



PLANNING COMMISSION RESOLUTION

MOTION:

October 25, 2023

SECOND:

Regular Meeting

RES. No. 23-xxx

RE:

**REZONING #REZ2021-00010, OLD CAROLINA OVERLOOK
BRENTSVILLE MAGISTERIAL DISTRICT**

ACTION:

RECOMMEND APPROVAL

WHEREAS, this is a request to rezone ±15.92 acres of property from A-1, Agricultural Zoning to SR-1, Semi Rural Residential Zoning; and

WHEREAS, the subject property is ±15.92-acres that is located on northwestern side of Old Carolina Road, south of Mercury Avenue and north of Thoroughfare Road, and is identified on the County's Maps as GPIN 7297-55-9404 and GPIN 7297-65-2922; and

WHEREAS, the Applicant/Owner is requesting the rezoning on the property to allow for the development of 10 total single-family detached dwelling units which includes 1 existing single-family detached dwelling; and

WHEREAS, per the County's adopted Comprehensive Plan, the subject property is designated as RN-1, Residential Neighborhood, Transect T-1 within the Transitional Areas Classification in the Comprehensive Plan; and

WHEREAS, the subject property is currently zoned A-1, Agricultural; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on October 25, 2023, 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 No. REZ2021-00010 Old Carolina Overlook, subject to the conditions dated October 11, 2023.

ATTACHMENT: Proffer Statement, dated October 11, 2023

Votes:

Ayes:

Nays:

Abstain from Vote:

Absent from Vote:

Absent from Meeting:

MOTION CARRIED

Attest:

Aholibama Peña
Clerk to the Planning Commission

PROFFER STATEMENT

Rezoning file: #REZ2021-00010, Old Carolina Overlook
Applicant: Washington Real Estate Holdings, LLC
Record Owners: Washington Real Estate Holdings, LLC & Lillian Blackwell
Property GPIN(s): 7297-65-2922 & 7297-55-9404
Acreage: ±15.92 acres
Magisterial District: Brentsville
Current Zoning: A-1, Agricultural
Proposed Zoning: SR-1, Semi-Rural Residential
Date: October 11, 2023

The undersigned hereby proffers that the use and development of the subject Property shall be in substantial conformance with the following conditions. In the event the above-referenced rezoning is not granted as applied for by the Applicant, these proffers shall be withdrawn and are null and void and the Property shall develop in accordance with the existing A-1, Agricultural zoning. The headings of the proffers set forth below have been prepared for reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the proffers. Any improvements proffered herein below shall be provided at the time of development of the portion of the site served by the improvement unless otherwise specified herein. The terms “Applicant” shall include the developer, and all future owners and successors in interest. The term “Property” shall refer to the property that is the subject of this rezoning.

For purposes of reference in this Proffer Statement, the Generalized Development Plan ("GDP") shall be the plan prepared by Land Design Consultants, entitled "Old Carolina Overlook" revised through June 2, 2023 which contains the following sheets:

Sheet 1: Cover Sheet
Sheet 2: Generalized Development Plan

1. USES AND DEVELOPMENT

- A. Residential Uses. The Property shall be developed with a maximum of ten (10) single family detached dwellings which includes one existing single family detached dwelling unit already constructed on the Property.

- B. Site Development. Development of the Property shall be in substantial accordance with the GDP, including but not limited to the construction of the public road however, reasonable modifications to the road alignment, buffers, lot layout, building, utilities, and similar features shall be permitted to address final engineering requirements and considerations as determined necessary and appropriate at the time of final subdivision plan review.

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- C. Affordable Dwelling Units (ADU) Contribution. Prior to 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 \$250.00 per dwelling unit constructed on the Property to be utilized by the County's Housing Preservation and Development

2. COMMUNITY DESIGN

- A. Landscaping and Buffering. Site landscaping buffers and retention of existing trees and vegetation shall be provided as substantially shown on the Exhibit A, subject to final engineering requirements and considerations at the time of final subdivision plan review. Where existing vegetation is preserved within landscaped area or buffers, it shall be credited against the plant unit requirements identified in the Design and Construction Standards Manual ("DCSM") and, where the existing vegetation is sufficient, it may satisfy said requirements. All new vegetation on-site will be native drought-resistant plantings.
- B. Entrance Feature. Community sign entry feature with a brick and/or stone base identifying the project shall be provided at the community entrance located along Old Carolina Road. The entry feature shall include a monument not exceeding 10 feet in height and shall be landscaped with plantings to include 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 subject to permits and permit review in accordance with the requirements of Zoning Ordinance section 32-250.23.
- C. Streetscape. Street trees shall be provided substantially shown on Exhibit A, except where other landscaped area, buffer areas or tree retention may overlap, subject to final engineering requirements and considerations at the time of final subdivision plan review. Where existing trees can be incorporated into and serve as street trees, existing tree shall be credited to satisfy streetscape requirements. All new vegetation on-site will be native drought-resistant plantings. Except as provided above, street trees shall be spaced a minimum of 50 feet apart or the distance recommended for maturation of the tree species provided.
- D. Recreational Area. Parcel A shall be dedicated to a homeowners association and available for active and passive community recreational purposes to the extent allowable based on final engineering and environmental regulations. Within Parcel A, the applicant shall provide a open lawn/play area measuring 40 feet by 60 feet as a flexible purpose play area for the community. The play area shall be surrounded by a hedge, and seating and/or benches for up to six adults shall be provided as determined at the time of final subdivision plan review.

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3. ENVIRONMENTAL

- A. Stormwater Management/Best Management Practices. 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) in accordance with the DCSM, unless modified or waived during final subdivision plan review.
- B. Development Restrictions. The Applicant shall record the appropriate covenants and deeds and/or plats for the uses described herein.
- C. Limits of Clearing. The Applicant shall limit clearing and grading on the Property to those areas depicted on the GDP, subject to minor revisions to address final engineering requirements and considerations as determined at the time of final subdivision and lot grading plan review and approval. To the extent practicable, existing mature vegetation that is consistent with the locations of improvements, landscaped buffers, and open spaces shown on the GDP shall be preserved. No clearing or improvements shall be made outside of the clearing and grading determined during final subdivision plan review with the exception of:
- i. The removal of noxious vegetation, such as poison ivy, poison oak, etc., as well as dead, dying or hazardous trees
 - ii. The installation and maintenance of water, sanitary sewer, storm sewer outfalls, and other utilities.
- D. Tree Preservation Plan. The Applicant shall provide a Tree Preservation Plan (TPP) for Parcel A as identified on the GDP. The TPP shall be done in accordance with the Plant Selection Guide, Section II of the DCSM provided at the time of the Final Subdivision Plan review.
- E. Water Quality. 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 final subdivision plan approval with the amount to be based on the acreage reflected on the subdivision plan.

4. TRANSPORTATION

- A. Public Street Frontage. Access to the Property shall be provided from Old Carolina Road and from the Proposed Public Street as shown on the GDP and shall comply with the RL-2, Category 1 of the Design and Construction Standards Manual. The final location and design shall be shown on the final subdivision plan. Lots 1 through 9 shall be accessed by driveways leading to the Proposed Public Street. Lot 10 may be

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accessed from the Proposed Public Street or by the existing driveway access to Old Caroline Road.

- B. Right-of-way Dedication. Subject to approval by the Virginia Department of Transportation (VDOT) at the time of final subdivision plan review and approval, the applicant shall dedicate up to 38.5 feet of right-of-way for the future widening of Old Carolina Road.
- C. Pedestrian Access. Subject to approval by VDOT at the time of final subdivision plan review and approval, the applicant shall construct a 5-foot wide sidewalk along Old Carolina Road and the Proposed Public Street as shown on the GDP.
- D. Interparcel Connection.
 - 1) Right-of-way Reservation. An interparcel right-of-way connection shall be reserved between the Proposed Public Street, and the abutting property known as GPIN7297-54-3284. The reservation area, identified as Parcel B on the GDP, shall be owned by the Homeowners Association (HOA) subject to a covenant recorded in the land records requiring the dedication of the reservation as public right-of-way when and if the extension of the Proposed Public Street is incorporated into the development plans for development west of the subject site and the construction is bonded as a part of an approved final subdivision plan.
 - 2) Public Notice. A public notice of a future right-of-way extension shall be posted on Parcel B to alert future owners in the community that a future road extension is possible.
 - 3) Turnaround Provisions. A permanent or temporary cul-de-sac (with, or without curb and gutter), and/or a temporary turnaround easement subject to VDOT and County approval shall be provided as determined at the time of final subdivision plan review and approval.

5. WATER AND SEWER

The Property shall be served by public sanitary sewer and water, and the Applicant shall be responsible for those on and off-site improvements required in order to provide such service for the demand generated by the development of the Property.

6. HOMEOWNERS ASSOCIATION

- A. Administration of Covenants and Maintenance of Common Area. The Applicant shall establish a homeowners' association for the Property ("HOA") which shall be responsible for: (a) the administration of covenants, design guidelines and the maintenance of common areas and improvements including buffers, fencing, and the

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entrance features on the Property.

- B. Responsibilities. The HOA shall oversee implementation of the covenants, conditions & restrictions ("CCR's") to be established for the community. The HOA Board of Directors or its designee, through its interpretation and approval powers, shall be responsible for ensuring high quality development by reviewing:
 - i. Architectural style
 - ii. Building material and colors.
 - iii. Lighting, landscaping and fencing.
 - iv. Exterior architectural modifications or additions

7. 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 \$3,356.93 per single family detached dwelling to be used for public education purposes.

8. 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.

PROFFER STATEMENT

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Applicant: Washington Real Estate Holdings, LLC
Date: October 11, 2023

SIGNATURE PAGE

Washington Real Estate Holdings, LLC

Name _____

Title: _____

Date: _____



STAFF REPORT

PC Meeting Date:	October 25, 2023
Agenda Title:	Rezoning #REZ2021-00010, Old Carolina Overlook
District Impact:	Brentsville Magisterial District
Requested Action:	Recommend Approval of Rezoning #REZ2021-00010, Old Carolina Overlook, subject to the conditions dated October 11, 2023
Department:	Planning Office
Case Planner:	DeAndrae Spradley

EXECUTIVE SUMMARY

This is a request to rezone ±15.92 acres of property from A-1, Agricultural Zoning to SR-1, Semi-Rural Residential Zoning. The requested Rezoning is located on a majority vacant, undeveloped ±15.92-acre parcel with one existing single-family detached residential dwelling unit within the A-1, Agricultural Zoning District. The property is located on the northwestern side of Old Carolina Road, south of Mercury Avenue and north of Thoroughfare Road. The Applicant is requesting for the rezoning on the property to accommodate the development of a maximum of 10 single-family residential dwelling units which includes one existing single-family residential dwelling unit on the property.

