



**PLANNING COMMISSION RESOLUTION**

**MOTION:**

**September 28, 2022**  
**Regular Meeting**

**SECOND:**

**Res. No**

**RE:**

**COMPREHENSIVE PLAN AMENDMENT #CPA2022-00002**  
**SANITARY SEWER CHAPTER**  
**COUNTYWIDE**

**ACTION: RECOMMEND ADOPTION**

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

**WHEREAS**, Section 15.2-2230 of the Virginia Code requires a review of the Comprehensive Plan every five years to determine whether it needs to be amended; and

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

**WHEREAS**, on July 13, 2021, the Board of County Supervisors in Res. No. 21-422 initiated an amendment to the Comprehensive Plan for the Sewer Chapter; and

**WHEREAS**, the intent of the Sanitary Sewer Chapter is to guide the sewer infrastructure needed to serve the existing and proposed development, as reflected in the Long-Range Land Use Chapter and Map, and ensure compliance with the Occoquan Policy, the Potomac Embayment Standards, Department of Environmental Quality and Virginia Department of Health Sewer Regulations; and

**WHEREAS**, the Planning Office published the final draft of the Sanitary Sewer Chapter in August 2022, and was available for review and input; and

**WHEREAS**, on May 10, 2022, and July 12, 2022, the Planning Office held a public information meeting and Board of County Supervisors Work Session at which the Comprehensive Plan Amendment #CPA2022-00002, Sanitary Sewer Chapter was available for review and input; and

**WHEREAS**, the Prince William County Planning Commission duly ordered and advertised a public hearing for September 28, 2022, on Comprehensive Plan Amendment #CPA2022-00002, Sanitary Sewer Chapter and interested citizens were heard; and

**WHEREAS**, the Planning Office recommends the Planning Commission recommend that the Board of County Supervisors adopt Comprehensive Plan Amendment #CPA2022-00002, Sanitary Sewer Chapter; and

**WHEREAS**, #CPA2022-00002, Sanitary Sewer Chapter intends to replace the Sanitary Sewer Plan of the Comprehensive Plan;

**WHEREAS**, the Planning Commission finds that this amendment guides and accomplishes a coordinated, adjusted and harmonious development of the territory which will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the inhabitants, including the elderly and persons with disabilities;

**NOW, THEREFORE, BE IT RESOLVED** that the Prince William County Planning Commission does hereby recommend that the Board of County Supervisors adopt Comprehensive Plan Amendment #CPA2022-00002, Sanitary Sewer Chapter.

ATTACHMENT: Sanitary Sewer Chapter dated August 2022

**Votes:**

**Ayes:**

**Nays:**

**Abstain from Vote:**

**Absent from Vote:**

**Absent from Meeting:**

**MOTION CARRIED**

Attest:

\_\_\_\_\_  
Antoinette Brzyski  
Acting Clerk to the Planning Commission



November 1, 2022

**TO:** Planning Commission

**FROM:** David J. McGettigan Sr., AICP  
Planning Office

**RE:** NVBIA Comments for Housing, Mobility and Sewer Chapters

The Planning Office received the attached letter from NVBIA, with recommended changes to the language of the Housing Chapter for the update to the Comprehensive Plan which are enclosed for your review and consideration.

Some of the requested changes are clarifications and some of the changes relate to policy decisions. Planning staff is neutral in opinion to proposed changes. If the Planning Commission desires to incorporate the new language as part of their recommendation, it is a policy recommendation for the Planning Commission to make. Staff continues to recommend the chapter as published with the staff report but is neutral to changes requested by NVBIA because they are policy decisions. Both the staff recommendation and the NVBIA requests are sound planning policies.

NVBIA has also provided comments related to the Sewer and Mobility chapters, which are under consideration by the Planning Commission on November 9. The Planning Office has not received comments from the Transportation Department or the Service Authority regarding the proposed changes. Staff will be prepared to address any questions regarding staff comments on the proposed changes at the hearing.

The documents associated with the Comprehensive Plan updates can be found at the following link:  
[www.pwcva.org/pathwayto2040](http://www.pwcva.org/pathwayto2040).

**ATTACHMENTS:**

NVBIA letter dated October 11, 2022

NVBIA email dated September 21, 2022 consolidated comments on Mobility and Sewer Chapter



October 11, 2022

Rebecca Horner  
Acting Director of Planning  
Prince William County  
5 County Complex Court, Suite 210  
Prince William, VA 22192

RE: Comprehensive Plan Land Use and Housing Chapters

Dear Rebecca,

During the September 28<sup>th</sup>, 2022 Planning Commission hearing and discussion on the Comprehensive Plan Land Use Chapter, one of the resolutions specifically called out consultations with the Northern Virginia Building Industry Association (NVBIA). We had previously requested a meeting specifically on the Land Use and Housing Chapters and met with staff. We would like to arrange to meet to discuss some of the challenges posed by the current Land Use language as passed as well as discuss the draft Housing Chapter before the next Planning Commission Hearing Set for November 9<sup>th</sup>.

We will make a team available to meet at your earliest convenience. Please contact Saif Rahman at [saif@jrrealestatellc.com](mailto:saif@jrrealestatellc.com) with your availability.

Thank you for your time.

Debbie Rosenstein  
Chief Executive Officer  
NVBIA

Saif Rahman  
Prince William Chapter President



## COMMENTS ON THE HOUSING CHAPTER OF THE 2040 COMPREHENSIVE PLAN

### Current Language

H2.2: To increase housing supply, support housing at transit supported densities and support opportunities to create vertical mixed-use centers with a distinct sense of place.

### Amended Paragraph Language:

H 2.2 To increase housing supply, support housing at transit supported densities, and near employment areas, and support opportunities to create vertical mixed-use centers with a distinct sense of place. The highest planned density shall be encouraged for sites unless other elements of the plan (e.g. transportation limitations in the immediate vicinity) can only be resolved through reduction in density.

Explanation: There is no transit in western Prince William County as residential is discouraged near the Manassas Airport VRE station. Higher densities near employment is key to producing mixed-use projects. People should be able to live within a short distance of their work adding employment as a metric allows for density around employment and retail centers.

### Current Language:

H 2.15 Permit and encourage higher-intensity multifamily apartment living in the County's activity areas as part of both stand-alone and mixed-use developments.

### Amended Paragraph Language:

H 2.15 “Permit and encourage higher-intensity multifamily apartment living in the County's activity areas, Activity Centers and Redevelopment Corridors as part of both stand-alone and mixed-use developments and Encourage multi-family units that rent above 120 percent of AMI to reduce demand pressure on affordable housing stock.

Explanation: The County’s housing consultant recognized that a significant shortage in rental units above 120 percent AMI is part of the affordable housing shortfall. The consultant identified this as an issue because people in the upper



income brackets were competing for housing that would traditionally serve lower brackets driving up the costs for all.

Current Language:

H 3.4 Support reductions in the costs of development and redevelopment during the rezoning process—consider reductions in the mitigation of offsite development impacts, including developer proffer contributions, which can help reduce the cost of development, and Amended Paragraph

Amended Paragraph Language:

H 3.4 Support reductions in the costs of development and redevelopment during the rezoning process by excluding ADU and workforce units from proffer monetary or “in-kind” contributions as an incentive to offset the cost of providing ADU in new developments or modifying requirements to reduce costs of development and construction.

Explanation: Solving the ADU problem will require a holistic approach. Eliminating proffers is one important part of the solution, by doing so this allows for developments to accommodate ADU’s without incurring larger economic losses.

Current Language:

H 3.8 Build upon the County’s "Affordable Housing Trust Fund". Allow voluntary contributions to the fund that an applicant deems reasonable and appropriate; and those that may be in lieu of building affordable units onsite-- contingent upon the Board adopting an ADU ordinance.

Amended Paragraph

H 3.8 Build upon the County’s "Affordable Housing Trust Fund". Allow voluntary monetary contributions in lieu of onsite units upon adoption of a policy as a way to build the administrative staff to support ADU goals and to provide the county flexibility to pursue the most opportunities to restore existing housing, and innovative approaches to addressing needs in specific communities.

Explanation: The success of the ADU program will depend on building flexibility into all aspects of the program. This would allow for the County to build up the Housing Trust fund, and leave flexibility for smaller projects to pay into the fund.

Current Language:



H4.2 Support future housing growth and infill development in designated activity centers at transit supportive densities, with a variety of housing types to meet regional housing targets, to reduce traffic congestion and reduce commuting costs for residents, especially for residents when housing costs result in a cost burdened lifestyle.

Amended Paragraph

H 4.2 Support future housing growth and infill development in designated activity centers by encouraging the highest planned density at sites, with a variety of housing types to meet regional housing targets, to reduce traffic congestion and reduce commuting costs for residents, especially for residents when housing costs result in a cost burdened lifestyle.

Explanation: There are few, if any, true transit corridors in western Prince William County. Higher density mixed-use projects in the Activity Centers will generate the densities that can support future transit.

Current Language:

H4.6 Track the number of dwelling units built annually within ½ mile of transit to measure progress toward the goal of providing 75% of new housing with multimodal access.

Amended Paragraph:

H 4.6 Track the number of dwelling units built annually within ½ mile of transit and any non-residential or employment uses to measure progress toward the goal of providing 75% of new housing with multimodal access.

Explanation: Gathering information near transit and employment centers will provide important data.

Current Language:

H5.2 Promote mixed-use, well connected, and walkable neighborhoods that are resilient communities with lower carbon emissions. Consider enhanced Design and Construction Standards Manual (“DCSM”) requirements to mitigate impacts from the construction and infrastructure projects, especially on water quality.

- Encourage compact growth to improve the environmental performance of site and building development.



- Redevelopment of existing sites allows for the adoption of modern stormwater controls, especially on sites characterized by a high proportion of impervious surface cover.
- A compact form of infill development or redevelopment can reduce stormwater runoff and heat island effect by using green infrastructure, green roofs, and other green cover, as well as building design and orientation to reduce urban temperatures.

Amended Paragraph:

H 5.2 Promote mixed-use, well connected, and walkable neighborhoods that are resilient communities with lower carbon emissions. Consider enhanced Design and Construction Standards Manual (“DCSM”) requirements to mitigate impacts from the construction and infrastructure projects, especially on water quality.

- Encourage compact growth to improve the environmental performance of site and building development.
- Redevelopment of existing sites allows for the adoption of modern stormwater controls, especially on sites characterized by a high proportion of impervious surface cover.
- A compact form of infill development or redevelopment can reduce stormwater runoff and heat island effect by using green infrastructure, green roofs, and other green cover, as well as building design and orientation to reduce urban temperatures.
- During the entitlement process, encourage densities at the highest planned density in the Land Use category where consistent with the comprehensive plan.

Explanation: The Land Use plan is a plan that incorporates the overall projected growth of the County and requirements of density to fill to accommodate that growth. If density is decreased in every plan submitted the Comprehensive Plan will fall far short of the required housing necessary to meet population growth projections and continue to create a housing shortage and drive up costs.

Current Language:

H 6.13 To help reduce food insecurity and support healthy eating, encourage applicants of development projects to include an analysis that demonstrates multi-modal accessibility to food and food assistance programs to reduce establishing new housing communities in areas with limited access to food sources.

Amended Paragraph:

NVBIA ♦ 3684 Centerview Drive ♦ Suite 110-B ♦ Chantilly, VA 20151  
703-817-0154 office  
[www.NVBIA.com](http://www.NVBIA.com)





H 6.13 To help reduce food insecurity and support healthy eating, encourage applicants of development projects to demonstrate accessibility to food and food assistance programs based on the County Completed Food Security Study to reduce establishing new housing communities in areas with limited access to food sources.

