



STAFF REPORT

PC Meeting Date:	December 9, 2020
Agenda Title:	Comprehensive Plan Amendment #CPA2017-00008, Independent Hill Small Area Plan
District Impact:	Coles and Potomac Magisterial Districts
Requested Action:	Recommend Adoption of Comprehensive Plan Amendment #CPA2017-00008, Independent Hill Small Area Plan
Department:	Planning
Case Planner:	Connie M. Dalton, AICP

EXECUTIVE SUMMARY

The Independent Hill Small Area Plan is intended to create a community that capitalizes on the abundance of open space, recreational and educational assets while building a vibrant pedestrian-friendly village and employment center, attracting desirable uses including neighborhood commercial, office, along with light industrial and Technology/Flex development to provide an economic base that is compatible and supportive of a quality residential environment and be incorporated into the Comprehensive Plan. The plan is designed to create a village that focuses on walkability, connectivity, neighborhood businesses, and a variety of integrated housing offering opportunities for interdependent daily living. A minor adjustment to the rural boundary is being made ensure that development remains north of the RPA and provide future park land on the east side of the study area. The Independent Hill Small Area Plan is an opportunity to not only improve the transportation network, but also propose recommendations to incentivize development, allow for a diversity in housing, focus on employment opportunities, improve surrounding infrastructure, and increase private investment.

It is the recommendation of staff that the Planning Commission recommend approval of Comprehensive Plan Amendment #CPA2017-00008, Independent Hill Small Area Plan, to the Board of County Supervisors.

BACKGROUND

- A. Initiation of Comprehensive Plan Update – Under Section 15.2-2229 of the Virginia Code, the Board of County Supervisors may consider amendments to the Comprehensive Plan. On August 3, 2016, the Board approved the proposed scope of work for comprehensive plan amendments which included numerous small area plans and design guidelines referenced in the attached resolution (Attachment – BOCS Initiating Resolution).
- B. Previous Plans and Studies – Although a Sector Plan has been proposed for this area in the 1991, 1998, and 2003 Comprehensive Plans there have been no previous planning efforts for the Independent Hill Small Area Plan study area.
- C. Small Area Plans – Small area plans provide greater emphasis on detailed planning, visioning, economic development, and design to develop plans that represent each study area with its own character, vision, and implementation strategy.
- D. Purpose of the Small Area Plan – The Small Area Plan serves as a basis for the long-term vision for future growth and for establishing and developing a sense of place for the Independent Hill Area. The vision and goals of the Small Area Plan are realized through the completion of the action items established in the Plan. The plan provides greater emphasis on detailed planning, visioning, economic development, and design and provides policy recommendations and action strategies related to long range land use, mobility, cultural resources, and environmental resources to support the vision and guide future development.
- E. Small Area Plan Location – The small area plan encompasses approximately 544 acres of land that is bisected by Route 234 (Dumfries Road) which connects I-66 to I-95. The Plan falls on both sides of Route 234 and is generally located south of Colgan High School and north of State Route 640. The Prince William County Landfill lies immediately to the east, Hellwig Memorial Park lies immediately to the west, and Prince William Forest Park provides the southern boundary of the small area plan.
- F. Organization of the Plan – The Small Area Plan consists of eight major components which are identified below and follow an extensive existing conditions and data analysis that sets the foundation upon which the plan is built. Additionally, the action strategies and infrastructure projects recommended by the Plan are summarized in an Implementation Plan. This plan is a matrix that identifies the action strategies and establishes how and when they will be implemented in the short, mid, long term, and ongoing time frames to ensure the plan is actualized by 2040.
 - 1. Vision and Thematic Principles – Establishes the long-term vision and supporting goals for the creation and guidance of the Independent Hill Small Area Plan.
 - 2. Placetypes – Consists of a land use plan with development standards including density, form, and layout. The transect identifies the relationship between density and mobility.