Staff is recommending for the County's Planning Commission to recommend approval of Rezoning #REZ2024-00010, Old Carolina Overlook subject to the proffers dated October 11, 2023.

BACKGROUND

- A. Request: To rezone ±15.92 acres of property from A-1, Agricultural Zoning to SR-1, Semi Rural Residential Zoning to accommodate the development of a maximum of 10 single-family residential dwelling units which includes one existing single-family residential dwelling unit on the property.

The requested Rezoning is located on a majority vacant, undeveloped ±15.92-acre parcel with one existing single-family detached residential dwelling unit within the A-1, Agricultural Zoning District.

- B. Site Location: The property is located on the northwestern side of Old Carolina Road, south of Mercury Avenue and north of Thoroughfare Road. The site is currently addressed as 7370 and 7318 Old Carolina Road and is identified on the County's Maps as GPIN 7297-55-9404 and GPIN 7297-65-2922.
- C. Comprehensive Plan: It is important to note that, on December 13, 2022, the County adopted the 2040 Long Range Comprehensive Plan, and this Plan was adopted after the 1st and 2nd submittal from the Applicant. Per the County's adopted 2040 Comprehensive Plan, the property is designated as RN-1, Residential Neighborhood Transect 1 within the Transitional Areas Classification on the County's Long-Range Land Use Map.
- D. Zoning: The property is currently zoned A-1, Agriculture, which is a use that is not directly implemented as a use under the County's recently adopted Comprehensive Plan.
- E. Surrounding Land Uses: The following table summarizes the area characteristics:

Direction	Land Use	Long Range Future Land Use	Zoning
North	Vacant agricultural land and single-family detached residential units	RN-1, Residential Neighborhood Transect 1	SR-1 (Semi-rural Residential)
South	Vacant agricultural land	RN-1, Residential Neighborhood Transect 1	A-1 (Agriculture)
East	Vacant agricultural land and single-family detached residential units	RN-2 (Residential Neighborhood Transect T-2)	A-1 (Agriculture)
West	Vacant agricultural land	RN-1, Residential Neighborhood Transect 1	A-1 (Agriculture)

The surrounding uses and land use designations are compatible with the proposed Rezoning.

- F. **Background & Context:** The Applicant/Owner is requesting to rezone ±15.92 acres of property from A-1, Agricultural Zoning to SR-1, Semi Rural Residential Zoning. The requested Rezoning is located on a majority vacant, undeveloped ±15.92-acre parcel with one existing single-family detached residential dwelling unit within the A-1, Agricultural Zoning District. The property is located on the northwestern side of Old Carolina Road, south of Mercury Avenue and north of Thoroughfare Road, and is identified on the County's Maps as GPIN 7297-55-9404 and GPIN 7297-65-2922. The Applicant is requesting for the rezoning on the property to accommodate the development of a maximum of 10 single-family residential dwelling units and one existing single-family residential dwelling unit on the property.

STAFF RECOMMENDATION

Staff recommends approval of Rezoning #REZ2024-00010 Old Carolina Overlook subject to the proffers dated October 11, 2023, for the following reasons:

- The proposal will deliver a cohesive, infill-type, and context-sensitive suburban residential product at an appropriate density among the surrounding subdivisions such as Hopewells Landing and Gainesville Acres while providing an appropriate transition to Haymarket Overlook.

Comprehensive Plan Consistency Analysis

Long-Range Land Use: It is important to note that, on December 13, 2022, the County adopted the 2040 Long Range Comprehensive Plan, and this Plan was adopted after the 1st and 2nd submittal from the Applicant. Per the County's adopted 2040 Comprehensive Plan, the property is designated as RN-1, Residential Neighborhood Transect 1 within the Transitional Areas Classification on the County's Long-Range Land Use Map.

Level of Service: 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 Level of Service (LOS) impacts for the proposed single-family detached residential units are being mitigated by the monetary contributions, subject to the applicant's Rezoning conditions dated October 4, 2023, as indicated below.

Schools	\$3,356.93 per SFH	10	\$33,569.30
Water Quality	\$75 per acre	±15.92 acres	\$ 1,194.00
TOTAL \$ CONTRIBUTION			\$34,763.30

Community Input

Notice of this Rezoning application has been transmitted to the property owners within 500 feet of the subject property. At the time of this Staff Report, the County's Planning Office has not received any feedback from the community regarding this Rezoning application and Staff is unaware of any opposition for the project.

Other Jurisdiction Comments

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

Legal Issues

If the Rezoning is approved, the property could be developed with the proposed up to 10 single-family detached residential units, as proffered by the Applicant. If the application is not approved, the property could continue to be utilized for the existing single-family residential dwelling unit onsite and the remainder area will remain as the current use as vacant agricultural lands. Legal issues resulting from the Planning Commission's action are appropriately addressed by the County Attorney's Office.

Timing

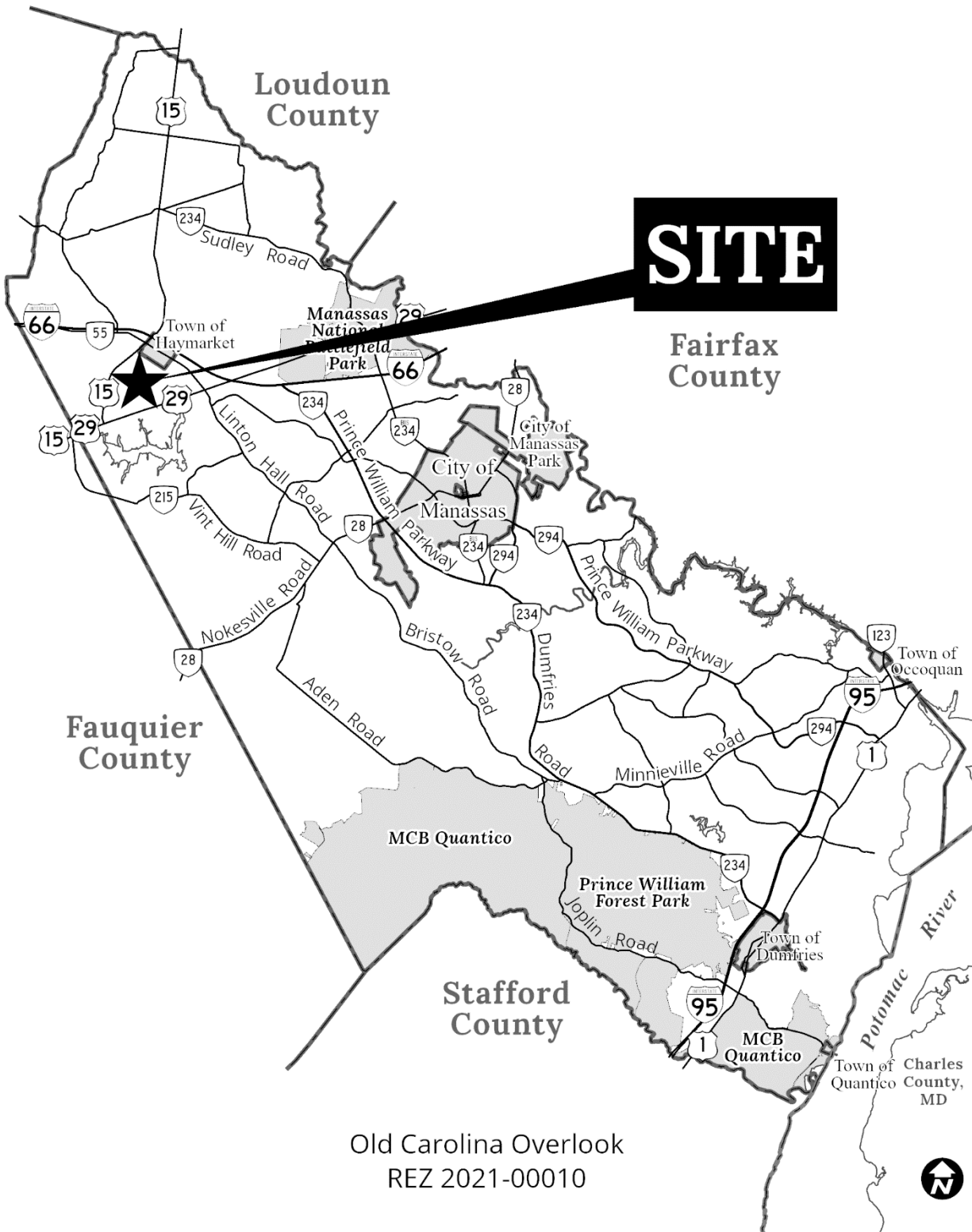
The Planning Commission has until January 23, 2024, which is 90 days from the first public hearing date, to act on the Rezoning proposal. A recommendation to approve or deny the request would meet the 90-day requirement.

