

MOTION:

**January 14, 2020
Regular Meeting
Res. No. 20-**

SECOND:

RE: AUTHORIZE A PUBLIC HEARING TO CONSIDER CONVEYANCE, SUBDIVISION, AND BOUNDARY LINE ADJUSTMENT OF COUNTY – OWNED PROPERTY LOCATED AT 8200 ASHTON AVENUE AND A PORTION OF COUNTY – OWNED PROPERTY LOCATED AT 11000 CRESTWOOD DRIVE TO THE PRINCE WILLIAM COUNTY SCHOOL BOARD – BRENTSVILLE MAGISTERIAL DISTRICT

ACTION:

WHEREAS, in accordance with the Code of Virginia Section 15.2-1800(B), the County is authorized to dispose of its real property after its “governing body has held a public hearing concerning such disposal;” and

WHEREAS, the School Board has requested the County to convey two separate and adjoining parcels of County-owned land to the School Board for construction of an elementary school in the Brentsville Magisterial District, that being a 5.5385-acre parcel located at 8200 Ashton Avenue (County GPIN No. 7696-38-1356) and 12.4921 acres of the 22.0380-acre Rosemount Lewis Park parcel located at 11000 Crestwood Drive (County GPIN No. 7696-28-4908); and

WHEREAS, on April 24, 2018, the Board issued Directive 18-33 whereby Supervisor Lawson requested staff to work with the School Board to “bring [a] proposal forward for consideration of Rosemount Lewis Park as a potential school site;” and

WHEREAS, Planning conducted a Public Facility Review Number PFR2019-00010 on this matter, which the Planning Commission found to be consistent with the Comprehensive Plan by Resolution Number (Res. No.) 19-059 on June 19, 2019;

NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors hereby directs its Clerk to schedule and advertise a public hearing for the purpose of considering the conveyance, subdivision, and boundary line adjustment of the above-described properties or portion thereof to the Prince William County School Board to be used as an elementary school site subject to the approval conditions contained in Planning Commission Resolution Number 19-059 and Public Facility Review Number PFR2019-00010.

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

For Information:

County Attorney

ATTEST: _____

Clerk to the Board



PRINCE WILLIAM COUNTY

Office of the County Attorney

Michelle R. Robl, County Attorney

Robert B. Dickerson
Bernadette S. Peele
Megan E. Kelly
Curt G. Spear
Robert P. Skoff
Jeffrey R. Notz
Cheryl A. Walton
Jacqueline W. Lucas

Deborah K. Siegel
Alan F. Smith
Peter Grasis
Caroline L. Lochabay
Jamie E. Meletis
Brendette M. Walker
Cedric Moon
Nathan C. Welch

January 6, 2020

AGENDA DATE: **January 14, 2020**

TO: BOARD OF COUNTY SUPERVISORS

FROM: CHERYL A. WALTON
Senior Assistant County Attorney

RE: **AUTHORIZE PUBLIC HEARING TO CONSIDER CONVEYANCE, SUBDIVISION, AND
BOUNDARY LINE ADJUSTMENT OF COUNTY-OWNED PROPERTY LOCATED AT 8200
ASHTON AVENUE AND A PORTION OF COUNTY-OWNED PROPERTY LOCATED AT 11000
CRESTWOOD DRIVE TO THE PRINCE WILLIAM COUNTY SCHOOL BOARD (BRENTSVILLE
MAGISTERIAL DISTRICT)**

In accordance with the Code of Virginia Section 15.2-1800(B), the County is authorized to dispose of its real property after its "governing body has held a public hearing concerning such disposal." This agenda item comports with Board Directive 18-33 (April 24, 2018) whereby Supervisor Lawson requested staff to work with the School Board to "bring [a] proposal forward for consideration of Rosemount Lewis Park as a potential school site." Subsequently, Planning conducted a Public Facility Review #PFR2019-00010 on this matter, which the Planning Commission approved by Resolution No. 19-059 on June 19, 2019 with conditions.

The two County-owned properties for conveyance to the School Board are located on or near the intersection of Ashton Avenue and Crestwood Drive. The first consists of a 5.5385 acre parcel located at 8200 Ashton Avenue (County GPIN No. 7696-38-1356) which was conveyed to the County by deed recorded at Deed Book 1998, at Page 1507.

