



STAFF REPORT

PC Meeting Date:	July 29, 2020
Agenda Title:	Rezoning #REZ2017-00013, Preserve at Long Branch
District Impact:	Coles Magisterial District
Requested Action:	Recommend Approval of Rezoning #REZ2017-00013, Preserve at Long Branch, subject to proffers dated July 16, 2020, and contingent upon approval of Comprehensive Plan Amendment #CPA2020-00008
Department:	Planning Office
Case Planner:	Scott F. Meyer

EXECUTIVE SUMMARY

The Applicant/Owner (Classic Lakes, LLC) is requesting to rezone ± 166.7 acres from A-1, Agricultural, to SR-1, Semi-Rural Residential, for the development of up to 118 single-family detached residential units on 1 to 4-acre lots; and to establish a ± 154.6 -acre natural area preserve and ± 21.4 -acre offsite cultural resources preservation area, to be known as Maddox & Sinclair Mill Preservation Area. The total project area encompasses ± 339.1 acres.

The proposed project name was formerly named "Mid-County Park & Estate Homes", and has been changed to "Preserve at Long Branch". This rezoning request is being concurrently being processed with Comprehensive Plan Amendment #CPA2020-00008, Preserve at Long Branch.

This rezoning is subject to the proffer legislation, Virginia Code Section 15.2-2303.4. However, the Applicant has elected to proceed under the proffer monetary contribution policies in effect at the time the application was submitted, which was prior to July 1, 2016.

It is the recommendation of staff that, if the Planning Commission recommends approval of the companion Comprehensive Plan Amendment, the Planning Commission recommends approval of Rezoning #REZ2017-00013, Preserve at Long Branch, subject to the proffers dated July 16, 2020, and contingent upon approval of Comprehensive Plan Amendment #CPA2020-00008, Preserve at Long Branch.

BACKGROUND

- A. Request: To rezone ±166.7 acres from A-1, Agricultural, to SR-1, Semi-Rural Residential, for the development of up to 118 single-family detached residential units on 1 to 4-acre lots; and to establish a ±154.6-acre natural area preserve and ±21.4-acre offsite preservation area, to be known as Maddox & Sinclair Mill Preservation Area, through a pending County Registered Historic Site (CRHS) designation. The total project area encompasses ±339.1 acres. This rezoning request is being concurrently being processed with #CPA2020-00008, Preserve at Long Branch.

REZ Proposal: A-1 to SR-1	Required / Allowed A-1 and SR-1 Zoning District	Provided / Proposed with SR-1 Development
REZ area	N/A	±166.7 acres to be rezoned; Total Project Area = ±339.1 acres
Density for AE / SRR	AE land use / A-1 zoning= 1 dwelling unit (d.u.) / 10 acres; ±326 acres in A-1; Up to 32 lots within A-1 zoning; SRR land use = 1 d.u. / 2.5 acres (average); SR-1 zoning = 1 lot / acre; ±19 acres in SR-1; Up to 19 lots in SR-1; <i>Total Residential Units by-right = 51 lots</i>	Up to 118 single-family detached units <i>(proposed)</i> ; Overall gross density of 2.87 acres / d.u. <i>(proposed)</i> ; (Increased yield of 67 more units than the existing AE designation)
Open Space / Lot Coverage	0% required for A-1 zoning; 25% lot coverage for SR-1 zoning	60.1% open space or ±203.7 acres <i>(proposed)</i> Natural Area Preserve, HOA, and Conservation Easements (±182.3 acres) Historic Sinclair Mill Preservation Area (CRHS ±21.4 acres)
Minimum Lot Size	10-acre in A-1; 1-acre in SR-1	1 acre minimum by SR-1
Average Daily Vehicle Trips (Vehicles Per Day, VPD)	Total of 515 VPD (based on 51 SFD units, with 10.1 trip generation factor per unit)	Total of 1,192 VPD (Proposed with Rezoning; based on 118 SFD units, with 10.1 trip generation factor per unit)

- 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.
- C. Comprehensive Plan: The subject site is currently designated AE, Agricultural or Estate; ER, Environmental Resource, and SRR, Semi-Rural Residential, in the Comprehensive Plan. The site is located within both the Rural Area and Development Area of the County. With concurrently processed #CPA2020-00008, Preserve at Long Branch, changes to the Rural/Development Area boundary are being proposed. Currently, 317.9 acres are in the Rural Area, and 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: The entire property is currently zoned A-1, Agricultural, and is located within the Domestic Fowl Overlay District.
- 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 0.34 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. Background and Context: This subject property has been examined for potential development options for more than eight (8) years. This following list includes decision points regarding the Rural Preservation Study. However, those recommendations have not been adopted by the Board of County Supervisors. A list and description of key dates as they relate to the history of this case follows:
- January 6, 2012: Applicant submitted the Mid-County Park & Estate Homes Comprehensive Plan Amendment, CPA #PLN2012-00255, to change the long-range land use designation for the property from AE, ER, and SRR to SRR and P&OS (Parks and Open Space).

- March 20, 2012: The Board of County Supervisors (BOCS) took no action on CPA #PLN2012-00255 and did not initiate. However, the BOCS discussed the need to evaluate whether the goals for the Rural Area have been effectively met through its implementation and to identify other rural preservation tools that may be effective and appropriate.
- May 6, 2014: The BOCS was briefed on the findings of the Rural Preservation Study and the suggested changes to the Comprehensive Plan and Zoning Ordinance and recommendations regarding opportunities to promote and advance the County's rural economy.
- June 30, 2016: The Applicant submitted the subject rezoning proposal (#REZ2017-00013), to allow processing of the application in accordance with the proffer monetary contributions policies in effect prior to July 1, 2016.
- August 3, 2016: Through Resolution No. 16-647, the BOCS included the Rural Preservation Study as one of the Planning Studies to be incorporated into the Comprehensive Plan during the current Comprehensive Plan update.
- January 5, 2018: The Applicant submitted an update to CPA #PLN2012-00255, to include specific proposed shifts in the Rural Area boundary.
- March 6, 2018: The BOCS took no action on CPA #PLN2012-00255. Through Board directive DIR 18-14, it was directed that staff return, at a future meeting, with the Rural Preservation Study Recommendations, with Zoning Text Amendments, and to include the Comprehensive Plan Amendments along with the study recommendations.
- May 8, 2018: The BOCS authorized staff to procure professional consulting services for the Rural Preservation Study implementation project.
- September 17, 2019: The Planning Office published draft recommendations for rural preservation as part of the Comprehensive Plan update. Additional public input is pending.
- September 24, 2019: At the Applicant's request, the Rezoning proposal was scheduled for Planning Commission public hearing on October 16, 2019. The public hearing was advertised and the property was posted with signage. (Dispatched staff report was recommending denial, citing inconsistency with Long-Range Land Use Plan.)
- October 16, 2019: At the Planning Commission public hearing, the Planning Commission deferred the Rezoning application to a date uncertain.

- December 3, 2019: The Board of County Supervisors initiated a Comprehensive Plan Amendment (CPA) to change the land use 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 Board resolution (Res. No. 19-583) identified the following main issues to be considered by the Applicant 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.
- January 31, 2020: Applicant submitted new CPA application package. Staff processed this request as Comprehensive Plan Amendment #CPA2020-00008, Preserve at Long Branch.

G. Planning Commission Public Hearing: The Applicant requested to be scheduled for public hearing, therefore, the rezoning proposal has been scheduled for Planning Commission public hearing on July 29, 2020. It is important to note there is a concurrent and initiated CPA request associated with the Rezoning request.

STAFF RECOMMENDATION

If the Planning Commission recommends approval of the companion Comprehensive Plan Amendment, staff recommends approval of Rezoning #REZ2017-00013, Preserve at Long Branch, subject to proffers dated July 16, 2020, and contingent upon approval of Comprehensive Plan Amendment #CPA2020-00008, Preserve at Long Branch, for the following reasons:

- With approval of the concurrent CPA, which changes the majority of the property to SRR, the Rezoning proposal can be determined to be consistent with the new land use policies and amended map designations of the Comprehensive Plan.
- As proposed and proffered, the Applicant is providing Level of Service (LOS) monetary contributions to help mitigate the project's impacts. In addition, this project provides over 175 acres of protected open space, through the establishment of a ±154.6-acre natural area preserve and ±21.4-acre offsite preservation area, both to be conveyed to the County and open for public access.
- Preservation of environmentally sensitive areas, RPA, intermittent streams, steep slopes, wetlands, and intact treed/vegetated areas are proposed through the Applicant's proffers.

Comprehensive Plan Consistency Analysis

Long-Range Land Use: The subject project area site is currently designated AE, Agricultural or Estate; ER, Environmental Resource, and SRR, Semi-Rural Residential, in the Comprehensive Plan. The site is located within both the Rural Area and Development Area of the County. If the CPA is approved, the site will be designated SRR, Semi-Rural Residential, P&OS, Parks and Open Space, and the developed portion of the property will be designated as part of the Development Area, which allows extension of public sewer.

Level of Service (LOS): This rezoning proposal is subject to the proffer legislation, Virginia State Code Section 15.2-2303.4. However, the Applicant has elected to proceed under proffer law and the proffer monetary contribution policies in effect at the time the application was submitted, which was prior to July 1, 2016. The LOS impacts related to this subject rezoning request would be mitigated by the monetary proffers, as follows:

Water Quality	\$75 per acre (based on total acreage shown on final subdivision plan, less acreage dedicated to the Long Branch Natural Area Preserve & and Sinclair Mill Park (339.1 acres - 176 acres = 163.1 acres)	\$75 x 163.1 net acres = \$12,232.50	\$12,232.50
Fire & Rescue	\$1,053 per single-family detached (SFD) unit	\$1,053 x 118 SFD	\$124,254.00
Libraries	\$812 per SFD	\$812 x 118 SFD	\$95,816.00
Schools	\$20,694 per SFD	\$20,694 x 118 SFD	\$2,441,892.00
Transportation	\$16,780 per SFD	\$16,780 x 118 SFD	\$1,980,040.00
Parks & Recreation	In-Kind *	In-Kind *	
TOTAL LOS \$ CONTRIBUTION			\$4,654,234.50

* Parks & Recreation (In-Kind Contributions):

- Long Branch Natural Area Preserve
In lieu of a monetary contribution and subject to acceptance by the Board of County Supervisors, the Applicant shall dedicate, and convey in fee simple, subject to the terms and conditions outlined in the proffers, 154.6 acres of land located in both the Rural and Development Areas, as shown on the GDP as "Long Branch Natural Area Preserve". Note, in the event that the Board of County Supervisors does not accept this above-referenced area, the County will not receive any Parks & Recreation monetary contributions.
- Historic Sinclair Mill Preservation Area
The Applicant shall acquire, purchase, and/or facilitate the dedication and conveyance of the Sinclair Mill Park Parcels (total of 21.4 acres) to the Board of County Supervisors, subject to the terms and conditions as outlined in the proffers. The purpose of the conveyance of the Sinclair Mill Park Parcels to the County is to expand Doves Landing Park to interconnect approximately 520 acres of passive recreational parkland and to allow for a trail connection from the Long Branch Natural Area Preserve to the southern bank of Long Branch. Note, in the event that the Board of County Supervisors does not accept this above-referenced area, the County will not receive any Parks & Recreation monetary contributions.

Community Input

Notice of the application has been transmitted to adjacent property owners within 500 feet of the subject property. As of the date of this staff report, the Planning Office has received emails and phone calls from more than thirty (30) concerned citizens, all in opposition of the proposal. The major issues of concern have been the following: inconsistency with current Comprehensive Plan; precedent implications with changing the boundary of Rural Area; encroachment of increased residential development into the current Rural Area; loss of natural habitat; increased traffic in the area; limited access into the property; potential for cut-through traffic; and pedestrian safety concerns. Although the concurrent CPA may eliminate previous land use policy inconsistencies, there has still been considerable and consistent community opposition to the proposal.

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.

Over the entire duration of this proposal, between late 2016 and up until now, the Applicant indicates they have reached out to the following groups/entities:

- Mid County Civic Association of Prince William (MIDCO)
- Woodbine Woods Civic Association
- Classic Springs
- Classic Lakes
- Classic Hollow
- Landview Estates
- Brenmill

A summary of the major concerns/themes of interest expressed at citizen meetings and community input are provided below:

- Land Use Policy Implications of CPA: Although there is now a concurrent CPA request, there are ongoing concerns with changing the Rural Area boundary and associated land use designations to allow for such residential development. The Applicant is relying on recommendations outlined in the 2014 Rural Preservation Study as well as the 2019 Rural Preservation Study Implementation recommendations for the cluster development and reference to the previous Transitional Ribbon concept located along the Rural Area Boundary. However, the study's recommendations have not been adopted by the Board of County Supervisors.

- Previous 2019 Rural Area Study Recommendations On-Hold: The Rural Study has been placed on-hold by the Planning Commission, and the staff recommendations have not been acted on by the Planning Commission or adopted by the Board of County Supervisors. The Applicant is proceeding with the concurrent CPA request and the requested changes to the land use designations.
- General Traffic Questions/Concerns: Two traffic studies were prepared for the proposed development; one for the public road extension of Classic Springs Drive into the Property from the east and a 2nd for the Gated Private Road connection to Classic Lakes Way to the south. Both studies confirmed that all roads and intersection will continue to operate at a high level of service, LOS A or B, following development.
- Current Speeding Problem Along Classic Springs Drive: Several residents of Classic Springs shared their struggles with the current speeding problem along Classic Springs Drive and expressed concerns that the problem would get worse with the additional traffic.
- Adjacent ARC Home Concerns: The existing home on lot 20 in Classic Springs is operated by The Arc of Greater Prince William/INSIGHT, Inc., which is a non-profit organization committed to providing opportunities for persons with developmental disabilities to achieve their greatest potential for growth and independence. The ARC home serves severely disabled residents that require care 24 hours a day. Several concerns expressed from the residents of Classic Springs include parking and speeding along Classic Springs Drive.
- Request to Remove the Asphalt Street Extension at End of Honeysuckle Road: A resident in the Landview Estates subdivision that lives adjacent to the proposed cul-de-sac at the end of Honeysuckle Road asked the Applicant to remove the existing asphalt between the cul-de-sac and the subject property.

The Applicant has provided an updated outreach summary exhibit, which is provided as a separate attachment at the end of this report.

Other Jurisdiction Comments

The subject site is located outside of the required notification area for adjacent jurisdictions.

Legal Issues

If the rezoning request is approved, the subject site could be developed with up to 118 lots for single-family detached residential development, as proffered, while using the SR-1 zoning district. As an alternative, the Applicant can also develop the property with thirty-three (33) single-family detached homes through the by-right option with the current A-1 zoning. Legal issues resulting from the Planning Commission's action are appropriately addressed by the County Attorney's Office.

Timing

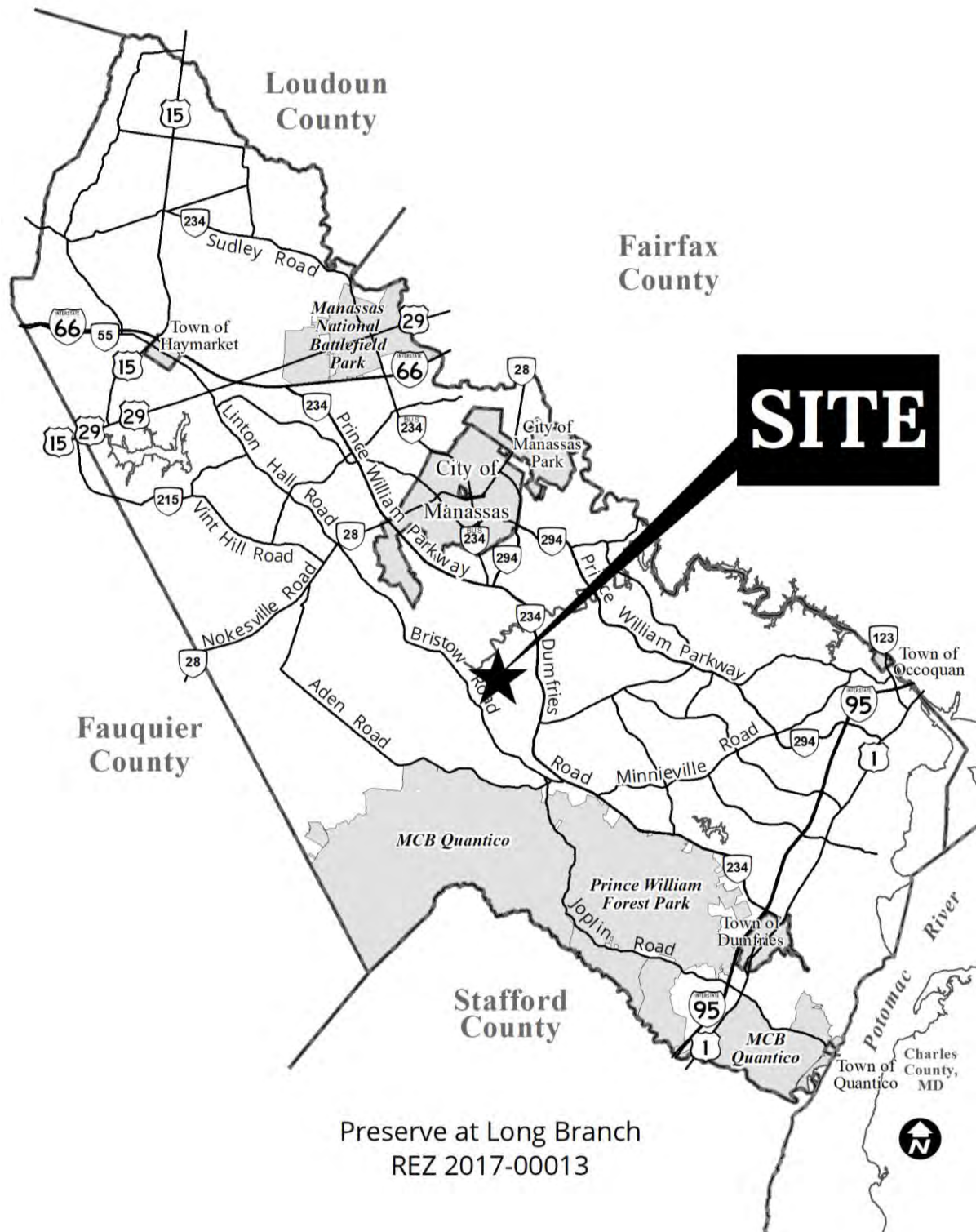
The Planning Commission has until October 27, 2020, which is 90 days from the first public hearing date, to take action on a rezoning application. A recommendation to approve the application would meet the 90-day requirement.

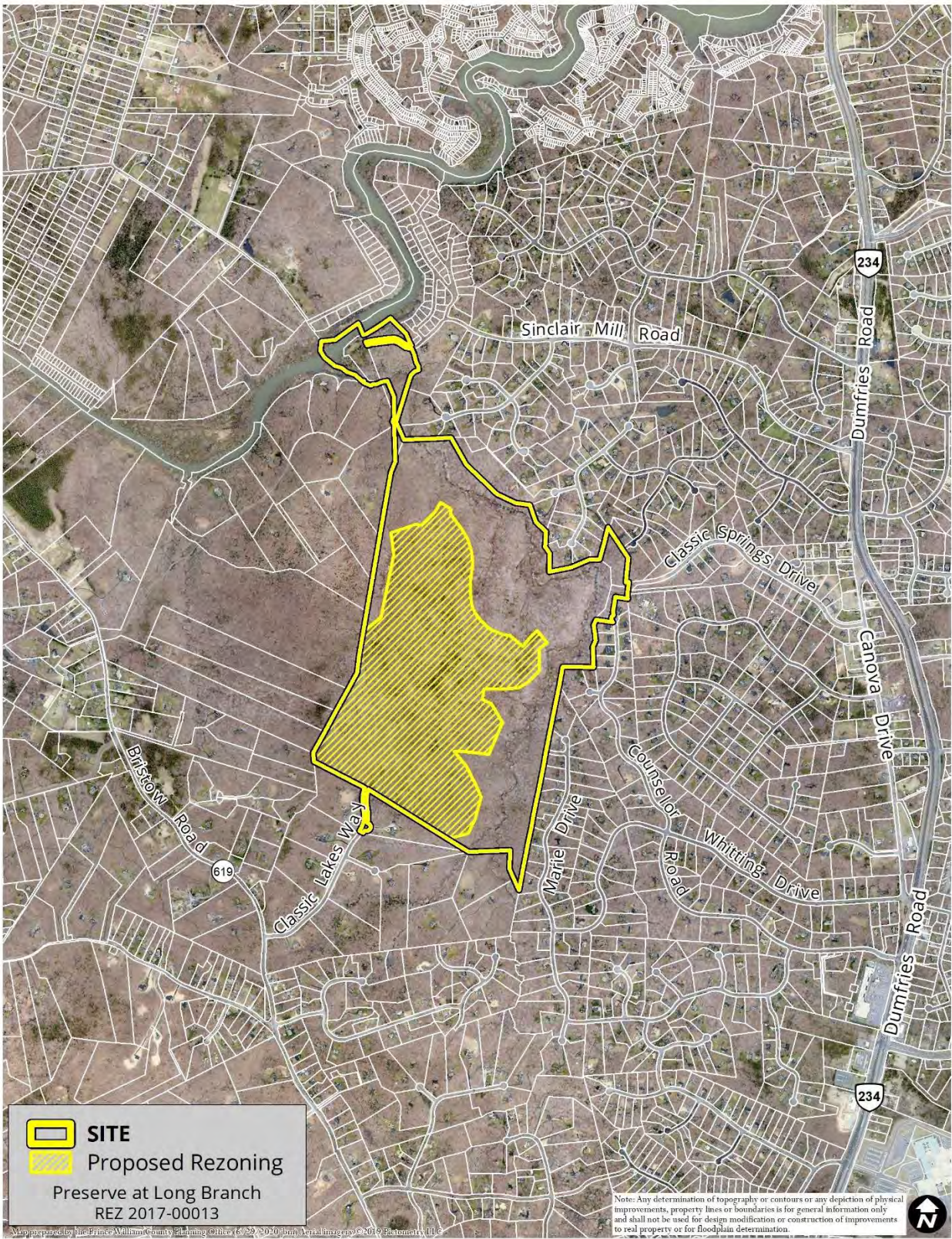
STAFF CONTACT INFORMATION

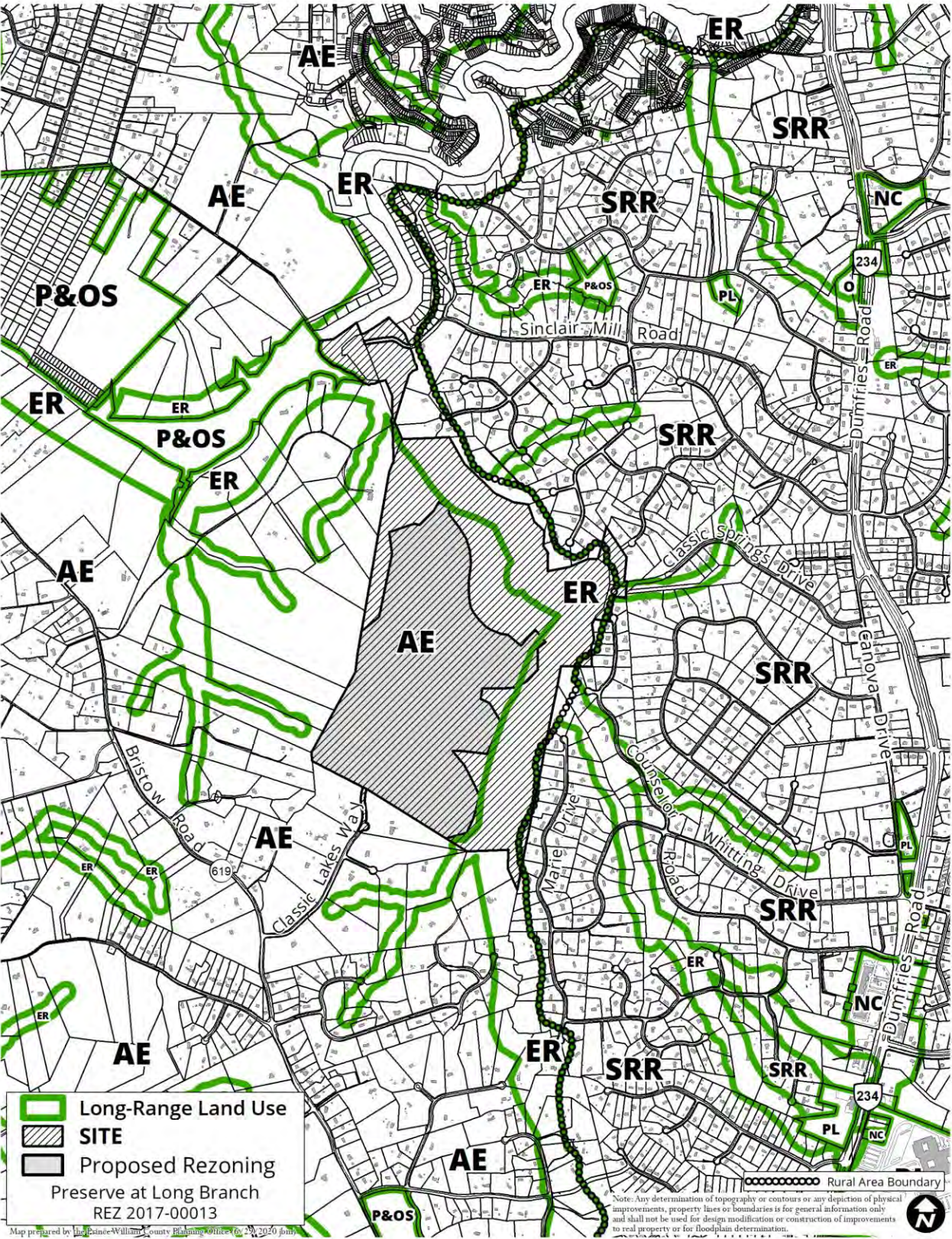
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smeyer@pwcgov.org

