



May 24, 2019

**TO:** Planning Commission

**FROM:** Keasha Hall  
Planning Office

**RE:** Rezoning #REZ2019-00020, Prince William Marina Parking Expansion  
Special Use Permit #SUP2019-00033, Prince William Marina Parking Lot Expansion  
**Occoquan Magisterial District**

**I. Background** is as follows:

- A. Request: This is a request to rezone a ±1.5-acre-site from O(L), Low-Rise Office and R-4, Suburban Residential to B-1, General Business District; and approve a Special Use Permit (SUP) to allow a storage lot for boats and accessory trailers.

Uses/Features	Existing	Proposed
<b>Zoning</b>	O(L) and R-4	B-1
Uses/Features	Permitted in O(L)	Proposed or Permitted
<b>Use(s)</b>	Commercial / Office	Commercial – boat and accessory boat trailer storage proposed
<b>Max Building Height</b>	45-feet max	No buildings proposed*
<b>Max Floor Area Ratio (FAR)</b>	0.35	0.40 permitted
Uses/Features	Permitted in R-4	Proposed
<b>Use(s)</b>	Residential	Commercial – boat and accessory boat trailer storage proposed
<b>Max Floor Area Ratio (FAR)/ Max Coverage</b>	4 dwelling units per acre 40% max coverage	No buildings proposed* 40% max coverage
<b>Max Building Height</b>	35-feet	No buildings proposed*
Uses/Features	Permitted in B-1	Proposed
<b>Use(s)</b>	Commercial	Commercial – boat and accessory boat trailer storage proposed
<b>Max Building Height</b>	45-feet	45-feet permitted
<b>Max Floor Area Ratio (FAR)</b>	0.40	0.40 permitted

\* While no buildings are currently proposed, the Applicant retains the right to develop the site with B-1 by-right commercial uses if the SUP is not implemented.

- B. Site Location: The parcels are addressed 1215 Swan Point Road, and 1300 and 1302 Devils Reach Road, which abuts the intersection of Swan Point Road and Devils Reach Road.
- C. Comprehensive Plan: The subject site is designated GC, General Commercial, and SRL, Suburban Residential Low, in Comprehensive Plan.
- D. Zoning: Approximately 1.07-acres of the subject area is zoned R-4, Suburban Residential, and approximately 0.38-acres is zoned O(L), Low-Rise Office.
- E. Surrounding Land Uses: The subject site is adjacent to the Prince William Marina, and is situated approximately 300 feet west of the Occoquan River. Many of the parcels north and east of the site are commercially zoned, providing boat and marina-related services. South of the site across Devils Reach Road are single-family detached residential dwellings zoned R-4. West of the site is Gordon Boulevard, an eight-lane divided roadway with a median separating four lanes in each direction. The site is approximately 0.08 miles north of the Interstate-95 entrance ramp.
- F. Background and Context: As narrated by the Applicant, the proposal includes a rezoning to B-1, General Business, to allow the consideration of the proposed SUP request for boat and trailer storage. The proposed use would be an expansion to the existing marina providing additional area for storage of boats and accessories. Commercial parking or motor vehicle parking is not permitted in conjunction with this use.

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

- A. Planning Office Recommendation: Staff recommends approval of Rezoning #REZ2019-00020, Prince William Marina Parking Expansion, subject to the proffers dated March 14, 2019; and Special Use Permit #SUP2019-00033, Prince William Marina Parking Lot Expansion, subject to the conditions dated March 14, 2019, for the following reasons:
- The proposed rezoning is consistent with the land use patterns in the surrounding area which include B-1, General Business, uses such as a marina, restaurant, and accessory storage.
  - The subject site is partially designated as General Commercial, GC, on the Long-Range Land Use map of the Comprehensive Plan, which is consistent with the proposed rezoning.
  - As conditioned through this SUP, impacts stemming from the proposed use have been adequately mitigated with conditions addressing use parameters, screening, and landscaping requirements.
  - Staff does not anticipate any adverse impacts to levels of service (LOS) provided in the area.

- B. Planning Commission Public Hearing: A public hearing before the Planning Commission has been advertised for June 5, 2019.

**III. Issues** in order of importance are as follows:

- A. Comprehensive Plan:
  - 1. Long-Range Land Use: Is the proposed use consistent with those uses intended by the GC, General Commercial, and SRL, Suburban Residential Low, land-use designations?
  - 2. Level of Service: How does the proposal address the mitigation of impacts to existing levels of service?
- B. Strategic Plan:
  - 1. Robust Economy: How does the proposal help to foster a diverse local economy that creates a culture of innovation and achieves more quality jobs, economic opportunities, and an expanded commercial tax base?
- C. Community Input: Have members of the community raised any issues?
- D. Other Jurisdictional Comments: Have other jurisdictions raised any issues?
- E. Legal Uses of the Property: What uses are allowed on the property? How are legal issues resulting from the Planning Commission's action addressed?
- F. Timing: When must the Planning Commission take action on this application?

**IV. Alternatives** beginning with the staff recommendation are as follows:

- A. Recommend Approval of Rezoning #REZ2019-00020, Prince William Marina Parking Expansion, subject to the proffers dated March 14, 2019; and Special Use Permit #SUP2019-00033, Prince William Marina Parking Lot Expansion, subject to the conditions dated March 14, 2019.
  - 1. Comprehensive Plan Consistency Analysis:
    - a) Long-Range Land Use: The proposed boat and accessory trailer storage lot is consistent with the GC land use designation of the site; however, a portion of the site is incompatibly designated as SRL. Based on the existing land use patterns and proximity to the Occoquan River, Staff finds the use compatible with the surrounding area, subject to the impact mitigation provided by conditions and proffers.

- b) Level of Service (LOS): The level of service impacts related to the request would be mitigated by monetary contributions in the amount of \$75 per acre for water quality monitoring, and \$0.61 per square foot of gross building floor area, to be used for fire and rescue services.
  - 2. Strategic Plan:
    - a) Robust Economy: The proposed boat and trailer storage lot positively aligns with the Strategic Plan goal to increase commercial tax base as a percentage of overall tax revenue to 35%. Furthermore, growth of the Applicant's marina business will provide additional small business job opportunities.
  - 3. Community Input: Notice of the Rezoning and Special Use Permit applications have been transmitted to property owners within 500 feet of the site. On February 28, 2019, the Applicant met with the Lake Ridge Occoquan Cole Civic Association Planning, Environment, Land-Use and Transportation Committee (LOCCA/PELT). Staff acknowledges receipt of a letter in support of the proposed rezoning and SUP from LOCCA/PELT subject to a courtesy review prior to site plan approval. Staff has not received any additional feedback from community members.
  - 4. Other Jurisdictional Comments: The subject applications were reviewed by Fairfax County and the Town of Occoquan. There were no objections raised in response to the request.
  - 5. Legal Uses of the Property: If the rezoning application is approved, by-right uses permitted in the B-1 zoning classification would apply. The boat and accessory trailer storage lot would be allowed subject to the approved SUP under the B-1 zoning classification. Legal issues resulting from the Planning Commission's action are appropriately addressed by the County Attorney's Office.
  - 6. Timing: The Planning Commission has until September 3, 2019, which is 90 days from the first public hearing date, to take action on the Rezoning and Special Use Permit proposal. A recommendation to approve the Rezoning and Special Use Permit applications would meet the 90-day requirement.
- B. Recommend Denial of Rezoning #REZ2019-00020, Prince William Marina Parking Expansion, and Special Use Permit #SUP2019-00033, Prince William Marina Parking Lot Expansion.

