

**MOTION:**

**January 12, 2010  
Regular Meeting  
Res. No. 10-**

**SECOND:**

**RE:               COMPREHENSIVE PLAN AMENDMENT #PLN2006-00438,  
                    AVENDALE - BRENTSVILLE MAGISTERIAL DISTRICT**

**ACTION:**

**WHEREAS**, this is a request to amend the Comprehensive Long-Range Land Use Plan from Agricultural or Estate, AE, to Suburban Residential Low, SRL. A companion rezoning (REZ #PLN2006-00781) has also been filed. The ±178.84 acres are located on the southwest corner of the intersection of the current alignment of Vint Hill Road and Nokesville Road. The site is zoned A-1, Agricultural, and is identified on County maps as GPINs 7495-91-9208, 7594-09-5417, -28-8762, -28-9193, -38-1992, -39- 0919, -39-3653, -39-6686, 7595-00-6386, -01-6924, -10-4098, -11-8416, -20-0056, -20-9299, -21-7200, -21-8909, -30-0049, -30-3598, -30-5094, -30-5779, -30-6889, -30-7915, -30-8354, -30-8584, -30-9134, -30-9466, -31-1303, -40-0281, -40-1235, -40-1777, -40-2551, -40-3273 and -40-4668; and

**WHEREAS**, staff has reviewed the subject application and recommends approval, as stated in the staff report; and

**WHEREAS**, the Planning Commission, at its public hearing on November 4, 2009, recommended denial, as stated in Planning Commission Resolution No. 09-116; and

**WHEREAS**, a Board of County Supervisors' public hearing, duly advertised in a local newspaper for a period of two weeks, was held on January 12, 2010, and interested citizens were heard; and

**WHEREAS**, general welfare and good zoning practice are served by the approval of the application;

**NOW, THEREFORE, BE IT RESOLVED** that the Prince William Board of County Supervisors does hereby approve CPA #PLN2006-00438, Avendale.

**Votes:**

**Ayes:**

**Nays:**

**Absent from Vote:**

**Absent from Meeting:**

**For Information:**

Planning Director

Michael D. Lubeley  
Walsh, Colucci, Lubeley, Emrich and Walsh P.C.  
4310 Prince William Parkway, Suite #300  
Prince William, VA 22192

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**Clerk to the Board**



## COUNTY OF PRINCE WILLIAM

### OFFICE OF EXECUTIVE MANAGEMENT

1 County Complex Court, Prince William, Virginia 22192-9201  
(703) 792-6600 Metro 631-1703 FAX: (703) 792-7484

### BOARD OF COUNTY SUPERVISORS

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Acting County Executive

January 6, 2010

**TO:** Board of County Supervisors

**FROM:** Stephen K. Griffin *SKG*  
Director of Planning

**THRU:** Susan L. Roltsch  
Acting County Executive

**RE:** CPA #PLN2006-00438, Avendale  
**Brentsville Magisterial District**

**I. Background** is as follows:

- A. Comprehensive Plan Amendments – Under the Code of Virginia, the Board of County Supervisors can initiate amendments to the adopted Comprehensive Plan. The Board of County Supervisors initiated CPA #PLN2006-00438, Avendale, on March 14, 2006, as part of the annual Comprehensive Plan Amendment initiation process. As initiated, the study area was expanded from +/-125.3 acres to +/-178.84 acres to ensure that all the adjoining land bordered by the current and future alignments of Vint Hill Road and Nokesville Road was evaluated.
- B. Request - This is a request to amend the Comprehensive Long-Range Land Use Plan from Agricultural or Estate, AE, to Suburban Residential Low, SRL. A companion rezoning (REZ #PLN2006-00781) has also been filed.
- C. Location – This proposal, which covers +/-178.84 acres, is located on the southwest corner of the intersection of the current alignment of Vint Hill Road and Nokesville Road (Route 28), (see maps in Attachment A). The site is identified on County maps as GPINs 7495-91-9208, **7594**-09-5417, -28-8762, -28-9193, -38-1992, -39-0919, -39-3653, -39-6686, **7595**-00-6386, -01-6924, -10-4098, -11-8416, -20-0056, -20-9299, -21-7200, -21-8909, -30-0049, -30-3598, -30-5094, -30-5779, -30-6889, -30-7915, -30-8354, -30-8584, -30-9134, -30-9466, -31-1303, -40-0281, -40-1235, -40-1777, -40-2551, -40-3273 and -40-4668.

- D. Existing Zoning and Land Use – This site is zoned A-1, Agricultural, and contains several vacant houses.
- E. Adjacent Land Uses – The subject site is surrounded by A-1 zoned properties to the southwest, PMR zoned properties to the southeast across Route 28 and B-1, R-4 and RPC zoned properties to the north across Vint Hill Road. The adjacent uses are single-family detached dwelling units and vacant land except to the north where the Bristow Center shopping center is located.