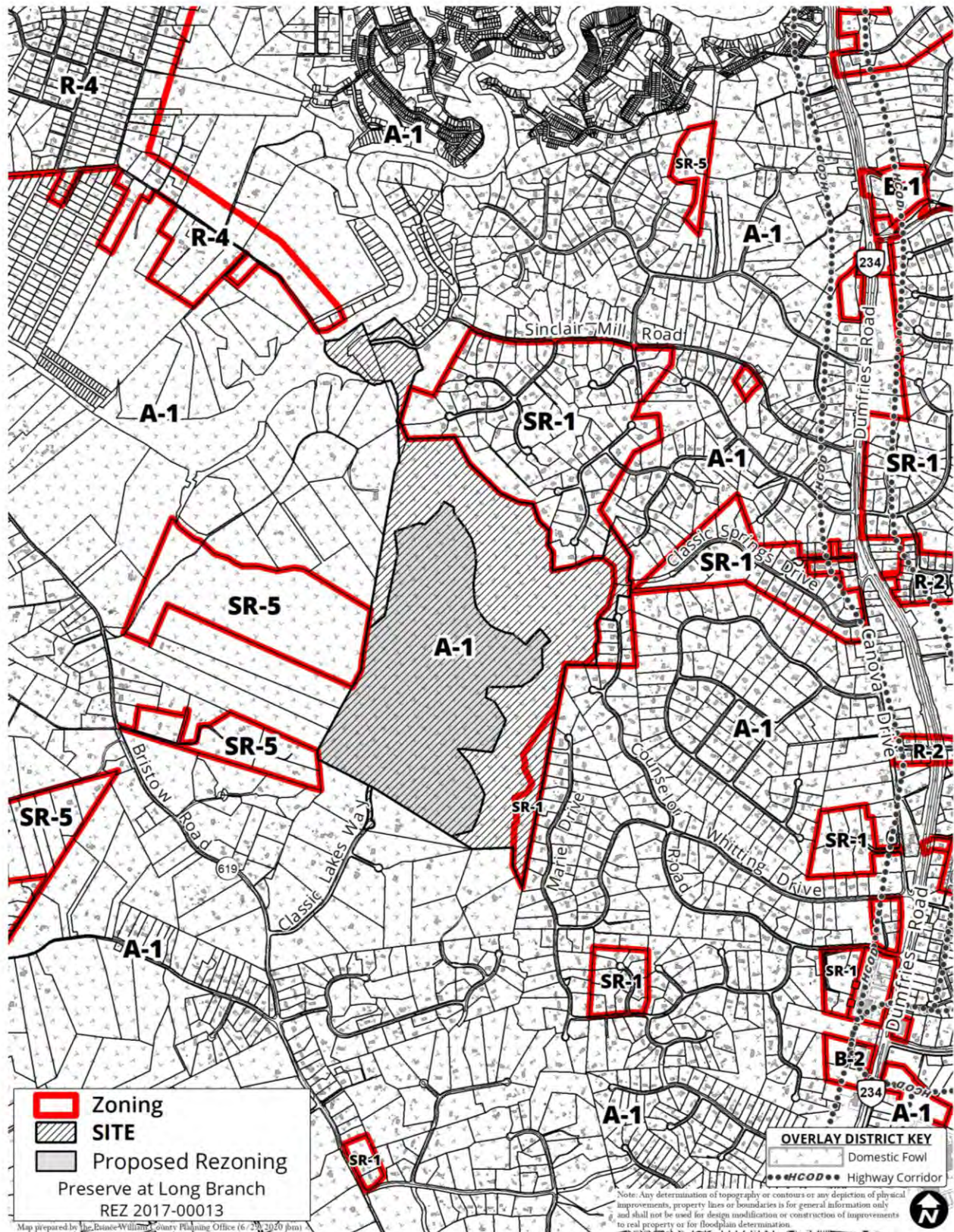
ATTACHMENTS

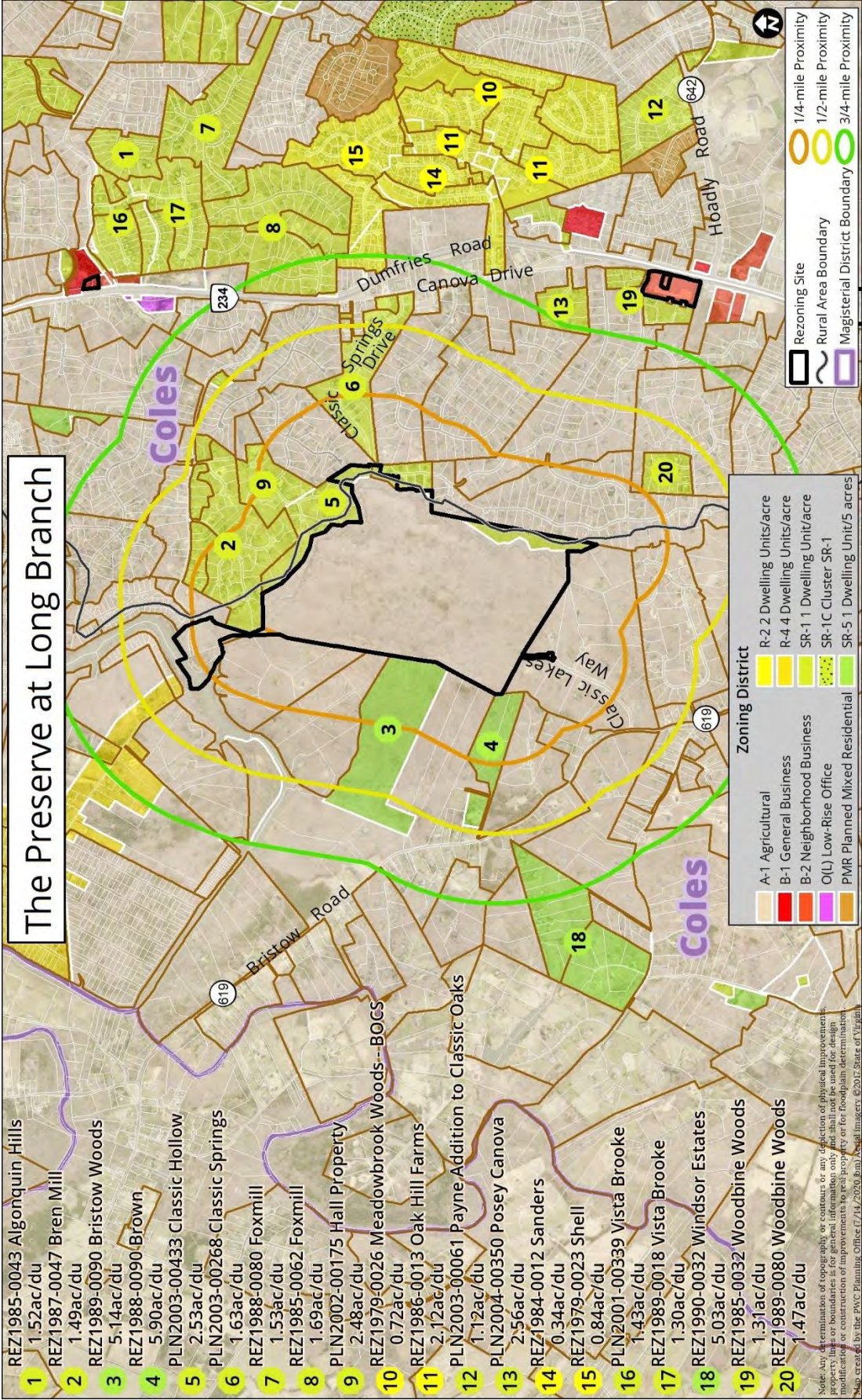
Area Maps
Area Density Exhibit
Staff Analysis
Proffer Statement (dated July 16, 2020)
Illustrative Exhibit / Concept Plan
Illustrative Project Area & Proffer Exhibit
General Development Plan (GDP)
Environmental Constraints Analysis (ECA) Exhibit
Schools Impact Statement (most current)
Community Outreach Summary Exhibit (by Applicant)
Historical Commission Resolution
Planning Commission Resolution (previous deferral)
Agency Comments











Part I. Summary of Comprehensive Plan Consistency

Staff Recommendation: APPROVAL, provided the companion CPA is recommended for approval.

If the Planning Commission recommends approval of the companion CPA, this summary analysis is based on the relevant Comprehensive Plan action strategies, goals, and policies of the approved CPA. A complete analysis is provided in Part II of this report.

Comprehensive Plan Sections	Plan Consistency
Long-Range Land Use	Yes
Community Design	Yes
Cultural Resources	Yes
Environment	Yes
Fire and Rescue	Yes
Housing	Yes
Libraries	Yes
Parks, Open Space and Trails	Yes
Police	Yes
Potable Water	Yes
Sanitary Sewer	Yes
Schools	Yes
Transportation	Yes

Part II. Comprehensive Plan Consistency Analysis

The following table summarizes the area characteristics (see attached maps):

Direction	Land Use	Long-Range Land Use Map Designation	Zoning
North	Semi-rural type residential; undeveloped land/open space; (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 ±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. The following table summarizes the current land use patterns/densities intended within the AE, SRR, and ER designations, as well as the Rural Area:

Long-Range Land Use Map Designation	Intended Uses and Densities
Agricultural or Estate (AE) <i>(vast majority of property)</i>	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.
Environmental Resource (ER) <i>(northern and eastern side of property)</i>	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>Semi-Rural Residential (SRR)</p> <p><i>(far eastern portion of property, at access point)</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 negotiation at the rezoning stage, not to exceed average densities established in this category.</p>
<p>Rural Area</p> <p><i>(vast majority of site; areas west of Long Branch and south of Occoquan River)</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>

Staff Analysis

The following summary table provides an overall project area tabulation for the CPA and Rezoning components of the proposal, as provided by the Applicant:

Area Tabulations	
<u>CPA Area</u>	
<u>CPA Area per CPA2020-00008:</u> 7793-11-6930, 7893-10-7686 & 7792-99-5798 less Area "A" (7.9 Ac.) =	317.7 Acres
<u>Historic Sinclair Mill Preservation Area:</u> 7793-74-9115, 7793-84-2716, 7793-84-5647, 7793-84-7507 less Area "D" (0.9 Ac.), Area "C" (0.1 Ac.) of 7793-83-3326, Area "B" (0.8 Ac.) of 7793-82-2751 & the addition of 0.9 Ac. of unused Right-of-Way for Old Sinclair Mill Road =	21.4 Acres
Total CPA Area =	339.1 Acres
<u>Project Area</u>	
<u>Proffered GDP Area:</u> 7793-11-6930, 7893-10-7686 & 7792-99-5798 less Area "A" (7.9 Ac.) =	317.7 Acres
<u>Off-Site Area: Historic Sinclair Mill Preservation Area (Proffered Off-Site Donation):</u>	21.4 Acres
Total Rezoning Project Area =	339.1 Acres
Total Project Density (339.1 Ac. / 118 DU) =	2.87 Ac./DU
<u>Proposed Open Space</u>	
<u>On-Site Open Space (182.3 Acres):</u>	
Donated to County – Long Branch Natural Area Preserve:	154.6 Acres
HOA Open Space Parcels & Conservation Area Easements:	27.7 Acres
<u>Proffered Off-Site Protected Open Space:</u>	
Donated to County – Historic Sinclair Mill Preservation Area:	21.4 Acres
Total Open Space Area =	203.7 Acres
Total Open Space Percentage: (203.7 Acres / 339.1 Acres) =	60.1%
Protected Open Space Donated to the County (176.0 Acres) ((154.6 Acres + 21.4 Acres) / 339.1 Acres) =	51.9%

CPA Scope, Land Use Policy Implications, & Alternatives

In bringing the concurrent CPA application forward, the Applicant had several alternatives to achieve their goals. One alternative would have been to apply for SRR classification on the entire property. The second alternative was to submit the CPA application and provide areas to be designated as P&OS and CRHS to provide assurances to the County with respect to the ultimate layout and development alternatives. The Applicant has chosen the second alternative. The P&OS and CRHS use designation provides greater protection of the natural resources in these areas and incentivizes the developer to utilize the cluster-style development. The “density credit” for these areas is the vehicle for the Applicant to exceed average densities in this category.

As currently proposed, the project is requesting of 2.87 acres per dwelling unit versus the average density of 2.5 acres per dwelling unit, with over 50% of the total site area proposed for a combination of P&OS and CRHS planned land use designations.

Proposal's Strengths

- Concurrent Comprehensive Plan Amendment (CPA): Along with this rezoning request, the CPA proposes to amend the land use designation from SRR, ER, and AE, to SRR, P&OS, AE, and CRHS, and to provide the associated text language to align with the CRHS designation. The proposal also includes adjustments to the Rural Area Boundary. The proposed gross density of 1 dwelling unit per 2.87 acres substantially exceeds the maximum density of 1 dwelling per 10 acres specified for the Rural Area. The CPA is a crucial land use policy element that creates the framework of analysis for the rezoning request.
- Land Use in Area Context: With the extensive amount of open space and dedicated parkland being proposed, the project meets the intent of the ER and SRR use designations and Smart Growth Principles. As a whole, the project is well integrated, highly planned, and is providing public benefits in addition to an overall density that is compatible with the surrounding area. As such, staff is able to support, with the contingency of the concurrent CPA being adopted.

Proposal's Weaknesses

- Higher End of SRR Area Density Range: Based on an area yield/build-out analysis for the proposed new 166.7 acres of SRR classification, the Applicant could develop from 33 to 166 single-family homes. When the proposed range of dwelling units are applied to the 339-acre project site, the density range calculations are as follows:
 - Low 10.2 ac/du
 - Medium 5.1ac/du
 - High 2.0 ac/du

In their proffered rezoning, the Applicant has provided a lot layout that would yield 2.87 acres per dwelling unit on 1 to 4 acre lots, which is at the higher end of the density range for the exclusive SRR area. However, due to unique aspects of this project, the additional open space areas (P&OS and CRHS) were taken into account as part of the project area context.

On balance, if the companion CPA is recommended for approval by the Planning Commission, this application is found to be consistent with the relevant components of the Long-Range Land Use Plan of the companion CPA.

Community Design Plan Analysis

An attractive, well-designed County will attract quality development, instill civic pride, improve the visual character of the community and create a strong, positive image of Prince William County. The Community Design Plan sets out policies and action strategies that further the County's goals of providing quality development and a quality living environment for residents, businesses and visitors, and creating livable and attractive communities. The Plan includes recommendations relating to building design, site layout, circulation, signage, access to transit, landscaping and streetscaping, community open spaces, natural and cultural amenities, stormwater management, and the preservation of environmental features.

As proffered, the Applicant is developing the subject property with a type of low-density cluster that preserves a minimum of 60% of the property as permanently Protected Open Space and provides an overall density of one single-family estate home per 2.87 acres. Although the subject property is most located within the Rural Area, the Applicant has proffered a minimum lot size of 1-acre for consistency with the minimum lot size in Classic Springs and other surrounding SRR-type development. The proposed lot sizes will range from 1 to 4 acres. In addition, although this is more representative of an SRR residential product, the proposed density and overall layout meet the intent of policies that encourage infill development at the density, intensity, design, layout, and lot sizes of the existing surrounding community.

Proposal's Strengths

- **Plan Layout & Conformance**: As proffered, the subject property is proposed to be developed in substantial accordance with the Generalized Development Plan (GDP), and with the provision for revisions to the lot/open space layout and road and trail alignment, based on final engineering considerations. A detailed plan is being proposed, which provides a functional, cohesive development that is sensitive to the surrounding area context.
- **Homeowners Association (HOA)**: As proffered by the Applicant, an HOA shall be created for the community to be responsible for the following:
 - Maintain the Open Space Parcels.
 - Maintain the Gated Private Road, gate and remote opening system.
 - To provide required maintenance of the stormwater management ponds.
 - To maintain the Classic Springs Entrance Monument and landscaping.
 - To oversee implementation of the covenants, conditions and restrictions.
- **Protected Open Space with Trail Network**: As proposed, the latest plan includes a total ±203.7 acres of open space, which includes onsite natural area preserve with a linear stream valley feature, HOA open space, conservation area easements, and offsite protected open space. These areas encompass ±60.1 % of the property. In addition, an internal trail

network is being proposed that will allow pedestrian movement around the Long Branch Natural Area Preserve feature and connect to the Sinclair Mill Park preservation area parcels to the north.

Proposal's Weaknesses

- Limited External Access to Natural Area Preserve: As proposed, the ±154.6-acre Natural Area Preserve/Park amenity will directly benefit the residents within the subject development. Although opportunities for external connections may be limited, staff would have preferred if there were more options for pedestrian access from areas outside of the development. To serve as a "County park" feature, there should be more external options for connectivity and trail public access – rather than having to exclusively enter from the internal portion of the development.

On balance, if the companion CPA is recommended for approval by the Planning Commission, this application is found to be consistent with the relevant components of the Community Design Plan.

Cultural Resources Plan Analysis

Prince William County promotes the identification, evaluation, and protection of cultural resource sites throughout the County, as well as the tourism opportunities these sites present. The Cultural Resources Plan recommends identifying, preserving, and protecting Prince William County's significant historical, archaeological, architectural, and other cultural resources – including those significant to the County's minority communities – for the benefit of all of the County's citizens and visitors. To facilitate the identification and protection of known significant properties that have cultural resource values worthy of preservation, the land use classification County Registered Historic Site (CRHS) is used in the Comprehensive Plan. The Plan includes areas of potentially significant known but ill-defined or suspected pre-historic sites, Civil War sites, historic viewsheds, landscapes or areas of potential impact to important historic sites, and encourages the identification, preservation, protection, and maintenance of all cemeteries and/or gravesites located within the County.

The Historical Commission reviewed this proposal at its March 10, 2020, meeting, and determined that no further work was needed (see draft resolution in Attachments).

Primary Project Development Area (estate homes, open space, and natural area preserve) = ±317.7-acre portion of project area

A Phase I Cultural Resources Survey was submitted for review with the application in 2017. Shovel testing and reconnaissance pedestrian survey recorded one archaeology site, 44PW2026, a cut stone foundation measuring approximately 10 by 20 feet. Historical research could not identify the owners. It was determined to be a domestic occupation dating between 1880 and the first quarter of the twentieth century. This site was recommended not eligible for listing on the National Register of Historic Places. No additional survey was recommended, and the County Archaeologist and Historical Commission concurs with that recommendation. The Applicant has agreed to the standard contingencies for artifact curation. The County Archaeologist concurs. The Historical

Commission reviewed the proposal at their regularly scheduled meetings on January 10, 2017, June 13, 2017, and July 9, 2019. No further analysis is recommended for the 326-acre portion of the main project area.

Maddox & Sinclair Mill Preservation Area (proposed CRHS) = ±21.4-acre addition area at northern portion of project area, to be dedicated to the County and adjacent to Doves Landing Park

The County Archaeologist conducted an archaeological pedestrian reconnaissance survey on July 1, 2019. There is an abundance of cultural resources on this ±21.4-acre area, including archaeology sites, a cemetery and historic viewsheds. These cultural resources are from several different time periods and represent different uses across the property, and 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 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 Road 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.

In 1937, the property was purchased by M.H. and Elaine Hartley Levine, who soon after purchasing, 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. 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, and is located at the end of Sinclair Mill Road. The entrenchment consists of a 3-foot fosse (ditch) adjacent to an embankment 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 be protected.

Proposal's Strengths

- **No Further Work:** The Historical Commission reviewed this proposal at its meetings on January 10, 2017, June 13, 2017, and July 9, 2019, and recommended no further work was needed. The County Archaeologist concurs. Refer to the most recent resolution from the Historical Commission at the end of this report.

- Phase I Cultural Resources Survey: The Applicant completed a Phase I cultural resources survey of the Estates and Homes section of the project area. No additional research was recommended, with the County Archaeologist concurring.
- Curation: The Applicant has agreed to curation of the artifacts with the County. Artifacts that were identified during the previous Phase I Study have already been curated back in the summer of 2017.
- Proposed Maddox & Sinclair Mill Preservation Area: Through the concurrent CPA requests, the offsite ±21.4-acre northern addition area is being dedicated to the County and is proposed as a County Registered Historic Site (CRHS). There is an abundance of cultural resources on this area, including archaeology sites, a cemetery, and historic viewsheds. This area is not being proposed for development, but rather for permanent preservation.

Proposal's Weaknesses

- None identified.

On balance, if the companion CPA is recommended for approval by the Planning Commission, this application is found to be consistent with the relevant components of the Cultural Resources Plan of the companion CPA.

Environment Plan Analysis

Prince William County has a diverse natural environment, extending from sea level to mountain crest. Sound environmental protection strategies will allow the natural environment to co-exist with a vibrant, growing economy. The Environment Plan sets out policies and action strategies that further the County's goal of preserving, protecting and enhancing significant environmental resources and features. The Plan includes recommendations relating to the incorporation of environmentally sensitive development techniques, improvement of air quality, identification of problematic soil issues, preservation of native vegetation, enhancement of surface and groundwater quality, limitations on impervious surfaces, and the protection of significant viewsheds. The entire site is wooded with Resource Protection Area (RPA), floodplain, wetlands, and steep slopes. The stream system of Long Branch travels along the eastern and northern boundary of this site. Long Branch is currently a stable, perennial stream system with minimal impacts from surrounding development.

SUBWATERSHED: Occoquan subshed 424

TOTAL SITE AREA / ER AREA: 325.6 acres / 61 acres (per County Mapper GIS)

TREE SAVE AREA: Not provided

UNDISTURBED AREA: Not provided

PERCENT IMPERVIOUS/ PERVIOUS: 6% / 94%

AREA OF DISTURBANCE: Not provided

REFERENCE FOR RARE, THREATENED, AND ENDANGERED SPECIES: None indicated.

SOILS SUMMARY TABLE:

No.	Soils name	Slope	Soil category	Erodibility
6A	Baile loam	0-4%	III	Moderate
10B	Buckhall loam	2-7%	I	Moderate
10C	Buckhall loam	7-15%	I	Moderate
15A	Comus loam	0-2%	III	Slight
19B	Eliok loam	2-7%	I	Moderate
19C	Eliok loam	7-15%	I	Moderate
23D	Gaila sandy loam	15-25%	I	Severe
23E	Gaila sandy loam	25-50%	I	Severe
24B	Glenelg-Buckhall complex	2-7%	I	Severe
24C	Glenelg-Buckhall complex	7-15%	I	Severe
24D	Glenelg-Buckhall complex	15-25%	I	Severe
27A	Hatboro-Codorus complex	0-2%	III	Slight
29B	Hoadly loam	2-7%	II	Moderate
38B	Meadowville loam	0-5%	III	Slight-moderate
44D	Occoquan sandy loam	7-25%	II	Severe
44E	Occoquan sandy loam	25-50%	II	Severe
50D	Spriggs silt loam	15-25%	II	Severe
51E	Stumpton very flaggy loam	25-50%	II	Severe

The proposed plan for development of the property clusters lots and roadways along ridgelines on gentle slopes and primarily on category I and II soils, avoids disturbance of wetlands, and maximizes the preservation of the Long Branch Stream Valley. The latest plan includes ±204 acres of open space, which includes onsite natural area preserve with a linear stream valley feature, HOA open space, conservation area easements, and offsite protected open space. These areas encompass ±60.1% of the entire property.

As proposed, this project will permanently preserve 1.6 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.

Changes from the previous submission increased the residential acreage from 162 acres to 166.7 acres. The increase is due to approximately 28 lots now proposed to contain large areas designated as Conservation Areas. Previously, these conservation areas were in common area to be dedicated as a County park. This area includes an intermittent stream system along the western property line. With this submission, these areas are now on private, individual residential lots. The change was made to facilitate larger lots along these perimeters without reducing the number of lots constructed. However, enforcement becomes a potential issue with such conservation areas on private lots. Individual lot owners are prone to clearing these areas, even if they are proffered to remain undisturbed. This also eliminates these areas from public passive recreation. As such, staff recommends the Applicant provide for these preserved areas in open spaced dedicated for public passive recreation. Larger lot size should be attained through changes to lots within the development envelope that would bring the proposal more in step with the Rural Area.