STAFF CONTACT INFORMATION

DeAndrae Spradley | (703) 792-5282
dspradley@pwcgov.org

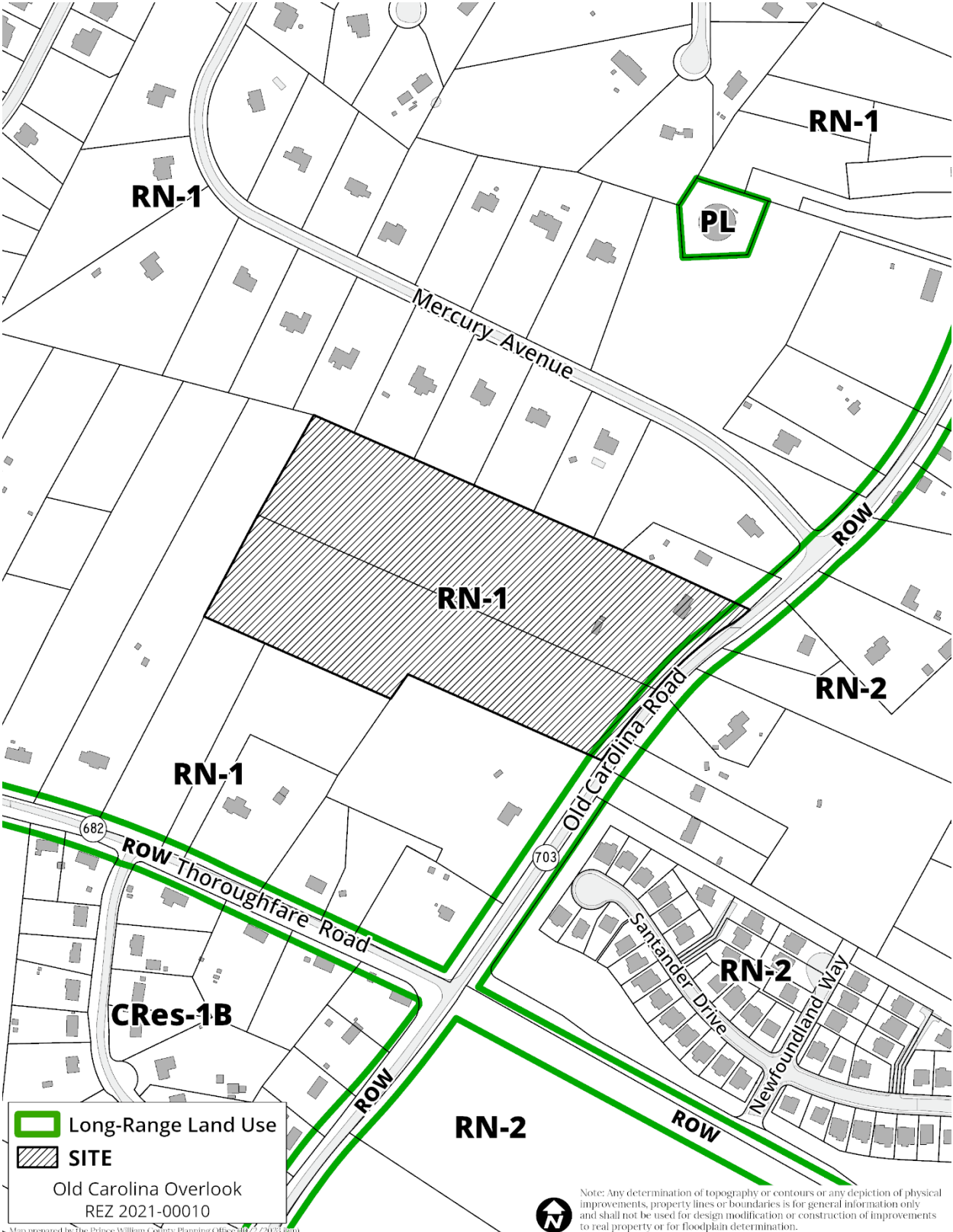
ATTACHMENTS

- Attachment A – Area Maps
- Attachment B – Staff Analysis
- Attachment C- Illustrative Plan
- Attachment D- ECA
- Attachment E- General Development Plan
- Attachment F - Historical Commission Res No. 21-017



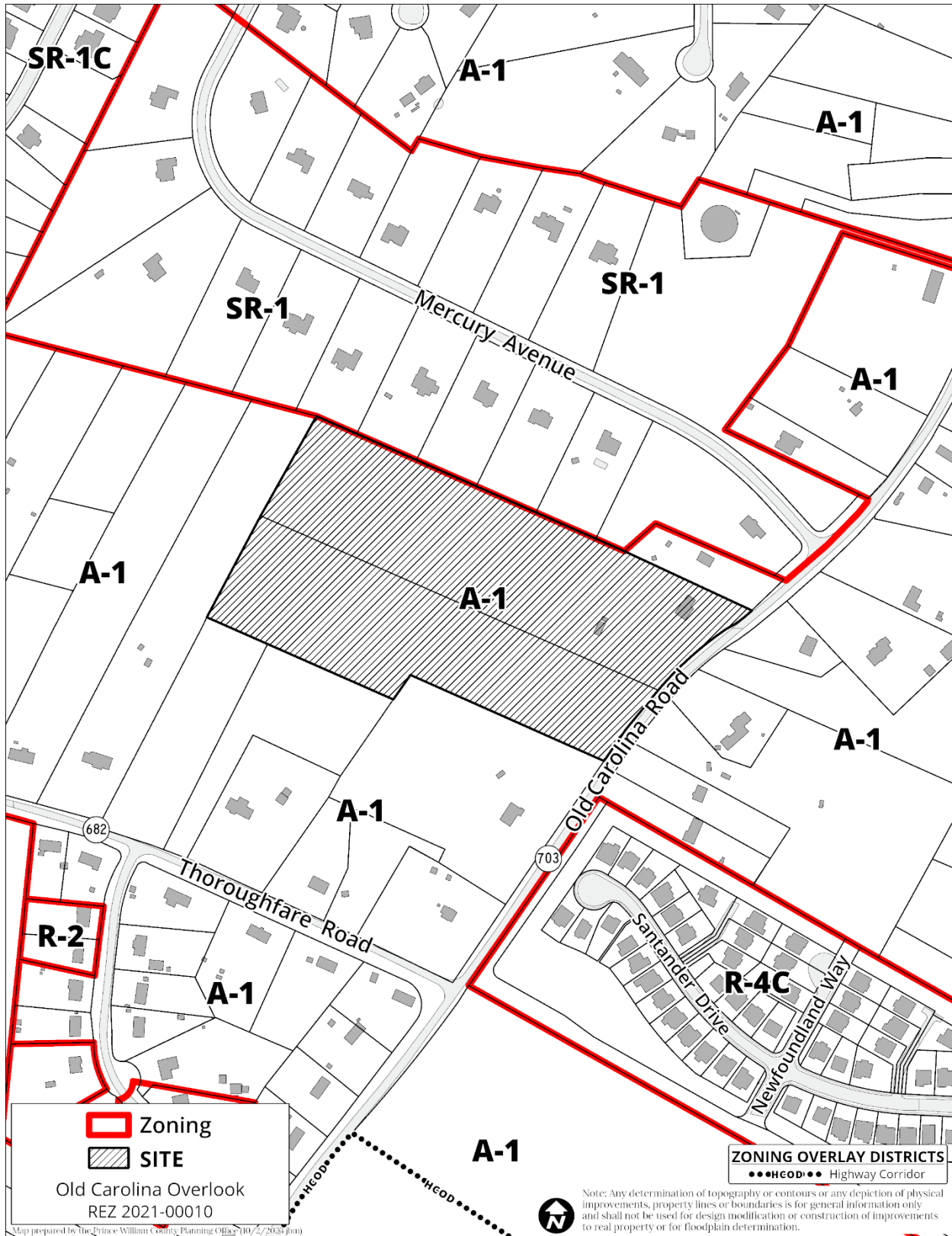
Old Carolina Overlook
REZ 2021-00010





Note: Any determination of topography or contours or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for design modification or construction of improvements to real property or for floodplain determination.

Map prepared by The Prince William County Planning Office 09/27/2024 (mm)



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
Community Education (Schools)	Yes
Cultural Resources	Yes
Economic Development	Yes
Environment	Yes
Fire and Rescue	Yes
Housing	Yes
Parks, Open Space and Trails	Yes
Police	Yes
Potable Water	Yes
Sanitary Sewer	Yes
Transportation	Yes

Part II. Comprehensive Plan Consistency Analysis

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

Direction	Land Use	Long Range Future Land Use	Zoning
North	Vacant agricultural land and single-family detached residential units	RN-1, Residential Neighborhood Transect 1	SR-1 (Semi-rural Residential)
South	Vacant agricultural land	RN-1, Residential Neighborhood Transect 1	A-1 (Agriculture)
East	Vacant agricultural land and single-family detached residential units	RN-2 (Residential Neighborhood Transect T-2)	A-1 (Agriculture)
West	Vacant agricultural land	RN-1, Residential Neighborhood Transect 1	A-1 (Agriculture)

The surrounding uses and land use designations are compatible with the proposed Rezoning.

Long-Range Land Use Plan Analysis

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

The requested Rezoning is located on a majority vacant, undeveloped ±15.92-acre parcel with one existing single-family detached residential dwelling unit within the A-1, Agricultural Zoning District.

The property is located on the northwestern side of Old Carolina Road. It is important to note that, on December 13, 2022, the County adopted the 2040 Long Range Comprehensive Plan, and this Plan was adopted after the 1st and 2nd submittal from the Applicant. Per the County’s adopted 2040 Comprehensive Plan, the property is designated as RN-1, Residential Neighborhood Transect 1 within the Transitional Areas Classification on the County’s Long-Range Land Use Map. The following table summarizes the uses and densities intended for the RN-1, Residential Neighborhood Land Use Designation:

Long-Range Land Use Map Designation	Intended Uses and Densities
Residential Neighborhood (RN-1) Transect (T-1)	This classification provides for housing opportunities at a low end of the suburban density. The housing type in this classification is single-family attached or detached but may be attached or clustered to maximize open space. Density should be at the lower end of the transect unless clustering is used to maintain 60% open space. The primary recommended uses for Transect (T-1) are single-family detached and single-family attached and the secondary recommended uses are accessory residential units and civic or cultural uses. The recommended implementing zoning districts are (SR-3) Semi-rural Residential and (SR-5) Semi-rural Residential Districts. The target residential density is 1 dwelling unit per 2 acres. The recommended mixture of uses is 95% residential and 5% non-residential. The recommended minimum open space requirement is 30% of the site or 60% of site through cluster design. The target building height is 1 to 3 stories.

Proposal’s Strengths

- Land Use & Zoning Compatibility: The immediate surrounding area for the subject property composes of vacant, agricultural land and single-family detached residential dwelling units and these uses are within the RN-1, Residential Neighborhood Transect 1 and RN-2 (Residential Neighborhood Transect T-2) Land Use Designations. The Applicant’s requested rezoning to accommodate up to potentially 10 single-family detached residential dwelling units is an overall use that is consistent with and compatible to the surrounding area context.

Proposal’s Weaknesses

- On December 13, 2022, the County adopted the 2040 Long Range Comprehensive Plan, and this Plan was adopted after the 1st and 2nd submittal from the Applicant. Per the County’s adopted 2040 Comprehensive Plan, the property is designated as RN-1, Residential Neighborhood Transect 1 within the Transitional Areas Classification on the County’s Long-Range Land Use Map. The initial analysis of the Applicant’s 1st and 2nd submittal were based on the Applicant implementing the County’s older and

currently outdated Comprehensive Plan using the data recommended for the SR-1, Semi-Rural Residential Zoning District. The target residential density for the recommended Zoning District for the property is 1 dwelling unit per 2 acres. Therefore, the Applicant will need to revise the General Development Plan to accommodate up to 7 single-family detached residential dwelling units versus 10 dwelling units with the Final Site Plan submittal.

On balance, this application is found to be 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 proposed Rezoning of SR-1 is intended to implement the suburban residential low and semi-rural residential land use classifications of the Comprehensive Plan. This district is designed to encourage and transition the appropriate use of real property to those areas designated Agricultural or Estate in the Comprehensive Plan, including providing for large-lot single-family development along with certain generally compatible special uses in a semi-rural setting.

