

MOTION:

**May 4, 2021
Regular Meeting
Ord. No. 21-**

SECOND:

**RE: ZONING TEXT AMENDMENT #DPA2017-00009, CONSERVATION RESIDENTIAL
- COUNTYWIDE**

ACTION:

WHEREAS, on September 20, 2016, the Prince William Board of County Supervisors (Board) in Resolution Number (Res. No.) 16-732 initiated an amendment to the Zoning Ordinance to amend the rural cluster development regulations; and

WHEREAS, the proposed Zoning Text Amendment creates two (2) new Conservation Residential zoning districts: CR-3 and CR-5; and

WHEREAS, Conservation Residential zoning districts would allow rural cluster development, for the purpose of preserving and connecting open spaces, connecting trail and passive recreation networks, and preserving farmland; and

WHEREAS, on June 24, July 30, and September 24, 2019, the Planning Office held public meetings to discuss the Conservation Residential zoning districts as well as other recommendations from the Rural Area Study; and

WHEREAS, on July 15, 2020, the Planning Commission held a work session for the Conservation Residential zoning districts at which the zoning text amendment was available for review and input; and

WHEREAS, the Prince William County Planning Commission held a public hearing on the zoning text amendment on March 17, 2021, recommending denial as stated in Res No. 21-032; and

WHEREAS, the Board duly ordered, advertised, and held a public hearing on May 4, 2021, at which time all interested members of the public were heard and the merits of the above-referenced zoning text amendment were considered; and

WHEREAS, amending the Zoning Ordinance for the above-referenced issue is required by public necessity, convenience, general welfare, and good zoning practice, and is consistent with Section 15.2-2283 of the Code of Virginia, Ann;

NOW, THEREFORE, BE IT ORDAINED that the Prince William Board of County Supervisors hereby adopts Zoning Text Amendment #DPA2017-00009, Conservation Residential.

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Page Two

ATTACHMENT: Text Amendment

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

ATTEST: _____

Clerk to the Board

Prince William County Conservation Residential District

Part 302 Semi-Rural Residential Districts

Sec. 32-302.31. – CR-3. Conservation Residential District Estates and Subdivisions

1. Purpose and intent: The CR-3 Conservation Residential Zoning District is intended to provide a rural cluster zoning for the purposes of permanent conservation of protected open space within appropriate areas of the County. The district is designed to require preservation of the natural environment in order to facilitate a connected open space and trail network between the Rural and Development Areas, land for farming purposes, passive recreation, preservation of bucolic viewsheds, and other uses that further the Rural Area Vision. The intent is to cluster residential development toward specific areas as identified in the Comprehensive Plan and allow access to public sewer, for the purpose of preserving and connecting open spaces, connecting trail and passive recreation networks, and preserving farmland.
2. The CR-3 zoning district implements the Conservation Residential classification in the Comprehensive Plan. It is intended to be implemented only in areas designated Conservation Residential with a rural character of Agriculture and Forest as shown on the Rural Character Area Map in the Comprehensive Plan

To incentivize clustering, the permitted density is one dwelling per three acres, inclusive of environmental resource areas, with no single lot being less than one acre. The open space requirement is 60 percent. Open space shall be placed in a permanent conservation easement, permanent open-space easement, or other appropriate permanent easement protecting the open space. Easement terms may permit passive recreation, forest, farming and agricultural activities, and similar uses.

Extension(s) of public sewer in the Rural Area are permitted only through a CR-3 Conservation Residential rezoning and in areas designated as Residential Conservation on the Long-Range Land Use Plan.

Sec. 32-302.32. - Uses Permitted by Right – Residential Lots

1. On lots two acres or greater, Agritourism and Arts activities, as allowed and defined in this chapter.
2. Group home, as defined by Code of Virginia, § 15.2-2291, including group residences for ambulatory elderly persons, whether or not special accommodations are required, but shall not include nursing homes or hospitals.
3. Home employment, subject to standards in county code section 32-300.16.
4. Home occupation, subject to standards in county code section 32-300.07.2.
5. Home sales office, subject to standards in county code section 32-300.07.1.
6. Noncommercial keeping or breeding of exotic birds and miniature animals (other than dogs), pursuant to the standards of county code section 32-300.02.8.
7. Keeping of domestic fowl, subject to the provisions of the Domestic Fowl Overlay District county code 32-508.01 et seq.
8. Single-family dwelling (one per lot).

Sec. 32-302.33. - Special Uses – Residential Lots

Prince William County Conservation Residential District

1. Adaptive reuse of a historic building, subject to the standards of county code section 32-300.07.11.
2. Agritourism and Arts activities, that do not meet the performance standards of the Arts and Agritourism Overlay District of this chapter.
3. Bed and breakfast, subject to the standards of county code section 32-300.15.
4. Commercial kennels.
5. Recovery home, subject to the standards of county code section 32-300.07.9.
6. Rural home business, subject to the standards of county code section 32-300.14.

Sec. 32-302.34. - Uses Permitted by Right – Open Space Parcels

1. Except for the keeping of domestic fowl as regulated in Part 508 of this chapter, agricultural uses, the keeping of livestock, fishery uses, farm wineries and breweries with limited brewery licenses in accordance with county code section 32-300.07.10, on lots two acres or greater. For lots principally used for agricultural purposes, the limits on the number of horses and other domestic equines provided in subsection 32-300.02.6. shall not apply for lots ten acres or larger in size. Accessory structures such as, but not limited to, barns, sheds, and stables shall be permitted as required for bona fide agricultural uses.
2. Agritourism uses.
3. Passive recreation.
4. Open space.
5. Adaptive reuse of a historic building, secondary to a permitted use, subject to the standards of county code section 32-300.07.11.

Sec. 32-302.35. - Development Standards

1. The minimum district size is 40 acres.
2. Minimum lot area is one acre provided the overall density does not exceed what is allowed under county code section 32-302.31.
3. Sixty percent (60%) of the rezoning area shall be preserved, undisturbed open space when existing forested areas are present, separate from the residential lots, which may include passive recreation uses such as trails and parks as well as permitted agricultural activities.
4. Lots may connect to public sewer.
5. Lots shall use an internal and connected road network to minimize independent driveway access points to the primary public road.
6. Pipestem lots are not permitted.
7. A minimum 50-foot type C buffer shall be provided along the perimeter of the cluster development, and existing vegetation shall remain protected and undisturbed within the buffer area and count toward the planting requirement.
8. The greatest amount of open space shall be located adjacent to the Agricultural and Estates designation of the Rural Area (or lowest density adjacent development, whichever is the least dense), connect to public parks, trails, or open space corridors, protect environmentally-sensitive land, and provide connections to other existing protected open space.

Prince William County Conservation Residential District

9. A permanent conservation easement, permanent open-space easement or other appropriate permanent easement shall be dedicated over the conservation or preservation area abutting the Rural Area which strictly prohibits crossing or traversing of utility easements for public sewer.
10. Lots shall have a minimum lot width of 100 feet or shall have at least 100 feet of width at the setback line and be served by a private road. Lots created after November 21, 1991, shall have access to a street via an exclusive and unobstructed easement not less than 18 feet in width unless served by a public or private road. If served by a private road, the following conditions shall be met:

(a) The road width and design shall comply with the Design and Construction Standards Manual.

(b) The road shall be used only to serve permitted CR-3 uses and the road right-of-way shall be zoned CR-3. When any such road is accepted by the state for permanent maintenance, the provisions of this subsection shall no longer apply, provided that such road is consistent with the Comprehensive Plan.

(c) Lots shall not have a depth greater than three times its width.

Sec. 32-302.36. - Setbacks

1. All buildings, including accessory structures, shall be set back at least 35 feet from the front lot line, all streets, all private access easements, and all rights-of-way.
2. On open space parcels greater than three acres, any agriculturally related accessory structure shall be located no closer than 35 feet from the right-of-way.
3. The minimum rear setback shall be 25 feet.
4. The minimum side setback shall be 15 feet.

Sec. 32-302.41. - CR-5 Conservation Residential District Agriculture and Forest Rural Character Area

1. Purpose and intent: The CR-5 Conservation Residential, Zoning District is intended to provide a rural cluster zoning for the purposes of permanent conservation of protected open space within appropriate areas of the County. The CR-5 district is designed to require preservation of the natural environment in order to facilitate a connected open space and trail network between the rural and development areas, land for farming purposes, passive recreation, preservation of bucolic viewsheds, and other uses that further the Rural Area vision. The intent is to cluster residential development toward specific areas as identified in the Comprehensive Plan and allow access to public sewer, for the purpose of preserving and connecting open spaces, connecting trail and passive recreation networks, and preserving farmland.
2. The CR-5 zoning district implements the Conservation Residential classification in the Comprehensive Plan. It is intended to be implemented only in areas designated

Prince William County Conservation Residential District

Conservation Residential with a rural character of Agriculture and Forest as shown on the Rural Character Area Map in the Comprehensive Plan.

To incentivize clustering, the permitted density is one dwelling per five acres, inclusive of environmental resource areas, with no single lot being less than one acre. The open space requirement is 60 percent. Open space shall be placed in a permanent conservation easement, permanent open-space easement, or other appropriate permanent easement protecting the open space. Easement terms may permit passive recreation, forest, farming and agricultural activities, and similar uses.

Extension(s) of public sewer in the Rural Area are permitted only through a CR-5 Conservation Residential rezoning and in areas designated as Conservation Residential on the Long-Range Land Use Plan.

Sec. 32-302.42. - Uses Permitted by Right – Residential Lots

1. On lots two acres or greater, Agritourism and Arts activities, as allowed and defined in this chapter.
2. Group home, as defined by Code of Virginia, § 15.2-2291, including group residences for ambulatory elderly persons, whether or not special accommodations are required, but shall not include nursing homes or hospitals.
3. Home employment, subject to standards in county code section 32-300.16.
4. Home occupation, subject to standards in county code section 32-300.07.2.
5. Home sales office, subject to standards in county code section 32-300.07.1.
6. Noncommercial keeping or breeding of exotic birds and miniature animals (other than dogs), pursuant to the standards of county code section 32-300.02.8.
7. Keeping of domestic fowl, subject to the provisions of the Domestic Fowl Overlay District county code section 32-508.01 et seq.
8. Single-family dwelling (one per lot).