Proposal's Strengths

- Water Quality Monetary Contribution: As proffered, a \$75 per acre monetary contribution for water quality monitoring, stream restoration, and/or drainage improvements will be provided. Note that is based on total acreage shown on final subdivision plan, less acreage dedicated to the Long Branch Natural Area Preserve and Sinclair Mill Park (339.1 acres- 176 acres = 163.1 acres)
- Conservation Easement Conveyance: As proffered, prior to conveyance of the Mid-County Park and Protected Open Space and the Sinclair Mill Park to the County and subject to County review of the deed of easement, the Applicant shall grant a third party permanent conservation easements on the Sinclair Mill Park and the Mid-County Park and Protected Open Space to an authorized public or private grantee, selected by the Applicant, pursuant to and in compliance with the Conservation Easement Act, Virginia Code § 10.1-1009 et. seq., to ensure the permanent preservation of the Long Branch Natural Area Preserve and the Sinclair Mill Park into perpetuity and to limit uses.
- Enhanced Tree Canopy Coverage Requirements: As proffered, the Applicant proposes a 50% tree canopy coverage, which is an increase from the standard 20% requirement. Woodlands shall be saved, wherever feasible, around wetlands, along intermittent and perennial streams, on 25% or greater slopes, within the RPA and the 100-year floodplain and within the portion of the Long Branch Stream Valley that contains dominant trees ranging in size from 20" to 36" in diameter. A comprehensive tree canopy coverage plan shall be included with the final subdivision plan(s) for the property to cumulatively track the 50% tree canopy coverage requirement.
- Commitment to Specimen Tree Preservation: As proffered, the Applicant has committed to save fifty-three (53) of the fifty-four (54) specimen trees shown on the GDP, within the Long Branch Stream Valley.
- Stream Crossing Impact Minimization Requirements: To minimize impacts to Long Branch, the Applicant shall take the following actions during site development activities for the portion of Classic Springs Drive that crosses Long Branch from the eastern property line to the western boundary of the RPA.
 - The Applicant shall install an open bottom culvert to span Long Branch to minimize impact to the stream.
 - Subject to the approval of the Northern Virginia Electric Company, Verizon, and/or Comcast, the Applicant shall install conduits within the utility easements to be recorded along Classic Springs Drive.
 - Prior to the release of the performance bond for the portion of Classic Springs Drive that crosses Long Branch, the Applicant shall reforest the area disturbed by site development activities located outside of the utility easements with tree seedling at a spacing of approximately ten (10) foot on-center in each direction for a planting rate of four-hundred and fifty (450) tree seedlings per acre.

- Defined Limits of Clearing & Grading: As proffered and indicated on the GDP, the approximate limits of clearing and grading are identified to minimize overall site disturbance and preserve areas of existing vegetation.
- Sensitivity to Existing Resources: Throughout the duration of the review of this proposal, the Applicant has been coordinating with staff to attempt to avoid and/or minimize impacts to the various environmental resources on the site. Also, through utilizing a cluster option, the overall extent of development has become more compacted with smaller lots in exchange for intact, contiguous open space and natural areas.

Proposal's Weaknesses

- Conservation Areas on Individual Lots: The latest submission now proposes 28 lots to contain areas designated as "Conservation Areas". The previous submission created a minimum 150-foot wide perimeter preservation area along the southern and western property lines. With this latest submission, these areas are now on private residential lots. The change was made to facilitate "larger lots" along the perimeters. Having such conservation areas on individual platted lots is discouraged and creates potential maintenance and enforcement issues. Individual lot owners are prone to clearing these areas, even if they are proffered to remain undisturbed. The change to have such areas on private lots also eliminates these areas from public passive recreation. Larger lot size should be attained through changes to lots within the development, which would bring the proposal more in step with the existing/surrounding Rural Area – not encumbering private lots to such restrictions.
- Increased New Development into Current Rural Area: One of the primary goals within the Rural Area is to preserve agricultural type uses, natural areas, and open space. While staff views the Applicant's environmental resource preservation efforts as being favorable through this Rezoning, the overall intensity of development would be substantially less if the site was developed through AE land uses. As proposed, there will be considerable grading, cut/fill, loss of trees, and other onsite disturbance due to road/utility infrastructure and lot preparation, which would otherwise not typically occur if the property was developed through by-right A-1 zoning. Again, the pending/concurrent CPA request is proposing to amend the Rural Area boundary and change the underlying land use designations to support the proposed development.

On balance, if the companion CPA is recommended for approval by the Planning Commission, this application is found to be consistent with the relevant components of the Environment Plan.

Fire and Rescue Plan Analysis

Quality fire and rescue services provide a measure of security and safety that both residents and businesses have come to expect from the County. The Fire and Rescue Plan sets out policies and action strategies that further the County's goal of protecting lives, property, and the environment through timely, professional, humanitarian services essential to the health, safety, and well-being of the community. The Plan includes recommendations relating to siting criteria, appropriate levels of

service, and land use compatibility for fire and rescue facilities. The Plan also includes recommendations to supplement response time and reduce risk of injury or death to County residents, establishment of educational programs, such as cardio-pulmonary resuscitation (CPR) training, automatic external defibrillators (AED), and encourage installation of additional fire protection systems – such as sprinklers, smoke detectors, and other architectural modifications.

Fire/Rescue Station #6 (Coles) is the first due fire/rescue resource to serve the subject property. The facility is outside the required 4.0-minute travel time for Basic Life Support and Fire, but is within the required 8.0-minute travel time for Advanced Life Support. Fire/Rescue Station #6 responded to 2,142 incidents in FY 2019. The workload capacity for Station 6 is 6,000 incidents per year.

Since the Preserve at Long Branch site is located between the Coles (#6) and Lake Jackson (#7) fire/rescue stations, both can provide services, if needed. The subject site is approximately 1.5 miles to the northwest of the Coles station, and approximately 2 miles south of the Lake Jackson station. The new proposed gated private road secondary access from Classic Lakes Way will improve response times to areas along Bristow Road and from areas to the west. In addition, with public water being utilized, fire hydrants will need to be provided throughout the proposed subdivision within 500 feet of all homes for fire protection.

The Applicant is providing a secondary gated private road connection, to be extended from Classic Lakes Way. Access shall be controlled with a remote opening system to limit access to County, public, and emergency vehicles. The Applicant shall coordinate with the Fire Marshal's Office prior to installation of the gate and remote opening system to ensure that the remote opening system is equipped with gate opening technology to allow County and emergency vehicles to open the gate as they approach it.

Proposal's Strengths

- Monetary Contribution for Residential: As proffered, the Applicant will make a monetary contribution for fire and rescue services of \$1,053 per single-family detached residential unit constructed, which is consistent with the LOS monetary policy guidelines in effect at the time of submission of the application.
- Inside 8.0-Minute Travel Time: The site is located within the 8.0-minute travel time for advanced life support services.
- Enhanced Fire Protection by Public Water: By connecting the residential development to public water infrastructure, which is proposed, the site will have improved and more consistent water pressure/flow/volume for fire suppression efforts.
- Station Workload: FY2019 data shows that Fire/Rescue Station #6 responded to 2,142 incidents. The workload capacity for the newly constructed Station 6, at ±21,500 square foot with 6 service bays, is 6,000 incidents per year. Therefore, the Coles station is operating well within capacity, and with expanded operational capacity.

Proposal's Weaknesses

- Outside of 4.0-Minute Travel Time: Currently, the subject property is outside of the preferred 4.0-minute travel time criteria for fire and basic life support. However, with the proposed road network improvements, this travel time is expected to improve.

On balance, if the companion CPA is recommended for approval by the Planning Commission, this application is found to be consistent with the relevant components of the Fire and Rescue Plan.

Housing Plan Analysis

Prince William County is committed to clean, safe and attractive neighborhoods for all its residents, and the elimination of neighborhood blight and substandard housing. The Housing Plan sets out policies and action strategies that further the County's goal of identifying locations and criteria for the provision of diverse housing opportunities for all segments of our population and to promote economic development. The Plan includes recommendations relating to neighborhood preservation and improvement, affordable housing, special needs housing, and public/private partnerships to address housing needs. The Housing Plan encourages provision of affordable housing units or the support of the housing trust fund by rezoning applicants.

Proposal's Strengths

- Level of Service: The Applicant has proffered to provide \$250 per unit for the Housing Preservation and Development Fund.

Proposal's Weaknesses

- None identified.

On balance, if the companion CPA is recommended for approval by the Planning Commission, this application is found to be consistent with the relevant components of the Housing Plan.

Library Plan Analysis

Access to a variety of information is a valuable service provided by the County. The Library Plan sets out policies and action strategies that further the County's goal of providing adequate library facilities and information resources to our residents. The plan includes recommendations relating to siting criteria, appropriate levels of service, and land use compatibility.

The 2008 Comprehensive Plan contains levels of service (LOS) standards for libraries. LOS standards for library services are measured by the per capita facility, site, and volume standards, applied to the number of new residences to be developed at a particular site for which a rezoning is sought. Application of these LOS standards have determined that, Countywide, eight (8) new full-service libraries will be needed by the year 2030 to provide adequate public library facilities for current and anticipated future populations.

Proposal's Strengths

- Level of Service: The Applicant has proffered a monetary contribution for libraries of \$812 per single-family detached residential unit constructed, which is consistent with the LOS monetary policy guidelines in effect at the time of submission of the project.

Proposal's Weaknesses

- None identified.

On balance, if the companion CPA is recommended for approval by the Planning Commission, this application is found to be consistent with the relevant components of the Library Plan.

Parks, Open Space and Trails Plan Analysis

The quality of life for residents of Prince William County is linked closely to the development and management of a well-maintained system of parks, trails, and open space. Prince William County contains a diversity of park, open space, and trail resources. These parklands, open spaces, and recreational facilities play a key role in shaping both the landscape and the quality of life of Prince William County residents through the conservation of natural and cultural resources, protection of environmental quality, and provision of recreational facilities. The Parks, Open Space and Trails Plan sets out policies and action strategies that further the County's goal of providing park lands and recreational facilities of a quantity, variety, and quality appropriate to meet the needs of the current and future residents of Prince William County. The Plan includes recommendations to preserve existing protected open space, maintain high quality open space, expand the amount of protected open space within the County, and to plan and implement a comprehensive countywide network of trails.

PARKS AND RECREATION FACILITIES NEAR THE PROJECT AREA

<u>Park Type</u>	<u>Park Name</u>
Neighborhood	None
Community	Valley View Park
Regional	None
Linear/Resource	Doves Landing, Brentsville Courthouse
Trails	Trail at Doves Landing and Valley View Park

This project is requesting to rezone ±166.7 acres from A-1, Agricultural, to SR-1, Semi-Rural Residential, for the development of up to 118 single-family detached residential units on 1 to 4-acre lots. It is also establishing a ±154.6-acre natural area preserve and ±21.4-acre offsite preservation area, to be known as Maddox & Sinclair Mill Preservation Area. The total project area encompasses ±339.1 acres.

This project is offering a total of up to 203.7 acres of open space area, which includes a natural area preserve to be dedicated to the County, HOA open space area and conservation area easements, and the Historic Sinclair Mill Preservation Area to be donated to the County. The purpose of the conveyance of the Sinclair Mill Park to the County is to expand Doves Landing Park to interconnect approximately four hundred and fifty (450) acres of passive recreational parkland and to allow for a trail connection from the Long Branch Natural Area Preserve to the southern shore of Lake Jackson on Doves Landing Park. The intended use of the Sinclair Mill Park is passive recreation and protected open space, which is consistent with the use of Doves Landing Park. Sinclair Mill Park could also allow public access to Lake Jackson. These land dedications would address gaps in the recreational opportunity spectrum offered in this area of the County.

Proposal Strengths

- Long Branch Natural Area Preserve: As proffered, in lieu of a Parks and Recreation level of service (LOS) monetary contribution, and subject to acceptance by the Board of County Supervisors, the Applicant shall dedicate, and convey in fee simple, to the County at no cost, approximately 154 acres of land, as shown on the GDP as "Long Branch Natural Area Preserve". The use of this land shall be limited by deed restriction and Conservation Easement to passive recreation and protected open space, in order to permanently preserve and protect approximately 1.6 miles of the Long Branch stream valley and wildlife corridor, while providing public access.
 - In the event the County chooses not to accept the dedication and conveyance of the Long Branch Natural Area Preserve, the Applicant shall convey it to the established HOA, for the use and enjoyment of the residents on the Property and subject to all proffers regarding the improvement, use restrictions and preservation of the natural area through a Conservation Easement.
- Historic Sinclair Mill Preservation Area: As proffered, in lieu of a Parks and Recreation LOS monetary contribution, and subject to acceptance by the Board of County Supervisors, the Applicant shall dedicate and convey in fee simple to the to the County off-site land containing approximately 21.4 acres to be limited by deed restriction and Conservation Easement preservation purposes.
- Park Improvement Requirements: As proffered, prior to conveyance of the Long Branch Natural Area Preserve and Historic Sinclair Mill Preservation Area to the County, the Applicant shall:
 - Install a minimum of two and one half (2½) miles of single lane natural surface trails, as generally shown and described on the GDP.
 - Install a trail head along Classic Springs Drive in the location shown on Sheet 2 of the GDP. This trail head shall have ten (10) paved parking spaces, including one van accessible handicap parking space, to be located near the trailhead and pond in the central portion of the park off of Classic Springs Drive in the general location shown on the GDP or another location approved by the DPRT.

- Install all Park Identification signs, Way Finding signs, and standard County boundary markers or signs along the Park boundary in locations as determined by the DPRT, provided that all signs and boundary markers are provided by the DPRT at its expense.

Proposal Weaknesses

- None identified.

On balance, if the companion CPA is recommended for approval by the Planning Commission, this application is found to be consistent with the relevant components of the Parks, Open Space and Trails Plan and the companion CPA.

Police Plan Analysis

Residents and businesses expect a high level of police service for their community. This service increases the sense of safety and protects community investments. The Police Plan is designed to promote Prince William County's public safety strategic goal to continue to be a safe community, reduce criminal activity, and prevent personal injury and loss of life and property, as well as to ensure effective and timely responses throughout the County. This Plan encourages funding and locating future police facilities to maximize public accessibility and police visibility as well as to permit effective, timely response to citizen needs and concerns. The Plan recommends educational initiatives, such as Neighborhood and Business Watch, and Crime Prevention through Environmental Design (CPTED), which encourages new development to be designed in a way that enhances crime prevention. The Plan also encourages effective and reliable public safety communications linking emergency responders in the field with the Public Safety Communications Center.

At this time, the Police Department does not believe this application will create a significant impact on calls for service. The Applicant should coordinate with the Police Department as the site develops, and apply the various Crime Prevention Through Environmental Design (CPTED) strategies during site development, which can be found at <http://www.pwcgov.org/government/dept/police/Pages/CPTED.aspx>.

Proposal's Strengths

- **No Significant Impact**: The Police Department has reviewed the proposal and does not believe it will result in a significant impact on calls for Police service.

Proposal's Weaknesses

- None identified.

On balance, if the companion CPA is recommended for approval by the Planning Commission, this application is found to be consistent with the relevant components of the Police Plan.

Potable Water Plan Analysis

A safe, dependable drinking water source is a reasonable expectation of County residents and businesses. The Potable Water Plan sets out policies and action strategies that further the County's goal of providing an economically and environmentally sound drinking water system. The Plan includes recommendations relating to system expansion, required connections to public water in the Development Area, and the use of private wells or public water in the Rural Area.

The subject property is located within both the Rural Area and the Development Area of the County. The extension of public water for the development must comply with the current policies of the County's Comprehensive Plan.

Public water is not available to the site. Subject to the policies of the Comprehensive Plan, connection to public water is available from an existing 12-inch water main currently under beneficial use, located approximately 770 feet east of the site along Classic Springs Drive. If the County requires an extension of public water to serve the proposed development, the Service Authority may require additional extensions. Public water is within 800 feet of the property, and connection to public water infrastructure is permissible within the Rural Area, and in accordance with the intent of the Zoning Ordinance.

Depending on the final configuration of the onsite water mains, additional water main extensions may be required by the Service Authority to provide adequate fire protection or satisfy water quality requirements. The Applicant shall plan, design, and construct all onsite and offsite water utility improvements necessary to develop the subject property and satisfy requirements in accordance with all applicable Service Authority, County, and State requirements, standards, and regulations.

Rural Area Policy – Public Water

Currently, the vast majority of the subject site is located within the Rural Area. Up to 118 new lots for single-family development are being proposed. While the maximum intended density is 10 acres per dwelling unit, the Applicant is proposing a gross density of 2.87 acres per unit. Based on evaluation of relevant policies and action strategies in the Potable Water chapter of the Comprehensive Plan, this proposal is not consistent with the following key policies and action strategies:

- WA-POLICY 3: Provide for a combination of safe, efficient, and affordable public water systems and private wells in the Rural Area, while maintaining the land use densities delineated in the Long-Range Land Use Plan Map and upholding the policies and action strategies outlined in the Comprehensive Plan.
- WA 3.2: The existence or extension of a public water system in the Rural Area shall not promote increased densities which would not otherwise be allowed nor provide justification for altering the land use classifications in the Long-Range Land Use Plan and Map.

However, as previously noted, the concurrent CPA is a crucial land use policy element that creates the framework of analysis for the rezoning request.

Proposal's Strengths

- **Public Water Connection:** As proffered by the Applicant, the Property shall be served by public water via an extension of the twelve (12) inch waterline from its current terminus along Classic Springs Drive in accordance with the preliminary waterline analysis and fire flow calculations prepared for the proposed development.
- **Concurrent CPA Request:** There is now a CPA proposal, in addition to the requested Rezoning. Specifically, 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, as proposed. If the CPA is approved, then the previous Rural Area policies as they relate to public water service would no longer pertain.

Proposal's Weaknesses

- **CPA Contingency:** Unless the CPA is approved, the project is being evaluated based on current land use policy. As such, it is currently in conflict with current public water policies in regard to development in the Rural Area.

On balance, if the companion CPA is recommended for approval by the Planning Commission, this application is found to be consistent with the relevant components of the Potable Water Plan and the companion CPA.

Sanitary Sewer Plan Analysis

Appropriate wastewater and sanitary facilities provide needed public health and environmental protections. The Sanitary Sewer Plan sets out policies and action strategies that further the County's goal of providing an economically and environmentally sound sanitary and stormwater sewer system. The Plan includes recommendations relating to system expansion, required connections to public sewer in the development area, and the use of either private or public sewer systems in locations classified as Semi-Rural Residential (SRR), as well as the Rural Area.

The subject property is located within both the Rural Area and the Development Area of the County. The extension of public sewer for the development must comply with the current policies of the County's Comprehensive Plan.

Public sewer is not available to the site. Subject to the policies of the Comprehensive Plan, connection to public sewer, if approved by the County, is available from an existing 4-inch low-pressure force main currently under beneficial use, located approximately 2,700 feet east of the site on Canova Springs Place and Classic Springs Drive. The developer will be required to provide a sewer study at the plan review stage to demonstrate that there is sufficient capacity and that the connections will not be detrimental to the existing system.

The Applicant shall plan, design, and construct all onsite and offsite sanitary sewer utility improvements necessary to develop the subject property and satisfy requirements in accordance with all applicable Service Authority, County, and State requirements, standards, and regulations.

Rural Area Policy – Public Sewer

Currently, the vast majority of the subject site is located within the Rural Area. Up to 118 new lots for single-family development are being proposed. While the maximum intended density is 10 acres per dwelling unit, the Applicant is proposing a gross density of 2.87 acres per unit. As such, and based on evaluation of relevant policies and action strategies in the Sanitary Sewer chapter of the Comprehensive Plan, this proposal is not consistent with the following:

- SEW 2.7: Design and plan for sewer facilities only in accordance with the densities, intensities, and locations for new development in the Development Area that are shown in the Long-Range Land Use Plan Map.
- 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.
- 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.

Proposal's Strengths

- Sewer Connection: The Applicant is required to comply with Zoning Ordinance Section 32-250.75, which mandates connection of the site to public sewer service. As proffered, the western portion of the property shall be served with public water, with the Applicant bearing all costs associated with providing onsite and offsite facilities to meet the demand generated by the development.
- Concurrent CPA Request: There is now a CPA proposal, in addition to the requested Rezoning. Specifically, 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, as proposed. If the CPA is approved, then the previous Rural Area policies as they relate to public sewer service would no longer pertain.

Proposal's Weaknesses

- CPA Contingency: Unless the CPA is approved, the project is being evaluated based on current land use policy. As such, it is currently in conflict with current public sewer policies in regard to extension into the Rural Area.

On balance, if the companion CPA is recommended for approval by the Planning Commission, this application is found to be consistent with the relevant components of the Sanitary Sewer Plan and the companion CPA.

Schools Plan Analysis

A high-quality education system serves not only the students and their families, but the entire community by attracting employers who value educational opportunities for their employees. The Schools Plan sets out policies and action strategies that further the County's goal of providing quality public education to our school-aged population. The Plan includes recommendations relating to facility size and location, sitting criteria, compatible uses, and community use of school facilities.

Based on the most recent submission, the Schools Division provided a School Board Impact Statement, dated March 11, 2020. This entire document is attached at the end of this report. Staff has extracted and provided key summary parts from the latest Development Impact Statement, as it relates to schools in the same attendance area as this proposed rezoning. For reference purposes, such student generation, enrollment, capacity, Capital Improvements Program (CIP) projects information is provided below.

Proposed Residential Rezoning (number of units)	Student Generation for Proposed Rezoning																				
<table> <tr> <th colspan="2">Housing Units Proposed</th></tr> <tr> <td>Single-Family</td><td>118</td></tr> <tr> <td>Townhouse</td><td>0</td></tr> <tr> <td>Multi-family</td><td>0</td></tr> <tr> <td>Total</td><td>118</td></tr> </table>	Housing Units Proposed		Single-Family	118	Townhouse	0	Multi-family	0	Total	118	<table> <tr> <th colspan="2">Students Generated</th></tr> <tr> <td>Elementary</td><td>35</td></tr> <tr> <td>Middle</td><td>19</td></tr> <tr> <td>High</td><td>27</td></tr> <tr> <td>Total</td><td>81</td></tr> </table>	Students Generated		Elementary	35	Middle	19	High	27	Total	81
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Students Generated																					
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Middle	19																				
High	27																				
Total	81																				

Countywide Current and Projected Student Enrollment & Capacity Utilization

School Level	Available Space		2019-20			2024-25			2029-30		
	Capacity	Portable Classrooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
Elementary School	43,053	72	40,422	2,631	93.9%	41,239	1,814	95.8%	44,254	-1,201	102.8%
Middle School	20,949	50	21,357	-408	101.9%	21,596	-647	103.1%	22,554	-1,605	107.7%
High School	26,197 ¹	61	28,056	-1,859	107.1%	30,078	-1,324	104.6%	31,406	-2,652	109.2%
	28,754 ²										

¹ Capacity on which available space is calculated for the 2019-20 and 2020-21 school years.

² Capacity on which available space is calculated for the 2021-22 through 2029-30 school years.

Current and Projected Student Enrollment & Capacity Utilization -Schools in same attendance area as Proposed Rezoning

Under the School Division's 2019-20 school attendance area assignments, students generated from the Proposed Rezoning will attend the following schools:

School Level	Available Space		2019-20			2024-25			2029-30		
	Capacity	Portable Classrooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
Nokesville (ES)	641	0	670	-29	104.5%	772	-131	120.4%	949	-308	148.0%
Nokesville (MS)	439	0	379	60	86.3%	414	25	94.3%	506	-67	115.3%
Brentsville HS	1,110	0	979	131	88.2%	1,088	22	98.1%	1,327	-217	119.5%

Current and Projected Student Enrollment & Capacity Utilization -Schools in same CIP Planning Area as Proposed Rezoning

School Level	Available Space		2019-20			2024-25			2029-30		
	Capacity	Portable Classrooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
Bristow Run ES	828	0	622	206	75.1%	553	275	66.8%	571	257	69.0%
Cedar Point ES	838	0	575	263	68.6%	601	237	71.7%	663	175	79.1%
Ellis ES	492	3	507	-15	103.0%	470	22	95.5%	513	-21	104.2%
Piney Branch ES	931	0	777	154	83.5%	735	196	78.9%	757	174	81.4%
Victory ES	874	0	660	214	75.5%	719	155	82.3%	754	120	86.3%
Wood ES	950	0	912	38	96.0%	814	136	85.7%	841	109	88.5%
Yung ES	839	0	727	112	86.7%	786	53	93.7%	897	-58	106.9%

Developer Proposed Mitigation

- The developer's Proffer Statement indicates a Level of Service (LOS) monetary contribution of \$20,694 per single-family unit. Monetary proffers will generate approximately \$2,441,892.

Current and Projected Student Enrollment & Capacity Utilization											
-Schools in same attendance area as Proposed Rezoning, including the effect of students generated from proposed rezoning											
School Level	Available Space		2019-20			2024-25			2029-30		
	Capacity	Portable Classrooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
Nokesville (ES)	641	0	670	-29	104.5%	807	-166	125.9%	984	-343	153.5%
Nokesville (MS)	439	0	379	60	86.3%	433	6	98.6%	525	-86	119.6%
Brentsville HS	1,110	0	979	131	88.2%	1,115	-5	100.5%	1,354	-244	122.0%

Schools Capital Improvements Program (CIP) Projects	
that may impact schools in attendance areas of the Proposed Rezoning (with year anticipated)	
Elementary School	Elementary School (Yorkshire Area) (2028) [May provide relief]
Middle School	Marsteller MS (11-room addition) (2022)
High School	
Note: The capacity utilization of an individual school due to the impact of future Schools CIP projects will vary based upon the attendance area modifications approved by the School Board.	

School Board Comments and Concerns

- The School Board is opposed to any rezoning application that causes student enrollment either Division-wide, by school level, or by student enrollment at any assigned school, to exceed 100 percent of capacity.
- Current Division-wide enrollment levels at middle and high schools in the aggregate exceed capacity.
- Current enrollment exceeds capacity at the assigned elementary school (Nokesville)
- Current enrollment at six of the seven elementary schools within the same CIP Planning area have existing capacity.
- The assigned elementary school is expected to exceed capacity within five years by approximately 25.9 percent with the additional students under this application. The anticipated additional students will further strain the operational and capital resources of the assigned schools and add to the School Division's need to create new space for students.