Explanation: Residential development or re-development attracts, but in most cases cannot provide, additional grocery stores. Grocery stores locate in areas where high density development is present.

Current Language:

H 7.7 Explore the Board of Supervisors' options to rezone low density areas, where housing supply is low, to provide alternatives to accommodate future population growth as projected by the Metropolitan Washington Council of Governments by 2040.

Amended Language:

H 7.7 Explore the Board of Supervisors' options to rezone low density areas, where housing supply is low, to provide alternatives to accommodate future population growth at densities that permit economically viable development of attainable housing.

Explanation: One key to providing affordable housing is small lot development. Continued large lot development is contrary to an effective ADU strategy.

Appendix A: Delete "should apply" as that language is mandatory, not voluntary.

Amended Paragraph:

Background It is the intent of the Board of Supervisors of Prince William County that affordable housing opportunities be available to all who live or work in Prince William County to purchase or rent safe, quality, affordable housing within their means. An Affordable Dwelling Unit (ADU) Ordinance serves as a guide for the development of ADUs primarily through the development process. This supplement is intended to provide guidance on creating affordable housing through the residential and mixed-use rezoning application process. These policies provide greater flexibility that encourages and incentivizes the voluntary creation of affordable housing and helps the development community align their project with county values and address the site and financing constraints. The following guidelines are intended to encourage the development of affordable dwelling units across all cost bands to



meet the need of County residents including the needs of the work force community and our most vulnerable populations.

Explanation: Affordable housing can be achieved through voluntary proffers. While guidance can be provided, it must be done in a way that does not obviate the voluntary nature of proffers and that meets applicable law.

Delete “Proffer Guidelines” and substitute “Guidance for Increased Density” to address the concerns raised by the *Koontz* case and to provide flexibility.

Amended Paragraph:

Guidelines for Attaining Increased Density:

The following guidelines provide a voluntary flexible framework to support the viability of providing affordable housing in residential rezoning applications. Each project will need to be assessed contextually within the parameters of the applicant’s goals and the context of the surrounding community to ascertain the needs of the geographical area. The analysis should result in supporting the desired outcome of supporting a variety of housing options throughout the County.

Explanation: Applicable law requires that proffers must be voluntary without any coercion and be evaluated on a case-by-case basis.

Affordable Share  
And Income

Level: Affordable Share – All new housing developments are encouraged to incorporate a minimum of 20% of affordable housing units into the development to create economically integrated communities

Amended Paragraph:

Affordable Share – All new housing developments are encouraged to incorporate a minimum number of affordable and/or workforce housing units that are appropriate to the development to be rezoned based upon the size of the project, the type of units (e.g. high rise v. garden apartments), unique development costs and proximity to mass transit and food sources withing a range of 5% to 20% at an AMI level that enables capital providers to meet their risk/return objectives.” (See H 3.5)

Explanation: The 20% ADU level is not economically feasible for most projects. ADU proffers are supposed to be voluntary and should be determined on a case-by-case basis based on impact, nexus and proportionality. This language provides the flexibility to the County to allow for Affordable Housing at different levels based on the projects being proposed versus a one size fits all approach.



Incentives: “Eliminate monetary contributions for mitigation of offsite development impacts for affordable units and workforce units.

Amended Paragraph:

Incentives – The following incentives will be considered for providing affordable/workforce housing but is not intended to be an exhaustive list.

- Density increases above the top of the density range recommendations in the Comprehensive Plan proportionate to the amount of affordable/working units provided.
- Flexibility in the types of units allowed in the zoning district • Modifications of development standards such as height, setback, or lot coverage
- Modifications of Design and Construction Standards Manual (DCSM) should be evaluated on a case-by-case basis for affordable projects, and design flexibility may be appropriate to
- Eliminate monetary contributions for mitigation of offsite development impacts for affordable units and workforce units.

Explanation: The lack of affordable housing is a complex problem and numerous strategies must be utilized. Eliminating monetary contributions on affordable units reduces the cost to produce those units and make projects that include them more economically viable

Replacement

Housing: Delete as this will prevent the redevelopment of areas that need revitalization and rely on the “Guidance for Increased Density” provisions.

Amended Paragraph:

Replacement Housing: Where existing, naturally-occurring, affordable housing is proposed to be removed to make way for new development, encourage development proposals to incorporate similar levels of affordable housing opportunities for current or new residents by allowing increased density to incorporate attainable housing opportunities.

Explanation: The goals of redevelopment and affordable housing must be reconciled in a way that encourages both. This can only be done by encouraging densities that will spur redevelopment and affordable housing. However, each location is different and the policy must be flexible.



Thank you,

A handwritten signature in black ink, appearing to read "Deborah L. Rosenstein".

Deborah Rosenstein  
NVBIA Chief Executive Officer

A handwritten signature in black ink, appearing to read "Saif Rahman".

Saif Rahman  
JR Real Estate Group  
Prince William Chapter Chair

**From:** [Saif Rahman](#)  
**To:** [Horner, Rebecca](#)  
**Cc:** [Vanegas, Alexander I.](#); [Aquilera, Melody](#); [Jessica Francis](#)  
**Subject:** RE: Comp Plan Chapter Comments  
**Date:** Wednesday, September 21, 2022 1:08:48 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[Mobility Chapter NVBIA Consolidated Comments 09-21-2022.docx](#)  
[Land Use Chapter NVBIA Consolidated Comments 09-21-2022.docx](#)  
[Housing Chapter NVBIA Consolidated Comments 9-21-2022.docx](#)  
[Sewer Chapter NVBIA Consolidated Changes 09-21-2022.docx](#)

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Rebecca & Alex

Please find attached NVBIA consolidated comments on the Pathway to 2040 Comp Plan Chapters. Please note that we have tried to make it easy by referencing the exact text indicated and what issues would arise to make your tasks easier in reviewing.

We would really like to meet on this ASAP as we will be discussing these issues with the Supervisors and wanted to make sure we had a chance to sit with you and relevant staff to talk through these and make sure our position is clear and how we view the impacts of the text on the overall County's future development.

Do you have time for a meeting Monday so we can review these together? (I have copied Melody as I think she manages your schedule?)

Saif



**Saifaldin Rahman**  
Managing Partner

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**From:** Horner, Rebecca <RHorner@pwcgov.org>

**Sent:** Saturday, September 17, 2022 12:51 AM

**To:** Saif Rahman <saif@jrrealestatellc.com>

**Cc:** Vanegas, Alexander I. <AVanegas@pwcgov.org>

**Subject:** RE: Comp Plan Chapter Comments

I asked my assistant to schedule

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**From:** Saif Rahman <[saif@jrrealestatellc.com](mailto:saif@jrrealestatellc.com)>

**Sent:** Friday, September 16, 2022 10:00 AM

**To:** Horner, Rebecca <[RHorner@pwcgov.org](mailto:RHorner@pwcgov.org)>

**Cc:** Vanegas, Alexander I. <[AVanegas@pwcgov.org](mailto:AVanegas@pwcgov.org)>

**Subject:** Comp Plan Chapter Comments

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Good morning Rebecca I heard you were not feeling well, praying that it's a passing illness and that you feel better soon!

I wanted to let you know that I have asked teams if NVBIA members to review the Comp Plan draft chapters and we will be forwarding to you next week some comments on the Housing, Land Use, Sewer and Mobility chapters.

There are some issues we have noted that reduce flexibility in land use decisions as an example in the land use chapter there is language that doesn't allow for creativity in bringing forth good communities, one such example is not including PMR under the implementing zoning for T2 transects but there are many others.

When you are feeling better is there a time we can designate for a meeting with yourself and Alex and other staff you designate to meet and go through the suggestions?


Thanks


Saif




**Saifaldin Rahman**

Managing Partner

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## Pathway to 2040

### NVBIA Consolidated General comments on August 2022 Draft Mobility Plan

09/21/2022

- Action Strategy TR5.9 encourages development around transit nodes. Not sure if the Land Use chapter has mechanisms to aid/enforce this, but it would make sense to include.
- Consistent with the multi-modal focus, TDM is discussed in some detail, but no minimum mode splits or other thresholds are given (other than bike parking minimums at County facilities).
- Appendix A (Level of Service)
  - (RP7.1) Evaluate LOS to achieve a minimum appropriate for the roadway classification and surrounding land uses. Previously, LOS “D” was the Comprehensive Plan minimum acceptable level of service; however, ***“the County recognizes that it is not possible to “buy” our way out of congestion through road investments alone, and has reduced the acceptable standard in the Mobility Chapter to LOS E. This standard better aligns with the multimodal focus of the chapter by allowing for reduced levels of service in areas where there are alternative transportation options, including transit.”*** . This draft also discusses that the previous standard included “non-degradation” where developments were expected to not deteriorate the LOS if it was already below LOS D. However, the new draft does NOT indicate that policy will continue, nor does it say that non-degradation is eliminated. Naturally, clarification is needed in the document on whether non-degradation will or will not continue. (Page 76)
  - Appendix A acknowledges that metrics associated with multimodal performance – *this is currently absent from the Chapter*
  - Appendix A references the complexity of seeking DRPT/VDOT approval of multimodal (complete streets) within Small Area Plans and has elected not to do so at this time, although the Plan follows current DRPT Guidelines – *this has implications on the ability of VDOT to accept new streets planned in conjunction with DRPT multimodal principals. VDOT will not accept new streets unless the proposed street elements are reviewed/approved as part of a Multimodal System Plan. Industry should lobby for VDOT to review/streamline its multimodal system acceptance process and encourage County/VDOT to work together to ensure there is appropriate buy-in between County/State authorities where multimodal design standards are proposed.*
- Appendix C (Congestion Management)
  - Appendix C describes Transportation Demand Management (TDM) as a means to reduce vehicle trips and commitments to TDM would allow for trip generation credits pursuant to the DCSM. However, TDM strategies “must always be given a quantifiable measure of effectiveness, as well as alternative solutions in the event their strategies are not successful.” – *this is a significant impediment for projects to consider TDM. “Alternative solutions” have typically involved setting aside land (limiting developable area) to allow for roadway capacity improvements if the TDM goals are not meant. There has been little incentive for TDM to be considered since developments are expected to plan for improvements (without TDM) anyway. The County needs to be invested in TDM as a viable means to reduce trips and meet the stated objectives of the proposed Mobility Chapter.*





# PRINCE WILLIAM COUNTY

## Sanitary Sewer



**Draft: August 2022**

## INTENT

The intent of the Sewer Chapter is to facilitate the provision of economically feasible and environmentally sensitive systems of wastewater and sewage collection, conveyance, and treatment to serve residents of Prince William County. This Chapter is provided to guide the sewer infrastructure needed to serve the existing and proposed development, as reflected in the Long-Range Land Use Chapter and Map, and ensure compliance with the Occoquan Policy, the Potomac Embayment Standards, and Virginia Department of Health Sewer Regulations.

Additionally, this Chapter is provided to address existing and potential conditions that could otherwise adversely impact the natural environment and public health, safety, and welfare of County residents. Adequate wastewater treatment is an essential service to which all County residents should have access through public sewer providers or through individual-lot onsite septic systems.

**All County residences whether new build or existing structures shall have access to public sewer as identified in Figure I (Public Sewer Map).** The cost of any extensions/connections to the public sewer system shall be borne by the property owners connecting to the sewer system. However, extension of public sewer should not be used as justification for increasing the residential densities that are shown on the Long-Range Land Use Chapter Map for a given area. The primary providers of public sewage collection and treatment to the County are the Prince William County Service Authority and Virginia American Water.