Sec. 32-302.43. - Special Uses – Residential Lots

1. Adaptive reuse of a historic building, subject to the standards of county code section 32-300.07.11.
2. Agritourism and Arts activities, that do not meet the performance standards of the Arts and Agritourism Overlay District of this chapter.
3. Bed and breakfast, subject to the standards of county code section 32-300.15.
4. Commercial kennels.
5. Recovery home, subject to the standards of county code section 32-300.07.9.
6. Rural home business, subject to the standards of county code section 32-300.14.

Sec. 32-302.44. - Uses Permitted by Right – Open Space Parcels

Prince William County Conservation Residential District

1. Except for the keeping of domestic fowl as regulated in Part 508 of this chapter, agricultural uses, the keeping of livestock, fishery uses, farm wineries and breweries with limited brewery licenses in accordance with county code section 32-300.07.10, on lots two acres or greater. For lots principally used for agricultural purposes, the limits on the number of horses and other domestic equines provided in county code section 32-300.02.6. shall not apply for lots ten acres or larger in size. Accessory structures such as, but not limited to, barns, sheds, and stables shall be permitted as required for bona fide agricultural uses.
2. Agritourism uses.
3. Passive recreation.
4. Open space.
5. Adaptive reuse of a historic building, secondary to a permitted use, subject to the standards of county code section 32-300.07.11.

Sec. 32-302.45. - Development Standards

1. The minimum district size is 40 acres.
2. Minimum lot area is one acre provided the overall density does not exceed what is allowed under county code section 32-302.41.
3. Sixty percent (60%) of the rezoning area shall be preserved, undisturbed open space when existing forested areas are present, separate from the residential lots, which may include passive recreation uses such as trails and parks as well as permitted agricultural activities.
4. Lots may connect to public sewer.
5. Lots shall use an internal and connected road network to minimize independent driveway access points to the primary public road.
6. Pipestem lots are not permitted.
7. A minimum 50-foot type C buffer shall be provided along the perimeter of the cluster development, and existing vegetation shall remain protected and undisturbed within the buffer area and count toward the planting requirement.
8. The greatest amount of open space shall be located adjacent to the Agricultural and Estates designation of the Rural Area (or lowest density adjacent development, whichever is the least dense), connect to public parks, trails, or open space corridors, protect environmentally-sensitive land, and provide connections to other existing protected open space.
9. A permanent conservation easement, permanent open-space easement or other appropriate permanent easement shall be dedicated over the conservation or preservation area abutting the Rural Area which strictly prohibits crossing or traversing of utility easements for public sewer.
10. Lots shall have a minimum lot width of 100 feet or shall have at least 100 feet of width at the setback line and be served by a private road. Lots created after November 21, 1991, shall

Prince William County Conservation Residential District

have access to a street via an exclusive and unobstructed easement not less than 18 feet in width unless served by a public or private road. If served by a private road, the following conditions shall be met:

(a) The road width and design shall comply with the Design and Construction Standards Manual.

(b) The road shall be used only to serve permitted CR-5 uses and the road right-of-way shall be zoned CR-5. When any such road is accepted by the state for permanent maintenance, the provisions of this subsection shall no longer apply, provided that such road is consistent with the Comprehensive Plan.

(c) Lots shall not have a depth greater than three times its width.

Sec. 32-302.46. - Setbacks

1. All buildings, including accessory structures, shall be set back at least 35 feet from the front lot line, all streets, all private access easements, and all rights-of-way.
2. On open space parcels greater than three acres, any agriculturally related accessory structure shall be located no closer than 35 feet from the right-of-way.
3. The minimum rear setback shall be 25 feet.



STAFF REPORT

BOCS Meeting Date:	May 4, 2021
Agenda Title:	Zoning Text Amendment #DPA2017-00009, Conservation Residential
District Impact:	Countywide
Requested Action:	Adopt Zoning Text Amendment #DPA2017-00009, Conservation Residential.
Department:	Planning Office
Staff Lead:	Parag Agrawal, AICP

EXECUTIVE SUMMARY

This is a request to create a two (2) new Conservation Residential zoning districts: CR-3 and CR-5.

The CR, Conservation Residential Zoning Districts, are intended to directly implement new policies and action strategies identified in Comprehensive Plan Amendment #CPA2018-00009 and will complement and supplement existing Comprehensive Plan policies, land use regulations, resource protection efforts, and open space acquisition programs. It encourages residential density where it can best be accommodated with the least impact on the natural environment and public services by:

- Providing a predictable incentive process for property owners of rural and agricultural land to preserve lands with a public benefit;
- Implementing the Comprehensive Plan by directing residential land uses to appropriate areas; and
- Providing property owners with alternative development options that are environmentally sensitive and support County wide goals for the permanent protection and preservation of agricultural or forestal lands, passive recreation, or open space.

More tools are needed in the Rural Area land preservation and land development toolboxes, to give more choices and options to permanently protect and preserve open space in the County.

It is the recommendation of staff that the Prince William Board of County Supervisors (Board) approve Zoning Text Amendment #DPA2017-00009, Conservation Residential, contingent upon the approval of Comprehensive Plan Amendment #CPA2018-00009.

The Planning Commission recommended denial of Zoning Text Amendment #DPA2017-00009, Conservation Residential, to the Board, and the Planning Commission also recommended denial of Comprehensive Plan Amendment #CPA2018-00009 of which this case is contingent upon.

BACKGROUND

- A. Purpose of the Zoning Ordinance - Under Section 15.2-2283 of the Code of Virginia, the zoning ordinances shall be for the general purpose of promoting the health, safety, or general welfare of the public.
- B. Rural Preservation Study - On July 8, 2014, through Directive (DIR) 14-82, the Board directed staff to review the Zoning Ordinance to implement some of the recommendations of the Rural Preservation Study. The purpose of the rural preservation study was to provide an overview of the County's rural preservation policies and an evaluation of their effectiveness; identify additional rural preservation tools that may be appropriate and effective; and make recommendations regarding possible amendments to the County's land use planning policies. The study was completed and presented to the Board on May 6, 2014. Several of the study's recommendations relate directly to elements of the Comprehensive Plan (e.g., land use, open space, infrastructure, etc.).
- C. Comprehensive Plan - Numerous existing long-range policies call for the review and development of policies to support the County's open space, environmental, and land use policies. (Open Space Policy 4, Open Space Policy 5, Environment Policy 3, Long Range Land Use Policy 2).
- D. Sewer Policy - As established in #CPA2018-00009, it might be appropriate to extend sewer to meet other goals of the comprehensive plan such as environmental protection, watershed protection, or agricultural preservation. CR, Conservation Residential zoning districts would directly implement the Conservation Residential Long-Range Land Use designation. Conservation Residential designated areas in the Comprehensive Plan are shown to be appropriate areas for public sewer extension.
- E. Current Zoning Ordinance Language - The current Zoning Ordinance provides for Rural Cluster Developments (County Code Sec. 32-300.40) on A-1 properties; however, it is underutilized, and the Board initiated a Zoning Text Amendment to amend the rural cluster development standard to make it more viable for the purpose of permanently protecting land from being developed. The Conservation Residential zoning district, as designed, offers a new and alternative way for rural clustering. It provides alternative development options/opportunities for the County to support conservation and preservation in the Rural Area. This tool would provide an opportunity to permanently preserve open space and farmland in areas that would not have otherwise occurred in the Rural Area.
- F. Proposed Recommendations - The Board directed the Planning Office to bring forward recommendations from the Rural Preservation Study (2014). The first recommendation of the Study was to adopt a vision. Additional recommendations of the 2014 Rural Preservation Study include implementing (existing) policies to incentivize and encourage land preservation through Purchase of Development Rights (PDR), Transfer of Development Rights (TDR), rural cluster with dedication of permanent conservation, open-space, or other appropriate easements, and policies

aimed at studying and stimulating a rural economy. Staff prepared and posted on the Planning Office webpage a draft document and associated draft language entitled, "Summary of Staff Recommendation: Rural Preservation," dated September 17, 2019.

- G. Purpose and Intent of the Conservation Residential Districts: CR-3 and CR-5 – These zoning districts are intended to provide a rural cluster zoning for the purposes of permanent conservation of protected open space within appropriate areas of the County. The district is designed to require preservation of the natural environment in order to facilitate a connected open space and trail network between the rural and development areas, land for farming purposes, passive recreation, preservation of bucolic viewsheds, and other uses deemed to further the Rural Area Vision.
- H. Major Points of Proposed Text Language – The intent is to provide for rural cluster residential development toward specific areas as identified in the Comprehensive Plan and allow access to public sewer, for the purpose of preserving and connecting open spaces, connecting trail and passive recreation networks, and preserving farmland. In an Agriculture and Forest Rural Character Area the of the Comprehensive Plan, the CR-5 zoning district should be utilized. The maximum density of the CR-5 zoning district is one dwelling unit per five (5) acres. In the Estate and Subdivision, the CR-3 zoning district should be utilized. The maximum density of the CR-3 zoning district is one (1) dwelling unit per three (3) acres. The open space requirement is 60%, placed in a permanent conservation easement, permanent open-space easement, or other appropriate permanent easement. The minimum district size for both districts is forty (40) acres.

CURRENT SITUATION

- A. Initiation of Comprehensive Update – Under Section 15.2-2229 of the Virginia Code, the Board may consider amendments to the Comprehensive Plan. On August 3, 2016, the Board approved the proposed scope of work for comprehensive plan amendments which included incorporating recommendations from existing studies such as the Rural Preservations Study. (Res. No. 16-647)
- B. Comprehensive Plan Update Community Conversations – The Planning Office held a series of Community Conversations public meetings on the Comprehensive Plan Update. The meetings were held on October 30, 2018, November 13, 2018, and November 14, 2018. Opportunities for feedback on the development of the Rural Area Plan, along with other elements of the Comprehensive Plan, were made available through direct feedback to staff members and through use of a mobile application designed specifically for public engagement related to the Comprehensive Plan update.

- C. Community Engagement Sessions – The Planning Office held a series of Community Engagement public meetings on the Rural Area Plan. The meetings were held on June 24, 2019, July 30, 2019, and September 24, 2019, to gather stakeholder ideas and thoughts on the Rural Area and to distribute information and answer questions regarding the staff recommendations for rural preservation.

The stakeholders represented a large cross-section of groups with varying interests in the rural policies of Prince William County and provided a broad perspective on the many issues the County faces with planning for rural preservation.

