak hour, 82 PM peak hour and 908 weekday daily vehicle trips when compared to the existing planned land use.		Full transportation LOS monetary contributions are proffered.	Converting the long range land use of this site from SRR, ER and AE to SRR, P&OS, and AE would add vehicle trips to the adjacent road network with the potential to increase overall vehicle miles traveled. In addition, the proposal would change approved Comprehensive Plan land uses. However, transportation staff could support this CPA if the development impacts are adequately addressed with the concurrent rezoning. This includes provision of per unit contributions for transportation, pedestrian facilities and provision of interparcel access for emergency and public vehicles including fire & rescue, law enforcement and school buses. The Applicant is advised that while this report has examined their CPA application primarily within the general context of the Transportation Element of the Comprehensive Plan, this does not infer a reduction in their obligation to comply with the appropriate requirements of the DCSM and recommendations from staff during rezoning and site/subdivision plan review.

(1) To be filled out by Applicant/Engineer. Date of Response is required.
(2) The PWC reviewer is responsible for the final disposition of all comments.

Note: This form is to be used by the PWC Transportation Planning to provide comments or concerns associated with the rezoning applications, site plans, special use permit applications or any other plans when requested by the applicants.
Revised: May, 2017

VIRGINIA DEPARTMENT OF TRANSPORTATION PRINCE WILLIAM LAND USE PROJECT REVIEW COMMENT AND RESOLUTION SHEET			TIA - NOT REQUIRED		COMMENT CATEGORIES: 1. REQUIREMENT 2. RECOMMENDATION 3. CLARIFICATION
COUNTY PROJECT NUMBER: CPA 2020-00008		DEVELOPER/ENGINEER: CLASSIC LAKES, LLC / BRANCA DEVELOPMENT, LLC		REVIEWER(S): ERIK SPENCER, P.E. ERIK.SPENCER@VDOT.VIRGINIA.GOV	DATE: 07/01/2020
PROJECT NAME: PRESERVE AT LONG BRANCH		REVIEW PHASE & TYPE: 2 ND REVIEW / CPA		DISCIPLINE: LAND USE	
ITEM NO.	DWG. No.(1)	COMMENTS	COMMENT CATEGORY	RESPONSE(2) DATE:	FINAL DISPOSITION(3)
2.01	G	I have completed my review of the CPA for the Preserve at Long Branch and at this time I have no further comments and I have no objection to the county approving the plans. If something changes that will impact VDOT ROW or Roads, please forward the revised plans to our office for review.	1		
1.01	G	Update the Trip & Student Generation Analysis to state that the Secondary Access will be for emergency vehicles only.	1	The Trip Generation Analysis added to page 34 of the Information Booklet has been revised	Comment Closed 07/01/20
1.02	G	Update the informational Booklet to state that the secondary access will be for emergency vehicles only.	1	The Informational Booklet has been revised.	Comment Closed 07/01/20
1.03	G	Update the transportation section of the informational booklet to state in addition to meeting the Prince William County's RM-1 street category, they will also meet VDOT GS-SSAR standards.	1	The Informational Booklet has been revised.	Comment Closed 07/01/20

<p>(1) Indicate drawing no./page no. or use "G" for general comment. (2) To be filled out by Applicant/Engineer. Date of Response is required. (3) The VDOT reviewer is responsible for the final disposition of all comments.</p>	<p>Note: This form is to be used by the VDOT land use team to provide comments or concerns associated with the rezoning applications, site plans or any other plans when requested by the county or the applicants. REVISED SEPTEMBER, 2014</p>
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Plan Comments Report
Watershed Management
Review Completed

Plan/Case #:	CPA2020-00008	Date:	06/25/2020
Plan/Case Name:	Preserve at Long Branch (formerly Mid-County Park)		
Plan Case Address:	12775 CLASSIC SPRINGS DR NOKESVILLE VA 20181		
Reviewer:	Flanagan, Julia		
	703-792-7208	jflanagan@pwcgov.org	

The following items/issues were noted on your case. Please review and provide a letter responding to these comments, along with revised plans and proffers. Please be advised that staff might not identify all of the issues that arise during the case review and public hearing process. In addition, the solutions to the issues identified in this correction report might not be the only solutions, but are thought to be the most desirable solutions as determined by staff. Please note that any modifications will result in further review by pertinent agencies and staff, and could result in changes to the analysis and/or any recommendations.

Section I - Comments that Require Applicant's Response:

NO COMMENTS

Section II - Questions/General Information:

NO RECOMMENDATIONS DOCUMENTED.

MCB Quantico - CPA2020-00008



Plan Comments Report

MCB Quantico

Reviewed w/Comments

Plan/Case #:	CPA2020-00008	Date:	07/07/2020
Plan/Case Name:	Preserve at Long Branch (formerly Mid-County Park)		
Plan Case Address:	12775 CLASSIC SPRINGS DR NOKESVILLE VA 20181		
Reviewer:	Dalton, Connie		
	703-792-6934	CDalton@pwcgov.org	

The following items/issues were noted on your case. Please review and provide a letter responding to these comments, along with revised plans and proffers. Please be advised that staff might not identify all of the issues that arise during the case review and public hearing process. In addition, the solutions to the issues identified in this correction report might not be the only solutions, but are thought to be the most desirable solutions as determined by staff. Please note that any modifications will result in further review by pertinent agencies and staff, and could result in changes to the analysis and/or any recommendations.

Section I - Comments that Require Applicant's Response:

See attached comments.