1. Comprehensive Plan Consistency Analysis:
  - a) Long-Range Land Use: Denial of the Special Use Permit would not impact the GC, General Commercial, and SRL, Suburban Residential Low, long-range land use designations for this property.
  - b) Level of Service: Denial would not have an adverse impact on the existing level of service.
2. Strategic Plan:
  - a) Robust Economy: The subject application proposes a rezoning to B-1, General Business, and a SUP request to develop a boat and accessory trailer storage lot. If the applications were denied, the zoning classifications would remain O(L) and R-4, a boat and trailer storage lot would not be permitted on the property. Lastly, a denial of the subject applications would not positively align with the strategic goal to increase the number of jobs in existing small businesses.
3. Community Input: Notice of the Rezoning and Special Use Permit applications have been transmitted to property owners within 500 feet of the site. On February 28, 2019, the Applicant met with the Lake Ridge Occoquan Cole Civic Association Planning, Environment, Land-Use and Transportation Committee (LOCCA/PELT). Staff acknowledges receipt of a letter in support of the proposed rezoning and SUP from LOCCA/PELT subject to a courtesy review prior to site plan approval. Staff has not received any additional feedback from community members.
4. Other Jurisdictional Comments: The subject applications were reviewed by Fairfax County and the Town of Occoquan. There were no objections raised in response to the request.
5. Legal Uses of the Property: If the application were denied, in accordance with the Zoning Ordinance by-right uses permitted under the O(L) and R-4 zoning classifications be allowed. Boat storage would not be allowed on the property. Legal issues resulting from the Planning Commission's action are appropriately addressed by the County Attorney's Office.
6. Timing: The Planning Commission has until September 3, 2019, which is 90 days from the first public hearing date, to take action on the Rezoning and Special Use Permit proposal. A recommendation to deny the Rezoning and Special Use Permit applications would meet the 90-day requirement.

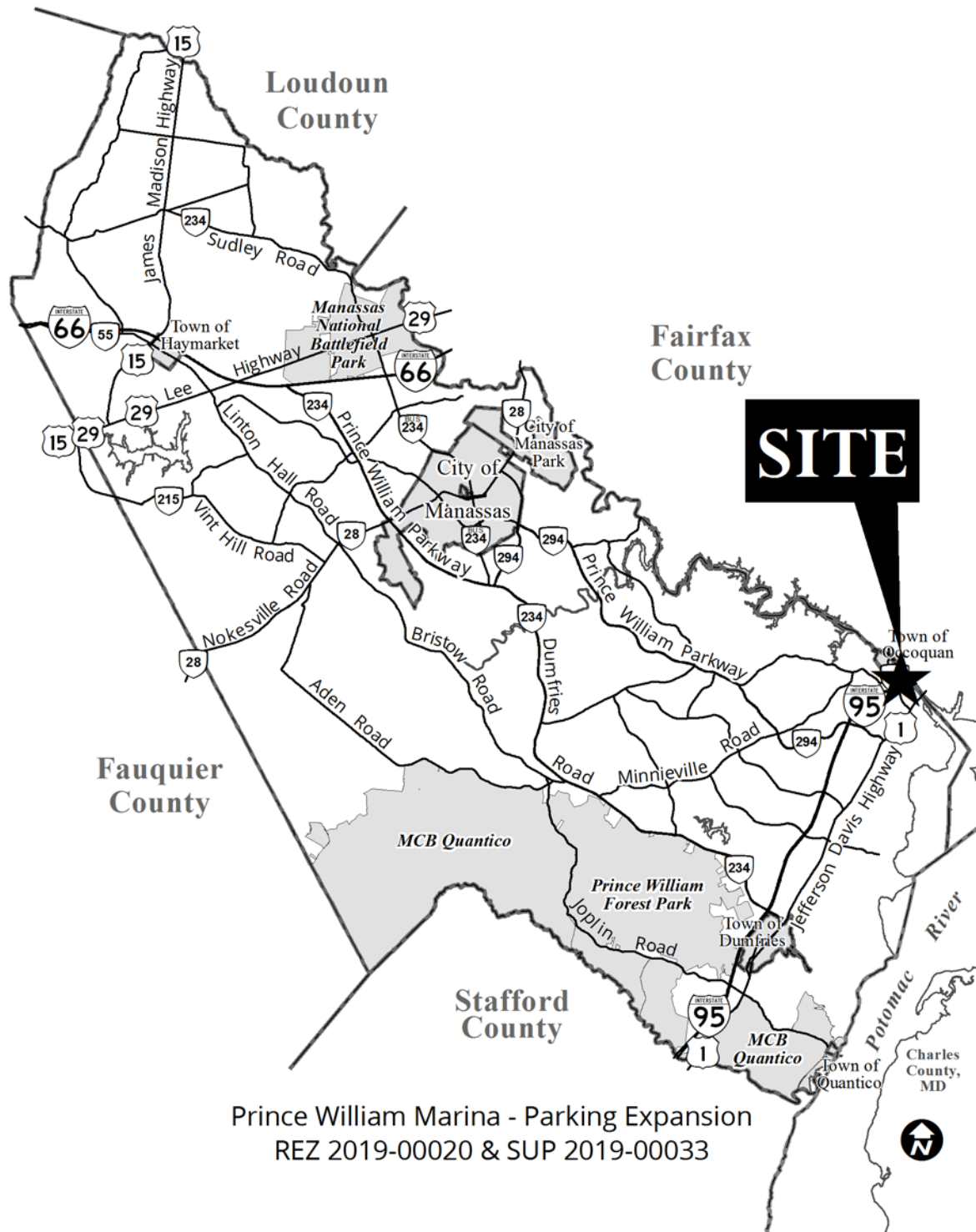
V. **Recommendation** is that the Planning Commission accept Alternative A and recommend approval of #REZ2019-00020, Prince William Marina Parking Expansion, subject to the

Proffers dated March 14, 2019; and #SUP2019-00033, Prince William Marina Parking Lot, subject to the conditions dated March 14, 2019.

**Staff:** Keasha Chappell Hall (ext. 6846)

**Attachments**

- Area Maps
- Staff Analysis
- Proffers
- General Development Plan
- Conditions
- SUP Plan
- Environmental Constraints Analysis
- Historical Commission Resolution