- D. Proposed language – Draft language for the CR, Conservation Residential zoning districts and corresponding map amendment identifying the four (4) conservation residential areas included as part of #CPA2018-00009, was published on the project website on September 17, 2019, and notifications were sent to all who subscribe to PWC Alerts.

A project website was developed and maintained by the Planning Office throughout the project. This website included all project information including meeting materials, maps, survey results, presentations, etc. Notification of the public meetings was provided on the project website, the County's homepage, and through newspaper advertising.

- E. Planning Commission Work Session and Public Meeting – The Planning Commission held work sessions on the proposed language on October 23, 2019, November 13, 2019, and December 2, 2020.
- F. Planning Commission Public Hearing – A public hearing before the Planning Commission was properly advertised and held on March 17, 2021. The Planning Commission recommended denial Zoning Text Amendment #DPA2016-00007, Conservation Residential.

STAFF RECOMMENDATION

The Planning Office recommends approval of Zoning Text Amendment #DPA2016-00007, Conservation Residential, contingent upon approval of #CPA2018-00009, for the following reasons:

- The CR-3 and CR-5 zoning districts are intended to implement the Conservation Residential Long-Range Land Use designation.
- The CR-3 and CR-5 zoning districts complement and supplement existing Comprehensive Plan policies, land use regulations, resource protection efforts, and open space acquisition programs.
- The CR-3 and CR-5 zoning districts incentivizes clustering to ensure 60% of properties are permanently conserved.

- The CR-3 and CR-5 zoning districts are designed to preserve the natural environment, provide avenues for connected open space and trail network, land for farming purposes, passive recreation, preservation of bucolic viewsheds, and other uses deemed to further the Rural Area vision.

Community Input

As required by Section 15.2-2204, Code of Virginia, notice of the Zoning Text Amendment has been advertised and the proposed amendment has been published on the Prince William County government web site and has been available in the Planning Office. The Planning Office also received feedback during public meetings held June 24, 2019, July 30, 2019, and September 24, 2019.

The Planning Office has received hundreds of emails (reflected in a 281-page spread sheet posted on the webpage) and received feedback through response cards which were completed by participants at the July 30, 2019, Community Feedback meeting. Copies of the responses received are located on our web page, <https://www.pwcgov.org/government/dept/planning/Pages/Rural-Area-Plan.aspx>.

The comments ranged from strongly agree to strongly disagree where some residents confirmed their desire for no change to current rural policy while others supported a wholesale adoption of the Rural Preservation Study Recommendations. There was significant feedback for “no change” to the rural policies. Additionally, a majority of participants did not support the CR, Conservation Residential zoning text amendment.

Legal Issues

Legal issues, if any, are appropriately addressed through the County Attorney’s Office.

Timing

There is no time requirement for the Board of County Supervisors to take action on this zoning text amendments.

STAFF CONTACT INFORMATION

Alexander Stanley | (703) 792-7359
AStanley@pwcgov.org

ATTACHMENTS

- Area Maps (As shown in #CPA2018-00009, Rural Preservation)
- Staff Analysis
- BOCS Initiating Resolution
- PC Resolution

Long Range Land Use Map

PRINCE WILLIAM COUNTY 2008 Comprehensive Plan Long-Range Land Use Plan

Published April 8, 2021



Land Use Classifications

Urban Area	Semi-Rural Area
MTN Mass Transit Node	SRR Semi-Rural Residential
REC Regional Employment Center	Rural Area
RCC Regional Commercial Center	AE Agricultural or Estate
UMU Urban Mixed Use	CR Convenience Retail
URH Urban Residential High	CRes Conservation Residential
URM Urban Residential Medium	~ Rural Area Boundary
URL Urban Residential Low	Countywide
VMU Village Mixed Use	ER Environmental Resource
Suburban Area	CRHS County Registered Historic Site
FEC Flexible Employment Center	P&OS Parks and Open Space
EI Industrial Employment	POSA Parks and Open Space Active
CEC Community Employment Center	POSP Parks and Open Space Passive
GC General Commercial	PL Public Land
O Office	
NC Neighborhood Commercial	
SRH Suburban Residential High	
SRM Suburban Residential Medium	
SRL Suburban Residential Low	
RPC Residential Planned Community	

Land use designations may also be applied in portions of Commerce and Growth of Community outside of the Potomac River within Sector Plan.

Special Planning Areas

Marine Corps Base Quantico
Special Planning Area

Sector Plans

- Government Center*
- I-66 / Route 29
- Neabsco Creek Waterfront
- Nokesville
- Potomac Communities Study Areas
- Neabsco Mills
- Triangle

* See Sector Plan Land Use Map for greater detail

Centers

- Commerce
- Potomac Town Center
- Community
- Center Study Area
- Wellington
- Yorkshire

Small Area Plan

Land Use Classifications

- Small Area Plan Boundary
- CMU Community Mixed-Use
- HDN High-Density Neighborhood
- NMU Neighborhood Mixed-Use
- OMU Office Mixed-Use
- RC Residential Community
- SCH School (Public)
- SN Suburban Neighborhood
- TF Technology/Flex
- TC Town Center
- UN Urban Neighborhood

Small Area Plan Special Areas/Districts

- Arts & Entertainment District
- County Registered Historic Site
- Waterfront

Transfer of Development Rights

- TDR-S Sending Area
- TDR-D Receiving Area
- TDR-R Receiving Area

Map Key

- Agricultural and Forestal District
- State Line
- County Boundary
- City or Town
- Interstate Highway
- US Highway Route
- Virginia Highway Route
- County Route (Major)
- Local Street
- Railroad
- Water Features
- Manassas National Battlefield Park
- Marine Corps Base Quantico
- National Wildlife Refuge
- Prince William Forest Park
- Quantico National Cemetery



1 in = 5,280 ft

Scale in Feet

Scale in Miles

0 5,000 10,000 15,000 20,000 25,000

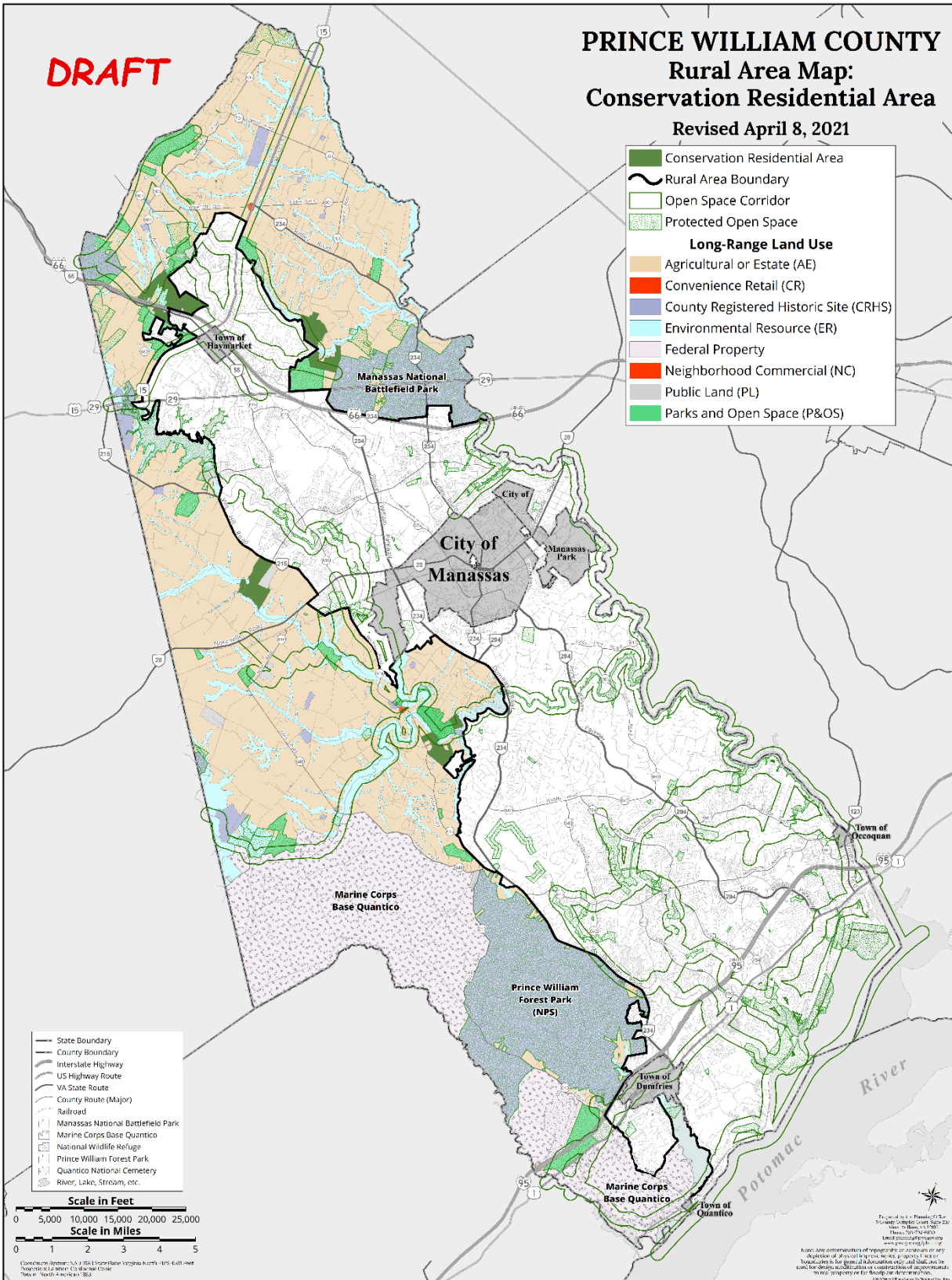
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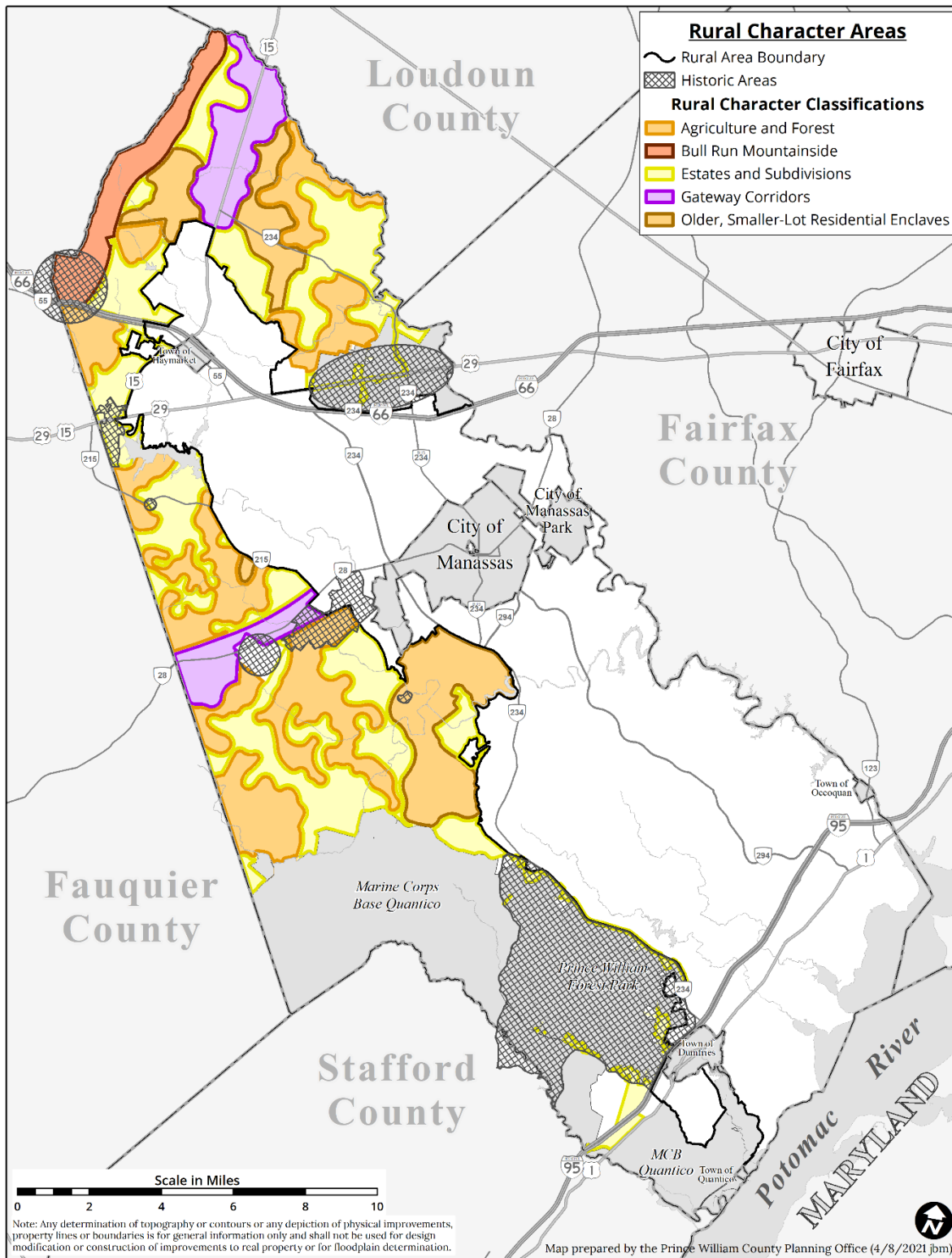
Source:
Board of County Supervisors Ordinance 10-05
Adopted February 2, 2010
Amended through 12/15/2020 CPA2017-00005 Resolution 20-852
1. Slivers under 1,000 square feet will be adjusted administratively.
2. This map cannot be interpreted separately from the Comprehensive Plan Text.