When access to the public sewer is not available or cost prohibitive due to the property's distance from the nearest sewer main onsite septic systems are appropriate when there is adequate space and the soil conditions to permit such a system. Onsite systems can be provided in both conventional systems and alternative onsite sewage systems "AOSS", which utilize a variety of treatment methods to better adapt to specific onsite conditions. The Sewer Chapter discourages decentralized onsite sewerage systems, where more than one lot is to share such a system.

**Public sewer is planned and mapped Countywide to provide equitable access to sewer services. New development within the Urban and Suburban Communities, as designated in the Long Range Land Use Chapter, should occur with the provision of public sewer facilities. Within the Rural Communities, as designated by the Long-Range Land Use Chapter, voluntary uses of onsite septic systems is permitted and encouraged when access to public sewer is not available and cost prohibitive due to the property's distance from the nearest sanitary sewer main. The cost of any extensions/connections to a public system will be borne by the property owners connecting to the system.**

**SEW-POLICY 1:** Continue sewer system planning so that the costs of system expansions and increases in system capacity will continue to be borne, where consistent with applicable law, by new development.

**SEW 1.1.** Require new development served by public sewer to fund the capital costs associated with expanding sewer facilities, including line extensions and plant capacity expansions, as required for its project, in coordination with the Prince William County Service Authority and in conjunction with the Long-Range Land Use Chapter.

**SEW 1.2.** Where **appropriate and accessible**, the Prince William County Service Authority **Shall make reasonable efforts to** allow connection for existing structures along the length of proposed sewer lines; however, **no guarantee of service will be made and** no increase in capacity beyond that shown on the Long-Range Land Use Chapter Map should be provided.

Page 3 of 5

Draft August 2022

## SANITARY SEWER

**SEW-POLICY 2:** Ensure adequate sewer capacities needed to support planned growth throughout the County, in accordance with the densities, intensities, and locations for new development – as shown in the Long-Range Land Use Chapter and Map.

### **ACTION STRATEGIES:**

**SEW 2.1.** Continue to coordinate with the Prince William County Service Authority to revise the sewer plans for the County based on the Long-Range Land Use Chapter and Map. An analysis – including but not limited to, the following subjects – should be incorporated into the Sewer Chapter following adoption of each five-year update of the Comprehensive Plan, where Comprehensive Plan policies, Long-Range Land Use Chapter designations, or development densities are amended and would have a direct impact upon existing sewer plans.

**SEW 2.1.a** Potential shortfalls in sewer capacities and proposed methods for addressing identified shortfalls.

**SEW 2.1.b** Identification of capital needs, based upon identified shortfalls in sewer capacities and identification of potential funding sources. This analysis should consider the relevancy of phased construction as a means to address capital needs.

**SEW 2.1.c** Analysis and recommendations regarding the provision of public sewer service to users of small private sewage treatment plants, decentralized onsite sewerage systems that serve more than one lot and onsite sewerage systems. These facilities may already be existing in locations designated Agriculture and Forestry (AF) on the Long-Range Land Use Chapter Map or in other locations, such as for certain public buildings and sites.

**SEW 2.2.** **Require existing structures, where an existing onsite sewer system has failed and where it has been determined by the Health Department that no onsite remediation is possible, and where the property line is located within 300 feet of a public sewer line with adequate capacity, to connect to such line.**

**SEW 2.3.** Plan for adequate facility capacity allocations from the Upper Occoquan Service Authority to meet projected needs of Prince William County within its service area.

**SEW 2.4.** Expand treatment plants to accommodate projected need as reflected by the Long-Range Land Use Chapter Map.

**SEW 2.5.** Plan and coordinate with Virginia American Water to accommodate projected needs within its service area, as reflected by the Long-Range Land Use Chapter Map.

- SEW 2.6.** Plan, design and construct sewer facilities only in accordance with the densities, intensities, and locations for new development that are shown on the Long-Range Land Use Chapter Map.
- SEW 2..** Evaluate the existing Design and Construction Standards Manual “DCSM” standards for average daily wastewater flow by land use type at least every five years.

- SEW 2.8.** Evaluate and update, if necessary, the Design and Construction Standards Manual “DCSM” and the Prince William County Service Authority’s Utility Standards Manual “USM” for consistency of requirements.
- SEW 2.9.** Monitor and map failures, as determined by the Health Department, to existing onsite sewerage systems, to determine the need for future extension of public sewer facilities. Such future extension, however, should not be a reason to increase residential densities above those specified on the Long-Range Land Use Chapter Map.
- SEW 2.10.** Prepare a standard policy and regulations to require existing and future development to install appropriate pre-treatment facilities, in accordance with the Prince William County Service Authority or Upper Occoquan Sewer Authority Pretreatment Regulations or Policies, and to connect to public sewer facilities if such development is – or promotes – a health hazard.
- SEW 2.11.** Maintain an inventory of local sewage systems – small private sewage treatment plants, alternative sewerage systems, and onsite sewerage system – throughout the County.
- SEW 2.12.** Discourage the use of privately owned and privately operated treatment plants for new development projects.
- SEW 2.13.** Develop a Wellhead Protection Program and Groundwater Recharge Zone Protection Program – utilizing procedural guidelines and information available from the U.S. Environmental Protection Agency and the Virginia Groundwater Protection Steering Committee – to protect or improve the groundwater quality and prevent well contamination from faulty or improperly located private waste disposal systems.
- SEW 2.14.** Utilize the Existing and Projected Sanitary Sewer Facilities Map to identify the general or approximate location, character, and extent of the features shown thereon. Such features should be planned, sited, and buffered to provide compatibility with surrounding existing and planned land uses, and should meet the appropriate policies and action strategies of the Community Design Chapter and the Long-Range Land Use Chapter.
- SEW 2.15.** Continue to update County’s sewer ordinances, pretreatment regulations, and/or policies, as appropriate.
- SEW 2.16.** Investigate the feasibility of obtaining grant funds for use by the Prince William County Service Authority for sewer extensions to areas with a high potential for onsite waste disposal system failure.
- SEW 2.17.** **Within the Rural Communities, as identified in the Long-Range Land Use Chapter, encourage the use of individual-lot onsite sewerage systems.**



# STAFF REPORT

<b>Meeting Date:</b>	September 28, 2022
<b>Agenda Title:</b>	Comprehensive Plan Update: Pathway to 2040
<b>District Impact:</b>	Countywide
<b>Requested Action:</b>	Recommend Adoption of Comprehensive Plan Amendment #CPA2018-00007, Land Use Chapter Recommend Adoption of Comprehensive Plan Amendment #CPA2018-00006, Mobility Chapter Recommend Adoption of Comprehensive Plan Amendment #CPA2022-00001, Housing Chapter Recommend Adoption of Comprehensive Plan Amendment #CPA2022-00002, Sanitary Sewer Chapter Recommend Adoption Comprehensive Plan Amendment #CPA2023-00001, Electrical Utility Services Plan
<b>Department:</b>	Planning Office
<b>Staff Lead:</b>	David McGettigan Sr., AICP

## EXECUTIVE SUMMARY

In response to the Board of County Supervisor initiating amendments to update several chapters of the Comprehensive Plan, this is a request to recommend adoption to the following Comprehensive Plan Chapter updates.

- **Comprehensive Plan Amendment #CPA2018-00007, Land Use Chapter:** This is an update to amend the Land Use Chapter of the Comprehensive Plan. The intent of the Land Use Chapter is to provide a development vision showing how the County will utilize its land resources to accommodate future development in an efficient and sustainable way. **Countywide**
- **Comprehensive Plan Amendment #CPA2018-00006, Mobility Chapter:** This is an update to amend the Transportation Chapter of the Comprehensive Plan. The intent of this Mobility Chapter is to provide an accessible, safe, comprehensive, multimodal transportation network that allows for the safe and efficient movement of goods and people throughout the County and into surrounding jurisdictions. **Countywide**
- **Comprehensive Plan Amendment #CPA2022-00001, Housing Chapter:** This is an update to replace the Housing Plan of the Comprehensive Plan. The intent of the Housing Chapter is to provide guidance for the development of new residential communities while addressing affordability concerns. **Countywide**
- **Comprehensive Plan Amendment #CPA2022-00002, Sanitary Sewer Chapter:** This is an update to amend the Sanitary Sewer Plan of the Comprehensive Plan. The intent of the Sanitary Sewer Chapter is to facilitate the provision of economically feasible and environmentally sensitive systems of wastewater and sewage collection, conveyance, and treatment to serve residents of Prince William County. **Countywide**

- **Comprehensive Plan Amendment #CPA2023-00001, Electrical Utility Services Plan:** The Electrical Utilities Services Plan is a new section of the County's Comprehensive Plan. Previous policy was embedded in a section of the Long-Range Land Use chapter. Given the growth of industry that requires extensive electrical power, a separate chapter was necessary. **Countywide**

It is the recommendation of staff that the Planning Commission recommend adoption of the Comprehensive Plan Amendments listed above to the Board of County Supervisors.



## **BACKGROUND**

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- A. Comprehensive Plan Amendment (CPA) – Under Section 15.2-2229 of the Code of Virginia, the Board of County Supervisors may consider amendments to the adopted Comprehensive Plan.
  
- B. Comprehensive Plan Update Initiation – The current Comprehensive Plan Update is based on the Board of County Supervisors initiation from August 3, 2016, as was later amended, which includes the following scope of work:
  - 1. Thoroughfare Plan Update (Roadway)
  - 2. Technical Review to Update Population and Employment Forecasts
  - 3. Economic Development Plan Update
  - 4. Urban Development Areas (UDA)
  - 5. Levels of Service Standards
  - 6. Incorporate Existing Studies
    - a) COG Regional Activity Centers Study
    - b) Potomac Communities Design Guidelines
    - c) MCB Quantico Joint Land Use Study
    - d) Rural Preservation Study
    - e) Cockpit Point Battlefield Study
    - f) Dale City Design Guidelines
    - g) VRE Studies
    - h) Bristoe Station and the Kettle Run Battlefields Preservation Study
  - 7. Small Area Plans
    - a) North Woodbridge
    - b) Parkway Employment Center
    - c) Innovation
    - d) Fairgrounds/New Dominion Area
    - e) Independent Hill
    - f) Triangle
    - g) Yorkshire
  - 8. Prior Board directive to staff to address critical issues facing the County in its work on the Comprehensive Plan update include:
    - a) Affordable Housing Policies within the Land Use Chapter.
    - b) Social Equity and Environmental Justice
    - c) Sustainability
    - d) Senior Services
    - e) Ensure Land Uses Reflect Commercial and Industrial Market



- f) Realities of the Office Market
- g) Address Land Use Incompatibilities
- h) Bethlehem Road Corridor
- i) Power Infrastructure Planning
- j) Multimodal Transportation and Land Use Planning
- k) Impacts of New Transportation Technologies (autonomous vehicles, etc.)

On July 13, 2021, the Board of County Supervisors expanded the scope of work to include initiating the Housing Chapter, Sanitary Sewer Chapter, Electrical Utility Service Plan. In addition, new Zoning Ordinance and County Code Amendments to create an Affordable Dwelling Unit Ordinance and the Conservation Residential Zoning Text Amendment to support the Comprehensive Plan were included as part of the expanded scope.