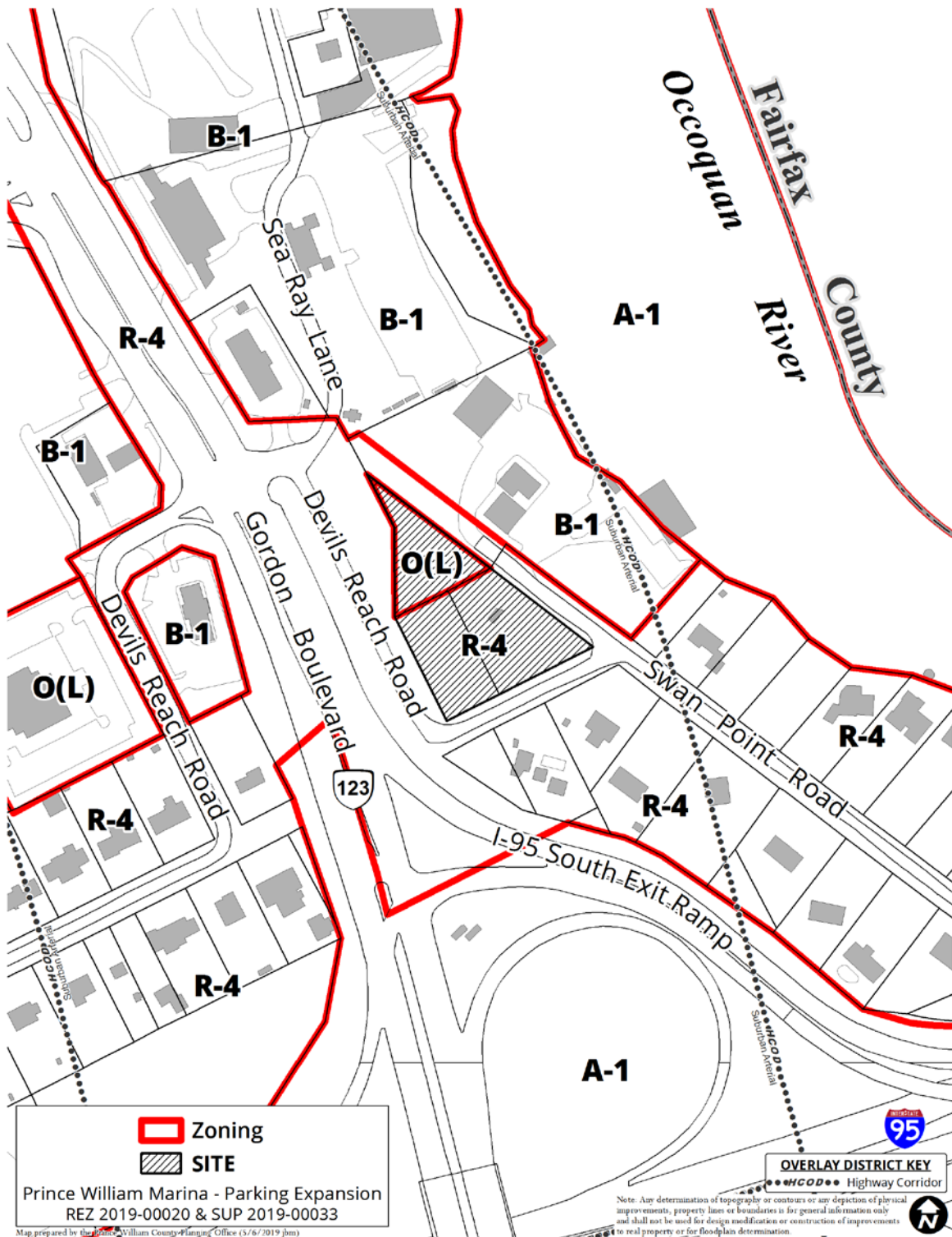


Prince William Marina - Parking Expansion  
REZ 2019-00020 & SUP 2019-00033









**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
Environment	Yes
Fire & Rescue	Yes
Police	Yes
Potable Water	Yes
Sanitary Sewer	Yes
Transportation	Yes

**Part II. Comprehensive Plan Consistency Analysis**

The following table summarizes the area characteristics:

Direction	Land Use	Long-Range Future Land Use Map Designation	Zoning
North	North of the subject site is a marina, boat storage, and restaurant.	GC	B-1, R-4
East	The neighboring properties across Swan Point Road contains a marina, boat storage, and restaurant.	GC, ER, SRL	B-1
South	South of the subject site across Devils Reach Road are two single family detached residential dwellings and one vacant parcel.	SRL	R-4
West	Across Gordon Boulevard, is a gas station and a single family detached dwelling.	GC, SRL	R-4, B-1

**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 subject site is in the Development Area of the County and is designated GC, General Commercial, and SRL, Suburban Residential Low, on the Long-Range Land Use Map. The following table summarizes the uses and densities intended within the GC and SRL designations:

<b>Long-Range Land Use Map Designation</b>	<b>Intended Uses and Densities</b>
<b>General Commercial (GC)</b>	The purpose of the General Commercial classification is to recognize areas of existing commercial activity along major County roadways that serve a local market rather than a regional market. Access to GC uses shall be limited to abutting arterial or collector roadways, rather than from lesser abutting roadways, except where interparcel connections are provided between abutting GC sites. Pedestrian access to adjacent and nearby residential areas where appropriate shall be encouraged. Primary uses in the GC are retail, retail service, and lodging uses. Office use shall be considered a secondary use and shall represent no greater than 25 percent of the total GC gross floor area of the project. Infill and redevelopment of areas identified as GC are encouraged, particularly with new or relocated commercial uses that are of a scale similar to surrounding uses. Designation of new GC areas is discouraged. Office development in GC areas is encouraged to be in accordance with the Illustrative Guidelines for Office Development, provided as a supplement to the Community Design Plan chapter of the Comprehensive Plan and available from the Planning Office. Office buildings in GC areas are preferred at a height of at least 2-3 stories.
<b>Suburban Residential Low (SRL)</b>	The purpose of the Suburban Residential Low classification is to provide for housing opportunities at a low suburban density. The housing type in this classification is single-family detached, but up to 25 percent of the total land area may be single-family attached. The density range in SRL projects is 1-4 units per gross acre, less the ER designated portion of a property. Cluster housing and the use of the

	planned unit development concept may occur, provided that such clustering and planned district development furthers valuable environmental objectives as stated in EN-Policy 1 and EN-Policy 4 of the Environment Plan, the intent stated in the Cultural Resources Plan and preserves valuable cultural resources throughout the County.
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**Proposal's Strengths**

- Zoning Consistency: The property is located adjacent to the Prince William Marina. As narrated by the Applicant, the proposal includes a request to rezone the subject property to B-1, General Business, and a SUP request to allow for a boat and trailer storage use. The proposed use, if approved, would be consistent with the B-1, zoning classification, subject to the approved conditions of a SUP.
- Long-Range Land Use Plan: The site is classified GC and SRL on the Long-Range Land Use Map. The GC land use designation is consistent with the proposed B-1 zoning classification. Although B-1 is not intended to implement the SRL land use designation, the proposed use is consistent with the prevailing land use patterns and uses in the surrounding area.

**Proposal's Weaknesses**

- Land Use Inconsistency: As mentioned above, the B-1 zoning classification does not implement the SRL land use designation. However, the subject property is partially designated as GC which is consistent with the proposed B-1 zoning and the neighboring commercial uses. As conditioned, the Applicant shall meet development standards to ensure impacts to neighboring incompatible uses are adequately mitigated.

**On balance**, the 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.

**Proposal's Strengths**

- Screening and Buffers: The Applicant has provided a detailed SUP Plan that provides a 10-foot-wide landscape strip along the perimeter of the property. Furthermore, as conditioned,

the limits of disturbance provide a substantial retention of mature vegetation and screening thus limiting visibility into the site.

- Neighboring Commercial Uses: The proposed use is consistent with the commercial development north and east of the site.
- Signage: As conditioned, freestanding signage shall not be permitted.
- Use Parameters: As conditioned, parking and storage shall be limited to boats and accessory trailers. The site shall not be used for commercial parking of motorized vehicles.
- Mitigation of Impacts: As conditioned, the hours of operation, external lighting, and the usage of loud speakers are restricted or prohibited.

### **Proposal's Weaknesses**

- None identified.

**On balance**, this application is found to be consistent with the relevant components of the Community Design Plan.

### **Cultural Resources Plan Analysis**

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

Phase I archaeological studies are generally required at submission of rezoning and special use permit applications where significant prehistoric or historic sites and cemeteries are known or suspected. Phase II evaluations and treatment plans studies may also be required. Records research is required of all applicants for rezoning, special use permit, comprehensive plan amendment, and public facility review applications. A Phase I study was not recommended during the review of the subject applications.