Prepared by: Prince William County Planning Office
2/2/2020
Prince William County
2/2/2020
www.pwcva.gov

Conservation Residential Area Map



Rural Character Area Map



Long-Range Land Use

The CR, Conservation Residential zoning districts are zoning tools intended to implement multiple policies and action strategies in #CPA2018-00009. (LR Policy 1 and 3) The CR-3 and CR-5 zoning districts incentivize the clustering of residential development to ensure the permanent preservation of open space. The CR-3 and CR-5 zoning districts incentivize clustering by allowing increased density and access to sewer.

Direct impacts in relation to specific rezonings will be address on a case-by-case basis at the time of rezoning. Staff is not recommending Board initiated rezonings to either Conervation Residential zoning district.

The following table summarizes the general changes in development potential as a result of replanning the four designated Conservation Residnetial Areas:

	Total Potential Acreage to be Developed	Potential Protected Open Space Acreage	Remaining Acreage to be Developed	By-Right Dwelling units	Maximum Potential Dwelling units	Difference
Agricultural and Forest	906	544	363	90	181	+91
Estates and Subdivisions	855	513	342	85	210	+125
Total	2,098	1,259	839	175	391	+216

*As of 2019

Environment

The CR, Conservation Residential zoning districts establish strict development standards to ensure the permanent protection of open space. Adoption and implementation of the CR zoning districts with help to achieve numerous existing Comprehensive Plan Policy Goals:Open Space Policy 4, Open Space Policy 5, and Environment Policy 3.

Sanitary Sewer

PS 1.2 Extension of public sewer into Conservation Residential areas are permitted through a Board approved Conservation Residential (CR) rezoning.

A Board approved Conservation Residential rezoning will allow sewer connection. Individual applicants will be responsible to bear the cost of onsite and offsite public sewer improvements necessary to their proposed developments and will be required to pay any and all fees associated with those connections.

Schools

Direct impacts to Prince William County Public Schools will be address at the time of rezoning. Below is a table of potential County-wide impact of the CR zoning districts should it be fully implemented.

Potential Level of Service Impact				
		By-Right Single Family Detached	Conervation Residential Single Family Detached	Difference
Dwelling Units Generated		175	391	+216
Students Generated	ES	49	108	+59
	MS	27	62	+35
	HS	39	89	+50
	Total	115	259	+144
Percentage of School Facility Needed	ES	5.2%	11.6%	+6.4%
	MS	1.8%	4.2%	+2.4%
	HS	1.5%	3.5%	+2%

Rural Area Plan Policies/Tools

The Rural Area Plan policies and tools are connected and interdependent. No individual policy can achieve the overall goals of the Rural Area Plan. The Rural Area Plan provides a suite of tools to help implement and achieve the policies of the the Rural Area Plan.

BOCS Initiating Resolution

MOTION: NOHE

September 20, 2016

SECOND: JENKINS

Regular Meeting

Res. No. 16-732

RE: INITIATE A ZONING TEXT AMENDMENT TO AMEND THE RURAL CLUSTER DEVELOPMENT REGULATIONS

ACTION: APPROVED

WHEREAS, in accordance with Sections 15.2-2285 and 15.2-2286 of the Code of Virginia, Ann., the Board of County Supervisors may amend the Zoning Ordinance whenever it determines that public necessity, convenience, general welfare and good zoning practice require such change; and

WHEREAS, in 1998, Prince William County's Comprehensive Plan was amended as such that the County was divided into two main areas: the Development Area and the Rural Area (also known as the Rural Crescent); and

WHEREAS, the Prince William County Rural Preservation Study was completed in 2014, the purpose of this study was to be able to review the County's current preservation policies, to determine the effectiveness of these policies, and to provide the Board of County Supervisors with recommendations on how to improve the County's land use planning policies in relation to preserving open spaces; and

WHEREAS, on July 8, 2014, Supervisor Nohe (DIR 14-82) requested that staff provide additional information regarding implementation of the Rural Preservation Study, review the Zoning Ordinance to look for opportunities to eliminate barriers or create new incentives for more rural economic development, look for remedies for farmers who raise and slaughter livestock specifically for religious events, and further investigate opportunities to purchase property development rights and how that relates to other elements of the Study's recommendations; and

WHEREAS, rural preservation is important in Prince William County to address loss of farmland, reduce sprawl and focus growth in the development area, encourage environmental preservation, protect the Prince William Forest and Manassas National Battlefield Park, protect Marine Corps Base Quantico's training mission, and protect historic and cultural resources; and

WHEREAS, the County has an existing voluntary rural cluster development provision which allows a maximum density of one dwelling for every ten acres in the A-1, Agricultural zoning district. The current rural cluster development method in the County allows a minimum lot size of three acres, a maximum lot size of five acres, and does not have a density bonus. Further, there is an open space requirement of fifty percent (50%). The cluster tool can be an effective tool, but is not heavily used in Prince William County; and

BOCS Initiating Resolution

September 20, 2016
Regular Meeting
Res. No. 16-732
Page Two

WHEREAS, the amendment would amend the rural cluster development provision in the Zoning Ordinance in order to make it more viable for the purpose of permanently protecting land from being developed; and

WHEREAS, this resolution will authorize the staff time and resources necessary for research, analysis and to conduct public hearings with the Planning Commission and the Board of County Supervisors; and

WHEREAS, amending the Zoning Ordinance for the above-referenced issue is required by public necessity, convenience, general welfare and good zoning practice, and is consistent with Section 15.2-2283 of the Code of Virginia, Ann.;

NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors does hereby initiate an amendment to the Prince William County Zoning Ordinance to amend the rural cluster development regulations.

Votes:

Ayes: Anderson, Caddigan, Jenkins, Nohe, Stewart

Nays: Lawson, Principi

Absent from Vote: None

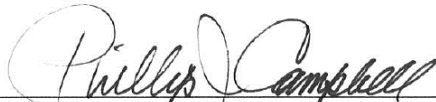
Absent from Meeting: Candland

For Information:

Planning Director

County Attorney

ATTEST: _____


Clerk to the Board

Planning Commission Resolution



Planning Commission

PLANNING COMMISSION RESOLUTION

MOTION: TAYLOR

March 17, 2021

SECOND: MCKAY

Regular Agenda

RES. No. 21-032

**RE: ZONING TEXT AMENDMENT #DPA2017-00009
CONSERVATION RESIDENTIAL
COUNTYWIDE**

ACTION: RECOMMEND DENIAL

WHEREAS, in accordance with Title 15.2-2285 of the Code of Virginia, Ann., the Board of County Supervisors may amend the Zoning Ordinance whenever it determines that public necessity, health, safety, convenience, general welfare and good zoning practice necessitate such change; and

WHEREAS, this is a request to create a two new Conservation Residential zoning district: CR-3 and CR-5; and

WHEREAS, this zoning text amendment to amend the Prince William County Zoning Ordinance to create a Conservation Residential District, which would allow rural cluster development, for the purpose of preserving and connecting open spaces, connecting trail and passive recreation networks, and preserving farmland; and

WHEREAS, by way of Resolution No. 16-732, the Board of County Supervisors initiated a zoning text amendment on September 20, 2016 to create amend the rural cluster development regulations; and

WHEREAS, amending the Zoning Ordinance related to conservation residential is required by public necessity, convenience, general welfare and good zoning practice and is consistent with the intent of Title 15.2-2283 of the Code of Virginia, Ann.; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on March 17, 2021, at which time public testimony was received and the merits of the above-referenced request were considered; and

WHEREAS, the Prince William County Planning Commission believes that public general welfare as well as good planning practices are served by the denial of this request; and

Planning Commission Resolution

March 17, 2021
Regular Meeting
RES. No. 21-032
Page 2

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission hereby recommends denial of Zoning Text Amendment #DPA2017-00009, Conservation Residential, on the regular agenda.

