



PLANNING COMMISSION RESOLUTION

MOTION:

February 7, 2024

SECOND:

Regular Meeting

RES. No. 24-xxx

RE:

**REZONING #REZ2021-00006, BRISTOW CORNER
BRENTSVILLE MAGISTERIAL DISTRICT**

ACTION:

WHEREAS, this is a request to rezone ± 7.71 acres from A-1, Agricultural, to PMR, Planned Mixed Residential, to allow for the development of 63 single-family detached and single-family attached homes and a community clubhouse and playground area; and

WHEREAS, this rezoning request involves 2 parcels located in the northwest quadrant of the intersection of Nokesville Road and Vint Hill Road and are identified on County maps as GPINs 7594-28-8497 and 7594-38-1791; and

WHEREAS, the site is designated MU-3, Mixed Use with a T-3 Transect, which recommends a density of 4-12 dwelling units (“du”)/acre for residential uses and recommends a floor area ratio (“FAR”) of 0.23-0.57 for non-residential uses in the Comprehensive Plan; and

WHEREAS, the site is currently zoned A-1, Agricultural, and is located within the Airport Safety Overlay District and Agritourism and Arts Overlay District; and

WHEREAS, County staff recommends that the Planning Commission recommend approval of this Rezoning for the reasons stated in the staff report; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on February 7, 2024, at which time public testimony was received and the merits of the above-referenced case were considered; and

WHEREAS, the Prince William County Planning Commission finds that public necessity, convenience, general welfare, and good zoning practice are served by recommending approval of this request;

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby close the public hearing and recommend approval of Rezoning #REZ2021-00006, Bristow Corner, subject to the proffers dated January 23, 2024.

ATTACHMENT: Proffer Statement dated January 23, 2024.

Votes:

Ayes:

Nays:

Abstain from Vote:

Absent from Vote:

Absent from Meeting:

MOTION CARRIED

Attest:

Oly Peña
Clerk to the Planning Commission

PROFFER STATEMENT

Bristow Corner

(formerly Bristow Plaza)

January 23, 2024

Rezoning: #REZ2021-00006
Applicant: JR Real Estate Group
GPINs.: 7594-28-8497 and 7594-38-1791
Acreage: ±7.71
Magisterial District: Brentsville
Current Zoning: A-1, Agricultural
Proposed Zoning: PMR, Planned Mixed Residential

The undersigned hereby proffers that the use and development of the subject Property shall be in substantial conformance with the following conditions. The headings of the proffered conditions set forth below have been prepared for convenience of reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the proffers. Any public improvements proffered herein below shall be provided at the time of development of the portion of the site adjacent to the improvement, unless otherwise specified. The term “Applicant” shall include all future owners and successors in interest. The term “Property” shall mean the property that is the subject of the rezoning proposed herein.

For purposes of reference in this Proffer Statement, the Master Zoning Plan (“MZP”) shall refer to the plan prepared by IMEG, entitled “Bristow Corner” dated December 21, 2023 and consisting of the following sheets:

C 000	Cover Sheet
C 100	Land Use and Site Layout Plan
C 200	Site Details and Tabulations
C 300	Housing Types and Details
C 400	Transportation and Utility Plan
C 500	Buffer and Amenities Plan
C 600	Amenity Concept Plan

PROFFER STATEMENT

#REZ2021-00006
Bristow Corner
January 23, 2024

I. USES AND DEVELOPMENT

A. All uses and development on the Property at the time that development of the Property is completed shall be in substantial conformance with the layout set forth in the MZP, Land Use & Site Layout Plan (sheet C100) and the Housing Types and Detail (sheet C300) dated December 21, 2023. Minor modifications, including the location of travel ways, roads, parking, and buildings, shall be determined at the time of final site/subdivision plan. More substantial variation from the Land Use & Site Layout Plan shall be permitted provided the integrity of the overall site layout is not compromised and subject to the concurrence of the Planning Director. The following land uses shall be permitted:

1. Land Uses.

- a. Land Bay 1. Land Bay 1 (approximately 7.27 acres) shall have a maximum of 57 single family attached dwelling units and a maximum of 6 single family detached dwelling units shall be located as indicated on the MZP.
- b. Land Bay 2. Land Bay 2 (approximately 0.44 acres) shall be for community recreation and civic uses supportive of the surrounding residential community and their guests. The club house shall be available for use by the Avendale Homeowners Association Inc. and the Bristow Crossing homeowners for community meetings and gatherings subject to the normal resident/guest user rate, if any, as established by the Homeowners Association responsible for the ownership and maintenance of the property.

B. Affordable Housing. Provided such actions would not be violative of applicable law or regulation, approximately 5% of the dwelling units approved at the time of final site/subdivision plan review (a maximum of 3 dwelling units) shall be affordable to households earning up to eighty percent (80%) of the Median Household Income (“MHI”) for Prince William County as published by the US Census Bureau for the year the Site/subdivision plan is approved and approximately 5% of the dwelling units approved at the time of final site/subdivision plan review (a maximum of 3 dwelling units) shall be affordable to households earning up to one hundred twenty percent (120%) of the MHI for Prince William County as published by the US Census Bureau for the year the Site/subdivision plan is approved. Said dwelling units will be identified on the final site/subdivision plan.

PROFFER STATEMENT

#REZ2021-00006
Bristow Corner
January 23, 2024

1. The Applicant shall market the affordable housing proffered herein for a period of six (6) months or until the affordable identified units are sold to income eligible purchasers, whichever first occurs.
2. The affordable dwelling units shall have the same exterior appearance as other market rate units on the Property.
3. An affidavit from the Applicant shall be provided to the Planning Office and the Prince William County Office of Housing and Community Development (OHCD), as a condition of the building permit for the respective affordable dwelling unit advising of the beginning date of the marketing period and the sales price, as determined above, and a subsequent letter, certification, or affidavit shall also be provided to the Planning Office and the OHCD advising of the affordable dwelling unit(s) proffered that has (have) been sold or that the marketing period has expired.
4. If constructed as a multi-phase project, the Applicant will identify affordable units in each phase on any final site/subdivision plans, as applicable, unless all affordable units are sold in the first or earlier phase(s). If not specifically identified, a note or notes shall be provided on the respective final site/subdivision plan indicating that the affordable dwelling unit(s) shall be provided in accordance with this proffer.
5. The Applicant shall market its affordable units in coordination with the OHCD and/or OHCD shall refer potentially eligible purchasers to the Applicant.
6. Any unit identified as affordable unit shall be placed under a covenant or deed restriction, which covenant or deed restriction language has been reviewed and approved by the County Attorney prior to the issuance of a building permit release letter, requiring that if and when the affordable unit is offered for resale within 10 years of the initial sale no matter how many times, the unit shall be offered only for resale at a price affordable to households earning up to eighty percent (80%) of the Median Household Income, or, up to one hundred twenty percent (120%) of the Median Household Income of Prince William County as published by the US Census Bureau for the year of the resale of the unit consistent with the affordability level established at the time of the first sale of the dwelling unit.
7. Income levels of new and subsequent purchasers, within 10 years of the initial sale, shall be verified in writing to OHCD prior to the settlement date. Within 10 days after settlement, the attorney or agent of any affordable unit sale, shall report in writing to

PROFFER STATEMENT

#REZ2021-00006
Bristow Corner
January 23, 2024

OHCD the date of sale, and sale price and income level of the purchaser(s) or renter(s), and that the sale complies with these proffers and the covenants/deed restriction.

8. The buyer of ADU shall be provided with the disclosures addressing the above conditions and proffers.
9. Should any of the affordable units to be sold pursuant to this proffer during the initial six (6) month marketing period remain unsold, such affordable units shall not be required to continue to be marketed as above. If a dwelling unit initially identified as an affordable unit is sold at market rate, fifty percent (50%) of the difference between the final sale price of the dwelling unit at the time of settlement and the affordable unit price initially set for the dwelling unit shall be contributed to the Prince William Board of County Supervisors to be utilized for an affordable housing program. This monetary contribution shall be paid by the Applicant within 90 days of the completion of the sale of said dwelling unit.

II. COMMUNITY DESIGN AND MANAGEMENT

- A. Uniform Design Theme. Themed street lighting, and lighting along the pedestrian pathways and in courtyards shall be provided. These features shall be shown on the final site/subdivision plan for the area proposed and shall be completed prior to release of the final performance bond within each section where such individual features are shown.
- B. Architectural Theme. All dwellings on the Property shall be in substantial conformance with the design concepts and details established by the Applicant prior to approval of the first final site/subdivision plan for residential uses. Minor modifications shall be permitted provided the overall concept is maintained. Should review comment or standard from any County and/or State agencies at the time of final site/subdivision plan require more significant modifications to that which is depicted on the MZP, such changes shall be coordinated with the Planning Director to ensure that the integrity of the overall site design is not compromised. Compliance with this proffer shall be evidenced with the submission of building elevations to the Planning Director at least two weeks prior to the issuance of the building permit release letter.
- C. Variation of Architectural Elements, Materials and Colors. To ensure that each has a unique look and that no two units will look exactly the same, prior to releasing dwelling units for sale, the Applicant shall pre-determine which materials, colors, and architectural elements to be used on the fronts of the homes throughout the community. The following

PROFFER STATEMENT

#REZ2021-00006
Bristow Corner
January 23, 2024

architectural elements shall be used to provide a variety of facades: turned gables, high pitched roofs, roof overhangs, window pediments, corner trim, exterior doors with and without window lights, bay windows, porticos over front doors, windows to provide light, shutters next to windows, and, shall include a combination of water table of brick or stone, rowlock and soldier course brick accents, where masonry is used, to vary home designs.

- D. Community Entrance Feature and Community Wayfinding. Community sign entry features with a brick and/or stone base identifying the project shall be permitted at the community entrance located along Vint Hill Road. Monument entry feature(s) shall be landscaped with plantings to include existing trees, understory trees, shrubs, perennials, grasses and lawn, and any lighting shall be low intensity and shall be shielded so that it does not shine upward beyond the height of the entry feature. All signs shall be monument style, a maximum of ten (10) feet in height, and subject to permits and permit review in accordance with the requirements of Zoning Ordinance Section 32-250.23
- E. Signs Generally. All other signage shall comply with the applicable regulations set forth in the Zoning Ordinance, to include all required sign permits.
- F. Lighting. Lighting within parking areas shall be directed away from abutting residential properties. Fixtures shall incorporate sharp cut off shielding and lenses to avoid light spillover and glare onto adjacent properties and rights-of-way. Compliance shall be demonstrated on the final site/subdivision plan and/or future site/subdivision plan revisions, if any.
- G. Landscaping.
1. Plantings. Landscaping shall be substantially consistent with the Buffer & Amenities Plan (C500) of the MZP and shall consist of drought tolerant species appropriate for the climate and location proposed and shall consist of predominately of native species in accordance with allowances in the Design and Construction Standards Manual (DCSM). Where possible, existing vegetation in landscape areas and buffers, when it is native and good quality, shall be preserved and incorporated into the design and supplemented by additional plantings, as may be required to meet minimum requirements of the DCSM. Where existing good quality native vegetation is undisturbed within required or proffered landscape areas and landscape buffers, said existing vegetation, when it is native and good quality, shall be credited against the plant unit and/or tree canopy requirements as may be identified in the DCSM.

PROFFER STATEMENT

#REZ2021-00006
Bristow Corner
January 23, 2024

2. Highway Corridor Overlay District/Streetscape. A modified 50-foot-wide Highway Corridor Overlay District (HCOD) buffer shall be provided along Nokesville Road to include a pedestrian trail and uniform community streetscape as shown on the MZP. This buffer shall comply to the extent possible with the DCSM typical for the applicable HCOD buffer type, subject to any exceptions or modifications approved based on the final streetscape and pedestrian trail design, including streetscape amenities such as but not limited to buck and rail fencing, or other historic fencing as may be included in the design, and any modifications necessary due to existing or future site conditions as determined appropriate at the time of final site/subdivision plan review and approval.
3. Buffer Adjacent to A-1 Zoned Property. Except for where an interparcel connection to the adjacent vacant A-1, Zoned property to the north (GPIN 7594-39-0620), buffers as shown on the MZP shall be provided where the Property abuts properties zoned A-1 Agricultural until and unless the abutting A-1 zoned property is rezoned or used for a compatible residential use. This buffer shall comply generally with the modified buffers shown on the MZP including any exceptions or modifications approved based on existing or future site conditions as determined appropriate at the time of final site/subdivision plan review and approval. In the event of a change of zoning or use on the abutting property, the buffer shown on the MZP, may be reduced or eliminated in accordance with the applicable DCSM standards and subject to final site/subdivision plan approval. Any reduction in the buffer after initial final site/subdivision plan approval shall be approved by a site/subdivision plan revision.
4. Landscape Soils. The soil within all new landscape areas, parking lot islands and buffers that have been paved and/or subject to compacted gravel for driveways serving the former residential use shall be prepared/amended prior to planting such that:
 - a. All asphalt, concrete, rock, gravel, debris and/or material that is incompatible with plant growth shall be removed from areas planned for landscaping provided that area where the removal of such materials from areas where existing vegetations is being preserved, and the removal would impact such vegetation, such removal will not be required. Where removal is determined to be appropriate the following shall apply:
 - b. Soil within the planting areas loosened to a depth of a minimum of 3 feet, and;

PROFFER STATEMENT

#REZ2021-00006
Bristow Corner
January 23, 2024

- c. A top dressing of 4 inches to 6 inches of clean topsoil provided. This topsoil shall be a loam, sandy loam, clay loam, silt loam, or sandy clay loam. The topsoil shall not be a mixture of or contain contrasting textured subsoils. The topsoil shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, sticks, roots, trash, or other materials larger than 1-inch in diameter. The topsoil shall contain a minimum of 5% natural fine organic matter, such as leaf mold, and peat moss.
 5. Shared Clubhouse, Pedestrian Connectivity and Playground.
 - a. Clubhouse. A 2,500 square foot clubhouse shall be provided as shown in the MZP and shall be available for joint use by Bristow Corner and Bristow Crossing and available for use by the Avendale community.
 - b. Pedestrian Connections. Sidewalks and Pedestrian Trails shall be provided parallel to the internal streets and around the perimeter of the community as depicted in the Master Zoning Plan. Sidewalks and trails within Bristow Corner shall be available for use by Bristow Corner and Bristow Crossing and the residents of the Avendale community.
 - c. Playground. A playground including play equipment of similar scale and character as depicted in sheet C600 and in accordance with standards of the Parks and Recreation Department shall be provided as determined at the time of final site/subdivision plan approval.
 6. Amenity Concept Plan. As determined at the time of final site/subdivision plan approval, the applicant shall provide the enhanced amenities proposed on the Amenity Concept Plan. The features represented in the concept plan are to create an active neighborhood with indoor and outdoor recreational and leisure activities. The intent is to allow the community, through the HOA, to add and/or replace such activities over time as appropriate, but to encourage active use of all open space areas for the benefit of the residents.
- H. Management of Association and Amenities.
1. Homeowners Association. The Applicant shall create a homeowners' association ("HOA") for the Property or may combine the Property with other properties to create a HOA which shall be responsible for the maintenance of private streets, sidewalks,

PROFFER STATEMENT

#REZ2021-00006
Bristow Corner
January 23, 2024

alleys, trails, parking, common open space, landscaping, buffers, entrance feature signs, interpretive signage, recreation, and other shared amenities.

- a. The HOA shall be responsible for maintaining the roads and alleys to the prescribed standard and shall be responsible for snow removal.
- b. The Applicant shall incorporate into the HOA documents and budget, reserve funding budget items supported by a reserve study for the long-term viability of all HOA maintained infrastructure and common areas. The HOA documents and budget shall be provided to each purchaser in the project.

III. ENVIRONMENTAL

- A. Water Quality Monitoring. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$75.00 per acre for water quality monitoring, drainage improvements and/or stream restoration projects. Said contribution shall be made prior to and as a condition of site/subdivision plan approval with the amount to be based on the site area acreage.
- B. Limits of Clearing and Grading. No clearing or improvements shall be made outside of the clearing and grading on the Property except for: (a) the removal of noxious vegetation, such as poison ivy, poison oak, etc., as well as dead, dying or hazardous trees at the Applicant's sole discretion; and (b) the installation and maintenance of water, sanitary sewer, storm sewer outfalls and other utilities.
- C. SWM/BMP. Stormwater Management and/or Best Management Practices shall be provided on-site and/or off-site, pursuant to Section 32-250.73.1 of the Zoning Ordinance, and in accordance with the DCSM, unless modified or waived during final site/subdivision plan review.

PROFFER STATEMENT

#REZ2021-00006
Bristow Corner
January 23, 2024

IV. PARKS AND RECREATION

- A. Playground. The Applicant shall provide a playground including equipment that accommodates children ages 2 to 12 and an appropriate playground surface. The playground shall be lighted and shall include a bench and trash can.
- B. Recreational Areas. In addition to the enhanced trail/shared use path along the Nokesville Road and Vint Hill Road frontages, the following recreational equipment and opportunities shall be provided:
1. Community Playground and Gathering Space. The community park shall incorporate formal and informal play area, picnic tables, grill, and bike rack.
 2. Use of Common Areas. All common areas are for the use of the residents of the community, and for activities benefiting, or, for the enjoyment of the residents of the community. The HOA shall be responsible for the maintenance, management, and supervision of all uses and activities in the common open spaces. Based on community need and preferences, the Board of Directors shall set hours for the use of all common areas and open spaces, parks, and gathering areas, and shall schedule the use by groups or individuals who reside in the community and shall be responsible for authorizing temporary activities such as farmers markets, yard sales, and any other uses or community events including or coordinated with Bristow Crossing.
 3. Bike Rack. One (1) U-shaped bike rack shall be provided on the Property, located in the vicinity of the Community Playground and Gathering Space. The exact location shall be determined at the time of the final site plan review.
- C. Monetary Contribution. Prior to the issuance of the occupancy permit for each new home proposed herein, the Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$50.00 per single family dwelling to be used for public park purposes.

V. SCHOOLS

Monetary Contribution. Prior to the issuance of the occupancy permit for each new home proposed herein, the Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$1,750.00 per single family detached

PROFFER STATEMENT

#REZ2021-00006
Bristow Corner
January 23, 2024

dwelling, and \$967.00 per single family attached dwelling to be used for public education purposes.

VI. TRANSPORTATION

- A. Right-of-way Dedication. The Applicant shall dedicate, at no cost to the County all additional right-of-way along the Nokesville Road frontage of subject property up to 64 feet from the existing centerline for future public road improvements and widening.
- B. Turn Lanes. Subject to Prince William County Department of Transportation (PWCDOT) and Virginia Department of Transportation (VDOT) approval (and any waivers and modifications granted at final site/subdivision plan approval) the Applicant shall make the following transportation improvements:
 - 1. Site Entrance/Vint Hill Road – Left Turn Lane. The Applicant shall stripe an eastbound left turn lane with 200 feet of storage and a 100 feet of taper, and a westbound right turn lane with 200 feet of storage and a 100 feet of taper at the site entrance along Vint Hill Road within the paved street section.
- C. Private Streets. The applicant shall provide private streets throughout the community. The roads shall be constructed to the UPS-1, UAS-1 and the UA-1 Street Standards in the DCSM and as shown on the Transportation and Utility Plan (Sheet C400).
- D. Connections to Abutting Property.
 - 1. Two Interparcel Connections. The applicant shall reserve ingress and egress to provide a future street connection from two Private Streets in Bristow Corner to the common property line with the property known as 11912 Nokesville Road (GPIN 7594-39-0620) as shown on the Transportation and Utility Plan (Sheet C400). The right of ingress/egress for the street connection described herein shall be reserved in the land records at the time of final site/subdivision plan review.
- E. Acquisitions. In the event the Applicant is not able to acquire the right-of-way, easement(s), or other property interest (herein “property interest”) required in order to provide the improvements identified hereinabove, the Applicant shall request the County to acquire the necessary property interests by exercise of its condemnation powers, at the Applicant’s expense. The Applicant’s request shall be in writing and shall comply in all respects with the County’s Eminent Domain Policy in place at the time of the request. The

PROFFER STATEMENT

#REZ2021-00006
Bristow Corner
January 23, 2024

request shall be made to the appropriate County agency and shall be accompanied by the following:

1. The names of the record owners, the property addresses, and GPIN numbers for each landowner from whom such property interests are sought.
2. Plats, plans and profiles showing the necessary property interest to be acquired and showing the details of the proposed transportation improvements to be located on each property.
3. An independent appraisal of the value of the property interests to be acquired, and any and all damages to the residue of the involved property, performed by an appraiser licensed in Virginia and approved by the County.
4. A 60-year title search of each involved property.
5. Documentation demonstrating to the County's reasonable satisfaction the Applicant's good faith, best efforts to acquire the property interests, at a cost not less than their appraised value.
6. A letter of credit acceptable to the County, cash or equivalent (from a financial institution acceptable to the County) in an amount equal to the appraised value of the property interests to be acquired, and all damages to the residue, together with an amount representing the County's estimate of its cost of condemnation proceedings, in a form permitting the County to draw upon the same as necessary to effectuate the purposes hereof.
7. An Agreement signed by the Applicant's representative and approved by the County Attorney whereby the Applicant agrees to pay all costs of the condemnation, including expert witness fees, court costs, exhibit costs, court reporter fees, reasonable attorney fees for the Office of the County Attorney, and all other costs associated with the litigation, including appeals. The Agreement shall specifically provide that in the event the property owner is awarded at trial more than the appraised value estimate by the Applicant's appraiser, or that the County elects to settle with the condemnee without trial for a greater sum, the Applicant shall pay to the County the amount of the award in excess of the amount represented by the letter of credit or cash deposit within 15 days of the award.