**II. Current Situation is as follows:**

- A. Planning Commission Recommendation – The Planning Commission recommends denial of Comprehensive Plan Amendment #PLN2006-00438, Avendale. The reasons for the denial recommendation are as follows:
- Adds density and value to an area that is rural in character;
  - Creates possible inequitable circumstance for original owners;
  - Fosters a piecemeal approach to planning in the Rural Area;
  - Unresolved issues between the Prince William County School Board and a school board member; and
  - Could be precedent setting.

Planning staff continues to recommend approval. See Attachment B for the staff analysis.

- B. Board of County Supervisors' Public Hearing – A public hearing before the Board of County Supervisors has been advertised for January 12, 2010.

**III. Issues are as follows:**

- A. Policy - What are the broad Board policy and Comprehensive Plan implications if this request is approved?
- B. Zoning and Site Development – What zoning districts would be consistent with this CPA?
- C. Community Input – Have members of the community raised any issues?
- D. Legal – What are the pertinent legal issues associated with this proposal?
- E. Timing – Is there a time limit for the Board of County Supervisors to take action on this proposal?

IV. Alternatives are as follows:

A. Approve CPA #PLN2006-00438, Avendale.

1. Policy – The applicable Comprehensive Plan Analysis Criteria are met with this proposal. This Comprehensive Plan Amendment focuses public services to support existing mixed use development; will help improve the water and sewer system in existing portions of the Development Area by linking New Bristow Village with Ashley Ridge; will help facilitate transportation improvements in the area by providing right-of-way for realigned Vint Hill Road; will help obtain off-site right-of-way, and will design and build or at least fund a half section of the realignment of Vint Hill Road; and provides 77 acres of land for schools, parks and open space purposes. Staff believes that the unique circumstance and characteristics of this site would not set a precedent to allow the relocation of the Rural Area boundaries or encourage incompatible development in other sections of the County.
2. Zoning and Site Development – The zoning of the site would remain A-1 with approval of the CPA but would be recommended for a rezoning which would result in a density of 1-4 dwelling units per acre. A rezoning application has been requested on +/-125.3 acres of the site to allow Planned Mixed Residential (PMR) development at a density of 2.35 dwelling units per acre consistent with the SRL designation. The PMR zoning district would implement the SRL designation.
3. Community Input – Notice of the Comprehensive Plan Amendment has been transmitted to affected property owners and property owners within 200 feet of the site. As of the date of this report, the Planning Office has received several contacts from citizens with concerns about additional traffic and school enrollments. Of the 18 citizens who spoke at the Planning Commission public hearing, 12 spoke against this comprehensive plan amendment and six spoke in favor.
4. Legal – Approval of this application would change the Comprehensive Plan Land Use designation from AE to SRL. Legal issues resulting from Board of County Supervisors' action would be addressed by the County Attorney.

5. Timing - The Board of County Supervisors does not have a deadline for acting on this CPA. However, staff has a policy to bring initiated CPAs forward to the Planning Commission and Board of County Supervisors within one year of initiation. The applicant required additional time for this request to resolve concerns about the transportation improvements and formulate a more specific site layout. The recommended 1-year period has been exceeded.

B. Deny CPA #PLN2006-00438, Avendale.

1. Policy – The expanded study area would retain the AE designation.
2. Zoning and Site Development – The existing A-1 zoning district would remain in place. The companion REZ for Avendale, REZ #PLN2006-00781, would be inconsistent with the Long –Range Land Use designation.
3. Community Input – Notice of the Comprehensive Plan Amendment has been transmitted to affected property owners and property owners within 200 feet of the site. As of the date of this report, the Planning Office has received several contacts from citizens with concerns about additional traffic and school enrollments. Of the 18 citizens who spoke at the Planning Commission public hearing, 12 spoke against this comprehensive plan amendment and six spoke in favor.
4. Legal – The property would continue to be designated AE and zoned A-1. Legal issues resulting from the Board of County Supervisors' action would be addressed by the County Attorney.
5. Timing – The Planning Commission does not have a deadline for acting on this CPA. However, staff has a policy to bring initiated CPAs forward to the Planning Commission and Board of County Supervisors within one year of initiation. The applicant required additional time for this request to resolve concerns about the transportation improvements and formulate a more specific site layout. The recommended 1-year period has been exceeded.