Votes:

Ayes: Berry, Fontanella, McKay, Milne, Moses-Nedd, Perry, Taylor

Nays: McPhail

Absent from Vote: None

Absent from Meeting: None

Abstain from Vote: None

MOTION CARRIED

Attest:



Robbyn Smith
Clerk to the Planning Commission



PRINCE WILLIAM
COUNTY

Items 14-B to 14-E

Rural Preservation Study Implementation

#CPA2018-00009, Rural Preservation

#DPA2017-00009, Conservation Residential

#DPA2017-00008, Transfer of Development Rights

#DPA2017-00007, Purchase of Development Rights

Parag Agrawal, AICP

May 4, 2021

Rural Preservation Study Implementation



#CPA2018-00009, Rural Preservation (Rural Area Plan)

- Initiated on August 3, 2016

#DPA2017-00009, Conservation Residential Zoning Districts (CR-3 and CR-5)

- Initiated on September 20, 2016

#DPA2017-00008, Transfer of Development Rights

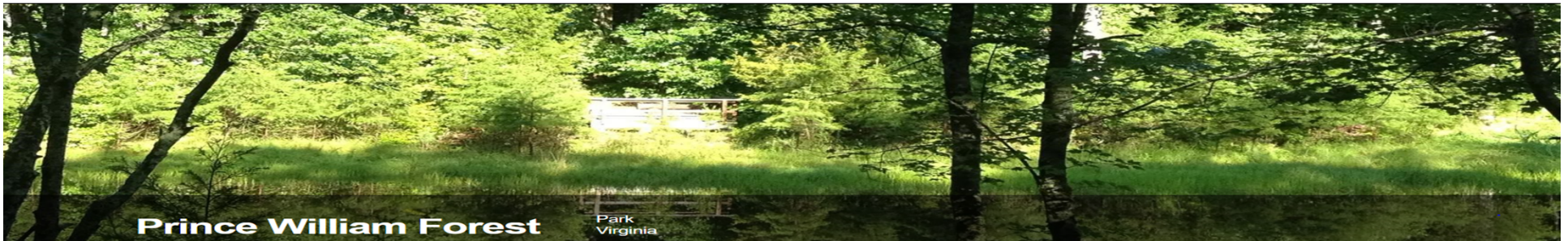
- Initiated on September 20, 2016

#DPA2017-00007, Purchase of Development Rights

- Initiated on September 20, 2016

#DPA2016-00007, Agritourism and Arts Overlay District

- Adopted on February 16, 2021

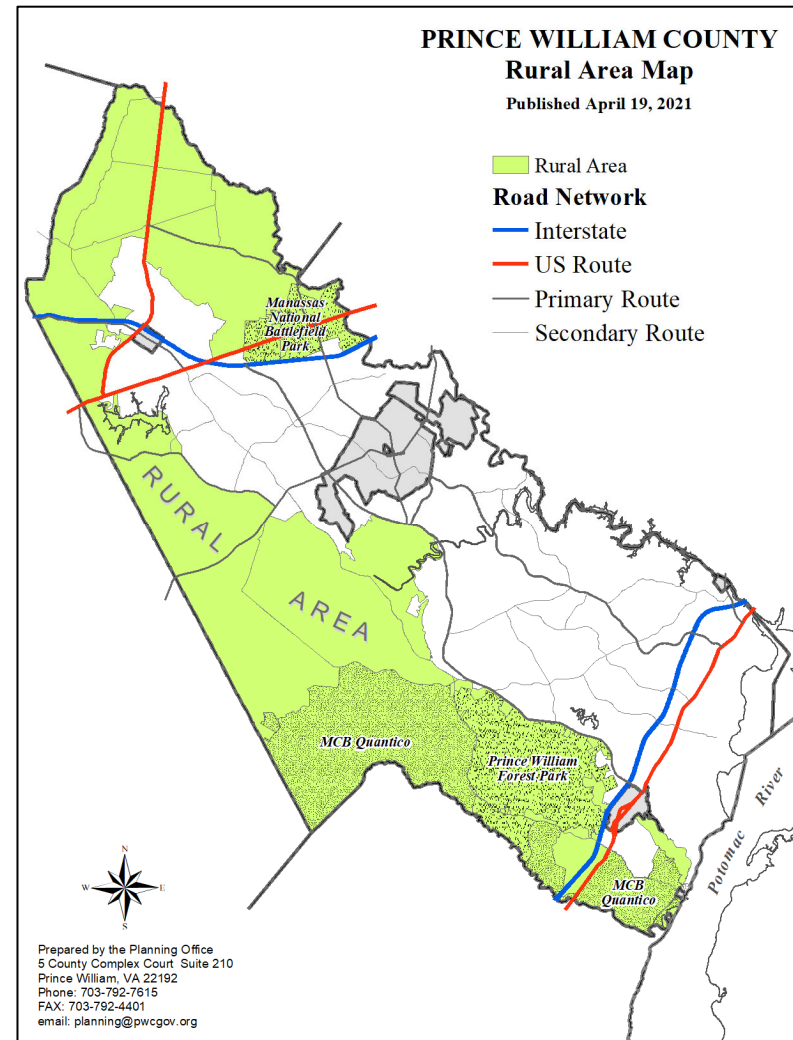


Prince William County Rural Area



2008 Comprehensive Plan:

The purpose of the Rural Area designation is to help preserve the County's agricultural economy and resources, the County's agricultural landscapes and cultural resources, the quality of the groundwater supply, and the open space and rural character presently found there. The Rural Area also protects Prince William Forest Park and Manassas National Battlefield Park County Registered Historic Sites, which serve as key anchor points within the Rural Area classification.



Prince William County Rural Area



Facts:

53 Percent (116,866 acres) of the County is in the Rural Area:

- National Forest
- Battlefields
- Quantico Marine Corps Base
- Private Properties

33 Percent (73,692 acres) of the County is non-federal and non-state land in the Rural Area.

Rural Area Population:

- Current Population: 35,000
- COG 2045 Projections: 38,465

Land Use Categories: Majority AE (ER, CRHS, P&OS)

Zoning Categories: Majority A1 (M1, SR1, SR5)



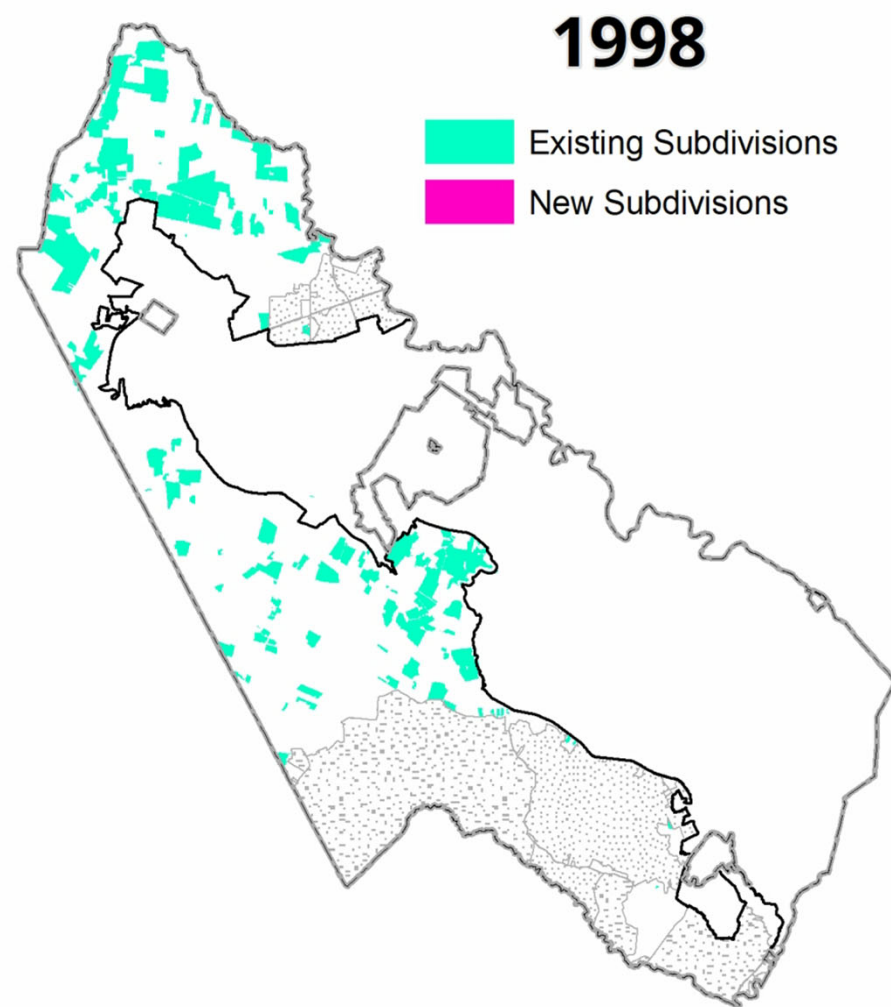
Prince William County Rural Area



Facts:

- 13,897 acres were subdivided into residential subdivisions (2009-2019)
- Approx. 17000 acres (20 acres +lots) of land is undeveloped (2020)
- Approx. 1700 new homes could be built based on existing policy (1 home/ 10 acre)
- Current projects = 100 homes/ year

Rural Area Subdivision Growth from 1998 through 2018



Map prepared by the PWC Planning Office (7/1/2019 rth)