- C. Projected Growth – The Comprehensive Plan must accommodate the projected growth and development of the County. Projected growth is based on the Metropolitan Council of Governments Cooperative Forecasts of Households, Population and Employment. Long-range forecasts provide data necessary for analyzing the effects of growth, developing policy responses to regional issues, ensuring air quality conformity of transportation plans, and determining the demand for public facilities. Based on COG Round 9.2 forecasts the 2040 Household projection for Prince William County is approximately 191,833 households (today approx. 156,760). In terms of population although COG 9.2 forecast a population of approximately 582,700, more recent information from the 2020 Census, which shows a higher average household size and higher occupancy rate, would revise the population estimate up to 594,927. Employees working in Prince William County would grow from a 2020 baseline of approximately 147,920 to 240,868 by 2040.
- D. Key Scope Items of the Comprehensive Plan Update – The following items were addressed in the Comprehensive Plan Update based on the initiation and several directives issued to staff.
  - 1. Equity, Environmental Justice, Sustainability
    - a) Staff was directed to address equity and sustainability as part of the Comprehensive Plan update. Specific policies can be found in the Land Use, Housing and Mobility Chapter. For instance, Land Use Policy 15: Identify and acknowledge communities that may not have equitable access to amenities, resources, or opportunities to better understand existing conditions as well as the area's history while directing planning efforts to address these deficiencies. Another example is Land Use Policy 17: Promote sustainable land

development that provides for a balance of economic opportunity, social equity including environmental justice, and protection of the natural environment.

2. Holistic and Cohesive view of the County-

- a) Staff was directed to take a holistic and cohesive view of the entire County (all seven magisterial districts) when looking at the Comprehensive Plan, Land Use chapter, to make sure that the Land Use reflects a desire to increase commercial and industrial land. Planning staff working with a consultant to develop the Land Use plan based on looking at the County holistically which includes the introduction to a new transect system that covers the rural to urban spectrum and introduces new rural placetypes and environmental protection classifications and overlays.

3. Alignment with other plans-

- a) Strategic Plan – On July 20, 2021, the BOCS adopted the 2021-2024 Strategic Plan that seeks to significantly expand the County's commercial tax base. The 2021-2024 Strategic Plan is available on the County's website at [www.pwcva.gov/strategic-plan](http://www.pwcva.gov/strategic-plan). Each of the chapters of the Comprehensive Plan Update considered the goals associated with the 2021-2024 Strategic Plan. For instance, focus areas of a Resilient Economy, Environmental Conservation, Sustainable Growth and Transportation and Mobility are all addressed through the policies and action strategies in the Land Use, Housing, Mobility, Sanitary Sewer and Electrical Utility Service Plan to some degree to ensure alignment.
- b) Small Area Plans- The adopted plans include North Woodbridge Small Area Plan, The Landings at Prince William Small Area Plan, Dale City Small Area Plan, Innovation Park Small Area Plan, Independent Hill Small Area Plan, and Triangle Small Area Plan. To ensure the new Long-Range Land Use classifications align with the land uses in the adopted small area plans, the small area land use maps were updated to reflect the new classifications that are both compatible and consistent with the recommended land uses of each small area plan.
- c) Other adopted Plans within the Comprehensive Plan - The recently adopted plans include the Technology and Connectivity Plan, Safe and Secure Communities Plan, Parks, Recreation and Tourism Plan, and Community Education Plan. Each chapter of the Comprehensive Plan Update considered consistency of policies where applicable to these adopted plans.

- d) Other studies - Several studies including Cockpit Point Battlefield Study, Bristoe Station/Kettle Run Battlefield Study, and the MCB Quantico Joint Land Use Study were considered in the development of land use classifications and policies in the Land Use Chapter update to further the objectives of these study areas.

E. Highlight of Changes Made to the Land Use Chapter – The Land Use chapter provides a development vision as to how the county will utilize its land resources. The chapter will provide a rational basis for local land use decisions with a twenty-year vision for future planning and community decisions that help guide future development and re-development decisions made by the Board of County Supervisors. The Land Use chapter has incorporated new elements into the Comprehensive Plan resulting from Board of Supervisor’s directives, community input and stakeholders feedback balanced with information on growth patterns, population trends, mobility, affordable and variety of housing choices, the environment, cultural and natural resources. One of the new elements introduced into the Land Use chapter is the incorporation of a vision and quality of life values. To further strengthen the Comprehensive Plan, new concepts have been added including equity and sustainability as well as new policies and action strategies designed to complement and provide alignment with the cultural resources, economic development, housing and mobility chapters of the Comprehensive Plan. The new chapter replaces the Land Use chapter, Economic Development chapter, and all the remaining Sector Plans. The Electrical Transmission Line action strategy and figure from the previous Land Use chapter have been replaced with a more detailed Electrical Utility Service Plan and moved to Utility Chapter of the Comprehensive Plan.

A major change with the Land Use chapter is the establishment of placetypes into the Comprehensive Plan which include multimodal districts, centers and corridors. The Land Use chapter specifies policies and guidelines for several Activity Centers and Redevelopment corridors situated throughout the County. Within the placetypes section of the chapter, new concepts are introduced including Adaptive Reuse, Infill Development and Complete Neighborhoods. Several of the Sector Plans from the previous Land Use Chapter will become either Activity Centers (such as the Government Center or the I-66/Route 29), a village (as in the case of Nokesville), or a combination of Activity Centers, Redevelopment corridor or part of the small area plans (for instance Potomac Communities) to reflect consistency with a more flexible designation established in the overall Land Use Plan.

Another significant change is the framework for the Long-Range Land Use plan which introduces the concepts of transects associated with streamlined new land use categories. In essence, the higher transects (T-4 through T-6) make up the Urban Communities also known as the Urban Development Areas as required in Sec. 15.2-2223.1 of Virginia Code, Ann. Development with the highest transects near VRE Stations or other forms of transit are the Transit Oriented Development areas as

required in Sec. 15.2-2223.4 of Virginia Code, Ann. The middle of the transect spectrum (T-2 through T-4) make up the Suburban Communities. The lower transects (T-0 through T-1C) make up the Rural Communities. Several Long-Range Land Use classifications have been retired and replaced with a suite of new more robust designations that provide either greater flexibility in areas to encourage development or designed to preserve open space in environmentally sensitive areas. Four Long-Range Land Use classifications have been retained as these designations either are countywide land uses (such as Public Land, Parks & Open Space, County Registered Historic Site) or Residential Planned Community which continues to meet the specific needs of residential and non-residential uses in the county.

This Plan also proposes three land uses categories to define the County's rural communities. The rural communities are designed to provide distinction between strictly residential communities, mixed use communities and areas of opportunities to enhance preservation while maintaining the unique character associated with each of these respective areas. Three new rural placetypes include Villages, Hamlets, and Conservation Residential Neighborhoods. Within the Land Use Chapter, Villages are compact areas with a mix of uses (including residential, commercial, civic/institutional, and potentially other land uses) that serves as a focal point for the surrounding rural area while accommodating a limited amount of future growth that is contained within its boundaries. Nokesville is the only village identified in the Plan. Hamlets are compact areas with a limited mix of uses (e.g., small-footprint retail, civic/governmental, residential, recreational) that are often built as part of a historical core with a small-scale mix of uses at a central crossroads. The Land Use Chapter identifies five hamlets; Brentsville, Catharpin, Greenwich, Lake Jackson, and Woolsey. Conservation Residential uses are arranged in a compact development pattern that protects surrounding natural resources, cultural resources, open space, and scenic and agricultural lands. Residential Neighborhoods are those existing residential communities built in the rural area. The Agriculture and Forestry classification identifies mostly agricultural and forestal lands meant to be retained for future growth beyond the 2040 horizon of the plan. To protect and preserve the environmentally sensitive mid-county area a new Occoquan Reservoir Protection Area is designated to limit impacts to environmental resources and protect a major source of public drinking water.

To further enhance the ability to protect natural resources such as steep slopes, streams and floodplains; the Environmental Resource land use classification will become a Comprehensive Plan designation overlay called the Environmental Resources Protection Overlay. Equally important to the preservation of environmental resources and providing connectivity of open spaces throughout the County, open space corridors are introduced into the Land Use Map.

Lastly, policy changes have been made to the Public Facility Review and Comprehensive Plan Amendment processes.

- F. Highlight of changes made to the Housing Chapter – The Housing Chapter consists of guidance for the development of new residential communities while addressing affordability concerns in accordance with Sec. 15.2-2223.5 of Virginia Code, Ann. The Housing Chapter update took a holistic approach to policies and action strategies that aligned more comprehensively with the planning principles contained in the Comprehensive Plan.

The region is facing an unprecedented demand for new housing, which significantly impacts our County. Understanding the diverse needs of the community and the ongoing demographic drivers provided guidance for the development of urban, suburban, rural placetypes in the Land Use chapter.

Housing is a key component to achieve the County's vision of being a community of choice for all residents. The chapter addresses housing needs and affordability concerns and ensures that the implicit connections with mobility, environment, health, and equity are addressed to support the building of healthy equitable communities. The chapter promotes a diversity of housing styles and price points to promote communities for residents during all phases of their life and across all income bands.

As such the guiding principles of the chapter include:

- Encouraging quality, price-appropriate housing, which is housing that costs 30% of the household's annual gross income or less, that meets the needs of all current and future residents.
- Implicit in this idea of attainability is the idea that a range of housing options (type, size, tenure, cost) should exist in the local market for a range of household income bands and preferences to support existing and new residents regardless of income.
- Housing is directly tied to public policy priorities such as economic development, education, transportation, environment, and health.

To achieve this vision, seven guiding policies are included in the chapter:

- Preserve and enhance existing neighborhoods
- Promote diverse mixed income housing communities
- Develop implementation tools for both residents and the development community to provide for the construction and financing of affordable dwelling units
- Strategically locate diverse housing types near transportation, services, and employment centers to build equitable comprehensive multimodal communities and reduce associated transportation expenses for cost burdened residents
- Foster environmentally sustainable housing communities

- Design a community's built environment in a manner that positively influences the physical and mental health of its residents based on the guiding principles of equity, quality, stability, accessibility, affordability, and location.
- Identify regulatory changes that are innovative and streamline processes to support the implementation of housing policies including affordability, universal design and accessibility enhancements.

G. Highlight of Changes Made to the Mobility Chapter - The Mobility Chapter updates what was formally known as the Transportation Chapter of the Comprehensive Plan, which had its last major update in 2010. The Mobility Chapter considers all major transportation modes and provides a renewed focus on safety, equity, sustainability, resiliency, and emerging technologies. Primary changes from the previous Comprehensive Plan include a new format to include new Policies/Action Strategies, the Roadway Plan, Transit Section, Active Mobility and Recreational Trails Section and supporting Appendices.

The Active Mobility and Recreational Trails section was previously in the Transportation chapter-Non-motorized section, the Parks and Recreation chapter-Trails Plan, and the Open Space chapter. It replaces the Non-motorized Section and Trails Plan and updates the Open Space map. One major change includes the inclusion of all trails into this section to include recreational trails.

The Policies and Action Strategies Section has been modified and expanded to include all aspects of mobility and to include new action strategies that promote safety, equity, sustainability, resiliency, and emerging technologies while supporting other chapters of the Comprehensive Plan.

The Roadway Plan updates what was previously known as the Thoroughfare Plan to include new roadway projects and recommendations. The draft Roadway Plan reduces the lane miles by 30 miles. Lane miles are used to measure the total length and lane count of a given highway or road. The County cannot construct its way out of congestion in the future. Smart growth with development in Activity Centers that encourages people to live, work and play in the same vicinity to be able to take advantage of walking/transit options is the goal of the updated Comprehensive Plan. The only widening that is recommended is Pageland Lane from two to four lanes between Sudley Road and Route 29, to support additional development planned for that corridor. Two extensions of existing roads, Heathcote Blvd. and Purcell Road East (termed Peaks Mill Road) are included. Several roads were removed from the Plan due to changes in land use (secure facilities). Others in the area bordered by Rt. 29, Old Carolina Road and Somerset Crossing Road were removed or down planned from four to two lanes due to a change in land use and policy.