Proposal's Strengths

- **Architecture:** The proposed single-family detached residential dwelling units with this Rezoning are consistent with and complementing for the architecture character of the neighboring single-family residential units and immediate local community.
- **Landscaping:** The Applicant has included street landscaping along the proposed private street and there appears to be adequate open space areas between the single-family detached residential dwelling units.
- **Connectivity:** The Applicant incorporates a sidewalk for pedestrian access along the private road within the community that improves pedestrian access to and from the surrounding community.

Proposal's Weaknesses

- There were no weaknesses identified with the proposed application.

On balance, this Rezoning application is found to be consistent with and compatible with the relevant components of the County's Community Design Plan.

Cultural Resources Plan Analysis

The County's Cultural Resources Plan recommends identifying, preserving, and protecting Prince William County's significant historical, archaeological, architectural, and other cultural resources. 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.

There are no archaeological and architectural sites or graves recorded in the proposed project area. The County's Historical Commission reviewed this proposal at its March 9, 2021, meeting and recommended for the developer to name the streets using the names of African American historic property owners, including Blackwell and Berry. The Historical Commission also recommended for the developer consult with the current property owners. The Historical Commission's Resolution for this Rezoning application is attached at the end of this report.

Proposal's Strengths

- African American Historic Property Owners: On March 9, 2021, the County's Historical Commission reviewed this Rezoning proposal and recommended for the developer to name the streets using the names of African American historic property owners, including Blackwell and Berry and the County's Archaeologist concurred with the Historical Commission's recommendations.

Proposal's Weaknesses

- There were no weaknesses with the proposed Rezoning that were correlated to or associated with the County's Cultural Resources Plan.

On balance, this Rezoning application is found to be consistent with and compatible with the relevant components of the County's 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 proposed development site is a vacant, undeveloped Agriculture Zoned parcel that currently hosts one single-family detached residential dwelling unit and contains trees, shrubbery, and grass onsite. There are 0.65 acres of wetlands environmental features of concern onsite.

In Proffer 3, Environmental, the applicant has proffered to the following conditions:

Limits of Clearing: The Applicant shall limit clearing and grading on the Property to those areas depicted on the GDP, subject to minor revisions to address final engineering requirements and considerations as determined at the time of final subdivision and lot grading plan review and approval. To the extent practicable, existing mature vegetation that is consistent with the locations of improvements, landscaped buffers, and open spaces shown on the GDP shall be preserved. No clearing or improvements shall be made outside of the clearing and grading determined during final subdivision plan review with the exception of the removal of noxious vegetation, such as poison ivy, poison oak, etc., as well as dead, dying or hazardous trees.

Tree Preservation Plan: The Applicant shall provide a Tree Preservation Plan (TPP) for Parcel A as identified on the GDP. The TPP shall be done in accordance with the Plant Selection Guide, Section II of the DCSM provided at the time of the Final Subdivision Plan review.

Water Quality: 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 final subdivision plan approval with the amount to be based on the acreage reflected on the subdivision plan.

Proposal's Strengths

- Any impacts to Environmental Features have been addressed or properly mitigated: There are 0.65 acres of wetlands environmental features of concern onsite, and the Applicant has preserved these onsite wetlands and included stormwater bioretention management areas immediately surrounding the wetlands. In addition, the Applicant shall provide a Tree Preservation Plan (TPP)

Proposal's Weaknesses

- None Identified

On balance, this application is found to be consistent with the relevant components of the County's Environmental Plan.

Economic Development

The County's Economic Development Plan sets out policies and action strategies that aims to foster the growth of environmentally sound industries to create quality jobs and diversify the nonresidential tax base, creating a climate where citizens can live and work in Prince William County. The Plan includes recommendations relating to business attraction, retention and expansion, the provision of adequate infrastructure, redevelopment of less competitive areas, telecommuting and other information-age opportunities, and recognition of tourism as an industry.

Proposal's Strengths

- Single-family Detached Residential Development: The proposed Rezoning incorporates the development of up to 10 single-family detached residential dwelling units which include 1 existing single-family detached residential dwelling units and the preservation of an existing onsite single-family detached residential dwelling unit. The economic development that will come from this development will appear more locally when the applicant performs the construction and hires local workers to perform the work.

Proposal's Weaknesses

- There were no weaknesses with the proposed Rezoning that were correlated to or associated with the County's Economic Development Plan.

On balance, this application is found to be consistent with the relevant components of the County's Economic Development Plan.

Fire and Rescue Plan Analysis

The County's 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 #4 is the first due fire/rescue resource for the property. The property is located outside of the required 4.0-minute travel time for Basic Life Support and Fire Suppression and within the required 8.0-minute travel time for Advanced Life Support. In FY 2021, Station #4 responded to 4,605 incidents with a workload station capacity of 4,000 incidents per year.

Proposal's Strengths

- Inside of 8.0-Minute Travel Time: The site is located within the required 8.0-minute travel time for advanced life support services.

Proposal's Weaknesses

- Outside of 4.0-Minute Travel Time: The property is currently located outside the required 4.0-minute travel time for fire suppression and basic life support.
- Station Workload: Fiscal Year 2021 data shows the number of incidents in the Fire/Rescue Station #4 area as 4,605 incidents, which is over the maximum workload capacity of 4,000 incidents. As such, Station #4 has been operating above its maximum workload capacity.

On balance, this application is found to be consistent with the relevant components of the County's Fire and Rescue Plan.

Housing Plan Analysis

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

The 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.*

Proposal's Strengths

- Infill & Context-Sensitive Development: This proposed infill/expansion development will be consistent with surrounding subdivisions such as Hopewells Landing and Gainesville Acres while providing an appropriate transition to Haymarket Overlook. By considering the existing development pattern and a context sensitive layout, the proposal essentially continues the build-out of the existing residential community in an appropriate and orderly manner.

Proposal's Weaknesses

- None identified.

On balance, this application is found to be 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.

PARKS AND RECREATION FACILITIES NEAR THE PROJECT AREA

Per the Parks, Recreation & Tourism Chapter of the County's Comprehensive Plan, the subject property is located within Park Planning District (PPD) 3. Parks within this PPD and within the service area of this development include:

Park Type	Park Name
Neighborhood	None
Community	Rollins Ford Park (undeveloped, in design)
Regional	Silver Lake Regional Park James S. Long Regional Park Ben Lomond Regional Park/Splashdown Waterpark Prince William Golf Course
Linear/Greenway	Broad Run Linear Park
Cultural/Natural Res.	None
School/Community Use	Buckland Mills ES Haymarket ES
Trails	Trails with the above parks and shared-use paths along major/arterial roadways in PPD.

Proposal's Strengths

- Minimal New Impact on Service Demand: Based on the small number of residential units being proposed (up to 10 lots), the development does not generate a need for onsite recreational amenities and has minimal impact.

Proposal Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Parks, Recreation, and Tourism 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 County's Police Department believes that this application will not create a significant impact on calls for service. The Applicant should coordinate with the County's 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>

Details on the type(s) of onsite security measures should also be considered, including access control, surveillance cameras, alarm systems, security, access gates, fencing, and onsite lighting.

Proposal's Strengths

- No Significant Impact: The County's Police Department believes that this application will not create significant impacts on calls for service.
- Graffiti Removal & Reporting: The Applicant will be required to promptly remove any graffiti from the property. Any graffiti on the property shall be reported to the County's Police Department before removal.

Proposal's Weaknesses

- There were no weaknesses with the proposed Rezoning that were correlated to or associated with the County's Police Plan.

On balance, this application is found to be consistent with the relevant components of the County's 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 subject property is within the Development Area of the County and is thereby required to utilize public water and sewer to develop. The Service Authority has an existing onsite 16-inch water main line routed along Old Carolina Road. All connections to the public water system shall be in accordance with the Service Authority's Utility Standards Manual (USM) requirements and restrictions.

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

Proposal's Strengths

- **Water Connection & Service**: The site is currently served by public water and as conditioned, the Applicant is responsible for on-site or off-site improvements needed to facilitate an increase in future demand generated by the property.

Proposal's Weaknesses

- There were no weaknesses with the requested Rezoning that were correlated to or associated with the County's Potable Water Plan.

On balance, this application is found to be consistent with the relevant components of the County's 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 Development Area of the County and is thereby required to utilize public sewer to develop. The Service Authority has an existing onsite 8-inch gravity sewer main line located along Old Carolina Road, with availability of capacity determined in conjunction with site plan submission. All connections to the public sewer system shall be in accordance with the Service Authority's Utility Standards Manual (USM) requirements and restrictions.

The Applicant shall design and construct all new onsite and offsite sanitary sewer utility improvements necessary to develop the subject property and the above listed requirements in accordance with the Service Authority's Utility Standards Manual and the County and State requirements, standards, and regulations.

Proposal's Strengths

- Sewer Connection & Service: The site is currently served by public sewer and as conditioned, the Applicant shall be responsible for all onsite and offsite improvements required to facilitate any increase in future demand generated by the property.

Proposal's Weaknesses

- There were no weaknesses with the proposed Rezoning that were correlated to or associated with the County's Sanitary Sewer Plan.

On balance, this application is found to be consistent with the relevant components of the County's 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.

Based on the submission, the Schools Division provided a School Board Impact Statement, dated March 12, 2021. This entire document is attached at the end of this report.

For reference purposes, such student generation, enrollment, capacity, Capital Improvements Program (CIP) projects information is provided below, as applicable.

Proposed Residential Rezoning (number of units)	Student Generation for Proposed Rezoning																				
<table border="1"> <thead> <tr> <th colspan="2" style="background-color: #1a3d4d; color: white;">Housing Units Proposed</th> </tr> </thead> <tbody> <tr> <td>Single-Family</td> <td style="text-align: center;">11</td> </tr> <tr> <td>Townhouse</td> <td style="text-align: center;">0</td> </tr> <tr> <td>Multi-family</td> <td style="text-align: center;">0</td> </tr> <tr> <td>Total</td> <td style="text-align: center;">11</td> </tr> </tbody> </table>	Housing Units Proposed		Single-Family	11	Townhouse	0	Multi-family	0	Total	11	<table border="1"> <thead> <tr> <th colspan="2" style="background-color: #1a3d4d; color: white;">Students Generated</th> </tr> </thead> <tbody> <tr> <td>Elementary</td> <td style="text-align: center;">3</td> </tr> <tr> <td>Middle</td> <td style="text-align: center;">2</td> </tr> <tr> <td>High</td> <td style="text-align: center;">3</td> </tr> <tr> <td>Total</td> <td style="text-align: center;">8</td> </tr> </tbody> </table>	Students Generated		Elementary	3	Middle	2	High	3	Total	8
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Current and Projected Student Enrollment – Schools in same attendance area as Proposed Rezoning, including the effect of students generated from proposed rezoning												
School Level	Available Space			2020-21			2025-26			2030-31		
	Planning Capacity ¹	Program Capacity ²	Portable Classrooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
Haymarket ES	944		2	814	130	86.2%	759	185	80.4%	799	145	84.6%
Reagan MS	1,233	1,236	5	1,382	-149	112.1%	1,343	-107	108.6%	1,211	25	97.9%
Battlefield HS ³	2,053		21	2,908	-855	141.6%						
Gainesville HS ⁴	2557						2,613	-56	102.2%	2,739	-182	107.1%

¹ Planning Capacity is used for the 2020-21 School Year.
² Program Capacity is replacing Planning Capacity starting in the 2021-22 School Year. The numbers in the table reflect the change starting in 2021-22.
³ Capacity on which available space is calculated for the 2020-21 school year.
⁴ Capacity on which available space is calculated for the 2021-22 through 2030-31 school years.