PROFFER STATEMENT

#REZ2021-00006
Bristow Corner
January 23, 2024

8. In the event that Prince William County and/or the Commonwealth of Virginia do not secure access to the right-of-way necessary for the proffered road improvements within eighteen (18) months of the Applicant providing the preceding information, said improvements shall not be required. During the period while any such condemnation is being pursued, the County shall not withhold permits, approvals and/or bonds requested by or required of the Applicant.

VII. WATER AND SEWER

- A. Applicant Responsibility. The Property shall be served by public water and sewer and the Applicant shall be responsible for the costs and/or construction of on-site and off-site improvements proportionate the level of service required to serve the proposed development.

VIII. ADDITIONAL PROFFERS

- A. Escalator. In the event the monetary contributions set forth in the Proffer Statement are paid to the Prince William County Board of County Supervisors within 18 months of the approval of this rezoning, as applied for by the Applicant, said contributions shall be in the amounts as stated herein. Any monetary contributions set forth in the Proffer Statement which are paid to the Board after 18 months following the approval of this rezoning shall be adjusted in accordance with the Urban Consumer Price Index (“CPI-U”) published by the United States Department of Labor, such that at the time contributions are paid, they shall be adjusted by the percentage change in the CPI-U from that date 18 months after the approval of this rezoning to the most recently available CPI-U to the date the contributions are paid, subject to a cap of six percent (6%) per year, non-compoundable.
- B. Final Rezoning. For purposes of this Proffer Statement, “final rezoning” shall be defined as that zoning which is in effect on the day following the last day upon which the Prince William Board of County Supervisors’ decision granting the rezoning may be contested in the appropriate court or, if contested, the day following entry of a final court order affirming the decision of the Board of County Supervisors which has not been appealed, or if appealed, the day following which the decision has been affirmed on appeal.
- C. Public Facilities. Acceptance and approval of this rezoning application by the Board of County Supervisors authorizes extension and construction of water and sewer lines, transportation improvements and facilities necessary to serve this property pursuant to the Virginia Code Section 15.2-2232 and the Prince William County Code Section 32-

PROFFER STATEMENT

#REZ2021-00006
Bristow Corner
January 23, 2024

201.13.1. The general locations of these facilities are as shown on the MZP with the exact locations to be determined based on final engineering and as approved by Prince William County.

IX. PLANNED DEVELOPMENT DISTRICT MODIFICATIONS

Pursuant to Zoning Ordinance section 32-700.25, a planned development zoning district may include waivers and/or modifications to specific standards of the Subdivision Ordinance, the Zoning Ordinance or the Design and Construction Standards.

- A. Residential, Setbacks, Height and Lot Dimension. To allow the single family attached housing types, setbacks, building heights and lot dimensions shown on the MZP Sheet titled Housing Types and Details (sheet C300).
- B. Elimination of Buffers within Mixed Use Zoning.
 - 1. Between the Community Playground/Community Clubhouse and Single Family Attached dwellings.
- C. Modified buffers between the proposed development and abutting properties currently zoned A-1. Buffers shall be provided as represented on the MZP between the proposed development and abutting properties zoned A-1, until such properties are zoned or developed for compatible uses.
- D. Modified HCOD Buffer. A 50-foot-wide Highway Corridor Overlay District (HCOD) buffer shall be provided along Nokesville Road, however may include a pedestrian trail streetscape and pedestrian amenities such as but not limited to benches and tables, exercise stations, interpretive signage, and buck and rail fencing, or other historic fencing as may be included in the design, and any modifications necessary due to existing or future site conditions as determined appropriate at the time of final site/subdivision plan review and approval,
- E. Private Street. The private street connecting to Vint Hill Road shall be constructed to the UAS-1 Standard having a width of 28 feet as measured from sidewalk to sidewalk. Said street shall provide an interparcel connection to the abutting A-1 zoned property to the

PROFFER STATEMENT

#REZ2021-00006
Bristow Corner
January 23, 2024

northeast (GPIN 7594-39-0620) and the Townhomes in the Bristow Crossing community as shown on the Transportation and Utility Plan (Sheet C400).

[SIGNATURE(S) ON FOLLOWING PAGE]

PROFFER STATEMENT

#REZ2021-00006
Bristow Corner
January 23, 2024

SIGNATURE PAGE

By: _____

Title: _____

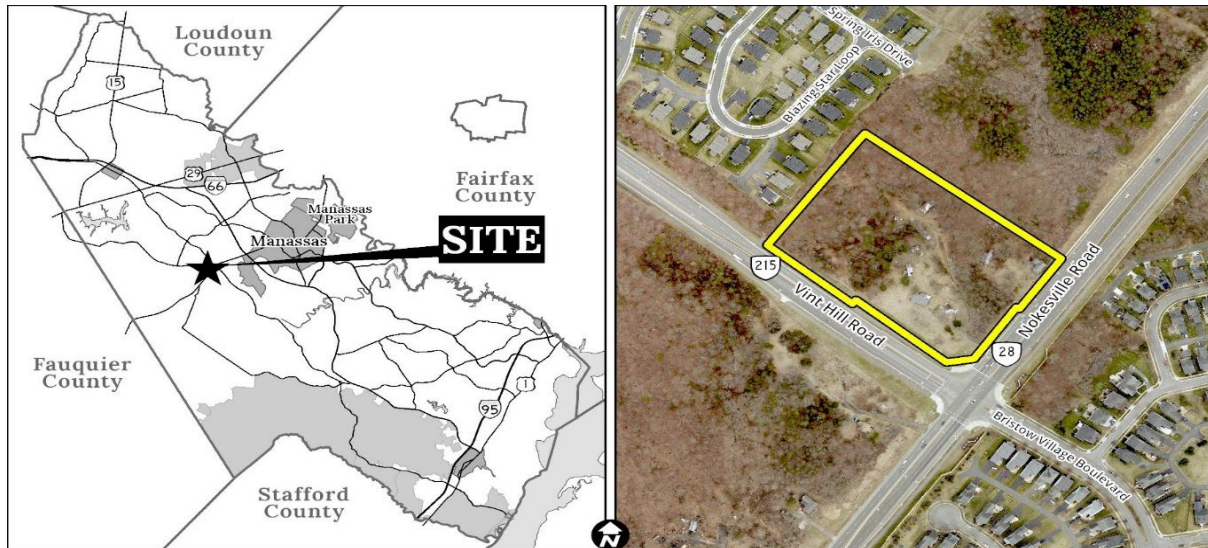
Date: _____



STAFF REPORT

PC Meeting Date:	February 7, 2024
Agenda Title:	Rezoning #REZ2021-00006, Bristow Corner Rezoning (formerly Bristow Plaza)
District Impact:	Brentsville Magisterial District
Requested Action:	Approve Rezoning #REZ2021-00006, Bristow Corner subject to proffers dated January 23, 2024
Department:	Planning Office
Staff Lead:	Alex Vanegas, AICP, CPM, CZA

EXECUTIVE SUMMARY



This is a request to rezone ± 7.71 acres from A-1, Agricultural, to PMR, Planned Mixed Residential to allow for the development of 63 single family detached and single family attached homes and a community clubhouse and playground area that can be shared by the two adjoining communities. This rezoning request involves 2 parcels located in the northwest quadrant of the intersection of Nokesville Road and Vint Hill Road and are identified on County maps as GPINs 7594-28-8497 and 7594-38-1791. The site is designated MU-3, Neighborhood Mixed Use, and is located within the Bristow Activity Center in the Comprehensive Plan. The project area is partially located within the Nokesville Road (Route 28) Highway Corridor Overlay District and is located within the Airport Safety Overlay District and Agritourism and Arts Overlay District.

Staff recommends that the Planning Commission recommend approval of Rezoning # REZ2021-00006, Bristow Corner, subject to the proffers dated January 23, 2024.

BACKGROUND

- A. Request: To rezone ± 7.71 acres from A-1, Agricultural, to PMR, Planned Mixed Residential to allow for the development of 63 single family detached and single family attached homes and a community clubhouse and playground that can be shared by the two adjoining communities.

Uses/Features	Existing	Proposed with Rezoning
Zoning	A-1, Agricultural	PMR, Planned Mixed Residential
Use(s)	Mostly Vacant / Wooded with existing residence on each of the parcels	63 singled family detached, and single family attached homes and community clubhouse and playground.
Uses/Features	Required in PMR, Planned Mixed Residential District	Proposed with PMR, Planned Mixed Residential Development (as proffered)
Rezoning Area	Minimum 10 acres for PMR	± 7.71 acres
Residential Unit Type / #	PMR 1-unit types / styles	6 single family detached. 57 townhomes (rear and front loaded)
Density/Intensity	MU-3 4-12 du/acre = maximum dwelling Units 93 0.23-0.57	Land Bay 1: 8.16 du/acre Land Bay 2: 0.13 FAR
Parking Spaces per DCSM	162	180
Open Space	MU-3: 20%	± 33% of site

- B. Site Location: This rezoning request involves 2 parcels (± 7.71 acres) located at the northwest intersection of Nokesville Road and Vint Hill Road and is identified on County maps as GPINs 7594-28-8497 and 7594-38-1791.
- C. Comprehensive Plan: The site is designated as MU-3, Mixed Use with a T-3 Transect, which recommends a density of 4-12 dwelling units (du)/acre for residential and recommends a FAR of 0.23-0.57 for non-residential uses. The site is also located within the Bristow Activity Center.

- D. Zoning: The site is currently zoned A-1, Agricultural, and is located within the Airport Safety Overlay District, Agritourism and Arts Overlay District, and partially located within the Nokesville Road (Route 28) Highway Corridor Overlay District.
- E. Surrounding Land Uses: The property abuts Vint Hill Road to the south. The closest properties to the south, across Vint Hill Road (and west of Nokesville Road), include 16 lawfully nonconforming lots that are less than the 10-acre minimum lot size required in the A-1, Agricultural zoning district. These lots include a mixture of 1-plus acres lots. Some of these properties are occupied by single-family homes and others are vacant wooded lots.

The property abuts Nokesville Road to the east. The properties across Nokesville Road are a part of the residential community known as New Bristow Village. This community was rezoned as approximately 375 acres with a 16-acre commercial area. The residential area consists of single family detached dwellings located on small lots and townhouses. The commercial area is partially developed.

An existing nonconforming A-1 zoned lot containing 1.9 acres abuts the northern boundary of Bristow Corner. This nonconforming lot is currently vacant. A rezoning that is companion to the subject rezoning and known as Bristow Crossing is located one lot further to the north. The proffered conditions in the Bristow Corner and Bristow Crossing rezonings provide for the sharing of open spaces, trails, and amenities.

The Avendale residential community is located to the west. Avendale is a community of single family detached dwellings located on small lots. Avendale was rezoned as approximately 120 acres. Bristow Corner abuts a 40-foot-wide open space within Avendale, which separates the subject property from the six closest lots in Avendale. The closest lots in Avendale are ¼ acre or less in area. An open space area and pedestrian trail are proposed in Bristow Corner adjacent to the Avendale open space. Six single family detached homes are proposed in this portion of Bristow Corner and would be the closest new homes to Avendale. The proffered conditions in the Bristow Corner rezoning provide for the sharing of open spaces, trails, and a clubhouse with the Avendale community.

- F. Background & Context: The site is currently zoned A-1, Agricultural with first developed as residential single family detached homes. The original homes have fallen into disrepair and are no longer inhabitable. The proposal is to rezone the 2 parcels totaling ± 7.71 acres to PMR, Planned Mixed residential to allow for 63 single family detached and single family attached residential homes, as well as a community clubhouse and playground for events and activities consistent with the Agritourism and Arts Overlay District and community events overseen by the homeowner's association. The proposal includes ± 33% open space.

STAFF RECOMMENDATION

Staff recommends approval of Rezoning #REZ2021-00006, Bristow Corner, subject to the proffers dated January 23, 2024, for the following reasons:

- The proposed rezoning to PMR, Planned Mixed Residential, as proffered, is consistent with and directly implements the MU-3 land use designation in the Comprehensive Plan.
- The proposal includes a development pattern and mix of uses that is consistent with the intent of the Bristow Activity Center.
- The proposed development supports Housing policy #2: Promote diverse mixed income housing communities throughout the County that address the demand for additional housing, the demand for a variety of housing, and the demand for affordable housing to meet the needs of residents at all income levels throughout all stages of life.
- The proposal is in alignment with the County's 2021-2024 Strategic Plan's Goal 6 –Sustainable Growth (Objective SG-1): Promote a sustainable community with a variety of housing types, densities, and affordability to ensure a safe and livable environment for all residents.

Comprehensive Plan Consistency Analysis

Long-Range Land Use: The site is designated MU-3, Mixed Use with a T-3 Transect, which recommends a density of 4-12 du/acre for residential and recommends a FAR of 0.23-0.57 for non-residential uses. The site is also located within the Bristow Activity Center.

As proffered, the Applicant is proposing a planned mixed residential units with varying single family detached and single family attached residential unit types with a density range that is compatible with the proposed density range in the Comprehensive Plan. Based on the staff analysis, the proposal is generally consistent with the land use policy intent of the MU-3 land use designation.

Level of Service (LOS): This rezoning proposal is subject to the proffer legislation, Virginia Code Section 15.2-2303.4. Pursuant to Virginia Code Section 15.2-2303.4. (D)(1), the Applicant has provided signed proffers with the submission package, which indicates that the Applicant deems the proffers to be reasonable and appropriate. Under Section 15.2-2303.4(D)(1), "An Applicant or owner may, at the time of filing an application pursuant to this section or during the development review process, submit any onsite or offsite proffer that the owner and Applicant deem reasonable and appropriate, as conclusively evidenced by the signed proffers."

The monetary proffers provided by the Applicant, pursuant to the Proffer Statement, dated January 23, 2024, are as follows:

Water Quality	\$75.00 per acre	± 7.71 acres	\$578.25
----------------------	------------------	--------------	----------

Parks & Recreation	\$50 per residential unit	63 residential units	\$3,150
Schools	\$1,750 per SFD \$967 per SFA	\$10,500 for SFD \$55,119 for SFA	\$65,619
TOTAL \$			\$69,347.25

Community Input

Notice of the rezoning proposal has been transmitted to property owners within 500 feet of the site. The Applicant indicated community meetings were held on the following days:

- April 11, 2023: New Bristow Village Board & Community Members
- April 17, 2023: Avendale Board Members;
- May 18, 2023: Avendale Board & Community Members
- November 16, 2023: Avendale Board & Community Members

In addition, then Supervisor Lawson held a Town Hall meeting on October 4, 2023, with New Bristow residents.

Other Jurisdiction Comments

The subject site is within the Airport Safety Overlay District and comments were received from the Manassas Regional Airport. They requested that the applicant provide the Manassas Regional Airport’s staff with the opportunity to review the final landscaping for compatible foliage that does not attract birds that present a safety concern to arriving and departing aircraft. In addition, the Airport staff would like to review the site plan for any height concerns. The maximum height requirements applicable to the proposed PMR zoning are substantially less than the building and structure heights that are of concern in the overlay district.

Legal Issues

If the rezoning is approved, the ± 7.71-acre site could be developed as a planned mixed residential community, as proffered, through the PMR zoning district. If the proposal is denied, the site can still be utilized through the by-right uses in the A-1 zoning district. Legal issues resulting from the Planning Commission’s action are appropriately addressed by the County Attorney’s Office.

Timing

The Planning Commission has until May 6, 2024, which is 90 days from the first public hearing date, to take action on the rezoning proposal. A recommendation to approve or deny the request would meet the 90-day requirement.

STAFF CONTACT INFORMATION

Alex Vanegas | (703) 792-8127
Avanegas@pwcgov.org

ATTACHMENTS

Staff Analysis
Summary Comparison/Redline Mark-up of Proffers
Master Zoning Plan ("MZP")
Environmental Constraints Analysis (ECA) Map
Historical Commission Res. No. 21-044

Part I. Summary of Comprehensive Plan Consistency

Staff Recommendation: Approval

This summary analysis is based on the relevant Comprehensive Plan action strategies, goals, and policies. A complete analysis is provided in Part II of this report.

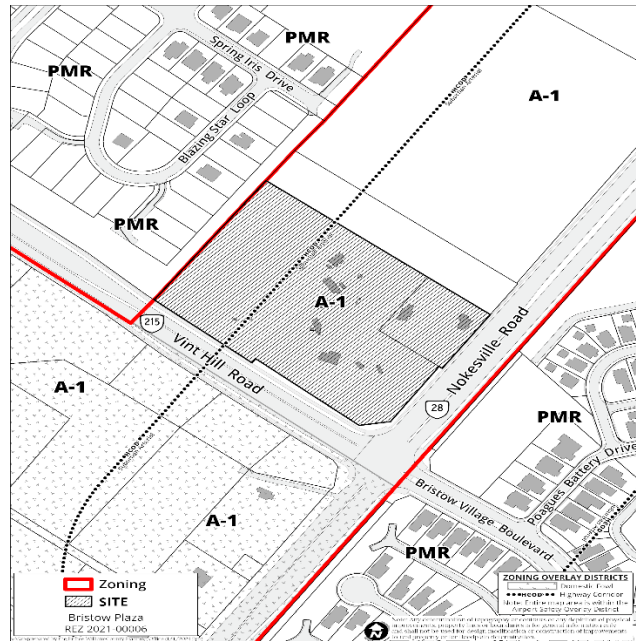
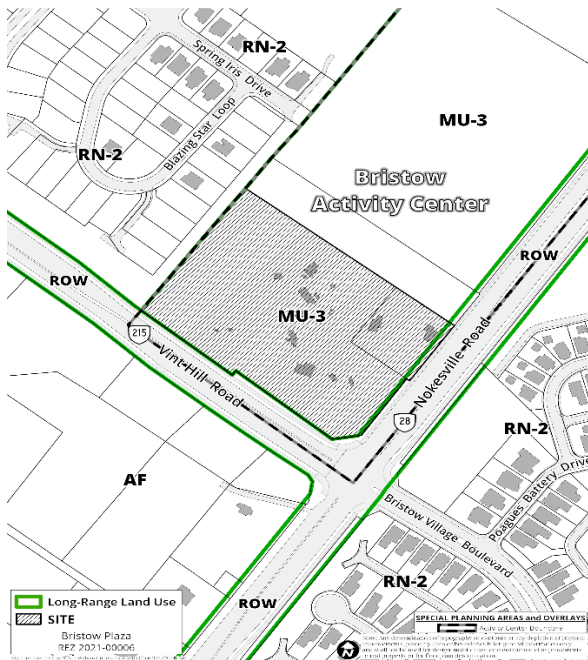
Comprehensive Plan Sections	Plan Consistency
Long-Range Land Use	Yes
Community Design	Yes
Cultural Resources	Yes
Environmental	No
Fire & Rescue	Yes
Housing	Yes
Parks, Open Space and Trails	Yes
Police	Yes
Potable Water	Yes
Sanitary Sewer	Yes
Schools	Yes
Transportation	Yes

Part II. Comprehensive Plan Consistency Analysis

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

Direction	Land Use	Long-Range Land Use Map Designation	Zoning
North	Vacant/wooded	MU-3, Mixed Use	A-1
South	Vacant/wooded and Single-Family Residential	AF, Agriculture and Forestry*	A-1
East	Single Family Residential	RN-2, Residential Neighborhood and MU-3, Mixed Use	PMR
West	Single family Residential	RN-2, Residential Neighborhood and MU-3, Mixed Use	PMR

*Although zoned A-1, Agricultural, these lots are lawfully nonconforming 1-plus acre lots.



Long-Range Land Use Plan Analysis

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

The site is designated as MU-3, Mixed Use with a T-3 Transect, which recommends a density of 4-12 du/acre for residential and recommends a FAR range of 0.23-0.57 for non-residential uses.

The site is also located within the Bristow Activity Center. Multimodal Centers (Activity Centers) As described in the Comprehensive Plan, Multimodal centers (activity centers) are defined as a smaller area than a district having, either now or in the future, a moderate level of multimodal connectivity with good multimodal characteristics. These areas are the locations that serve areas within the County such as nodes within a small area plan or near major employment centers. These areas will provide supplemental future growth while playing a major role in achieving the goals associated with the Smart Growth Principles. Multimodal centers are much more compact nodes than the Multimodal Districts, and consist of localized centers of activity and density, whether population, employment, or activities (retail, civic, or other activity-generating uses). Served by existing or future transit (although in low-intensity centers this may not be possible). One of the primary characteristics of a Multimodal Center is a mixture of land uses. The County identified 20 activity centers throughout the County and provided generalized land use policies for these multimodal centers. Of the 20 activity centers, 9 areas were studied in more detail. The Bristow Activity Center is not one of those 9 areas that had additional studies.

The following table summarizes the uses and densities intended within the MU-3 designation as it relates to this project.

Long-Range Land Use Map Designation	Intended Uses and Densities
MU-3, Neighborhood Mixed Use	Mixed Use (MU), T-3, This classification includes both residential and commercial uses arranged in a pedestrian-friendly form. This classification includes locations for residential, community commercial, entertainment destinations, and public facilities directly accessible to surrounding neighborhoods. T-3 is usually found on the periphery of the urban areas and should be on the higher-end of the density range for this transect. Community mixed-use centers are encouraged to include workforce housing and/or be connected to existing or proposed bus transit to nearby destinations including any nearby rail transit. The preferred percent of mix of uses is calculated within the entire contiguous district. Affordable and workforce housing is encouraged Countywide. The MU-3, Neighborhood Mixed Use, land use designation recommends a density of 4 to 12 dwelling units per acre. Single family detached and single family attached residential is among the primary uses. The MU-3 also recommends a FAR range of 0.23-0.57 for non-residential uses.