The Transit Plan has been updated to include the Transit Connectivity Map to include potential transit connections between Activity Centers, Small Area Plans, and Redevelopment Corridors that support the new Land Use Chapter. Links for OmniRide and VRE schedules, stops and plans which are consistently updated, were included to provide dynamic information to residents. The Future Transportation Alternatives Map has been updated to include regional plans.

The Level of Service (LOS) rating system to measure traffic congestion on roadway segments, intersections and entire urban areas is used as a benchmark for the success of regional and local transportation roadway networks. The fundamental reason that state and local governments plan new or widen roads is to improve LOS during the peak hours, which creates roads that may be underutilized during the rest of the day.

While congestion is a considerable problem, it is not the County's only problem. The County has recognized the need for multimodal levels of service through the Strategic Plan's Mobility Goal to "have an accessible, comprehensive, multi-modal network of transportation infrastructure that supports local and regional mobility." One of the objectives to achieve this goal recognizes the need to build a robust economy and to provide more job opportunities within the County to help reduce commute times and congestion issues. In order to implement the goals of the Comprehensive Plan, the County needs new performance measures to measure accessibility, economic development, sustainability and livability. This requires less reliance on achieving a specific LOS, and more reliance on creating a sense of place with measures related to economic, social and environmental outcomes, where people live, work and play in the same geographic area and accept that congestion is expected in the County's Activity Centers and on primary roadways.

- H. Highlight of Changes Made to the Sanitary Sewer Chapter - The Sewer Chapter contains new policies and action strategies to allow public sewer countywide.
- I. Highlight of Changes Made to the Electrical Utility Service Plan - The Electrical Utilities Services Plan is a new section of the County's Comprehensive Plan. Previous policy was embedded in a section of the Long-Range Land Use chapter. Given the growth of industry that requires extensive electrical power a separate chapter was necessary. This chapter contains three policies followed by action strategies to further define the planning effort.
- J. Additional proposed text language change-
  - 1. Adding R-16 and R-30 to the Implementing Zoning Districts in T4 & T5 for MU as long as it contributes to achieving the goal of creating a mixed- use district.
  - 2. Add language to the MU districts that encouraging affordable housing similar to the RN District.

3. Clarifying that the affordable housing incentive to allow different unit types in Appendix A: Affordable Housing Supplement of the Housing Chapter could be implemented by allowing multifamily zoning districts like R-16 and R-30 to be used in the transects T-4, T-3, T-2 with appropriate buffering and design in accordance with the bonus density applicable to each transect.

K. Overview of Land Use Change Requests - During the review of all long-range land use designations countywide, long-range land use change requests were accepted, including those associated with residential-only land, if submitted by May 12, 2021. All submissions received by close of business May 12, 2021, were considered for review as part of the Land Use update of the Comprehensive Plan Update. Planning staff received a total of 36 applications consisting of approximately 1,870 acres for consideration in Long-Range Land Use Map change request. Of the 36 applications, the following summary indicates the grouping of applications based their status on consistency with Land Use Map.

- 18 applications were consistent.
- 3 applications were consistent, but the applicant is requesting higher density.
- 1 application is not consistent.
- 14 were determined to be related to the PW Digital Gateway CPA and were transferred for consideration to that respective project.

The applications that were not consistent with draft Land Use Map are included as an attachment, "Table of Requests Inconsistent with the Land Use Map", for the Planning Commission consideration.

L. Annual CPA Initiation Requests - The Planning Office received 11 Comprehensive Plan Amendment initiation requests as part of the 2022 Annual Review consideration. Based on the proposed Land Use Map, 6 applications are consistent, 2 are partially consistent (applicant is asking for higher densities on a portion of the map) and 3 are not consistent and would require a subsequent CPA initiation. A summary of the CPA applications and consistency with the proposed Land Use Map can be found below:



<b>Summary of Annual CPA Requests (not Initiated)</b>				
<b>CPA</b>	<b>Magisterial District</b>	<b>Agent / Applicant</b>	<b>Proposal</b>	<b>Proposed Land Use/ Consistent</b>
<p><b>Balls Ford Road Assemblage</b></p> <p><b>CPA2022-00004</b></p> <p>GPINS:                      7697-45-0774                      7697-45-3574                      7697-45-9385                      7697-64-4685</p>	Gainesville	<p>Brian Prater                      Jonelle Cameron                      Walsh, Colucci,                      Lubeley &amp; Walsh</p> <p>Ballsford Office                      Campus Two, LLC,                      Ballsford Office                      Campus Three,                      LLC, and Linden                      Investors, LLC</p> <p>Concurrent REZ                      will be filed upon                      CPA Initiation</p>	<p>Long Range Land Use                      map change of ±25.06                      acres from designated                      REC, Regional                      Employment Center with                      small portions of the                      Property also designated                      as FEC, Flexible Use                      Employment Center and                      ER, Environmental                      Resource to HDN, High                      Density Neighborhood                      with a T-4 Transect to                      allow for residential                      housing to include                      single-family attached                      and/or multi-family                      stacked (e.g., stacked                      townhomes or two-over-                      two units), which                      provides additional                      housing in this area of                      the County and will help                      the County improve its                      housing stock for the                      'missing middle.</p>	<p>MU T-4 and RN                      T-3.</p> <p>This application                      is consistent                      with all parcels                      except GPIN:                      7892-53-8485,                      which is RN T-3                      due to mostly                      being ER,                      Environmental                      Resource.                      Applicant                      requested that                      this parcel be                      designated MU                      T-4.</p>

<b>Summary of Annual CPA Requests (not Initiated)</b>				
<b>CPA</b>	<b>Magisterial District</b>	<b>Agent / Applicant</b>	<b>Proposal</b>	<b>Proposed Land Use/ Consistent</b>
<p><b>Dumfries Road Senior Residential</b></p> <p><b>CPA2022-00005</b></p> <p>GPIN 7892-53-8485</p>	Coles	<p>Jonelle Cameron Jessica Pfeiffer Walsh, Colucci, Lubeley &amp; Walsh</p> <p>Franklin Johnston Group Management &amp; Development, LLC</p> <p>Concurrent REZ will be filed upon CPA Initiation</p>	<p>Long-Range Land Use map change of ±9.24 acres from NC, Neighborhood Commercial, and SRR, Semi-Rural Residential to SRH, Suburban Residential High, SN, Suburban Residential, or NMU, Neighborhood Mixed Use, (without a requirement to provide a non-residential component on-site) all with a T-4 Transect. The Applicant will rezone the Property to the PMR, Planned Mixed Residential District, to allow for a senior residential to include multi-family units.</p>	<p>MU T-4 and MU T-3 area with frontage to Rt. 234 for consistency with the remaining quadrants of the intersection with Hoadly Road and Rt. 234.</p> <p>This application is partially consistent with the exception of the T-3 area that has frontage along Rt. 234.</p>
<p><b>Evergreen at Telegraph Road</b></p> <p><b>CPA2022-00006</b></p> <p>GPIN: 8291-76-2328</p>	Neabsco	<p>Brian Prater Jonelle Cameron Walsh, Colucci. Lubeley &amp; Walsh</p> <p>Evergreen Investment Company</p> <p>Concurrent REZ will be filed upon CPA Initiation</p>	<p>Long-Range Land Use map change of ±11 acres from REC, Regional Employment Center to HDN, High Density Neighborhood with a T-5 Transect to allow for residential housing to include a combination of multi-family traditional and multi-family stacked dwelling units.</p>	<p>MU T-5.</p> <p>This application is consistent with the proposed Land Use Map.</p>

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<b>CPA</b>	<b>Magisterial District</b>	<b>Agent / Applicant</b>	<b>Proposal</b>	<b>Proposed Land Use/ Consistent</b>
<b>Sport &amp; Health Woodbridge</b>  <b>CPA2022-00007</b>  GPINs: 8392-79-5053 8392-79-8963 8392-89-0195 8392-89-4997	Occoquan	Brian Prater Jonelle Cameron Walsh, Colucci. Lubeley & Walsh  VM Club Properties, LLC  Concurrent REZ will be filed upon CPA Initiation	Long-Range Land Use map change of $\pm 7.59$ acres from SRL, Suburban Residential Low to HDN, High Density Neighborhood with a T-4 Transect to allow for a multi-family residential development.	RN T-4  This application is consistent with the proposed Land Use Map.
<b>12700 Marblestone</b>  <b>CPA2022-00008</b>  GPINs: 8193-01-2294 8093-91-9595 8093-92-9812 8093-92-9013	Neabsco	Sherman Patrick Jr. Compton and Duling L.C.  12700 MARBLESTONE A LLC  Concurrent REZ will not be filed upon CPA Initiation	Long-Range Land Use map change of $\pm 6.73$ acres from CEC, Community Employment Center to HDN, High Density Neighborhood.	MU T-4  This is application is consistent with the proposed Land Use Map
<b>Smith Crossing</b>  <b>CPA2022-00009</b>  GPINs: 7498-25-0890 7498-37-3622	Gainesville	Sherman Patrick Jr. Compton and Duling L.C.  Stanley Martin Homes  Concurrent REZ will be filed upon CPA Initiation	Long-Range Land Use map change of $\pm 211.21$ acres from AE, Agricultural Estate and ER, Environmental Resource to SRL, Suburban Residential Low and ER, Environmental Resource.	CRes T-1C  This application is consistent with the proposed Land Use Map

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<b>CPA</b>	<b>Magisterial District</b>	<b>Agent / Applicant</b>	<b>Proposal</b>	<b>Proposed Land Use/ Consistent</b>
<p><b>Pulte Haymarket Crossing</b></p> <p><b>CPA2022-00010</b></p> <p>GPIN: 7298-57-4528 (part)</p>	Gainesville	<p>Marian Harders Jonelle Cameron Walsh, Colucci, Lubeley &amp; Walsh PC</p> <p>Pulte Home Company</p> <p>Concurrent REZ will be filed upon CPA Initiation</p>	<p>Long-Range Land Use map change of ±51 acres from REC, Regional Employment Center to HDN, High Density Neighborhood with a T-2 or T-3 Transect, which allows for the proposed multi-family units. The Applicant will rezone the Property to the PMR, Planned Mixed Residential District, to allow for an active adult community to include villas and condominium units.</p>	<p>RN T-3</p> <p>This application is consistent with the proposed Land Use Map</p>
<p><b>Crescent Communities</b></p> <p><b>CPA2022-00011</b></p> <p>GPINs: 8193-30-0793 8193-21-4716</p>	Neabsco	<p>Lori Greenlief McGuireWoods LLP</p> <p>Crescent Acquisitions, LLC, Jyotsna Gupta TR, Black Forest Rd LLC</p> <p>Concurrent REZ will be filed upon CPA Initiation</p>	<p>Long-Range Land Use map change of ±11.12 acres from O, Office to HDN, High Density Neighborhood with a T4 transect to allow multi- family residential units with recreational and commercial amenities.</p> <p>Both properties are undeveloped.</p>	<p>MU T-4</p> <p>This is application is consistent with the proposed Land Use Map</p>