- Transferring or reassigning students to other PWCS schools to relieve the additional overcapacity created by this application is not a solution acceptable to the School Board, nor likely to be well received by the school community. While the School Board must adjust school boundaries upon the opening of new schools or additions to existing schools, and does so only with community input and recommendations, it is opposed to boundary changes precipitated by the approval of individual residential developments.
- For these reasons, the School Board is opposed to the subject application.

Proposal's Strengths

- Monetary Level of Service (LOS) Contribution: As proffered, the Proffer Statement indicates a LOS monetary contribution of \$20,694 per single-family unit, which is consistent with the policy that was in effect for land use cases accepted prior to July 1, 2016.

Proposal's Weaknesses

- School Board Recommendation: In the latest memorandum dated March 11, 2020, the School Board is opposed to the application, and raises concerns with Divisionwide school capacity. Although the School Board has expressed their opposition, as indicated above, the Planning Office has determined that subject proposal is still consistent with the intent of the Comprehensive Plan.

On balance, if the companion CPA is recommended for approval by the Planning Commission, this application is found to be consistent with the relevant components of the Schools Plan.

Transportation Plan Analysis

By providing a multi-modal approach to traffic circulation Prince William County promotes the safe and efficient movement of goods and people throughout the County and surrounding jurisdictions. The Transportation Plan sets out policies and action strategies that further the County's goal of creating and sustaining an environmentally friendly, multi-modal transportation system that meets the demands for intra- and inter-county trips, is integrated with existing and planned development, and provides a network of safe, efficient, and accessible modes of travel. The Plan includes recommendations addressing safety, minimizing conflicts with environmental and cultural resources, maximizing cost effectiveness, increasing accessibility of all travel modes, minimizing projected trip demand, and providing sufficient network capacity. Projects should include strategies that result in a level of service (LOS) of "D" or better on all roadway corridors and intersections, reduce traffic demand through transportation demand management strategies, dedicate planned rights-of-way, provide and/or fund transit infrastructure, pedestrian and bicycle pathways, and improved and coordinated access to transit facilities.

Site access is proposed from Classic Springs Drive east to Canova Drive and Route 234 (Dumfries Road). The proposed gated private road to the southwest limits access to Classic Lakes Way, for only County and emergency vehicles. Based on current Institute of Transportation Engineers (ITE) trip rates, the proposed 118 single-family, detached homes will generate 1,141 weekday, 81 A.M. peak hour, and 108 P.M. peak hour vehicle trips.

The following table provides current average daily traffic and levels of service (LOS) relevant to this development:

<u>Roadway Name</u>	<u>Number of Lanes</u>	<u>2019 VDOT Count</u>	<u>2015 Daily LOS</u>
Dumfries Road (Route 234)	4	33,000 VPD	C
Bristow Road (Route 619)	2	6,800 VPD	C

A Traffic Impact Analysis (TIA) was required for the application. The key findings from the TIA are summarized below:

- All movements of the unsignalized Canova Drive/Classic Springs Drive and Canova Drive/Meadowgate Drive intersections operate at level of service (LOS) A or better under all scenarios.
- The unsignalized Dumfries Road/Meadowgate Drive intersection operates at LOS B or better overall during both peak hours under all scenarios. The northbound, south bound and east bound approaches all operate at LOS C or better during both peak hours under all scenarios. The westbound approach operates at LOS F during both peak hours under all scenarios. However, this movement is not impacted by the proposed site traffic.
- The unsignalized Dumfries Road/Canova Drive intersection operates at LOS A overall during both peak hours. The northbound, south bound and west bound approaches all operate at LOS C or better during both peak hours. The eastbound approach operates at LOS F during both peak hours. This movement is impacted by the proposed site traffic which includes an additional 36 A.M. peak hour trips and 70 P.M. peak hour trips.
- No excessive queueing was shown to occur.
- Based upon the assumed “scoped” parameters, the analytical evaluations and comparisons within the TIA show that the proposed development will have no impact during either the A.M. or P.M. peak hours at the four (4) analyzed intersections, thus maintaining background LOS for future model Year 2020 conditions during all peak hours.
- The total projected vehicle counts for Classic Springs Drive for the existing and proposed development is 1,565 VPD ((32 lots in Classic Springs + 118 estate home lots) x 10.1 VPD per lot) + 50 VPD from the Park area). Classic Springs Drive is currently designed to meet the design criteria for a RM-1 category IV roadway, which is designed to serve 2,000 VPD.

The Applicant has proffered to provide a secondary gated private road connection at the southwestern portion of the site, between proposed Maple Springs Place and existing Classic Lakes Way. Access to the gated private road will be controlled by a gate with a remote opening system to limit access to the County, emergency, and other public vehicles. In addition, the Applicant will coordinate with the Fire Marshal's Office to ensure the remote opening system is equipped with gate opening technology which allows County and emergency vehicles to open the gate, as needed.

The Applicant has received a waiver from the Department of Transportation, under WAI 2017-00013 (dated March 13, 2017), to allow a gated private road – rather than a public road connection.

Proposal's Strengths

- LOS Monetary Contribution: As proffered, the Applicant shall make a monetary contribution to the County in the amount of \$16,780 per single-family residential dwelling constructed on the property, to be used for transportation improvements in the County. Said contribution shall be made prior to the issuance of a certificate of occupancy for each dwelling.
- Signal Warrant Study at Route 234 / Canova Drive: As proffered, prior to and as a condition of issuance of a certificate of occupancy for the fifty-sixth (56th) residential dwelling on the property, the Applicant shall perform a traffic signal warrants analysis (signal justification report) at the intersection of Canova Drive and Dumfries Road (Route 234), between the existing traffic signals at Counselor Road and Purcell Road. If warranted, the Applicant shall install the traffic signal, which will facilitate improved traffic flow.
- Permanent Cul-De-Sac for Honeysuckle Road: At the time of development of Classic Springs Drive from its current terminus into the subject property, the Applicant shall make all improvements necessary to convert the temporary cul-de-sac for Honeysuckle Road into a permanent cul-de-sac. The Applicant shall also remove all asphalt, traffic barricades and other improvements between the permanent cul-de-sac and the subject property.
- Permanent Cul-De-Sac for Classic Lakes Way: On the final subdivision plan and plat for Maple Springs Place located on the southwestern corner of the property, the Applicant shall show the right-of-way dedication and any improvements necessary to convert the temporary cul-de-sac for Classic Lakes Way into a permanent cul-de-sac.
- Public Road Connection Prohibition: No public road inter-parcel connection shall be provided between Classic Lakes Way and Maple Springs Place or any other public road proposed on the subject property. This will limit access and prevent future cut-through traffic.
- Provision for County & Emergency Access: As proffered and as shown on the GDP, the Applicant shall provide a gated access connection between Maple Springs Place and Classic Lakes Way. This will provide secondary access for County, emergency, and public vehicles.

- **Traffic Calming Measures:** Subject to approval by the County and VDOT through the final subdivision plan approval process, the Applicant shall do the following:
 - Install a “Watch for Children Entire Community” sign along Classic Springs Drive, near its intersection with Canova Drive and across from 12872 Classic Springs Drive.
 - Install a Speed Table, in accordance with all County requirements on Classic Springs Drive, between its intersection with Canova Springs Place and the stormwater management pond.
 - Install a Speed Table, in accordance with all County requirements on Classic Springs Drive near the current temporary cul-de-sac.
 - Install a Raised Crosswalk for the trail crossing of Classic Springs Drive in accordance with all County and VDOT requirements. The raised crosswalk shall be installed prior to the completion of the base paving for the extension of Classic Springs Drive through the Park and past the trail crossing.

Proposal's Weaknesses

- None identified.

On balance, if the companion CPA is recommended for approval by the Planning Commission, this application is found to be consistent with the relevant components of the Transportation Plan.

Materially Relevant Issues

This section of the report is intended to identify issues raised during the review of the proposal, which are not directly related to the policies, goals, or action strategies of the Comprehensive Plan, but which are materially relevant to the County's responsibilities in considering land use issues. The materially relevant issues in this case are as follows:

- **On-Hold Rural Preservation Study:** As previously mentioned, although there are components of this proposal that are consistent with the findings in the study, this collaborative planning effort has been placed on-hold, and is pending further public input and review. As such, the policies have not yet been adopted. As such, all current land use policies still apply, and staff is assessing this application based on the current Comprehensive Plan.
- **Concurrent CPA:** Staff's ability to support the requested Rezoning is contingent on approval of the pending/concurrent CPA request (#CPA2020-00008). Although, staff is assessing this application based on the current Comprehensive Plan, it acknowledges and presumes the policy implications of the CPA and amendment to the Rural Area boundary.

Modifications / Waivers

The following waivers and/or modifications to the requirements of the Zoning Ordinance and the DCSM are being requested and are incorporated into this rezoning request:

- As previously mentioned, the Applicant has already received a waiver from the Department of Transportation, under WAI 2017-00013, to allow a gated private road – rather than a second public road connection. Planning staff supports this waiver request.
- Through VDOT, there also was a SSAR Multiple Connections in Multiple Directions Exception Request granted to allow a gated private to serve as a second access to the property from the south, which will also help to prevent potential cut-through traffic between nearby arterial roads and residential developments. Planning staff supports this waiver request.

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:

- Marine Corps Base Quantico (MCBQ) – Community Plans & Liaison Officer
- PWC Archaeologist
- PWC Fire Marshal Office
- PWC Health District
- PWC Historical Commission
- PWC Parks & Recreation
- PWC Planning Office / Proffer Administration / Zoning
- PWC Police / Crime Prevention
- PWC Public Works – Watershed / Environmental / Arborist
- PWC School Board
- PWC Service Authority
- PWC Transportation
- Virginia Department of Transportation (VDOT)

The most recent agency review comments are attached at the end of this report.

PROFFER STATEMENT

Rezoning: Preserve at Long Branch (#REZ2017-00013)
(Formerly Mid-County Park & Estate Homes)

Applicant: Classic Lakes, LLC (Owner)

Property: GPIN No. 7792-99-5798(pt.), 7893-11-6930 and 7893-10-7686
(collectively the "Property") (317.7 +/- acres)

Off-Site Historic Sinclair Mill Preservation Area: GPIN No. 7793-74-9115, 7793-84-2716, 7793-84-5647,
(See Proffers 13 and 30) 7793-84-7507 less Area "D" (0.9 Ac.), Area "C" (0.1 Ac.) of
7793-83-3326, Area "B" (0.8 Ac.) of 7793-82-2751 & the
addition of 0.9 Ac. of unused Right-of Way for Old Sinclair
Mill Road, totaling 21.4 +/- acres

District: Coles Magisterial District

Existing Zoning: A-1 (298.3 +/- acres) and SR-1 (19.4 +/- acres)
Total (317.7 +/- acres)

Proposed Zoning: A-1 with Proffers (131.6 acres) and SR-1 with Proffers (186.1
acres)

Last Revised Date: September 26, 2019
May 20, 2020
July 16, 2020

Pursuant to Section 15.2-2303 of the Code of Virginia, as amended, the undersigned Owner and applicant (the "Applicant") hereby proffers that the development and use of approximately 317.7 acres of land, referenced above as the "Property", shall be in substantial conformance with the following conditions. Unless otherwise specified, any improvements proffered herein shall be provided at the time of development of the portion of the project adjacent to the improvement or within the same section, as shown on the Generalized Development Plan. The term "Applicant," as used herein, shall include within its meaning all current and future owners, successors in interest, tenants and assigns of the Property. These proffers are contingent on (i) the rezoning of the Property as requested in #REZ 2017-00013, and (ii) the acceptance of these proffers by the Board of County Supervisors. If this rezoning is approved and these proffers are accepted, these proffers will supersede and replace all previously approved proffers and conditions that may be applicable to any portion of the Property. In the event this rezoning is not granted as applied for by the Applicant, these proffers shall be deemed withdrawn and are null and void. The headings of the proffers set forth below have been prepared for convenience or reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the proffers.

Proffer Statement
Classic Lakes, LLC
#REZ2017-00013, Preserve at Long Branch
Revised: July 16, 2020

The following document is hereby incorporated herein and proffered as part of this rezoning application: The Generalized Development Plan prepared by Mark Branca, P.E. of Branca Development, LLC and titled Generalized Development Plan, The Preserve at Long Branch (formerly Mid-County Park and Estate Homes), dated 5/21/2016, last revised and sealed 5/14/2020, and containing five (5) sheets (the "GDP").

1. DEVELOPMENT & USE

- 1.1 The Property shall be developed and used for no more than one hundred eighteen (118) single-family detached homes (with associated roads and utilities), open space, environmental and wildlife resource preservation, and passive public park purposes, all in substantial conformance with the GDP and these proffers.
- 1.2 Development of the Property shall be in substantial conformance with the GDP; provided, however, that minor modifications and alterations to lot lines and the location of open space, roads, trails, utilities, stormwater and low impact development ("LID") and other stormwater management facilities, may be made due to final engineering, County or VDOT review, and/or Conservation Easement considerations at the time of final subdivision/site plan(s) review.
- 1.3 The Property may be developed in no more than four separate sections, at the discretion of the Applicant.
- 1.4 The trail alignments may be revised and/or additional trails may be added (but not reduced), subject to consultation with and approval by the Prince William County Department of Parks, Recreation and Tourism ("DPRT") and the Conservation Easement Holder (as defined in proffer number 16).
- 1.5 Stormwater management facilities shall be provided, in accordance with DCSM standards. Facilities shall be provided in the general locations shown on the GDP, subject to modifications and changes as may be approved by the County and the Conservation Easement Holder in connection with subdivision/site plan(s) review. The Applicant shall provide one hundred percent (100%) of the stormwater quality control and quantity control measures on-site and within the stormwater management wet pond constructed within the adjoining subdivision of Classic Hollow Section 1, pursuant to PWC Plan No. 05-00088. LID techniques may be

Proffer Statement
Classic Lakes, LLC
#REZ2017-00013, Preserve at Long Branch
Revised: July 16, 2020

used, including, but not limited to: on-site infiltration, bio-retention facilities (rain gardens), open space conservation, sheet flow through undisturbed open space, grass swales, channels or filter strips, rain water cisterns with controlled outfall via french drains, or similar measures. The locations and specific techniques to be utilized (including if and where LID is feasible on the Property) shall be determined by the Applicant at the time of final subdivision/site plan(s) review, subject to County approval. The stormwater facility locations shown on the GDP may be subject to modification or relocation during final subdivision/site plan review. Compliance shall be demonstrated on final subdivision/site plan(s). The initial home buyers shall be informed in the sales disclosure packet of any LID techniques used on their lot.

1.6 To facilitate safe pedestrian movement within the neighborhood, the following measures shall be implemented:

- The posted speed limit for the entire neighborhood shall be a maximum of 25 MPH.
- The following minimum hard surface shoulder widths shall be provided:
 - 8 ft. minimum on both sides of Classic Springs Drive, east of Sycamore Springs Place (as shown on the GDP);
 - 6 ft. minimum on both sides of Classic Springs Place, west of Sycamore Springs Place (as shown on the GDP); and
 - 6 ft. minimum on the eastern shoulder of Sycamore Springs Place from Classic Springs Place to the natural surface trail leading to the Long Branch Natural Area Preserve (as shown on the GDP).

2. **Use of Parcel A-1.** Parcel A-1 (GPIN 7893-11-6930) is located at the end of Honeysuckle Road and is zoned SR-1 (REZ PLN#2003-00433). Parcel A-1 shall be included in the Long Branch Natural Area Preserve (as defined in proffer number 12) portion of the Property, less any portion of Parcel A-1 that may be dedicated to the County for use as public right-of-way for Classic Springs Drive. The use of Parcel A-1 shall be limited by deed restrictions and Conservation Easement to permanently protected natural open space, natural surface trails, pedestrian only access and any clearing, grading, drainage, utilities, or other improvements required along an extension of Classic

Proffer Statement (dated July 16, 2020)

Proffer Statement
Classic Lakes, LLC
#REZ2017-00013, Preserve at Long Branch
Revised: July 16, 2020

Springs Drive. The Applicant shall forever forego and waive the right to construct the two single-family detached dwellings proposed on Parcel A-1 on PWC Plan No. 06-00560. This shall reduce the maximum number of single-family detached dwelling units permitted by REZ PLN#2003-00433 from twenty-four (24) single-family detached dwellings to twenty-two (22) single-family detached dwellings. Access to Parcel A-1 from Honeysuckle Road shall be limited to natural surface non-motorized access. Compliance with this proffer shall be provided prior to final bond release for Section 2.

3. **Use of Parcel B.** "Parcel B" (GPIN 7893-10-7686) is located at the end of Counselor Road and is zoned SR-1 (REZ PLN#2003-00433). Parcel B shall be included in the Long Branch Natural Area Preserve (as defined in proffer number 12) portion of the Property, less any portion of Parcel B that is dedicated to the County for use as public right-of-way for Classic Springs Drive. No single-family detached dwellings shall be constructed on Parcel B. Use of Parcel B shall be limited by deed restrictions and Conservation Easement to permanently protected natural open space, natural surface trails, pedestrian only access and any clearing, grading, drainage, utilities, or other improvements required along an extension of Classic Springs Drive. Access to Parcel B from Counselor Road shall be limited to natural surface non-motorized access. Compliance with this proffer shall be provided prior to final bond release of the final subdivision plan for the final section.
4. **Minimum Lot Size Requirement.** The minimum residential lot size shall be one (1) acre. This minimum lot size requirement shall apply only to residential building lots and shall not apply to open space, park or natural area parcels.

TRANSPORTATION

5. **Monetary Contribution.** The Applicant shall make a level of service monetary contribution to the Prince William Board of County Supervisors in the amount of \$16,780 per single-family residential dwelling constructed on the Property, to be used for transportation improvements in the County. Said contribution shall be made prior to the issuance of a certificate of occupancy for each dwelling.
6. **Route 234 Traffic Signal.** Prior to, and as a condition of issuance of a certificate of occupancy for the fifty-sixth (56th) residential dwelling on the Property, the Applicant shall perform a traffic signal warrants analysis (signal justification report) at the

Proffer Statement
Classic Lakes, LLC
#REZ2017-00013, Preserve at Long Branch
Revised: July 16, 2020

intersection of Canova Drive and Dumfries Road (Route 234), between the existing traffic signals at Counselor Road and Purcell Road. If the installation of a traffic signal is permitted by VDOT and PWDOT, and in the event a traffic signal is warranted (based on a VDOT warrants analysis) the Applicant shall install said traffic signal. Such installation shall be complete prior to bond release of the final subdivision plan for the final section. The Applicant shall receive a credit, upon approval of the estimated cost by the Prince William County Department of Transportation, against the transportation level of service monetary contribution identified in proffer number 5 herein, equaling the actual cost (as documented by copies of invoices and/or receipts submitted to the County) of the traffic signal warrants analysis, the traffic signal design, all approval processing, application and permitting fees, surveying, and construction (including any required utility relocations) and any easement acquisitions which may be necessary to install a traffic signal as may be required by this proffer. The cumulative amount of credit for this shall not exceed the total expended or the value of transportation level of service monetary contributions identified in proffer number 5.

7. **Permanent Cul-De-Sac for Honeysuckle Road.** Prior to the completion and bond release of an extension of Classic Springs Drive from its current temporary terminus onto the Property, the Applicant shall make all improvements necessary to convert the temporary cul-de-sac for Honeysuckle Road into a permanent public street cul-de-sac, as shown in PWC Plan No. 06-00560. The Applicant shall remove all asphalt, traffic barricades and other improvements between said permanent cul-de-sac and the Property.
8. **Permanent Cul-De-Sac Requirement for Classic Lakes Way.** On the final subdivision/site plan(s) and plat for Maple Springs Place (shown on Sheet 4 of the GDP), the Applicant shall show the public right-of-way dedication and any improvements necessary to convert the existing temporary cul-de-sac for Classic Lakes Way into a permanent public street cul-de-sac.
9. **County and Emergency Vehicle Access Requirement.** On the final subdivision/site plan(s) for Maple Springs Place (shown on Sheet 4 of the GDP), the Applicant shall provide a Gated access connection between Maple Springs Place and Classic Lakes Way, as shown on the GDP. Access shall be controlled and limited to access in both directions by only County, emergency and other public vehicles. This gated access shall be maintained by the Homeowners Association ("HOA") created for the new homes located on the Property. The Applicant shall coordinate with the Fire Marshal's Office prior to

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installation of the gate to ensure that the gate opening system will allow County, public and emergency vehicles to open the gate from either direction.

10. **Public Road Connection Prohibition.** No public road connection shall be established between Classic Lakes Way and Classic Springs Drive.

11. **Traffic Calming Measures.** Subject to approval by the County and VDOT through the final subdivision/site plan(s) approval process, the Applicant shall install the following on-site and off-site traffic calming measures prior to issuance of the first certificate of occupancy for the Property:

- A. Install a “Watch for Children Entire Community” sign along Classic Springs Drive near its intersection with Canova Drive, across from 12872 Classic Springs Drive.
- B. Install a Speed Table, in accordance with the details and requirements outlined in the “*Prince William County Residential Traffic Management Guide*,” on Classic Springs Drive between its intersection with Canova Springs Place and the stormwater management pond.
- C. Install a Speed Table, in accordance with the details and requirements outlined in the “*Prince William County Residential Traffic Management Guide*,” on existing Classic Springs Drive near the current temporary cul-de-sac.
- D. Install a Raised Crosswalk for the trail crossing of Classic Springs Drive shown on Sheet 2 of the GDP, in accordance with the details and requirements outlined in the “*Prince William County Residential Traffic Management Guide*.”

12. **Long Branch Natural Area Preserve description, dedication and use restrictions.** In lieu of a Parks and Recreation level of service monetary contribution, and subject to acceptance by the Prince William Board of County Supervisors, the Applicant shall dedicate, and convey in fee simple, to the Prince William Board of County Supervisors, at no cost, and subject to the terms and conditions outlined herein, approximately one-hundred and fifty-four (154) acres of land, as generally shown on the Generalized Development Plan as “Long Branch Natural Area Preserve.” The use of this land shall be limited by deed restriction and Conservation Easement to passive recreation and protected open space, in order to permanently preserve and protect approximately 1.6

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miles of the Long Branch stream valley and wildlife corridor, while providing public access. Allowed public activities shall be limited to conservation-related pursuits associated with the protected natural open space; natural surface trails; a stormwater management wet pond; trail head parking; and, the grading, drainage, utilities and storm drainage improvements located along public roadways, (provided that no more than 10% of the land area is utilized for said improvements).

In the event the Board of County Supervisors, in its sole discretion, chooses not to accept the dedication and conveyance of the Long Branch Natural Area Preserve, the Applicant shall convey it to a Homeowners Association established herein, for the use and enjoyment of the residents of the single-family detached dwellings located on the Property and subject to all proffers regarding the improvement, use restrictions and preservation of the natural area through a Conservation Easement.

Active recreational activities such as soccer, baseball or other ball fields, basketball courts, a shooting range, outdoor obstacle course races and other similar competitive events (such as "Tough Mudder, Spartan Race, etc.), the riding of All-Terrain Vehicles, ("ATVs"), four-wheelers, motorcycles or other motorized vehicles (with the exception of emergency and park maintenance vehicles) and similar active recreational uses shall be prohibited within the Long Branch Natural Area Preserve.

Prior to bond release of the final subdivision plan for the final section, the Applicant shall provide a Special Warranty deed or deeds for the conveyance of the Long Branch Natural Area Preserve to the County, subject to County Attorney's Office review and approval of the deed(s) of conveyance.

13. **Historic Sinclair Mill Preservation Area.** In lieu of a Parks and Recreation level of service monetary contribution, and subject to acceptance by the Prince William Board of County Supervisors, the Applicant shall dedicate and convey in fee simple the following off-site land containing approximately 21.4 acres – Parcel, GPINs 7793-74-9115, 7793-84-2716, 7793-84-7507 less Area "D" (0.9 Ac.), Area "C" (0.1 Ac.) of 7793-83-3326, Area "B" (0.8 Ac.) of 7793-82-2751 & the addition of 0.9 Ac. of unused Right-of Way for Old Sinclair Mill Road (the "Historic Sinclair Mill Preservation Area") – to the Prince William County Board of Supervisors, at no cost and as shown on Proffer Exhibit A, dated May 14, 2020. This conveyance shall be subject to the terms and conditions

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outlined herein. The use of this land shall be limited by deed restriction and Conservation Easement to:

- i. Natural (stream, river, wildlife, vegetation, topography) Protected Open Space.
- ii. Cultural Resource Studies, Investigations, and Preservation.
- iii. Passive Recreational Uses.
- iv. Natural Surface Trails.
- v. A launch area for non-gasoline powered watercraft; rowboats, canoes and kayaks.
- vi. Fishing.
- vii. A parking area.
- viii. A lockable gate shall be located at the entrance from Sinclair Mill Road.

In the event the Board of County Supervisors, in its sole discretion, chooses not to accept the dedication and conveyance of the Historic Sinclair Mill Preservation Area, the Applicant shall convey it to a Homeowners Association established herein, for the use and enjoyment of the residents of the single-family detached dwellings located on the Property and subject to all proffers regarding the improvement, use restrictions and preservation of the natural and cultural resources on the Historic Sinclair Mill Preservation Area.