Schools Capital Improvements Program (CIP) Projects that may impact schools in attendance areas of the Proposed Rezoning (with year anticipated)	
Elementary School	
Middle School	Reagan MS 6-room addition (2022)
High School	Gainesville HS (2021)
Note: The capacity utilization of an individual school due to the impact of future Schools CIP projects will vary based upon the attendance area modifications approved by the School Board.	
School Board Comments and Concerns	
<ul style="list-style-type: none"> The School Board is opposed to any rezoning application that causes student enrollment either Division-wide, by school level, or by student enrollment at any assigned school, to exceed 100 percent of capacity. Current Division-wide enrollment levels at the high schools in the aggregate exceed capacity. Current enrollment exceeds capacity at the assigned middle school (Reagan) and assigned high school (Battlefield). Projections for the assigned high school as of the 2021-22 school year (Gainesville) exceed capacity. As indicated above, the assigned middle school and high school are expected to exceed capacity within five years by approximately 2.2 to 8.6 percent with the additional students under this application. The anticipated additional students will further strain the operational and capital resources of the assigned schools and add to the School Division's need to create new space for students. Transferring or reassigning students to other PWCS schools to relieve the additional overcapacity created by this application is not a solution acceptable to the School Board, nor likely to be well received by the school community. While the School Board must adjust school boundaries upon the opening of new schools or additions to existing schools, and does so only with community input and recommendations, it is opposed to boundary changes precipitated by the approval of individual residential developments. For these reasons, the School Board is opposed to the subject application. 	

Proposal's Strengths

- Monetary Contribution: the Applicant has proffered a monetary contribution to the Prince William Board of County Supervisors in the amount of \$3,356.93 per single family detached dwelling to be used for public education purposes.

Proposal's Weaknesses

- Current enrollment exceeds capacity: The assigned middle school (Reagan) and assigned high school (Battlefield) exceed enrollment capacity. Projections for the assigned high school as of the 2021-22 school year (Gainesville) exceed capacity.

On balance, this application is found to be consistent with the relevant components of the Community Education Chapter and the Prince William School Board's Impact Statement.

Transportation Plan Analysis

The County's 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 that addresses safety, minimizes conflicts with environmental and cultural resources, maximizes cost effectiveness, increases accessibility of all travel modes, minimizes projected trip demand, and providing sufficient network capacity. Projects should include strategies that result in a level of service (LOS) of "E" or better on all roadway corridors and intersections, reduce traffic demand through transportation demand management strategies, dedicate planned rights-of-way, provide and/or fund transit infrastructure, pedestrian, and bicycle pathways, and improved and coordinated access to transit facilities.

The following summary table provides the 2021 Virginia Department of Transportation (VDOT) annual average daily traffic counts and Prince William County Travel Demand model levels of service (LOS) information in the vicinity of the site.

Roadway Name	Number of Lanes	2021 VDOT Annual Average Daily Traffic Count. Vehicles Per Day (VPD)	Travel Demand Model 2019 Daily LOS
Old Carolina Road	2	2,400	B

Access to the site will be through an entrance at the southeastern portion of the property with a two-way inbound and outbound driveway on a private road as determined on the Applicant's GDP. There will be a sidewalk for pedestrian access along the private road.

Per the conditions of this report, the Applicant will need to implement the following transportation conditions with the submittal of the Final Site Plan:

1. Extend the street to the adjacent property in accordance with VDOT Secondary Street Acceptance Requirements (SSAR) requirements and PWC DCSM regulations 601.06 A. The temporary cul-de-sac should be placed in a temporary ingress/egress easement with dedicated ROW extending to the property line.
2. Provide a typical section for Old Carolina Road depicting what is being modified from the RL-2 standard. The roadway must meet VDOT standards for a GS-7. Per VDOT, it appears that the RM-2 category V is a more appropriate typical section to utilize for the property.
3. Update the temporary cul-de-sac radius to a minimum of 45 feet.
4. Provide a typical section for the public street that shows it having a minimum design speed of 25 mph or provide a note that the road will be designed with a minimum of 25 mph design speed not 20 mph as shown on the RL-2 standard.
5. Update the distance between intersections min. spacing requirement to be 335' for collector roads with a design speed of 35-45 mph.
6. Provide a profile of the sight distance to verify that the sight distance works where the entrance is currently being shown. A waiver will not be granted at the time of Final Site Plan if the sight distance does not work.
7. The subdivision street cul-de-sac needs to be temporary in nature (without C/G section) for future street extension to the adjacent development. Accordingly, a temporary turnaround easement for part of the cul-de-sac should be shown (in lieu of the circular right of way) at the street terminus.
8. A note on the GDP indicates right of way and curb-gutter along Old Carolina Road are subject to the road section approved in the comprehensive plan. The Applicant must elaborate as the Prince William County Comprehensive Plan shows Old Carolina Road planned as a 4-lane road with Std. MC-1 typical section.
9. A future connection is made possible through the proposed configuration. The cul-de-sac is expected to be within a dedicated right-of-way and if a road extension occurs, the excess right-of-way can be abandoned by the Applicant. This is preferable to using an easement with no mechanism to convert an easement into a road should the cul-de-sac become permanent.
10. There is no defined existing shoulder along the road. Curb and gutter are proposed along Old Carolina Road.

The anticipated site traffic for the proposed Rezoning application will have minimal impact on the surrounding roadway network. A Traffic Impact Analysis (TIA) was not required for the development.

Proposal's Strengths

- **Limited Traffic Impacts:** The proposed site will generate relatively low traffic volumes on the adjacent segment of Old Carolina Road. This road segment currently operates at Level of Service B. This translates to stable traffic flow with a high degree of freedom to select speed and operating for residents and guests that visit the residential community and for through vehicular traffic on Old Carolina Road.
- **Interparcel Access:** The Applicant provides for the extension of the public road serving the site to the western property line. This provides for future consolidated access with adjacent properties and will help minimize the need for other access points on adjacent roads.
- **Proposed Sidewalk:** The Applicant incorporates a sidewalk for pedestrian access along the private road within the community that improves pedestrian access to and from the surrounding community.

Proposal's Weaknesses

- There are no weaknesses with the proposed Rezoning that were correlated to or associated with the County's Transportation Plan.

On balance, this application is found to be consistent with the relevant components of the County's 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 2021-2024 Strategic Plan was developed through extensive community input, research of County policies and services and interviews with the Board to collect input on strategic priorities for the County over the next 4 years. The Plan envisions Prince William County as a diverse community striving to be healthy, safe, and caring with a thriving economy and a protected natural environment. In an effort to implement this vision, the Strategic Plan Team developed seven strategic focus areas to guide Board actions: "Health, Wellbeing & Human Services," "Safe and Secure Community," "Resilient Economy," "Quality Education & Workforce Development," "Environmental Conservation," "Sustainable Growth," and "Transportation and Mobility". Collectively, these goals 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 County's Comprehensive Plan and they are materially relevant to the County's responsibilities in considering land use issues. The aspects of the proposal relative to the Strategic Plan are as follows:

- **Environmental Conservation:** The proposed Rezoning is not favorably aligned with the County's Environmental Conservation objective to encourage the preservation and expansion of protected tree cover for carbon uptake and for general human welfare benefits.
- **Transportation and Mobility:** There is a sidewalk included in this Rezoning application. The proposed Rezoning is not applicable with the County's Transportation and

Mobility objective to improve multi-modal options. There are no sidewalks proposed by the Applicant along Old Carolina Road.

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:

- There were no materially relevant issues identified with this Rezoning.

Modifications / Waivers

There were no waivers and/or modifications to the requirements for the County's Zoning Ordinance and the County's Design Construction Standards Manual associated with this Rezoning application.

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 Planning Office – Case Manager / Long-Range Planning
- PWC Police / Crime Prevention
- PWC Public Works – Environmental Services / Watershed Management
- PWC Service Authority
- PWC Transportation
- Virginia Department of Transportation (VDOT)