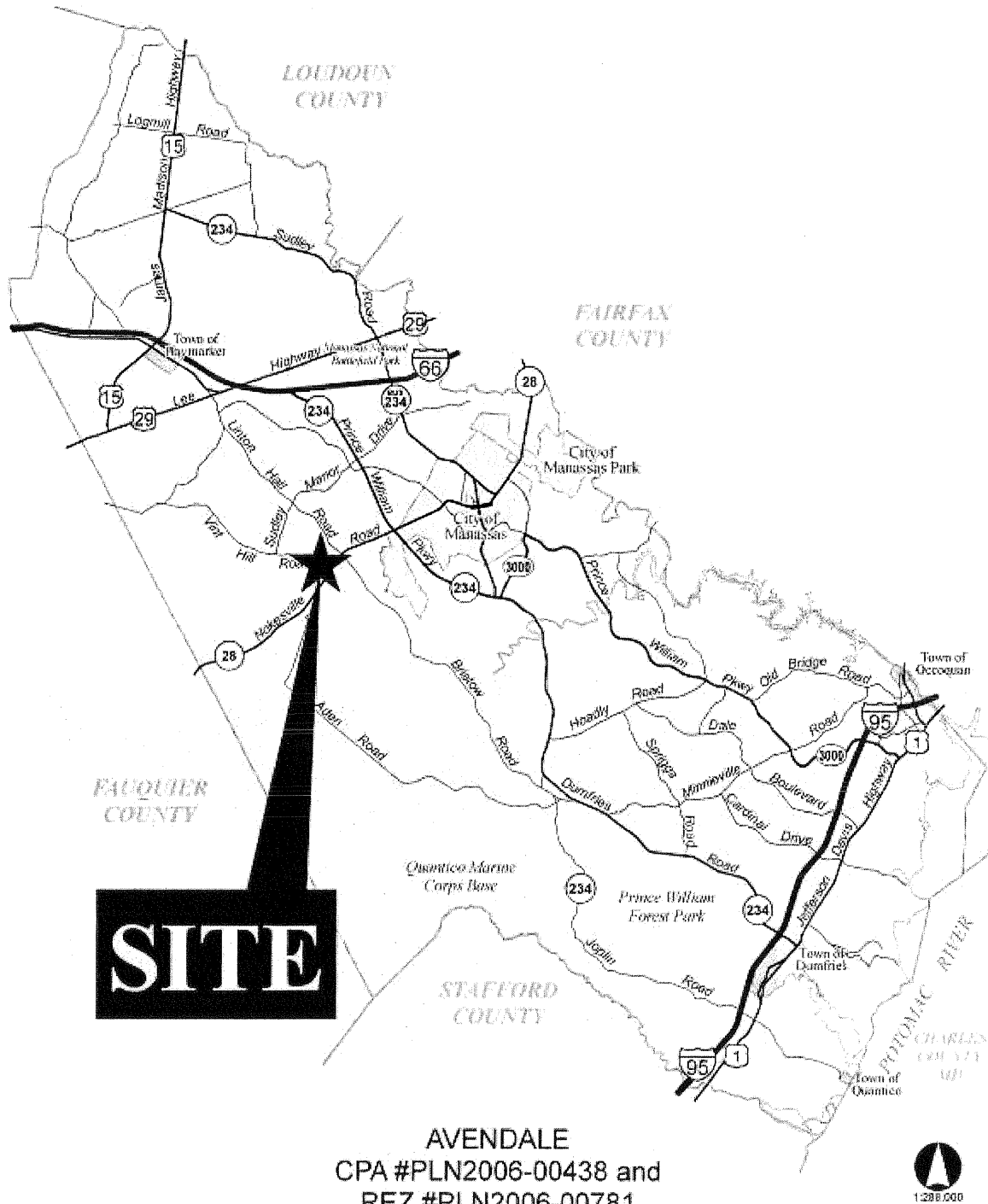
- V. **Recommendation** is that the Board of County Supervisors accept Alternative A and approve the attached Resolution.

**Staff: Fran Burnszynski, AICP, X6962**

Attachments:

- A. Area Maps
- B. Staff Analysis
- C. BOCS Initiating Resolution
- D. Planning Commission Resolution