<b>Summary of Annual CPA Requests (not Initiated)</b>				
<b>CPA</b>	<b>Magisterial District</b>	<b>Agent / Applicant</b>	<b>Proposal</b>	<b>Proposed Land Use/ Consistent</b>
<p><b>6652 James Madison Highway</b></p> <p><b>CPA2022-00012</b></p> <p>GPIN: 7297-69-1959</p>	Gainesville	<p>Sherman Patrick Jr. Compton and Duling L.C.</p> <p>Hunter at Haymarket LLC</p> <p>This Comprehensive Plan Amendment will be accompanied by an application for rezoning where further analysis will be provided.</p>	<p>Long-Range Land Use map change of <math>\pm 8.78</math> acres (approximately 3.85 additional acres are within the Town of Haymarket) from ER, Environmental Resource to HDN, High-Density Neighborhood with a small area of environmental resource in the southern corner.</p> <p>The Trip Generation Analysis will include the prospective trip generation for the entire 12.63-acre subject site</p>	<p>CRes T-1C</p> <p>This application is not consistent with the proposed Land Use Map and would require the CPA to be initiated by the Board of County Supervisors.</p>
<p><b>15045 Lee Highway</b></p> <p><b>CPA2022-00013</b></p> <p>GPINs: 7297-60-8388 7297-70-2498 7297-71-7109 7297-70-8347</p>	Brentsville	<p>Sherman Patrick Jr. Compton and Duling L.C.</p> <p>American Community Developers, Inc.</p> <p>Concurrent REZ will be filed upon CPA Initiation</p>	<p>Long-Range Land Use map change of <math>\pm 21.14</math> acres along Lee Highway (Route 29) from CEC, Community Employment Center and ER, Environmental Resource to HDN, High-Density Neighborhood and including the ER, Environmental Resource area associated with a perennial stream located on the property.</p>	<p>OMU T-2, RN T-2</p> <p>This application is not consistent with the proposed Land Use Map and would require the CPA to be initiated by the Board of County Supervisors.</p>

<b>Summary of Annual CPA Requests (not Initiated)</b>				
<b>CPA</b>	<b>Magisterial District</b>	<b>Agent / Applicant</b>	<b>Proposal</b>	<b>Proposed Land Use/ Consistent</b>
<b>15015 Lee Highway</b>  <b>CPA2022-00014</b>  GPINs: 7297-90-0961 7297-81-2619 7297-80-3751	Brentsville	Olaun Simmons and Mike Vanderpool  Cushing Road, LLC 14917-A and 14917-P Lee Highway LLC  Concurrent REZ will be filed upon CPA Initiation	Long-Range Land Use map change of ±27.10 acres from CEC (Community Employment Center) and SRL (Suburban Residential Low) to SRM (Suburban Residential Medium), which allows residential development at a density up to 6 dwelling units/acre. This designation will improve housing affordability as it will create the opportunity to provide a greater variety of housing types in an area of the county where residential development is heavily weighted towards single family detached homes. The applicant is seeking Transect Zone T-3, which has a target residential density of 4-14 dwelling units/acre.	RN T-2  This application is not consistent with the proposed Land Use Map and would require the CPA to be initiated by the Board of County Supervisors.

The CPA initiation applications that are not consistent with draft Land Use Map are included as an attachment, "Table of Requests Inconsistent with the Land Use Map", for the Planning Commission consideration.

- M. Additional Requests for Land Use changes - Throughout the community input process, the Planning Office received feedback on the Land Use Map. After the due date to submit Long Range Land Use change request applications, additional requests came in for consideration to change land use classifications for parcels

throughout the County. Those requests that are not consistent with draft Land Use Map are included as an attachment, "Table of Requests Inconsistent with the Land Use Map", for the Planning Commission consideration. Altogether, there were 10 requests in the Brentsville District, 5 in the Coles District, 6 in the Gainesville District, 1 in Neabsco District, 3 in the Potomac District, 3 in the Occoquan District and 1 in the Woodbridge District.

## **STAFF RECOMMENDATION**

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The Planning Office recommends that the Planning Commission recommend adoption of the following updates into the Comprehensive Plan:

- Comprehensive Plan Amendment #CPA2018-00007, Land Use Chapter,
- Comprehensive Plan Amendment #CPA2018-00006, Mobility Chapter,
- Comprehensive Plan Amendment #CPA2022-00001, Housing Chapter,
- Comprehensive Plan Amendment #CPA2022-00002, Sanitary Sewer Chapter,
- Comprehensive Plan Amendment #CPA2023-00001, Electrical Utility Services Plan

The proposed amendments are supported by staff for the following reasons:

Each of the Comprehensive Plan chapters provides guidance through policies and action strategies for the future development of Prince William County based on updated demographic projections extending to 2040:

- The Comprehensive Plan chapters create a holistic vision for the County by aligning several Chapters of the Comprehensive Plan with the County's 2021-2024 Strategic Plan.
- The Land Use Chapter provides detailed guidance through policies and action strategies for the development of the County while incorporating new concepts that address Equity, Environmental Justice and Sustainability.
- The Housing Chapter provides guidance on meeting the concerns of affordability and housing needs of the County.
- The Mobility Chapter capitalizes on an opportunity to improve transportation networks and ensure a robust and connected system of roads, transit, pedestrian, bicycle, greenways, trails, open space, and parks which provide a benefit to the environment, County residents, and local wildlife.
- The Sanitary Sewer Chapter provides guidance on future sewer infrastructure needed to serve the existing and proposed development as outlined in the Land Use chapter.

- The Electrical Utility Service Plan includes new policies and action strategies to provide guidance on siting and design issues for electrical system supportive facilities within the County.
- The Plan incorporates the extensive feedback from the community from the public participation process and supports and furthers the County Smart Growth Principles in accordance with the Comprehensive Plan.

### **Community Input**

The Land Use, Housing, Mobility, Sanitary Sewer, and Electrical Utility Services Plan included research, stakeholder, and community engagement, leading to the final updates for each chapter. Each of these chapters and the meetings associated with the updates were made available on the project page web-portal: [www.pwcva.org/pathwayto2040](http://www.pwcva.org/pathwayto2040). The Pathway-to-2040 web page also included comment forms and informational videos that explained each of the Chapter updates. In addition, the Planning Office placed draft documents in the County Public Library System to give opportunities to review the documents.

Below is a list of public information meetings, focus group sessions, committee and commissions input presentations, Planning Commission and Board of County Supervisors work sessions, These events occurred through a variety of methods such as in-person, virtual and hybrid meetings.

**3/23/2021- 3/25/2021:** Held three Introductory virtual Community Meetings on the Land Use and Housing Comp Plan Update: Eastern PWC on March 23 with 164 registrations, Central PWC on March 24 with 141 registrations, Western PWC on March 25 with 245 registrations.

**4/20/2021:** Held a focus group meeting on Economic Development

**4/21/2021:** Held a focus group meeting on Housing

**4/23/2021:** Held a focus group meeting on Building and Development

**5/6/2021:** Held a focus group meeting on Environment and Sustainability

**5/26/2021:** Held a virtual meeting on Mobility Plan Update. This meeting covered the Roadway and Transit elements of the Plan.

**6/9/2021:** Held a virtual meeting on Mobility Plan Update. This meeting covered the Roadway and Transit elements of the Plan.

**6/15/2021:** Held a focus group meeting on Trails and Blueways.

**7/7/2021:** Held a Planning Commission Work Session on the Land Use and Housing Chapters.

**7/12/2021:** Racial & Social Justice Commission Government and Workforce Committee Presentation

**7/27/2021:** Commission on Aging Presentation

**8/26/2021:** Housing Board Presentation



**10/20/2021:** Held a Planning Commission Work Session on the Land Use and Housing Chapters.

**12/22/2021:** Informational videos for Comprehensive Plan Update, Land Use, Housing, Mobility posted online.

**1/26/2022:** Held a Planning Commission Work Session on the Land Use and Housing Chapters.

**2/2/2022:** Held a Planning Commission Work Session on the Land Use Chapter.

**2/9/2022:** Held a Planning Commission Work Session on Housing.

**2/10/2022:** Held a Hybrid Public Meeting (in-person and online) at Beacon Hall, George Mason University, innovation Campus. Consisted of Public listening session and information stations. The event was streamed live on Granicus and recorded. The recorded video played on PWC TV channel.

**2/16/2022:** Held a Planning Commission Work Session on Housing and Land Use.

**2/23/2022:** Held a Planning Commission Work Session on Mobility.

**3/23/2022:** Held a Planning Commission Work Session on Demographics.

**4/6/2022:** Held a Planning Commission Work Session on Government Activity Center and Mobility.

**4/12/2022:** Presented the Land Use Chapter to the Historical Commission.

**5/10/2022:** Held a Board of County Supervisors Work Session on Land Use

**5/11/2022:** Held a Planning Commission Work Session on the Sanitary Sewer Chapter

**7/12/2022:** Held a Board of County Supervisors Work Session on Land Use

**7/27/2022:** Held a Planning Commission Work Session

Notice of the Comprehensive Plan Amendments associated with the Land Use, Housing, Mobility, Sanitary Sewer Chapters and the Electrical Utility Services Plan have been advertised and proposed amendments have been published on the Prince William County government web site and have been available in the Planning Office. PWC Alerts were sent to all who subscribe to PWC Alerts.

These documents associated with the Comprehensive Plan updates can be found at the following link: [www.pwcva.org/pathwayto2040](http://www.pwcva.org/pathwayto2040)

Inputs on the proposed land use designation for specific properties have been received through Comprehensive Plan Amendment applications, Long-Range Land Use Change Request forms, emails and individual meetings throughout the process. Staff did not concur with a number of these requests, and these may be found in the attached Table of Requests Inconsistent with the Land Use Map.

### **Adjacent Jurisdiction Notice**

Adjacent jurisdictions notices were sent. Their comments were considered in development of the updates to the Comprehensive Plan Chapters

## **Legal Issues**

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

## **Timing**

Under Virginia Code § 15.2-2229 “[i]f the governing body desires an amendment, it may prepare such amendment and refer it to the local planning commission for public hearing or direct the local planning commission to prepare an amendment and submit it to public hearing within 60 days or such longer timeframe as may be specified after written request by the governing body.” A public hearing before the Planning Commission was advertised for September 28, 2022. At this time the Board of County Supervisors has not required a timeframe for the Planning Commission

## **STAFF CONTACT INFORMATION**

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AVanegas@pwcva.gov

## **ATTACHMENTS**

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Board of County Supervisors Initiating Resolution# 16-647  
Board of County Supervisors Initiating Resolution#21-421  
Board of County Supervisors Initiating Resolution#21-422  
Table of Requests Inconsistent with the Land Use Map  
[Land Use Chapter Update](#)  
[Long-Range Land Use Map](#)  
[Housing Chapter](#)  
[Mobility Chapter](#)  
[Sanitary Sewer Chapter](#)  
[Electrical Utility Services Plan](#)

All documents regarding the Comprehensive Plan Chapter Updates are available online at:  
[www.pwcva.org/Pathwayto2040](http://www.pwcva.org/Pathwayto2040)

**BOCS Initiating Resolution No. 16-647**

**MOTION: NOHE**

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

**SECOND: PRINCIPI**

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

**ACTION: APPROVED**

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

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

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

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

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

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

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

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

**BOCS Initiating Resolution No. 16-647**

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

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

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

**Votes:**

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

**Nays:** None

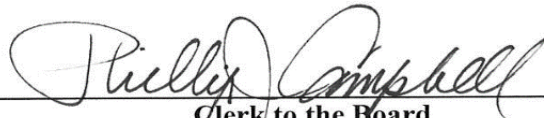
**Absent from Vote:** None

**Absent from Meeting:** None

**For Information:**

Planning Director

ATTEST: \_\_\_\_\_

  
Clerk to the Board

**BOCS Initiating Resolution No. 21-422**

**MOTION:** FRANKLIN July 13, 2021

**MOTION:** ANGRY July 13, 2021  
Regular Meeting

**SECOND:** BAILEY Res. No. 21-422

**RE:** INITIATE THE SEWER CHAPTER UPDATE OF THE COMPREHENSIVE PLAN –  
COUNTYWIDE

**ACTION:** APPROVED

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

**WHEREAS**, Section 15.2-2230 of the Virginia Code requires a review of the Comprehensive Plan every five (5) years to determine whether it needs to be amended; and

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

**WHEREAS**, the last Sanitary Sewer Plan update of the Comprehensive Plan was completed on October 17, 2017; and

**WHEREAS**, County staff recommends approval of this resolution; and

**WHEREAS**, the Board finds that this amendment guides and accomplishes a coordinated, adjusted, and harmonious development of the territory which will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity, and general welfare of the inhabitants, including the elderly and persons with disabilities;

**NOW, THEREFORE, BE IT RESOLVED** that the Prince William Board of County Supervisors hereby initiates an amendment to the Comprehensive Plan for a Sewer Chapter Update.