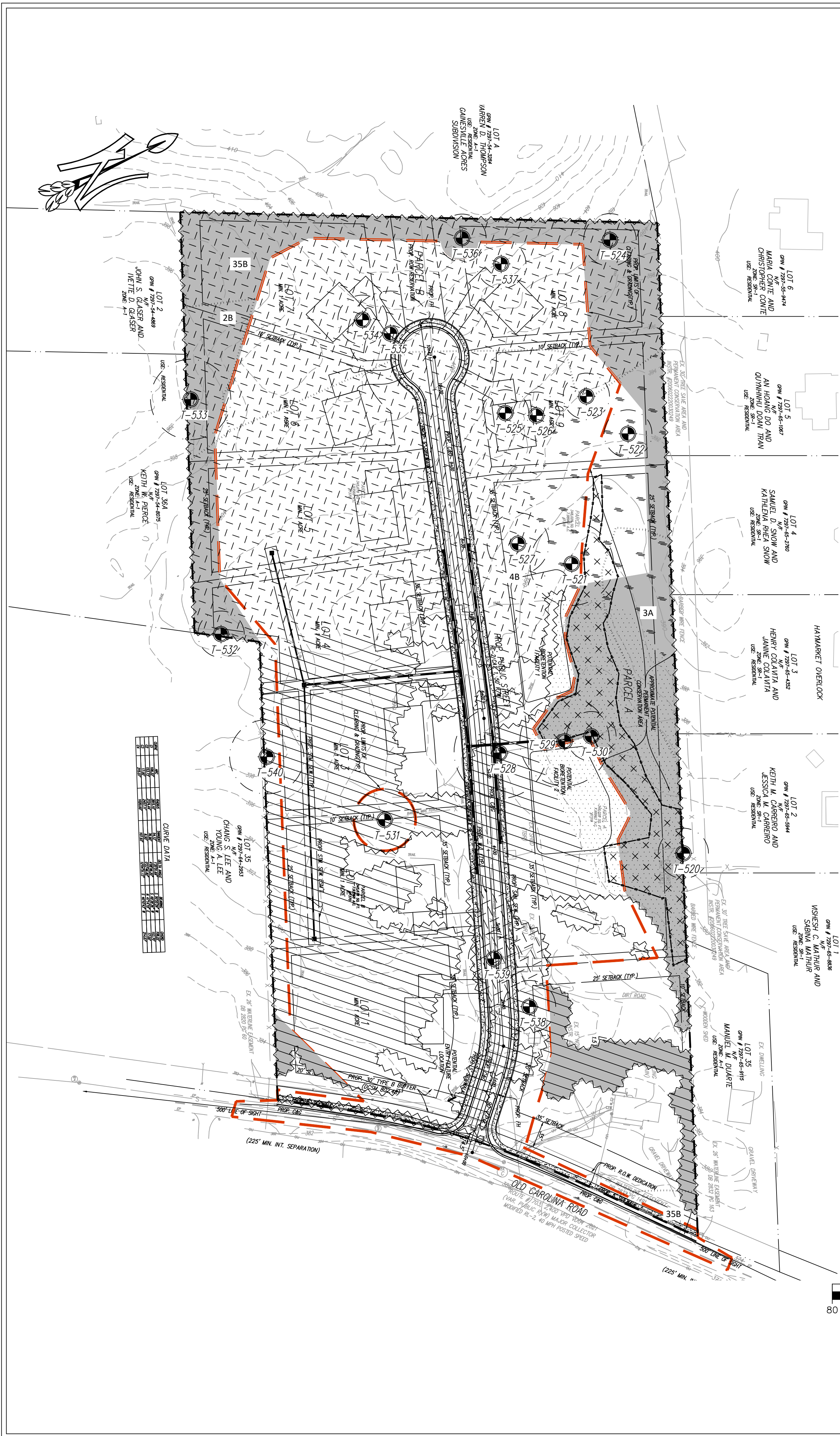
ILLUSTRATIVE PLAN



4585 DAISY REID AVENUE, SUITE 201 WOODBRIDGE, VIRGINIA 22192
PH: 703-680-4585 FX: 703-680-4775

CAROLINA OVERLOOK
Prince William County, Virginia

SCALE 1" = 50'
JUNE 15, 2023



ENVIRONMENTAL RESOURCES TABLE	
Onsite Wetlands and Waters of the U.S.	Total
Palustrine Forested Wetlands (PFO)	28,486 square feet (0.65 acres)
Other Environmental Resource Calculations	
Approx. Acreage of Tree Save Area Proposed	3.29
Acreage of Land to Remain Undisturbed	4.34
Acreage of Land to Be Disturbed	11.58
Total Acreage of ER Onsite (WOTUS, Steep Slopes, Highly Erodible Soils)	0.65
Total Acreage of Proposed ER to Be Disturbed	0.09
Total Acreage of Palustrine Forested Wetlands to Be Disturbed	0.09

SPECIMEN TREE TABLE						
Tree Number	Common Name	Size (inches DBH)	Critical Root Zone (feet)	Condition	To Be Saved?	Notes & Arborist Recommendations
520	Red Maple	32.5	32.5	Poor		Triple trunk, very shallow rooting, decay at base, insect damage, cavities at base, leaning towards sun, vines in canopy, broken limbs, dead limbs.
521	Tulip Poplar	54.0	54.0	Poor		Double trunk, large cavity in one trunk, moderate insect damage, broken limbs/dead limbs, decay at base.
522	Pin Oak	31.0	31.0	Fair/Good		Visible root flare, some dead limbs.
523	Tulip Poplar	30.0	30.0	Fair/Good		Some dead limbs/broken limbs, asymmetrical.
524	Tulip Poplar	34.0	34.0	Fair	X	Crooked trunk, double trunk, included bark, some dead limbs/broken limbs, insect damage at base, old wound at base. Prune to ANSI A300 standards
525	Tulip Poplar	30.2	30.2	Fair		Some weeping wounds on trunk, some dead limbs/broken limbs.
526	Northern Red Oak	30.4	30.4	Fair		Dead limbs/broken limbs, asymmetrical.
527	Tulip Poplar	40.0	40.0	Poor		Decay at base, insect damage, dead limbs/broken limbs, cavity in trunk, vines up trunk.
528	Tulip Poplar	60.0	60.0	Poor		Many galls, fungus on limbs, several broken limbs/dead limbs, vines up trunk.
529	Red Maple	58.0	58.0	Poor		Many watersprouts, vines up trunk, growing into wire fence, many broken limbs/dead limbs.
530	Pin Oak	32.0	32.0	Fair/Good		Some dead limbs/broken limbs, growing into wire fence.
531	Black Gum	40.0	40.0	Fair	X	Many broken limbs, vines in canopy, dead limbs, fungus on limbs. Remove vines, treat fungus and prune to ANSI A300 standards
532	Northern Red Oak	30.0	30.0	Fair	X	Damage to bark from wire fence, trunk grown around wire fence, some dead limbs/broken limbs. Prune to ANSI A300 standards
533	Tulip Poplar	52.0	52.0	Fair	X	Triple trunk, some dead limbs/broken limbs, one trunk growing asymmetrical. Prune to ANSI A300 standards
534	Tulip Poplar	32.0	32.0	Fair		Some dead limbs/broken limbs, wooden debris at base.
535	Tulip Poplar	55.0	55.0	Fair		Double trunk, dead limbs/broken limbs.
536	Tulip Poplar	31.0	31.0	Fair	X	Dead limbs/broken limbs. Prune to ANSI A300 standards
537	Tulip Poplar	32.0	32.0	Fair		Dead limbs/broken limbs.
538	Red Maple	34.0	34.0	Poor		Many broken limbs/dead limbs, weak crotch, double trunk, vines up trunk/canopy, deadwood.
539	Red Maple	33.0	33.0	Poor		Many broken limbs/dead limbs, weak crotch, double trunk, vines up trunk/canopy, deadwood.
540	Willow Oak	48.0	48.0	Poor	X	Large cavity up trunk, several dead limbs. Prune to ANSI A300 standards

ENVIRONMENTAL RESOURCES TABLE	
Onsite Wetlands and Waters of the U.S.	Total
Palustrine Forested Wetlands (PFO)	28,486 square feet (0.65 acres)

ESTIMATED IMPERVIOUS VS PERVIOUS SURFACES TABLE		
	Impervious Acreage	Pervious Acreage
Existing Conditions	±0.12 Acres	±15.8 Acres
Proposed Conditions	±2.62 Acres	±13.30 Acres

SOILS SUMMARY TABLE				
Map Unit	Map Unit Name	Highly Erodible?	Highly Permeable?	
2B	Airmont-Weverton Complex	No	No	
3A	Albano Silt Loam	No	No	
4B	Arcola Silt Loam	Yes	No	
35B	Manassas Silt Loam	No	No	

Environmental Resource (ER)	Tabulation
Wetlands/Streams	0.65 Ac

LEGEND

- STUDY AREA
- PALUSTRINE FORESTED (PFO) WETLAND
- APPROX. MATURE POPLAR-NORTHERN RED OAK FOREST
- APPROX. YOUNG VIRGINIA PINE-EASTERN REDCEDAR STAND
- APPROX. YOUNG RED MAPLE-PIN OAK STAND
- APPROX. MEDIUM RED MAPLE STAND
- APPROX. MEDIUM SOUTHERN RED OAK-WHITE OAK STAND
- APPROX. SOIL MAP BOUNDARY
- TREE SAVE AREA
- SPECIMEN TREE LOCATION & CRITICAL ROOT ZONE (CRZ)
- ENVIRONMENTAL RESOURCE (ER)

NOTES:

- THE WETLAND DELINEATION WAS CONDUCTED BY TNT ENVIRONMENTAL, INC. (TNT) IN FEBRUARY 2020. EXISTING CONDITION, TOPOGRAPHY AND WETLAND FLAGS WERE SURVEYED BY LAND DESIGN CONSULTANTS, INC. (MARCH 2020).
- THE PROPOSED SITE AREA CONSISTS OF APPROXIMATELY 15.92 ACRES. 3.34 ACRES OF UNDISTURBED OPEN SPACE IS PROPOSED.
- THE WETLAND AND OTHER WATERS BOUNDARIES DEPICTED HEREON ARE PRELIMINARY UNTIL CONFIRMED DURING A JURISDICTIONAL DETERMINATION WITH THE US ARMY CORPS OF ENGINEERS (USACE).
- THIS DELINEATION WAS PERFORMED PER THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (1987 MANUAL) AND SUBSEQUENT GUIDANCE AND MODIFICATION BY THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL-EASTERN MOUNTAINS AND PIEDMONT REGION (VERSION 2.0) DATED APRIL 2012. THE ROUTINE ON-SITE WETLAND DETERMINATION METHOD FOR SITES GREATER THAN 5 ACRES WAS USED FOR THIS SITE, WITH MULTIPLE TRANSECTS PERFORMED AS DEPICTED HEREON.
- ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAPS (FIRM) NO. 51153C067D, EFFECTIVE JANUARY 5, 1995, A FLOODPLAIN IS NOT MAPPED WITHIN THE SUBJECT SITE'S BOUNDARIES.
- AN ANALYSIS OF THE TWO-FOOT CONTOUR TOPOGRAPHIC SURVEY (SURVEY PROVIDED BY LAND DESIGN CONSULTANTS) INDICATES THAT STEEP SLOPES GREATER THAN 25 PERCENT ARE NOT PRESENT ON THE SUBJECT SITE AS SHOWN ON THIS PLAN.
- HIGHLY ERODIBLE SOILS ONSITE INCLUDE ARCOLA SILT LOAM (4B). HIGHLY PERMEABLE SOILS ARE NOT MAPPED ONSITE PER THE PRINCE WILLIAM COUNTY HIGHLY PERMEABLE SOILS MAP.
- VEGETATION COVER TYPES WERE CLASSIFIED ONSITE BY TNT CERTIFIED ARBORISTS AS DEPICTED HEREON. A MATURE AGED (8"-20" DBH) POPLAR-OAK FOREST COMPRISES MUCH OF THE NORTHERN PORTION OF THE SITE AND CONTAINS TULIP POPLAR AND NORTHERN RED OAK, WITH SOME BLACK CHERRY, MOCKERNUT HICKORY AND IRONWOOD IN THE UNDERSTORY. MUCH OF THE WESTERN AND CENTRAL PORTION OF THE SITE, AS GRAPHICALLY DEPICTED HEREON, CONSISTS OF A YOUNG-AGED (1" TO 8" DBH) VIRGINIA PINE AND EASTERN REDCEDAR STAND. A YOUNG TO MEDIUM AGED (1"-20" DBH) RED MAPLE-PIN OAK FOREST COMPRISES MUCH OF THE SOUTHEASTERN PORTION OF THE SITE AND CONTAINS RED MAPLE, PIN OAK, IRONWOOD, AND AMERICAN HOLLY. A MEDIUM AGED (8"-20" DBH) SOUTHERN RED OAK FOREST COMPRISES MUCH OF THE EASTERN PORTION OF THE SITE AND CONTAINS NORTHERN RED OAK, SOUTHERN RED OAK AND WHITE OAK, WITH SOME EASTERN REDCEDAR AND VIRGINIA PINE IN THE UNDERSTORY. A MEDIUM AGED (8"-20" DBH) RED MAPLE FOREST COMPRISES A SMALL CENTRAL PORTION OF THE SITE AND CONTAINS RED MAPLE AND IRONWOOD.
- SPECIMEN TREES WERE IDENTIFIED ONSITE BY TNT CERTIFIED ARBORISTS AND SURVEYED BY LDC IN FEBRUARY 2020.
- BASED ON THE WETLAND DELINEATION CONDUCTED BY TNT, PERENNIAL STREAMS AND RESOURCE PROTECTION AREAS (RPAS) WERE NOT IDENTIFIED ONSITE.
- TNT CONDUCTED A SEARCH OF THE VIRGINIA DGIF 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 DGIF. THE AMERICAN WOODCOCK, BROOK FLOATER, WOOD TURTLE, AND HENSLOW'S SPARROW IS LISTED AS HAVING POTENTIAL HABITAT WITHIN TWO MILES OF THE SUBJECT SITE. DUE TO THE FACT THAT NO SUITABLE HABITAT OR PERENNIAL STREAMS ARE LOCATED ONSITE, IT IS IN TNT'S OPINION THAT NO ADVERSE EFFECTS TO THESE SPECIES WILL OCCUR AS A RESULT OF THE PROPOSED PROJECT.
- THE LIMITS OF DISTURBANCE ARE SHOWN HEREON AND HAVE BEEN MINIMIZED TO AVOID IMPACTS TO WETLANDS, AS WELL AS SOME SPECIMEN TREES AS SHOWN HEREON.