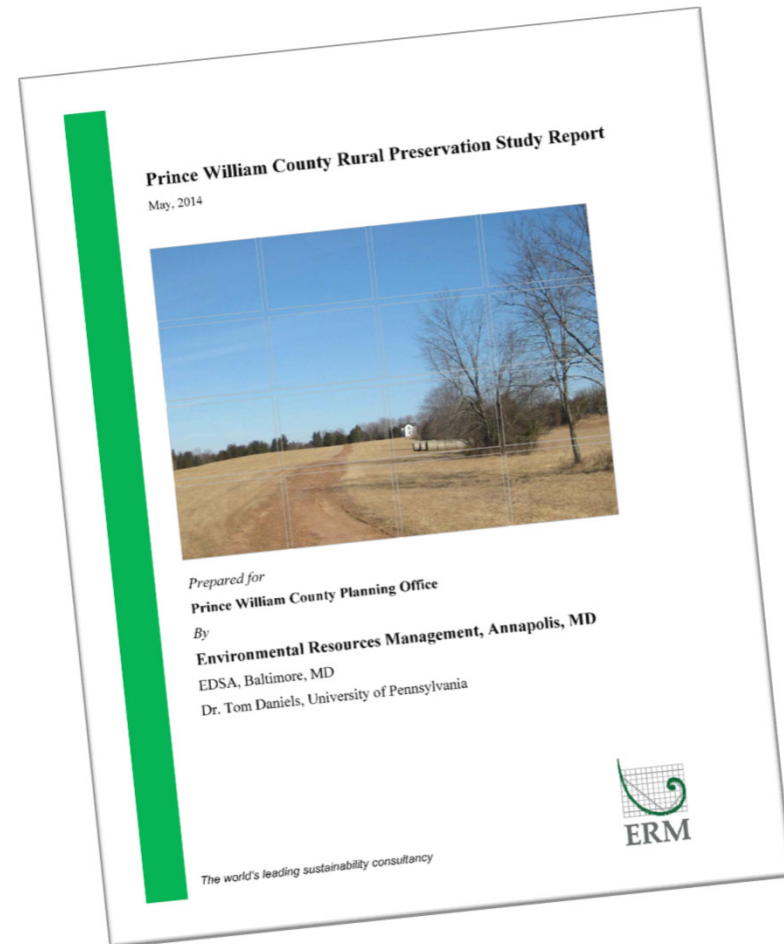
Background | Why We Are Here

Rural Area Preservation Study

- Presented in May of 2014
- Evaluated the effectiveness of current rural preservation policies
- Recommended new preservation tools

The BOCS directed the Planning Office to provide draft policies and ordinances to implement the

[Rural Area Preservation Study](#)



Rural Preservation Recommendations

The Board of County Supervisors directed the Planning Office to bring forward recommendations from the Rural Preservation Study. The five recommendations the Planning Office considered are:

1



Adopt the Rural Area Plan

- Adoption of a vision statement
- Recommendations for policies and action strategies
- The Rural Area Sector Plan including maps to support the other recommendations

2



Adopt a Purchase of Development Rights (PDR) Program

3



Adopt a Transfer of Development Rights (TDR) Program

4



Adopt a Agritourism & Arts Overlay District

5



Adopt a Conservation Residential Land Use Designation

- Designate appropriate areas of the Rural Area
- Zoning Text Amendment for a new zoning district: Conservation Residential.

APPROVED

Rural Preservation Plan Components



#CPA2018-00009, Rural Preservation (Rural Area Plan)

- **Vision Statement**

Preserves open space, environmental resources, and cultural resources; honors and respects property rights of county landowners; promotes availability of farmland (via easements) and agritourism

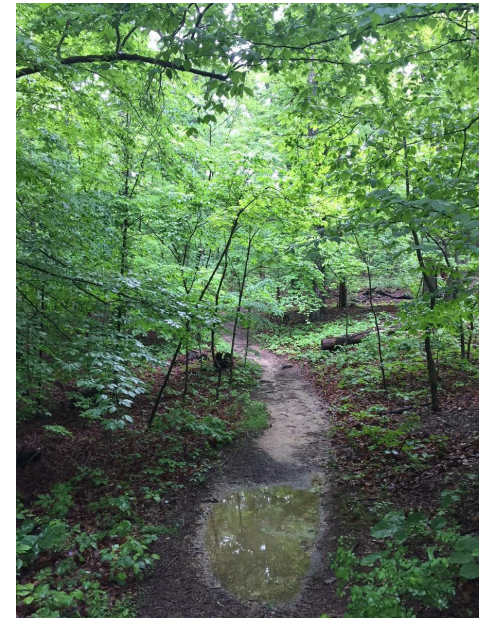
- **Rural Character Areas**

Rural character means a landscape dominated by or with a strong presence of rural elements; 5 primary character areas

- **Establishes policies and strategies**

(Rural Economic Development; Cultural Resources; Environment, Open Space and Recreation)

- **Amends Long Range Land Use Map**



Rural Preservation (Rural Area Plan)

#CPA2018-00009



Intent

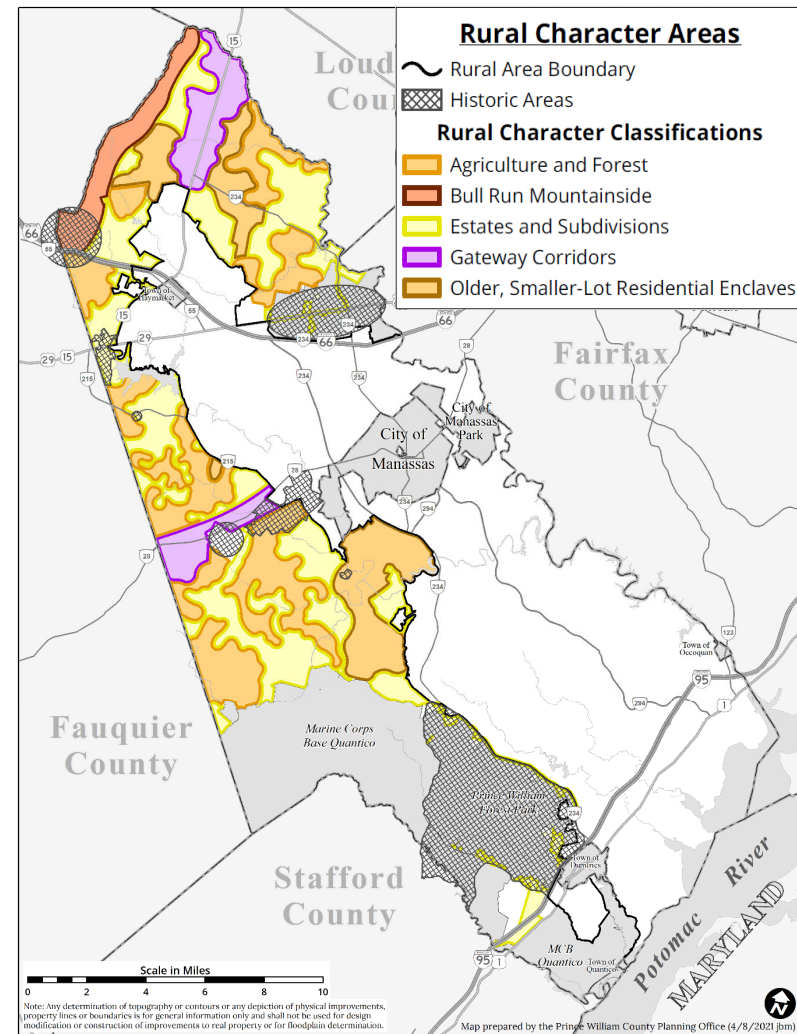
The intent of the Rural Area Plan is to provide policy guidance on uses and development within the Rural Area, including:

- Preservation tools
- Designate rural character areas
- Enhance rural economy
- Preservation of cultural resources and farmland

Rural Area Plan Maps

The CPA includes a new map and revisions to the Long-Range Land Use (LRLU) Map:

- Rural Character Area Map (NEW)
- TDR Sending and Receiving Areas (Addition to LRLU Map)
- Conservation Residential Areas (Addition to LRLU Map)



Rural Preservation Plan Components

#DPA2017-00009, Conservation Residential

Requires a rezoning, public hearings, and legislative approval

Two new zoning districts:

- CR-3 – One dwelling unit per three acres
- CR-5 – One dwelling unit per five acres

60% Open Space requirement

Public Sewer is permitted but not required



Conservation Residential Impact Summary

Existing Permitted Units	±175 units
Potential Additional Units	±216 units
Max. Units with CR Program	±391 units
Acres Conserved	±1000 acres

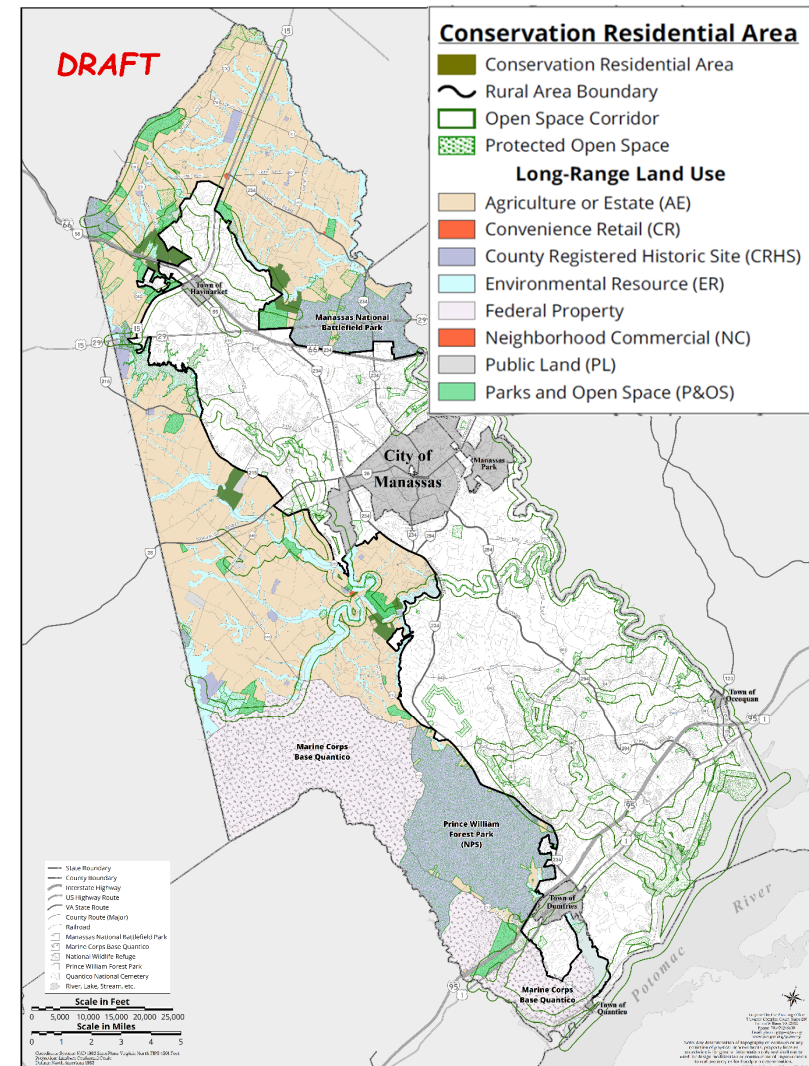
Conservation Residential (CR) #DPA2017-00009