Active recreational activities such as soccer, baseball or other ball fields, basketball courts, a shooting range, outdoor obstacle course races and other similar competitive events ("Tough Mudder, Spartan Race, etc.), the riding of All-Terrain Vehicles, ("ATVs"), four-wheelers, motorcycles or other motorized vehicles (with the exception of emergency and park maintenance vehicles) and similar active recreational uses shall be prohibited within the Historic Sinclair Mill Preservation Area. In addition, gasoline powered watercraft and jet skis shall be prohibited from entering the Occoquan River or Long Branch from the Historic Sinclair Mill Preservation Area through a Conservation Easement.

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Prior to bond release of the final subdivision plan for section 1, the Applicant shall provide a Special Warranty deed or deeds for the conveyance of the Historic Sinclair Mill Preservation Area to the County, subject to County Attorney's office review and approval of the deed(s) of conveyance.

14. Park Improvement. Prior to conveyance of the Long Branch Natural Area Preserve and the Historic Sinclair Mill Preservation Area to the County, the Applicant, at its sole cost and expense, shall:

- A. Install a minimum of two and one half (2½) miles of single lane natural surface trails, as generally shown and described on the GDP. The approximate centerline of the natural surface trails shall be shown on the final subdivision/site plan(s). The final trail width and alignment shall be determined in the field during a trail alignment meeting with the Department of Parks, Recreation and Tourism ("DPRT"), the Trail Contractor, and the Applicant prior to the installation of the trails, so as to minimize cut, fill, grading, tree clearing or pruning and land disturbance. Wherever possible, the natural topography and terrain shall not be significantly altered. The trails shall be designed and constructed in accordance with the standards established for Class 2 trails as described in the Trail Class Matrix, Figure 2.1, of the Prince William County Department of Parks, Recreation and Tourism Trail Standards by a Trail Contractor that is (i) a member in good standing of the Professional Trail Builders Association, or (ii) possesses an equivalent professional certification and experience with recreational trail design and construction, or (iii) as approved by the DPRT. The final trail alignment and design shall minimize stream crossings where practical to minimize impacts to perennial and intermittent streams. All narrow swales and minor intermittent streams shall be crossed with US Forest Service Type 3 Puncheons or equivalent structures. All perennial and major intermittent streams shall be crossed with US Forest Service Armored Fords or equivalent non-bridge water crossings or fords.
- B. Install a trail head along Classic Springs Drive in the location shown on Sheet 2 of the GDP. This trail head shall have 10 paved parking spaces, including one van accessible handicap parking space. The parking area shall be located near the trailhead and pond in the central portion of the park off of Classic Springs Drive in the location shown on the GDP or another location approved by the DPRT and

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the Conservation Easement Holder. A two or three horizontal board or split rail fence shall be installed around the parking area to prevent vehicles from driving from the parking area into the natural area preserve. The parking area, fence and pond shall be shown on and bonded with the first final subdivision/site plan for the Property

- C. Install all Park Identification signs, Way Finding signs, and standard County boundary markers or signs along the Park boundary in locations as determined by the DPRT, provided that all signs and boundary markers are provided by the DPRT at its expense. Provide and install all trail identification signs and paint blazes along the trails.

ENVIRONMENTAL

- 15. **Monetary Contribution.** Prior to and as a condition of issuance of each site development permit, the Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$75.00 per acre, with the amount based on the total acreage shown on each final subdivision plan, less any acreage shown on such final subdivision plan to be dedicated to the County for the Long Branch Natural Area Preserve and the Historic Sinclair Mill Preservation Area. This monetary contribution shall be used for water quality monitoring, drainage improvements and/or stream restoration projects.
- 16. **Conservation Easement.** Prior to conveyance of the Long Branch Natural Area Preserve and the Historic Sinclair Mill Preservation Area to the County and subject to County review of the deed of easement(s), the Applicant shall record a third party, perpetual conservation easement(s) on the Historic Sinclair Mill Preservation Area and the Long Branch Natural Area Preserve (collectively "Conservation Easement"). The Conservation Easement shall ensure that these areas shall remain in their natural state for the protection and enhancement of existing flora and fauna, and shall provide for non-motorized trail and nature viewing opportunities via natural surface trails that will be open to the public. This area shall only be disturbed as follows:
 - a. The obligations and improvements, including the installation and maintenance of those improvements, described in these proffers and/or depicted on the GDP.

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- b. The removal of objectionable non-native vegetation, as well as damaged and/or diseased vegetation to protect life and property.
- c. The demolition and removal of any existing structures on the Property, provided that such are re-seeded with a native wildflower and grass mix.
- d. Management of existing and future native landscapes, including the addition of supplemental plantings, for the enhancement of wildlife habitat.
- e. New utility (such as electric and community service, stormwater, water and sewer) crossings/encroachments necessary to serve only the Property and/or the "Historic Sinclair Mill Preservation Area".
- f. The removal of trash, debris, etc.

The foregoing restrictions shall not preclude the Applicant from utilizing the Conservation Easement area for BMP calculations and credits. The final location of the Conservation Easement boundaries shall be determined in consultation with and approval by the County, DRPT and the qualified land conservation organization. The Conservation Easement shall be created by a written instrument, to be recorded among the land records of the County prior to conveyance of the land to the County. The Conservation Easement shall be granted to the Land Trust of Virginia, or a similar qualified land conservation organization (the "Conservation Easement Holder"). The Conservation Easement shall run with the land and protect the land in perpetuity. County staff review and approval of the deed of easement will include the DPRT to ensure the easement language is in compliance with the park rules, regulations and intended uses. The Conservation Easement shall permit historic preservation activities (such as archaeological, architectural, historical, research etc.) on the easement property with the intent to identify, document, preserve, mitigate and interpret cultural resources.

17. **Protection of Environmentally Sensitive and Tree Save Areas.** The Applicant shall establish "Conservation Area" easements overlaying the intermittent streams in areas identified on Sheet 1 of the Generalized Development Plan as "50' Conservation Area". These easements shall have a minimum width of fifty (50) feet when overlaying intermittent streams.

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The Applicant shall establish "Conservation Area" easements overlaying a portion of slopes located adjacent to a perennial stream, in the areas identified on Sheet 1 of the Generalized Development Plan as "40' Conservation Area".

The Applicant shall establish "Conservation Area" easements overlaying the rear of certain lots, in areas identified on Sheet 1 of the Generalized Development Plan as "150' Conservation Area".

These permanent "Conservation Area" easements shall preserve and protect the native forest community, steep slopes and intermittent streams. Said permanent "Conservation Area" easements shall be shown on each final subdivision plan and plat. No clearing or improvements shall be made within these permanent "Conservation Area" easements, with the exception of the following circumstances and conditions:

- a. The removal of noxious vegetation, such as poison ivy, poison oak, etc., as well as damaged, dead, dying, or hazardous trees or dead, dying shrubbery.
- b. The installation and maintenance of fences, storm drainage outfalls, and utility crossings to serve the Property only, provided the routing of said improvements is aligned to minimize land disturbance and adverse impacts to existing indigenous vegetation.

The clearing and improvement restrictions for the "Conservation Area" easements and a reference to this proffer shall be placed within the deed of subdivision and within the covenants, conditions and restrictions recorded against all lots in the subdivision.

Said "Conservation Area" easements shall include the following or similar language, subject to approval by the County Attorney: "The Grantor does hereby create and reserve various Conservation Areas as set forth on the Plat. Said Conservation Areas are for the purpose of preserving and protecting the native forest community, steep slopes and intermittent streams. These shall be retained predominantly in their existing natural condition and no land disturbance or improvements may be made in said areas (other than (a) the removal of noxious vegetation, such as poison ivy, poison oak, etc., as well as damaged, dead, dying, or hazardous trees or dead, dying shrubbery; and (b) the installation and maintenance of fences, storm drainage outfalls, and utility crossings to serve the Property only, provided the routing of said improvements is aligned to

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minimize land disturbance and adverse impacts to existing indigenous vegetation) without specific authorization from the Prince William County Department of Public Works, except that public sanitary sewer facilities and easements shall not be allowed under any circumstances. The fee simple owner of the property located within said Conservation Area shall be responsible for maintenance of the property. The restrictions set forth herein for said Conservation Area shall be covenants running with the land, binding upon Grantor and its heirs and successors in title, and such restrictions may not be removed or modified without the consent of Prince William County Department of Public Works and the Homeowners Association required by proffer condition number 21 (the "HOA"). Such restrictions, conditions and covenants may be enforced by the HOA and/or by any other fee owner of any portion of the Property. The restrictions and conditions of this proffer may be enforced by the County.

18. TREE PRESERVATION

Applicant shall increase the County's tree canopy coverage requirements for the Property as a whole, as outlined in the in section 802.20 and table 8-4 of the Design and Construction Standards Manual, from a 20% tree canopy coverage requirement to a 50% tree canopy coverage. The Applicant shall satisfy this 50% tree canopy coverage by saving existing woodlands on the Property. Woodlands shall be saved, where practical and feasible, around wetlands, along intermittent and perennial streams, on 25% or greater slopes, within the resource protection area and the 100-year floodplain and within the portion of the Long Branch Stream Valley that contains dominant trees ranging in size from 20" to 36" in diameter, as delineated on the Environmental Constraints Analysis. A comprehensive tree canopy coverage plan shall be included on the final subdivision plan(s) for the Property to cumulatively track the 50% tree canopy coverage requirement established by this proffer.

19. Stream Crossing Impact Minimization Requirements. To minimize impacts to Long Branch, the Applicant shall take the following actions during site development activities for the portion of Classic Springs Drive that crosses Long Branch from the eastern property line to the western boundary of the RPA, as shown on PWC Plan No. 06-00560:

- A. The Applicant shall install an open bottom culvert to span Long Branch to minimize the impact to the stream.

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- B. Subject to the approval of the VEPCO, NOVEC, Verizon, and/or Comcast, the Applicant shall install conduits within the utility easements to be recorded along Classic Springs Drive. The conduits shall be installed during site development activities for Classic Springs Drive and used as sleeves by the utility companies to pull their cables through rather than each utility company excavating separate utility trenches within the utility easements at different times increasing the frequency and duration of disturbance.
- C. Prior to the release of the performance bond for the portion of Classic Springs Drive that crosses Long Branch, the Applicant shall reforest the area disturbed by site development activities located outside of the utility easements with tree seedlings at a spacing of approximately ten foot on center in each direction for a planting rate of four-hundred and fifty (450) tree seedlings per acre. The tree seedlings shall be indigenous native species 12" to 18" in height and consist of an even amount and distribution of understory and overstory trees.

20. **Specimen Tree Preservation Requirement.** The Applicant shall take measures to preserve fifty-three (53rd) of the fifty-four (54) specimen trees shown on the Generalized Development Plan within the Long Branch Stream Valley. The fifty-fourth (54) specimen tree, a 36" sycamore tree, located northeast of the stormwater management wet pond shall also be saved provided that the location of the specimen tree does not conflict with the construction of the stormwater management wet pond or the outfall from the wet pond. The Applicant shall field survey the location of said 36" sycamore and show it on the first final subdivision plan for the Property.

COMMUNITY DESIGN

21. **Homeowners Association.** The Applicant shall create a Homeowners Association to:
- A. Own and maintain open space parcels.
 - B. Maintain the gated access to be installed on Parcel "C", as shown on Sheet 4 of the GDP. Maintenance of the gated access shall include snow removal.
 - C. Perform the maintenance obligations required in Section 700 of the DCSM for any stormwater management facilities constructed on open space parcels.
 - D. Perform the maintenance obligations required in Section 700 of the DCSM for the stormwater management wet pond constructed on the Property.

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- E. Oversee administration and enforcement of the covenants, conditions and restrictions to be established for the neighborhood within the HOA documents and the deed(s) of subdivision, including the "Conservation Area" easements identified in proffer number 17 herein.
 - F. The HOA documents shall include the following disclosures/notices to the homeowners:
 - a. A notice that the riding of ATVs, four-wheelers, motorcycles or other motorized vehicles is prohibited within the Long Branch Natural Area Preserve, the Historic Sinclair Mill Preservation Area, and within HOA common areas/open space.
 - b. A notice that trees may fall from time to time from the Long Branch Natural Area Preserve onto the Lots and that the removal of said trees and any damage caused by said trees shall be the sole risk and responsibility of the owner of the Lot.
22. **Lot Clearing Limitation.** The Applicant shall limit the clearing and grading on each residential buildable lot during new home construction to no more than three quarters (3/4) of an acre. The limits of final clearing and grading for each lot shall be shown on a lot grading plan. This clearing limitation shall not include clearing for the construction of roads, driveways, utilities, or storm drainage and stormwater management improvements. The lot clearing limitation established by this proffer shall cover the construction period on each lot from initial lot clearing to the issuance of the certificate of occupancy.
- The Applicant shall, whenever practical and feasible, site homes on each lot grading plan to maximize the saving of existing trees in the front yards, in order to retain a natural wooded streetscape along the subdivision streets. On any lot where the saving of existing trees in the front yards is not possible or the front yards are devoid of existing trees, the Applicant shall plant two (2) indigenous large deciduous trees in the front yards of homes no more than five (5') feet behind the utility easements to create a streetscape in accordance with section 802.46.B. of the DCSM.
23. **Mass Clearing and Grading Limitation.** Mass clearing and grading of the Property shall not be permitted. The Applicant shall limit the clearing of trees during site development activities on the Property, on each final site development/grading plan, to

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the areas necessary for the construction of roads and other infrastructure improvements; utility lines; site drainage improvements; stormwater management controls and improvements; and only for the construction of building pads for houses when controlled fill is necessary. Clearing and rough grading for home sites will be permitted during site development activities only if the home sites and rough grading are shown on the final subdivision plan and the Lot Clearing Limitation (proffer #22) herein is shown to be satisfied on the final subdivision/site plan(s).

PUBLIC SEWER

24. No more than one hundred eighteen (118) single-family detached dwellings located on the Property shall be served by public sanitary sewer via an extension of the existing low-pressure force main serving the abutting Classic Springs subdivision. The Applicant shall be solely responsible for the cost of this extension. The low-pressure force main extension locations shown on the Generalized Development Plan are conceptual and may be revised in accordance with final engineering considerations; however, in no event (i) shall this extension be designed, located or installed to serve any other property, land or dwelling, nor (ii) shall any sewer mains, trunklines or sewer lift/pump stations be constructed on the Property.

WATER & SEWER

25. Acceptance of these proffers and approval of this rezoning by the Board of County Supervisors authorizes the location and provision of only those public uses and facilities proffered and required to provide public water and public sanitary sewer service to the property, pursuant to Va. Code Section 15.2-2232 and Prince William County Code Section 32-201.13.1. The exact alignment, location and extent of said facilities shall be determined based on final engineering and as approved by Prince William County and the Prince William County Service Authority. However, in no event shall the public sewer service be designed, located or constructed in a manner which serves any other uses on land other than the Property.

PUBLIC WATER

26. The Property shall be served by public water via an extension of the twelve (12) inch waterline from its current terminus along Classic Springs Drive, in accordance with PWCSA waterline and PWC fire flow safety requirements.

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LIBRARIES

27. The Applicant shall make a level of service monetary contribution to the Prince William Board of County Supervisors in the amount of \$812.00 per residential dwelling constructed on the Property, to be used for library services and facilities in the County. Said contribution shall be made prior to the issuance of a certificate of occupancy for each dwelling.

FIRE & RESCUE

28. The Applicant shall make a level of service monetary contribution to the Prince William Board of County Supervisors in the amount of \$1,053.00 per residential dwelling constructed on the Property, to be used for fire and rescue services and facilities in the County. Said contribution shall be made prior to the issuance of a certificate of occupancy for each dwelling.

SCHOOLS

29. The Applicant shall make a level of service monetary contribution to the Prince William Board of County Supervisors in the amount of \$20,694.00 per residential dwelling constructed on the Property, to be used for public school purposes in the County. Said contribution shall be made prior to the issuance of a certificate of occupancy for each dwelling.

PARKS AND RECREATION

30. In lieu of a level of service monetary contribution, the Applicant shall donate in fee simple and at no cost to Prince William County, approximately 174 acres of land shown on the GDP as the Historic Sinclair Mill Preservation Area and the Long Branch Natural Area Preserve.

HOUSING

31. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$250.00 per residential dwelling to be used by the County's

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Housing Preservation & Development Fund. Said contribution shall be made prior to the issuance of a certificate of occupancy for each dwelling.

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ESCALATOR CLAUSE

32. In the event that the monetary contributions set forth in this Proffer Statement are paid to the Board of County Supervisors within eighteen (18) months of final unappealable approval of this Rezoning, as applied for, said contributions shall be in the amounts stated herein. Any monetary contributions required hereby which are paid to the Board after eighteen (18) months following approval of this Rezoning shall be adjusted in accordance with the Urban Consumer Index ("CPI U") published by the United States Department of Labor, such that at the time contributions are paid they shall be adjusted by the percentage change in the CPI U from that date eighteen (18) months after approval hereof, to the most recently available CPI U to the date the contributions are actually paid, subject to a cap of six percent (6%) per year, non compounded.
33. **Successors and Assigns.** These Proffers will bind and inure to the benefit of the Owner and Applicant, its successors, tenants and assigns. Each reference to "Applicant" in these Proffers will include within its meaning and will be binding upon the Applicant's successor(s) in interest and/or developer(s) of the Property or any portion of the Property. Once portions of the Property are sold or otherwise transferred, the associated proffers become the obligation of the purchaser or other transferee and will no longer be binding on the Seller or other transferor.
34. **Counterparts.** These Proffers may be executed in one or more counterparts, each of which when so executed and delivered will be deemed an original document, and all of which, taken together, will constitute but one in the same instrument.

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[SIGNATURE TO FOLLOW ON NEXT PAGE]

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CLASSIC LAKES, LLC

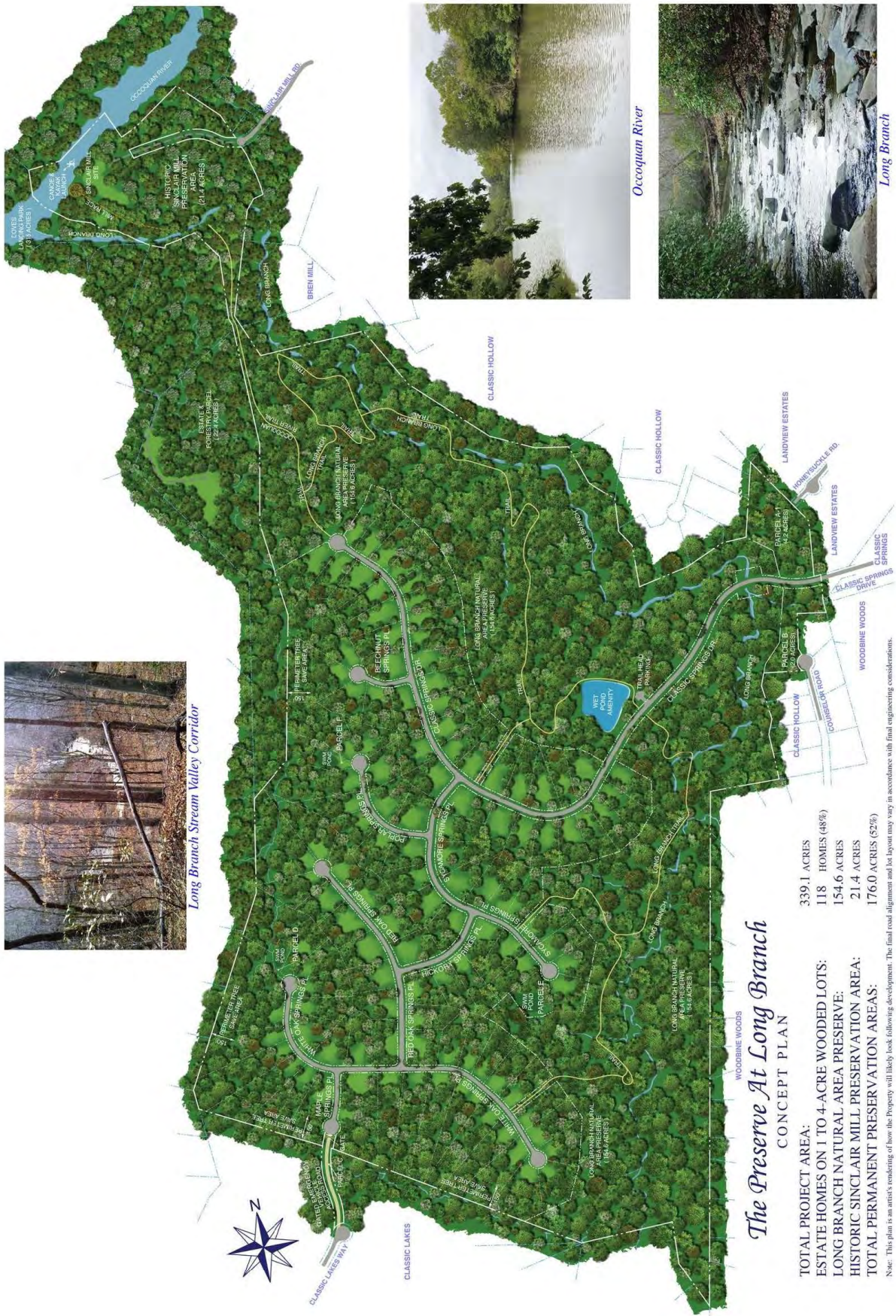
By: Classic Development, LLC

By: _____
Mark Granville-Smith, its managing member

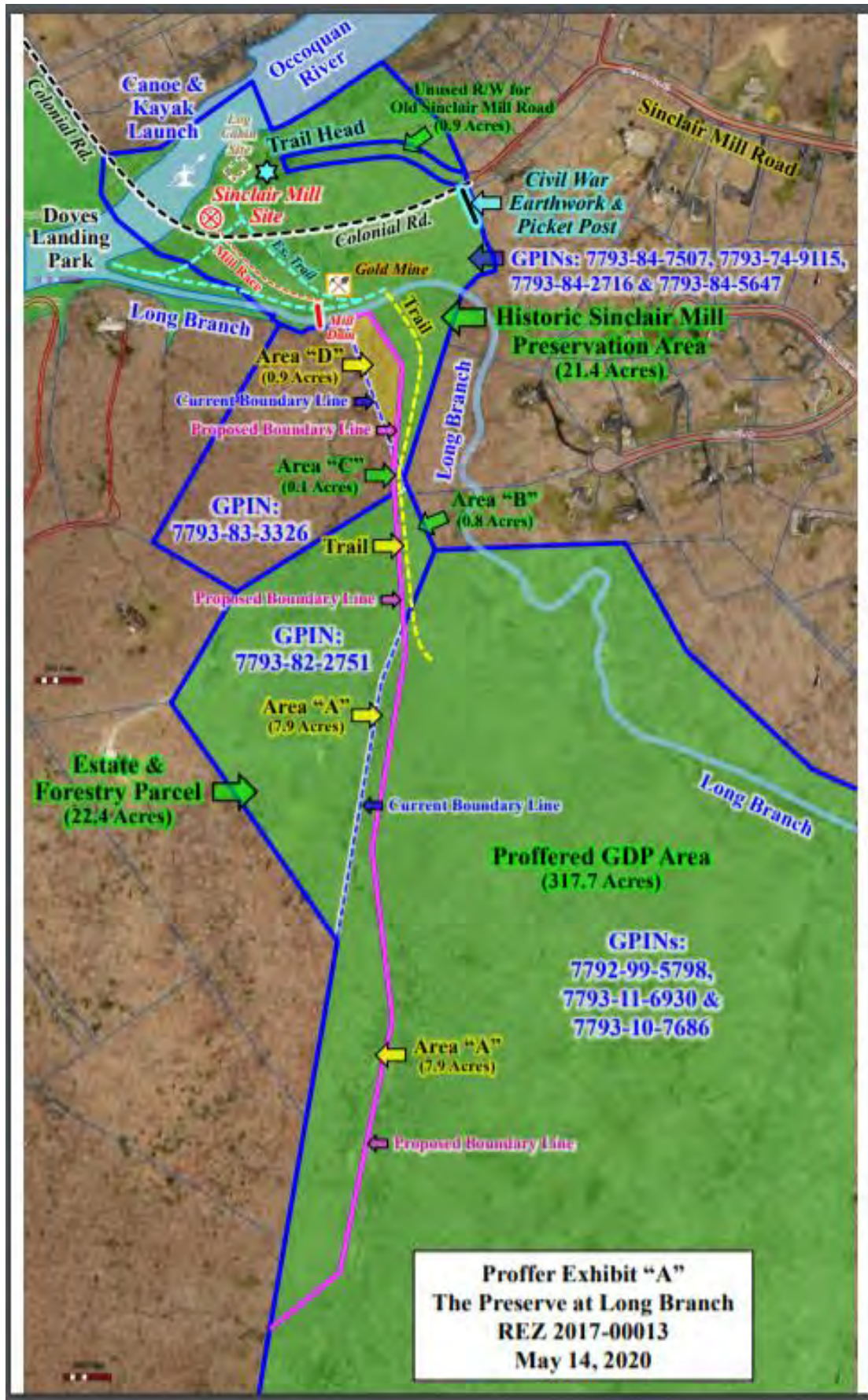
By: Branca Properties, LLC

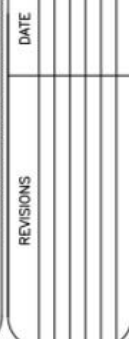
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Mark A. Branca, its managing member