**Votes:**

**Ayes:** Angry, Bailey, Boddye, Franklin, Wheeler

**Nays:** Candland, Lawson, Vega

**Absent from Vote:** None

**Absent from Meeting:** None

**For Information:**

Planning Director

**ATTEST:**



Clerk to the Board

**Table of Requests that are incompatible with the Land Use Map**

Change No.	CPA/REZ	Applicant/Project	Address	GPIN	Acres	Magisterial District	Adopted LU Classification	Second Draft Recommendations	Request to Change LU Classification
1	CPA2022-00012	6652 James Madison Hwy.	6652 JAMES MADISON HIGHWAY	7297-69-1959	12.63	Brentsville	ER	CRes T-1B	RN T-4
2	CPA2022-00013	Lee Hwy Properties	15045 LEE HIGHWAY	7297-70-8347	4.02	Brentsville	CEC/ER	RN T-2	RN T-4
				7297-71-7109	7.14	Brentsville	CEC/ER	RN T-2	RN T-4
				7297-70-2498	5	Brentsville	CEC/ER	RN T-2	RN T-4
				7297-60-8388	5	Brentsville	CEC/ER	RN T-2	RN T-4
3	CPA2022-00014	Lee Hwy Properties 2	14917 LEE HIGHWAY	7297-90-0961	9	Brentsville	CEC	RN T-2	RN T-3
			15015 LEE HIGHWAY	7297-81-2619	9.11	Brentsville	CEC	RN T-2	RN T-3
			15023 LEE HIGHWAY	7297-80-3751	9	Brentsville	CEC	RN T-2	RN T-3
4	CPA2021-00128	House Family Data Center	10705 LONESOME RD	7394-88-6498	176.98	Brentsville	AE & ER	CRes T-1B	Cres T-1C
5	No CPA	Gardner Station	14501 MCGRAWS CORNER	7397-24-9409	17.8	Brentsville	CEC	I T-3	I-T-4
			14625 MCGRAWS CORNER	7397-24-2642	18.22	Brentsville	ER	I T-3	I-T-4
			14414 MCGRAWS CORNER	7397-34-3968	5.5	Brentsville	CEC	I T-3	I-T-4
			14260 GARDNER MANOR	7397-25-6482	15.78	Brentsville	CEC	I T-3	I-T-4
			14560 MCGRAWS CORNER DR	7397-24-7793	6.24	Brentsville	CEC	I T-3	I-T-4
			7460 HILLWOOD DR	7397-44-2126	2.13	Brentsville	CEC	I T-3	I-T-4
			14300 GARDNER MANOR	7397-44-0054	1.75	Brentsville	CEC	I T-3	I-T-4
			14318 GARDNER MANOR PL	7397-34-7736	1.27	Brentsville	CEC	I T-3	I-T-4
			14280 GARDNER MANOR PL	7397-35-2804	5.04	Brentsville	CEC	I T-3	I-T-4
			14392 MCGRAWS CORNER	7397-34-9413	1.21	Brentsville	CEC	I T-3	I-T-4
			7471 NOLAN RD	7397-33-5378	0.25	Brentsville	CEC	I T-3	I-T-4
14306 GARDNER MANOR PL	7397-34-9643	0.52	Brentsville	CEC	I T-3	I-T-4			
6	No CPA	Manassas Mall	8670 RIXLEW LN	7696-54-8689	3.71	Brentsville	RCC	MU T-5	MU T-6
			8501 ASHTON AVE	7696-55-3573	4.77	Brentsville	RCC	MU T-5	MU T-6
			8614 RIXLEW LN	7696-64-5989	2.098	Brentsville	RCC	MU T-5	MU T-6
			8300 SUDLEY RD	7696-65-4175	49.96	Brentsville	RCC	MU T-5	MU T-6
7	No CPA	Atlantic Resources Group	7407 JAMES MADISON HWY	7297-13-9542	10.88	Brentsville	SRR	CRes T-1B	RN T-3
			7403 JAMES MADISON HWY	7297-23-0070	9.86	Brentsville	SRR	CRes T-1B	RN T-3
			7317 JAMES MADISON HWY	7297-23-0898	11.35	Brentsville	SRR	CRes T-1B	RN T-3
			7313 JAMES MADISON HWY	7297-24-0825	11.9	Brentsville	SRR	CRes T-1B	RN T-3
			7311 JAMES MADISON HWY	7297-24-1752	10.83	Brentsville	SRR	CRes T-1B	RN T-3
8	REZ2021-00006	Bristow Plaza	11916 NOKESVILLE RD	7594-38-1791	0.93	Brentsville	SRL	MU T-3	MU T-3
			11912 NOKESVILLE RD	7594-39-0620	1.94	Brentsville	SRL	MU T-3	RN T-2
			11920 NOKESVILLE RD	7594-28-8497	7.02	Brentsville	SRL	MU T-3	RN T-2
			11904 NOKESVILLE RD	7594-39-3155	11.7	Brentsville	SRL	MU T-3	MU T-3
9	REZ2021-00010	Old Carolina Overlook	7318 OLD CAROLINA RD	7297-65-9404	8	Brentsville	SRR	RN T-TB	T-1C
			7370 OLD CAROLINA RD	7297-65-2922	8	Brentsville	SRR	RN T-1B	T-1C
10	No CPA	Nokesville Industrial Area	Various	Various	547	Brentsville	AE & ER	I T-2	Reduce Industrial Area to only include area between Railroad and Rt. 28



**Table of Requests that are incompatible with the Land Use Map**

Change No.	CPA	Applicant/Project	Address	GPIN	Acres	Magisterial District	Adopted LU Classification	Second Draft Recommendations	Request to Change LU Classification
11	CPPA2021-00125	Dumfries Road Senior Residential	13709 DUMFRIES RD	7892-53-8485	9.24	Coles	NC & SRR	MUT-4/MUT-3	MU T-4
12	CPPA2021-00126	Godwin Enclave	10535 GODWIN DR	7794-67-1602	17.716	Coles	CEC/ER	RN T-2	RN T-4
			10523 GODWIN DR	7794-57-3027	7.85	Coles	CEC	RN T-2	RN T-4
			10521 GODWIN DR	7794-47-9868	1.358	Coles	SRL	RN T-2	RN T-4
			10698 LUCASVILLE RD	7794-47-9879	0.0575	Coles	CEC	RN T-2	RN T-4
			10698 LUCASVILLE RD	7794-47-9879	0.0575	Coles	CEC	RN T-2	RN T-4
13	No CPA	Fairgrounds	10616 DUMFRIES RD	7794-58-5564	54.69	Coles	CEC	POS	MU T-4
			10510 DUMFRIES RD	7794-69-1443	1	Coles	CEC	POS	MU T-4
			10512 DUMFRIES RD	7794-69-3842	0.86	Coles	CEC	POS	MU T-4
			10624 DUMFRIES RD	7794-69-2319	1	Coles	CEC	POS	MU T-4
			10626 DUMFRIES RD	7794-69-4205	1.13	Coles	CEC	POS	MU T-4
			10688 DUMFRIES RD	7794-68-6143	0.52	Coles	CEC	POS	MU T-4
			10708 DUMFRIES DR	7794-68-5736	0.29	Coles	CEC	POS	MU T-4
			10712 DUMFRIES RD	7794-68-6928	1	Coles	CEC	POS	MU T-4
			10716 DUMFRIES RD	7794-68-7118	1.25	Coles	CEC	POS	MU T-4
			10535 GODWIN DR	7794-67-1602	17.76	Coles	CEC	POS	MU T-4
			10523 GODWIN DR	7794-57-3027	7.85	Coles	CEC	POS	MU T-4
			10521 GODWIN DR	7794-47-9868	1.358	Coles	SRL	POS	MU T-4
			10698 LUCASVILLE RD	7794-47-9879	0.058	Coles	CEC	POS	MU T-4
			10726 DUMFRIES RD	7794-67-1964	23.11	Coles	CEC/ER	POS	MU T-4
14	CPPA2021-00114	Kline Farm	8351 PRINCE WILLIAM PKWY	7895-23-4912	30.66	Coles	CEC	MU T-3/ RN T-2	Adjust MU area to include portion of RN T-2
15	N/A	Token Valley Estates	7204 TOKEN VALLEY RD	7992-05-8033	21.83	Coles	SRR	RN T-2, ORPA	Change ORPA from T-1A to CRes, T1-C

**Table of Requests that are incompatible with the Land Use Map**

Change No.	CPA/REZ	Applicant/Project	Address	GPIN	Acres	Magisterial District	Adopted LU Classification	Second Draft Recommendations	Request to Change LU Classification
16	CPPA2021-00110	Balls Ford Assemblage	7400 COPPERMINE DR	7697-64-4685	7.834	Gainesville	FEC,ER	RN T-3	MU T-4
17	CPA2020-00006	Eagles Crossing	8137 BETHLEHEM RD	7596-88-4039	3.04	Gainesville	FEC	RN T-3	RN T-4
			11341 EAGLES OVERLOOK DR	7596-88-3274,	1.29	Gainesville	SRH	RN T-3	RN T-4
			8129 BETHLEHEM RD	7596-88-3397	1.03	Gainesville	FEC	RN T-3	RN T-4
18	CPPA2021-00117	Park Ridge Center	10900 BULLOCH DR	7697-06-1083	44.33	Gainesville	CEC	MU T-3	MU T-4
19	REZ2022-00023	SunCap	10920 BALLS FORD RD	7597-95-8953	28.35	Gainesville	REC	OMU T-3	I T-4
20	REZ2018-00023	American Trade Center	7323 OLD COMPTON RD	7597-73-4080	0.48	Gainesville	FEC	OMU T-3	COM T-3
			11408 BALLS FORD RD	7597-73-4368	1.34	Gainesville	FEC	OMU T-3	COM T-3
			7329 OLD COMPTON RD	7597-73-5987	1.67	Gainesville	FEC/CEC	OMU T-3	COM T-3
			11404 BALLS FORD RD	7597-73-7592	1.37	Gainesville	FEC/CEC	OMU T-3	COM T-3
			11402 BALLS FORD RD	7597-74-8510	1.78	Gainesville	FEC	OMU T-3	COM T-3
21	No CPA	John Marshall Village	14514 JOHN MARSHALL HWY	7397-28-3631	1.5	Gainesville	VMU	OMU T-3	MU T-3
			14504 JOHN MARSHALL HWY	7397-28-7405	2	Gainesville	VMU	OMU T-3	MU T-3
			14508 JOHN MARSHALL HWY	7397-28-5524	3.6	Gainesville	VMU	OMU T-3	MU T-3
			14534 JOHN MARSHALL HWY	7397-18-5567	0.91	Gainesville	VMU	OMU T-3	MU T-3
			6950 PIEDMONT CENTER PLZ	7397-18-9548	1.89	Gainesville	VMU	OMU T-3	MU T-3
			14530 JOHN MARSHALL HWY	7397-18-7160	1.12	Gainesville	VMU	OMU T-3	MU T-3