Conservation Residential (CR)

Zoning districts encourage cluster development which will minimize impacts on the natural environment

Key Considerations

- Incentivizes preservation
- Creates permanent protected open space
- Directs development to appropriate areas
- Alternative development option



Rural Preservation Plan Components

#DPA2017-00008, Transfer of Development Rights

Private marketplace: Administered publicly

Sending Area Eligibility:

A-1 Property in Rural Area with more than 1 development right

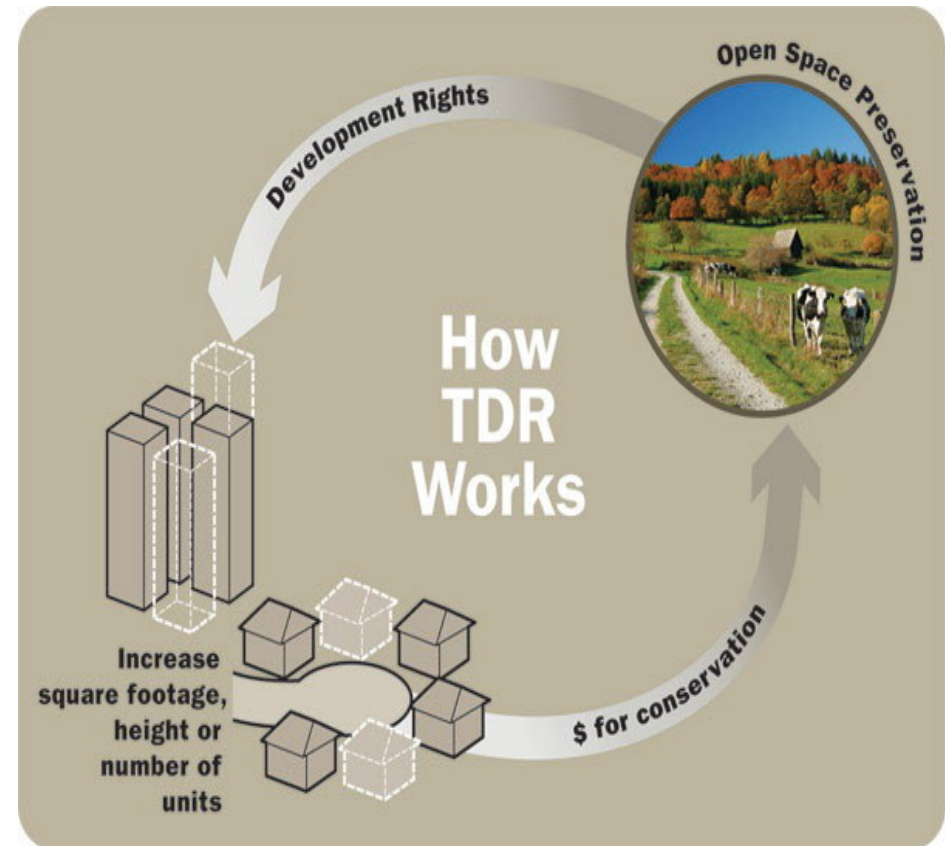
Receiving Area Eligibility:

Four areas in the Development Area:

- PMR Urban High development standard

Two areas in the Rural Area:

- CR development standard



Transfer of Development Rights (TDR)

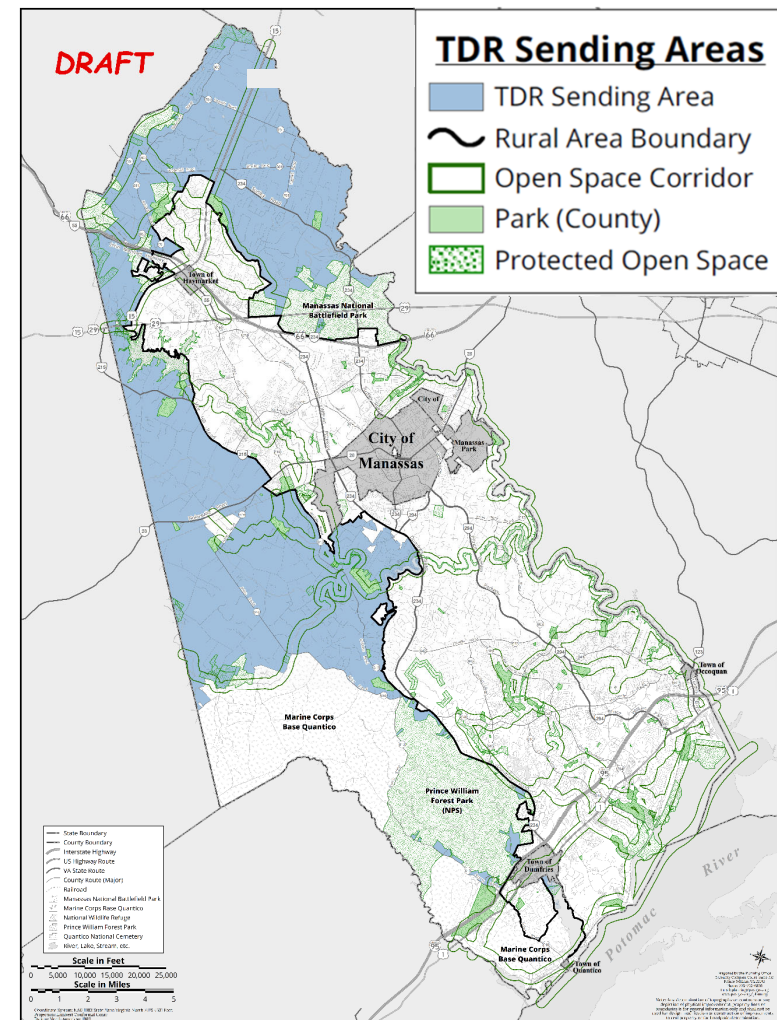
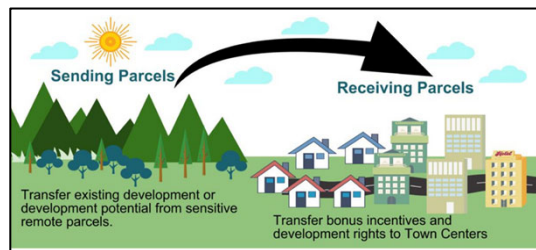
#DPA2017-00008

Transfer of Development Rights (TDR)

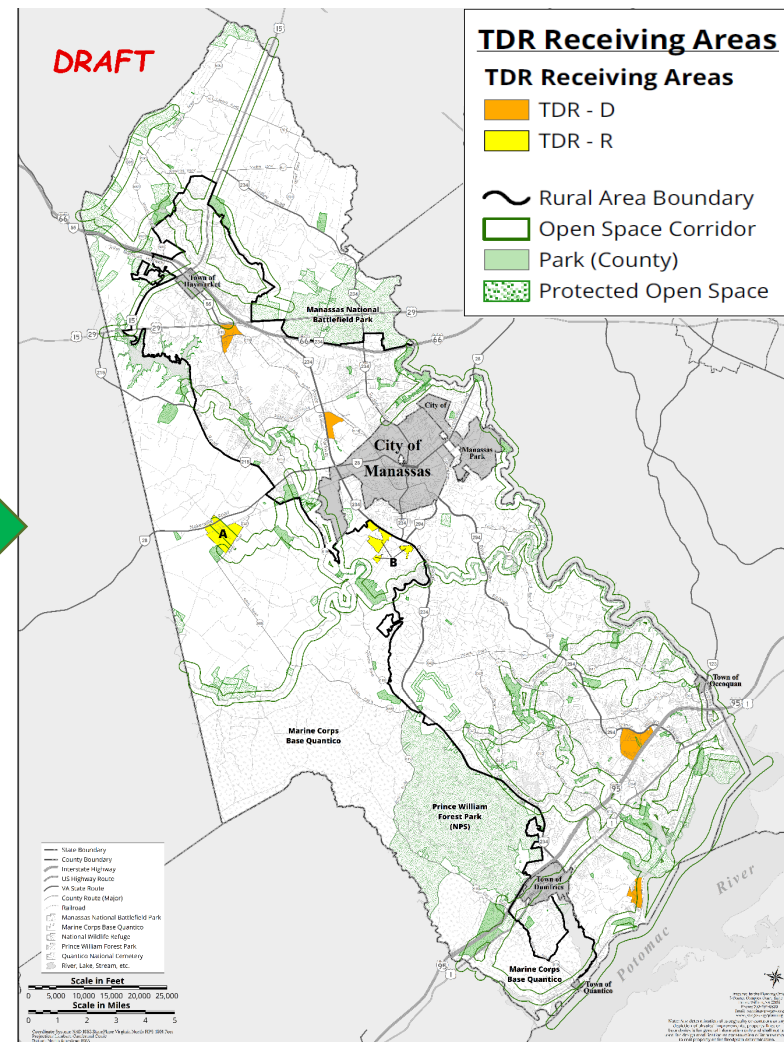
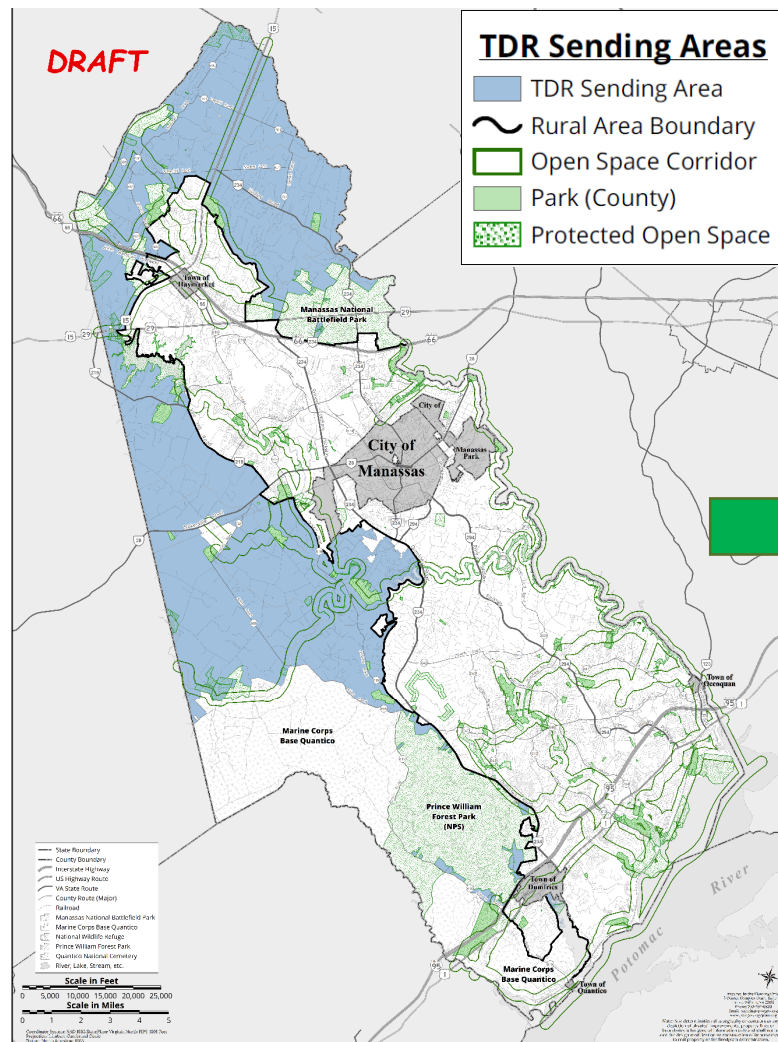
allows landowners to sever their residential development rights and **transfer** them to other areas of the County