3. Design Elements – Illustrates design concepts and exhibits to ensure high-quality design to help visualize and achieve the intended vision of the Independent Hill Small Area Plan.
 4. Mobility Plan – Mobility has a close relationship with land use, this plan calls for multi-modal mobility that interfaces with potential future development. The multi-modal component of this SAP includes pedestrian and bike facilities that connect existing and future residential development with nonresidential areas.
 5. Green Infrastructure Plan – Ensures that open space, active recreation, and passive recreation is supported in the plan. With additional density of people living, working, and playing in the Independent Hill Area there will be a demand for outdoor spaces and a requirement for environmental protection.
 6. Cultural Resources Plan – Plans for the identification and preservation of architectural and archaeological sites, historic districts, cemeteries, battlefields, cultural landscapes, museum objects, and archival materials in the study area.
 7. Economic Development Plan – Encourages the attraction and retention of diverse high-quality businesses and services that strengthen the economic vitality of this area.
 8. Level of Service Plan – As the Independent Hill Area changes and grows over the next 20 years, it is necessary to ensure that level-of-service infrastructure improvements are programmed in the plan.
- G. Public Participation Process – The Independent Hill Plan benefitted from extensive public participation including:
1. **February 2, 2017** was the first stakeholder meeting with County Agencies and Departments to establish a baseline of information regarding the Independent Hill Small Area Plan Area.
 2. **October 30, 2018, November 13, 2018, and November 14, 2018** Community Conversations Meetings (3) were held regarding the update to the Comprehensive Plan process.
 3. **May 9, 2019**, the County held a stakeholder meeting to collect relevant information and input from stakeholder groups including major property owners, county agencies and other external agencies. Topics of discussion included economic development, land use, green infrastructure and transportation.
 4. **May 28 and 29, 2019** provided for a two-day community charrette to be conducted. Groups focused on the design elements to incorporate into the Plan. The major components of discussion were Land Use, Transportation, Parks/Open Space & Green Infrastructure. Economic development. Participants in each group

considered strategies that would leverage the area's strengths and address weaknesses.

5. **August 7, 2019**, the Planning Commission held a work session and public meeting.
6. **September 18, 2019** Planning Commission held public hearing on CPA2017-00008, Independent Hill Small Area Plan and deferred request to date certain of November 6, 2019 (RES. No. 19-098)
7. **October 2, 2019**, the Planning Commission passed Res. No. 19-100 to rescind motion on September 18, 2019. The Planning Commission also approved Res. 19-101 to defer the Independent Hill Small Area Plan to a date uncertain.
8. **July 8, 2020** Planning Commission held work session and public meeting.
9. **July 15, 2020**, the Planning Commission passed a resolution to defer CPA2017-00008, Independent Hill Small Area Plan, which had been duly ordered and advertised for a public hearing on July 22, 2020, to a date certain of September 16, 2020.
10. **September 2, 2020**, Planning Commission passed resolution (RES. No. 20-053) to amend the previously stated deferral to a date certain of September 16, 2020 to a date uncertain.
11. **December 9, 2020**, a public hearing before the Planning commission has been duly ordered and advertised.

Comments provided during the public meetings and work sessions have been addressed in the attached Plan.

- H. Historical Commission Meeting – The Independent Hill Small Area Plan was reviewed by the Prince William County Historical Commission at their regularly scheduled meeting on August 13, 2019. At their meeting, the Commission recommended to support implementation of the Cultural Resource Policies and Action Strategies as presented. The Historic Commission resolution can be found in attachments.

STAFF RECOMMENDATION

The Planning Office recommends adoption of Comprehensive Plan Amendment #CPA2017-00008, Independent Hill Small Area Plan into the Comprehensive Plan. The proposed amendment is supported by staff for the following reasons:

- The Plan provides detailed guidance and implementation strategies for the development of an important asset of the County;
- The Plan capitalizes on the abundance of open space, recreational and educational assets to create a vibrant village that focuses on walkability, connectivity,

neighborhood businesses, supported by a mixture of integrated residential opportunities to create an interdependent daily lifestyle;

- The Independent Hill Small Area Plan not only improves the transportation network, but also proposes recommendations to incentivize development, focus on employment opportunities, improve surrounding infrastructure, and promote an increase in private investment;
- The plan provides an alternative vision and future land use pattern from the existing light industrial land use designation. This land use vision was provided through consensus from multiple community feedback sessions and design charrettes; and
- The Plan incorporates the extensive feedback from the community from the public participation process and supports and furthers the County Smart Growth Principles in accordance with the Comprehensive Plan.