The second property consists of 22.0380 acres located at 11000 Crestwood Drive (County GPIN No. 7696-28-4908), is designated as Rosemount Lewis Park, and was conveyed to the County by deed recorded as Instrument No. 201206210058314. The School Board is asking the County to carve-out approximately 12.4921 acres of the 22.0380 acres of the Rosemount Lewis Park parcel for conveyance to the School Board for elementary school construction, leaving the residue for continued use as County-owned parkland. Both parcels lie within the Brentsville Magisterial District.

Counsel for the School Board has requested the County to convey both properties to the School Board, subdivide as shown on the plat, and adjust the boundary lines to create an 18.0306 acre parcel in the School Board for construction of an elementary school.

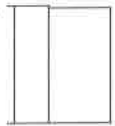
The School Board recently entered into a contractual agreement with Vulcan Lands, Inc. to purchase approximately 1.5 acres of land, identified as County GPIN No. 7696-27-9316, located at 11030 Crestwood Drive, to serve as a second entrance to the school site from Crestwood Drive, a public right of way.

To facilitate this transaction, the County Attorney's Office has prepared the attached resolution authorizing a public hearing to consider conveyance of 100% of the 5.5385-acre County-owned parcel and 12.4921 acres carved from the 22.0380-acre County-owned parcel to the School Board to create a new School Board-owned Parcel B consisting of 18.0306 acres. The resolution also includes the requested subdivision and boundary line adjustment along with the accompanying plat.

cc: Christopher Martino
Ricardo Canizales
Rebecca Horner
Lisa Fink-Butler
Seth Hendler-Voss

Attachments: Record Plat Showing Boundary Line Adjustment The Property of Prince William County Board of County Supervisors, dated September 13, 2019, prepared by Ross-France Civil Engineering

MATCHLINE SHEET 2 OF 3



PARCEL C, 7696-38-1356
 1.085 AC. (TOTAL)
 ZONE: R-8 USE: OPEN SPACE
 D.B. 1998, PG. 1316

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	315.00'	32.20° 48'	1177.84'	81.36'	1175.48'	S52° 49' 28" W
C2	325.00'	15° 45' 48"	1172.10'	95.61'	1111.55'	S58° 31' 57" W
C3	1,085.00'	100° 27' 51"	8,719.43'	4,318.79'	8,719.43'	S86° 38' 45" W

PARCEL "B"
 785,411 SQ. FT.
 OR
 18.0306 AC.

C.P.L.N. 7696-38-1356
 PRINCE WILLIAM COUNTY
 BOARD OF COUNTY SUPERVISORS
 ZONE: A-1, USE: VACANT
 D.B. 1998, PG. 1507
 241,280 SQ. FT.
 5.5385 AC.

C.P.L.N. 7696-28-4908
 PRINCE WILLIAM COUNTY
 BOARD OF COUNTY SUPERVISORS
 ZONE: A-1 & R-4 USE: VACANT
 INSTR. # 201206210058314
 959,975 SQ. FT.
 OR
 22.0386 AC.

EX. STORM DRAINAGE ESM/T
 D.B. 1386, PG. 1840

EX. SANITARY SEWER ESM/T
 D.B. 1402, PG. 1252

EX. 15' BUFFER AREA LIGHT OWNERS SULEY SOUTH BUSINESS CENTER COORDINUM
 ZONE: B1 USE: COMMON ELEMENTS
 INSTR. # 2007073006416

EX. FLOODPLAIN & STORM DRAINAGE ESM/T
 D.B. 1402, PG. 1252

EX. 40' PMEC ESM/T
 D.B. 280, PG. 111

S1° 46' 53" W
 566.61'

S35° 03'

1,101.64' (TOTAL)

S1° 46' 53" E
 566.61'

S1° 46' 53" E
 566.61'

S1° 46' 53" E
 566.61'

S1° 46' 53" E
 566.61'

S1° 46' 53" E
 566.61'

S1° 46' 53" E
 566.61'

S1° 46' 53" E
 566.61'

THIS PLAN IS FOR REVIEW
 PURPOSES ONLY AND NOT
 FOR RECORDATION



DATE	BY	REVISION

COMP. DWN. CHK.
 JWL JRB JWL
 FILE NO. R24245
 SHEET 3 OF 3

RECORD PLAT
 SHOWING BOUNDARY LINE ADJUSTMENT
 THE PROPERTY OF
PRINCE WILLIAM COUNTY BOARD OF SUPERVISORS
 BRENTSVILLE MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA

SCALE: 1" = 50'

SEPTEMBER 13, 2019

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