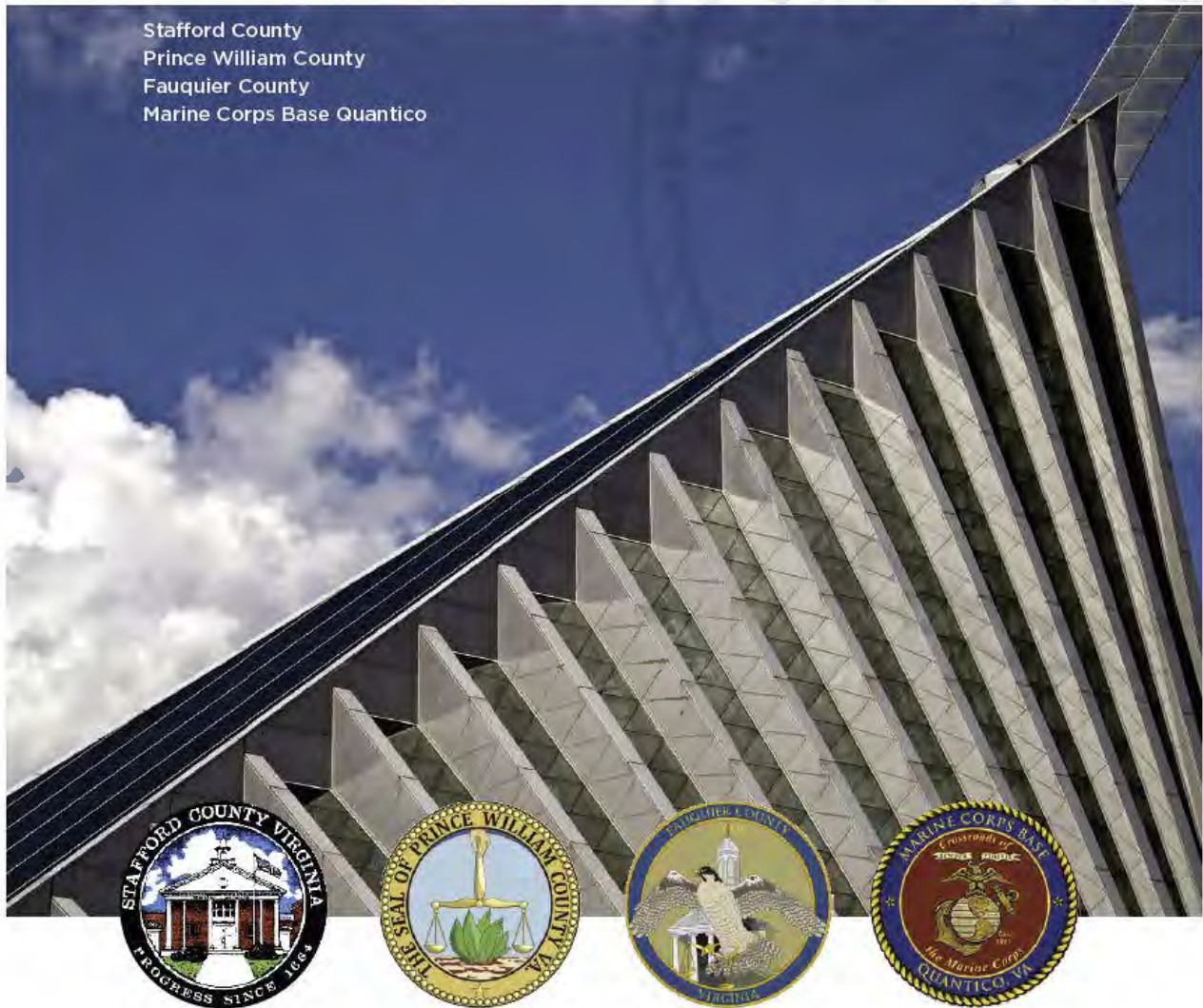
Section II - Questions/General Information:

NO RECOMMENDATIONS DOCUMENTED.

Marine Corps Base Quantico Joint Land Use Study

Final June 2014

Stafford County
Prince William County
Fauquier County
Marine Corps Base Quantico



MCB Quantico Joint Land Use Study FINAL June 2014

AECOM

This study was prepared under contract with County of Stafford, Virginia, with grant support from the Office of Economic Adjustment, Department of Defense. The content of this document reflects the views of Stafford County and the study partners and does not necessarily reflect the views of the Office of Economic Adjustment.

The MCB Quantico Joint Land Use Study (JLUS) is a cooperative land use planning initiative between the Marine Corps, Stafford County, Prince William County, and Fauquier County, as well as others responsible for planning, development and communications in the region. The JLUS was prepared with assistance from a number of individuals. Two committees – a Policy Committee and a Technical Advisory Committee – have guided the study and support its findings.

This document serves as an on-going framework for those local governments and military actions necessary to encourage compatible community growth around MCB Quantico and improve the quality of life in the surrounding communities.

Acknowledgements

JLUS Policy Committee Members

Col Roarke Anderson, MCB Quantico
Kevin Brown, Town of Quantico
Maureen Caddigan, Prince William County, Vice-Chair
Daniel Choike, Stafford County
Mike Coleman, Office of the Virginia Secretary of Veterans Affairs and Homeland Security
Wally Covington, Prince William County
Dell Ennis, Fauquier County
Col David Maxwell, MCB Quantico
Paul Milde, Stafford County
Ty Schieber, Stafford County, Chair
D. Lee Sherbeyn, Fauquier County

JLUS Technical Advisory Group Members

Dale Allen, Stafford County
Marc Aveni, Prince William County
Kathy Baker, Stafford County, Chair
Tim Baroody, Stafford County
Tom Blaser, Prince William County
Ric Canizales, Prince William County
Dave Capaz, Stafford County
Fred Church, MCB Quantico
Don del Rosso, Fauquier County
Amy Denn, MCB Quantico
Dean Dickey, Prince William County
Kimberley Fogle, Fauquier County
Amber Forestier, Stafford County
Miles Friedman, Fauquier County
Jim Gahres, Prince William County
Lori Hertig, Fauquier County
Steve Hundley, MCB Quantico, Vice-Chair
Chuck Jenks, MCB Quantico
Brad Johnson, Stafford County
Ed Keasler, Stafford County
Michael Law, MCB Quantico
Kirk Nelson, MCB Quantico
Capt Craig Olszta, MCB Quantico
Joe Pereira, MCB Quantico
Ray Pickering, Fauquier County
Chris Price, Prince William County
Capt Jarrod Robinson, MCB Quantico
Susan Roltsch, Prince William County
John Rosewarne, MCB Quantico
Tammy Smith, MCB Quantico
Nathan Stokes, MCB Quantico
Jack Trophia, MCB Quantico
Ray Utz, Prince William County
Bill Vaughan, Prince William County
Helen Walla, Prince William County
Ed Wallis, Stafford County
Larry Weedon, MCB Quantico
Joe Winterer, MCB Quantico

Consultants

AECOM
Rinker Design Associates
Travesky and Associates, Ltd.