However, the project area's vegetative conditions prevent archaeological pedestrian survey for unmarked human burials. The Prince William County Historical Commission recommended archaeological survey for the presence of unmarked burials. Construction monitoring for unmarked

human burials is the most efficient method given the conditions existing on-site conditions. The included condition for monitoring for unmarked burials addresses these concerns.

**Proposal's Strengths**

- Impact Mitigation: As conditioned, the Applicant shall retain a qualified archaeologist to monitor clearing and grading of the project area for the presence of unmarked human burials.

**Proposal's Weaknesses**

- None identified.

**On balance**, this application is found to be 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 Applicant provided an Environmental Constraints Analysis (ECA) with the subject application. The site is predominantly wooded. There are steep slopes (>15%) over highly erodible soils. Development of the site will impact approximately 155-feet of linear stream and 90-square-feet of wetlands.

**SOILS:**

No.	Soils name	Slope	Erodibility
16A	Delanco fine sandy loam	0-4%	Slight
47C	Quantico sandy loam	7-15%	Severe
55E	Watt channery silt loam	25-50%	severe

**Proposal's Strengths**

- Reduced Limits of Clearing and Grading: The Comprehensive Plan encourages rezonings or special use permit applications to require development sites to be designed in a manner that limits clearing and grading to the minimum area needed to construct the proposed use. As shown on the SUP Plan, the limits of clearing and grading have been provided and development of the site shall be consistent with the SUP plan.

- Impact Mitigation: As conditioned, the Applicant shall contribute \$75.00 per acre ( $\pm$  1.5 acres) for water quality monitoring as a condition of final site plan approval.
- Tree Preservation: As conditioned, the Applicant shall preserve the specimen tree identified on the Environmental Constraints Analysis (ECA) as ST-689.

### **Proposal's Weaknesses**

- Impacts to Environmental Resources: Development of the site will impact approximately 155-feet of linear stream, 90-square-feet of wetlands, and areas containing steep slopes (>15%) with over highly erodible soils.

**On balance**, this application is found to be consistent with the relevant components of the Environment Plan.

### **Fire and Rescue Plan Analysis**

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

The site is served by Botts and Rescue Station #2. This station responded to 4,414 incidents in FY17, which is outside of the recommended workload capacity of 2,200 incidents for this station. It is estimated that the travel time for the site would be inside the recommended 4.0-minute travel time for fire suppression and basic life support. The site is located within the recommended 8.0-minute travel time for advanced life support.

### **County Improvement Projects in the Area**

Planning staff notes that there is a planned Fire and Rescue County Improvement Program (CIP) improvement in the eastern area of the County. Station #27 is a planned Fire & Rescue station that will be located approximately 10-miles south of the subject site on the Cherry Hill Peninsula. The station is planned to house a pumper and an ALS ambulance. Twenty-four-hour career staffing will be provided for both units. The building will include sleeping quarters, a kitchen and dayroom, a physical fitness room, a training room, and offices. The station is currently planned to include two to three apparatus bays and an area for personal protective equipment. Construction is scheduled to



begin for Fire and Rescue Station #27 in July 2022 (FY23) and be completed in December 2023 (FY24). Occupancy is scheduled for January 2024 (FY24).

### **Proposal's Strengths**

- Monetary Contribution: Impacts to Fire and Rescue services will be mitigated through the proposed monetary contributions.
- LOS Travel Times: The site is within the recommended 8-minute travel time for advanced life support, and the recommended 4-minute travel time for fire suppression and basic life support.

### **Proposal's Weaknesses**

- Station Workload: The average number of incidents per tactical unit from the closest station is outside of the recommended standard. However, Staff notes that CIP improvements are proposed on the eastern end of the County, which will improve station workloads for many existing stations.

**On balance**, this application is found to be consistent with the relevant components of the Fire and Rescue 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. The 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.

### **Proposal's Strengths**

- Level of Service Impacts: This proposal is not anticipated to create a significant impact on Police calls for service.

### **Proposal's Weaknesses**

- None identified.

**On balance**, this application is found to be consistent with the relevant components of the Police Plan.

### **Potable Water Plan Analysis**

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

#### **Proposal's Strengths**

- **Public Water**: As conditioned, if the site connects to the public water system, the Applicant shall be responsible for the cost of providing all facility improvements necessary for the connections.

#### **Proposal's Weaknesses**

- None identified.

**On balance**, this application is found to be 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 in locations classified as Semi-Rural Residential (SRR), as well as the Rural Area.

#### **Proposal's Strengths**

- **Public Sewer**: As conditioned, the Applicant shall be responsible for the cost of providing all facility improvements necessary for the connections.

#### **Proposal's Weaknesses**

- None identified.

### Transportation Plan Analysis

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

#### Proposal's Strengths

- Daily Level of Service: The proposed application will not have an adverse impact on current levels of service.

#### Proposal's Weaknesses

- None identified.

On balance, this application is found to be 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. From this analysis, the Strategic Plan Team developed five strategic goal areas to guide Board actions: "Robust Economy," "Mobility," "Wellbeing," "Safe and Secure Community," and "Quality Education and Workforce Development." 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 the proposal relative to the Strategic Plan are as follows:

#### **Increase commercial tax base**

- Increase commercial tax base as a percentage of overall tax revenue to 35%.

### **Increase number of jobs in existing small businesses**

- Approval of the proposed rezoning and SUP applications will provide growth opportunities for an existing small business.

### **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.

### **Minimum Design Criteria**

Staff and other agencies that have reviewed the proposal noted the following minimum design criteria. The development proposal will be reviewed for compliance with all minimum standards at the time that the applicant submits detailed site development information prior to the issuance of permits. The listing of these issues is provided to ensure that these concerns are a part of the development record. Such issues are more appropriately addressed during the site plan review.

- None identified.

### **Waivers and Modifications**

The application includes waivers and/or modifications to specific standards of the Subdivision Ordinance, the Zoning Ordinance, or the Design and Construction Standards Manual (DCSM). A summary of the waiver requests is as follows:

- None identified.

### **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 Planning Office – Case Manager, County Archaeologist, GIS, Long Range, Zoning
- PWC Development Services – Land Development, Building Official
- PWC Department of Fire & Rescue – Fire Marshal's Office
- PWC Public Works – Watershed Management
- PWC Service Authority
- PWC Transportation Department

## Staff Analysis

- PWC Historical Commission
- PWC Crime Prevention
- Virginia Department of Transportation
- Fairfax County

DRAFT PROFFER STATEMENT

RE: #REZ2019-00020, Prince William Marina – Parking Expansion  
Applicant/Owner: Prince William Marina, Inc.  
Property: 8393-80-8985, 8393-90-0173 & 8393-80-9268 (the “Property”)  
Ococoquan Magisterial District  
Approximately 1.452 acres  
O(L), Office Low-Rise and R-4, Suburban Residential

Date: March 14, 2019

The undersigned hereby proffers that the use and development of the subject Property shall be in strict 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. The headings of the proffers set forth below have been prepared for convenience or reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the proffers. 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. The terms “Applicant” and “Developer” shall include all future owners and successors in interest.

For purposes of reference in this Proffer Statement, the “GDP” shall be that plan prepared by The Engineering Groupe, Inc. entitled, “Prince William Marina Storage Lot” dated December 7, 2018, last revised March 12, 2019.