Land Use Mix Analysis

Within the MU-3 land use designation, single family detached, and single family attached housing is among the prescribed primary uses. The targeted residential density with the T-3 density transect is 4 to 12 dwelling units per acre and with a FAR of up to 0.57. The minimum recommended open space is 30% of the site. The targeted mix of uses in MU-3 areas, as a whole, is as follows:

- Residential = 50 – 85%
- Nonresidential = 10 – 45%
- Civic = 5% +

For overall reference, below is an extract from the Land Use chapter of the Comprehensive Plan, providing the development form elements associated with various density transects.

Staff Analysis

Form Element/Transects	T-0	T-1A	T-1B	T-1C	T-2	T-3	T-4	T-5	T-6
Target Residential Density	1 du/10 acre (Ten-acre lots)	1 du/5 acre (Five-acre lots)	1 du/2 acres (Two-acre lots)	2 du/ 1 acres (Half-acre lots)	1-4 du/acre (Quarter-Acre lots)	4-12 du/acre (3,630 sf per unit density to quarter-acre lots)	8-24 du/acre (1,815 sf per unit density to 5,445 sf per unit)	20-50 du/acre (871 sf per unit density to 2,178 sf per unit)	50-100 du/acre (435 sf per unit density to 871 sf per unit)
Target Net FAR	0-0.01	0-0.02	0-0.03	0-0.05	0.05-0.23	0.23-0.57	0.57-1.38	1.38-2.30	2.3+
Target Building Height	1-2 Stories	1-2 Stories	1-2 Stories	1-3 Stories	1-3 Stories	3-5 Stories	4-8 Stories	6-12 Stories	8-20 Stories
Activity Density (jobs+people/acre)	0-1/acre	0-1/acre	0-3/acre	0-5/acre	1-10/acre	10-25/acre	25-60/acre	60-100/acre	100+/acre
Preferred Transit Technology	<i>Demand Response</i>	<i>Demand Response</i>	<i>Demand Response</i>	<i>Demand Response</i>	<i>Demand Response</i>	<i>Fixed Bus Route</i>	<i>Express Bus</i>	<i>BRT/LRT</i>	<i>LRT/Rail</i>

Note: Conservation Residential are required to meet a higher open space requirement so lot sizes will be smaller than indicated above.

The proposal includes 6 single family detached and 57 single family attached homes and residential events and activities area consistent with the Agritourism and Arts Overlay District and community events overseen by the homeowner's association. As currently proposed, the density is 8.17 du/acre which is within the suggested MU-3 density range. The proposed commercial FAR within the project area is less than the lower end of the recommended range. However, the entire MU-3 area along this corridor includes both residential and commercial uses.

Proposal's Strengths

- **Land Use & Zoning Compatibility:** The proposed PMR rezoning with an MU-3 designation will deliver a medium density suburban residential development that implements the envisioned Comprehensive Plan. The planned mixed residential community will provide new housing in an area that is designated and targeted for development with a density that is within the recommended density range for the MU-3 designation. In addition, the Applicant has proffered an area to be used for and the community clubhouse and playground area overseen by the homeowner's association which offers primary or secondary uses.
- **Infill & Compatible with Surrounding Area:** This project provides a planned residential community in an appropriate scale and density for area context along Route 28 within a planned activity center.
- **Open Space Consistency:** The Applicant is providing 33% open space throughout the project area which is greater than the recommended 30% open space within the MU-3 designation.
- **Proffered Master Zoning Plan (MZP) & Uses:** As proffered, development of the site shall be in substantial conformance with the MZP. The property is being developed as a planned missed use community with a cohesive/quality design and associated onsite amenities.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

- Staff recommends that this application is consistent with the relevant components of the Long-Range Land Use Plan.

Community Design Plan Analysis

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

The Applicant is proffering a Master Zoning Plan ("MZP") which includes details of the subdivision layout, access improvements, internal circulation, limits of clearing and grading, landscape buffering, open space, and amenities. The provision for a monument-style entry sign feature with low-growth landscaping off of Vint Hill Road is being offered. Additionally, a homeowner's association (HOA) will be created and shall be responsible for the maintenance of proposed common area open space, pedestrian trails, and stormwater management facilities.

Proposal's Strengths

- **Building Design Theme & Quality:** To ensure that the site is developed cohesively throughout the development, the Applicant has proffered that all dwellings on the Property shall be in substantial conformance with the design concepts and details established by the Developer prior to approval of the first final site/subdivision plan for residential uses. In addition, to ensure that each has a unique look and that no two units will look exactly the same, prior to releasing dwelling units for sale, the Applicant has proffered that they shall pre-determine which materials, colors, and architectural elements to be used on the fronts of the homes throughout the community. The Applicant proffered several architectural elements that in combination shall be included in the design of the homes.
- **Entry Entrance Features:** As proffered, the Applicant has committed that any community sign entrance feature will be monument style with a brick and/or stone base and be landscaped with plantings including existing trees, understory trees, shrubs, perennials, grasses and lawn. The Applicant further committed to a maximum sign height of 10 feet and if any lighting is provided for the monument sign it shall be low intensity and shall be shielded so that it does not shine upward beyond the height of the entry feature.

- Freestanding Lighting: As proffered, lighting areas along the pedestrian pathways and in courtyards shall be directed away from abutting residential properties. Fixtures shall incorporate sharp cut off shielding and lenses to avoid light spillover and glare onto adjacent properties and rights-of-way.

Proposal's Weaknesses

- Design Guidelines: While staff is appreciative that the Applicant has put thought into the design of the buildings and proffered for a cohesive design, the application lacks design guidelines that provide samples of what the buildings may look like.

Consistency Recommendation

Staff recommends that this application is consistent with the relevant components of the Community Design Plan.

Cultural Resources Plan Analysis

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

A Phase I report prepared by Dutton & Associates, dated April 2020 was submitted with the application. The Phase I report recommended no further work. Specifically, the report concluded the following:

Archaeological sites are typically evaluated according to Criterion D. Three previously unrecorded graves were identified within the project area during this survey. On May 13, 2020, D+A conducted mechanical trenching to determine whether or not three depressions observed during Phase I survey of the property at 11920 Nokesville Road were 3 burials. Although it was concluded that the graves were family burials typical in earlier eras, the longtime previous owner was unaware of the gravesites. This cemetery was designated VDHR# 44PW2052. The graves were recorded and relocated to a cemetery in accordance with State requirements where they will be respectfully maintained.

The Historical Commission reviewed the proffer amendment and rezoning applications at their September 14, 2021, meeting and recommended "No Further Work" was needed for this application.

Proposal's Strengths

- No Further Studies Required: The Historical Commission reviewed both proposals and determined that no further work was necessary.
-

Proposal's Weaknesses

- None identified.

Consistency Recommendation

Staff recommends that this application is consistent with the relevant components of the Cultural Resources Plan.

Environment Plan Analysis

Prince William County has a diverse natural environment, extending from sea level to mountain crest. Sound environmental protection strategies will allow the natural environment to co-exist with a vibrant, growing economy. The Environment Plan sets out policies and action strategies that further the County's goal of preserving, protecting, and enhancing significant environmental resources and features. The Plan includes recommendations relating to the incorporation of environmentally sensitive development techniques, improvement of air quality, identification of problematic soil issues, preservation of native vegetation, enhancement of surface and groundwater quality, limitations on impervious surfaces, and the protection of significant viewsheds.

The goal and importance of preservation of the natural landform and mature forest is repeated in the Comprehensive Plan as a concept of sustainability. In the Zoning Ordinance, among the stated purposes of the planned districts is to ensure the preservation of open space and promote environmentally sustainable development patterns. The limit of clearing (LCG) proposed for this development clears almost 100% of the site. According to the Applicant, the field survey of the existing vegetation by the Applicant's arborist indicated that additional trees could not be preserved because the grades and existing utilities, limit options and the survivability of the trees would be doubtful. While preservation is not being provided, canopy coverage requirements of the DCSM will still be met.

Water Quality

The Applicant has proffered to make a monetary contribution to the Board of County Supervisors in the amount of \$75.00 per acre (±7.71 acres) for water quality monitoring, drainage improvements, and/or stream restoration projects. Said contribution shall be made prior to and as a condition of final site plan approval with the amount to be based on the site area acreage.

Proposal's Strengths

- Commitment to Onsite Soil Amendment & Improvement: As proffered, to facilitate adequate expansion of tree and shrub roots to support healthy plants, all landscape areas, parking lot islands and buffers, which have been subject to pavement and/or compaction shall have, prior to planting: a) all foreign materials (asphalt, concrete, rock, gravel, debris, etc.) removed and

the soil loosened to a depth of a minimum of 3'; and b) a top dressing of 4" to 6" of clean topsoil provided. The topsoil shall be a loam, sandy loam, clay loam, silt loam, or sandy clay loam. The topsoil shall not be a mixture of or contain contrasting textured subsoils.

- Landscaping Design for Entry Feature: As proffered, the Applicant has provided a detail and committed to the entry sign being landscaped with plantings including existing trees, understory trees, shrubs, perennials, grasses, and lawn.
- Monetary Contribution: As proffered, the Applicant is providing a monetary contribution in the amount of \$75 per acre.

Proposal's Weaknesses

- Disturbance of Environmental Resource Areas: The Applicant is proposing to disturb the mature trees in the proffered undisturbed buffer in the Avendale community to the northwest onsite. The extent of the proposed tree disturbance is not consistent with current policy.
- Lack of Preservation of Existing trees in Site Layout: In the PMR zoning district, open space shall be planned to harmonize with the natural features of the property, and proposed development should be based on existing site conditions. Site constraints due to topography and size limitations make it impossible to achieve the transect recommended density without grading that results in tree removal.

Consistency Recommendation

Staff recommends that this application is inconsistent with the relevant components of the Environment Plan.

Fire and Rescue Plan Analysis

Quality fire and rescue services provide a measure of security and safety that both residents and businesses have come to expect from the County. The Fire and Rescue Plan sets out policies and action strategies that further the County's goal of protecting lives, property, and the environment through timely, professional, humanitarian services essential to the health, safety, and well-being of the community. The Plan includes recommendations relating to siting criteria, appropriate levels of service, and land use compatibility for fire and rescue facilities. The Plan also includes recommendations to supplement response time and reduce risk of injury or death to County residents, establishment of educational programs, such as cardio-pulmonary resuscitation (CPR) training, automatic external defibrillators (AED), and encourage installation of additional fire protection systems – such as sprinklers, smoke detectors, and other architectural modifications.

Fire/Rescue Station #5 is the first due fire/rescue resources in the corridor. The facility is inside the required 4.0-minute travel time for Basic Life Support and is inside the required 8.0-minute travel time for Advanced Life Support. In Fiscal Year 2022, Fire/Rescue Station 5 responded to 653 incidents. The workload capacity for Fire/Rescue Station 5 is 4,000 incidents per year.

Proposal's Strengths

- Development Site within 4.0-Minute Travel Time: The portion of the site to be developed is located within the required 4.0-minute travel time for basic life support and fire suppression services.
- Development Site within 8.0-Minute Travel Time: The portion of the site to be developed is located within the required 8.0-minute travel time for advanced life support.
- Station Workload: Fiscal Year 2022 figures indicate that Fire and Rescue Station #5 responded to 653 incidents, while the workload capacity is 4,000 incidents per year. As such, it is operating within capacity.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

Staff recommends that this application is consistent with the relevant components of the Fire and Rescue Plan.

Housing Plan

Prince William County is committed to clean, safe, and attractive neighborhoods for all its residents, and the elimination of neighborhood blight and substandard housing. The Housing Plan sets out policies and action strategies that further the County's goal of identifying locations and criteria for the provision of diverse housing opportunities for all segments of our population and to promote economic development. The Plan includes recommendations relating to neighborhood preservation and improvement, affordable housing, special needs housing, and public/private partnerships to address housing needs. The Comprehensive Plan has the following Housing Policy #2: Promote diverse mixed income housing communities throughout the County that address the demand for additional housing, the demand for a variety of housing, and the demand for affordable housing to meet the needs of residents at all income levels throughout all stages of life.

Since there are now adopted policies for housing affordability in the County, an affordability component should be considered at some level for this project. The Applicant has directly addressed this through a commitment to deliver affordable housing as follows:

- Provided such actions would not be violative of applicable law or regulation, approximately 5% of the dwelling units approved at the time of final site plan review (a maximum of 3 dwelling units) shall be affordable to households earning eighty percent (80%) of the Median Household Income ("MHI") for a four-person household at the time of final site plan review and approximately 5% of the dwelling units approved at the time of final site plan review (a maximum of 3 dwelling units) shall be affordable to households earning one hundred twenty

percent (120%) of the MHI for a four-person household at the time of final site plan review. Said dwelling units will be identified on the final site/subdivision plan. Median Household Income ("MHI") is the median income for households in Prince William County, as determined by the United State Census Bureau.

Proposal's Strengths

- Affordable Dwelling Units: As proffered, the Applicant has committed to providing 10% of the units as affordable, with 5% of the units being made available to households early 80% of the Median Household Income for a four-person household at the time of final site plan review and 5% of the dwelling units being made available to households earning one hundred twenty percent (120%) of the MHI for a four-person household at the time of final site plan review.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

Staff recommends that this application is consistent with the relevant components of the Housing Plan.

Parks, Open Space and Trails Plan Analysis

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

The Department of Parks & Recreation has reviewed and commented on this application relevant to the level of service (LOS) standards contained in the Parks, Open Space and Trails Chapter of the Comprehensive Plan, and park goals identified in the DRPT Parks, Recreation and Open Space Master Plan. The proposed application includes a proffer statement that includes the following Parks and Recreational Proffers:

- Playground. The Applicant shall provide a playground including equipment that accommodates children ages 2 to 12 and an appropriate playground surface. The playground shall be lighted and shall include a bench and trash can.

- Recreational Areas. In addition to the enhanced trail/shared use path along the Nokesville Road frontage and around the perimeter of the proposed development, the following recreational equipment and opportunities shall be provided:

Residents in Bristow Corner, Bristow Crossing and Avendale shall have access to:

- the Community Playground and Clubhouse in Bristow Corner
 - the enhanced trail/shared use path along the Nokesville Road frontage and around the perimeter of Bristow Corner and Bristow Crossing as well as the Gathering Space, Pavilion, informal play area, playground, picnic tables, grill, and bike racks.
- Use of Common Areas. All common areas are the use of the residents of the community, and for activities benefiting, or, for the enjoyment of the residents of the community. The HOA shall be responsible for the maintenance, management and supervision of all uses and activities in the common open spaces. Based on community need and preferences, the Board of Directors shall set hours for the use of all common areas and open spaces, parks, and gathering areas, and shall schedule the use by groups or individuals who reside in the community and shall be responsible for authorizing temporary commercial activities such as farmers markets, yard sales, and any other community events.
 - Monetary Contribution. Prior to the issuance of the occupancy permit for each new home proposed herein, the Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$50.00 per single family dwelling to be used for public park purposes.

After review, DPR does not have any outstanding concerns with this application and offers no objections to approval of the subject application.

Proposal's Strengths

- Monetary Contribution: As proffered, the Applicant has committed to providing a monetary contribution in the amount of \$50 per single family dwelling to be used for public park purposes.
- Onsite Community & Recreational Amenities: As proffered, the Applicant shall provide a variety of open space and recreational amenities. The recreation amenities shall include a playground and various recreational areas.
- Trail Network: The Applicant, as shown on the MZP, is providing a trail network that that goes around the perimeter of the Property.

- Shared Use with Adjoining Communities: The applicant is committing to shared use of the amenities being offered with the adjoining residential communities instead of providing such amenities for the exclusive use of only one community.

Proposal Weaknesses

- None identified.

Consistency Recommendation

Staff recommends that this application is consistent with the relevant components of the Parks, Recreation, and Open Space component of the Comprehensive Plan.

Police Plan Analysis

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

At this time, the Police Department does not believe this application will create a significant impact on calls for service. During site plan review, the Applicant should focus on the following key areas for the development: landscape maintenance; access control; secure facility management; lighting in common areas; and community/area surveillance.

The Applicant should coordinate with the Police Department as the site develops, and apply the various Crime Prevention Through Environmental Design (CPTED) principles, which can be found at the following: <https://www.pwcva.gov/assets/documents/police/002035.pdf>.

Proposal's Strengths

- Impacts to Levels of Service: The Police Department does not believe this application will create a significant impact on calls for service.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

Staff recommends that this application is consistent with the relevant components of the Police Plan.

Potable Water Plan Analysis

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

The Service Authority has an existing 8-inch water main stub-out in the vicinity which will serve the subject site. The availability of capacity determined in conjunction with final site/subdivision plan submission.

The Applicant shall design and construct all new on-site and off-site water utility improvements necessary to develop the subject property and the above listed requirements in accordance with the Service Authority's USM, and County and State requirements, standards, and regulations. The sizing and configuration of on-site and offsite utility system improvements will be determined during the preliminary and final plan review process, based on existing and proposed zonings of surrounding properties and the policies of the County Comprehensive Plan and Service Authority planning documents. The design shall be supported by appropriate engineering analysis/modeling of affected existing utility systems and the proposed new facilities.

Proposal's Strengths

- Water Connection & Service: As proffered, the Applicant shall plan, design, and construct all onsite and offsite public water utility improvements required to provide the water service demand generated by the development.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

Staff recommends that this application is consistent with the relevant components of the Potable Water Plan.

Sanitary Sewer Plan Analysis

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

The subject property is within the utility service area of the Prince William County Service Authority and is thereby required to utilize public sewer from the Service Authority to develop. The Service Authority has an existing onsite 8-inch gravity sewer main routed through GPIN Parcel 7594-28-8497,

Staff Analysis

with availability of capacity determined in conjunction with plan submission. All connections to the public sewer system shall be in accordance with the Service Authority's USM requirements and restrictions.

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

Proposal's Strengths

Sewer Connection & Service: As proffered, the Applicant shall be responsible for all onsite and offsite improvements required to provide the sewer service demand generated by the development.

•

Proposal's Weaknesses

- None identified.

Consistency Recommendation

Staff recommends that this application is consistent with the relevant components of the Sanitary Sewer Plan.

Schools Plan Analysis

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

The most recently issued School Division Impact Statement is dated June 7, 2023. This entire document is attached at the end of this report. For reference purposes, the student generation and enrollment capacity information are below.

Divisionwide Current and Proposed Student Enrollment and Capacity Utilization

School Level	Available Space		2022-23			2027-28			2032-33		
	Capacity	Portable Class-rooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
Elementary School	43,139 ¹	90	39,370	3,769	91.3%	40,165	3,623	91.7%	39,018	4,770	89.1%
	43,788 ²										
Middle School	22,589	24	20,383	2,206	90.2%	21,983	606	97.3%	22,144	445	98.0%
High School	28,754	56	28,834	-80	100.3%	29,903	-1,149	104.0%	32,880	-4,126	114.3%

¹ Capacity on which available space is calculated for the 2022-23 school year.

² Capacity on which available space is calculated for the 2023-24 through 2032-33 school year. It reflects the opening of Innovation Elementary School.

Current and Projected Student Enrollment and Capacity Utilization for Schools in the Attendance Area of the Proposed Rezoning

Under the Division's 2022-23 school attendance area assignments, students generated from the Proposed Rezoning will attend the following schools:

Assigned Schools	Available Space			2022-23			2027-28			2032-33		
	Planning Capacity	Program Capacity	Portable Class-rooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
The Nokesville School (ES)	---	633	4	763	-130	120.5%	823	-190	130.0%	964	-331	152.3%
The Nokesville School (MS)	---	423	0	435	-12	102.8%	468	-45	110.6%	588	-165	139.0%
Brentsville District HS	1,110	---	0	867	243	78.1%	1,006	104	90.6%	1,169	-59	105.3%

Current and Projected Student Enrollment and Capacity Utilization for Schools in the Attendance Area, Including Students Generated from the Proposed Rezoning

Assigned Schools	Available Space			2022-23			2027-28			2032-33		
	Planning Capacity	Program Capacity	Portable Class-rooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
The Nokesville School (ES)	---	633	4	763	-130	120.5%	872	-239	137.7%	1,013	-380	160.1%
The Nokesville School (MS)	---	423	0	435	-12	102.8%	492	-69	116.3%	612	-189	144.7%
Brentsville District HS	1,110	---	0	867	243	78.1%	1,039	71	93.6%	1,202	-92	108.3%

The School Board Comments and Concerns are as follows:

- Current and projected enrollment at the assigned elementary school and middle school exceeds 100% of capacity. The addition of anticipated students generated from this application will further exacerbate this condition.
- Projected enrollment indicates the assigned high school will exceed 100% of capacity by the 2032-33 school year. The addition of anticipated students generated from this application will further exacerbate this condition.

Staff Analysis

- Transferring and/or reassigning students within PWCS to alleviate the increased effects of exceeding 100% of capacity due to this application is an unacceptable solution to the School Board, and presumably to the school community. While the School Board must adjust school boundaries upon the opening of new schools and additions to existing schools, the School Board only does so with community input, involvement, and recommendations. The School Board is opposed to the adjustment of school boundaries precipitated by the approval of individual residential developments.
- The Applicant has proffered funds to help mitigate the additional students generated by this application.
- The Applicant has calculated the proffer amount based on anticipated operating costs per student rather than capital costs per student.
- For these reasons, the School Board is opposed to the subject application.