MCB Quantico Joint Land Use Study

Executive Summary

Marine Corps Base Quantico is called the “Crossroads of the Marine Corps” and trains every U.S. Marine Corps officer serving in the Marines. It covers approximately 93 square miles and straddles four jurisdictions in Northern Virginia: Stafford, Prince William and Fauquier Counties and the Town of Quantico. MCB Quantico is also a significant contributor to the regional economy, with an economic benefit of approximately \$5.9 billion recorded in fiscal year 2011. The base is physically divided by the Interstate 95 and U.S Route 1 corridor in one of the fastest growing and most congested parts of the state. In addition, in response to the 2005 Base Realignment and Closure (BRAC) legislation, MCB Quantico was a designated receiving site and has recently grown by over 2,700 personnel as a result of realigned defense investigative agencies on the West Side of the base.

These factors have encouraged the three counties surrounding the base - Stafford County, Prince William County, and Fauquier County - and MCB Quantico to collaborate on this Joint Land Use Study (JLUS). The JLUS is sponsored by Stafford County using a community compatibility grant program administered by the Office of Economic Adjustment (OEA) within DoD. The purpose of the JLUS is to balance military operations with economic development and growth objectives of the surrounding communities. Increased growth is a key priority for these communities but can also increase the

potential for complaints about military operations and can build pressure to modify base operations in ways that could negatively affect the training mission of the base. This study brings the communities and the base together to collectively discuss and cooperate on ways to minimize any adverse effects of growth both within the base boundaries and outside. Through this cooperative effort, the quality of life in the communities will be improved and the overall mission of the base protected for the benefit of all.

The JLUS has been conducted over an approximately 18-month period from January 2013 to June 2014. It has involved two committees established to oversee the planning process – a Policy Committee of elected officials, the Base Commander and a representative from the Virginia Governor’s Office, and a Technical Advisory Group (TAG) consisting of planning directors, county managers and other technical experts in environmental, transportation, public affairs and other issues potentially affected by the relationship between the base and the surrounding jurisdictions. The Committees have met almost a dozen times with the JLUS consultant team over the last year and a half to conduct a detailed land use analysis of the region and to develop recommendations for future steps to address growth and development issues affecting both the base and the jurisdictions.

The JLUS is designed to promote desired community growth while supporting military training and operational missions at MCB Quantico.

Source: Stafford County (RFP for Marine Corps Base Quantico JLUS), September 2012

In addition, public meetings were held in all three counties during the planning period to receive citizen input and comment on the planning analysis and draft materials being developed for the final study.

Using this input, the JLUS was prepared with the following six sections included:

1. **Introduction** describing the methodology and process;
2. **Study Area Profile** providing a summary description of the base and region;
3. **Plans and Programs** describing planning tools and policies relevant to

the study for each jurisdiction, as well as at the regional and state level;

4. **MCB Quantico Military Operations** describing internal functions and plans, as well as ordnance and air operations potentially affecting the adjacent communities
5. **Military Influence Area Analysis** summarizing the extent of the area affected and potential land use compatibility recommendations;
6. **Implementation Plan** of recommendations to address impacts and compatibility issues associated with MCB Quantico.



Figure ES.1 Military Influence Area Zones
 Sources: Counties of Fauquier, Prince William, and Stafford, MCB Quantico, 2013

A key result of the JLUS is included in Chapter 5, the Military Influence Area Analysis. Due to the size and complexity of land uses on MCB Quantico, the degree to which activities on base affect the adjacent communities varies significantly from one location to another. Therefore, a Military Influence Area (MIA) was developed that is jurisdiction-specific and includes the land uses off base that could reasonably affect, or be affected by, military operations on base. This influence area is shown in Figure ES.1 and includes a number of mapped features, such as noise contours, buffer areas from the ranges, aviation safety zones, and a 3,000 foot notification boundary around the base established by state law. The MIA is further divided into subzones which are appropriate for specific recommendations based on the degree of potential impact experienced from base operations and, conversely, the degree potential land use changes within these areas could affect base operations.

The study has concluded with jointly developed recommendations to address compatibility issues. A number of these are specific to the individual zones included in the MIA described above, while others are more policy oriented and affect the entire region. These recommendations are strategies for enhancing the relationship between MCB Quantico and the surrounding JLUS communities over time. They are not prescriptive but will be implemented at the jurisdiction and base level, following public input and leadership approval for any recommendations affecting land use or policy changes within each jurisdiction. The recommendations fall into eight different categories as follows:

- Coordination
- Communication
- Military Operations
- Transportation Systems
- Utility/ Municipal Services
- Virginia Legislative Initiatives
- Community Development/Planning
- Environmental/Conservation/Open Space

There are a total of 41 recommendations to be addressed over time among the JLUS

partners. These recommendations are included in Table ES.1. A lead organization is assigned to each recommendation to help with its implementation and participating parties are identified including other regional or state level agencies, as appropriate. A timeframe for addressing each recommendation is also provided.

In the case of MCB Quantico, a coordination group was established following the 2005 BRAC among the same JLUS parties included in this study, along with the respective regional planning commissions. This coordinating body was organized very similarly as the JLUS oversight committees and included a Quantico Regional Executive Steering Committee (QRESC) of senior leadership from the jurisdictions and the base, and a Quantico Regional Planning Team (QRPT) of technical staff from the jurisdictions and base. One of the first recommendations in this JLUS is to continue to use this previously established committee structure to help address the JLUS issues identified in this study and included in the recommendations. Military communities undertaking a JLUS do not usually have this type of coordinating body already established. The MCB Quantico region is fortunate that this organizational structure exists and can seamlessly continue the JLUS partnership effort in the years to come.