Policy

The Small Area Plan furthers the intent and goals of the Long-Range Land Use by following the County's Smart Growth principles:

- Mixed-Use – *Mix land uses in the Development Area.* The Small Area Plan provides for a mix of uses, which is critical in reducing vehicle miles traveled by providing residents and workers with opportunities to walk for many of their trips. An area has been designated on the long-range land use map for Community Mixed Use, CMU, to provide for the development of a village center allowing for both residential and commercial uses. Additionally, the plan provides for areas of Suburban Residential Low, Technology/Flex, Public Facility/Office, Neighborhood Commercial, and Parks and Open Space.
- Compact Design – *Take advantage of compact, environmentally friendly and energy efficient building design.* The Small Area Plan envisions a walkable community with a compact street grid and complete streets that accommodate all modes of travel. The illustrative plan provides for a community design that is walkable and maintains a relationship to the commercial area of the plan. The transect map, provides a ¼ mile and ½ mile walkshed radius that provides a guide for the relationship of new developments.
- Diversity of Housing – *Create a range of housing opportunities and choices.* The Small Area Plan contributes guidance to promote a diversity of housing by proposing low to mid-rise multi-family housing, garden apartment units, townhomes, and single-family homes while preserving the existing single-family detached residential community. The Community Mixed Use area provides an opportunity to have residential uses located over commercial uses.
- Pedestrian-friendly – *Create walkable neighborhoods.* The Small Area Plan focuses attention on creating a walkable community through design of the streetscape, a

street grid that promotes walkability, and emphasis of other modes of travel besides the automobile. The Proposed Bicycle and Pedestrian Network figure provides for both internal movements and connectivity to surrounding destinations.

- Sense of Place – *Foster distinctive, attractive communities with a strong sense of place.* The Small Area Plan incorporates the elements necessary for transforming the area into a vibrant, village and tech/flex business park that celebrates and protects cultural resources and natural features, while leveraging assets for economic growth and a high quality of life. The use of civic spaces throughout the study area provides opportunities to further a sense of place and foster development of spaces that become that third place that isn't work or home, but a place to gather in community. The central park area reflected on the illustrative is one example of creating an area for the community to congregate for a variety of shared activities.
- Preserve Open Space – *Preserve open space, farmland, cultural resources, natural beauty, and critical environmental areas.* The Small Area Plan includes a green infrastructure plan and cultural resources plan that not only provides for preservation of environmental and cultural resources but provides strategies to build on and enhance open spaces in the study area. In addition to promoting internal networks of open space, the plan provides for two areas to be designated as protected open space with the designation of Parks and Open Space. The Green Infrastructure Plan highlights the relationship to the surrounding public parks and protected open space areas.
- Using Existing Infrastructure Investments – *Strengthen and direct development towards existing communities and infrastructure.* The Independent Hill Plan has been identified as an area to direct growth.
- Multimodal – *Provide a variety of transportation choices.* The Mobility section of the Small Area Plan represents an effort to incorporate Multimodal System Design in the Comprehensive Plan. This design focuses on strengthening the linkages between transportation and land use. The Plan capitalizes on the proximity of Route 234 as a connector between I-95 and I-66, the protected multi-use path along Route 234, general proximity to existing parks and employment uses. The Plan recognizes the importance of strengthening the pedestrian connectivity within the Small Area Plan and supporting connectivity to surrounding destinations.
- Fosters Investment – *Make development decisions predictable, fair, and cost-effective.* This detailed plan will provide very specific guidance to development and when combined with the new Mixed-Use Zoning District being concurrently developed will make development decisions predictable, fair, and cost-effective. Different tools to facilitate economic development are discussed to encourage development and to coordinate and fund infrastructure. A shared community vision, established with the Plan, provides incentives to attract desired development outcomes ranging from a

diversity in housing, to tech/flex businesses along with other enterprises that support and respect the environmental assets of the community.

- Participatory – *Encourage community and stakeholder collaboration*. The extensive community outreach accomplished in preparation of this plan reflects this principle.