Proposal's Strengths

- Monetary Contribution: As proffered, the Applicant has committed to providing \$1,750.00 per single family detached dwelling, and \$967.00 per single family attached dwelling to be used for public education purposes.

Proposal's Weaknesses

- School Capacity: Although there is overall capacity in this area for the high school, both the elementary and middle schools are projected to be over capacity.

Consistency Recommendation

Staff recommends that this application is consistent with the relevant components of the Schools Plan.

Transportation Plan Analysis

Prince William County promotes the safe and efficient movement of goods and people throughout the County and surrounding jurisdictions by providing a multi-modal approach to traffic circulation. The Transportation Plan establishes policies and action strategies that further the County's goal of creating and sustaining an environmentally friendly, multi-modal transportation system that meets the demands for intra- and inter-county trips, is integrated with existing and planned development, and provides a network of safe, efficient, and accessible modes of travel. The Plan includes recommendations addressing safety, minimizing conflicts with environmental and cultural resources, maximizing cost effectiveness, increasing accessibility of all travel modes, minimizing projected trip demand, and providing sufficient network capacity. The County recognizes that it is not possible to address congestion through road investments alone and has reduced the acceptable standard to (LOS) of "E" specifically in Small Area Plans, in Activity Centers, and on Arterials. Projects should include strategies that result in a LOS E or better on all roadway corridors and intersections, reduce traffic demand through transportation demand management strategies, dedicate planned rights-of-way,

Staff Analysis

provide transit infrastructure, pedestrian and bicycle pathways, and improved and coordinated access to transit facilities.

The latest plan submission has eliminated the previous proposed commercial uses and eliminated a right in right out driveway from Nokesville Road. Transportation staff is working with the applicant to address remaining comments on the revised submission.

The proposed uses will be served by an internal street network that connects to Vint Hill Road. Two interparcel connections to Bristow Crossing are proposed.

The Applicant will dedicate to the County, right-of-way along the Nokesville Road site frontage- for a maximum of sixty-four feet (64' from the existing centerline for future public road improvements.

The Applicant proffers to stripe a westbound right turn lane and east bound left turn lane at the site entrance along Vint Hill Road within the paved street section.

A Traffic Impact Analysis (TIA) deferral was approved by the Transportation Department because the proposed residential development will not generate enough daily trips or peak hour trips to meet the DCSM threshold for a traffic study to be required by VDOT or county standards.

Proposal's Strengths

- Interparcel Connection: The Applicant commits to provide interparcel connections to the abutting property.
- Right-of-Way: The Applicant proffers dedication of up to sixty-four feet (64') from the existing Nokesville Road centerline.
- Trail Network: As shown on the MZP, the Applicant will provide a trail network along the perimeter of the site.
- Bike Rack: The Applicant has proffered one U-shaped bike rack on the property.

Proposal's Weaknesses

- Internal Sidewalk: The Applicant must show that all single family attached units have access to a sidewalk. The Applicant has agreed to address this issue.
- Updated Plan: the Plan will be updated to address transportation issues.

Consistency Recommendation

Staff recommends that this application is consistent with the relevant components of the Transportation Plan.

Strategic Plan

This section of the report is intended to address the project’s alignment with the outcomes provided within the County’s Strategic Plan. The Strategic Plan posits that individuals, families and businesses prefer communities with a robust economy; easy access to jobs, services, and activities; that support even the most vulnerable in the community; are safe and secure; and provide a quality education that assures lifelong learning and steady employment. Based on community input from the online survey and the community conversations, seven focus or goal areas were identified for the 2021-2024 Strategic Plan: Health, Wellbeing, and Human Services; Safe and Secure Community; Resilient Economy; Quality Education and Workforce Development; Environmental Conservation; Sustainable Growth; and Transportation and Mobility. It is important to note that no single area is viewed as more critical than another. Rather, each are interrelated and have direct impact on each other. Collectively, these goal areas impact the quality of life in all facets of the community issues raised during the review of the proposal, which are not directly related to the policies, goals, or action strategies of the Comprehensive Plan, but which are materially relevant to the County’s responsibilities in considering land use issues. The aspects of this proposal relative to the Strategic Plan are as follows:

- Goal 6 – Sustainable Growth (Objective SG-1): Promote a sustainable community with a variety of housing types, densities, and affordability to ensure a safe and livable environment for all residents.
- OBJECTIVE HW-2: Prevent and reduce homelessness. (Action Strategy HW2: D.): Support community partnership efforts to increase range of diverse, affordable housing options.

Materially Relevant Issues

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

- None identified.

Proffer Issues / Deficiencies

- Non identified.

Modifications / Waivers

The following waivers and modifications to the requirements of the Zoning Ordinance and DCSM shall be deemed granted and approved by Section 32-700.25 of the Zoning Ordinance.

- A. Residential, Setbacks, Height and Lot Dimension. To allow the single family attached and single family detached housing types, setbacks, building heights and lot dimensions shown on the MZP Sheet titled Housing Types and Details (sheet C300).

Staff Analysis

- To encourage a more compact, cohesive, and walkable community with a sense of identity and design flexibility, staff can support this modification for the modifications as shown on sheet C300.
- B. Elimination of Buffers within Mixed Use Zoning.
1. Between SFD/SFA and the community playground/clubhouse and single-family dwellings
- Staff supports this modification as submitted. This provides flexibility to create an integrated mixed use between commercial and residential uses into the development layout design rather than to separate out such uses.
- C. Modified buffers between the proposed development and abutting properties currently zoned A-1. Buffers shall be provided as represented on the MZP between the proposed development and abutting properties zoned A-1, until such properties are zoned or developed for compatible uses.
- Staff supports this modification as submitted. This buffer is between the backyards of the townhome lots to the backyard of two of the single-family detached homes adjacent to the site. To mitigate the impacts of the modified buffer, the Applicant has proffered to provide a fence and will be planting the required plant units (pu) for a 30' buffer (180 pu/100 linear feet (lf)).
- D. Modified HCOD Buffer. A 50-foot-wide Highway Corridor Overlay District (HCOD) buffer shall be provided along Nokesville Road, however may include a pedestrian trail streetscape and pedestrian amenities such as but not limited to benches and tables, exercise stations, interpretive signage, and buck and rail fencing, or other historic fencing as may be included in the design, and any modifications necessary due to existing or future site conditions as determined appropriate at the time of final site/subdivision plan review and approval.
- Staff supports this modification because the pedestrian trail, streetscape and pedestrian amenities encourage connectivity throughout the development. In addition, the Applicant has still committed to providing the required 320 pu/100 lf feet which still meets the intent of the 50' buffer area.
- E. Private Street. Private Street shall be constructed to the UAS-1 Standard having a width of 28 feet as measured from sidewalk to sidewalk.
- Staff supports this modification because the Applicant is proposing a community with a small-town feel that includes elements of traditional neighborhood design. The proposed street sections, as depicted on Sheet C500, are in keeping with the desired neighborhood aesthetic, including the use of on-street (parallel) parking and alleys. Similar street sections have been successfully used in the nearby New Bristow Station.

Agency Comments

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

- PWC Archaeologist
- PWC Building Official
- PWC Economic Development
- PWC Fire Marshal Office
- PWC Historical Commission
- PWC Parks & Recreation
- PWC Planning Office – Case Manager / Long-Range Planning / Zoning Administration
- PWC Police / Crime Prevention
- PWC Public Works – Environmental Services / Watershed Management
- PWC Schools
- PWC Service Authority
- PWC Transportation
- Virginia Department of Transportation (VDOT)

PROFFER STATEMENT

Bristow Corner

(formerly Bristow Plaza)

~~December~~ January 23, 2024~~3~~

Rezoning: #REZ2021-00006
Applicant: JR Real Estate Group
GPINs.: 7594-28-8497 and 7594-38-1791
Acreage: ±7.71
Magisterial District: Brentsville
Current Zoning: A-1, Agricultural
Proposed Zoning: PMR, Planned Mixed Residential

The undersigned hereby proffers that the use and development of the subject Property shall be in substantial conformance with the following conditions. The headings of the proffered conditions set forth below have been prepared for convenience of reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the proffers. Any public improvements proffered herein below shall be provided at the time of development of the portion of the site adjacent to the improvement, unless otherwise specified. The term “Applicant” shall include all future owners and successors in interest. The term “Property” shall mean the property that is the subject of the rezoning proposed herein.

For purposes of reference in this Proffer Statement, the Master Zoning Plan (“MZP”) shall refer to the plan prepared by IMEG, entitled “Bristow Corner” dated December 21, 2023 and consisting of the following sheets:

C 000	Cover Sheet
C 100	Land Use and Site Layout Plan
C 200	Site Details and Tabulations
C 300	Housing Types and Details
C 400	Transportation and Utility Plan
C 500	Buffer and Amenities Plan
C 600	Amenity Concept Plan

PROFFER STATEMENT

#REZ2021-00006

Bristow Corner

~~December~~January 23~~2~~, 2024~~3~~

I. USES AND DEVELOPMENT

A. All uses and development on the Property at the time that development of the Property is completed shall be in substantial conformance with the layout set forth in the MZP, Land Use & Site Layout Plan (sheet C100) and the Housing Types and Detail (sheet C300) dated December 21, 2023. Minor modifications, including the location of travel ways, roads, parking, and buildings, shall be determined at the time of final site/subdivision plan. More substantial variation from the Land Use & Site Layout Plan shall be permitted provided the integrity of the overall site layout is not compromised and subject to the concurrence of the Planning Director. The following land uses shall be permitted:

1. Land Uses.

- a. Land Bay 1. Land Bay 1 (approximately 7.27 acres) shall have a maximum of 57 single family attached dwelling units and a maximum of 6 single family detached dwelling units shall be located as indicated on the MZP.
- b. Land Bay 2. Land Bay 2 (approximately 0.44 acres) shall be for community recreation and civic uses supportive of the surrounding residential community and their guests. The club house shall be available for use by the Avendale Homeowners Association Inc. and the Bristow Crossing homeowners for community meetings and gatherings subject to the normal resident/guest user rate, if any, as established by the Homeowners Association responsible for the ownership and maintenance of the property.

B. Affordable Housing. Provided such actions would not be violative of applicable law or regulation, approximately 5% of the dwelling units approved at the time of final site/subdivision plan review (a maximum of 3 dwelling units) shall be affordable to households earning up to eighty percent (80%) of the Median Household Income (“MHI”) for Prince William County as published by the US Census Bureau for the year the Site/subdivision plan is approved and approximately 5% of the dwelling units approved at the time of final site/subdivision plan review (a maximum of 3 dwelling units) shall be affordable to households earning up to one hundred twenty percent (120%) of the MHI for Prince William County as published by the US Census Bureau for the year the Site/subdivision plan is approved. Said dwelling units will be identified on the final site/subdivision plan.

PROFFER STATEMENT

#REZ2021-00006

Bristow Corner

~~December~~ January, 23~~2~~, 2024~~3~~

1. The Applicant shall market the affordable housing proffered herein for a period of six (6) months or until the affordable identified units are sold to income eligible purchasers, whichever first occurs.
2. The affordable dwelling units shall have the same exterior appearance as other market rate units on the Property.
3. An affidavit from the Applicant shall be provided to the Planning Office and the Prince William County Office of Housing and Community Development (OHCD), as a condition of the building permit for the respective affordable dwelling unit advising of the beginning date of the marketing period and the sales price, as determined above, and a subsequent letter, certification, or affidavit shall also be provided to the Planning Office and the OHCD advising of the affordable dwelling unit(s) proffered that has (have) been sold or that the marketing period has expired.
4. If constructed as a multi-phase project, the Applicant will identify affordable units in each phase on any final site/subdivision plans, as applicable, unless all affordable units are sold in the first or earlier phase(s). If not specifically identified, a note or notes shall be provided on the respective final site/subdivision plan indicating that the affordable dwelling unit(s) shall be provided in accordance with this proffer.
5. The Applicant shall market its affordable units in coordination with the OHCD and/or OHCD shall refer potentially eligible purchasers to the Applicant.
6. Any unit identified as affordable unit shall be placed under a covenant or deed restriction, which covenant or deed restriction language has been reviewed and approved by the County Attorney prior to the issuance of a building permit release letter, requiring that if and when the affordable unit is offered for resale within 10 years of the initial sale no matter how many times, the unit shall be offered only for resale at a price affordable to households earning up to eighty percent (80%) of the Median Household Income, or, up to one hundred twenty percent (120%) of the Median Household Income of Prince William County as published by the US Census Bureau for the year of the resale of the unit consistent with the affordability level established at the time of the first sale of the dwelling unit.
7. Income levels of new and subsequent purchasers, within 10 years of the initial sale, shall be verified in writing to OHCD prior to the settlement date. Within 10 days after settlement, the attorney or agent of any affordable unit sale, shall report in writing to

PROFFER STATEMENT

#REZ2021-00006

Bristow Corner

~~December~~ January, 23~~2~~, 2024~~3~~

OHCD the date of sale, and sale price and income level of the purchaser(s) or renter(s), and that the sale complies with these proffers and the covenants/deed restriction.

8. The buyer of ADU shall be provided with the disclosures addressing the above conditions and proffers.
9. Should any of the affordable units to be sold pursuant to this proffer during the initial six (6) month marketing period remain unsold, such affordable units shall not be required to continue to be marketed as above. If a dwelling unit initially identified as an affordable unit is sold at market rate, fifty percent (50%) of the difference between the final sale price of the dwelling unit at the time of settlement and the affordable unit price initially set for the dwelling unit shall be contributed to the Prince William Board of County Supervisors to be utilized for an affordable housing program. This monetary contribution shall be paid by the Applicant within 90 days of the completion of the sale of said dwelling unit.

II. COMMUNITY DESIGN AND MANAGEMENT

- A. Uniform Design Theme. Themed street lighting, and lighting along the pedestrian pathways and in courtyards shall be provided. These features shall be shown on the final site/subdivision plan for the area proposed and shall be completed prior to release of the final performance bond within each section where such individual features are shown.
- B. Architectural Theme. All dwellings on the Property shall be in substantial conformance with the design concepts and details established by the Applicant prior to approval of the first final site/subdivision plan for residential uses. Minor modifications shall be permitted provided the overall concept is maintained. Should review comment or standard from any County and/or State agencies at the time of final site/subdivision plan require more significant modifications to that which is depicted on the MZP, such changes shall be coordinated with the Planning Director to ensure that the integrity of the overall site design is not compromised. Compliance with this proffer shall be evidenced with the submission of building elevations to the Planning Director at least two weeks prior to the issuance of the building permit release letter.
- C. Variation of Architectural Elements, Materials and Colors. To ensure that each has a unique look and that no two units will look exactly the same, prior to releasing dwelling units for sale, the Applicant shall pre-determine which materials, colors, and architectural elements to be used on the fronts of the homes throughout the community. The following

PROFFER STATEMENT

#REZ2021-00006

Bristow Corner

~~December~~ January, 23~~2~~, 2024~~3~~

architectural elements shall be used to provide a variety of facades: turned gables, high pitched roofs, roof overhangs, window pediments, corner trim, exterior doors with and without window lights, bay windows, porticos over front doors, windows to provide light, shutters next to windows, and, shall include a combination of water table of brick or stone, rowlock and soldier course brick accents, where masonry is used, to vary home designs.

- D. Community Entrance Feature and Community Wayfinding. Community sign entry features with a brick and/or stone base identifying the project shall be permitted at the community entrance located along Vint Hill Road. Monument entry feature(s) shall be landscaped with plantings to include existing trees, understory trees, shrubs, perennials, grasses and lawn, and any lighting shall be low intensity and shall be shielded so that it does not shine upward beyond the height of the entry feature. All signs shall be monument style, a maximum of ten (10) feet in height, and subject to permits and permit review in accordance with the requirements of Zoning Ordinance Section 32-250.23
- E. Signs Generally. All other signage shall comply with the applicable regulations set forth in the Zoning Ordinance, to include all required sign permits.
- F. Lighting. Lighting within parking areas shall be directed away from abutting residential properties. Fixtures shall incorporate sharp cut off shielding and lenses to avoid light spillover and glare onto adjacent properties and rights-of-way. Compliance shall be demonstrated on the final site/subdivision plan and/or future site/subdivision plan revisions, if any.
- G. Landscaping.
1. Plantings. Landscaping shall be substantially consistent with the Buffer & Amenities Plan (C500) of the MZP and shall consist of drought tolerant species appropriate for the climate and location proposed and shall consist of predominately of native species in accordance with allowances in the Design and Construction Standards Manual (DCSM). Where possible, existing vegetation in landscape areas and buffers, when it is native and good quality, shall be preserved and incorporated into the design and supplemented by additional plantings, as may be required to meet minimum requirements of the DCSM. Where existing good quality native vegetation is undisturbed within required or proffered landscape areas and landscape buffers, said existing vegetation, when it is native and good quality, shall be credited against the plant unit and/or tree canopy requirements as may be identified in the DCSM.

PROFFER STATEMENT

#REZ2021-00006

Bristow Corner

~~December~~ January, 23~~2~~, 2024~~3~~

2. Highway Corridor Overlay District/Streetscape. A modified 50-foot-wide Highway Corridor Overlay District (HCOD) buffer shall be provided along Nokesville Road to include a pedestrian trail and uniform community streetscape as shown on the MZP. This buffer shall comply to the extent possible with the DCSM typical for the applicable HCOD buffer type, subject to any exceptions or modifications approved based on the final streetscape and pedestrian trail design, including streetscape amenities such as but not limited to buck and rail fencing, or other historic fencing as may be included in the design, and any modifications necessary due to existing or future site conditions as determined appropriate at the time of final site/subdivision plan review and approval.
3. Buffer Adjacent to A-1 Zoned Property. Except for where an interparcel connection to the adjacent vacant A-1, Zoned property to the north (GPIN 7594-39-0620), buffers as shown on the MZP shall be provided where the Property abuts properties zoned A-1 Agricultural until and unless the abutting A-1 zoned property is rezoned or used for a compatible residential use. This buffer shall comply generally with the modified buffers shown on the MZP including any exceptions or modifications approved based on existing or future site conditions as determined appropriate at the time of final site/subdivision plan review and approval. In the event of a change of zoning or use on the abutting property, the buffer shown on the MZP, may be reduced or eliminated in accordance with the applicable DCSM standards and subject to final site/subdivision plan approval. Any reduction in the buffer after initial final site/subdivision plan approval shall be approved by a site/subdivision plan revision.
4. Landscape Soils. The soil within all new landscape areas, parking lot islands and buffers that have been paved and/or subject to compacted gravel for driveways serving the former residential use shall be prepared/amended prior to planting such that:
 - a. All asphalt, concrete, rock, gravel, debris and/or material that is incompatible with plant growth shall be removed from areas planned for landscaping provided that area where the removal of such materials from areas where existing vegetations is being preserved, and the removal would impact such vegetation, such removal will not be required. Where removal is determined to be appropriate the following shall apply:
 - b. Soil within the planting areas loosened to a depth of a minimum of 3 feet, and;

PROFFER STATEMENT

#REZ2021-00006

Bristow Corner

~~December~~ January, 23~~2~~, 2024~~3~~

- c. A top dressing of 4 inches to 6 inches of clean topsoil provided. This topsoil shall be a loam, sandy loam, clay loam, silt loam, or sandy clay loam. The topsoil shall not be a mixture of or contain contrasting textured subsoils. The topsoil shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, sticks, roots, trash, or other materials larger than 1-inch in diameter. The topsoil shall contain a minimum of 5% natural fine organic matter, such as leaf mold, and peat moss.
 5. Shared Clubhouse, Pedestrian Connectivity and Playground.
 - a. Clubhouse. A 2,500 square foot clubhouse shall be provided as shown in the MZP and shall be available for joint use by Bristow Corner and Bristow Crossing and available for use by the Avendale community.
 - b. Pedestrian Connections. Sidewalks and Pedestrian Trails shall be provided parallel to the internal streets and around the perimeter of the community as depicted in the Master Zoning Plan. Sidewalks and trails within Bristow Corner shall be available for use by Bristow Corner and Bristow Crossing and the residents of the Avendale community.
 - c. Playground. A playground including play equipment of similar scale and character as depicted in sheet C600 and in accordance with standards of the Parks and Recreation Department shall be provided as determined at the time of final site/subdivision plan approval.
 6. Amenity Concept Plan. As determined at the time of final site/subdivision plan approval, the applicant shall provide the enhanced amenities proposed on the Amenity Concept Plan. The features represented in the concept plan are to create an active neighborhood with indoor and outdoor recreational and leisure activities. The intent is to allow the community, through the HOA, to add and/or replace such activities over time as appropriate, but to encourage active use of all open space areas for the benefit of the residents.
- H. Management of Association and Amenities.
1. Homeowners Association. The Applicant shall create a homeowners' association ("HOA") for the Property or may combine the Property with other properties to create a HOA which shall be responsible for the maintenance of private streets, sidewalks,

PROFFER STATEMENT

#REZ2021-00006

Bristow Corner

~~December~~ January, 23~~2~~, 2024~~3~~

alleys, trails, parking, common open space, landscaping, buffers, entrance feature signs, interpretive signage, recreation, and other shared amenities.