The JLUS also identified eight critical short-term recommendations to proceed with first. These are listed in Table ES.2 and are deemed to be the most important for implementation in the near-term and the most promising at addressing initial compatibility issues identified during the JLUS process.

As agreed to by all the parties participating in this study, MCB Quantico is a critical asset for the region and the nation. Balancing the base's objectives with the important economic development interests of the surrounding jurisdictions, as documented in this study, is a critical and timely effort to enhance the partnership among these jurisdictions and MCB Quantico for the long-term future.



Coordination (CO)



Communication (CM)



Military Operations (MO)



Transportation Systems (TS)



Utility/Municipal Services (UM)



Virginia Legislative Initiatives (VL)



Community Development/Planning (CD)



Environmental/Conservation/Open Space (EC)

Agency Comments

Table ES.1 MCB Quantico JLUS Recommendations

Recommendation		Military Influence Area Zones											
		1.1	1.2	1.3	2.1	2.2	2.3	2.4	3.1	4.1	5.1	6.1	6.2
CO.1	Continue to use the Quantico Regional Executive Steering Committee (QRESC) and Quantico Regional Planning Team (QRPT) as the standing mechanism to continue dialogue between MCB Quantico and the three surrounding jurisdictions on issues of mutual concern.												
CO.2	Update the QRESC and QRPT Charters to formalize joint consultation procedures among the JLUS partners for the long-term.												
CO.3	Establish mutual notification procedures for new development proposals in Military Influence Area Zones 1-4.	x	x	x	x	x	x	x	x	x			
CO.4	Incorporate mutual planning process where MCB Quantico and localities can participate in respective planning processes.												
CO.5	Through the QRESC/QRPT or other mechanism (e.g., Joint Roundtable, etc.), share information on MCB Quantico space requirements and collaborate on ways to meet these requirements through on and off-base development, such as Enhanced Use Leases (EULs).												
CO.6	Develop a regional dialogue towards mitigation of environmental impacts and resource conservation (on and off base). This could be accomplished as an agenda item(s) through the QRESC/QRPT structure (see 1.1 above), involving regional and local agencies and organizations as appropriate.												
CM.1	Continue and expand range operations notification to as many outlets as possible to inform residents of expected noise and aviation impacts.												
CM.2	Establish a process to correlate noise complaints and comments with range operations. This should include U.S. Marine Corps (USMC), Federal Bureau of Investigation (FBI,) Drug Enforcement Agency (DEA) and all other parties using the ordnance and demo ranges.												
CM.3	Ensure the base's communication plan emphasizes community awareness and provides creative opportunities for local community leaders (and the public) to understand mission activities.												
CM.4	Support advocacy groups (e.g., local chambers of commerce and regional affairs groups) within legal, ethical, and fiscal constraints in efforts to promote positive community/base relations. Develop programs of mutual interest specific to MCB Quantico and the surrounding jurisdictions.												

Agency Comments

Lead Organization	Participating Partners	Action Steps	Timeframe
QRESC/ QRPT	All JLUS Partners	<ul style="list-style-type: none"> - No action required 	Ongoing
QRESC/ QRPT	All JLUS Partners	<ul style="list-style-type: none"> - Amend the Charters to include language recognizing a joint effort to oversee implementation of the JLUS recommendations - Review membership on the committees and amend the Charters accordingly - Review dates, time and locations for QRESC and QRPT meetings as stated in the Charters and amend as needed - Sign the revised Charters to continue the consultation process included in the JLUS 	Short-term
JLUS Counties, Town of Quantico	MCB Quantico	<ul style="list-style-type: none"> - Formalize consultation procedures to obtain base input on all development projects within the defined MIA - Specifically, define which types of projects in the localities will require base consultation (e.g., plan changes, re-zonings, subdivision reviews, etc.) - Seek input from the base and consider the input in decision-making processes as required by the Virginia State Code - Base provides written input on proposals within the required timeframes 	Short-term
JLUS Counties, MCB Quantico	All JLUS Partners	<ul style="list-style-type: none"> - Exchange information about upcoming infrastructure studies and plans - Localities/base to modify planning processes to include opportunity for base/community input early on - during development of alternatives and as part of final plan - Involve utilities and public works personnel in discussions 	Mid-term
QRESC/ QRPT	All JLUS Partners	<ul style="list-style-type: none"> - Schedule an annual or bi-annual business Round Table or other appropriate forum at a suitable time and place for input from on and off base business leaders 	Mid-term
QRESC/ QRPT	All JLUS Partners	<ul style="list-style-type: none"> - Convene a sub-committee of the QRPT dedicated to environmental issues - Seek input from local environmental organizations or governmental agencies to develop priorities and appropriate consultation topics - Develop a list of regional strategies the group can jointly implement to improve environmental quality 	Mid-term
MCB Quantico	All JLUS Partners	<ul style="list-style-type: none"> - Base Public Affairs Office (PAO) to define additional media and social network outlets for notifications - Develop template for notices defining information elements - Localities to include notices on websites and social media venues - Seek feedback on effectiveness of notifications from localities and public (during surveys or other feedback mechanisms) 	Ongoing
MCB Quantico	MCB Quantico, FBI, DEA, Other Tenants Using Ranges	<ul style="list-style-type: none"> - Review current procedures used by the PAO to record comments and complaints received at the base - Work with Range Operations to correlate comments with training schedules - Review results among the two offices and the Training and Education Command to determine if adjustments in training activities are needed or could be considered 	Short-term
MCB Quantico	All JLUS Partners	<ul style="list-style-type: none"> - When appropriate, regularly hold tours for community leaders, particularly after election cycles, to demonstrate ordnance and weapons training and air operations at the base - Depending on staff availability and security procedures, hold open houses or other public visit days to educate community residents and visitors about the MCB Quantico mission 	Mid-term
QRESC/ QRPT	JLUS Counties, Fredericksburg MAC, Quantico- Belvoir Regional Business Alliance, local Chambers of Commerce	<ul style="list-style-type: none"> - Using the QRESC/QRPT structure, designate representative(s) to coordinate with local military advocacy groups to schedule appropriate meetings, forums, business breakfasts/lunches, or other functions to educate leaders about MCB Quantico as well as on-base leadership about business opportunities for MCB Quantico employees and residents off-base 	Ongoing