**USE AND DEVELOPMENT**

1. General Development Plan – The Property shall be development in accordance with the GDP, subject to changes approved by the County in connection with site plan review.
2. Use Parameters – The Property, consisting of 1.452 acres, shall be developed in accordance with the B-1 Zoning District. The foregoing shall not preclude consolidation of the Property with any adjacent property or an internal private travelway, the final design and location of which shall be shown on the site plan, in accordance with the Prince William County Design and Construction Standards Manual (“DCSM”). All uses permitted in the B-1 Zoning District shall be permitted on the Property.

**COMMUNITY DESIGN**

3. Landscaping – Landscaping shall be provided in general conformance with the GDP.
4. Courtesy Review – Prior to approval of the final site plan, the Applicant shall meet with representatives of the Lake Ridge Ococoquan Coles Civic Association / Planning, Environment, Land Use and Transportation (LOCCA/PELT) to review any building signage, and overall layout prior to approval of the final site plan. Said meeting shall be for courtesy review purposes only. Evidence of such meeting with LOCCA/PELT shall be provided to the County prior to approval of the final site plan.

**ENVIRONMENT**

5. Monetary Contribution – The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$75.00 per acre ( $\pm$  1.452 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 acreage reflected on the site plan.

**FIRE AND RESCUE**

6. Monetary Contribution – The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$0.61 per square foot of gross building floor area on the Property to be used for fire and rescue services. Said contribution shall be based on the size of the building(s) shown on the applicable site plan(s) (excluding any structured parking) and shall be paid prior to and as a condition of the issuance of a building permit for such building.

**TRANSPORTATION**

7. Access – Access to the Property shall be provided from Swan Point Road as shown on the GDP.

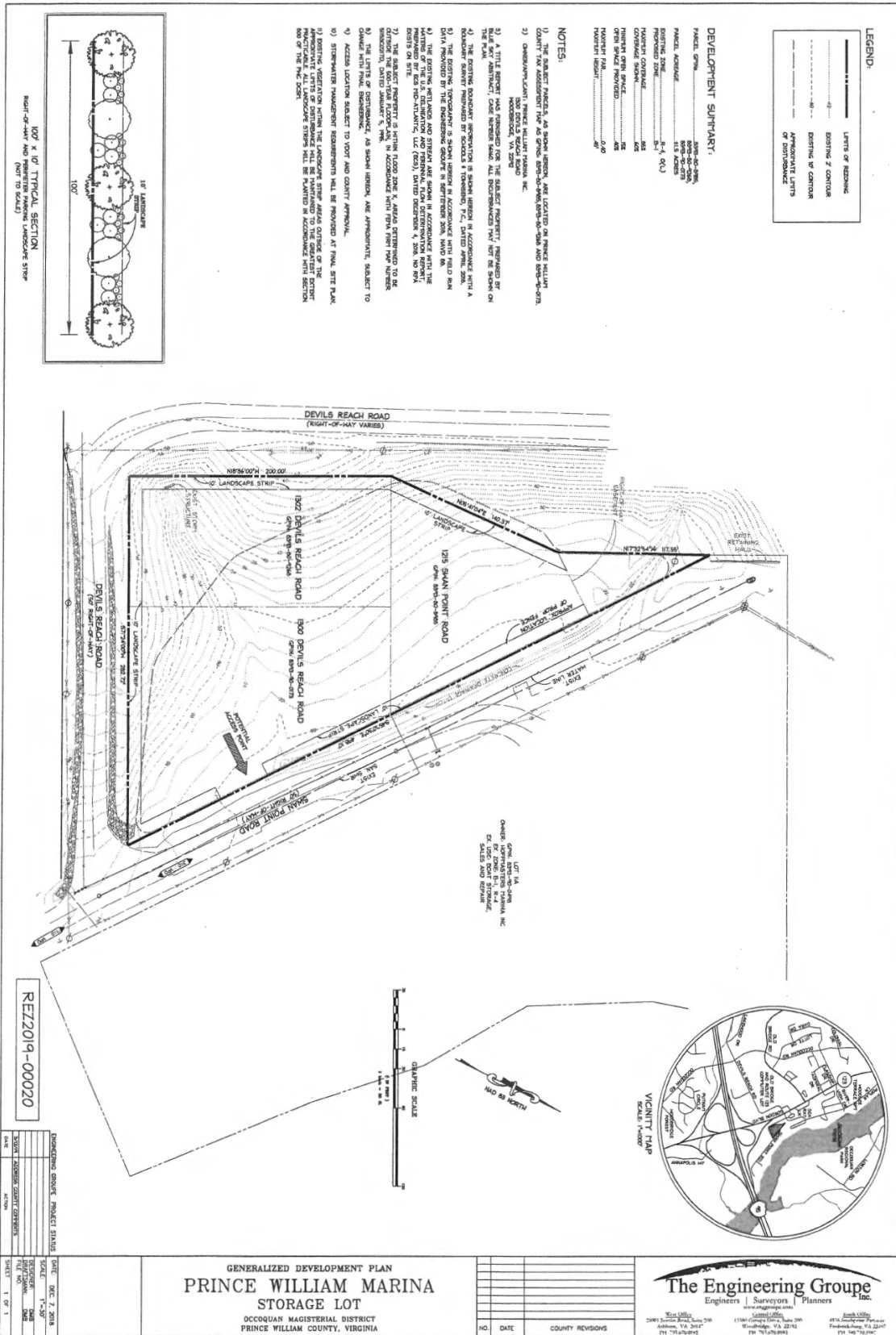
**WATER AND SEWER**

8. If needed, the site shall be served with public water and sewer, and the Applicant shall bear all of the costs and responsibilities in order to make such connections. The Applicant shall plan, design and construct all on-site and off-site water and sanitary sewer utility improvements necessary to develop the Property in accordance with applicable Service Authority, Prince William County, and Virginia requirements, and regulations.

**MISCELLANEOUS**

9. In the event the monetary contributions set forth in the Proffer Statement are paid to the Prince William County Board of County Supervisors (“Board”) within eighteen (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 this Proffer Statement which are paid to the Board after eighteen (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 eighteen (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 6 percent (6%) per year, non-compounded.

# General Development Plan

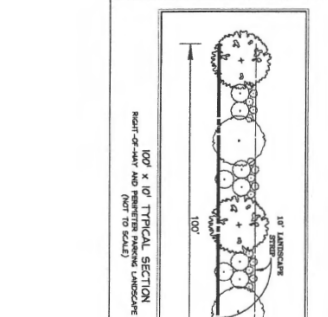


### DEVELOPMENT SUMMARY:

PANEL SQUARE	1200
PERMANENT SQUARE	1200
PERMANENT PERCENT	100
PERMANENT COVERED	1200
PERMANENT OPEN	0
PERMANENT TOTAL	1200
PERMANENT HEIGHT	0.00

- ### LEGEND:
- LIMITS OF RESERVING
  - EXISTING 7' CONTOUR
  - EXISTING 5' CONTOUR
  - APPROPRIATE LIMITS OF INTERFERENCE