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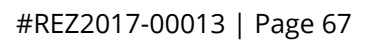


Illustrative Project Area & Proffer Exhibit





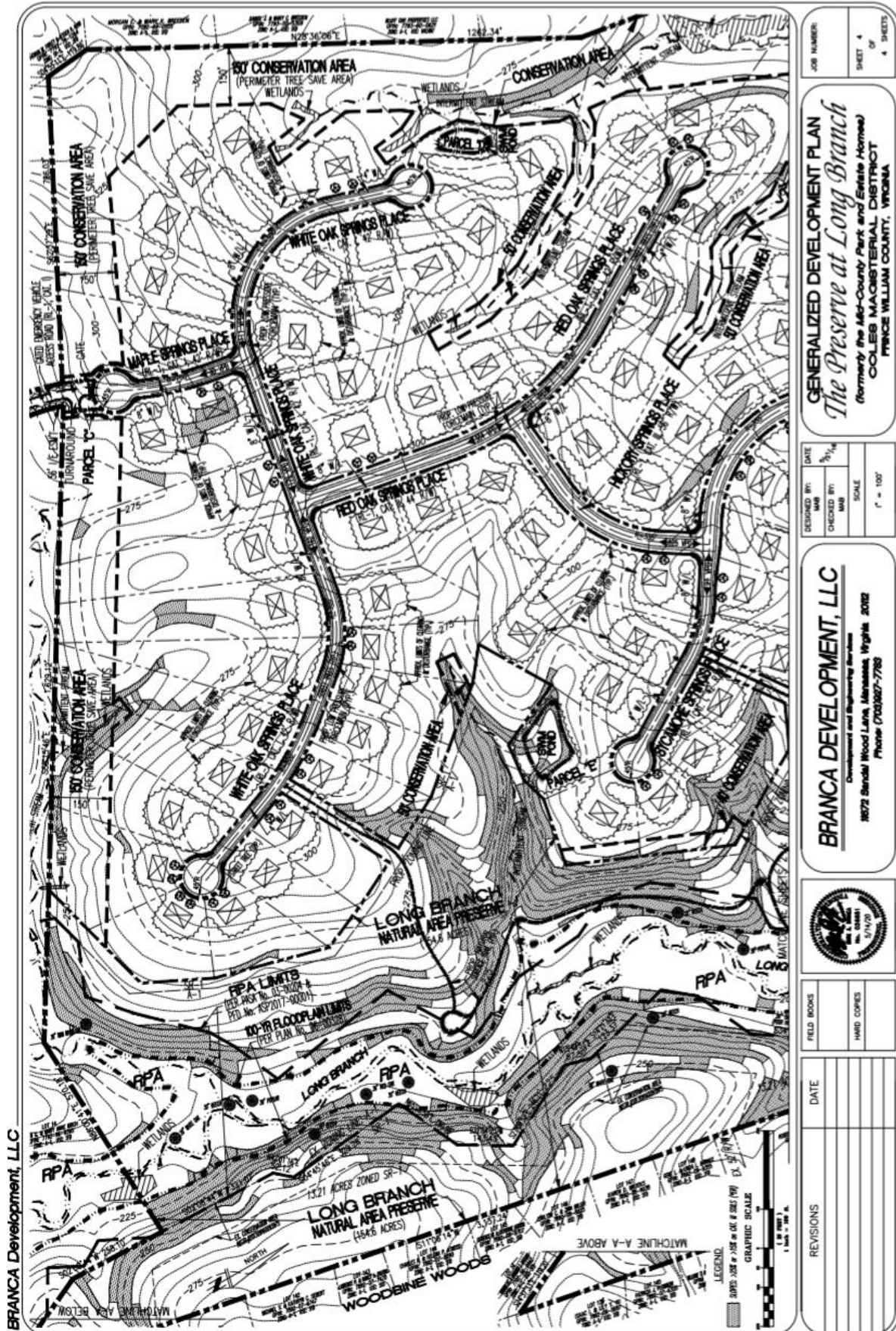
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BRANCA Development, LLC



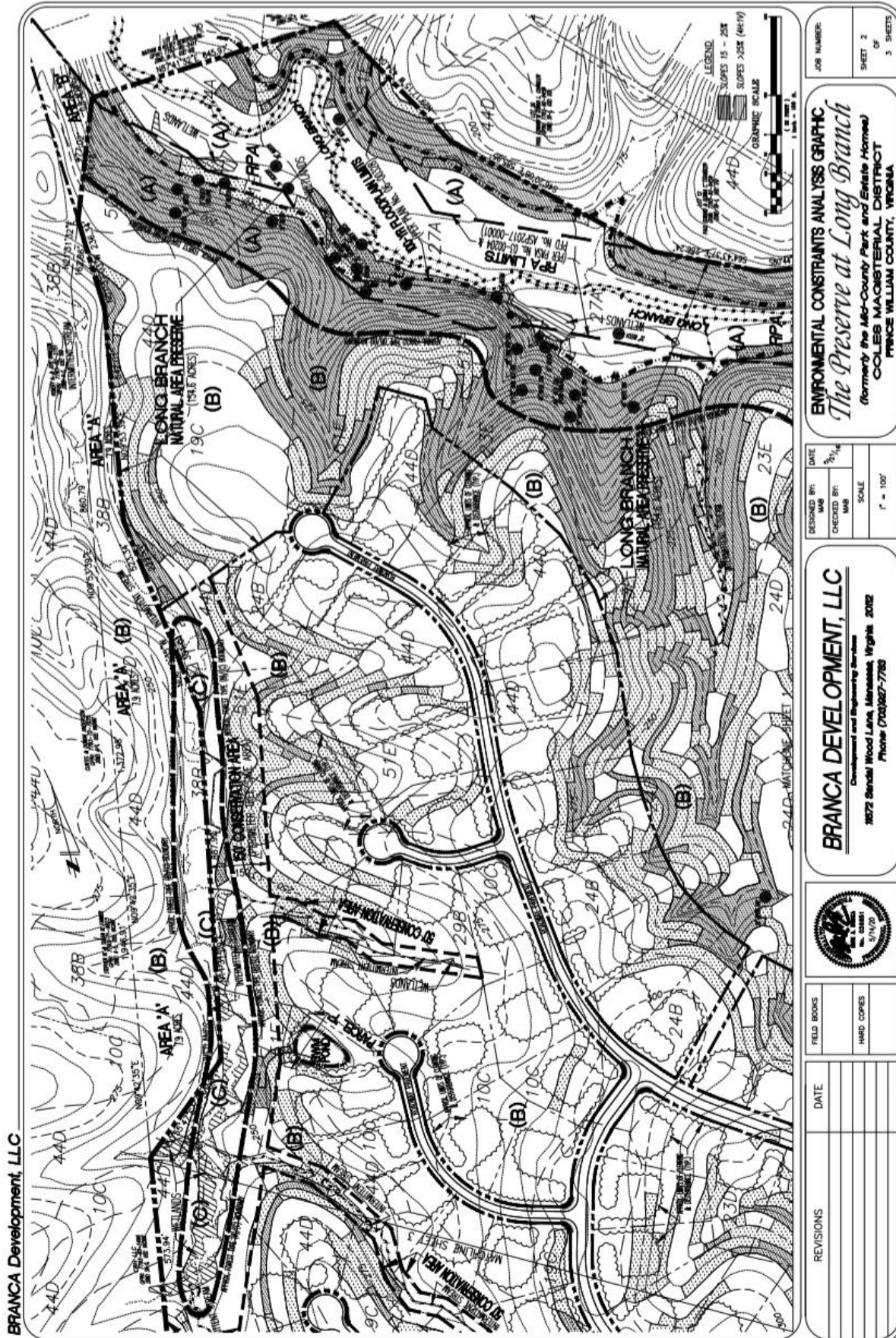




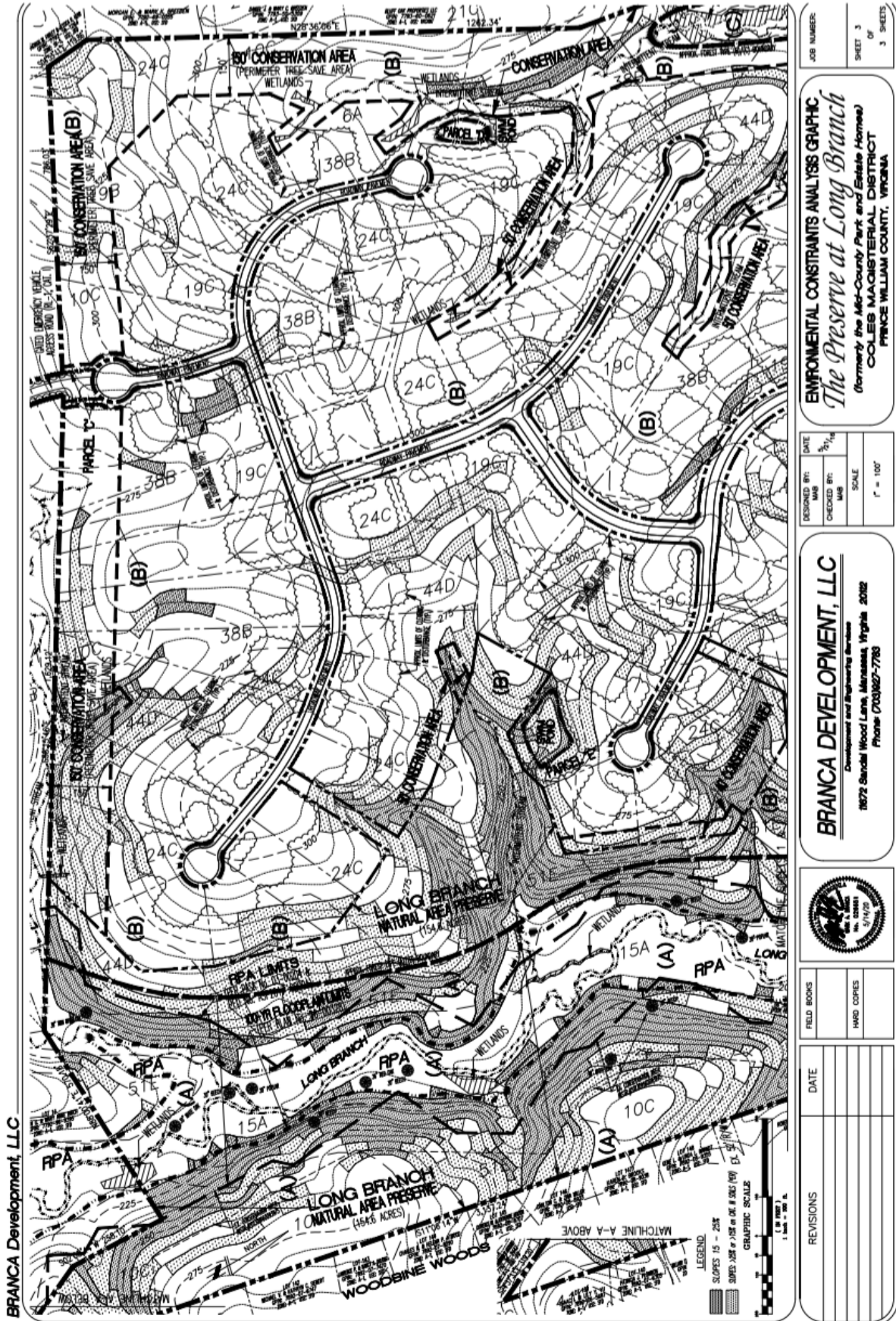
BRANCA Development, LLC



Environmental Constraints Analysis (ECA) Exhibit



Environmental Constraints Analysis (ECA) Exhibit





Prince William County
PUBLIC SCHOOLS
Providing A World-Class Education

Prince William County School Board-Impact Statement

Date:	March 11, 2020		
Case Number:	REZ2017-00013		
Case Name:	PRESERVE at LONG BRANCH (formerly Mid-County Park & Estate Homes) (6 th Submission)		
Magisterial District:	Coles		
Description:	Rezone 166.7 acres from A-1, Agricultural to SR-1, Semi-Rural Residential		
Proffer Evaluation Category:	<input checked="" type="checkbox"/> Pre-2016	<input type="checkbox"/> 2016-2019	<input type="checkbox"/> Post-2019

Proposed Residential Rezoning (number of units)	Student Generation for Proposed Rezoning																						
<table><tr><th colspan="2">Housing Units Proposed</th></tr><tr><td>Single-Family</td><td>118</td></tr><tr><td>Townhouse</td><td>0</td></tr><tr><td>Multi-family</td><td>0</td></tr><tr><td>Total</td><td>118</td></tr></table>	Housing Units Proposed		Single-Family	118	Townhouse	0	Multi-family	0	Total	118	<table><tr><th colspan="2">Students Generated</th></tr><tr><td>Elementary</td><td>35</td></tr><tr><td>Middle</td><td>19</td></tr><tr><td>High</td><td>27</td></tr><tr><td>Total</td><td>81</td></tr></table>			Students Generated		Elementary	35	Middle	19	High	27	Total	81
Housing Units Proposed																							
Single-Family	118																						
Townhouse	0																						
Multi-family	0																						
Total	118																						
Students Generated																							
Elementary	35																						
Middle	19																						
High	27																						
Total	81																						
Developer Proposed Mitigation																							
Monetary proffers are consistent with Monetary Policy Guide (for cases prior to July 1, 2016)?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A																				
School site, if offered, addresses a need identified in the School Division's CIP?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A																				
The location and size of the school site, if offered, is acceptable to the School Division?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A																				
For cases July 1, 2016 to present																							
The student generation methodology in the developer's impact analysis is acceptable?	<input type="checkbox"/> Yes	<input type="checkbox"/> No*	<input checked="" type="checkbox"/> N/A																				
*If No, what is the correct student generation?	Elementary School	0	Total Students 0																				
	Middle School	0																					
	High School	0																					
Monetary proffers, if offered, are based on adopted CIP projects, in terms of cost and in the geographic area of the rezoning, in the developer's impact statement?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A																				

Schools Impact Statement (most recent)

Prince William County School Board
Page 2

Developer Proposed Mitigation

- The developer's Proffer Statement dated February 13, 2020, indicates a Level of Service (LOS) monetary contribution of \$20,694 per single-family unit. Monetary proffers will generate approximately \$2,441,892.

Countywide Current and Projected Student Enrollment & Capacity Utilization

School Level	Available Space		2019-20			2024-25			2029-30		
	Capacity	Portable Classrooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
Elementary School	43,053	72	40,422	2,631	93.9%	41,239	1,814	95.8%	44,254	-1,201	102.8%
Middle School	20,949	50	21,357	-408	101.9%	21,596	-647	103.1%	22,554	-1,605	107.7%
High School	26,197 ¹	61	28,056	-1,859	107.1%	30,078	-1,324	104.6%	31,406	-2,652	109.2%
	28,754 ²										

¹ Capacity on which available space is calculated for the 2019-20 and 2020-21 school years.

² Capacity on which available space is calculated for the 2021-22 through 2029-30 school years.

Current and Projected Student Enrollment & Capacity Utilization -Schools in same attendance area as Proposed Rezoning

Under the School Division's 2019-20 school attendance area assignments, students generated from the Proposed Rezoning will attend the following schools:

School Level	Available Space		2019-20			2024-25			2029-30		
	Capacity	Portable Classrooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
Nokesville (ES)	641	0	670	-29	104.5%	772	-131	120.4%	949	-308	148.0%
Nokesville (MS)	439	0	379	60	86.3%	414	25	94.3%	506	-67	115.3%
Brentsville HS	1,110	0	979	131	88.2%	1,088	22	98.1%	1,327	-217	119.5%

Current and Projected Student Enrollment & Capacity Utilization -Schools in same CIP Planning Area as Proposed Rezoning

School Level	Available Space		2019-20			2024-25			2029-30		
	Capacity	Portable Classrooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
Bristow Run ES	828	0	622	206	75.1%	553	275	66.8%	571	257	69.0%
Cedar Point ES	838	0	575	263	68.6%	601	237	71.7%	663	175	79.1%
Ellis ES	492	3	507	-15	103.0%	470	22	95.5%	513	-21	104.2%
Piney Branch ES	931	0	777	154	83.5%	735	196	78.9%	757	174	81.4%
Victory ES	874	0	660	214	75.5%	719	155	82.3%	754	120	86.3%
Wood ES	950	0	912	38	96.0%	814	136	85.7%	841	109	88.5%
Yung ES	839	0	727	112	86.7%	786	53	93.7%	897	-58	106.9%

Schools Impact Statement (most recent)

Prince William County School Board

Page 3

Current and Projected Student Enrollment & Capacity Utilization

-Schools in same attendance area as Proposed Rezoning, including the effect of students generated from proposed rezoning

School Level	Available Space		2019-20			2024-25			2029-30		
	Capacity	Portable Classrooms	Students	Space Available (+/-)	Util (%)	Students	Space Available (+/-)	Util (%)	Students	Space Available (+/-)	Util (%)
Nokesville (ES)	641	0	670	-29	104.5%	807	-166	125.9%	984	-343	153.5%
Nokesville (MS)	439	0	379	60	86.3%	433	6	98.6%	525	-86	119.6%
Brentsville HS	1,110	0	979	131	88.2%	1,115	-5	100.5%	1,354	-244	122.0%

Schools Capital Improvements Program (CIP) Projects

that may impact schools in attendance areas of the Proposed Rezoning (with year anticipated)

Elementary School	Elementary School (Yorkshire Area) (2028) [May provide relief]
Middle School	Marsteller MS (11-room addition) (2022)
High School	

Note: The capacity utilization of an individual school due to the impact of future Schools CIP projects will vary based upon the attendance area modifications approved by the School Board.

School Board Comments and Concerns

- The School Board is opposed to any rezoning application that causes student enrollment either Division-wide, by school level, or by student enrollment at any assigned school, to exceed 100 percent of capacity.
- Current Division-wide enrollment levels at middle and high schools in the aggregate exceed capacity.
- Current enrollment exceeds capacity at the assigned elementary school (Nokesville).
- Current enrollment at six of the seven elementary schools within the same CIP Planning area have existing capacity.
- As indicated above, the assigned elementary school is expected to exceed capacity within five years by approximately 25.9 percent with the additional students under this application. The anticipated additional students will further strain the operational and capital resources of the assigned schools and add to the School Division's need to create new space for students.
- Transferring or reassigning students to other PWCS schools to relieve the additional overcapacity created by this application is not a solution acceptable to the School Board, nor likely to be well received by the school community. While the School Board must adjust school boundaries upon the opening of new schools or additions to existing schools, and does so only with community input and recommendations, it is opposed to boundary changes precipitated by the approval of individual residential developments.
- For these reasons, the School Board is opposed to the subject application.

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: ERHART

**July 9, 2019
Regular Meeting
Res. No. 19-037**

SECOND: JOHNS

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>
REZ2017-00013	Mid-County Park & Estate Homes – 5th Submission	In the interest of safety and preservation request fencing of existing cemetery.
REZ2019-00017	Bradley Square Commercial – 2nd Submission	No Further Work
CPA2017-00009	Route 29 Small Area Plan	Support implementation of the Cultural Resources Policies and Action Strategies outlined in Options A & B. Oppose Option C.
REZ2019-00038	3716 Pennington Lane	Phase I Cultural Resource study.
SUP2019-00045	3716 Pennington Lane	Phase I Cultural Resource study.
REZ2019-00039	Ashley Business Park	Table

Historical Commission Resolution

July 9, 2019
Regular Meeting
Res. No. 19-037
Page 2

Votes:

Ayes: by acclamation

Nays: none

Absent from Vote: Vayer

Absent from Meeting: Basler, Brown, Cunard, Duley, Van Derlaske

MOTION CARRIED

ATTEST: _____



Secretary to the Commission

Planning Commission Resolution (previous deferral)



**PRINCE WILLIAM
COUNTY**

Planning Commission

PLANNING COMMISSION RESOLUTION

MOTION: HAYNES

October 16, 2019

SECOND: TAYLOR

Regular Agenda

RES. No. 19-117

RE: REZONING, #REZ2017-00013, MID-COUNTY PARK AND ESTATE HOMES

ACTION: DEFER TO DATE UNCERTAIN

WHEREAS, this is a request to rezone ± 144.2 acres from A-1, Agricultural, to SR-1, Semi-Rural Residential, for the development of up to 118 single-family detached residential units on one-acre minimum lots, and to establish a 188-acre natural protected open space/public park area adjacent to and surrounding the residential development. As part of the development, there is a proposed offsite acquisition and dedication/conveyance of an additional ± 20.46 acres, to be known as Sinclair Mill Park. The total project area encompasses ± 346.1 acres; and

WHEREAS, the site 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, east of Dove's Landing Park, and west of the terminus of Sinclair Mill Road. ; and

WHEREAS, the site is A-1, Agricultural, and is located within the Domestic Fowl Overlay District; and

WHEREAS, the site is currently designated AE, Agricultural or Estate, SRR, Semi-Rural Residential, and ER, Environmental Resource, in the Comprehensive Plan, and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on October 16, 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 does hereby close the public hearing, and defer Rezoning #REZ2017-00013, Mid-County Park and Estate Homes, to a date uncertain.

Planning Commission Resolution (previous deferral)

October 16, 2019
Regular Meeting
RES. No. 19-117
Page 2

Votes:

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

Nays: None

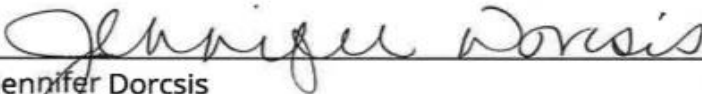
Absent from Vote: None

Absent from Meeting: None

Abstain from Vote: None

MOTION PASSED

Attest:



Jennifer Dorcsis
Clerk to the Planning Commission

Meyer, Scott F.

From: Patton, Justin S.
Sent: Friday, July 26, 2019 11:50 AM
To: Meyer, Scott F.; Thornton, Randy A.
Subject: Preliminary Remarks Sinclair Mill Complex Property
Importance: High

Hi Scott,

Preliminary Remarks Sinclair Mill Complex Property

An archaeological pedestrian reconnaissance survey was conducted on July 1, 2019. The property is held in a family trust and various family members were present and conveyed the site's history, their family's use of the property and also displayed historical photographs of the property.

Findings

Located on the property is the Maddox/Sinclair Mill complex which consists of a mill dam, a mill race (head race) and the remains of the mill foundation. The mill dates to 1820 or earlier based on historical map evidence. The complex is located on Long Branch at the confluence of Long Branch and the Occoquan River. The mill dam is approximately 700 feet upstream on Long Branch from the confluence of Long Branch and the Occoquan River. The millrace or head race extends down-stream to Sinclair's Mill and is well defined and exhibits good integrity. It is a ditch of varying widths and depths and quite short, approximately 600 feet long. At the terminus of the headrace is the remains of the mill. What is visible above the surface is one substantial stone wall and the entrance of the head race into the mill. More research is warranted.

Located on the property are the remains of Sinclair Mill Road and the road's ford through the Occoquan River. The Sinclair Road bed traverses the middle of the property, across and through the mill complex and then crosses the Occoquan River. The river crossing is embayed by Lake Jackson and the ford is not visible. More research is warranted.

The current owners of the property reported additional cultural resources on the property. The first was a gold mine present near the beginning of the mill race. Gold mines have been reported in Prince William County and this may be a gold mine. It is also possible these pits are remains of borrow pits for soil and rock from mill race maintenance, as mill race's required constant and cyclical maintenance. More research is warranted.

A twentieth century, family cemetery consisting of two human burials and pet burials is reported on the property along with a Civil War picket post. The resources were not subject to archaeological survey. It was reported the cemetery's boundary was professionally surveyed.

Twentieth Century photographs of the property, displayed by the current landowners, showed various buildings structures that are no longer standing. These include their early twentieth century childhood home and at least two outbuildings consisting of a barn and another structure of unknown function. The owners also reported a general store on the property in adjacent the mill complex.

Recommendations

At this time, it is unclear if the cultural resources on the property, the mill complex and potential gold mine, Civil War Picket post, archaeological remains of the house, outbuildings and cemetery, are eligible for listing on the National Register of Historic Places.

Agency Comments

There is an abundance of cultural resources, especially archaeological resources, on the property. These resources are from different time periods and represent different uses across the property. More archival and archaeological research is warranted to learn more of the history of this property, as these cultural resources are worthy of preservation.

Justin S. Patton, RPA
County Archaeologist
Prince William County Planning Office (DS940)
5 County Complex Court, Suite 210
Prince William, VA 22192
O - 703.792.5729; F - 703.792.4401

To implement the Board's Zoning Ordinance and Comprehensive Plan goals, the Planning Office collaborates with the community and its customers to achieve a high quality of life and regional identity, through innovative land use planning.

Please consider the environment before printing this email.

Crime Prevention Police - REZ2017-00013



Plan Comments Report

Crime Prevention Police

Review Completed

Plan/Case #:	REZ2017-00013	Date:	06/22/2017
Plan/Case Name:	Mid-County Park & Estate Homes		
Plan Case Address:	12775 CLASSIC SPRINGS DR NOKESVILLE VA 20181		
Reviewer:	Whaley, Marcia		
	703-792-4412	mwhaley@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:

REZ2017-00013, Mid County Park and Estate Homes – 2nd Submission

We have received and reviewed the application REZ2017-00013 Mid County Park and Estate Homes. The applicant is looking to rezone approximately 144.2 acres from A1-Agricultural, to SR-1, Semi-rural Residential, for the development of up to 108 single-family detached residential units on one-acre minimum lots. The applicant is looking to establish a 195 acre natural protected open space / public park area adjacent to the residential development. The Mid- County Park and Estate Homes Property is owned by Classic Lakes, LLC.