Agency Comments

Table ES.1 MCB Quantico JLUS Recommendations

Recommendation	Military Influence Area Zones											
	1.1	1.2	1.3	2.1	2.2	2.3	2.4	3.1	4.1	5.1	6.1	6.2
CM.5	Update locality web sites to recognize the base, its mission, its location, links to the MCB Quantico web page, contact information for key organizations, and relevant base activities potentially involving the communities (as provided by MCB Quantico). Expand the MCB Quantico website to better communicate off-base community activities available to on-base personnel.											
MO.1		x	x	x	x	x	x	x		x		
MO.2	Review the training requirements to support the size, location and extent of the MCB Quantico Military Operations Area (MOA). Make modifications as necessary to support safety requirements associated with current and projected platforms and training requirements.											
MO.3	Pursue funding or other options as available to provide an on-base ordnance and personnel route to reduce the safety impacts of transporting military ordnance off-base on civilian roads.											
TS.1	Include jurisdictions in review of the Draft Transportation Management Plan (TMP) being prepared by MCB Quantico.											
TS.2	x											
TS.3	Jointly work together to provide additional rights-of-way for Route 1 widening and Russell Road ramps.											
TS.4	x	x	x	x	x	x	x	x	x	x		
TS.5	x			x					x			
TS.6	Coordinate with George Washington Regional Commission (GWRC) and other regional bodies to promote car pooling and other ride-sharing programs for MCB Quantico employees.											
TS.7	Pursue expansion of Fredericksburg Regional Transit (FRED) and Potomac & Rappahannock Transportation Commission (PRTC) bus service to employment centers on and off-base in southern Prince William County and northern Stafford County.											

Agency Comments

Lead Organization	Participating Partners	Action Steps	Timeframe
JLUS Counties	MCB Quantico	<ul style="list-style-type: none"> - Update community websites with links to the base key personnel contact information and noise reporting procedure - Update base website with locality links, noise impacts, and complaint procedures and contact 	Ongoing
MCB Quantico		<ul style="list-style-type: none"> - Seek funding to update the RCUZ - Include noise modeling for peak impulse noise events in the updated RCUZ - Within the QRESC/QRPT structure, review the JLUS recommendations and make adjustments as appropriate in response to the RCUZ conclusions and noise modeling results 	Short-term
MCB Quantico		<ul style="list-style-type: none"> - As part of the RCUZ Update process (see Recommendation MO.1), evaluate the existing and projected training requirements for the MOA - Within the QRESC/QRPT structure, review the JLUS recommendations and make adjustments As appropriate in response to the study result 	Mid-term
MCB Quantico	Stafford County, Fauquier County, Congressional delegation	<ul style="list-style-type: none"> - Update preliminary siting for on-base ordinance route based on current and projected range use and locations - Develop Military Construction (MILCON) funding documentation and program this project in an upcoming MILCON cycle 	Long-term
MCB Quantico	JLUS Counties	<ul style="list-style-type: none"> - Issue the TMP draft to Prince William, Stafford, and Fauquier Counties for review when the draft is submitted to the National Capital Planning Commission - The counties should provide reviews and comments on a timely basis 	Short-term
MCB Quantico	Prince William County, NAVFAC, VDOT	<ul style="list-style-type: none"> - Involve Prince William County in the MCB Quantico design discussions related to the Fuller Road and Fuller Gate improvements 	Short-term
NAVFAC	Prince William County, Stafford County, MCB Quantico, VDOT	<ul style="list-style-type: none"> - Identify additional right-of-way (ROW) required for Route 1 expansion - Establish a preliminary agreement for real estate transfers between the base and Stafford County to provide ROW needed for the road and intersection expansion 	Mid-term
QRESC/QRPT	JLUS Counties, MWCOG, NVRC, GWRC/FAMPO, VDOT	<ul style="list-style-type: none"> - Through the QRESC/QRPT structure, road and intersection improvements should be discussed on a regular basis to help coordinate improvements among all affected parties (including the regional transportation agencies - Metropolitan Washington Council of Governments (MWCOG), Northern Virginia Regional Commission (NVRC), George Washington Regional Commission (GWRC), Fredericksburg Area Metropolitan Planning Organization (FAMPO) - and Virginia Department of Transportation (VDOT) 	Ongoing
VRE/CSX	MCB Quantico, Prince William & Stafford Counties, Town of Quantico, AMTRAK	<ul style="list-style-type: none"> - Through the QRESC/QRPT structure, assign representatives or participate in planning efforts for the 3rd rail expansion through MCB Quantico - Maintain / expand shuttle service to base employment centers from the VRE commuter lot at Quantico as funding and staffing are available 	Mid-term
MCB Quantico	JLUS Counties, GWRC/FAMPO, NVRC, MWCOG	<ul style="list-style-type: none"> - Assign a base representative, or the TMP Coordinator once established, to coordinate with regional and local organizations offering car-pooling service to employment centers within MCB Quantico - Establish websites, kiosks, notice boards and other methods at the base to encourage car-pooling as a commuting alternative 	Mid-term
MCB Quantico	Prince William County, Stafford County, FRED, PRTC	<ul style="list-style-type: none"> - Assign a base representative, or the TMP Coordinator - Coordinate with Prince William County and PRTC to provide bus service to employment centers within MCB Quantico as feasible depending on ridership surveys - Work with Stafford County and FRED to increase bus service through Boswell's Corner and employment centers on Main Side and West Side as feasible depending on ridership surveys 	Long-term