- ### NOTES:
- 1) THE SUBJECT PROPERTY IS A 1200 SQUARE FOOT LOT LOCATED ON THE NORTH-SOUTH CORNER OF THE INTERSECTION OF DEVILS REACH ROAD AND 12TH STREET, PRINCE WILLIAM COUNTY, VIRGINIA.
  - 2) THE SUBJECT PROPERTY IS A 1200 SQUARE FOOT LOT.
  - 3) A TITLE REPORT HAS BEEN OBTAINED FOR THE SUBJECT PROPERTY, PREPARED BY [REDACTED], AND THE RESULTS OF THE TITLE REPORT ARE AS FOLLOWS: [REDACTED]
  - 4) THE EXISTING PROPERTY IS A 1200 SQUARE FOOT LOT, DATED APRIL, 2008, AND IS OWNED BY [REDACTED]. THE EXISTING PROPERTY IS A 1200 SQUARE FOOT LOT, DATED APRIL, 2008, AND IS OWNED BY [REDACTED].
  - 5) THE EXISTING PROPERTY IS A 1200 SQUARE FOOT LOT, DATED APRIL, 2008, AND IS OWNED BY [REDACTED]. THE EXISTING PROPERTY IS A 1200 SQUARE FOOT LOT, DATED APRIL, 2008, AND IS OWNED BY [REDACTED].
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REZ2019-00020

NO.	DATE	COUNTY REVISIONS

GENERALIZED DEVELOPMENT PLAN  
**PRINCE WILLIAM MARINA  
 STORAGE LOT**  
 OCCOQUAN MAGISTERIAL DISTRICT  
 PRINCE WILLIAM COUNTY, VIRGINIA

OWNER: [REDACTED]  
 DESIGNER: [REDACTED]  
 DATE: DEC 7, 2018

**The Engineering Groupe Inc.**  
 Engineers | Surveyors | Planners

11811 Cornerstone Blvd, Suite 300  
 Woodbridge, VA 22151

4740 Woodbridge Mall  
 Woodbridge, VA 22151



## Condition Statement

### PROPOSED CONDITIONS

**Owner/Applicant: Prince William Marina, Inc.**

**Special Use Permit: SUP #PLN2019-00033 Prince William Parking Expansion**

**Prince William County GPINs 8393-80-8985, 8393-90-0173 & 8393-80-9268**

**Special Use Permit Area: +/-1.452 acres (the "Property")**

**Existing Zoning: O(L) and R-4**

**Proposed Zoning: B-1 Magisterial District: Occoquan**

**Date: March 14, 2019**

The following conditions are intended to offset the impacts of the proposal and to render the application consistent with the applicable chapters of the Comprehensive Plan and the surrounding areas. If the conditions of this Special Use Permit ("SUP") or the Special Use Permit Plan are in conflict with the approved proffers, Zoning Ordinance and/or the Design and Construction Standards Manual (the "DCSM") at the time of final site plan review or approval, the more restrictive standards shall apply, except as specifically allowed by this SUP.

The Applicant shall file a site plan within three (3) years of approval of this SUP by the Board of County Supervisors and shall have up to five (5) years from the date of final site plan approval to commence the proposed use. Issuance of an occupancy permit for the new use on the property constitutes commencement of the use.

1. Site Development: The Property shall be developed in substantial conformance with the special use permit plan entitled "Prince William Marina Storage Lot," prepared by The Engineering Groupe, Inc., dated December 7, 2018, last revised March 12, 2019 (the "SUP Plan").
2. Use Limitations: The use approved with this special use permit shall be limited to non-motor vehicles such as boat and accessory boat trailer storage. Customer and employee parking is prohibited on the Property. Compliance shall be notated on the final approved site plan.
3. Community Design:
  - A. Landscape Plan: The Applicant shall provide landscaping in general conformance with the SUP Plan. All the plantings shall be indigenous and drought-resistant or as otherwise approved at final site plan.
  - B. Fencing: Fencing along Swan Point Road shall be board-on-board, have a wrought-iron appearance, or be of an equivalent attractive and durable design. Compliance shall be demonstrated on the final approved site plan.
  - C. Noise Abatement: Loud speakers on-site shall be prohibited.
  - D. Outdoor Lighting:
    - i. All outdoor lighting fixtures shall be designed to direct light downward and to not produce glare onto adjacent properties or roadways. Parking lot light

## Condition Statement

fixtures and light fixtures on buildings shall be full cut-off fixtures, and the lighting design shall be shown on the final approved site plan.

- ii. Freestanding parking lot light poles shall have a maximum height of 16 feet and the pole heights and location shall be noted on the final approved site plan.
  - iii. To reduce the impacts of additional light pollution, outdoor light fixtures shall only be permitted to illuminate the SUP area during the business hours of the related Marina business. The installation of motion sensor activated lighting in lieu of continual lighting shall satisfy the intent of this condition and shall not be subject to limited illumination hours.
4. Courtesy Review: Prior to approval of the final site plan, the Applicant shall meet with representatives of the Lake Ridge Occoquan Coles Civic Association/ Planning, Environment, Land Use and Transportation (LOCCA/PELT) to review any building signage, and overall layout prior to approval of the final site plan. Said meeting shall be for courtesy review purposes only. Evidence of such meeting with LOCCA/PELT shall be provided to the County prior to approval of the final site plan.
5. Cultural Resources: The Applicant shall retain a qualified archaeologist to archaeological monitor clearing and grading of the project area for the presence of unmarked human burials. The consulting archaeologist and County Archaeologist shall attend the preconstruction meeting to discuss burial monitoring procedures. The qualified archaeologist and the archaeological field methods shall meet the standards set forth in the current version of the Virginia Department of Historic Resources (VDHR) Guidelines for Conducting Cultural Resource Survey in Virginia. If monitoring produces negative results, the consulting archaeologist shall call or email the preliminary results to the County Archaeologist recommending the termination of burial monitoring. A letter report shall be prepared and submitted to the County Archaeologist within one week of conclusion monitoring and shall include at a minimum the minimum the following sections: introduction, methodology, and findings and include appropriate supporting graphics (a location map, photographs of monitoring, etc.). If the archaeologist identifies a burial(s) or identifies suspected burial(s) the instructions in Appendix XX of this document shall be implemented.
- A. Appendix XX: If a burial(s) or suspected burial(s) are identified during burial monitoring, the following steps shall be taken:
    - i. Construction shall immediately cease within a 50-foot area surrounding the suspected burial or burials;
    - ii. Temporary construction fencing shall be erected to protect the burial from on-going construction;
    - iii. The consulting archaeologist shall call the County Inspector, the Applicant, Prince William County Police Department and the County Archaeologist and

## Condition Statement

arrange an on-site meeting within 48 hours, to discuss the burial and its disposition;