- a. The HOA shall be responsible for maintaining the roads and alleys to the prescribed standard and shall be responsible for snow removal.
- b. The Applicant shall incorporate into the HOA documents and budget, reserve funding budget items supported by a reserve study for the long-term viability of all HOA maintained infrastructure and common areas. The HOA documents and budget shall be provided to each purchaser in the project.

III. ENVIRONMENTAL

- A. Water Quality Monitoring. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$75.00 per acre for water quality monitoring, drainage improvements and/or stream restoration projects. Said contribution shall be made prior to and as a condition of site/subdivision plan approval with the amount to be based on the site area acreage.
- B. Limits of Clearing and Grading. No clearing or improvements shall be made outside of the clearing and grading on the Property except for: (a) the removal of noxious vegetation, such as poison ivy, poison oak, etc., as well as dead, dying or hazardous trees at the Applicant's sole discretion; and (b) the installation and maintenance of water, sanitary sewer, storm sewer outfalls and other utilities.
- C. SWM/BMP. Stormwater Management and/or Best Management Practices shall be provided on-site and/or off-site, pursuant to Section 32-250.73.1 of the Zoning Ordinance, and in accordance with the DCSM, unless modified or waived during final site/subdivision plan review.

PROFFER STATEMENT

#REZ2021-00006
Bristow Corner
~~December~~January, 23~~2~~, 2024~~3~~

IV. PARKS AND RECREATION

- A. Playground. The Applicant shall provide a playground including equipment that accommodates children ages 2 to 12 and an appropriate playground surface. The playground shall be lighted and shall include a bench and trash can.
- B. Recreational Areas. In addition to the enhanced trail/shared use path along the Nokesville Road and Vint Hill Road frontages, the following recreational equipment and opportunities shall be provided:
 - 1. Community Playground and Gathering Space. The community park shall incorporate formal and informal play area, picnic tables, grill, and bike rack.
 - 2. Use of Common Areas. All common areas are for the use of the residents of the community, and for activities benefiting, or, for the enjoyment of the residents of the community. The HOA shall be responsible for the maintenance, management, and supervision of all uses and activities in the common open spaces. Based on community need and preferences, the Board of Directors shall set hours for the use of all common areas and open spaces, parks, and gathering areas, and shall schedule the use by groups or individuals who reside in the community and shall be responsible for authorizing temporary activities such as farmers markets, yard sales, and any other uses or community events including or coordinated with Bristow Crossing.
 - ~~2.3.~~ Bike Rack. One (1) U-shaped bike rack shall be provided on the Property, located in the vicinity of the Community Playground and Gathering Space. The exact location shall be determined at the time of the final site plan review.
- C. Monetary Contribution. Prior to the issuance of the occupancy permit for each new home proposed herein, the Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$50.00 per single family dwelling to be used for public park purposes.

V. SCHOOLS

Monetary Contribution. Prior to the issuance of the occupancy permit for each new home proposed herein, the Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$1,750.00 per single family detached

PROFFER STATEMENT

#REZ2021-00006

Bristow Corner

~~December~~ January, 23~~2~~, 2024~~3~~

dwelling, and \$967.00 per single family attached dwelling to be used for public education purposes.

VI. TRANSPORTATION

- A. Right-of-way Dedication. The Applicant shall dedicate, at no cost to the County all additional right-of-way along the Nokesville Road frontage of subject property up to 64 feet from the existing centerline for future public road improvements and widening.
- B. Turn Lanes. Subject to Prince William County Department of Transportation (PWCDOT) and Virginia Department of Transportation (VDOT) approval (and any waivers and modifications granted at final site/subdivision plan approval) the Applicant shall make the following transportation improvements:
 1. Site Entrance/Vint Hill Road – Left Turn Lane. The Applicant shall stripe an westeastbound left turn lane with 200 feet of storage and a 100 feet of taper, and a westbound right turn lane with 200 feet of storage and a 100 feet of taper at the site entrance along Vint Hill Road within the paved street section.
- C. Private Streets. The applicant shall provide private streets throughout the community. The roads shall be constructed to the UPS-1, UAS-1 and the UA-1 Street Standards in the DCSM and as shown on the Transportation and Utility Plan (Sheet C400).
- D. Connections to Abutting Property.
 1. Two Interparcel Connections. The applicant shall reserve ingress and egress to provide a future street connection from two Private Streets in Bristow Corner to the common property line with the property known as 11912 Nokesville Road (GPIN 7594-39-0620) as shown on the Transportation and Utility Plan (Sheet C400). The right of ingress/egress for the street connection described herein shall be reserved in the land records at the time of final site/subdivision plan review.
- E. Acquisitions. In the event the Applicant is not able to acquire the right-of-way, easement(s), or other property interest (herein “property interest”) required in order to provide the improvements identified hereinabove, the Applicant shall request the County to acquire the necessary property interests by exercise of its condemnation powers, at the Applicant’s expense. The Applicant’s request shall be in writing and shall comply in all respects with the County’s Eminent Domain Policy in place at the time of the request. The

PROFFER STATEMENT

#REZ2021-00006

Bristow Corner

~~December~~ January, 23~~2~~, 2024~~3~~

request shall be made to the appropriate County agency and shall be accompanied by the following:

1. The names of the record owners, the property addresses, and GPIN numbers for each landowner from whom such property interests are sought.
2. Plats, plans and profiles showing the necessary property interest to be acquired and showing the details of the proposed transportation improvements to be located on each property.
3. An independent appraisal of the value of the property interests to be acquired, and any and all damages to the residue of the involved property, performed by an appraiser licensed in Virginia and approved by the County.
4. A 60-year title search of each involved property.
5. Documentation demonstrating to the County's reasonable satisfaction the Applicant's good faith, best efforts to acquire the property interests, at a cost not less than their appraised value.
6. A letter of credit acceptable to the County, cash or equivalent (from a financial institution acceptable to the County) in an amount equal to the appraised value of the property interests to be acquired, and all damages to the residue, together with an amount representing the County's estimate of its cost of condemnation proceedings, in a form permitting the County to draw upon the same as necessary to effectuate the purposes hereof.
7. An Agreement signed by the Applicant's representative and approved by the County Attorney whereby the Applicant agrees to pay all costs of the condemnation, including expert witness fees, court costs, exhibit costs, court reporter fees, reasonable attorney fees for the Office of the County Attorney, and all other costs associated with the litigation, including appeals. The Agreement shall specifically provide that in the event the property owner is awarded at trial more than the appraised value estimate by the Applicant's appraiser, or that the County elects to settle with the condemnee without trial for a greater sum, the Applicant shall pay to the County the amount of the award in excess of the amount represented by the letter of credit or cash deposit within 15 days of the award.

PROFFER STATEMENT

#REZ2021-00006

Bristow Corner

~~December~~ January, 23~~2~~, 2024~~3~~

8. In the event that Prince William County and/or the Commonwealth of Virginia do not secure access to the right-of-way necessary for the proffered road improvements within eighteen (18) months of the Applicant providing the preceding information, said improvements shall not be required. During the period while any such condemnation is being pursued, the County shall not withhold permits, approvals and/or bonds requested by or required of the Applicant.

VII. WATER AND SEWER

- A. Applicant Responsibility. The Property shall be served by public water and sewer and the Applicant shall be responsible for the costs and/or construction of on-site and off-site improvements proportionate the level of service required to serve the proposed development.

VIII. ADDITIONAL PROFFERS

- A. Escalator. In the event the monetary contributions set forth in the Proffer Statement are paid to the Prince William County Board of County Supervisors within 18 months of the approval of this rezoning, as applied for by the Applicant, said contributions shall be in the amounts as stated herein. Any monetary contributions set forth in the Proffer Statement which are paid to the Board after 18 months following the approval of this rezoning shall be adjusted in accordance with the Urban Consumer Price Index (“CPI-U”) published by the United States Department of Labor, such that at the time contributions are paid, they shall be adjusted by the percentage change in the CPI-U from that date 18 months after the approval of this rezoning to the most recently available CPI-U to the date the contributions are paid, subject to a cap of six percent (6%) per year, non-compoundable.
- B. Final Rezoning. For purposes of this Proffer Statement, “final rezoning” shall be defined as that zoning which is in effect on the day following the last day upon which the Prince William Board of County Supervisors’ decision granting the rezoning may be contested in the appropriate court or, if contested, the day following entry of a final court order affirming the decision of the Board of County Supervisors which has not been appealed, or if appealed, the day following which the decision has been affirmed on appeal.
- C. Public Facilities. Acceptance and approval of this rezoning application by the Board of County Supervisors authorizes extension and construction of water and sewer lines, transportation improvements and facilities necessary to serve this property pursuant to the Virginia Code Section 15.2-2232 and the Prince William County Code Section 32-

PROFFER STATEMENT

#REZ2021-00006

Bristow Corner

~~December~~ January, 23~~2~~, 2024~~3~~

201.13.1. The general locations of these facilities are as shown on the MZP with the exact locations to be determined based on final engineering and as approved by Prince William County.

IX. PLANNED DEVELOPMENT DISTRICT MODIFICATIONS

Pursuant to Zoning Ordinance section 32-700.25, a planned development zoning district may include waivers and/or modifications to specific standards of the Subdivision Ordinance, the Zoning Ordinance or the Design and Construction Standards.

- A. Residential, Setbacks, Height and Lot Dimension. To allow the single family attached housing types, setbacks, building heights and lot dimensions shown on the MZP Sheet titled Housing Types and Details (sheet C300).
- B. Elimination of Buffers within Mixed Use Zoning.
 - 1. Between the Community Playground/Community Clubhouse and Single Family Attached dwellings.
- C. Modified buffers between the proposed development and abutting properties currently zoned A-1. Buffers shall be provided as represented on the MZP between the proposed development and abutting properties zoned A-1, until such properties are zoned or developed for compatible uses.
- D. Modified HCOD Buffer. A 50-foot-wide Highway Corridor Overlay District (HCOD) buffer shall be provided along Nokesville Road, however may include a pedestrian trail streetscape and pedestrian amenities such as but not limited to benches and tables, exercise stations, interpretive signage, and buck and rail fencing, or other historic fencing as may be included in the design, and any modifications necessary due to existing or future site conditions as determined appropriate at the time of final site/subdivision plan review and approval,
- E. Private Street. The private street connecting to Vint Hill Road shall be constructed to the UAS-1 Standard having a width of 28 feet as measured from sidewalk to sidewalk. Said street shall provide an interparcel connection to the abutting A-1 zoned property to the

PROFFER STATEMENT

#REZ2021-00006

Bristow Corner

~~December~~January ~~23~~2, 2024~~3~~

northeast (GPIN 7594-39-0620) and the Townhomes in the Bristow Crossing community as shown on the Transportation and Utility Plan (Sheet C400).

[SIGNATURE(S) ON FOLLOWING PAGE]

PROFFER STATEMENT

#REZ2021-00006
Bristow Corner
~~December~~January 23~~2~~, 2024~~3~~

SIGNATURE PAGE

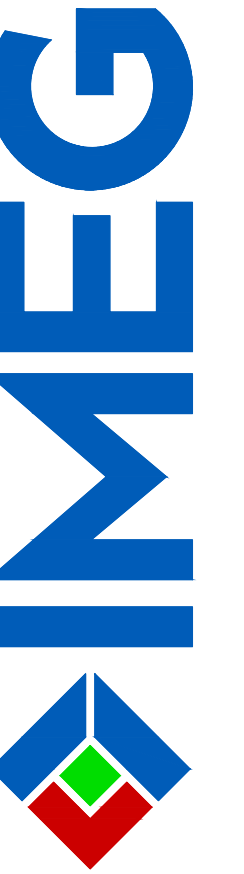
By: _____

Title: _____

Date: _____

MASTER ZONING PLAN
 REZ#: 2021-00006

BRISTOW CORNER
 (FORMERLY BRISTOW PLAZA)
 BRENTSVILLE MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA



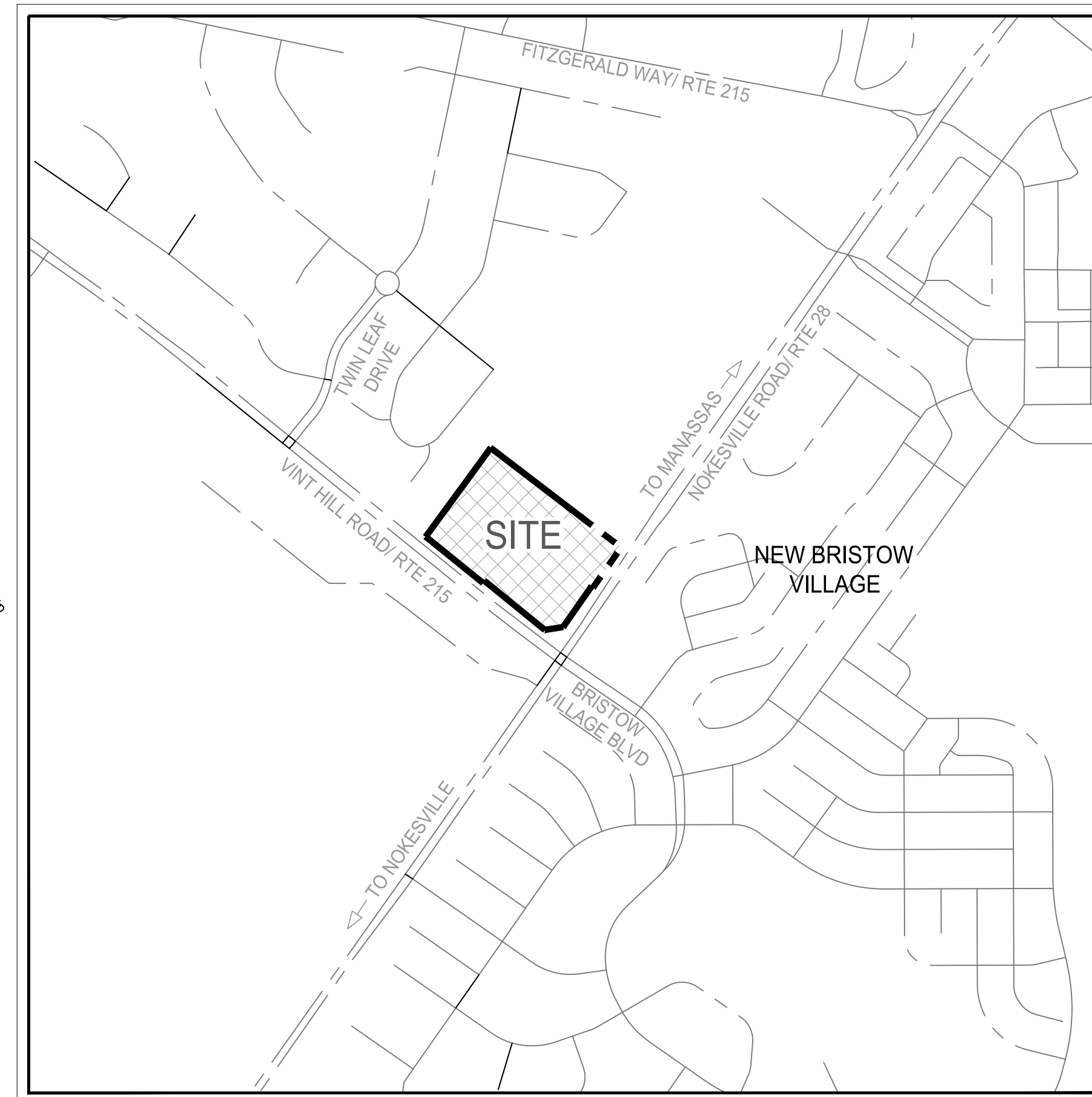
9301 Innovation Dr, Suite 150
 Manassas, VA 20110 P 703.393.9887
 engineering • surveying • land planning

PLAN NOTES:

1. REQUESTED ZONING: PLANNED MIXED RESIDENTIAL (PMR) ZONING DISTRICT
2. THE SUBJECT PROPERTY IS IDENTIFIED BY THE PRINCE WILLIAM COUNTY ASSESSOR AS FOLLOWS:

GPIN	STREET ADDRESS	OWNER	INSTRUMENT NO.	SIZE (ACRES)	CURRENT ZONING	CURRENT USE
7594-28-8497	11920 NOKESVILLE RD	JR BRISTOW PLAZA LLC	202004020026176	±6.78	A-1	SFD
7594-38-1791	11916 NOKESVILLE RD	JR BRISTOW PLAZA LLC	202004010025857	±0.93	A-1	SFD

3. AREA SUBJECT TO REZONING APPLICATION: ±7.71 ACRES.
4. THE SUBJECT PROPERTY IS LOCATED IN THE BRENTSVILLE MAGISTERIAL DISTRICT.
5. BOUNDARY INFORMATION OBTAINED FROM A FIELD RUN SURVEY COMPLETED BY JEFF WARNER ON 12/20/2019.
6. TOPOGRAPHIC INFORMATION WAS TAKEN FROM COUNTY GIS.
7. HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS) 1983, NORTH, AS ESTABLISHED BY A CURRENT GPS SURVEY.
8. THE PROPERTY SHOWN HEREON IS LOCATED ON THE FLOOD INSURANCE RATE MAPS (FIRM), COMMUNITY PANEL NO. 51153C0156D, REVISED ON 01/05/95. THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
9. A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE HIGHWAY CORRIDOR OVERLAY DISTRICT (SUBURBAN ARTERIAL), ADOPTED IN 1996.
10. A PHASE I ARCHEOLOGICAL SURVEY WAS PERFORMED BY DUTTON AND ASSOCIATES ON APRIL 2020.
11. THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES ON THE SITE ACCORDING TO THE ENVIRONMENTAL CONSTRAINTS ANALYSIS PERFORMED BY TNT ENVIRONMENTAL STARTING IN FEBRUARY 2020.
12. THE DEPICTED PROPOSED BUILDING FOOTPRINT(S) ARE PRELIMINARY. THE FINAL BUILDING FOOTPRINT(S) SHALL BE DETERMINED AT THE TIME OF SITE PLAN SUBJECT TO THE MAXIMUM DENSITY ALLOWED BY THE APPROVED PROFFER STATEMENT.
13. THE SUBJECT PROPERTY WILL BE SERVED BY PUBLIC WATER AND SEWER (PWCSA).
14. ANY EXISTING WELLS SHALL BE ABANDONED IN ACCORDANCE WITH PRINCE WILLIAM COUNTY HEALTH DEPARTMENT REQUIREMENTS.
15. THE SUBJECT PROPERTIES FALL WITHIN THE HORIZONTAL SURFACE OF THE AIRPORT SAFETY OVERLAY DISTRICT. THERE ARE NO STRUCTURES HAVING A HEIGHT OVER 35 FEET AND THEREFORE THE PROPOSAL COMPLIES WITH APPLICABLE STANDARDS.



APPLICANTS:
 JR REAL ESTATE GROUP
 10300 EATON PLACE, SUITE 240
 FAIRFAX, VIRGINIA 22030

LAND USE ATTORNEY:
 COMPTON & DULING, L.C.
 C/O: SHERMAN PATRICK JR.
 12701 MARBLESTON DRIVE, SUITE 350
 WOODBRIDGE, VIRGINIA 22192
 PH: (703) 583-6060

CIVIL ENGINEER / LAND PLANNING:
 christopher consultants, ltd. now IMEG
 C/O: MIKE MASSEY, P.E.
 9301 INNOVATION DRIVE, SUITE 150 MANASSAS,
 VIRGINIA 20110
 PH: (703) 393-9887

TRAFFIC ENGINEER:
 GOROVE SLADE
 4114 LEGATO ROAD, SUITE 650
 FAIRFAX, VIRGINIA 22033
 PH: (703) 787-9595

BRISTOW CORNER
 (FORMERLY BRISTOW PLAZA)

REZ #2021-00006
 BRENTSVILLE MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA

SHEET INDEX	
SHEET #	SHEET TITLE
C000	COVER SHEET
C100	LAND USE & SITE LAYOUT PLAN
C200	SITE DETAILS & TABULATIONS
C300	HOUSING TYPES & DETAILS
C400	TRANSPORTATION & UTILITY PLAN
C500	BUFFER & AMENITIES PLAN
C600	AMENITY CONCEPT PLAN

MARK	DATE	DESCRIPTION

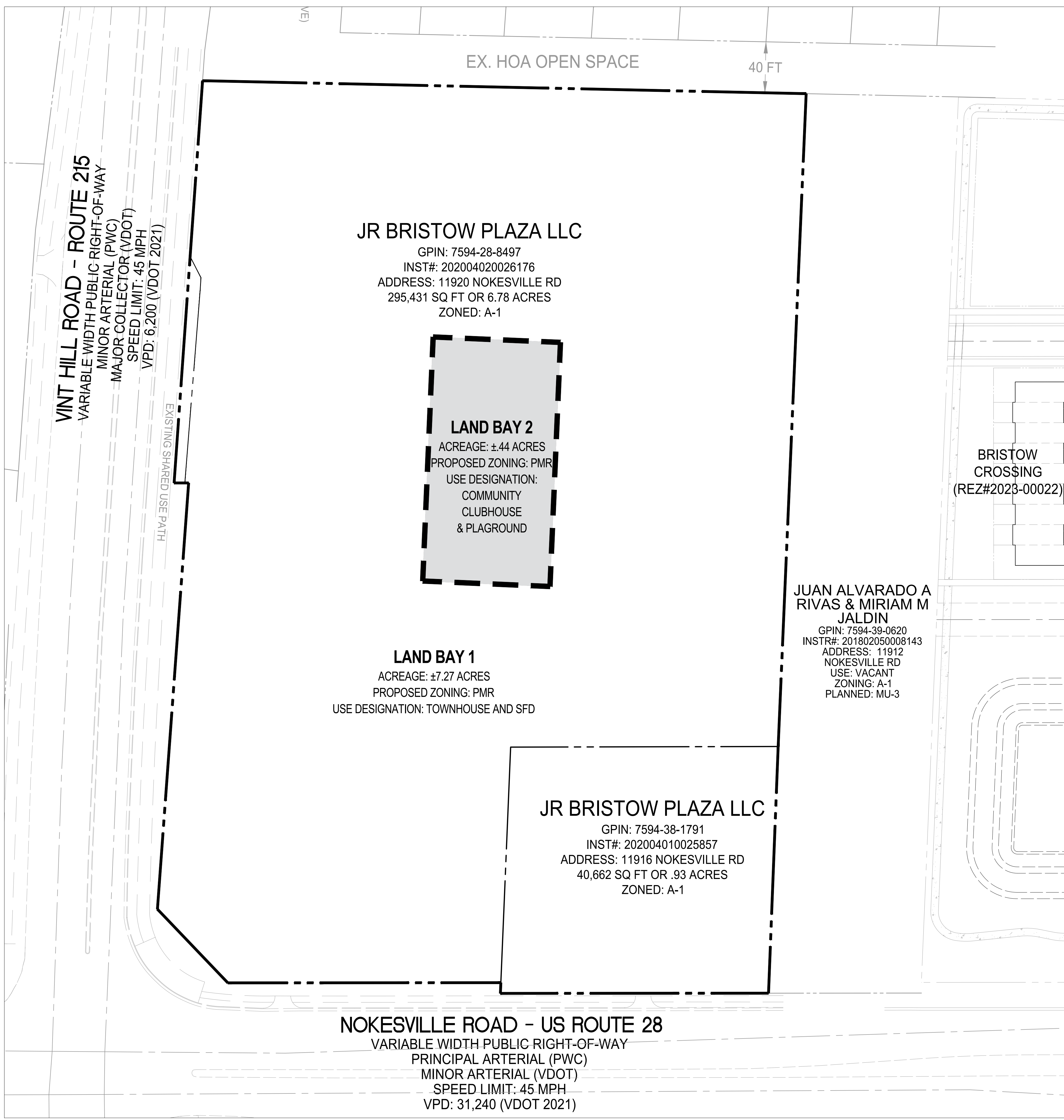
PROJECT No.: 23008073.00
 DRAWING No.:
 DATE: 12/21/2023
 SCALE: SEE SHEET
 DESIGN: GB
 DRAWN: GB
 CHECKED: SG

SHEET TITLE:

COVER SHEET

SHEET No.