Agency Comments

Table ES.1 MCB Quantico JLUS Recommendations (continued)

Recommendation	Military Influence Area Zones											
	1.1	1.2	1.3	2.1	2.2	2.3	2.4	3.1	4.1	5.1	6.1	6.2
TS.8	Coordinate with Federal Aviation Administration (FAA) and Stafford Regional Airport to reduce potential military/civilian airspace conflicts while supporting continued expansion of regional airport.											
TS.9	Coordinate to planning and development of the Potomac Heritage National Scenic Trail segments within the Route 1 corridor in Prince William and Stafford Counties, as well as other feasible bicycle/ pedestrian connections to and from the base.											
UM.1	Update the utility service agreement between MCB Quantico and Stafford County for shared water & sewer service, including projected MCB Quantico and Stafford growth as part of this update.											
UM.2	Develop a utility services agreement between MCB Quantico and Prince William County Service Authority to support water supply to the National Museum of Marine Corps (NMMC) campus.											
UM.3	Using the QRESC/QRPT structure, develop proposals for public-public partnership service agreements between MCB Quantico and the surrounding counties. In the short-term, MCB Quantico and Stafford County should continue their coordination to share Regional Fire Training services and pursue the possibility of a cooperative effort to establish a Regional Fire Training facility.											
UM.4	Consider amending the respective zoning regulations in Prince William and Stafford Counties as applicable to establish height restrictions for tall structures (cell towers, transmission lines, etc.) in Military Influence Area Zones 6.1 and 6.2 to avoid impacts to MCAF Quantico.											
UM.5	MCAF Command Airspace Liaison Officer (CALO) will work closely with the jurisdictions to develop procedures serving the needs of MCB Quantico, MCAF Quantico and the adjacent localities.											
VL.1	Following completion of a noise study identifying noise contours, the QRESC should consider recommending amendments to State Code 15.2-2295 to expand the application of noise overlay zones, sound attenuation and real estate disclosure to impacts associated with range noise (not just aircraft noise). The modification should apply to any military installation in Virginia with noise-generating operations (not just air facilities or master jet bases).											
VL.2	Following completion of a noise study identifying noise contours, the QRESC should consider recommendations to amend the Virginia Construction Code 15.2-2286, Chapter 12, to allow the application of appropriate noise attenuation standards for impulsive sounds from small arms, large caliber weapons and demolition activity.											
CD.1	Revise the Comprehensive Plans in Prince William, Stafford and Fauquier Counties to incorporate the JLUS recommendations applicable to the JLUS Military Influence Area Zones 1 through 6.											

Agency Comments

Lead Organization	Participating Partners	Action Steps	Timeframe
Marine Corps Air Facility (MCAF) Quantico	Stafford County, FAA	<ul style="list-style-type: none"> - Assign a base representative, or through the QRESC/QRPT structure, establish regular communication process between all affected parties to address Stafford Regional Airport expansion plans and to resolve airspace conflict issues affecting aviation operations at MCB Quantico 	Ongoing
National Park Service (NPS)	MCB Quantico, Prince William County, Stafford County	<ul style="list-style-type: none"> - Through the QRESC/QRPT structure, coordinate with NPS and the surrounding jurisdictions to plan and develop the Potomac Heritage National Scenic Trail segments near the base - Through the QRESC/QRPT structure, develop access to and from on-base bike/pedestrian facilities, as well as gates for bicyclists and pedestrians, subject to base security requirements - Identify new funding sources and opportunities to include development of bike and pedestrian facilities within existing projects (e.g., Route 1, I-95, etc.) 	Long-term
Naval Facilities Engineering Command (NAVFAC)	MCB Quantico, Stafford County	<ul style="list-style-type: none"> - Base and Stafford County representatives should continue to work together to update and sign this agreement 	Short-term
NAVFAC	Prince William County Service Authority, NMMC, MCB Quantico	<ul style="list-style-type: none"> - Base and Prince William County Service Authority representatives should meet to discuss a potential water service agreement for NMMC 	Mid-term
QRESC/QRPT	MCB Quantico, JLUS Counties, Town of Quantico	<ul style="list-style-type: none"> - Develop a support agreement between MCB Quantico and Stafford County for fire training services - Through the QRESC/QRPT structure, develop proposals for public-public service agreements on other services as determined mutually beneficial 	Short-term
MCAF Quantico	Prince William & Stafford Counties, Town of Quantico	<ul style="list-style-type: none"> - Review current regulations - Review/confirm required MCAF height limits - Revise regulations as appropriate 	Mid-term
MCAF Quantico	JLUS Counties, Town of Quantico	<ul style="list-style-type: none"> - Establish a notification and review process with the base for all proposed tall objects or other infrastructure that could interfere with base aviation operations 	Ongoing
QRESC/QRPT	Virginia Dept of Veterans Affairs & Homeland Security, Virginia Legislature, Local Realty Boards	<ul style="list-style-type: none"> - Complete the updated base noise study as recommended in MO.1 - Through the QRESC/QRPT structure, explore the viability and legal details of amending relevant State Code sections 	Long-term
QRESC/QRPT	Virginia Dept of Veterans Affairs & Homeland Security/ Virginia Legislature	<ul style="list-style-type: none"> - Complete the updated base noise study as recommended in MO.1 - Through the QRESC/QRPT structure, explore the viability and legal details of amending relevant State Code sections 	Long-term
JLUS Counties		<ul style="list-style-type: none"> - For each respective jurisdiction, review and include applicable JLUS maps and recommendations in the next iteration of comprehensive plans or plan updates 	Mid-term

Agency Comments

Table ES.1 MCB Quantico JLUS Recommendations (continued)