Attachment A – Maps  
VICINITY MAP

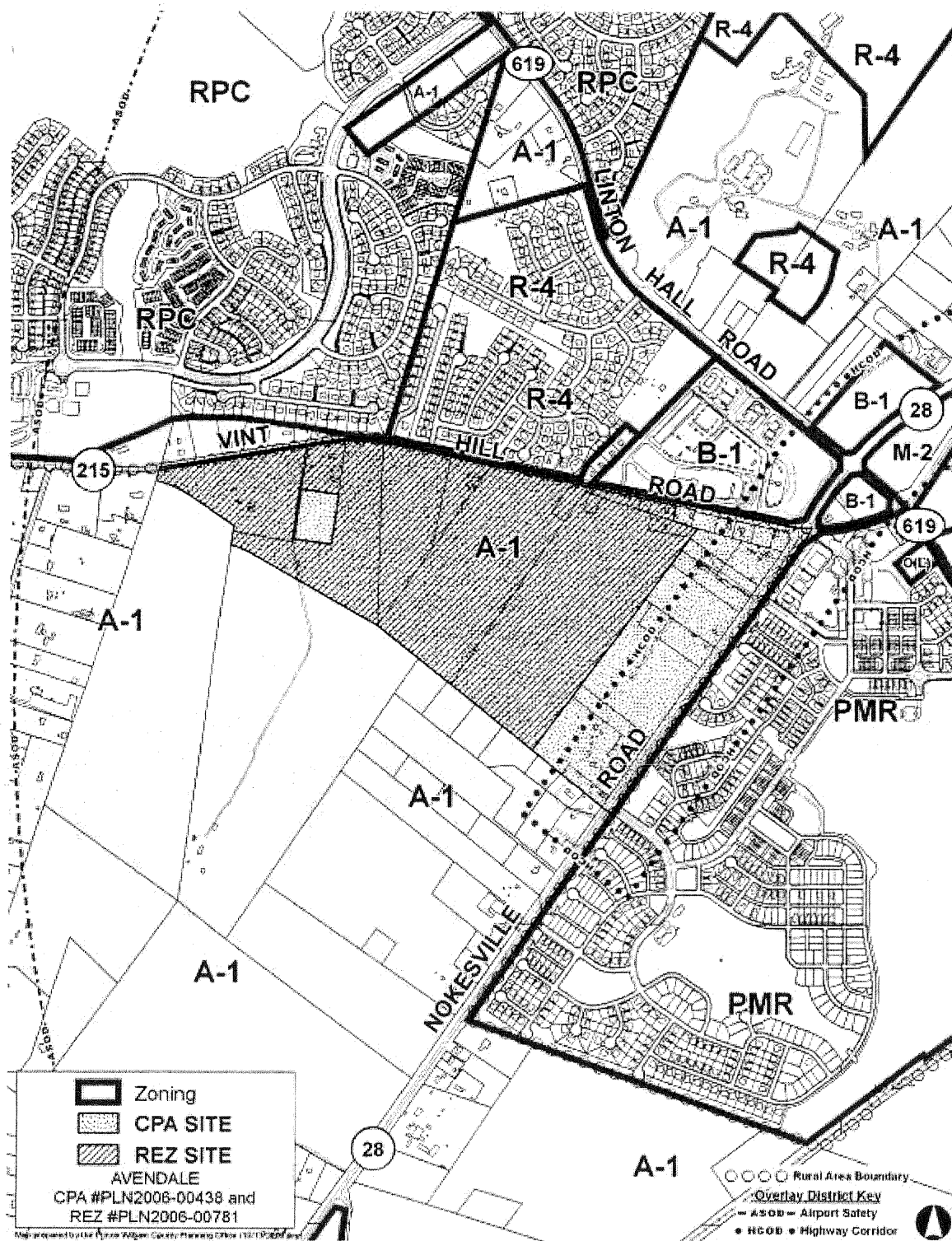


Attachment A – Maps  
AERIAL MAP

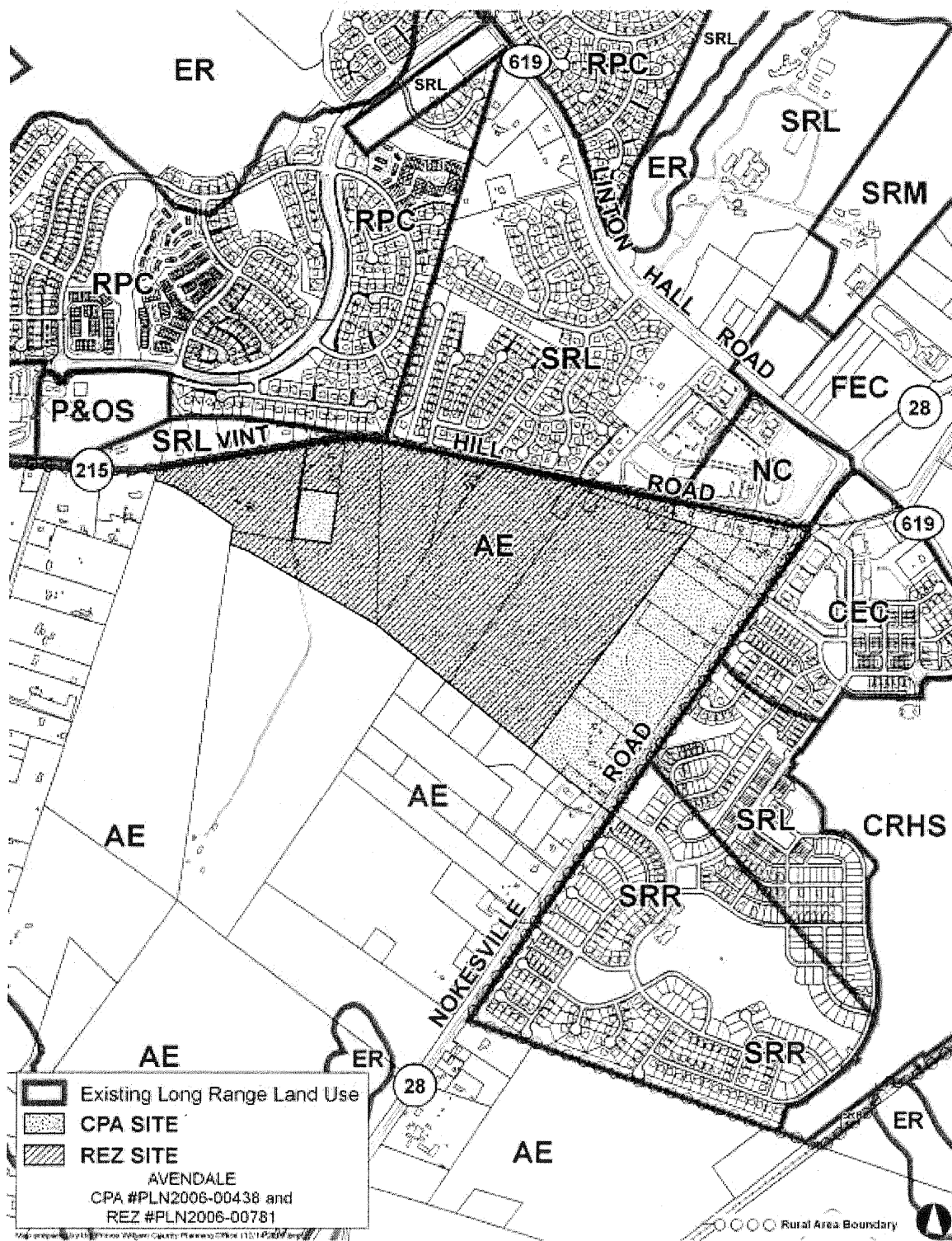




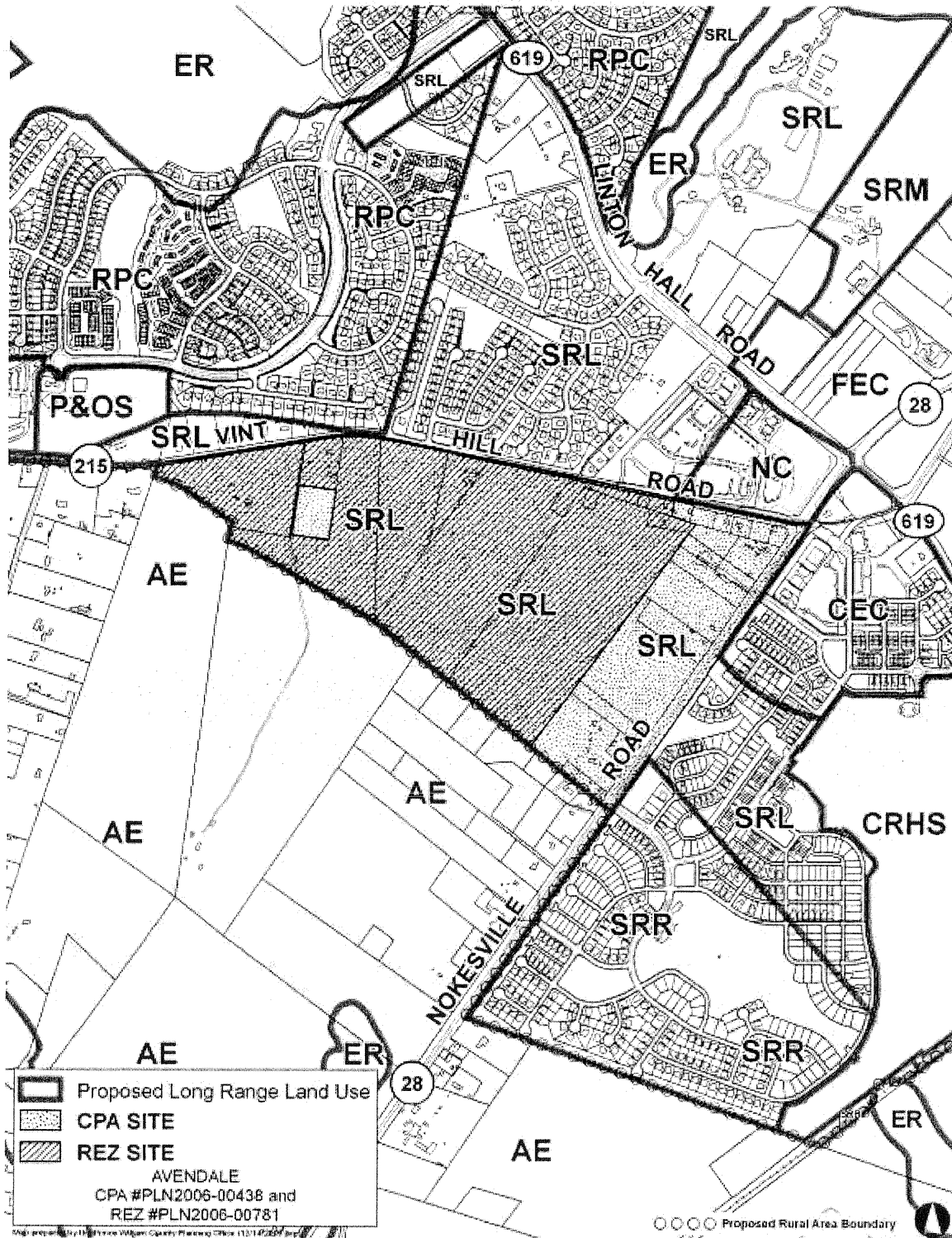
# Attachment A – Maps EXISTING ZONING MAP



**Attachment A – Maps**  
**EXISTING LONG-RANGE LAND USE MAP**



Attachment A – Maps  
PROPOSED LONG-RANGE LAND USE MAP



<b>Comprehensive Plan Consistency Analysis</b>
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The following is a staff analysis of this proposal's consistency with the Comprehensive Plan. This analysis is based on the relevant Comprehensive Plan Long-Range Land Use Plan objectives. These objectives are used as the criteria in determining appropriateness of a Comprehensive Plan Amendment.