C000



SITE TABULATIONS

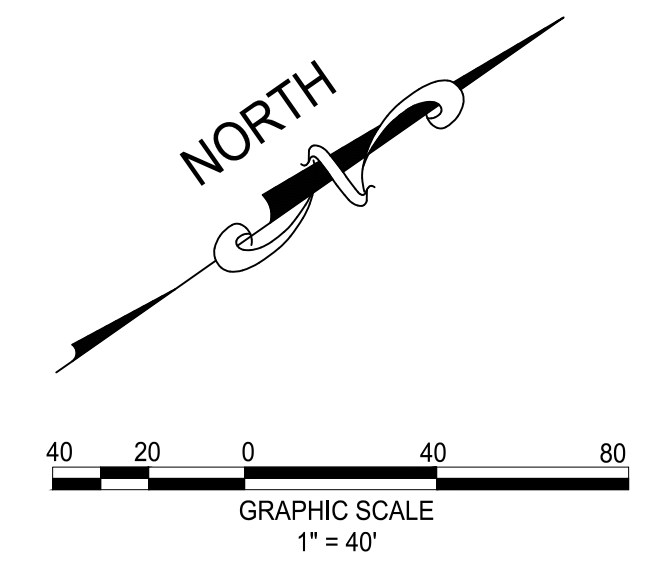
SITE AREA:	±7.71 ACRES
PROPOSED RESIDENTIAL ACREAGE:	±7.71 ACRES
PROPOSED DWELLING UNITS:	63 D.U.
PROPOSED DENSITY:	8.17 D.U. PER ACRE
MAXIMUM LOT COVERAGE (%):	70% (30% OPEN SPACE)
MAXIMUM LOT COVERAGE (SQ. FT.):	±235,094 SQ. FT.
PROPOSED LOT COVERAGE (%):	±66%
PROPOSED LOT COVERAGE (SQ. FT.):	±220,000 SQ. FT.
PARKING-RESIDENTIAL	
USE CATEGORY (PER TABLE 6-8):	SINGLE FAMILY
PARKING REQUIREMENT (PER DCSM):	
SINGLE FAMILY ATTACHED REAR LOAD (137)	2.4 SPACE PER UNIT
SINGLE FAMILY DETACHED (12)	2.0 SPACES PER UNIT
PRIVATE CLUB (13)	1 / 150 NET SQ.FT.
MINIMUM REQUIRED SPACES PER DCSM:	162
PROPOSED MINIMUM SPACES:	180

PLAN NOTES

1. STRUCTURE WERE EVALUATED WITH THE PHASE 1 ARCHEOLOGICAL SURVEY BY DUTTON AND ASSOCIATES AND FOUND TO NOT HAVE ANY ARCHITECTURAL SIGNIFICANCE.
2. ENVIRONMENTAL CONSTRAINTS ANALYSIS WAS PREPARED BY TNT ENVIRONMENTAL AND SUBMITTED AND REVIEWED SEPARATELY.

LAND BAY DESIGNATIONS

LAND BAY	PROP. ZONING	USE DESIG.	USE	ACREAGE	BUILDING SQUARE FOOTAGE	FAR
1	PMR	TOWNHOUSE AND SFD	RESIDENTIAL	±7.27 ACRES	±143,500 SQ. FT.	.45
2	PMR	COMMUNITY CLUBHOUSE AND PLAYGROUND	RESIDENTIAL	±.44 ACRES	±2,500 SQ. FT.	.13



9301 Innovation Dr, Suite 150
 Manassas, VA 20110 P 703.393.9887
 engineering • surveying • land planning

**BRISTOW CORNER
 (FORMERLY BRISTOW PLAZA)**

REZ #2021-00006
 BRENTSVILLE MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA

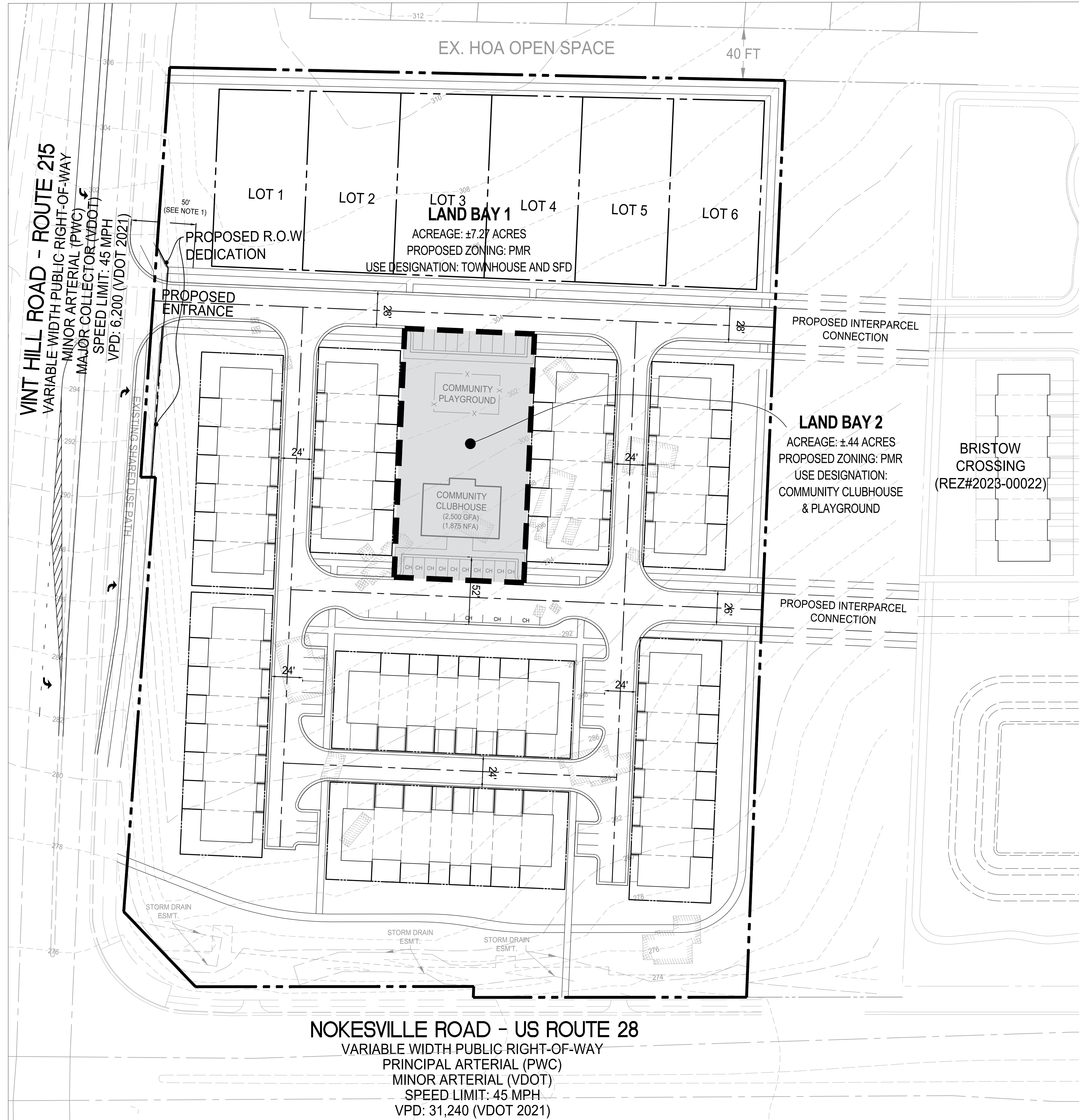
MARK	DATE	DESCRIPTION

PROJECT No.: 23008073.00
 DRAWING No.:
 DATE: 12/21/2023
 SCALE: SEE SHEET
 DESIGN: GB
 DRAWN: GB
 CHECKED: SG

SHEET TITLE:
**SITE DETAILS &
 TABULATIONS**

SHEET No.
C200

SUBJECT PROPERTY DETAILS



LEGEND

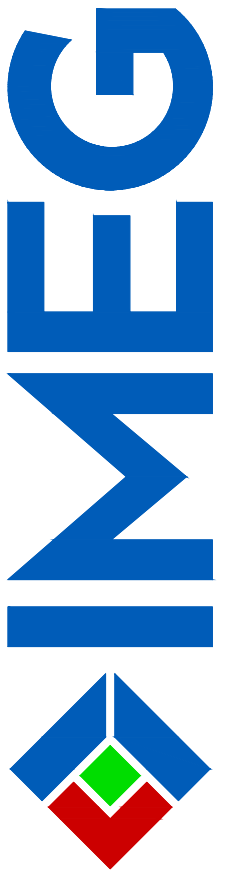
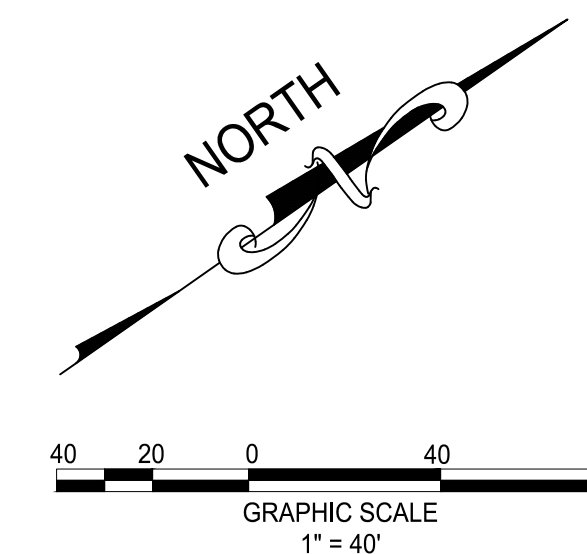
	EXISTING CONTOUR (MAJOR)		EXISTING CURB & GUTTER
	EXISTING CONTOUR (MINOR)		EXISTING SANITARY PIPE
	PROJECT BOUNDARY		EXISTING OVERHEAD UTILITY
	EXISTING ADJOINING PARCELS		EXISTING TREELINE
	EXISTING BUILDING		EXISTING SIDEWALK

LAND BAY DESIGNATIONS

LAND BAY	PROP. ZONING	USE DESIG.	USE	ACREAGE	BUILDING SQUARE FOOTAGE	FAR
1	PMR	TOWNHOUSE AND SFD	RESIDENTIAL	±7.27 ACRES	±143,500 SQ. FT.	.45
2	PMR	COMMUNITY CLUBHOUSE AND PLAYGROUND	RESIDENTIAL	±4.44 ACRES	±2,500 SQ. FT.	.13

NOTES:

- 50' PARKING AND DRIVEWAY SETBACK PER TABLE 4-2 OF VDOT APPENDIX F.



9301 Innovation Dr, Suite 150
Manassas, VA 20110 P 703.393.9887
engineering • surveying • land planning

BRISTOW CORNER
(FORMERLY BRISTOW PLAZA)

REZ #2021-00006

BRENTSVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

PROJECT No.: 23008073.00
DRAWING No.:
DATE: 12/21/2023
SCALE: SEE SHEET
DESIGN: GB
DRAWN: GB
CHECKED: SG

SHEET TITLE:

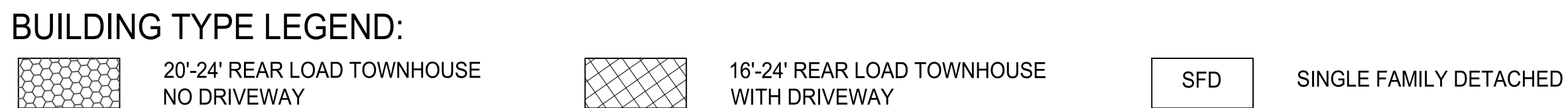
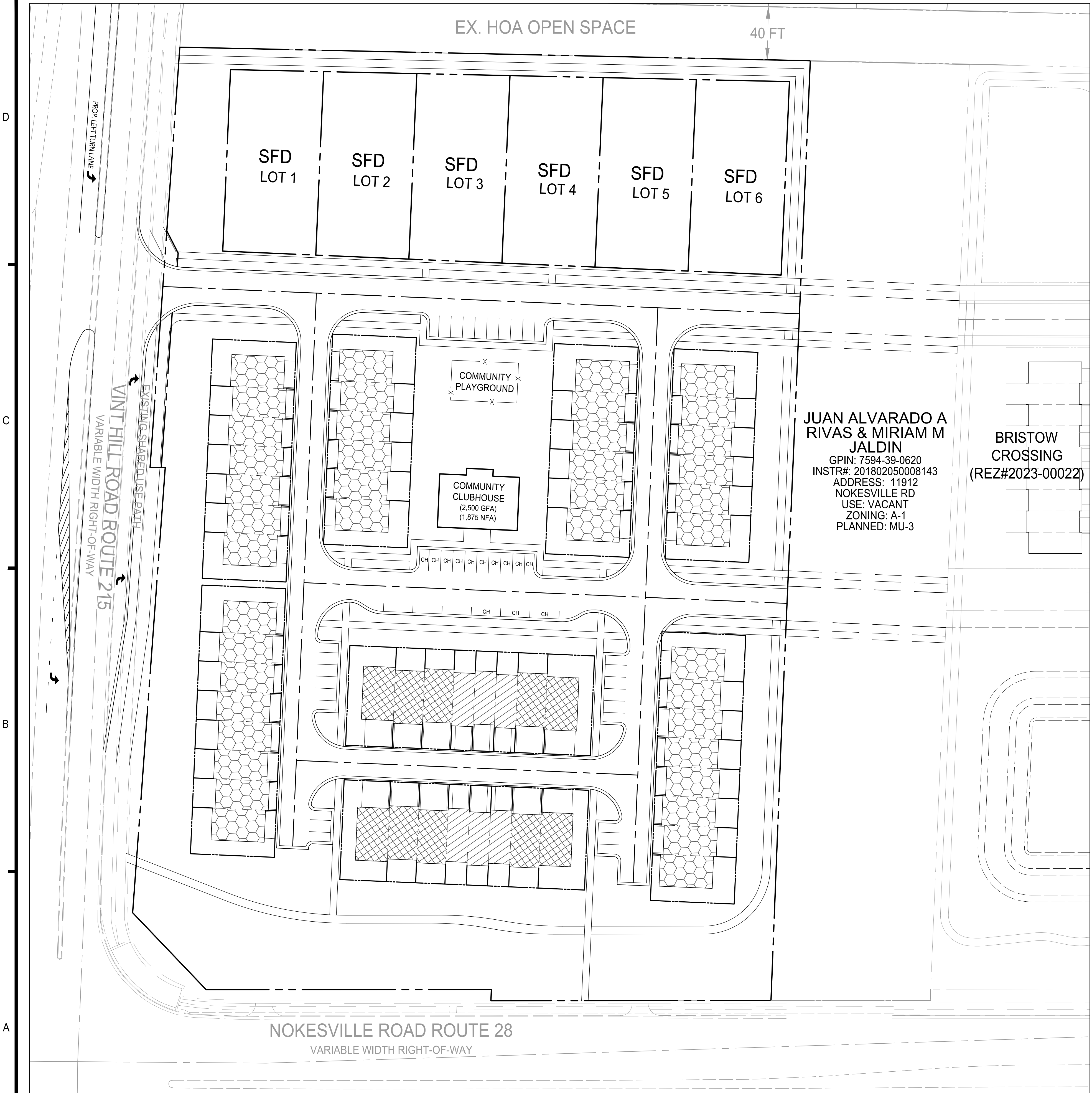
LAND USE & SITE
LAYOUT PLAN

SHEET No.

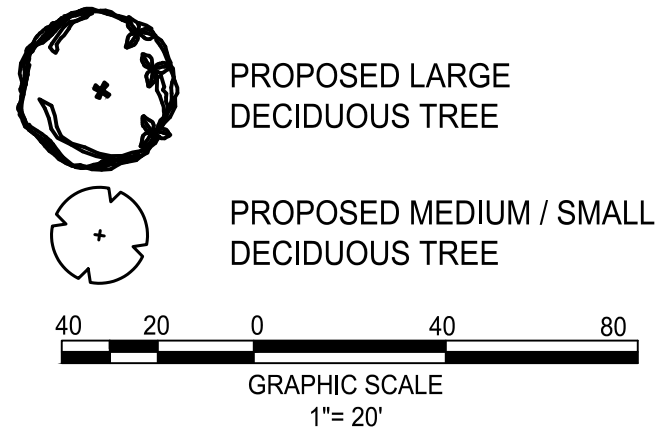
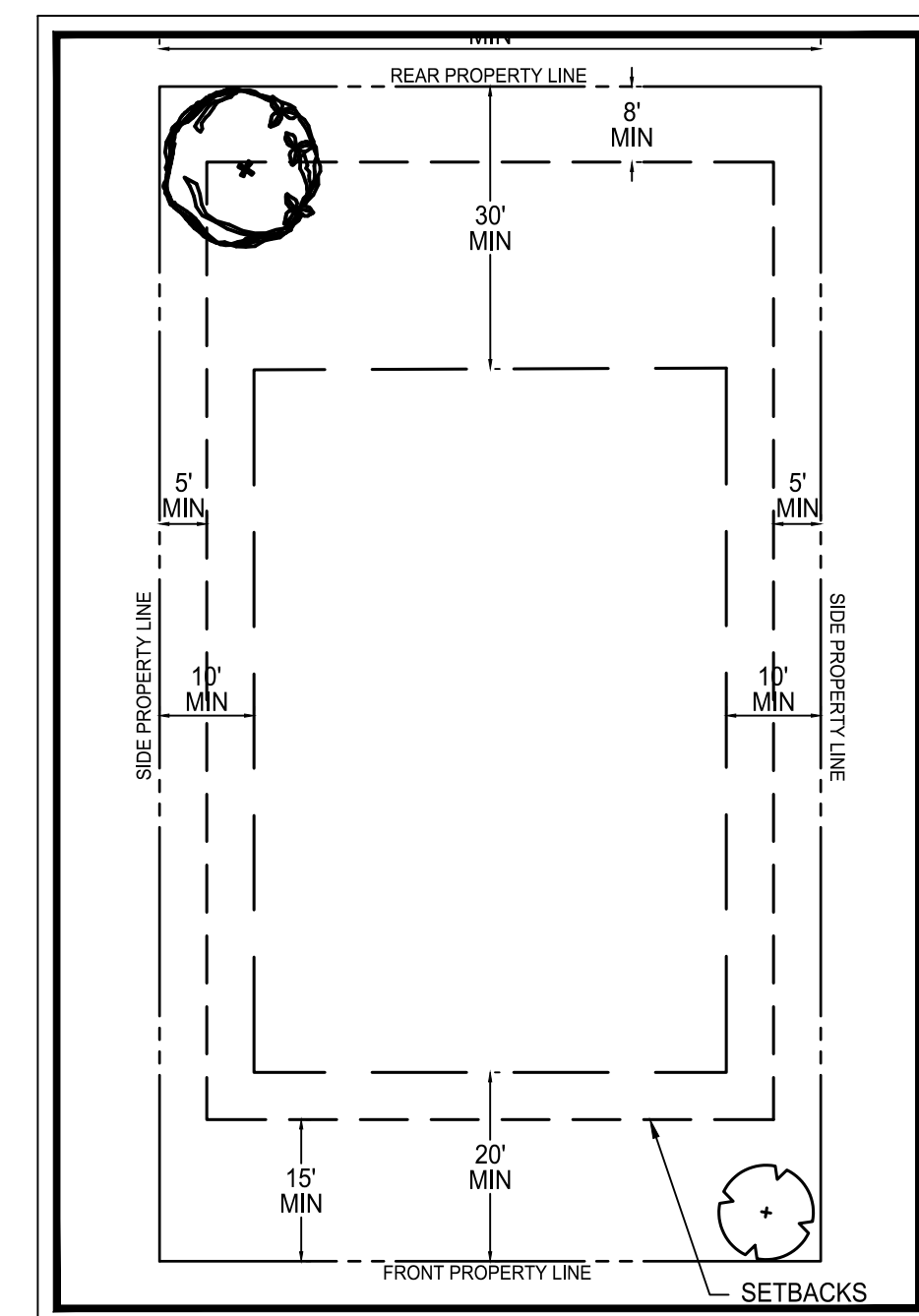
C100