Recommendation	Military Influence Area Zones												
	1.1	1.2	1.3	2.1	2.2	2.3	2.4	3.1	4.1	5.1	6.1	6.2	
CD.2	Based on additional noise data and input from MCB Quantico, consider revisions to the Prince William, Stafford and Fauquier County Comprehensive Plans to define areas that may be suitable for future real estate disclosure, sound attenuation or other measures to mitigate impacts from base operations.		x	x	x	x	x	x	x				
CD.3	Consider amendments to the Stafford County Comprehensive Plan to modify the Military Overlay Zone with allowable residential land uses and densities that are compatible with range operations in Military Influence Area Zones 2.3 and 2.4. Update the Stafford County Zoning Ordinance as necessary to implement any Comprehensive Plan Amendments.						x	x					
CD.4	In collaboration with MCB Quantico, determine the appropriate residential densities in the Boswell's Corner Redevelopment Area that meet County economic development goals and are compatible with MCB Quantico operations. Explore the potential for Boswell's Corner (JLUS Military Influence Area Zone 2.2) to be a TDR receiver site from TDR sending sites in other portions of Stafford County adjacent to the base (JLUS Military Influence Area Zones 2.1 and 2.4). If needed, amend the Comprehensive Plan and Zoning Ordinance accordingly.					x							
CD.5	Based on input from MCB Quantico, develop sound attenuation standards/guidelines for new construction of schools, hospitals, nursing homes, churches and other public buildings or buildings with public gathering spaces in JLUS Military Influence Area Zones 1.2, 1.3, 2.1-2.4, and 3.1, as applicable.		x	x	x	x	x	x	x				
CD.6	Based on input from MCB Quantico, develop lighting standards/guidelines that set forth specific requirements for outdoor lighting to reduce impacts on night-time training requirements at MCB Quantico. Apply the ordinance to JLUS Military Influence Area Zones 1.2, 1.3, 2.1-2.4 and 3.1, as applicable.		x	x	x	x	x	x	x				
EC.1	Pursue conservation partnering opportunities through the Readiness and Environmental Protection Integration (REPI) under DoD and through state, local and private conservation efforts (in collaboration with conservation partners) to pursue suitable properties for conservation in JLUS Military Influence Area Zones 1.2, 1.3, 2.1, 2.4, 3.1 and 5.1.		x	x	x	x	x	x	x		x		
EC.2	Pursue Transfer of Development Rights (TDR) and Purchase of Development Rights (PDR) programs for future land conservation purposes in the three JLUS counties and utilize the programs to transfer development potential out of JLUS Military Influence Area Zones 1.2, 1.3, 2.1, 2.4 and 3.1 once established.		x	x	x			x	x				
EC.3	Using the QRESC/QRPT structure, cooperatively work together on stormwater management and other water quality initiatives for shared watersheds (see Recommendation CO.6).												
EC.4	Through coordination between Prince William County and MCB Quantico, pursue restoration projects along Little Creek to address erosion and flooding issues in this water body and the adjacent properties from Route 1 to the Potomac River.	x											
EC.5	Establish semi-annual or annual planning forums with MCB Quantico and Prince William Forest Park (PWFP) to address issues of mutual concern.		x										

Agency Comments

Lead Organization	Participating Partners	Action Steps	Timeframe
JLUS Counties	MCB Quantico, Local Realty Boards	<ul style="list-style-type: none"> - Complete recommendation MO.1 to provide updated noise and RCUZ data to share with the localities - Based on step 1, each jurisdiction should review this data to determine applicability to the respective MIA zones within their county - Guidelines as applicable and desired by the respective communities should be addressed in the comprehensive planning process as these plans are prepared 	Long-term
Stafford County		<ul style="list-style-type: none"> - Review current allowable uses with MIA Zones 2.3 and 2.4 to determine compatibility with MCB Quantico range operations - Through a public planning process, implement comprehensive plan amendments or updates to reflect this analysis - Through a public planning process, implement revisions to the Stafford Zoning Ordinance to reflect comprehensive plan recommendations 	Long-term
Stafford County	MCB Quantico	<ul style="list-style-type: none"> - Continue discussions between Stafford County and base representatives regarding appropriate land use densities and allowable uses within the Boswell's Corner area - Coordinate on planned transportation improvements including vehicular and bicycle/pedestrian circulation and transit services serving employment centers in the Boswell's Corner area - Consider amending the Boswell's Corner Redevelopment Area (RDA) Plan as appropriate based on these discussions 	Mid-term
JLUS Counties	MCB Quantico	<ul style="list-style-type: none"> - Review sound attenuation guidelines appropriate for public facilities with noise sensitive uses - Complete the updated base noise study as recommended in MO.1 - Based on updated noise data, develop sound attenuation guidelines for noise sensitive public buildings applicable to the respective MIA Zones within each JLUS jurisdiction 	Mid-term
JLUS Counties	MCB Quantico	<ul style="list-style-type: none"> - MCB Quantico should provide guidelines for lighting controls applicable to their night training activities - Based on these guidelines, develop lighting guidelines or standards applicable to the respective MIA Zones within each county 	Mid-term
MCB Quantico	JLUS Counties, NAVFAC Real Estate, local conservation organizations	<ul style="list-style-type: none"> - Through the QRESC/QRPT structure, collaborate with local conservation partners to identify potential properties for conservation - Pursue REPI or other conservation funding sources to establish easements or other means to limit development on priority parcels 	Ongoing
JLUS Counties		<ul style="list-style-type: none"> - Establish TDR or PDR programs where not available - For TDRs, review potential properties for these programs in land areas near the MCB Quantico ranges (for sending) and developed areas away from these noise sources (for receiving) - For PDRs, review potential properties in land areas near the MCB Quantico ranges for conservation as funding is available 	Long-term
QRESC/QRPT	All JLUS Partners	<ul style="list-style-type: none"> - Through the QRESC/QRPT structure, review storm water and water quality initiatives affecting both the JLUS counties and MCB Quantico - Develop a strategy for cooperation on shared water quality requirements 	Mid-term
MCB Quantico	Prince William County, U.S. Army Corps of Engineers	<ul style="list-style-type: none"> - Prince William County and base representatives should meet to discuss potential improvements to Little Creek - Review potential improvements with affected landowners - Seek funding through federal, state and/or local funding sources for agreed upon priority improvements 	Mid-term
MCB Quantico	Prince William Forest Park	<ul style="list-style-type: none"> - Establish a schedule for meetings between PWFP and MCB Quantico leadership - Hold meetings to coordinate on issues of mutual concern 	Ongoing