**Proposal:** Reclassify a collection of parcels measuring +/-178.84 acres from Agricultural or Estate (AE) to Suburban Residential Low (SRL). The site is located on the southwest corner of the intersection of Route 28 (Nokesville Road) and Vint Hill Road. Properties surrounding the site to the north and southeast are planned CEC, SRL, NC, SRL and SRR and are part of the Development Area. The area to the southwest is AE and is part of the Rural Area. The site, which is mostly adjoining the Development Area, will be further disconnected from the Rural Area with the relocation of Vint Hill Road. Accordingly, the proposed CPA was requested, recommended for initiation, and was initiated to consider re-planning this portion of the County as part of the Development Area.

**COMPREHENSIVE PLAN POLICY ANALYSIS CRITERIA**

1. **Economic Development Opportunities** – Ensure adequate land to allow the County to compete for economic development opportunities that will bring new professional and other high-paying jobs. Focus on tourism and historic preservation as positive components of economic development.

Neither the existing nor the proposed land use would provide economic development opportunities that will bring new professional or other high-paying jobs. However, future economic activity associated with agriculture might not be created.

2. **Diversity of Housing** – Provide a diversity of housing types at appropriate locations within the County.

The proposed land use, SRL, is intended to be for single-family detached development although up to 25% may be for single family attached development. The +/-178.84 acres should yield between 178 and 715 units with an average yield of 446 units (2.5 du/ac). The applicant for the concurrent rezoning is proposing 295 single-family detached units on +/-125.3, about 2.35 du/ac. Diversity of housing is intended to ensure housing opportunities for all segments of the County's population. The associated rezoning, however, does not specifically commit to provide workforce, elderly, or universal design housing.

3. **Transit-Oriented Development** – Plan for greater emphasis on transit within the Development Area. Encourage developments near future transit corridors to develop in a transit-compatible manner, incorporating provision of transit services, facilities, and commuter lots. Where appropriate, encourage higher densities/intensities and mixed uses near transit locations.

The existing Thoroughfare Map within the Transportation Plan shows Vint Hill Road as a future OmniLink/OmniRide Bus Route and Route 28 as a transit corridor. There is a current recommendation to remove these designations on the adjacent sections of roadway. The SRL designation for the property meets County goals of locating higher density residential development near transit locations provided the density is compatible with the adjacent uses. The proposed density is compatible with adjacent areas to the north and southeast. The applicant has proffered to coordinate with the transit system regarding the proper location of a bus stop serving this development, and, if determined appropriate, installing a bus shelter.

4. **Compatible Land Uses** – Protect existing and planned land uses from the encroachment of incompatible land uses.

The boundary between the Rural and Development Areas is primarily defined by natural or human-made features, and Vint Hill Road forms the boundary in this area. With the realignment of Vint Hill Road, the land area between existing Vint Hill Road, realigned Vint Hill Road and Route 28, should be considered for inclusion in the Development Area in light of suburban development adjacent to the north and southeast boundaries of the site and with appropriate transitioning. The applicant for the rezoning area is proposing transitional tree preservation areas to the southwest and southeast to minimize the effects on the neighboring properties.

5. **Environment and Open Space** – Protect environmentally sensitive land and maintain open space.

There are no mapped environmental resource (ER) areas on the property. The Environmental Constraints Analysis submitted with the concurrent rezoning shows that only 1% of the site contains unmapped ER and a minimum of 30% of that site will remain open space.

6. **Mixed-Use Neighborhoods** – Encourage, in appropriate Development Area locations, livable, planned communities with a mix of residential, nonresidential, public, and open space uses at a neighborhood scale.

Suburban Residential Low is not a mixed-use land use category. The following land use designations are within one mile of the subject area; REC, FEC, NC, SRL, CEC, RPC, AE, SRM and PO&S. Of these, REC and CEC would contain residential and non-residential uses and the CEC would be built to a neighborhood scale. The subject site is adjacent to sites such as Bristow Center shopping center (NC) and the future New Bristow Village commercial development (CEC) which have non-residential components, and the proposed SRL site can help with the ongoing support and vitality of these centers.

7. **Public Services in the Development Area** – Focus future public services within the Development Area, giving priority to areas of economic development or redevelopment initiatives.

This application, if approved, expands the Development Area and the area to be covered by public services, namely public sewer. While the proposal does not represent economic development or redevelopment, it does focus public services within an area which could logically become part of the Development Area. The Service Authority has indicated that development of this site with sewer service will allow a service loop to be provided from Ashley Ridge to the north to New Bristow Village to the southeast, which would enhance the quality and reliability of service for this part of the County.

8. **Adequate Level of Service** – Encourage adequate public utilities, facilities, and associated levels of service, to serve existing and anticipated populations and businesses.

The proffers for the associated REZ application address the LOS impacts for the REZ site area, and the remainder of the SRL area will be addressed later by subsequent rezonings. The CPA and associated REZ also facilitate the realignment of Vint Hill Road. If the REZ is not approved, the LOS will not be provided, but any future REZ requests would need to address the adequacy of LOS.