Community Input

The Small Area Plan process included research, stakeholder and public engagement, and visioning, leading to the final plan. Notice of the Comprehensive Plan Amendment (CPA) has been advertised and proposed amendments have been published on the Prince William County government web site and have been available in the Planning Office. Additionally, PWC Alerts were sent to all who subscribe to PWC Alerts. A public meeting and work session were held on August 7, 2019 and most recently on July 8, 2020. Additionally, the Planning Office received feedback during the Comprehensive Plan Update Community Conservations meetings held on October 30, 2018, November 13, 2018, and November 14, 2018. The County held a stakeholder meeting on February 2, 2017 and on May 9, 2019. A community charrette was conducted over a two-day period on May 28 and 29, 2019. The comments provided at the public meetings have been considered in the proposed amendment.

Adjacent Jurisdiction Notice

Adjacent jurisdictions notices were sent. No comments were received.

Legal Issues

In accordance with Section 15.2-2223, the Small Area Plan will provide guidance for future rezoning and special use permit applications as well as any future infrastructure improvements needed.

Timing

Section 15.2-2229, Code of Virginia allows that if the governing body desires an amendment, it may prepare such an amendment and refer it to the local planning commission for public hearing within 60 days after written request by the governing body or direct the local planning commission to prepare an amendment and submit it to public hearing within 60 days or such longer timeframe as may be specified after written request by the governing body. A public hearing before the Planning Commission was advertised for December 9, 2020.

STAFF CONTACT INFORMATION

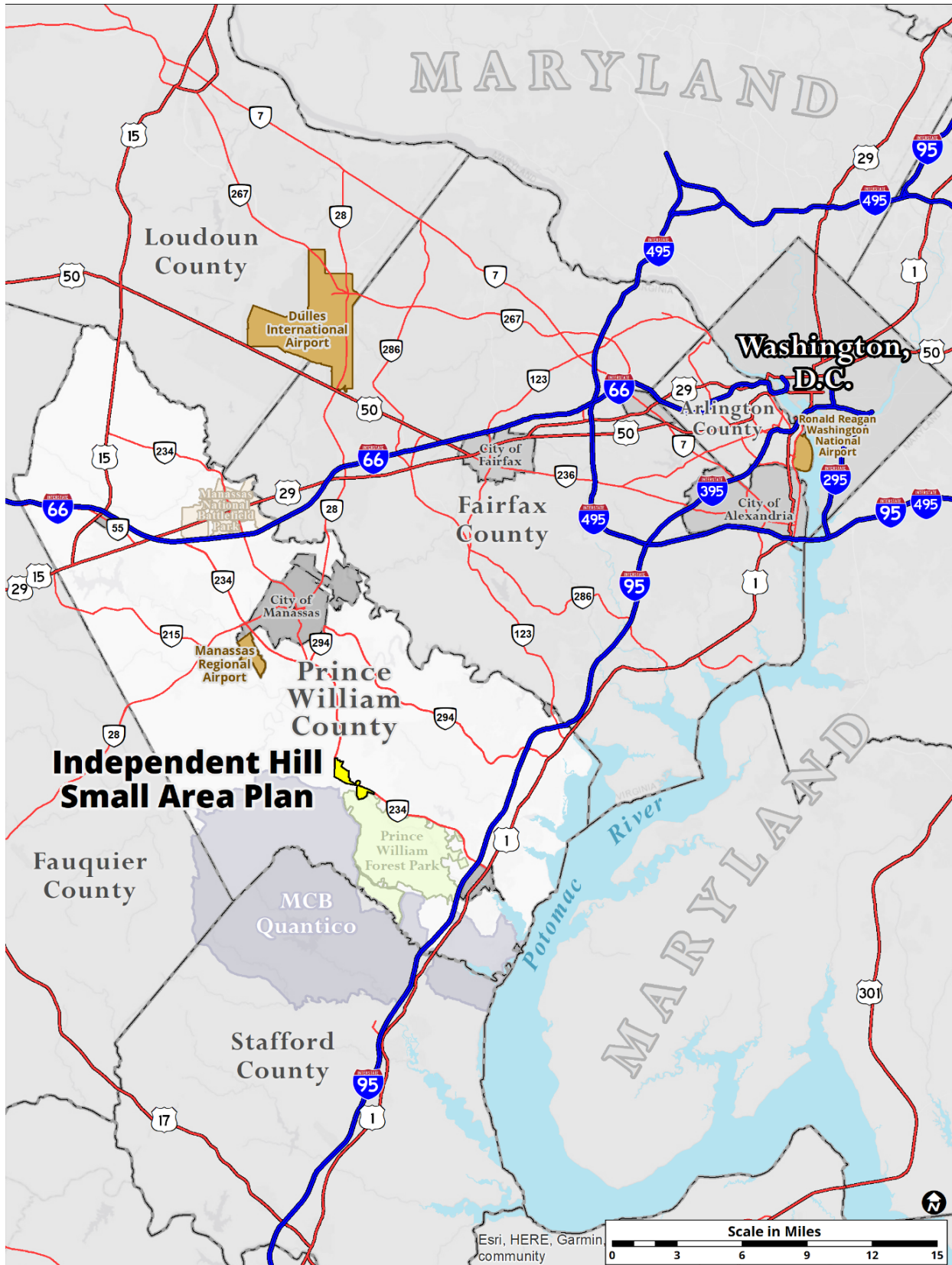
David J. McGettigan Sr., AICP | (703) 792-7189
DMcGettigan@pwcgov.org