Table ES.2 Priority Recommendations

Recommendation	Lead Organization	Participating Partners
CO.2 Update the QRESC and QRPT Charters to formalize joint consultation procedures among the JLUS partners for the long-term.	QRESC/QRPT	All JLUS Partners
CO.3 Establish mutual notification procedures for new development proposals in Military Influence Area Zones 1-4.	JLUS Counties, Town of Quantico	MCB Quantico
CM.2 Establish a process to correlate noise complaints and comments with range operations. This should include USMC, FBI, DEA and all other parties using the ordnance and demo ranges.	MCB Quantico	MCB Quantico, FBI, DEA, Other Tenants Using Ranges
MO.1 Pursue technical modeling to create official noise contours associated with MCB Quantico range operations. Update the RCUZ with new data and adjust JLUS Military Influence Area as applicable.	MCB Quantico	
TS.1 Include jurisdictions in review of the Draft Transportation Management Plan (TMP) being prepared by MCB Quantico.	MCB Quantico	JLUS Counties
TS.2 Jointly work together to improve traffic conditions at the Route 1 / Fuller Gate intersection through mutually agreed-upon road, gate and intersection improvements.	MCB Quantico	Prince William County, NAVFAC, VDOT
UM.1 Update the utility service agreement between MCB Quantico and Stafford County for shared water and sewer service, including projected MCB Quantico and Stafford growth as part of this update.	MCB Quantico	Stafford County
UM.3 Using the QRESC/QRPT structure, develop proposals for public-public partnership service agreements between MCB Quantico and the surrounding counties. In the short-term, MCB Quantico and Stafford County should continue their coordination to share Regional Fire Training services and pursue the possibility of a cooperative effort to establish a Regional Fire Training facility.	QRESC/QRPT	MCB Quantico, JLUS Counties, Town of Quantico

For a copy of the final JLUS document and for further information, please see the MCB Quantico JLUS website at:

www.staffordcounty.gov/quanticojlus

The following points of contact for the project are also available for more information:

- **Stafford County:** Kathy Baker, kbaker@staffordcountyva.gov, 540-658-8668
- **Prince William County:** Ray Utz, rutz@pwcgov.org, 703-792-6846
- **Fauquier County:** Kimberley Fogle, kimberley.fogle@fauquiercounty.gov, 540-422-9200
- **Marine Corps Base Quantico:** Steve Hundley, steve.hundley@usmc.mil, 703-784-5927

MCB Quantico Joint Land Use Study Project Overview

Stafford, Prince William, and Fauquier Counties and Marine Corps Base (MCB) Quantico have partnered to develop a Joint Land Use Study (JLUS) to better understand the needs of MCB Quantico and develop recommendations encouraging collaboration and compatibility between the base and the locality. The JLUS is sponsored by Stafford County and administered by the Office of Economic Development (OED) within the Department of Planning. The fiscal agent for the project is Stafford County. The JLUS advisory committee includes: Kelle Design Associates, P.C., and University Associates, Ltd. to lead the JLUS process.

Known as "the crown jewel of the Marine Corps," every Marine Officer has served at MCB Quantico, and the base continues to be a critical asset for the Department of Defense while providing major employment and economic benefits to the surrounding communities. The majority of the Quantico land area is devoted to training and readiness, historical land-use impacts, residential, commercial, and other factors and operational facilities, with a military population of approximately 25,000 military and civilian personnel and over 100 square miles of land. MCB Quantico has a major presence in the region. The base is situated on the Potomac River, and Fauquier County that connects the base with the area's cultural, educational, and economic resources. This region also includes the U.S. Route 1 corridor, which is one of the state's most significant transportation corridors and one of the fastest growing areas in the Shenandoah Valley. The JLUS will document existing and future needs of the base, as well as current and proposed land use, development proposals, and policies in the adjacent locality. The study will explore the impacts of local land use plans in progress in the base vicinity and will also evaluate the impacts of base operations on the locality. The planning effort will lead to mutually agreed upon recommendations that encourage compatible growth and a balanced, sustainable planning framework that fosters compatible growth in the Quantico area and in the surrounding locality.

The JLUS will be developed from issues to consider this and managed by a Policy Committee and a Technical Advisory Group (see member list to the right) composed of representatives from all partner entities. The Policy Committee and Technical Advisory Committee will meet several times during the planning process.

JLUS Website <http://www.staffordcounty.gov/quanticojlus>



Agency Comments

- 1) opposed to reviewing one plan concept before the other.
- 2) The 150' wide perimeter preservation area shown on the subject site's southern boundary on a previous version of a development plan was replaced by a "natural area preserve" that would allow for some residential development is a concern with regards to development precedence along with the location's proximity to MCB Quantico.
- 3) The precedence for leap frog residential development (thereby potential encroachment concerns via additional noise, light and traffic) to occur closer to MCB Quantico by allowing existing public water and sewer to be extended within the "Development Area". It is important to note that the subject site is approximately 1 to 2 miles from MCB Quantico and presently "buffered" by a predominantly rural area with a number of its homes on larger lots served by well and septic. Furthermore, it should be noted that the closer water and sewer infrastructure come to the MCB Quantico fenceline, the harder it will be for the Base to prevent any DoD (Department of Defense) or other Federal agencies from building within that portion of our West Side training area which is presently rural.
- 4) Although approximately 176 acres of the subject site is proposed for a permanent protected open space to allow for conservation easements, I did not observe any other measures (outside of some natural features and standard required SWM practices) addressed in the submittals to mitigate any environmental impacts of the proposed development to MCB Quantico.

V/r
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