MARK DATE DESCRIPTION

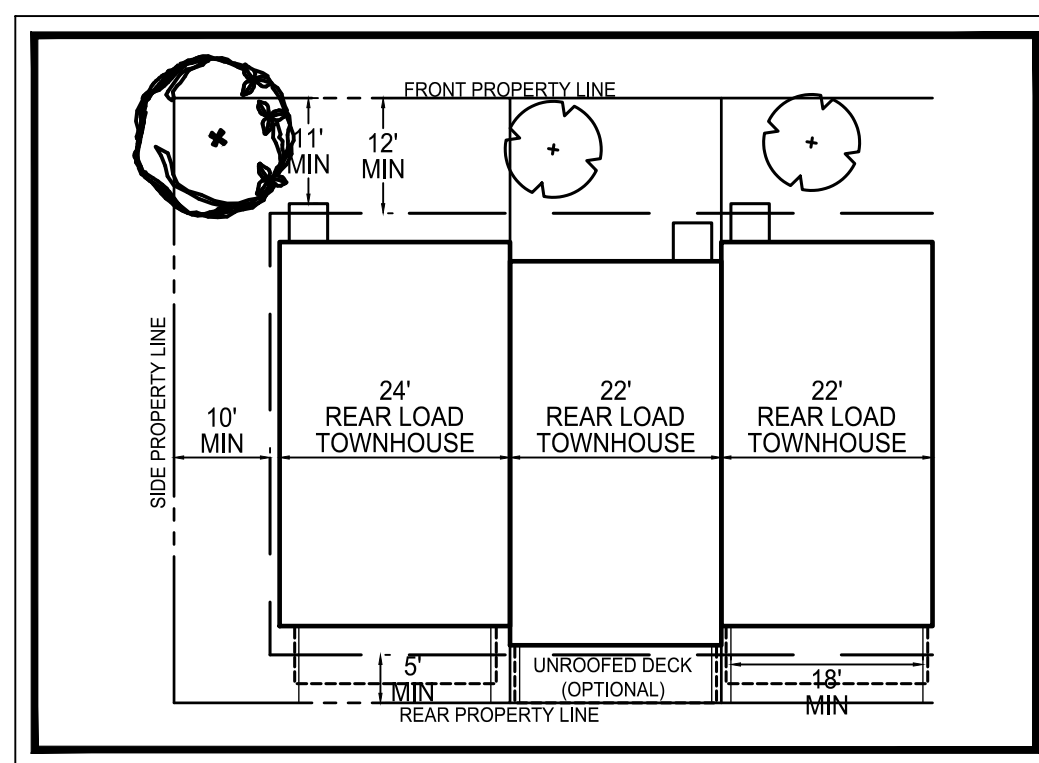
BUILDING TYPES EXHIBIT



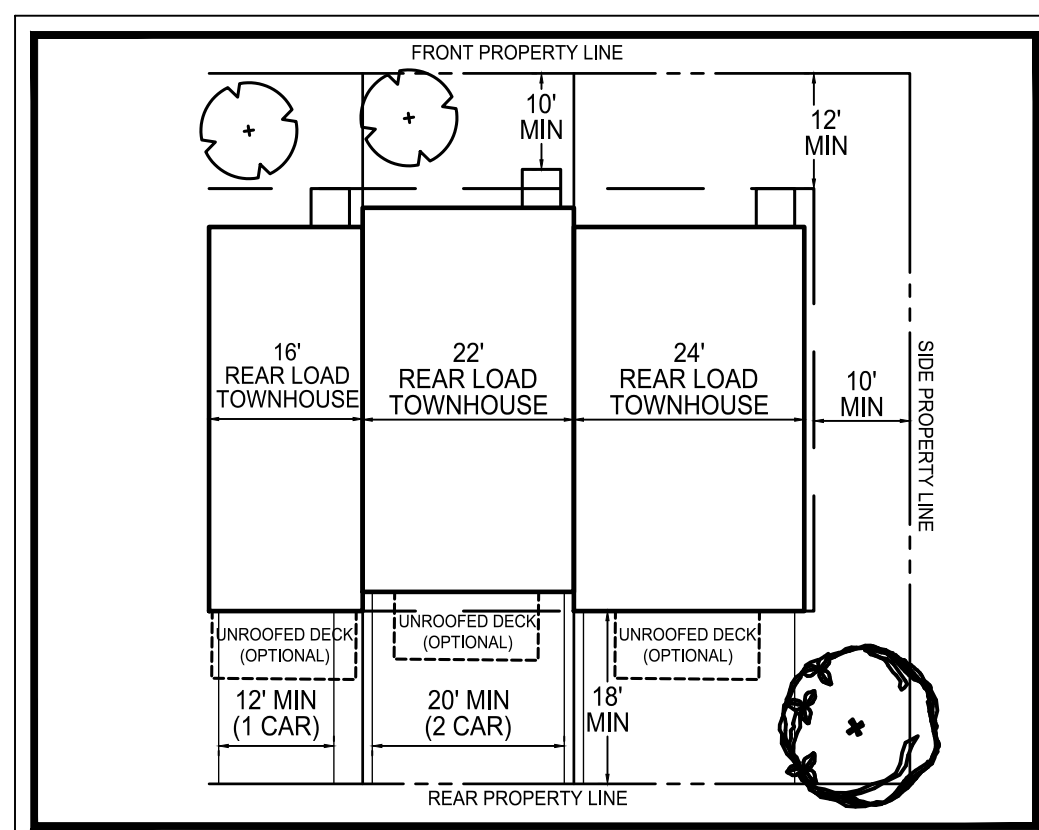
PROPOSED SINGLE FAMILY DETACHED LOT SFD



PROPOSED 20'-24' REAR-LOAD TOWNHOUSE NO DRIVEWAY



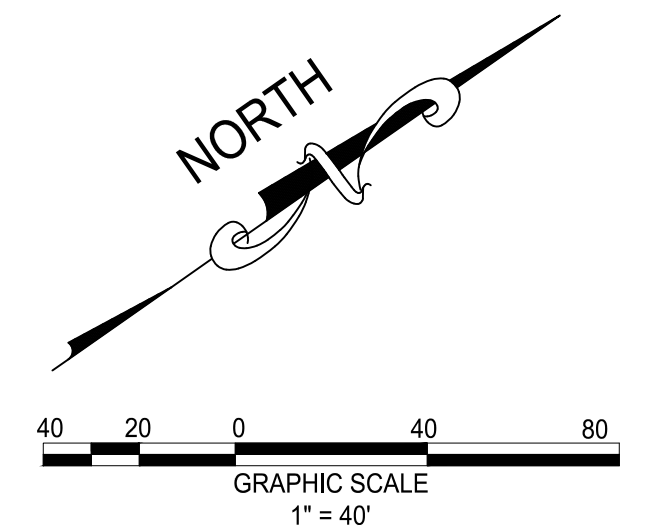
PROPOSED 16'-24' REAR-LOAD TOWNHOUSE w/ DRIVEWAY



BUILDING TYPE:	TYPE F/ TOWNHOUSE (20'-24') REAR-LOAD NO DRIVEWAY		TYPE F/ TOWNHOUSE (16'-24') REAR-LOAD W/DRIVEWAY		TYPE B/ SINGLE FAMILY DETACHED		DEPICTED (YES / NO)
	PMR REQUIREMENT	PROPOSED REQUIREMENT	PMR REQUIREMENT	PROPOSED REQUIREMENT	PMR REQUIREMENT	PROPOSED REQUIREMENT	
(1) MINIMUM LOT WIDTH:	20 FEET	20 FEET	20 FEET	16 FEET	70 FEET	70 FEET	YES
(2) GROUP SETBACK:	20 FEET	20 FEET	20 FEET	20 FEET	N/A	N/A	NO
(3) MAXIMUM BUILDING HEIGHT:	35 FEET	35 FEET	35 FEET	35 FEET	35 FEET	35 FEET	NO
(4) MINIMUM SETBACKS:							
(a) FRONT (WITH OFF-STREET PARKING)	N/A	N/A	N/A	N/A	N/A	N/A	NO
(b) FRONT (WITH GARAGE)	20 FEET	12 FEET	20 FEET	12 FEET	20 FEET	20 FEET	YES
(d) SIDE (END UNIT)	10 FEET	10 FEET	10 FEET	10 FEET	10 FEET	10 FEET	YES
(e) REAR	20 FEET	5 FEET	20 FEET	18 FEET	30 FEET	30 FEET	YES
(5) MINIMUM SETBACK FOR UNROOFED DECKS, STOOPS, LANDINGS AND SIMILAR FEATURES:							
(a) FRONT (WITH OFF-STREET PARKING)	N/A	N/A	N/A	N/A	N/A	N/A	NO
(b) FRONT (WITH GARAGE)	15 FEET	11 FEET	15 FEET	10 FEET	15 FEET	15 FEET	YES
(c) SIDE (END UNIT)	10 FEET	10 FEET	10 FEET	10 FEET	5 FEET	5 FEET	YES
(d) REAR	8 FEET	0 FEET	8 FEET	8 FEET	8 FEET	8 FEET	YES
(6) MINIMUM BUILDING FOOTPRINT	720 SQ. FT.	720 SQ. FT.	720 SQ. FT.	640 SQ. FT.	N/A	N/A	NO

SITE NOTES:

- Z.O. SEC 32-306.10.2(C) PMR HIGH TO ALLOW FOR A TYPE B AND F COMBINATION.
- DCSM SEC. 802.10(B) MODIFIED 30' TYPE 'B' BUFFER AND 50' HCOD BUFFER TO ALLOW TRAILS, SIDEWALKS AND ACTIVITY AREAS IN THE BUFFER.



BRISTOW CORNER
(FORMERLY BRISTOW PLAZA)
REZ #2021-00006
BRENTSVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

PROJECT No.: 23008073.00
DRAWING No.:
DATE: 12/21/2023
SCALE: SEE SHEET
DESIGN: GB
DRAWN: GB
CHECKED: SG

SHEET TITLE:
HOUSING TYPES & DETAILS

SHEET No.
C300

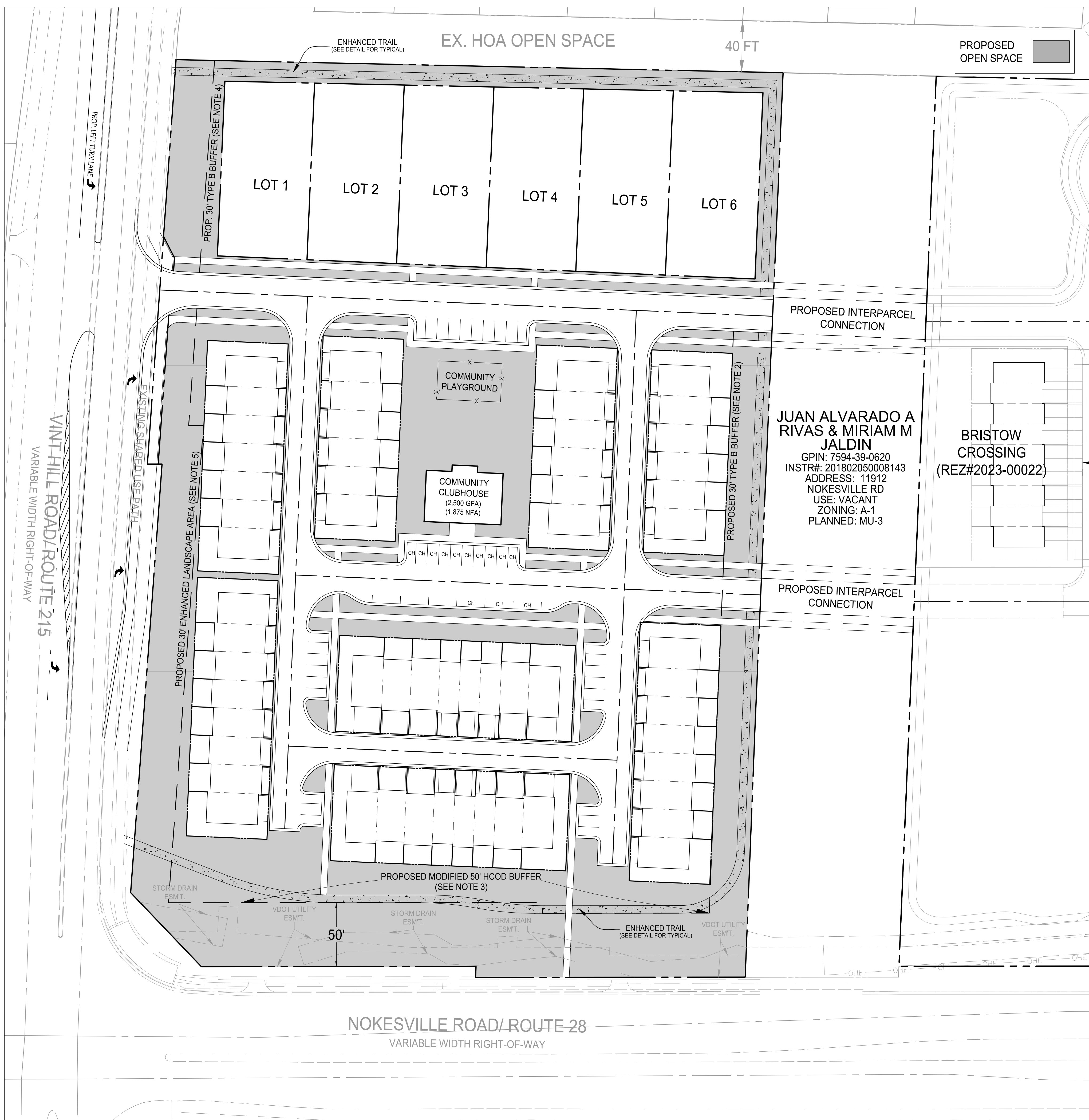
P:\Projects\22286\0000\MPZ\C300 HOUSING TYPES & DETAILS.dwg, 12/21/2023 2:14:32 PM, Garrett D. Brown.

D


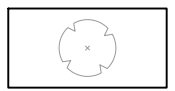

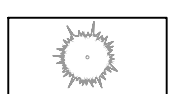

C

B

A

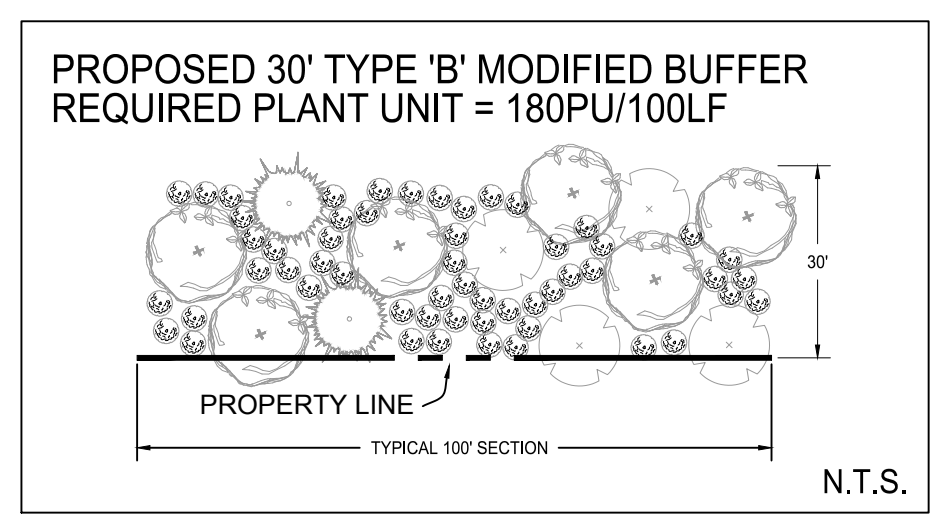
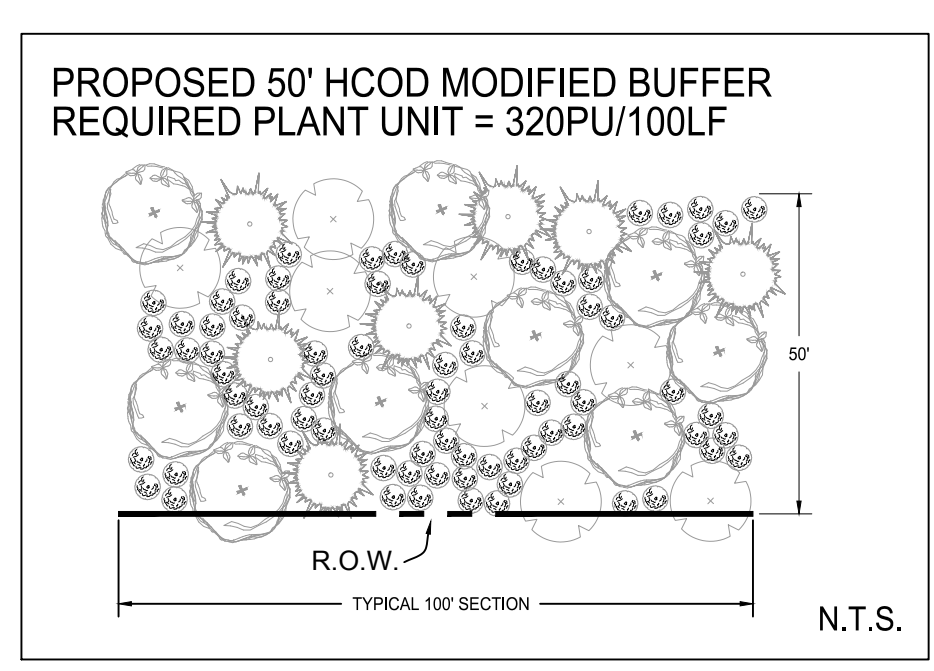


PLANT LEGEND:

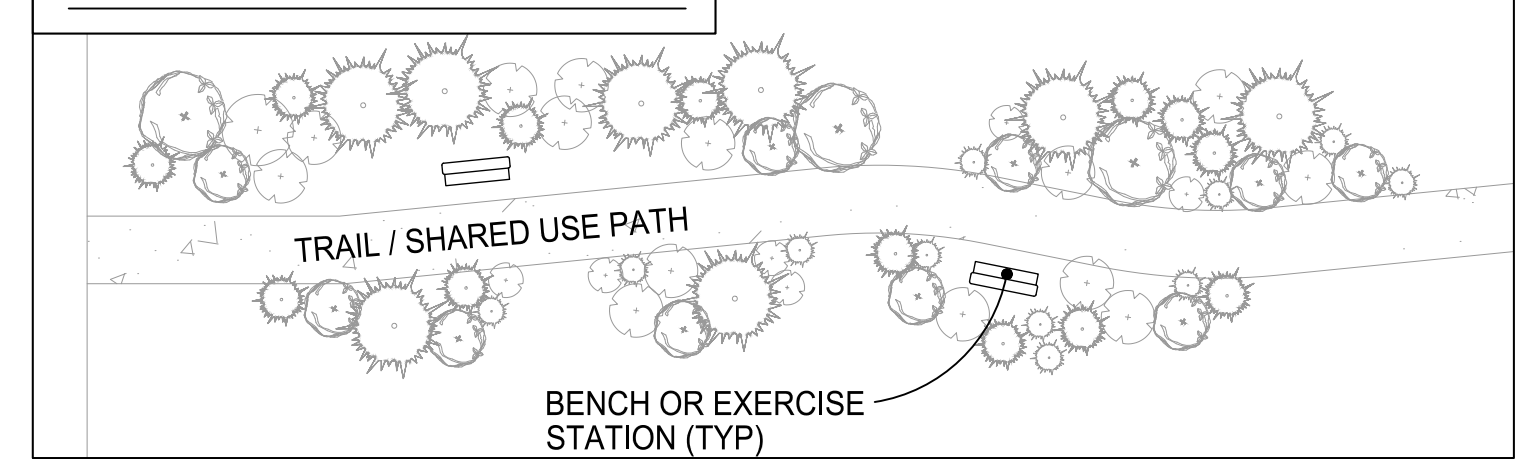
-  PROPOSED LARGE DECIDUOUS TREES
-  PROPOSED MEDIUM / SMALL DECIDUOUS TREES
-  PROPOSED LARGE EVERGREEN TREES
-  PROPOSED MEDIUM / SMALL EVERGREEN TREES
-  PROPOSED SHRUBS

NOTE: TYPICAL SECTIONS ARE PRELIMINARY AND SUBJECT TO CHANGE AT THE TIME OF SITE PLAN SUBMISSION. TYPICAL SECTIONS ARE ILLUSTRATIVE OF PLANT UNIT COUNTS PER DCSM REQUIREMENTS FOR EACH RESPECTIVE TYPE.