ATTACHMENTS

Vicinity Map
Independent Hill Small Area Plan Maps
BOCS Initiating Resolution
Historical Commission Resolution
PC Resolutions 19-098,19-100, 20-253

Independent Hill Small Area Plan draft language, dated November 13, 2020, is available online at
www.pwcgov.org/PlanUpdate.

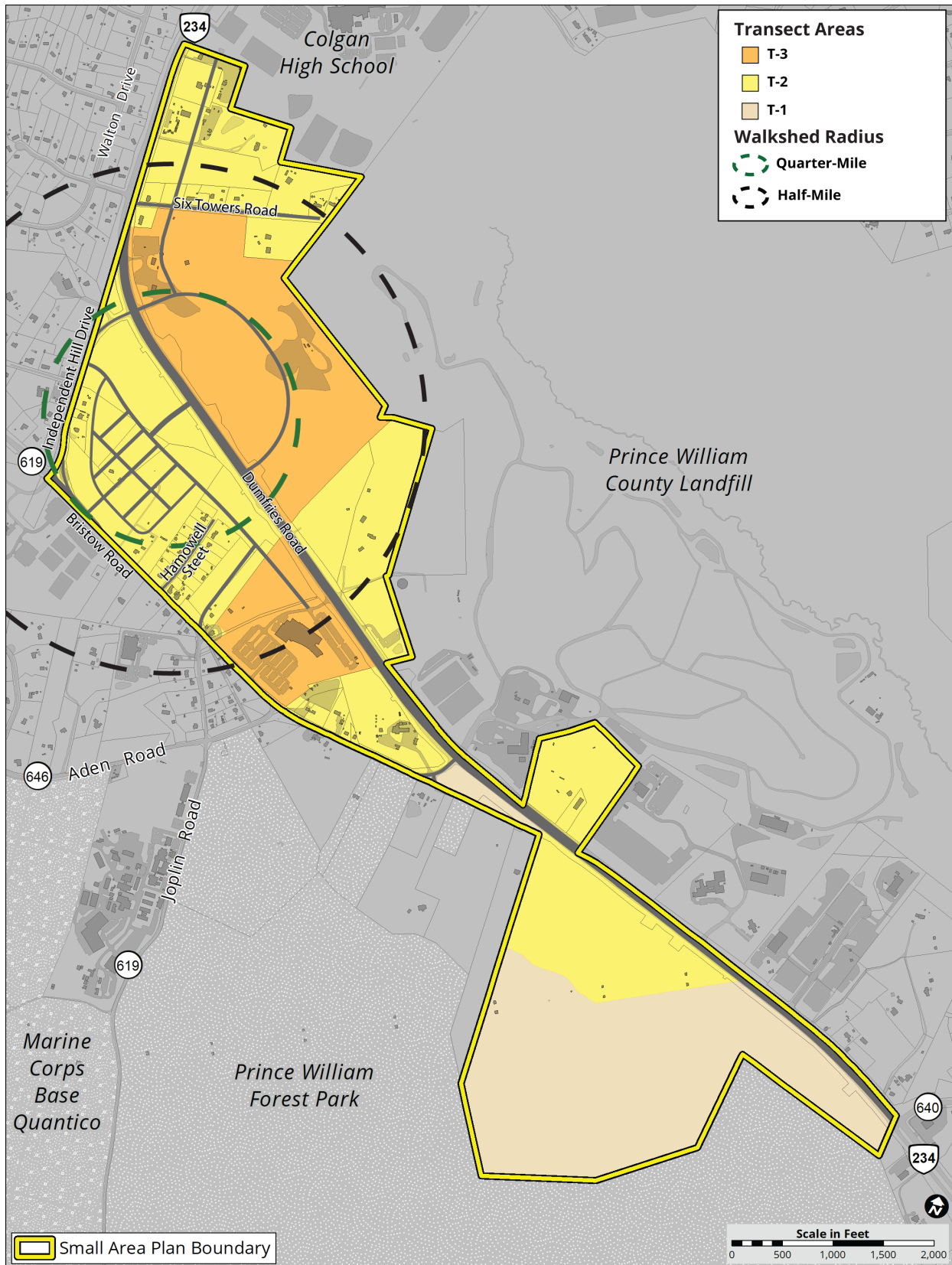
[Direct Link to Draft Plan](#)