REVISIONS	
DATE	COMMENTS
12/14/21	REV BY MMS
5/8/23	REV BY AMS
6/16/23	REV BY AMS

SHEET 1 OF 1

SCALE: 1" = 80'

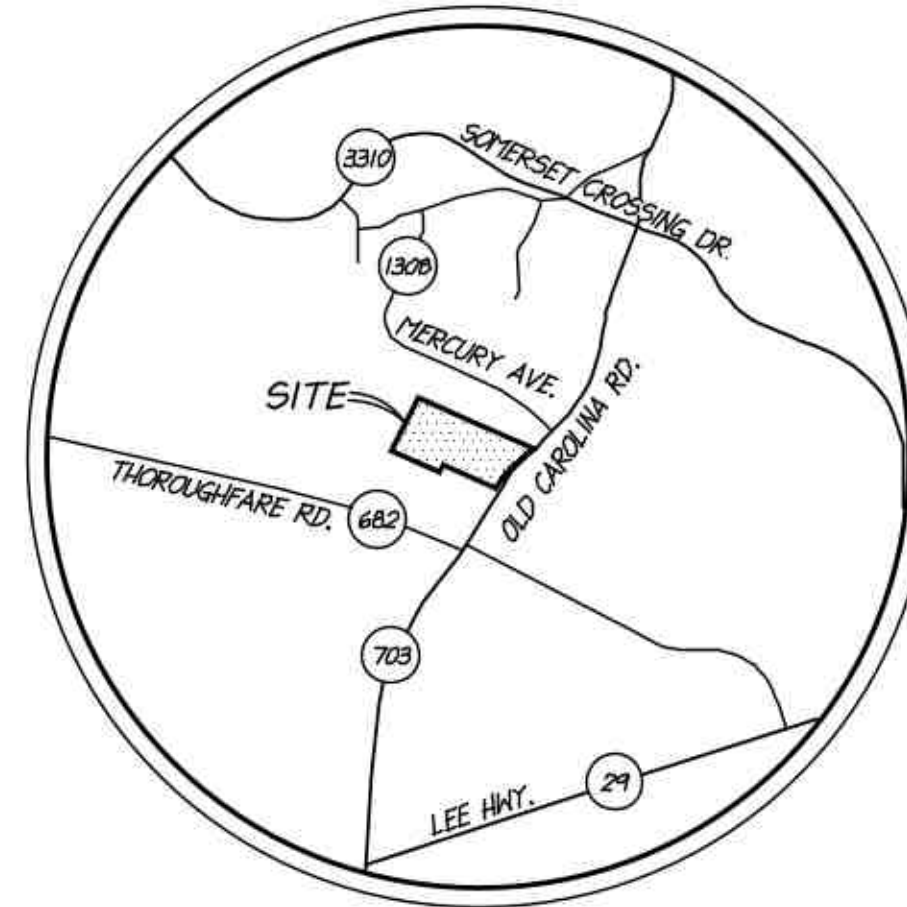
PROJECT DATE: 1/4/21

DRAFT: MMS CHECK: AMS

FILE NUMBER: 1816

NOTES

1. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON PRINCE WILLIAM COUNTY G.P.I.N. 7297-65-2922 PARCEL A AND G.P.I.N. 7297-55-9404 PARCEL B AND IS CURRENTLY ZONED A-1.
2. THE PROPERTIES SHOWN HEREON IS CURRENTLY IN THE NAMES OF WASHINGTON REAL ESTATE HOLDINGS LLC FOR PARCEL B BY DEED RECORDED IN INSTRUMENT NO.201909090065525 AND LILLIAN LEE BLACKWELL FOR PARCEL A BY DEED RECORDED IN INSTRUMENT NO.200504130058939 AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.
3. THE PROPERTIES LINES SHOWN HEREON ARE BASED ON INFORMATION OF RECORD AND A BOUNDARY PLAT PREPARED BY DEETEC ENGINEERS & SURVEYORS AND ARE NOT THE RESULT OF A BOUNDARY SURVEY PERFORMED BY THIS FIRM.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, THEREFORE, MAY NOT SHOW ALL EASEMENTS, RIGHT-OF-WAYS, OR RESTRICTIONS OF RECORD.
5. THE PROPERTIES SHOWN HEREON LIES WITHIN A ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DELINEATED ON FLOOD INSURANCE RATE MAP NO. 51153C0067D, EFFECTIVE ON 01/05/1995.
6. THIS AERIAL TOPOGRAPHIC SURVEY ON THE PROPERTY KNOWN AS PARCEL A AND PARCEL B, WAS COMPLETED BY MCKENZIESNYDER, INC AND THE GROUND SURVEY WAS MADE UNDER THE DIRECT SUPERVISION OF KEVIN D. VAUGHN; THE AERIAL DATA WAS OBTAINED ON FEBRUARY 06, 2020; AND THE GROUND DATA WAS OBTAINED FEBRUARY 27, 2020. THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED. THE VERTICAL DATUM IS REFERENCED TO NGVD 29. THE CONTOUR INTERVAL IS TWO (2) FEET.
7. UTILITY PLANS WERE NOT PROVIDED DURING THE PERFORMANCE OF THIS SURVEY. ADDITIONAL UTILITY FACILITIES AND/OR UNDERGROUND LINES MAY EXIST THAT WERE NOT EVIDENT OR IDENTIFIED. UTILITY PLANS NEED TO BE ACQUIRED AND COMPARED WITH THIS SURVEY PRIOR TO COMMENCING SITE DESIGN.
8. UNLESS OTHERWISE NOTED ON THIS SURVEY, LOCATIONS AND CONNECTIONS OF STORM AND/OR SANITARY SEWER FACILITIES SHOWN HEREON ARE BASED ON OBSERVED FIELD EVIDENCE. ASBUILT INFORMATION OF ACCESSIBLE STRUCTURES HAVE BEEN PROVIDED, IF OBTAINABLE.
9. THERE IS NO EVIDENCE OF A CEMETERY OR BURIAL GROUNDS ON THIS SITE.
10. THIS SITE IS TO BE SERVED BY PUBLIC WATER AND SANITARY SEWER.
11. ALL STORMWATER MANAGEMENT SHALL BE ONSITE AND/OR OFFSITE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS. STORMWATER MANAGEMENT FACILITIES MAY BE BIORETENTION FACILITIES OR OTHER MEASURES IN ACCORDANCE WITH THE VIRGINIA STORMWATER BMP CLEARINGHOUSE AND DCSM.
12. THE LIMITS OF CLEARING AND GRADING DEPICTED HEREIN ARE SUBJECT TO FINAL ENGINEERING.
13. THE APPLICANT RESERVES THE RIGHT TO REQUEST A WAIVER TO PROVIDE MICRO-BIORETENTION OR OTHER FACILITIES ON INDIVIDUAL LOTS AS REQUIRED TO MEET SWM AND BMP REQUIREMENTS.



VICINITY MAP
SCALE : 1" = 2000'

SITE TABULATIONS

TOTAL SITE AREA: ±15.92 ACRES (±693,706 S.F.)

EXISTING ZONING: A-1, AGRICULTURAL

PROPOSED ZONING: SR-1, RESIDENTIAL

EXISTING USE: SFD, RESIDENTIAL

PROPOSED USE: SFD, RESIDENTIAL

MAXIMUM DENSITY: ±1.06 Ac./D.U.