TYPICAL SECTIONS:



ENHANCED TRAIL DETAIL:

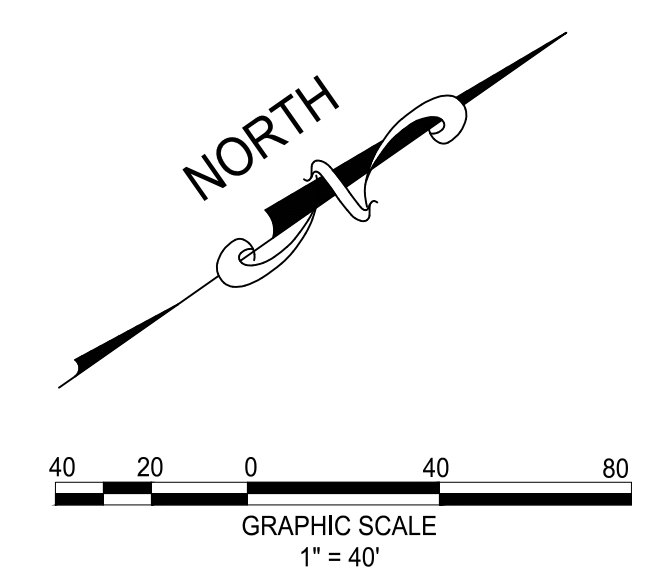


NOTE: DETAIL IS CONCEPTUAL AND SUBJECT TO CHANGE. TREE PRESERVATION TO BE ENHANCED WITH NEW PLANTINGS TO PROVIDE PLANT UNITS WHEN REQUIRED BY THE DCSM. TRAIL LOCATION IS APPROXIMATE. SEE PROFFER STATEMENT FOR ADDITIONAL INFORMATION.

LANDSCAPE REQUIREMENTS	
SITE AREA:	±7.71 ACRES
TREE CANOPY REQUIRED:	±1.54 ACRES (67,170 SQ.FT.)

SITE NOTES:

1. TREE CANOPY COVERAGE WILL BE MET PER DCSM STANDARDS.
2. IF GPIN 7594-39-0620 GETS REZONED TO A USE WHICH A BUFFER IS NOT REQUIRED OR REDUCED WITH SFA HOUSES, THE BUFFER WOULD NOT BE REQUIRED.
3. HCOD BUFFER MODIFIED TO ALLOW PEDESTRIAN TRAIL & ACTIVE USE PER PROFFER.
4. 30' BUFFER REQUIRED FOR SIDE & REAR OF RESIDENTIAL PER DCSM SECTION 802.48.
5. THE PROPOSED ENHANCED LANDSCAPE AREA ALONG VINT HILL ROAD WOULD CONSIST OF 200 PU/100 LF.



**BRISTOW CORNER
(FORMERLY BRISTOW PLAZA)**
 REZ #2021-00006
 BRENTSVILLE MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA

MARK	DATE	DESCRIPTION

PROJECT No.: 23008073.00
 DRAWING No.:
 DATE: 12/21/2023
 SCALE: SEE SHEET
 DESIGN: GB
 DRAWN: GB
 CHECKED: SG

SHEET TITLE:
**BUFFER &
 AMENITIES PLAN**

SHEET No.
C500

1 2 3 4 5 6

BLAZING STAR

CLUBHOUSE



PLAYGROUND



SFD LOT 1

SFD LOT 2

SFD LOT 3

SFD LOT 4

SFD LOT 5

SFD LOT 6

884.07'
S30°15'55"W

TRAIL EXERCISE STATION



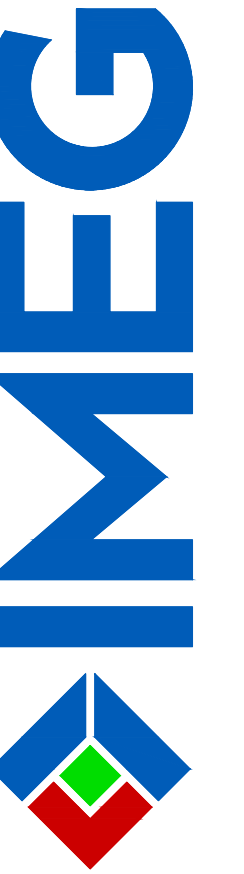
BENCHES



**BRISTOW CORNER
ENHANCED AMENITIES**

THIS PROPOSED MIXED-USE COMMUNITY WILL ENCOURAGE RESIDENT ACTIVITY AND ENHANCE THE LIVABILITY AND VALUE OF THE NEIGHBORHOOD THROUGH THE PROVISION OF ENHANCED AMENITIES. BRISTOW CORNER WILL CONSIST OF A PLAYGROUND SITUATED BESIDE A CENTRAL CLUBHOUSE FOR RESIDENTS TO USE AND ENJOY. A NATURAL SURFACE TRAIL ENCOMPASSES THE DEVELOPMENT AND TIES INTO AN EXISTING SHARED USE PATH ALONG VINT HILL ROAD.

THE DEPICTED AMENITIES ARE PRELIMINARY AND SUBJECT TO CHANGE WITH ADDITIONAL FEASIBILITY STUDY AND SUBJECT TO AVAILABILITY AND MAY BE REVISED BY THE COMMUNITY AFTER DEVELOPMENT IN ACCORDANCE WITH HOA PROVISIONS.



9301 Innovation Dr., Suite 150
Manassas, VA 20110 P 703.393.9887
engineering • surveying • land planning

**BRISTOW CORNER
(FORMERLY BRISTOW PLAZA)**

REZ #2021-00006

BRENTSVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

MARK	DATE	DESCRIPTION

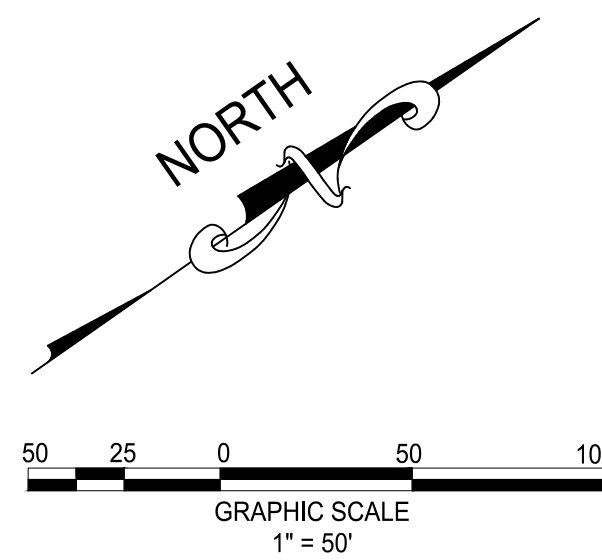
PROJECT No.: 23008073.00
DRAWING No.:
DATE: 12/21/2023
SCALE: SEE SHEET
DESIGN: GB
DRAWN: GB
CHECKED: SG

SHEET TITLE:

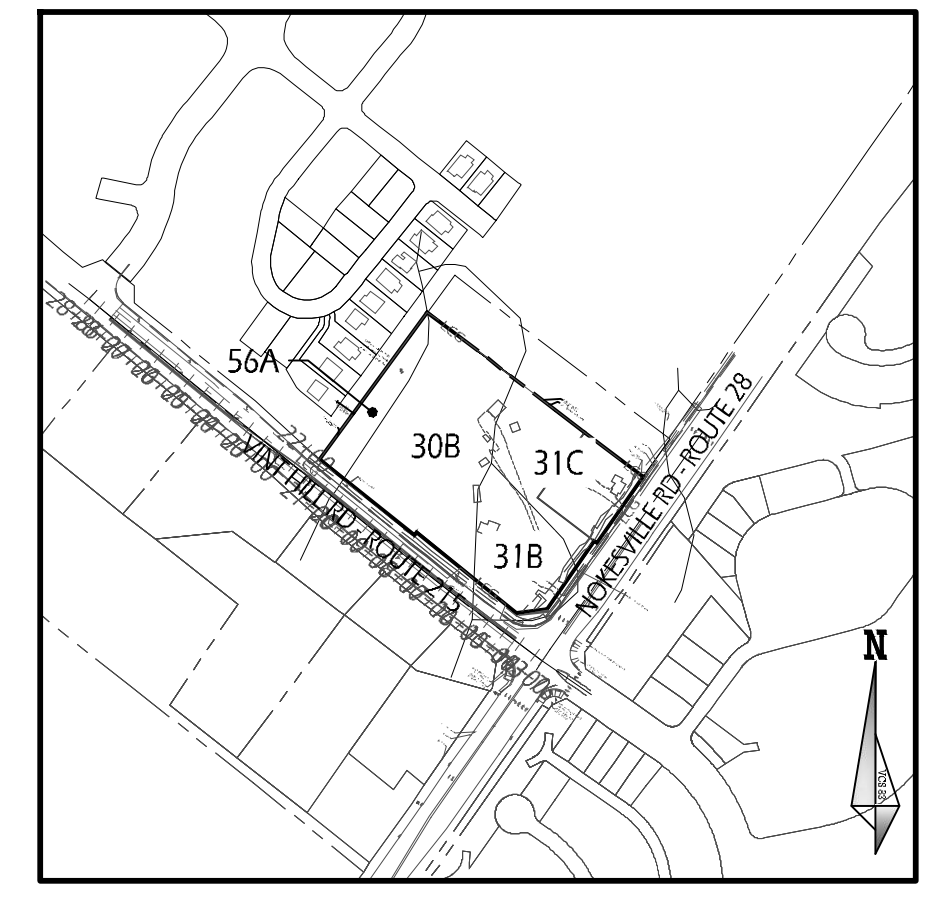
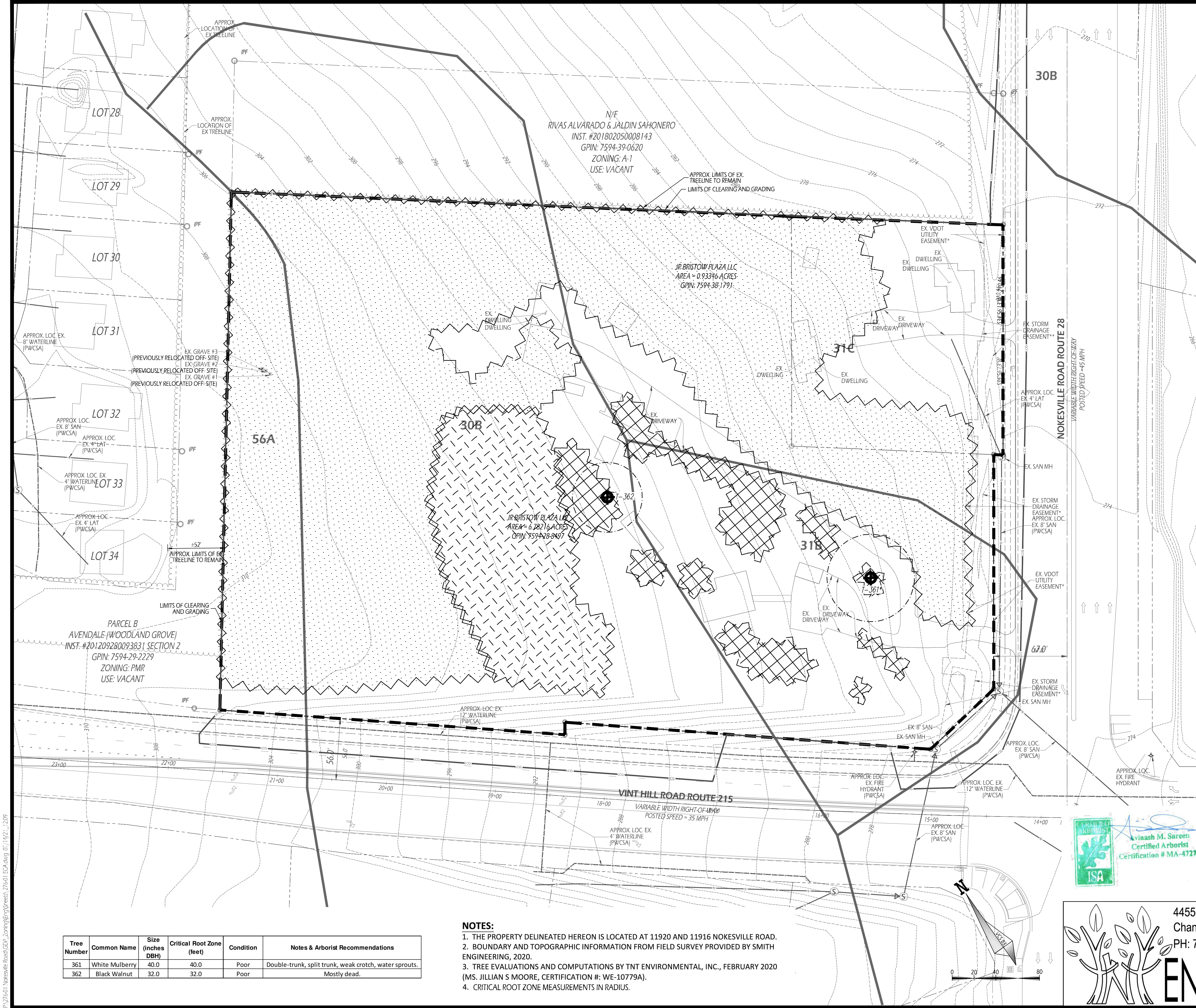
**AMENITY CONCEPT
PLAN**

SHEET No.

C600



P:\Projects\22866\0000\MEP\C600 AMENITY CONCEPT PLAN.dwg, 12/21/2023 2:16:56 PM, Garrett D. Brown



SOILS MAP
SCALE: 1" = 500'

SOILS INFORMATION

SOIL ID NUMBERS	SOIL SERIES	HYDRO GROUP	EROSION FACTOR
30B	JACKLAND SILT LOAM	D	0.49
31B	JACKLAND - HAYMARKET COMPLEX	D	0.49
31C	JACKLAND - HAYMARKET COMPLEX	D	0.49
31C	WAXPOOL SILT LOAM	D	0.49

** IMPERVIOUS / PERVIOUS SURFACE:

	IMPERVIOUS	PERVIOUS
EXISTING:	±26,278 SF (±0.6033 AC)	±309,814 SF (±7.1123 AC)
PROPOSED:	±205,155 SF (±4.7097 AC)	±130,937 SF (±3.0059 AC)

** - SUBJECT TO CHANGE WITH FINAL ENGINEERING & SURVEY.

LEGEND

- TREELINE
- EXISTING CANOPY - HICKORY-OAK FOREST (3.96 ACRES)
- EXISTING CANOPY - VIRGINIA PINE-EASTERN REDCEDAR FOREST (0.67 ACRES)
- EXISTING CANOPY - LANDSCAPED FOREST-WHITE MULBERRY, BLACK WALNUT (0.36 ACRES)
- CRITICAL ROOT ZONE (CRZ)
- APPROXIMATE SPECIMEN TREE LOCATION
T-XXX
- STUDY AREA
- LIMITS OF CLEARING AND GRADING

NOTE

THERE ARE NO SLOPES GREATER THAN 15% ACCORDING TO COUNTY SOIL SURVEY INFORMATION.

THREATENED AND ENDANGERED SPECIES NOTES

TNT CONDUCTED A SEARCH OF THE VIRGINIA DGF WILDLIFE INFORMATION SERVICE DATABASE FOR THE PRESENCE OF PROTECTED SPECIES WITHIN A 2-MILE RADIUS; THIS SEARCH RADIUS WAS SELECTED BECAUSE IT IS THE STANDARD RADIUS PROVIDED FOR REVIEW BY DGF. DGF LOCATED TWO PROTECTED SPECIES, THE BROOK FLOATER AND YELLOW LANCE, WITHIN A 2-MILE RADIUS OF THE PROJECT SITE IN THEIR DATABASE. BASED ON THE LACK OF PERENNIAL STREAMS ON-SITE, TNT DOES NOT BELIEVE THAT ON-SITE ACTIVITIES WILL HAVE AN ADVERSE EFFECT ON EITHER SPECIES.

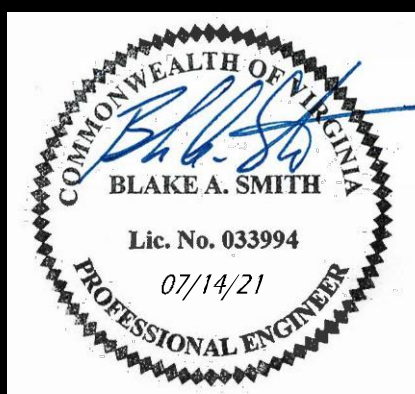
TNT ALSO CONDUCTED A REVIEW OF THE U.S. FISH AND WILDLIFE SERVICE (USFWS) ONLINE INFORMATION FOR PLANNING AND CONSERVATION DATABASE. THE USFWS IDENTIFIED THE HARPERELLA, A FEDERALLY ENDANGERED FLOWERING PLANT, AND NORTHERN LONG-EARED BAT, A FEDERALLY THREATENED MAMMAL, AS HAVING THE POTENTIAL TO OCCUR WITHIN THE PROJECT SITE. IT IS IN TNT'S OPINION THAT THE SITE DOES NOT APPEAR TO CONTAIN SUITABLE HABITAT FOR THE HARPERELLA DUE TO THE LACK OF PERENNIAL STREAMS AND SPRINGS ON-SITE. FURTHERMORE, WHILE SUMMER ROOSTING HABITAT IS PRESENT ON-SITE, DUE TO THE LACK OF WINTER HIBERNACULA (I.E. CAVES OR MINES) THIS SPECIES IS NOT EXPECTED TO OCCUR ON-SITE. IN ADDITION, NO MATERNITY ROOSTS OR HIBERNACULA ARE RECORDED WITHIN THE VICINITY OF THE PROJECT.



Tree Number	Common Name	Size (Inches DBH)	Critical Root Zone (feet)	Condition	Notes & Arborist Recommendations
361	White Mulberry	40.0	40.0	Poor	Double-trunk, split trunk, weak crotch, water sprouts.
362	Black Walnut	32.0	32.0	Poor	Mostly dead.

NOTES:

1. THE PROPERTY DELINEATED HEREON IS LOCATED AT 11920 AND 11916 NOKESVILLE ROAD.
2. BOUNDARY AND TOPOGRAPHIC INFORMATION FROM FIELD SURVEY PROVIDED BY SMITH ENGINEERING, 2020.
3. TREE EVALUATIONS AND COMPUTATIONS BY TNT ENVIRONMENTAL, INC., FEBRUARY 2020 (MS. JILLIAN S MOORE, CERTIFICATION #: WE-10779A).
4. CRITICAL ROOT ZONE MEASUREMENTS IN RADIUS.



SMITH ENGINEERING
14901 BOGLE DRIVE SUITE 202
CHANTILLY, VA 20151
PHONE: 703-956-6204
PROJECT: 276-01
PROJECT MANAGER:
ASHLEIGH T. BLEEKER, P.E.
Ashleigh@SMITHEngineeringVA.com

PLAN SUBMISSIONS	
7/ /20	1st SUB to PWC
7/14/21	2nd SUB to PWC

OTHER PLAN DISTRIBUTIONS

4455 Brookfield Corporate drive, Suite 100
Chantilly, VA 20151
PH: 703-466-5123 WWW.TNTENVIRONMENTALINC.COM

HISTORICAL COMMISSION RESOLUTION

MOTION: PORTA

September 14, 2021

SECOND: SARGO

Regular Meeting

Res. No. 21-044

RE: LAND DEVELOPMENT RECOMMENDATIONS

ACTION: APPROVED

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

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

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

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

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
REZ2021-00006	Bristow Plaza - 2 nd Submission	No Further Work
SUP2021-00010	Bristow Plaza Motor Vehicle Fuel Station - 2 nd Submission	No Further Work
REZ2018-00026	Independent Hill - 3 rd Submission	Request applicant adhere to previous request as noted below: Request applicant install interpretive kiosk, including 4 bench seats and 3 National Park Service style signs with content on 1) Independent Hill history and 2) Civil War history in Independent Hill.

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
REZ2022-00001	Belmont Bay Proffer Amendment	No Further Work
SUP2022-00002	Belmont Bay SUP Amendment	No Further Work
REZ2022-00002	Williams Property	No Further Work
CPA2020-00004	Triangle Small Area Plan	Support language as written
REZ2022-00003	Jefferson Plaza Redevelopment	No Further Work
REZ2022-00004	Cedar Meadows Proffer Amendment	No Further Work
SUP2022-00007	Freddy's Steakhburgers at Sudley Manor	Table
REZ2022-00006	DBBD Associates LLC - Balls Ford Road Proffer Amendment	Table
REZ2022-00005	Haymarket Junction Top Shine Car Wash	Table
SUP2022-00008	Haymarket Junction Top Shine Car Wash	Table

Votes:

Ayes: by acclamation

Nays: None

Absent from Vote: None

Absent from Meeting: Carter, Duley, Pearsall, Reddick, Shockley

MOTION CARRIED

ATTEST: 
 Secretary to the Commission