9. **Road, Pedestrian, and Transit Facilities** – Maintain road capacity at LOS “D.” Consider denying applications for additional development if existing and proposed facilities cannot absorb additional demand.

The transportation impacts of the associated REZ are addressed in the proffers. With the companion REZ, the applicant will dedicate the right-of-way for Vint Hill Road, acquire or fund the acquisition of necessary off-site right-of-way to complete the realignment of roadway, construct or fund a half section of Vint Hill Road, provide and/or modify traffic signals for motorized traffic. The anticipated LOS at realigned Vint Hill Road and Route 28 when the development is planned to be built out in 2015, will be D or better according to the Traffic Impact Analysis. This is within the recommended range.

The applicant has also proffered to construct or fund a Class II Bike trail along west bound Vint Hill Road, provide a network of on-site trails and sidewalks and stripe a crosswalk to Bristow Center Shopping Center. The applicant will coordinate with the appropriate transit system to determine if a bus stop should be provided, and if so, provide a bus shelter.

10. **Sector Plans** – Use the sector plans to address “areas of concern” that require more detailed planning.

Does not apply.

11. **Quality of Life** – Maintain and improve the quality of life for all County residents by preserving open space, protecting valuable environmental resources, and encouraging growth in appropriate areas and locations.

## **Attachment B**

### **Staff Analysis**

Although this site is currently in the Rural Area, planning, zoning and development patterns to the north and southeast of the subject site have surrounded most of the subject site with suburban development. The realignment of Vint Hill Road, which is the current division between the Development and Rural Areas, will further isolate this triangular-shaped +/-178 acre piece of land and reinforce the suburban character of this area. These actions and the proposed proffered development of a significant portion of the CPA with the REZ have provided a practical impetus to bring this portion of the County into the Development Area. The proposal will help support and invigorate the existing and proposed non-residential development in the area; it will improve the water and sewer systems in this portion of the County; it will facilitate the improved alignment of Vint Hill Road, which currently is not safely or efficiently spaced from Linton Hall Road and it will provide additional land for schools, parks and open space purposes.

**Recommendation:** Staff recommends approval of Comprehensive Plan Amendment PLN2006-00438 as initiated by the Board of County Supervisors.



## Attachment C – BOCS Initiating Resolution

**MOTION: COVINGTON**

March 14, 2006  
Regular Meeting  
Res. No. 06-244

**SECOND: JENKINS**

**RE: INITIATE COMPREHENSIVE PLAN AMENDMENT #PLN2006-00321 -  
AVENDALE – BRENTSVILLE MAGISTERIAL DISTRICT**

**ACTION: APPROVED**

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

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

**WHEREAS**, an application for an amendment to the Comprehensive Plan was received to change the Comprehensive Plan designation of approximately 125 acres at 12205 Vint Hill Road (GPIN 7594-09-5417), 12017 Vint Hill Road (GPIN 7595-11-8416), 12021 Vint Hill Road (GPIN 7595-10-4098), 12015 Vint Hill Road (GPIN 7595-20-0056), 12001 Vint Hill Road (GPIN 7595-30-0049), 12221 Vint Hill Road (GPIN 7494-98-1888), and 12209 Vint Hill Road (GPIN 7595-01-6924) from Agricultural or Estate (AE) to Suburban Residential Low (SRL); and

**WHEREAS**, the proposed Comprehensive Plan designation of SRL will be more compatible with the surrounding community once Vint Hill Road is realigned, as Vint Hill Road has been the traditional geographic demarcation between the SRL area to the north and the AE area to the south; and

**WHEREAS**, the applicant has committed to submitting a concurrent rezoning application with a proffer to construct realigned Vint Hill Road, in the event this CPA request is initiated; and

**WHEREAS**, the applicant has also committed to donating property for an elementary school, through a proffer associated with a concurrent rezoning application, in the event this CPA request is initiated; and

**WHEREAS**, the general welfare and good planning practice are served by initiation of the proposed amendment to the Comprehensive Plan; and

**WHEREAS**, concern has been expressed about the ability of the existing transportation and school infrastructure in this area to handle the increased traffic and school enrollment that will result from this residential proposal; and