PROPOSED DENSITY: ±1.59 Ac./D.U. (10 LOTS)

MAXIMUM BUILDING HEIGHT PERMITTED/PROVIDED: 35'

MINIMUM SETBACKS REQUIRED:

FRONT: 35'

SIDE: 10' (CORNER LOT: 20' ABUTTING THE SIDE STREET)

REAR: 25'

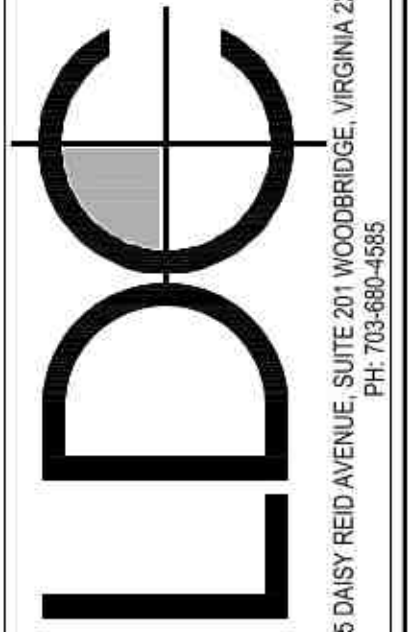
MINIMUM LOT SIZE: 1 ACRE

MINIMUM LOT WIDTH: 100'

OPEN SPACE REQUIRED: N/A

SHEET INDEX

1. COVER SHEET
2. GENERALIZED DEVELOPMENT PLAN



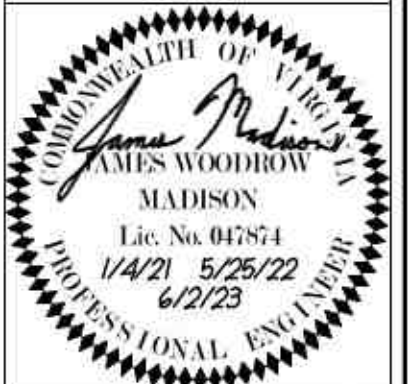
4595 DARY FRED AVENUE SUITE 201 WOODBRIDGE, VIRGINIA 22192
PH: 703-681-4585

COVER SHEET
REZ 2021-00010

OLD CAROLINA
OVERLOOK
BRENTSVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

DATE	REVISION	DESCRIPTION	REVIEWED BY	APPROVED DATE
1/23/21	1			

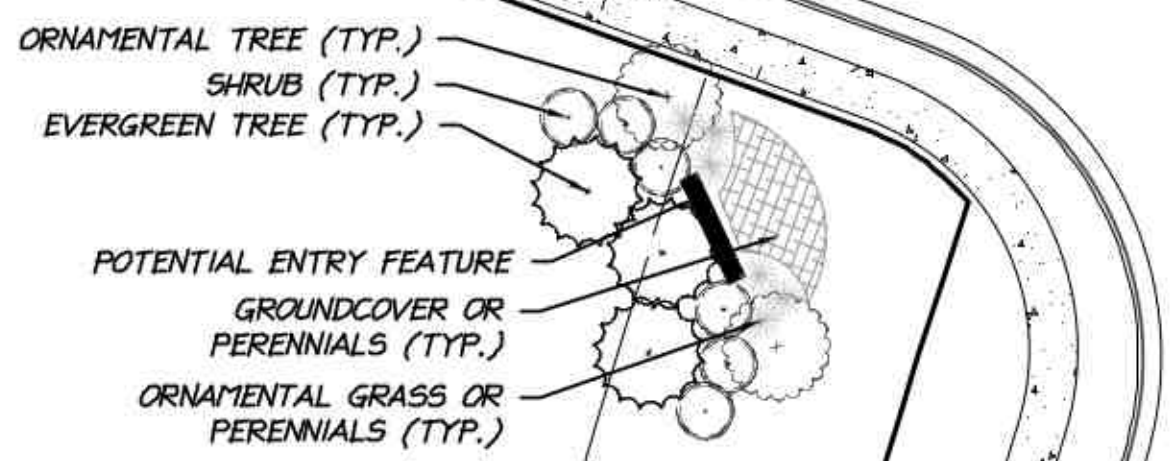
I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.



SCALE:
AS SHOWN

SHEET: 1
OF 2

DATE: JANUARY, 2021
DRAFT: WOR CHECK: JMM
FILE NUMBER:
19192-1-0
REZ2021-00010

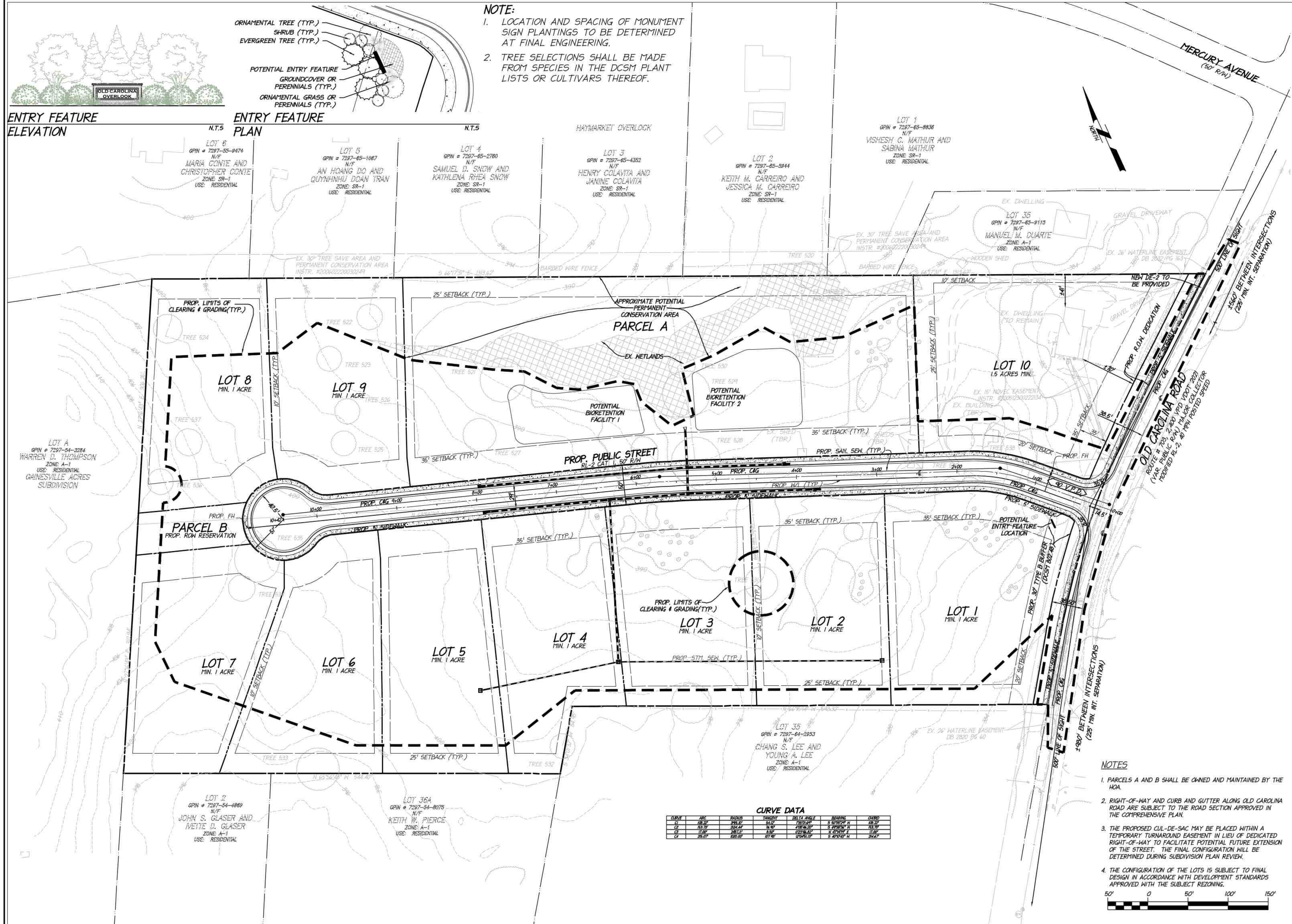


ENTRY FEATURE
ELEVATION

ENTRY FEATURE
PLAN

NOTE:

1. LOCATION AND SPACING OF MONUMENT SIGN PLANTINGS TO BE DETERMINED AT FINAL ENGINEERING.
2. TREE SELECTIONS SHALL BE MADE FROM SPECIES IN THE DCSM PLANT LISTS OR CULTIVARS THEREOF.



LDC
4885 DAILY FRED AVENUE SUITE 201 WOODBRIDGE, VIRGINIA 22192
PH: 703-568-4585

**GENERALIZED
DEVELOPMENT PLAN**

**OLD CAROLINA
OVERLOOK**

REVISED PER COUNTY COMMENTS	REVISION	DESCRIPTION	REVIEW BY	APPROVED DATE

1. I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.

PROFESSIONAL SEAL
JAMES WOODROW MADISON
Lic. No. 042854
1/4/21 5/26/22
6/2/23
PROFESSIONAL LAND SURVEYOR

SCALE:
1" = 50'

SHEET: 2 OF 2

DATE: JANUARY, 2021
DRAFT: CHECK:
WOR JMT
FILE NUMBER:
19192-1-0
REV2021-00010

- NOTES**
1. PARCELS A AND B SHALL BE OWNED AND MAINTAINED BY THE HOA.
 2. RIGHT-OF-WAY AND CURB AND GUTTER ALONG OLD CAROLINA ROAD ARE SUBJECT TO THE ROAD SECTION APPROVED IN THE COMPREHENSIVE PLAN.
 3. THE PROPOSED CUL-DE-SAC MAY BE PLACED WITHIN A TEMPORARY TURNAROUND EASEMENT IN LIEU OF DEDICATED RIGHT-OF-WAY TO FACILITATE POTENTIAL FUTURE EXTENSION OF THE STREET. THE FINAL CONFIGURATION WILL BE DETERMINED DURING SUBDIVISION PLAN REVIEW.
 4. THE CONFIGURATION OF THE LOTS IS SUBJECT TO FINAL DESIGN IN ACCORDANCE WITH DEVELOPMENT STANDARDS APPROVED WITH THE SUBJECT REZONING.

CURVE DATA

CHORD	ARC	RADIUS	TANGENT	DELTA ANGLE	BEARING	CHORD
CL	108.32	205.02	54.02	108.51°	S 89°02'41" W	108.32
CL	63.75	125.44	31.87	63.74°	S 49°01'20" W	63.75
CL	11.88	23.51	5.97	11.88°	S 23°01'11" E	11.88
CL	35.07	69.07	17.52	35.07°	S 49°01'20" W	35.07

HISTORICAL COMMISSION RESOLUTION

MOTION: PORTA

**March 9, 2021
Regular Meeting
Res. No. 21-017**

SECOND: HENSON

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>
REZ2021-00010	Old Carolina Overlook	Recommend the developer name the streets using names of African American historic property owners, including Blackwell and Berry. Consultation with the current owners is encouraged.
SUP2021-00016	PMG Richmond Highway	No Further Work

Votes:

Ayes: by acclamation

Nays: None

Absent from Vote: None

Absent from Meeting: Davis, Shockley, Spinks

MOTION CARRIED

ATTEST: 
Secretary to the Commission