Change No.	CPA/REZ	Applicant/Project	Address	GPIN	Acres	Magisterial District	Adopted LU Classification	Second Draft Recommendations	Request to Change LU Classification
22	NO CPA	Victory Christian Ministries	14015 MINNIEVILLE RD	8192-60-9275	22.57	Neabsco	NMU	MU T-3	MU T-5

Change No.	CPA	Applicant/Project	Address	GPIN	Acres	Magisterial District	Adopted LU Classification	Second Draft Recommendations	Request to Change LU Classification
23	No CPA	Interstate	16781 INTERSTATE DR	8290-10-4824	21.054	Potomac	FEC	I T-3	RN T-4
			16805 INTERSTATE DR	8289-19-1643	2.84	Potomac	FEC	I T-3	RN T-4
			16807 INTERSTATE DR	8289-19-0720	2.85	Potomac	FEC	I T-3	RN T-4
			16809 INTERSTATE DR	8289-08-9598	3	Potomac	FEC	I T-3	RN T-4
24	No CPA	M M T Limited Partnership	14900 DUMFRIES RD	7991-13-5222	109.5	Potomac	POS	POS	RN T-4
25	REZ2022-00015	Potomac Technology Park	14854 DUMFRIES RD	7991-04-7237	51.67	Potomac	PFO/POS	OMU T-2	OMU T-3



**Table of Requests that are incompatible with the Land Use Map**

Change No.	CPA/REZ	Applicant/Project	Address	GPIN	Acres	Magisterial District	Adopted LU Classification	Second Draft Recommendations	Request to Change LU Classification
26	REZ2022-00010	Kings Crest	6400 PRINCE WILLIAM PKWY	7994-20-7727	93.29	Occoquan	SRR	ORPA	CRes T-1C
27	No CPA	Walsh, Colucci, Lubeley & Walsh PC	13027 MINNIEVILLE RD	8292-98-2048	0.94	Occoquan	RC	RN T-2	RN T-4
			13033 MINNIEVILLE RD	8292-98-0738	1.94	Occoquan	RC	RN T-2	RN T-4
			13047 MINNIEVILLE RD	8292-98-3317	1.05	Occoquan	RC	RN T-2	RN T-4
			13055 MINNIEVILLE RD	8292-98-0222	0.74	Occoquan	RC	RN T-2	RN T-4
			13059 MINNIEVILLE RD	8292-88-9614	1.08	Occoquan	RC	RN T-2	RN T-4
			13065 MINNIEVILLE RD	8292-97-2891	2.7	Occoquan	RC	RN T-2	RN T-4
			13069 MINNIEVILLE RD	8292-97-5766	1.63	Occoquan	RC	RN T-2	RN T-4
			13304 TELEGRAPH RD	8292-96-8599	17.99	Occoquan	RC/POS	RN T-2	RN T-4
			13210 TELEGRAPH RD	8392-07-1366	6	Occoquan	RC	RN T-2	RN T-4
			13039 MINNIEVILLE RD	8292-98-4809	1.05	Occoquan	RC	RN T-2	RN T-4
			13043 MINNIEVILLE RD	8292-98-6200	1.06	Occoquan	RC	RN T-2	RN T-4
13051 MINNIEVILLE RD	8292-97-7490	1.06	Occoquan	RC	RN T-2	RN T-4			
28	No CPA	Walsh, Colucci, Lubeley & Walsh PC	5304 HOADLY RD	8093-52-8034	28.83	Occoquan	SRR	RN T-2 and ORPA T-1A	MU T-3

Change No.	CPA/REZ	Applicant/Project	Address	GPIN	Acres	Magisterial District	Adopted LU Classification	Second Draft Recommendations	Request to Change LU Classification
29	NO CPA	Walsh, Colucci, Lubeley & Walsh PC	13271 Gordon Boulevard	8492-07-1869	17.1	Woodbridge	TC & UN	MU T-6 - RN T-5	COM T-3
			13295 Gordon Boulevard	8492-07-0230	0.25	Woodbridge	TC	MU T-6	COM T-3



# PRINCE WILLIAM COUNTY

## Sanitary Sewer



Draft: August 2022



**INTENT**

The intent of the Sewer Chapter is to facilitate the provision of economically feasible and environmentally sensitive systems of wastewater and sewage collection, conveyance, and treatment to serve residents of Prince William County. This Chapter is provided to guide the sewer infrastructure needed to serve the existing and proposed development, as reflected in the Long-Range Land Use Chapter and Map, and ensure compliance with the Occoquan Policy, the Potomac Embayment Standards, and Virginia Department of Health Sewer Regulations.

Additionally, this Chapter is provided to address existing and potential conditions that could otherwise adversely impact the natural environment and public health, safety, and welfare of County residents. Adequate wastewater treatment is an essential service to which all County residents should have access through public sewer providers or through individual-lot onsite septic systems. The primary providers of public sewage collection and treatment to the County are the Prince William County Service Authority and Virginia American Water. Onsite septic systems are appropriate when there is adequate space and the soil conditions to permit such a system. Onsite systems can be provided in both conventional systems and alternative onsite sewage systems "AOSS", which utilize a variety of treatment methods to better adapt to specific onsite conditions. The Sewer Chapter discourages decentralized onsite sewerage systems, where more than one lot is to share such a system.

Public sewer is planned and mapped Countywide to provide equitable access to sewer services. However, extension of public sewer should not be used as justification for increasing the residential densities that are shown on the Long-Range Land Use Chapter Map for a given area. New development within the Urban and Suburban Communities, as designated in the Long-Range Land Use Chapter, should occur with the provision of public sewer facilities. Within the Rural Communities, as designated by the Long-Range Land Use Chapter, voluntary uses of onsite septic systems is permitted and encouraged when access to public sewer is not available and cost prohibitive due to the property's distance from the nearest sanitary sewer main. The cost of any extensions/connections to a public system will be borne by the property owners connecting to the system.

**SEW-POLICY 1:** Continue sewer system planning so that the costs of system expansions and increases in system capacity will continue to be borne, where consistent with applicable law, by new development.

**SEW 1.1.** Require new development served by public sewer to fund the capital costs associated with expanding sewer facilities, including line extensions and plant capacity expansions, as required for its project, in coordination with the Prince William County Service Authority and in conjunction with the Long-Range Land Use Chapter.

**SEW 1.2.** Where appropriate, the Prince William County Service Authority should make reasonable efforts to allow connection for existing structures along the length of proposed sewer lines; however, no guarantee of service will be made and no increase in capacity beyond that shown on the Long-Range Land Use Chapter Map should be provided.

**SEW-POLICY 2:** Ensure adequate sewer capacities needed to support planned growth throughout the County, in accordance with the densities, intensities, and locations for new development – as shown in the Long-Range Land Use Chapter and Map.

**ACTION STRATEGIES:**

- SEW 2.1.** Continue to coordinate with the Prince William County Service Authority to revise the sewer plans for the County based on the Long-Range Land Use Chapter and Map. An analysis – including but not limited to, the following subjects – should be incorporated into the Sewer Chapter following adoption of each five-year update of the Comprehensive Plan, where Comprehensive Plan policies, Long-Range Land Use Chapter designations, or development densities are amended and would have a direct impact upon existing sewer plans.

  - SEW 2.1.a** Potential shortfalls in sewer capacities and proposed methods for addressing identified shortfalls.
  - SEW 2.1.b** Identification of capital needs, based upon identified shortfalls in sewer capacities and identification of potential funding sources. This analysis should consider the relevancy of phased construction as a means to address capital needs.
  - SEW 2.1.c** Analysis and recommendations regarding the provision of public sewer service to users of small private sewage treatment plants, decentralized onsite sewerage systems that serve more than one lot and onsite sewerage systems. These facilities may already be existing in locations designated Agriculture and Forestry (AF) on the Long-Range Land Use Chapter Map or in other locations, such as for certain public buildings and sites.
- SEW 2.2.** Require existing structures, where an existing onsite sewer system has failed and where it has been determined by the Health Department that no onsite remediation is possible, and where the property line is located within 300 feet of a public sewer line with adequate capacity, to connect to such line.
- SEW 2.3.** Plan for adequate facility capacity allocations from the Upper Occoquan Service Authority to meet projected needs of Prince William County within its service area.
- SEW 2.4.** Expand treatment plants to accommodate projected need as reflected by the Long-Range Land Use Chapter Map.
- SEW 2.5.** Plan and coordinate with Virginia American Water to accommodate projected needs within its service area, as reflected by the Long-Range Land Use Chapter Map.
- SEW 2.6.** Plan, design and construct sewer facilities only in accordance with the densities, intensities, and locations for new development that are shown on the Long-Range Land Use Chapter Map.
- SEW 2.7.** Evaluate the existing Design and Construction Standards Manual “DCSM” standards for average daily wastewater flow by land use type at least every five years.

- SEW 2.8.** Evaluate and update, if necessary, the Design and Construction Standards Manual “DCSM” and the Prince William County Service Authority’s Utility Standards Manual “USM” for consistency of requirements.
- SEW 2.9.** Monitor and map failures, as determined by the Health Department, to existing onsite sewerage systems, to determine the need for future extension of public sewer facilities. Such future extension, however, should not be a reason to increase residential densities above those specified on the Long-Range Land Use Chapter Map.
- SEW 2.10.** Prepare a standard policy and regulations to require existing and future development to install appropriate pre-treatment facilities, in accordance with the Prince William County Service Authority or Upper Occoquan Sewer Authority Pretreatment Regulations or Policies, and to connect to public sewer facilities if such development is – or promotes – a health hazard.
- SEW 2.11.** Maintain an inventory of local sewage systems – small private sewage treatment plants, alternative sewerage systems, and onsite sewerage system – throughout the County.
- SEW 2.12.** Discourage the use of privately owned and privately operated treatment plants for new development projects.
- SEW 2.13.** Develop a Wellhead Protection Program and Groundwater Recharge Zone Protection Program – utilizing procedural guidelines and information available from the U.S. Environmental Protection Agency and the Virginia Groundwater Protection Steering Committee – to protect or improve the groundwater quality and prevent well contamination from faulty or improperly located private waste disposal systems.
- SEW 2.14.** Utilize the Existing and Projected Sanitary Sewer Facilities Map to identify the general or approximate location, character, and extent of the features shown thereon. Such features should be planned, sited, and buffered to provide compatibility with surrounding existing and planned land uses, and should meet the appropriate policies and action strategies of the Community Design Chapter and the Long-Range Land Use Chapter.
- SEW 2.15.** Continue to update County’s sewer ordinances, pretreatment regulations, and/or policies, as appropriate.
- SEW 2.16.** Investigate the feasibility of obtaining grant funds for use by the Prince William County Service Authority for sewer extensions to areas with a high potential for onsite waste disposal system failure.
- SEW 2.17.** Within the Rural Communities, as identified in the Long-Range Land Use Chapter, encourage the use of individual-lot onsite sewerage systems.