Independent Hill Small Area Plan Maps



Independent Hill Small Area Plan Maps



BOCS Initiating Resolution

MOTION: NOHE

August 3, 2016

SECOND: PRINCIPI

Regular Meeting

Res. No. 16-647

**RE: ACCEPT THE PROPOSED SCOPE OF WORK FOR THE
COMPREHENSIVE PLAN UPDATE**

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, due to the availability of updated demographic projections extending to 2040, policies adopted and amended by the Prince William Board of County Supervisors, Board directives, changes in State law and completion of numerous public infrastructure projects, there is a need to update the Comprehensive Plan; and

WHEREAS, the Prince William Board of County Supervisors has initiated a number of Comprehensive Plan amendments including:

- Thoroughfare Plan Update
- Technical Review to Update Population and Employment Forecasts
- Economic Development Plan Update
- Urban Development Areas
- Levels of Service Standards; and

WHEREAS, the Prince William Board of County Supervisors has authorized various planning studies to provide analysis and recommendations regarding planning and land use issues including:

- COG Regional Activity Centers Study
- Potomac Communities Design Guidelines
- MCB Quantico Joint Land Use Study
- Rural Preservation Study
- Cockpit Point Battlefield Study
- Dale City Design Guidelines
- VRE Studies
- Bristoe Station and the Kettle Run Battlefields Preservation Study; and

WHEREAS, the Planning Office has recommended that the following areas be re-planned or have their existing plans revisited:

- North Woodbridge
- Parkway Employment Center
- Innovation
- Fairgrounds/New Dominion Area
- Independent Hill
- Triangle
- Yorkshire; and

BOCS Initiating Resolution

August 3, 2016
Regular Meeting
Res. No. 16-647
Page Two

WHEREAS, the proposed scope of work to update the Comprehensive Plan includes the above referenced comprehensive plan amendments, planning studies and areas recommended for additional planning;

NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors does hereby accept the proposed scope of work for the Comprehensive Plan update.

Votes:

Ayes: Anderson, Caddigan, Candland, Jenkins, Lawson, Nohe, Principi, Stewart

Nays: None

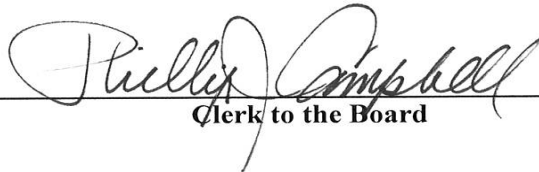
Absent from Vote: None

Absent from Meeting: None

For Information:

Planning Director

ATTEST: _____



Clerk to the Board

Historical Commission Resolution

HISTORICAL COMMISSION RESOLUTION

MOTION: VAN DERLASKE

August 13, 2019

SECOND: CUNARD

Regular Meeting

Res. No. 19-042

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>
REZ2019-00039	Ashley Business Park	Perform balloon test visibility/viewshed study.
SUP2019-00044	Haymarket Motor Vehicle Fuel Station - Resubmission	Fabricate and install up to two interpretive markers, similar to Civil War Trails signs, with The Journey Through Hallowed Ground and Civil War Activity at Haymarket as their subjects, with specific content to be determined by the Historical Commission at a later date.
REZ2019-00034	Youth for Tomorrow 2nd Submission	Perform balloon test visibility/viewshed study. Interpretive kiosk containing multiple interpretive signs with content determined by the Historical Commission detailing Prehistoric, Civil War and Historic aspects of the property.

Historical Commission Resolution

August 13, 2019
Regular Meeting
Res. No. 19-042
Page 2

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
SUP2019-00046	Dar Al Noor Mosque Expansion	No Further Work
SUP2020-00001	Ashland Square Parcel B – Motor Vehicle Repair	No Further Work
SUP2020-00002	Ashland Square Parcel B – Motor Vehicle Fuel Station	No Further Work
SUP2020-00003	Ashland Square Parcel B – Car Wash	No Further Work
REZ2020-00003	Eco-Nize Commercial	No Further Work
CPA2017-00008	Independent Hill Small Area Plan	Support implementation of the Cultural Resources Policies and Action Strategies as presented.
CPA2018-00015	Technology and Connectivity	See Attached Comments

Votes:

Ayes: by acclamation

Nays: none

Absent from Vote: Vayer

Absent from Meeting: Duley

MOTION CARRIED

ATTEST:



Secretary to the Commission



PLANNING COMMISSION RESOLUTION

MOTION: HAYNES

September 18, 2019

Regular Agenda

SECOND: FRY

RES. No. 19-098

**RE: COMPREHENSIVE PLAN AMENDMENT #CPA2017-00008
INDEPENDENT HILL SMALL AREA PLAN**

ACTION: DEFER TO DATE CERTAIN - NOVEMBER 6, 2019

WHEREAS, this plan serves as a basis for the long-term vision for future growth and aids in the establishing a sense of place for the Independent Hill Area. The plan provides greater emphasis on detailed planning, visioning, economic development, and design to support the vision; and

WHEREAS, the small area plan encompasses approximately 564 acres of land that is bisected by Route 234 (Dumfries Road) and is generally bounded by Colgan High School on the north, the PWC Landfill on the east, Independent Hill Drive on the northwest, Bristow Road to the south west, and extends south along Rte. 234 to Minnieville Road; and

WHEREAS, this small area plan provides a comprehensive look at the study area including land use, mobility, green infrastructure, design guidelines, economic development analysis, cultural resources analysis, level of service analysis, implementation and phasing plans; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on September 18, 2019, at which time public testimony was received and the merits of the above-referenced case were considered; and

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

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission hereby requests to defer Comprehensive Plan Amendment #CPA2017-00008, Independent Hill Small Area Plan, to date certain of November 6, 2019.

Planning Commission Resolutions

September 18, 2019
Regular Meeting
RES. No. 19-098
Page 2

Votes:

Ayes: Berry, Fry, Haynes, Holley, McKay, Milne, Taylor

Nays: None

Absent from Vote: None

Absent from Meeting: Moses-Nedd

Abstain from Vote: None

MOTION PASSED

Attest:


Jennifer Dorcsis
Clerk to the Planning Commission

Planning Commission Resolutions



Planning Commission

PLANNING COMMISSION RESOLUTION

MOTION: TAYLOR

October 2, 2019

SECOND: FRY

Regular Agenda

RES. No. 19-100

**RE: TO RESCIND THE 9/18/19 MOTION FOR COMPREHENSIVE PLAN AMENDMENT
#CPA2017-00008, INDEPENDENT HILL SMALL AREA PLAN**

ACTION: RECOMMEND APPROVAL

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby approve to rescind the 9/18/19 motion for Comprehensive Plan Amendment #CPA2017-00008, Independent Hill Small Area Plan.