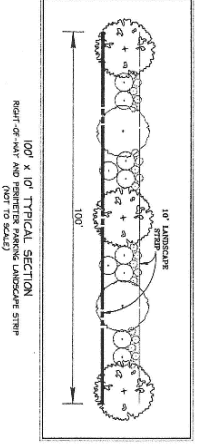
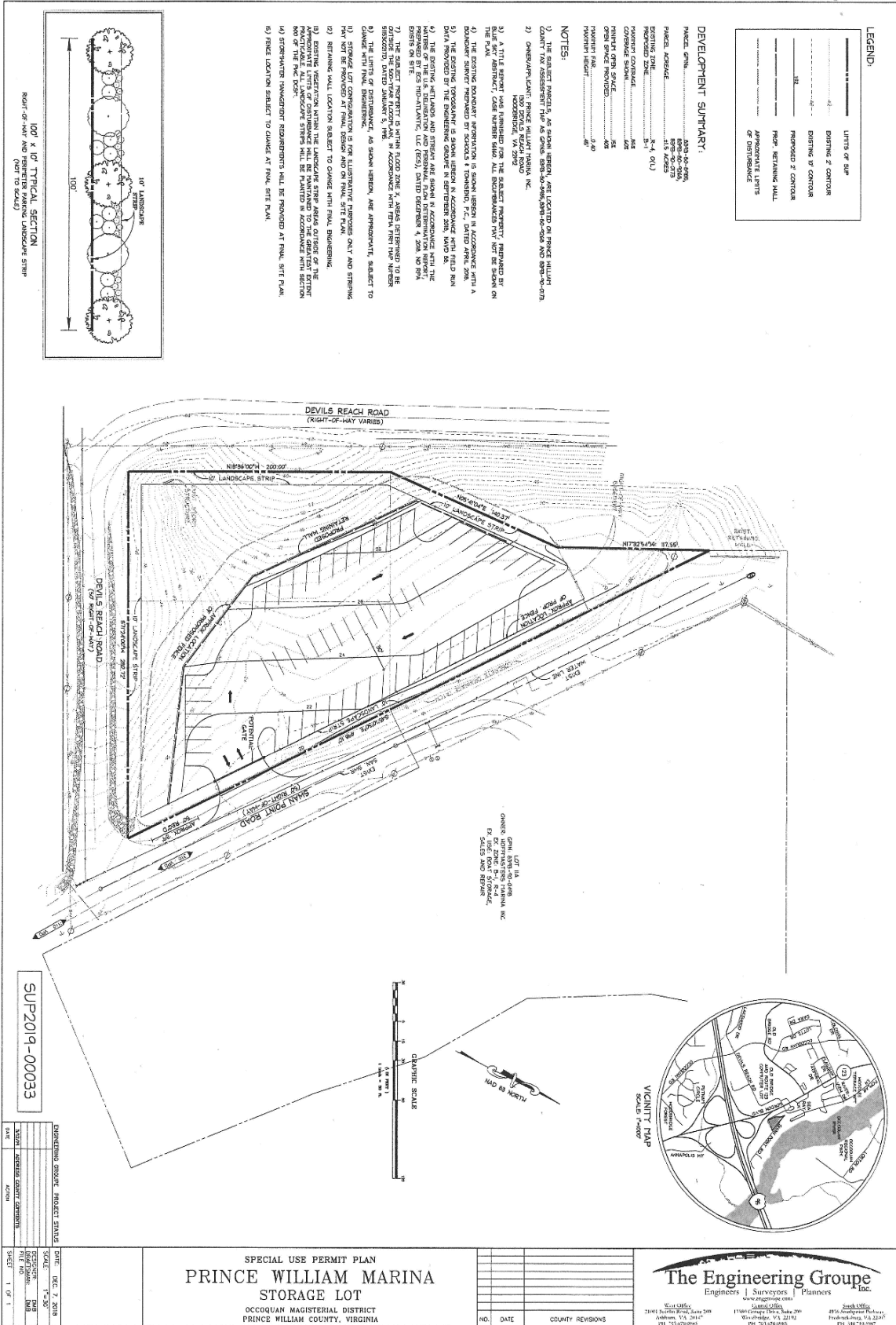
- iv. If determined a crime scene the Police will have jurisdiction;
- v. If it is determined not to be a crime scene and construction cannot avoid the burial or burials, the Applicant is required to prepare a Virginia Department of Historic Resources " ... Permit Application for Archaeological Removal of Human Burials" in accordance with Code of Virginia 10.1-2305; (this may be done beforehand if determined in consultation with the County Archaeologist and or Virginia Department of Historic Resources) and follow state law for burial or burials relocation

### 6. Maintenance of the Property:

- A. Graffiti Removal: The Applicant agrees to remove any graffiti from the Property. Graffiti shall be deemed any inscription or marking on walls, buildings or structures not permitted by the sign regulations in Section 32-250.20 *et seq.* of the Zoning Ordinance. Any graffiti is to be reported to the Prince William County Police Department before removal.
- B. Site Maintenance: The Applicant shall remove litter, trash and debris from the site on a daily basis.
- C. Storage Area: Boats, trailers and related accessories shall be stored in an orderly fashion.

### 7. Transportation: Access to the site shall be provided in accordance to the SUP Plan subject to Virginia Department of Transportation (VDOT) approval. Compliance shall be demonstrated on the final approved site plan.

# Special Use Permit Plan



SUP2019-00033

ENGINEERING GROUP PROJECT STATUS	DATE	DEC. 7, 2018
SCALE	1" = 50'	
DESIGNER	MMB	
CHECKER	MMB	
FILE NO.		
SHEET	1 OF 1	

SPECIAL USE PERMIT PLAN  
**PRINCE WILLIAM MARINA**  
 STORAGE LOT  
 OCCOQUAN MAGISTERIAL DISTRICT  
 PRINCE WILLIAM COUNTY, VIRGINIA