## Attachment C – BOCS Initiating Resolution

March 14, 2006  
Regular Meeting  
Res. No. 06-244  
Page Two

**WHEREAS**, definition and initiation of a wider study area, including approximately 53.54 acres of AE land located at 12213 Vint Hill Road (GPIN 7595-00-6386), 12011 Vint Hill Road (GPIN 7595-21-7200), 12005 Vint Hill Road (GPIN 7595-21-8909), 12009 Vint Hill Road (GPIN 7595-20-9299), 11905 Vint Hill Road (GPIN 7595-31-1303), 11815 Vint Hill Road (GPIN 7595-30-3598), 11807 Vint Hill Road (GPIN 7595-30-5094), 11805 Vint Hill Road (GPIN 7595-30-6889), 11711 Vint Hill Road (GPIN 7595-30-8584), 11709 Vint Hill Road (GPIN 7595-40-0281), 11707 Vint Hill Road (GPIN 7595-40-1777), 11705 Vint Hill Road (GPIN 7595-40-3273), 11703 Vint Hill Road (GPIN 7595-40-4668), 11811 Vint Hill Road (GPIN 7595-30-5779), 11714 Nokesville Road (GPIN 7595-30-9466), 11712 Nokesville Road (GPIN 7595-40-2551), 11722 Nokesville Road (GPIN 7595-30-8354), 11718 Nokesville Road (GPIN 7595-40-1235), 11804 Nokesville Road (GPIN 7595-30-9134), 11808 Nokesville Road (GPIN 7595-30-7915), 11812 Nokesville Road (GPIN 7594-3906686), 11904 Nokesville Road (GPIN 7594-39-3653), 11912 Nokesville Road (GPIN 7594-39-0919), 11916 Nokesville Road (GPIN 7594-38-1992), 11920 Nokesville Road (GPIN 7594-28-9193), and 12004 Nokesville Road (GPIN 7594-28-8762) from AE to SRL may provide opportunities for analysis of the total effects of the change on the area;

**NOW, THEREFORE, BE IT RESOLVED** that the Prince William Board of County Supervisors does hereby initiate an amendment to the Comprehensive Plan of the property described above from AE to SRL, including the wider study area; and

**BE IT FURTHER RESOLVED** that staff is directed to work with the applicant during the review of the concurrent comprehensive plan amendment and the concurrent rezoning to address mitigation of the proposed transportation and school impacts and appropriate phasing of infrastructure, particularly for the construction of realigned Vint Hill Road and the widening of Route 28 (Nokesville R9ad).

**Votes:**

Ayes: Barg, Caddigan, Connaughton, Covington, Jenkins, Nohe

Nays: Stewart, Stirrup

Absent from Vote: None

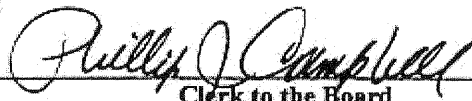
Absent from Meeting: None

**For Information:**

Planning Director

Ms. Susan S. Flanigan, Planner  
Walsh, Colucci, Lubeley, Emrich & Terpak PC  
4310 Prince William Parkway, Suite 300  
Prince William, Virginia 22192

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Clerk to the Board

## Attachment D – Planning Commission Resolution

### PLANNING COMMISSION RESOLUTION

**MOTION: BURGESS**

**November 4, 2009  
Regular Meeting  
Res. No. 09-116**

**SECOND: HENDLEY**

**RE: COMPREHENSIVE PLAN AMENDMENT #PLN2006-00438,  
AVENDALE, BRENTSVILLE MAGISTERIAL DISTRICT**

**ACTION: RECOMMEND DENIAL**

**WHEREAS**, under Section 15.2-2229 of the Code of Virginia, Ann., the Board of County Supervisors may consider amendments to the 1998 Comprehensive Plan; and

**WHEREAS**, this is a request to amend the Comprehensive Long Range Land Use Plan from Agricultural or Estate, AE, to Suburban Residential Low, SRL; and

**WHEREAS**, by way of Resolution No. 06-244, the Board of County Supervisors initiated consideration of Comprehensive Plan Amendment #PLN2006-00321, Avendale on March 14, 2006 and referred it to the Prince William County Planning Commission; and

**WHEREAS**, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on November 4, 2009, at which time public testimony was received and the merits of the above-referenced comprehensive plan amendment were considered; and

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

**NOW, THEREFORE, BE IT RESOLVED**, that the Prince William County Planning Commission does hereby recommend denial of Comprehensive Plan Amendment #PLN2006-00438, Avendale, for the following reasons:

- The Comprehensive Plan, as it pertains to the Rural Crescent, speaks to protecting its rural character by limiting densities to one house per 10 acres. Accordingly, in the rural area, land is and has been valued on this basis. If density is the determinant, property in the Rural Crescent is worth “one house per 10 acres” purchase price. If the density is changed with this CPA and companion Rezoning (post purchase to R-4), the value per acre becomes 40 times more valuable (4 homes per acre x 10 acres = 40 homes).
- The Planning Commission questions how equitable this action is to the original property owners in the rural area.

## Attachment D – Planning Commission Resolution

- Unless, and until the BOCS makes broad, sweeping changes to the entire Rural Crescent, the Planning Commission cannot, and will not, support any projects that destroy the character in the rural area. All property owners in the “so designated Rural Crescent boundary” are affected by decisions made regarding any Comprehensive Plan Amendment that contemplates an increase in density in the rural area.
- The Prince William County School Board should make attempts to resolve the issues brought up by the PWCS representative.
- Staff report notwithstanding, the Planning Commission can find no compelling reason as to why this action would not be precedent setting.

**Votes:**

**Ayes:** Burgess, Hendley, Holley, Hosen, Friedman


**Nays:** Bryant, Fry, Gonzales

**Absent from Vote:** None

**Absent from Meeting:** None

**MOTION CARRIED**

**CERTIFIED COPY**

  
Clerk to the Commission