The review of application was based on strategies and techniques explained in our Crime Prevention Through Environmental Design (CPTED) Manual: Crime Prevention Through Environmental Design: A guide to safe environments in Prince William County, Virginia, this can be found at <http://www.pwcgov.org/government/dept/police/Pages/CPTED.aspx>.

Comments

The applicant would like to develop a stocked pond suitable for fishing with a small parking area for up to eight (8) vehicles and develop a minimum of 2 miles of single lane natural surface trails.

Crime Prevention Police - REZ2017-00013

Parks, trails and open spaces provide a number of design challenges for personal safety, as they are typically large and used by a variety of people. Direct observation is not always possible or even desired in natural settings. Often, there is a conflict between safety principles and preserving the naturalness of the resource. Designing for safety in these areas should be focused on pathways, parking areas and other areas of concentrated activity. We recommend the following when it comes to parks, trails and open spaces:

- Provide a clear separation between regional trails and private property. The separation should permit leaving the trail in an emergency.
- If a particularly attractive portion of the trail is isolated, making its users vulnerable, create and clearly mark an alternate, observable path that gives users a choice for safer mobility.
- Clearly mark the areas to be used only during the day with entrance signs or gates to control accessibility.
- Clearly define paths between parking lots and other facilities.
- Erect maps to provide a sense of where one is and where one can go. These maps should clearly identify trail names, distances to facilities, emergency phones, and the characteristics of trails, e.g., "this is an isolated walking trail."
- Post park rules at access or gathering points in the park. Rules give the ability to designate acceptable uses and discourage unacceptable uses of the park.
- Trails should also have signs with trail names, directional signs to areas of public activity and even mile markers to help orient users. Trails need to be marked for use, such as biking or walking.
- Locate and trim trees and bushes to keep paths open and to eliminate the potential for areas of entrapment and concealment.
- Design parks to make maintenance easier by locating an adequate number of trash receptacles in areas where people congregate and by using durable, vandal-resistant materials.
- Provide prompt trash and graffiti removal.
- If park benches are planned, choose benches that have seat dividers to discourage long-term usage, such as sleeping.
- Positioning some bike trails and walking paths near areas of park activity or at places where parks meet commercial or residential uses, or pairing them with active streets can make users more observable by others.
- Recognize that some natural park areas cannot be observed or made safe during night hours.
- Provide good lighting for areas that can be safely used at night.

While our recommendations do not guarantee a crime-free environment, it is our experience that application of the concept of CPTED will reduce the opportunity for crime to occur and will enhance the quality of life. The developer of these projects is strongly encouraged to implement the above recommendations. A copy of this memo will be kept on file for future reference.

If there are any questions or comments please contact the Prince William County Police Crime Prevention Unit at 703-792-7270.

The Police Department has reviewed the application for REZ2017-00013, Mid-County Parks and Estate Homes. The proposed use of the property is for a 195 acre Natural Protected Open Space & Stream Valley Park (60% of the property) and a development of 108 Single Family Detached Estate Homes on one-acre lots (40% of the property). The property will be accessed from the extension of Classic Springs Drive.

This current application packet does not address the Police Chapter of the Prince William County Comprehensive Plan.

The Reference Manual for Rezoning, Special Use Permit, and Proffer Amendment Applications states the applicant should address the following elements at a minimum:

Police - Describe how police safety will be addressed (those checked need to be addressed):

- ☐ Impacts of the proposal on established level of service (LOS) standards.
- X Identify name(s) and location(s) of police district stations and field offices serving the project area
- X Provide information regarding the use and implementation of CPTED in the design of all buildings and sites.
- ☐ Identify methods to mitigate adverse impact on police emergency communications systems.

Comments:

At this time, the Police Department does not believe this application will create a significant impact on Police calls for service.

The Police Department publishes a CPTED Strategies guidebook and a copy of the guidebook as an attachment.

Crime Prevention Through Environmental Design (CPTED) is an effective approach to preventing crime. It is much more far reaching than dead-bolt locks on doors or windows and has been successfully implemented in communities across the nation. Each of the following CPTED strategies offers guidelines that property owners, design professionals, developers or remodelers may apply to reduce the fear and incidence of crime and improve quality of life. The Prince William County Police Department (PWCPD) Crime Prevention Unit (CPU) identifies four overlapping CPTED strategies: Natural Surveillance, Natural Access Control, Territorial Reinforcement and Maintenance.

CPTED Strategies

Natural Surveillance

The placement of physical features, activities and people in a way that maximizes visibility is one concept directed toward keeping intruders easily observable, and therefore less likely to commit criminal acts. Features that maximize the visibility of people, parking areas and building entrances are unobstructed doors and windows, pedestrian-friendly sidewalks and streets, front porches and appropriate nighttime lighting.

Natural Access Control

Natural Access Control is another design concept directed primarily at decreasing crime opportunity by denying access to crime targets and creating a perception of risk for offenders. People are physically guided through a space by the strategic design of streets, sidewalks, building entrances, landscaping and neighborhood gateways. Design elements are very useful tools to clearly indicate public routes and discourage access to private areas.

Territorial Reinforcement

Physical design can also create or extend a sphere of influence. Users are encouraged to develop a sense of territorial control, while potential offenders, perceiving this control, are discouraged. This concept includes features that define property lines and distinguish between private and public spaces using landscape plantings, pavement designs, gateway treatments, appropriate signage and "open" fences.

Maintenance

Care and maintenance enable continued use of a space for its intended purpose. Deterioration and blight indicate less concern and control by the intended users of a site and indicate a greater tolerance of disorder. Proper maintenance prevents reduced visibility due to plant overgrowth and obstructed, or inoperative, lighting, while serving as an additional expression of territoriality and ownership.

While our recommendations do not guarantee a crime-free environment, it is our experience that application of the concept of CPTED will reduce the opportunity for crime to occur and will enhance the quality of life. The developer of these projects is strongly encouraged to implement the above recommendations. A copy of this memo will be kept on file for future reference.

If there are any questions or comments please contact the Prince William County Police Crime Prevention Unit at 703-792-7270.



Plan Comments Report

Fire Marshal's Office

Reviewed w/Comments

Plan/Case #:	REZ2017-00013	Date:	06/23/2020
Plan/Case Name:	Preserve at Long Branch (Formerly Mid-County Park)		
Plan Case Address:	12775 CLASSIC SPRINGS DR NOKESVILLE VA 20181		
Reviewer:	Little, Ernest		
	703-792-6883	elittle@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:

- 1.01- Fire/Rescue Station 6 (Coles) is the first due fire/rescue resource.
 - 1.02- The facility is outside the required 4 minute travel time for Basic Life Support and Fire.
 - 1.03- The facility is within the required 8 minute travel time for Advanced Life Support.
 - 1.04- Fire/Rescue Station 6) responded to 2,142 incidents in FY 19.
 - 1.05- The workload capacity for Fire/Rescue Station 6 is 6,000 incidents per year.

Agency Comments



FIRE & RESCUE SYSTEM
Chief Timothy L. Keen

June 23, 2020

TO: Randy Thornton, Planning Office

FROM: Ernest H. Little, *Fire Plans Reviewer*
Fire Marshal's Office

SUBJECT: REZ2017-00013 Mid County Parks and Estates-- rezoning, residential- seventh submission

Corrections
None

Conditions

None

Recommendations

None

Health Department - REZ2017-00013



Plan Comments Report

Health Department

Review Completed

Plan/Case #:	REZ2017-00013	Date:	07/11/2017
Plan/Case Name:	Mid-County Park & Estate Homes		
Plan Case Address:	12775 CLASSIC SPRINGS DR NOKESVILLE VA 20181		
Reviewer:	Ameen, Will		
	703-792-6318	wameen@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.

Thornton, Randy A.

From: Anderson, Joshua (VDH) <Joshua.Anderson@vdh.virginia.gov>
Sent: Monday, June 26, 2017 11:24 AM
To: Thornton, Randy A.
Subject: Mid-County Park and Estate Homes

REZ2017-00013

The Health Department has no objection to the rezoning request.

Joshua Anderson | Environmental Health Supervisor
Prince William Health District | Virginia Department of Health
5 County Complex Court · Suite 240
Woodbridge, VA 22192
joshua.anderson@vdh.virginia.gov
703-792-7335 Office
703-792-4743 Fax

A Community of Healthy People and a Healthy Environment

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Prince William Public Library System

Administrative Support Center
13083 Chinn Park Drive, Prince William, Virginia 22192-5073
703-792-6100 | TTY 703-792-6163 | FAX 703-792-4875

www.pwcgov.org/library

December 16, 2016

TO: Scott Meyer, Development Services Technician
Planning Office

FROM: Deborah Wright, Acting Library Director 

RE: Mid-County Parks & Estate Homes Rezoning REZ PLN2017-00013
Brentsville Magisterial District

The Prince William County Public Library System has reviewed a copy of the subject rezoning application and offers the following comments, relevant to the level of service (LOS) standards contained in the Library Plan, 2008 Comprehensive Plan.

APPLICATION SUMMARY

The application is a Rezoning for Mid-County Parks & Estate Homes in the Coles Magisterial District. The applicant is requesting to rezone approximately 144.2 acres from A-1, Agricultural, to SR-1, Semi-Rural Residential, for the development of up to 108 single-family detached residential units on one-acre minimum lots; and to establish a 195-acre natural protected open space / public park area adjacent to the residential development. The total project area encompasses approximately 325.6 acres, and is located to the west of the termini of Classic Springs Drive and Honeysuckle Road, and to the north and west of the terminus of Counselor Road. The subject property is identified on County maps as GPINs 7792-99-5798, 7893-10-7686, and 7893-11-6930. The subject site is currently zoned A-1 and SR-1; and is designated AE, Agricultural or Estate; ER, Environmental Resource; and SRR, Semi-Rural Residential, in the Comprehensive Plan. The site is located within the Rural Area and Development Area of the County; and is located within the Domestic Fowl Overlay District.

LIBRARY NEAR THE PROJECT AREA

The library nearest the proposed project area is Independent Hill Neighborhood Library located at 14418 Bristow Road, Manassas, VA 20112-3932.

LEVEL OF SERVICE ANALYSIS

The 2008 Comprehensive Plan contains level of service (LOS) standards for library facilities and prescribes strategies for achieving and maintaining those standards through the development

Mid County Parks & Estate
Homes Rezoning
REZ PLN2017-00013
Page 2

review process. The LOS standards are based upon existing conditions within the County and industry standards. LOS standards for the Prince William Public Library System consist of the building size and number of volumes (periodicals and books) needed to meet national standards for suburban jurisdictions.

These LOS standards quantify the monetary costs for providing County-wide library service at LOS standards levels where new development affects library services and facilities. Doing so covers the additional resource needs for books and other materials necessary to offset the impact of added library users, as a result of development, within the County-wide Library System. The County-wide standard is important, as library users have access to all facilities, in any location, not just near their neighborhood. The LOS standards, as currently outlined in the 2008 Comprehensive Plan, determine that there should be a total of 8 full-service libraries (the 2 existing Regional Libraries plus 6 full-service Community Libraries) by 2030.

The applicant has proposed the following:

LIBRARIES

Prior to and as a condition of issuance of a building permit for each unit, the Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$812.00 to be used for library services and facilities in the County.

As a result of applying the established LOS standards for libraries to the subject application, and in light of the applicant's proffered mitigation measures, this application meets the current LOS standards.

DLW/djc/Rezoning/FY2017/Mid-County Parks & Estate Homes Rezoning REZ PLN2017-00013

MCB Quantico - REZ2017-00013



Plan Comments Report

MCB Quantico

Reviewed w/Comments

Plan/Case #:	REZ2017-00013	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:	Meyer, Scott		
	703-792-6876	SMeyer@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 e-mail comment response.

Section II - Questions/General Information:

NO RECOMMENDATIONS DOCUMENTED.

Meyer, Scott F.

From: Griffin CIV Darryl R <darryl.r.griffin@usmc.mil>
Sent: Monday, June 29, 2020 4:32 PM
To: Meyer, Scott F.
Subject: RE: [Non-DoD Source] RE: Preserve at Long Branch CPA & REZ (follow-up) > Updates MCB Quantico Address > review
Attachments: JLUS_FinalExecutiveSummary2014_0701.pdf

Scott,

As a follow on just for situational awareness and while understanding that the subject site is approximately 1-2 miles away from MCB Quantico, please keep the JLUS in mind as a tool with regards to encroachment prevention.

V/r
Darryl

From: Griffin CIV Darryl R
Sent: Monday, June 29, 2020 4:12 PM
To: 'Meyer, Scott F.' <SMeyer@pwcgov.org>
Cc: 'Dalton, Connie' <CDalton@pwcgov.org>; 'Thornton, Randy A.' <RThornton@pwcgov.org>; Provenzano CIV Joseph D III <joseph.provenzano@usmc.mil>
Subject: RE: [Non-DoD Source] RE: Preserve at Long Branch CPA & REZ (follow-up) > Updates MCB Quantico Address > review

Good afternoon Scott,

From the CPLO perspective, my initial comments are as follows:

- 1) The precedence for leap frog residential development (thereby potential encroachment concerns via additional noise, light and traffic) to occur closer to MCB Quantico by the proposed shifting of the Rural Area boundary to allow infill development within an existing "hole in the doughnut" situated within the vicinity of sites primarily zoned for agricultural uses and located in the Rural Area is a concern. 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. Furthermore, the shifting of the Rural Area boundary before the completion and approval of the draft Rural Area Preservation Plan (presently on hold by the County) is also a concern. From a Planning perspective, it would seem to be more prudent to review the Preserve at Long Branch CPA and REZ submittals and the Rural Area Preservation Study with a more concurrent approach as 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

Agency Comments

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
Darryl Griffin
Community Plans and Liaison Officer
Marine Corps Base Quantico
darryl.r.griffin@usmc.mil
(703)784-5927

From: Griffin CIV Darryl R
Sent: Wednesday, June 24, 2020 10:50 AM
To: Meyer, Scott F. <SMeyer@pwcgov.org>
Cc: Dalton, Connie <CDalton@pwcgov.org>; Thornton, Randy A. <RThornton@pwcgov.org>
Subject: RE: [Non-DoD Source] RE: Preserve at Long Branch CPA & REZ (follow-up) > Updates MCB Quantico Address > review

Received and thanks. Ok re COB Monday June 29th, 2020.

V/r
Darryl

From: Meyer, Scott F. <SMeyer@pwcgov.org>
Sent: Wednesday, June 24, 2020 9:55 AM
To: Griffin CIV Darryl R <darryl.r.griffin@usmc.mil>
Cc: Meyer, Scott F. <SMeyer@pwcgov.org>; Dalton, Connie <CDalton@pwcgov.org>; Thornton, Randy A. <RThornton@pwcgov.org>
Subject: [Non-DoD Source] RE: Preserve at Long Branch CPA & REZ (follow-up) > Updates MCB Quantico Address > review

Hi Darryl –

It is a very fast/short timeframe... Given our other internal deadlines for 7/22 PC public hearing, we had to factor that in...

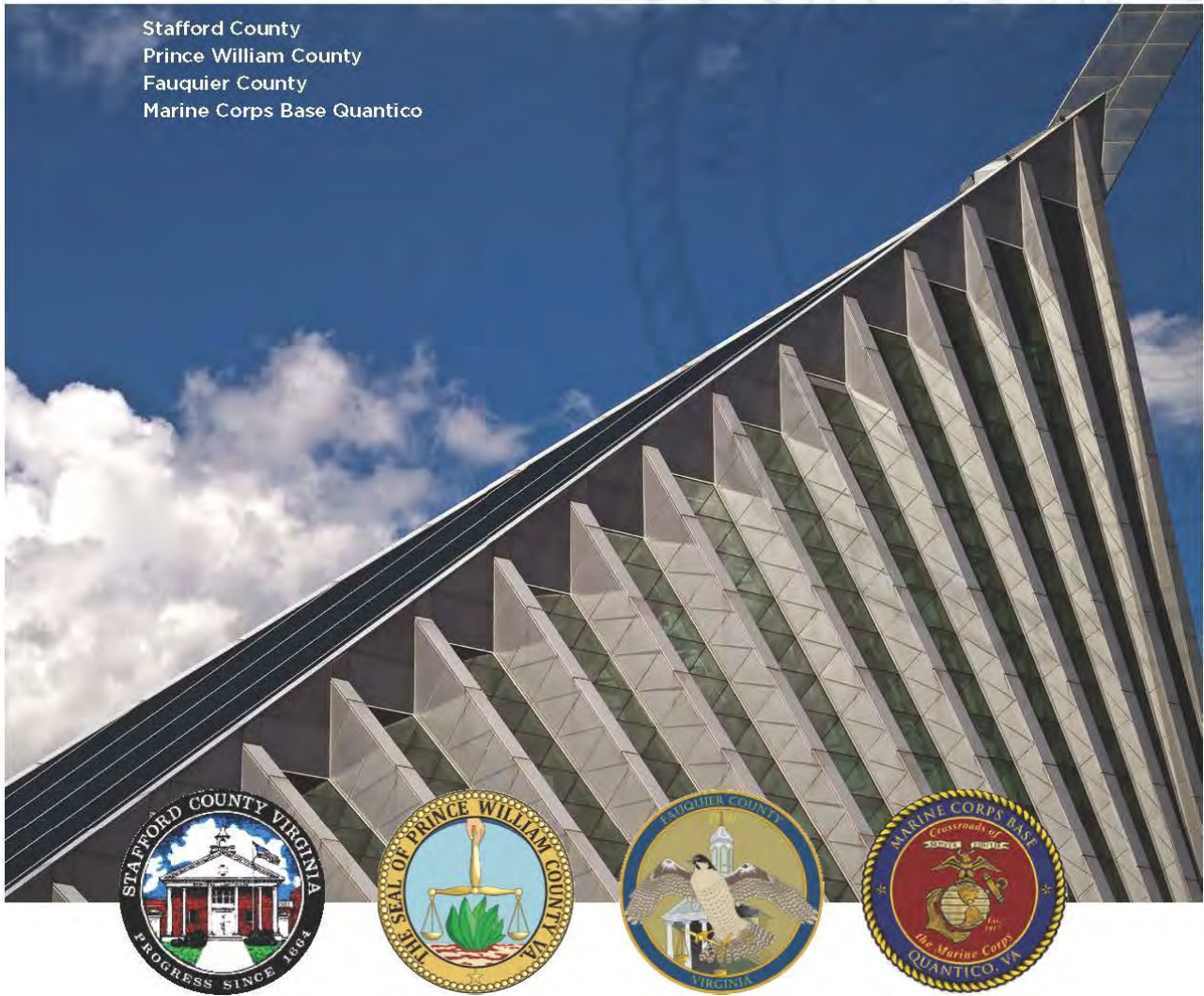
However, if you needed a bit more time on your end, that would be OK. If it helps, I would need your final written comments by no later than COB on Monday, June 29th. Note that your comments would be added into the file and our records, but given the timing, no revisions or changes can be made to the proposal. Staff is just reacting to this latest submission.

Hope this helps,
Scott

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.

Signed: Stafford County (RFP for Marine Corps Base Quantico JLUS), September 2013

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
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.

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

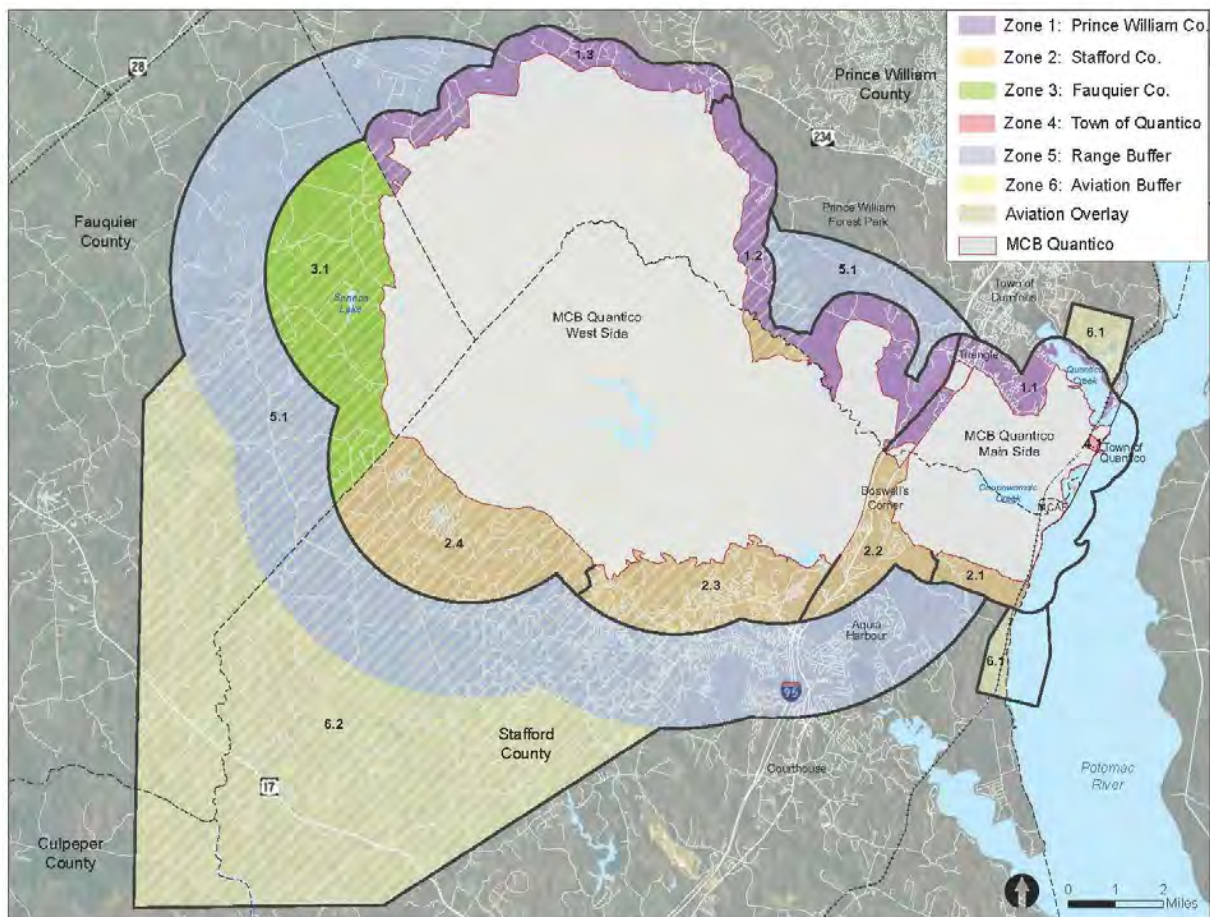


Figure ES.1 Military Influence Area Zones
 Sources: Counties of Fauquier, Prince William, and Stafford, MCB Quantico, 2013

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 Round-table, 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

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 Pursue technical modeling to create official noise contours associated with MCB Quantico range operations. Update the Range Compatible Use Zone (RCUZ) study with new data and adjust JLUS Military Influence Zone boundaries as applicable.		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.												x
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.						x	x	x				
TS.1 Include jurisdictions in review of the Draft Transportation Management Plan (TMP) being prepared by MCB Quantico.												
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.	x											
TS.3 Jointly work together to provide additional rights-of-way for Route 1 widening and Russell Road ramps.					x							
TS.4 Using the QRESC/QRPT structure, cooperatively work together to analyze and review other road and transportation improvements affecting traffic around MCB Quantico.	x	x	x	x	x	x	x	x	x	x		
TS.5 Coordinate with Virginia Railway Express (VRE) and AMTRAK on expansion plans to add a third rail line along the CSX rail corridor through MCB Quantico as well as expanded parking options for commuters.	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.		x	x			x	x	x		x		
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.	x	x	x	x	x	x	x		x			
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.				x	x	x						
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.	x											
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.	x	x	x	x	x	x	x	x	x			
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.											x	x
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.	x	x	x	x	x	x	x	x	x	x		
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.	x	x	x	x	x	x	x	x	x	x	x	x

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

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@pwccgov.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



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



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Service Authority

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

July 7, 2017

MEMORANDUM

To: Scott Meyer
PWC Office of Planning

From: M. Elena Herrera, P.E. 

Re: REZ2017-00013, Mid-County Parks & Estate Homes – 2nd Submission

Request: To rezone \pm 144.2 acres from A-1, Agricultural, to SR-1, Semi-Rural Residential, for the development of up to 108 single-family detached residential units on one-acre minimum lots; and to establish a 195-acre natural protected open space/public park area adjacent to the residential development. The total project area encompasses \pm 325.6 acres, and is located to the west of the termini of Classic Springs Drive and Honeysuckle Road, and to the north and west of the terminus of Counselor Road. The subject property is identified on County maps as GPIN 7792-99-5798, 7893-10-7686, and 7893-11-6930. The subject site is currently zoned A-1 and SR-1; and is designated AE, Agricultural or Estate; ER, Environmental Resource; and SRR, Semi-Rural Residential, in the Comprehensive Plan. The site is located within both the Rural Area and Development Area of the County; and is located within the Domestic Fowl Overlay District. Coles Magisterial District. 2nd Submission.