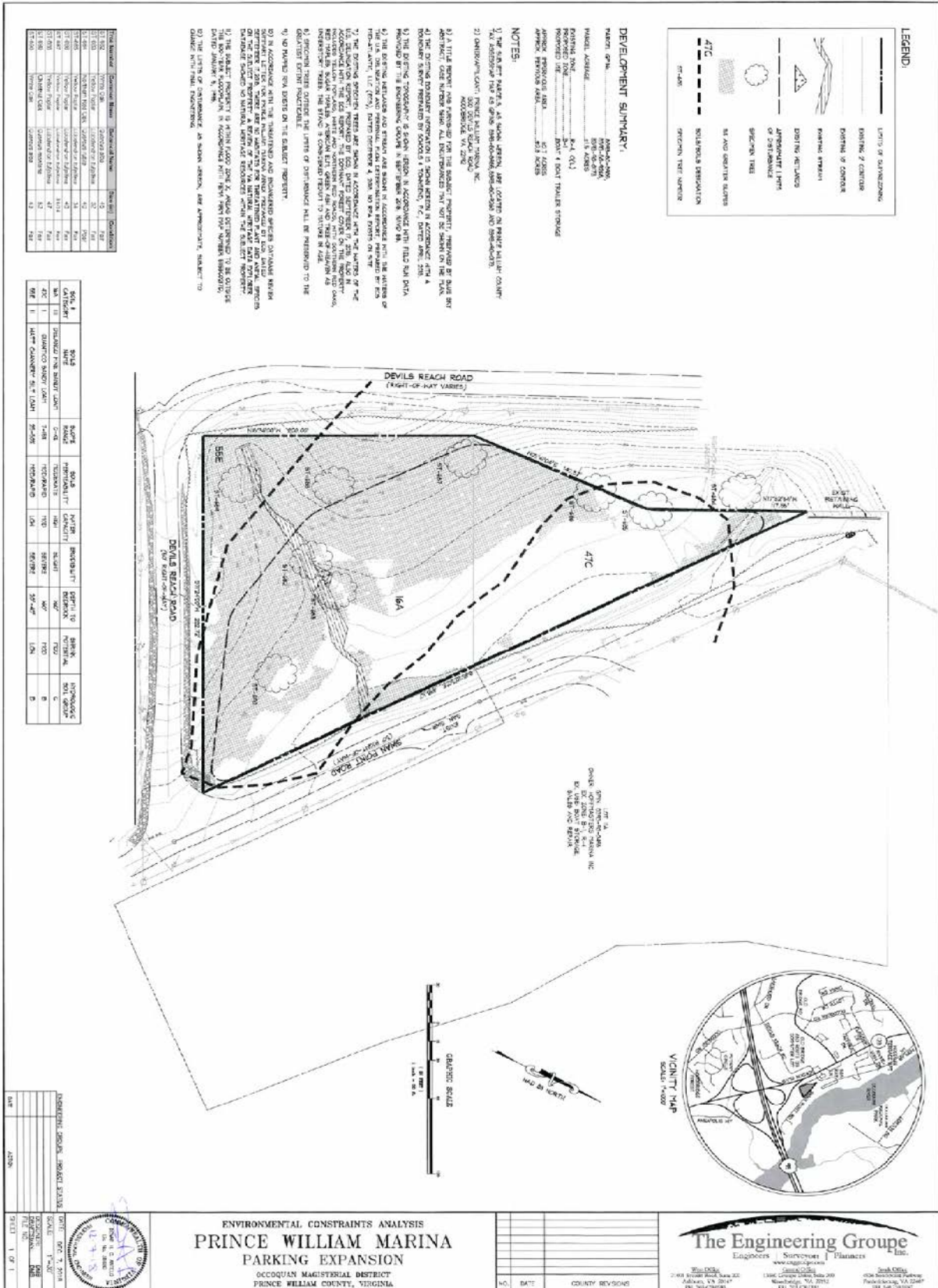
NO.	DATE	COUNTY REVISIONS

**The Engineering Group Inc.**  
 Engineers | Surveyors | Planners

11111 Lee Blvd., Suite 200  
 Fairfax, VA 22031  
 PH: 703.770.0005

4916 Oakton Pike, Suite 200  
 Fairfax, VA 22031  
 PH: 703.770.0005

# Environmental Constraints Analysis (ECA)



**LEGEND:**

- LIMITS OF DISTURBANCE
- BOUNDARY OF CONTIGUOUS
- BOUNDARY OF CONTIGUOUS
- PARKING SPACES
- EXISTING UTILITIES
- ADJACENT LOTS OF DISTURBANCE
- SPECIES TREE
- ATC
- RIPARIAN RESERVATION
- SPECIES TREE BUFFER

**DEVELOPMENT SUMMARY:**

PROJECT: PRINCE WILLIAM MARINA PARKING EXPANSION  
 PROJECT LOCATION: 1000 SOUTH RIVER ROAD, PRINCE WILLIAM, VA 22161  
 PROJECT NUMBER: 2019-0033  
 PROJECT DATE: 10/1/2019  
 PROJECT DRAWN BY: J. J. JONES  
 PROJECT CHECKED BY: J. J. JONES  
 PROJECT APPROVED BY: J. J. JONES

**NOTES:**

- 1) THE AREA PER PARCEL 1A IS A WETLAND, BUT LOCATED IN PRIVATE LANDS COUNTY. THE DISTURBANCE WILL BE LIMITED TO THE WETLANDS AND WETLANDS BUFFER.
- 2) CHESAPEAKE CANAL, PRINCE WILLIAM COUNTY, VA.
- 3) A TITLE REPORT WAS OBTAINED FOR THE SUBJECT PROPERTY, PREPARED BY BUREAU OF SURVEYING AND MAPPING, INC. ON 08/14/2019. THE REPORT IS ATTACHED TO THIS SET OF PLANS. THE REPORT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE REPORT.
- 4) THE DISTURBANCE INFORMATION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE REPORT.
- 5) THE DISTURBANCE INFORMATION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE REPORT.
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NO.	DESCRIPTION	QUANTITY	UNIT
1	ASPHALT PAVEMENT	10,000	SQ. YD.
2	CONCRETE	5,000	CY.
3	GRAVEL	20,000	CY.
4	STEEL DECKING	10,000	SQ. YD.
5	WOOD DECKING	10,000	SQ. YD.
6	WOOD FLOORING	10,000	SQ. YD.
7	WOOD TRUSS	10,000	SQ. YD.
8	WOOD JOIST	10,000	SQ. YD.
9	WOOD BEAM	10,000	SQ. YD.
10	WOOD POST	10,000	SQ. YD.
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**ENVIRONMENTAL CONSTRAINTS ANALYSIS**  
**PRINCE WILLIAM MARINA**  
**PARKING EXPANSION**  
 OCCOQUAN MAGISTERIAL DISTRICT  
 PRINCE WILLIAM COUNTY, VIRGINIA

DATE: 10/1/2019  
 DRAWN BY: J. J. JONES  
 CHECKED BY: J. J. JONES  
 APPROVED BY: J. J. JONES

**The Engineering Group**  
 Engineers Surveyors Planners

10000 WOODBURN ROAD, SUITE 200  
 FARMERSVILLE, VA 22434  
 (540) 885-1100

10000 WOODBURN ROAD, SUITE 200  
 FARMERSVILLE, VA 22434  
 (540) 885-1100

# Historical Commission Resolution

## HISTORICAL COMMISSION RESOLUTION

**MOTION: DULEY** **February 12, 2019**  
**SECOND: BURGESS** **Regular Meeting**  
**Res. No. 19-014**  
**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>
CPA2018-00011	Marine Corps Base Quantico Joint Land Use Study	No Further Work
REZ2019-00018	Quartz District	<p><b><u>Recommendation – 1 – cultural resources report</u></b>                      The report titled “Phase I Cultural Resources Survey of the 59 Hectare Southern Knolls Project Area” is incomplete. Make the following corrections and resubmit the report for approval.</p> <ol style="list-style-type: none"> <li>a. Record with the Virginia Department of Historic Resources all architectural features identified in the report</li> <li>b. Record the house foundations as an archaeology site</li> <li>c. Include in the report a plan view map of the entire project area showing the location of all resources identified in the Phase I survey.</li> </ol>

## Historical Commission Resolution

February 12, 2019  
 Regular Meeting  
 Res. No. 19-014  
 Page 2

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
REZ2019-00018	Quartz District (continued)	<p><b><u>Recommendation – 2 – archaeology sites</u></b>                      Area B 44PW2032 historic site -                      recommendation no further work –                      County Archaeologist concurs                      Area C 44PW2033 prehistoric site -                      recommendation no further work –                      County Archaeologist concurs                      Area H 44PW2034 historic site -                      recommendation no further work –                      County Archaeologist concurs</p> <p><b><u>Recommendation – 3 – architectural sites</u></b>                      Large Barn - Evaluation is in process on                      whether to request on-site preservation                      and adaptive reuse or to request salvage                      of parts of the barn                      Remaining architectural resources –                      no further work</p>
REZ2019-00020	Prince William Marina - Parking Expansion	Mechanical removal, such as by bush hogging, of English Ivy to allow subsequent visual reconnaissance of the site.
SUP2019-00033	Prince William Marina - Parking Lot Expansion	Mechanical removal, such as by bush hogging, of English Ivy to allow subsequent visual reconnaissance of the site.
REZ2019-00021	Bethlehem Contractors Office	Phase I study and, if warranted, Phase II evaluation and Phase III data recovery study. Artifacts to be donated to and curated with the County. (A Phase I survey is under preparation.)
REZ2019-00022	Blackburn Land Bay 5	Proffers acceptable - No Further Work
SUP2019-00031	Milestone - T-Mobile @ Woodbridge High School	No Further Work
SUP2019-00036	PMG Motor Vehicle Fuel Station	No Further Work

Historical Commission Resolution

February 12, 2019  
Regular Meeting  
Res. No. 19-014  
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**Votes:**

**Ayes:** by acclamation

**Nays:** none

**Absent from Vote:** none

**Absent from Meeting:** Johns, Pearsall

**MOTION CARRIED**

ATTEST:   
Secretary to the Commission