Votes:

Ayes: Berry, Fry, Holley, McKay, Milne, Moses-Nedd, Taylor

Nays: None

Absent from Vote: None

Absent from Meeting: Haynes

Abstain from Vote: None

MOTION CARRIED

Attest:


Jennifer Dorcsis
Clerk to the Planning Commission

Planning Commission Resolutions



Planning Commission

PLANNING COMMISSION RESOLUTION

MOTION: TAYLOR

October 2, 2019

SECOND: FRY

Regular Agenda

RES. No. 19-101

**RE: RECOMMEND DEFER TO DATE UNCERTAIN FOR COMPREHENSIVE PLAN
AMENDMENT #CPA2017-00008, INDEPENDENT HILL SMALL AREA PLAN**

ACTION: RECOMMEND APPROVAL

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby approve Comprehensive Plan Amendment #CPA2017-00008, Independent Hill Small Area Plan to defer to date uncertain.

Votes:

Ayes: Berry, Fry, Holley, McKay, Milne, Moses-Nedd, Taylor

Nays: None

Absent from Vote: None

Absent from Meeting: Haynes

Abstain from Vote: None

MOTION CARRIED

Attest:


Jennifer Dorcsis
Clerk to the Planning Commission



PLANNING COMMISSION RESOLUTION

MOTION: FONTANELLA

September 2, 2020

SECOND: TAYLOR

Regular Meeting

RES. No. 20-053

**RE: COMPREHENSIVE PLAN AMENDMENT #CPA2017-00008
INDEPENDENT HILL SMALL AREA PLAN
COLES AND POTOMAC MAGISTERIAL DISTRICTS**

ACTION: DEFER TO DATE UNCERTAIN

WHEREAS, on August 3, 2016, the Board of County Supervisors in Res. No. 16-647 accepted the Proposed Scope of Work for the Comprehensive Plan Update which included the Independent Hill Small Area Plan; and

WHEREAS, the Independent Hill Small Area Plan serves as a basis for the long-term vision for future growth and aids in the establishing a sense of place for the Independent Hill Area providing greater emphasis on detailed planning, visioning, economic development, and design; and

WHEREAS, the Independent Hill Small Area Plan encompasses ±544 acres, is bisected by Route 234 (Dumfries Rd) and bounded by Colgan High School on the north, the Prince William County Landfill on the east, Independent Hill Drive on the northwest, Bristow Road to the southwest, and extends south along Route 234 to Minnieville Road; and

WHEREAS, the Independent Hill Small Area Plan provides a comprehensive look at the study area including land use, mobility, green infrastructure, economic development, cultural resources analysis, level of service analysis, and implementation plans; and

WHEREAS, on May 28 and May 29, 2019 the Planning Office held a Community Charrette over a two-day period with groups focused on design elements to incorporate into the Small Area Plan, land use, transportation, parks, open space, green infrastructure, and economic development; and

WHEREAS, on August 7, 2019, the Planning Office held a public information meeting and Planning Commission Work Session at which the Comprehensive Plan Amendment was available for review and input; and

Planning Commission Resolutions

September 2, 2020
Regular Meeting
RES. No. 20-053
Page 2

WHEREAS, the Prince William County Planning Commission duly ordered and advertised a public hearing for July 22, 2020 on Comprehensive Plan Amendment #CPA2017-00008, Independent Hill Small Area Plan, on July 15 the Prince William County Planning Commission moved to defer Comprehensive Plan Amendment #CPA2017-00008, Independent Hill Small Area Plan to a date certain of September 16, 2020; and

WHEREAS, the Prince William County Planning Commission previously deferred the public hearing date for Comprehensive Plan Amendment #CPA2017-00008, Independent Hill Small Area Plan, to a date certain of September 16, 2020, at this time the Prince William County Planning Commission wishes to make a change to that hearing date;

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby defer Comprehensive Plan Amendment #CPA2017-00008, Independent Hill Small Area Plan to a date uncertain.

Votes:

Ayes: Berry, Fontanella, McKay, Moses-Nedd, Taylor

Nays: McPhail, Perry, Milne

Abstain from Vote: None

Absent from Vote: None

Absent from Meeting: None

MOTION CARRIED

Attest:


Antoinette Brzyski
Acting Clerk to the Planning Commission