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

The subject property is located within both, the designated Rural Area portion and the Development Area of the County and the extension of public water and 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 previous comments regarding the referenced rezone application dated January 5, 2017 (copy enclosed) are still valid and shall be applied to the proposed development.

MEH:DLG

4 County Complex Court
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Service Authority

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

January 5, 2017

MEMORANDUM

To: Scott Meyer
PWC Office of Planning

From: M. Elena Herrera, P.E. 

Re: **REZ2017-00013, Mid-County Parks & Estate Homes**

Request: To rezone \pm 144.2 acres from A-1, Agricultural, to SR-1, Semi-Rural Residential, for the development of up to 108 single-family detached residential units on one-acre minimum lots; and to establish a 195-acre natural protected open space/public park area adjacent to the residential development. The total project area encompasses \pm 325.6 acres, and is located to the west of the termini of Classic Springs Drive and Honeysuckle Road, and to the north and west of the terminus of Counselor Road. The subject property is identified on County maps as GPIN 7792-99-5798, 7893-10-7686, and 7893-11-6930. The subject site is currently zoned A-1 and SR-1; and is designated AE, Agricultural or Estate; ER, Environmental Resource; and SRR, Semi-Rural Residential, in the Comprehensive Plan. The site is located within both the Rural Area and Development Area of the County; and is located within the Domestic Fowl Overlay District. Coles Magisterial District. **1st Submission.**

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

The subject property is located within both the Rural Area and the Development Area of the County and the extension of public water and sewer for the development must comply 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.
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. A county approved, adequately sized backflow prevention device shall be installed by the applicant 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, connection to public water 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 extensions in accordance with comments #10 and #11 of this letter.
9. Public sewer is not available to the site. Subject to the policies of the Prince William County Comprehensive Plan, connection to public sewer, if approved by the county, 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 stage to demonstrate that there is sufficient capacity and that the connections will not be detrimental to the existing system.
10. Depending on the final configuration of the 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 and configuration of on-site and off-site utility system improvements will be determined during the preliminary and final development 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 will

PWC Office of Planning
Page 3 of 3
REZ2017-00013

be supported by appropriate engineering analysis/modeling of affected existing utility systems and the proposed new facilities.

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.

MEH:DLG

Transportation Dept - REZ2017-00013



Plan Comments Report

Transportation Dept Review Completed

Plan/Case #:	REZ2017-00013	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:	Phillips, George		
	703-792-8094	GPhillips@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:

The Applicant revised the proffer accordingly and adequately addressed the remaining outstanding transportation related issue. Therefore, the Prince William County Department of Transportation would not object to the approval of this application. The Applicant is advised that while this report has examined their 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 site/subdivision plan review.

If you have any questions regarding these comments, please contact George Phillips at GPhillips@pwcgov.org.

 <p align="center">PRINCE WILLIAM COUNTY DEPARTMENT OF TRANSPORTATION PROJECT REVIEW COMMENT AND RESOLUTION SHEET</p>					<p>COMMENT CATEGORIES: 1. CORRECTIONS 2. RECOMMENDATIONS</p>	
<p>COUNTY PROJECT NUMBER: REZ 2017-00013</p>			<p>DEVELOPER/ENGINEER: BRANCA DEVELOPMENT, LLC 11672 SANDAL WOOD LANE, MANASSAS VA</p>		<p>REVIEWER(S): GEORGE PHILLIPS GPHILLIPS@PWCgov.org</p>	
<p>TYPE & SUBMITTAL: REZONING REZ 2017-00013 7TH SUBMISSION</p>			<p>PROJECT NAME: PRESERVE AT LONG BRANCH (FORMALLY MID-COUNTY PARK & ESTATE HOMES)</p>		<p>DATE: 6/24/2020</p>	
ITEM No.	REFERENCE	COMMENTS	COMMENT CATEGORY	RESPONSE ⁽¹⁾	DATE: 5/26/2020	FINAL DISPOSITION ⁽²⁾
7.01	DCSM§601.01C DCSM§601.04 C	The Applicant must modify the inter-parcel access connection proffer language to the existing right-of-way on Classic Lakes Way to be for use by emergency and other public vehicles. The distance from the current terminus on Classic Springs Drive to the proposed site development cul-de-sac on Maple Springs Place exceeds one mile. Add to this the existing length (approximately 3,200 feet) of Classic Springs Drive and the single ended distance climbs to approximately 1.6 miles from the north west portion of the site to Canova Drive, the nearest cross street. This connection will help to reduce circuitous travel and provide a needed second access for emergency and other public vehicles.	1	The Informational Booklet and Proffer 9 have been revised accordingly		The Applicant revised the proffer accordingly and adequately addressed the remaining outstanding transportation related issue. Therefore, the Prince William County Department of Transportation would not object to the approval of this application. These comments do not infer a reduction in the obligation to comply with the appropriate requirements of the DCSM during site plan review.

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

- (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.

VDOT Fairfax - REZ2017-00013



Plan Comments Report

VDOT Fairfax

Review Completed

Plan/Case #:	REZ2017-00013	Date:	07/06/2020
Plan/Case Name:	Preserve at Long Branch (Formerly Mid-County Park)		
Plan Case Address:	12775 CLASSIC SPRINGS DR NOKESVILLE VA 20181		
Reviewer:	Phillips, George		
	703-792-8094	GPhillips@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:

VDOT completed their review of the subject zoning application and has no further comments. Therefore, VDOT has no objection to the county approving this rezoning. If the rezoning changes, please forward the revised rezoning to VDOT for review.

If you have any questions regarding these comments, please contact Hiren Joshi at hiren.joshi@vdot.virginia.gov and Erik Spencer at erik.spencer@vdot.virginia.gov.

<p align="center">VIRGINIA DEPARTMENT OF TRANSPORTATION PRINCE WILLIAM LAND USE PROJECT REVIEW COMMENT AND RESOLUTION SHEET</p>				<p align="center">TIA - ACCEPTED</p>		<p>COMMENT CATEGORIES: 1. REQUIREMENT 2. RECOMMENDATION</p>	
COUNTY PROJECT NUMBER: REZ PLN 2017-00013			ENGINEER: BRANCA DEVELOPMENT LLC & VETTRA (TIA)			REVIEWER(S): HIREN C JOSHI, P.E. / ERIK SPENCER, P.E.	
PROJECT NAME: PRESERVE AT LONG BRANCH (FORMALLY MID-COUNTY PARKS & ESTATE HOMES)			REVIEW PHASE & TYPE: 7 TH SUBMISSION / REZONING.			DISCIPLINE: PWC LAND USE SECTION	
ITEM No.	DWG. No. (1)	COMMENTS	COMMENT CATEGORY	RESPONSE(2) DATE:	FINAL DISPOSITION(3)		
7.01	GDP	We have completed our review of the subject zoning application and at this time we have no further comments. Therefore, we have no objection to the county approving the rezoning. If the rezoning changes, please forward the revised rezoning to our office for review.	1				

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

- (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.



Prince William County Department of Parks, Recreation & Tourism
Memorandum

March 5, 2020

TO: Scott Meyer
Planning Office

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

RE: REZ2017-00013, Preserve at Long Branch, 6th Submission
Coles Magisterial District

The Prince William County Department of Parks, Recreation and Tourism has reviewed a copy of the subject application and offers the following comments, relevant to the level of service (LOS) standards contained in the Parks, Open Space and Trails of the Prince William County Comprehensive Plan.

APPLICATION SUMMARY

The application is proposing to rezone approximately 144.2 acres from A-1, Agricultural, to SR-1, Semi-Rural Residential, for the development of up to 118 single-family detached residential units on one-acre minimum lots and to establish a 195-acre natural protected open space/public park area adjacent to the residential development. This represents an increase of 10 single-family detached units over the previous submittal, reviewed in September 2017. The total project area encompasses approximately 325.6 acres and is located to the west of the termini of Classic Springs Drive and Honeysuckle Road, and to the north and west of the terminus of Counselor Road.

The applicant has stated the following in the Proffer Statement with regard to parks and recreation:

2. Use of Parcel A-1

Parcel A-1 (GPIN 7893-11-6930) is located at the end of Honeysuckle Road and is zoned SR-1 (REZ PLN#2003-00433). Parcel A-1 shall be included in the Long Branch Natural Area Preserve (as defined in proffer number 12) portion of the Property, less any portion of Parcel A-1 that may be dedicated to the County for use as public right-of-way for Classic Springs Drive. The use of Parcel A-1 shall be limited by deed restrictions and Conservation Easement to permanently protected natural open space, natural surface trails, pedestrian only access and any clearing, grading, drainage, utilities, or other improvements required along an extension of Classic Springs Drive. The Applicant shall forever forego and waive the right to construct the two single-family detached dwellings proposed on Parcel A-1 on PWC Plan No. 06- 00560. This shall reduce the maximum number of single-family detached dwelling units permitted by REZ PLN#2003-00433

from twenty-four (24) single-family detached dwellings to twenty-two (22) single-family detached dwellings. Access to Parcel A-1 from Honeysuckle Road shall be limited to natural surface pedestrian access. Compliance with this proffer shall be provided prior to final bond release for Section 2.

3. Use of Parcel B

“Parcel B” (GPIN 7893-10-7686) is located at the end of Counselor Road and is zoned SR-1 (REZ PLN#2003-00433). Parcel B shall be included in the Long Branch Natural Area Preserve (as defined in proffer number 12) portion of the Property, less any portion of Parcel B that is dedicated to the County for use as public right-of-way for Classic Springs Drive. No single-family detached dwellings shall be constructed on Parcel B. Use of Parcel B shall be limited by deed restrictions and Conservation Easement to permanently protected natural open space, natural surface trails, pedestrian only access and any clearing, grading, drainage, utilities, or other improvements required along an extension of Classic Springs Drive. Access to Parcel B from Counselor Road shall be limited to natural surface pedestrian access. Compliance with this proffer shall be provided prior to final bond release of the final subdivision plan for the final section.

12. Long Branch Natural Area Preserve description, dedication, and use restrictions

In lieu of a Parks and Recreation level of service monetary contribution, and subject to acceptance by the Prince William Board of County Supervisors, the Applicant shall dedicate, and convey in fee simple, to the Prince William Board of County Supervisors, at no cost, and subject to the terms and conditions outlined herein, approximately one- hundred and fifty-four (154) acres of land, as generally shown on the Generalized Development Plan as “Long Branch Natural Area Preserve.” The use of this land shall be limited by deed restriction and Conservation Easement to passive recreation and protected open space, in order to permanently preserve and protect approximately 1.6 miles of the Long Branch stream valley and wildlife corridor, while providing public access. Allowed public activities shall be limited to conservation-related pursuits associated with the protected natural open space; natural surface trails; a stormwater management wet pond; trail head parking; and, the grading, drainage, utilities and storm drainage improvements located along public roadways, (provided that no more than 10% of the land area is utilized for said improvements).

In the event the County, in its sole discretion, chooses not to accept the dedication and conveyance of the Long Branch Natural Area Preserve, the Applicant shall convey it to a Homeowners Association established herein, for the use and enjoyment of the residents of the single-family detached dwellings located on the Property and subject to all proffers regarding the improvement, use restrictions and preservation of the natural area through a Conservation Easement.

Active recreational activities such as soccer, baseball or other ball fields, basketball courts, a shooting range, “Tuff-Mudder” and other similar competitive events, the riding of All-Terrain Vehicles, (“ATVs”), four-wheelers, motorcycles or other motorized vehicles (with the exception

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of emergency and park maintenance vehicles) and similar active recreational uses shall be prohibited within the Long Branch Natural Area Preserve.

Prior to bond release of the final subdivision plan for the final section, the Applicant shall provide a Special Warranty deed or deeds for the conveyance of the Long Branch Natural Area Preserve to the County, subject to County review and approval of the deed(s) of conveyance.

13. Historic Sinclair Mill Preservation Area

In lieu of a Parks and Recreation level of service monetary contribution, and subject to acceptance by the Prince William Board of County Supervisors, the Applicant shall dedicate and convey in fee simple the following off-site land containing approximately 19.6 acres – Parcel, GPINs 7793-74-9115, 7793- 84-2716, 7793-84-7507(pt.), 7793-84-5647, 7793-83-3326 (pt.) and 7793-82-2751 (pt.) (the “Historic Sinclair Mill Preservation Area”) – to the Prince William County Board of Supervisors, at no cost and as shown on Proffer Exhibit A, dated January 15, 2020. This conveyance shall be subject to the terms and conditions outlined herein. The use of this land shall be limited by deed restriction and Conservation Easement to:

- i. Natural (stream, river, wildlife, vegetation, topography) Protected Open Space.
- ii. Cultural Resource Studies, Investigations, and Preservation.
- iii. Passive Recreational Uses.
- iv. Natural Surface Trail
- v. A launch area for non-gasoline powered watercraft; rowboats, canoes and kayaks.
- vi. Fishing.
- vii. A parking area.
- viii. A lockable gate shall be located at the entrance from Sinclair Mill Road.

In the event the County, in its sole discretion, chooses not to accept the dedication and conveyance of the Historic Sinclair Mill Preservation Area, the Applicant shall convey it to a Homeowners Association established herein, for the use and enjoyment of the residents of the single-family detached dwellings located on the Property and subject to all proffers regarding the improvement, use restrictions and preservation of the natural and cultural resources on the Historic Sinclair Mill Preservation Area.

Active recreational activities such as soccer, baseball or other ball fields, basketball courts, a shooting range, “Tuff-Mudder” and other similar competitive events, the riding of All-Terrain Vehicles, (“ATVs”), four-wheelers, motorcycles or other motorized vehicles (with the exception of emergency and park maintenance vehicles) and similar active recreational uses shall be

prohibited within the Historic Sinclair Mill Preservation Area. In addition, gasoline powered watercraft and jet skis shall be prohibited from entering the Occoquan River or Long Branch from the Historic Sinclair Mill Preservation Area through a Conservation Easement.

Prior to bond release of the final subdivision plan for section 1, the Applicant shall provide a Special Warranty deed or deeds for the conveyance of the Historic Sinclair Mill Preservation Area to the County, subject to County review and approval of the deed(s) of conveyance.

13. Park Improvements.

Prior to conveyance of the Long Branch Natural Area Preserve and the Historic Sinclair Mill Preservation Area to the County, the Applicant shall:

- A. Install a minimum of two and one half (2½) miles of single lane natural surface trails, as generally shown and described on the GDP. The approximate centerline of the natural surface trails shall be shown on the final subdivision/site plan(s).

The final trail width and alignment shall be determined in the field during a trail alignment meeting with the Department of Parks, Recreation and Tourism (“DPRT”), the Trail Contractor, and the Applicant prior to the installation of the trails, so as to minimize cut, fill, grading, tree clearing or pruning and land disturbance. Wherever possible, the natural topography and terrain shall not be significantly altered. The trails shall be designed and constructed in accordance with the standards established for Class 2 trails as described in the Trail Class Matrix, Figure 2.1, of the Prince William County Department of Parks, Recreation and Tourism Trail Standards by a Trail Contractor that is (i) a member in good standing of the Professional Trail Builders Association, or (ii) possesses an equivalent professional certification and experience with recreational trail design and construction, or (iii) as approved by the DPRT. The final trail alignment and design will minimize stream crossings where practical to minimize impacts to perennial and intermittent streams. All narrow swales and minor intermittent streams will be crossed with US Forest Service Type 3 Puncheons or equivalent structures. All perennial and major intermittent streams will be crossed with US Forest Service Armored Fords or equivalent non-bridge water crossings or fords.

- B. Install a trail head along Classic Springs Drive in the location shown on Sheet 2 of the GDP. This trail head shall have 10 paved parking spaces, including one van accessible handicap parking space. The parking area shall be located near the trailhead and pond in the central portion of the park off of Classic Springs Drive in the general location shown on the GDP or another location approved by the DPRT and the Conservation Easement Holder. A two or three horizontal board or split rail fence shall be installed around the parking area to prevent vehicles from driving from the parking area into the natural area preserve. The parking area, fence and pond shall be shown on and bonded with the first final subdivision/site plan for the Property
- C. Install all Park Identification signs, Way Finding signs, and standard County boundary markers or signs along the Park boundary in locations as determined by the DPRT, provided that all signs and boundary markers are provided by the DPRT at its expense.

Provide and install all trail identification signs and paint blazes along the trails.

13. Conservation Easement

Prior to conveyance of the Long Branch Natural Area Preserve and the Historic Sinclair Mill Preservation Area to the County and subject to County review of the deed of easement(s), the Applicant shall record a third party, perpetual conservation easement(s) on the Historic Sinclair Mill Preservation Area and the Long Branch Natural Area Preserve (collectively “Conservation Easement”). The Conservation Easement shall ensure that these areas shall remain in their natural state for the protection and enhancement of existing flora and fauna and to provide for hiking and nature viewing opportunities via natural trails that will be open to the public. This area shall only be disturbed as follows:

- a. The obligations and improvements, including the installation and maintenance of those improvements, described in these proffers and/or depicted on the GDP.
- b. The removal of objectionable non-native vegetation, as well as damaged and/or diseased vegetation to protect life and property.
- c. The demolition and removal of any existing structures on the Property, provided that such are re-seeded with a native wildflower and grass mix.
- d. Management of existing and future native landscapes, including the addition of supplemental plantings, for the enhancement of wildlife habitat.
- e. New utility crossings/encroachments.
- f. The removal of trash, debris, etc.

The foregoing restrictions shall not preclude the Applicant from utilizing the Conservation Easement area for BMP calculations and credits. The final location of the Conservation Easement boundaries shall be determined in consultation with the County, DRPT and qualified land conservation organization. The Conservation Easement shall be created by a written instrument, to be recorded among the land records of the County prior to conveyance of the land to the County. The Conservation Easement shall be granted to the Land Trust of Virginia, or a similar qualified land conservation organization (the “Conservation Easement Holder”). The Conservation Easement shall run with the land and protect the land in perpetuity. County review of the deed of easement will include the DPRT to ensure the easement language is in compliance with the park rules, regulations and intended uses. The Conservation Easement shall permit historic preservation activities (such as archaeological, architectural, historical, research etc.) on the easement property with the intent to identify, document, preserve, mitigate and interpret cultural resources.

LEVEL OF SERVICE ANALYSIS

The subject properties are in the service area of the following parks:

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

The Prince William County Comprehensive Plan contains levels of service (LOS) standards for parks and recreation areas. The Department of Parks, Recreation and Tourism is responsible for parks and recreation services and facilities and has determined LOS standards from government requirements, professional or industrial standards, citizen surveys, and citizen expectations.

LOS standards for parks, open space, and recreation facilities are measured by applying per capita standards for park facilities based on the characteristics of the development for which a rezoning is sought. The LOS Standards in Appendix B (Page 19-22 in the Parks, Open Space and Trails Chapter of the Comprehensive Plan) are based upon existing conditions within the county and are recognized and accepted national, state, and county standards. They also reflect resident demand for these facilities. The LOS standards ultimately quantify monetary costs for providing a countywide park system and recreation facilities for new residential and non-residential development in the county. These LOS standards are the basis for the county's capital improvement program and for county requests for monetary contributions for park and recreation facilities to serve new development.

Comments and Recommendations

- DPRT welcomes the additional proposed dedication of the Sinclair Mill Park and connector trail corridor, and agrees with the Applicant that this dedication would address gaps in the spectrum of recreational opportunity offered in the Coles District.
- DPRT requests that the Applicant revise Proffer 2 – Use of Parcel A-1 and Proffer 3 – Use of Parcel B to strike “pedestrian only access” to reflect the fact that all natural surface trails managed by DPRT are managed as non-motorized, multi-use trails, and a restriction to pedestrian only use is unacceptable.
- Similarly, DPRT requests the Applicant revise Proffer 16 to replace “hiking” with “non-motorized trail use”.
- DPRT notes that 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. Please note that this rezoning 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 in force.

If you have any further questions, please feel free to contact Ryan Delaney at 703-792-4216 or rdelaney@pwccgov.org. Thank you.

WATERSHED MANAGEMENT COMMENTS

PROJECT: Mid-County Parks & Estate Homes

PROJECT#: REZ2017-00013

FROM: Benjamin Eib, Assistant Chief of Watershed Management Branch

REVIEWERS: Julia Flanagan (Arborist), Clay Morris (Environmental Engineer)

DATE: June 25, 2020 (7th submission)

REQUEST: For this 321.3 acre parcel: Rezone 166.7 acres from A-1 to SR-1 and establish the remaining A-1 land (154.6 acres) as a natural area preserve with an additional 21.4 acre offsite preserve of Historic Sinclair Mill; to allow development up to 118 single-family detached residential units in the SR-1 area on lots a minimum of one-acre in size.

SITE: Entire site is wooded with RPA, floodplain, wetlands, and steep slopes. The stream system of Long Branch travels along the eastern and northern boundary of this site. Long Branch is currently a stable stream system with minimal impacts from surrounding development.

COMMENTS: **Note: Changes in the previous submission increased the residential acreage from 162 acres to 166.7 acres. The increase is due to approximately 28 lots now proposed to contain large areas designated as Conservation Areas. Previously these conservation areas were in common area to be dedicated as County Parks. This area includes an intermittent stream system along the western property line.**

I. Anticipated Impacts on Goals, Policies and Action Strategies of the Comprehensive Plan

7.1 (Repeat Comment) Prior submissions created a minimum 150' wide perimeter preservation area along the southern and western property lines. This preservation area was to be dedicated as part of the park land for passive recreation. With this submission these areas are now on the private residential lots. The change was made to facilitate larger lots along these perimeters without reducing the number of lots constructed.

EN-Policy 3.4 specifically directs that the Zoning Ordinance and DCSM should be amended to prohibit the establishment of proffered conservation areas on residential lots. The primary reason is that enforcement of these conservation areas is difficult at best. Assurance of preservation of existing mature hardwood forest is better guaranteed on park or commonly owned land. Individual lot owners are prone to clearing these areas even if they are proffered to remain undisturbed. The change also eliminates these areas from public passive recreation.

Staff recommends the Applicant keep with the previous submissions providing for these preserved areas in open spaced dedicated for public passive recreation. Larger lot size should be attained through changes to lots within the development envelop which would bring the proposal more in step with the Rural Area.

The Preserve at Long Branch (aka Mid-County Parks and Estates Homes) REZ2017-00013
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II. Site Specific Concerns:

7.2 (Repeat Comment) Staff recommends the Applicant proffer to provide a tree preservation plan that meets the minimum elements outlined in the Plant Selection Guide. This site is heavily wooded and the Applicant has indicated they may leave many narrow tree save areas on lots. These areas typically result in construction damaged trees that will not survive in the short term and can become a financial burden on new home owners. The tree preservation plan is prepared by a professional arborist who identify trees for removal early in the construction process and can provide care to ensure other trees survive construction in a healthy state. (EN-10.3)

7.3 Regarding proposed proffers:

- a. (Repeat Comment) Proffer #16 contains allowances for disturbance within the Conservation Easements to be established over the park land. The proposed language includes a reference that is generic and unlimited to allowing “new utility crossings/encroachments.” Staff recommends that this language be more specific by limiting types of utilities and the extent of encroachment. Previously the Applicant has stated that only water and sanitary were anticipated and these would cross the preservation area into the development envelop at only one point. In the post-submission meeting Watershed’s notes convey the Applicant would limit utilities in the Conservation Easement to storm outfalls generally and electric service to Sinclair Mill. This was not found in the revised proffer.
- b. (Updated comment) Proffer #17.
 - i. With this submission the locations have been clarified. However, “150’ Conservation Areas” are labeled at the southwestern and western side of the project which are larger than 150’ in width. Please use a label that accurately reflects the area proposed.
 - ii. Since this proffer states that the purpose of the Conservation area easements is to “preserve and protect the native forest community, steep slopes and intermittent streams”, it seems necessary to have such language in the easement language proposed. Staff recommend such language be added to this proffer.
 - iii. As noted in comments above, staff recommends these conservation areas be located in common area and not on private lots.
- c. Proffer #18 on tree preservation. This proffer to meet 50% tree cover on “the Property” will be automatically met through the park land to be dedicated since the park land is included in “the Property”. It does not therefore have any value to conserving existing forest in the development of the proposed SR-1 area.
- d. (Modified Comment) Proffer #22 allows for at clearing at least $\frac{3}{4}$ of an acre on each lot, with more clearing allowed for roadway, driveway, utilities and storm drainage features. While staff acknowledges that the developers stated intent is to preserve as much forest cover on lots as possible, this proffer could result in clearing substantially more than is shown by the limit of clearing and grading on the GDP.

7.4 (Repeat Comment) It remains unclear how the acreages presented in various documents work out. Please correct the following discrepancies:

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- a. The Proffers state that 131.6 acres are proposed to be rezoned A-1 with proffers. Presumably this is the area to be dedicated for the Long Branch Natural Area Preserve. However Sheet 1 of 4 of the GDP and the “Area Tabulations” in the Review Packet, state that the Long Branch Natural Area Preserve (not including Sinclair Mill) is 154.6 acres. Why do these numbers not match?
- b. The Transmittal for the rezoning states that 166.7 acres is proposed to be rezoned to SR-1 with a 154.6 acre natural preserve. This totals to 321.3 acres and does not include the 21.4 acre offsite preservation area. However, the proffer statement begins by referencing a total area of 317.7 acres in the proposed rezoning.
- c. The Transmittal states that 166.7 acres is proposed to be rezoned to SR-1, however the Area Tabulations in the Review Packet does not provide any information on the area to be rezoned SR-1. Please correct this omission.

III. Conflicts with Minimum Development Standards:

None.