Key Considerations

- Incentivizes preservation
- Creates permanent protected open space
- Directs development to appropriate areas
- Provides a review system ensuring timely processing



TDR Sending and Receiving Areas



Rural Preservation Plan Components



#DPA2017-00007, Purchase of Development Rights

Publicly Funded: Local, state and federal funds

Voluntary: Residents choose to conserve their land

Eligibility:

Properties located in Rural Area

20+ acres of undeveloped A-1 Property

(acreage requirements may be met with multiple contiguous properties)



Purchase of Development Rights (PDR) #DPA2017-00007



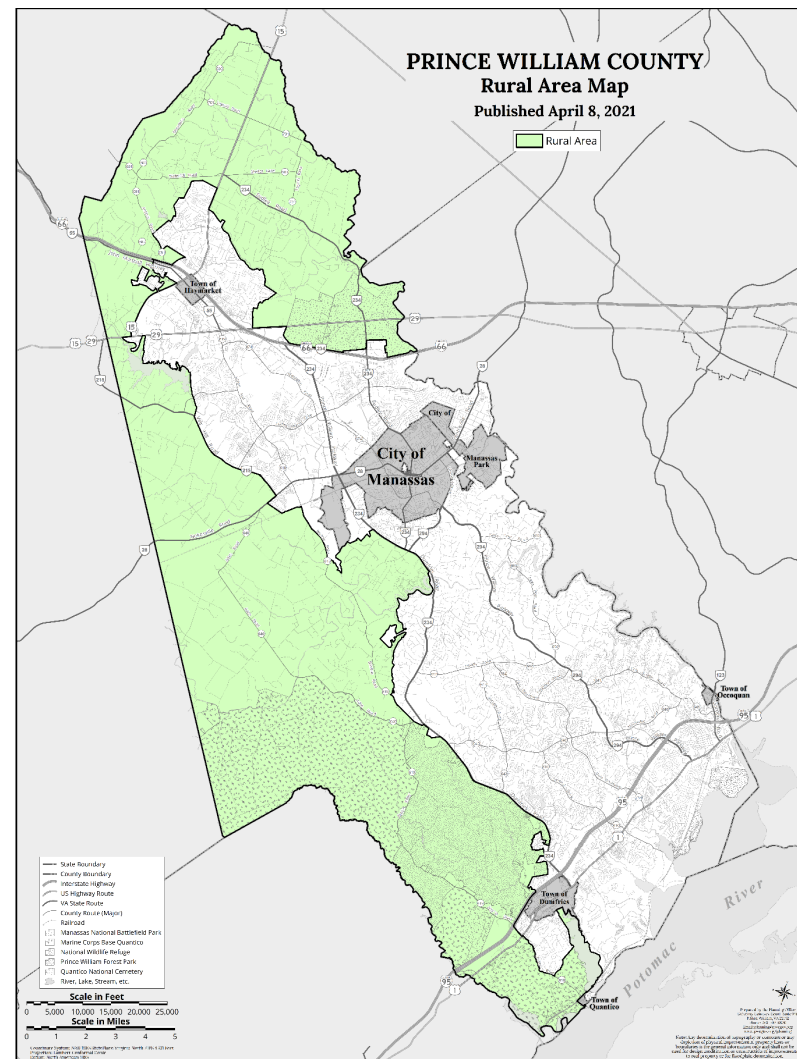
Purchase of Development Rights (PDR)

allows landowners to sever residential development rights to **permanently** conserve:

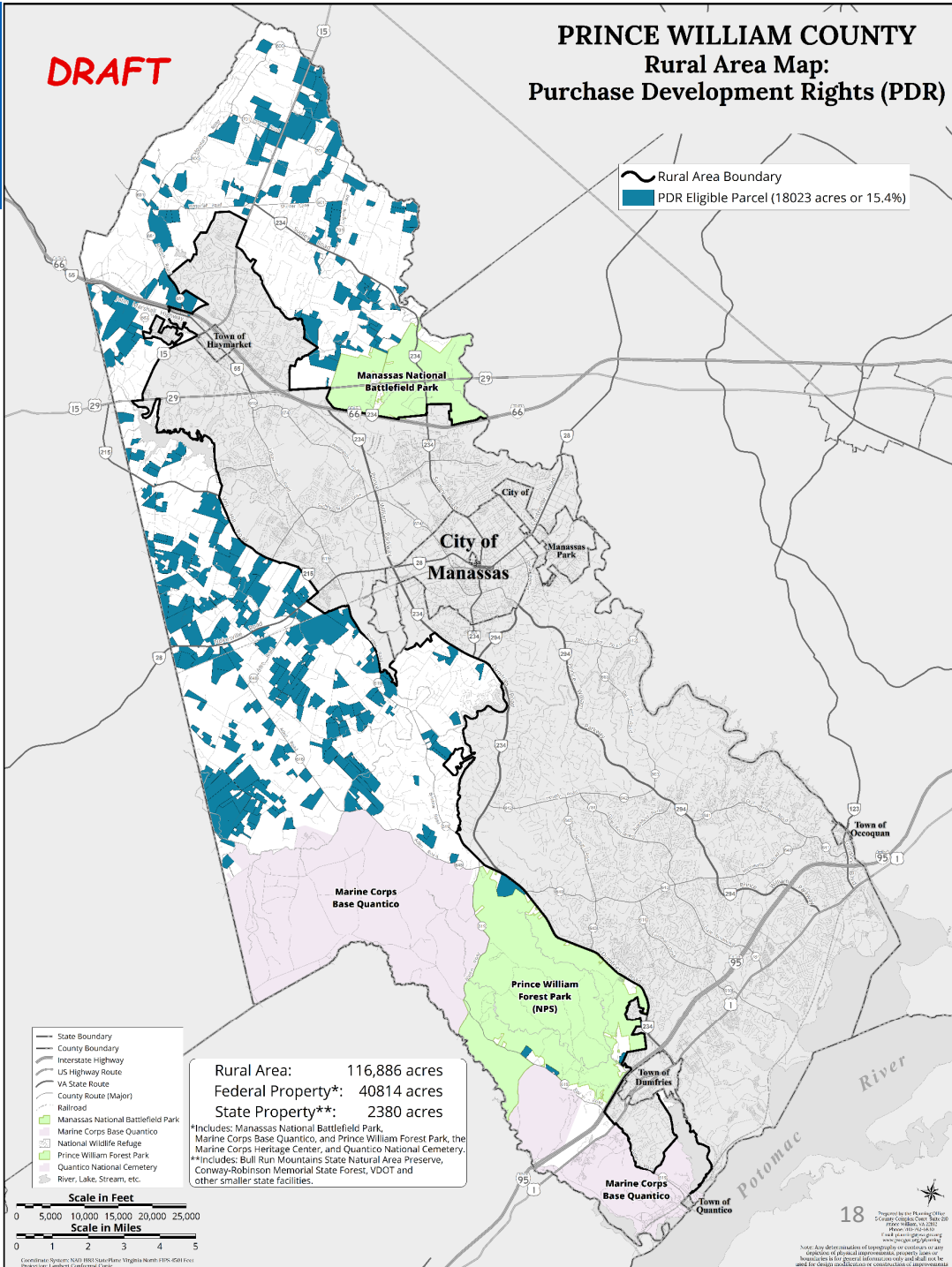
- Agricultural and forestry uses
- Rural open spaces
- Historic and cultural landscapes
- Natural and scenic resources

Key Considerations

- Voluntary program
- Includes properties no less than 20 acres (allows for multiple contiguous parcels)
- Creates permanent conservation easements
- Recommended with other preservation tools



PDR Eligible Properties



Examples of Existing PDR Programs

Funding can come from several places:

- Federal
- State
- Private grant programs



Locality*	Easements	Acres Protected	Local Funding	State PDR	Other	Total Funding	Cost per Easement	Cost Per Acres
Fauquier	14	4,013	\$2,716,145	\$2,133,900	\$100,000	\$4,955,046	\$353,585	\$1,234
Stafford	6	447	\$1,392,394	\$1,374,603	\$180,000	\$2,946,997	\$491,166	\$6,599
Albemarle	15	2,644	\$2,588,616	\$2,028,457	-	\$4,617,073	\$307,805	\$1,747
Virginia Beach	7	484	\$2,566,424	\$1,604,642	-	\$4,171,066	\$595,867	\$8,613

*Sample of similar/surrounding localities

Source: Office of Farmland Preservation (OFP) Annual Report

Public Participation

Community Engagement

The Planning Office held numerous public engagement sessions including:

- Three Community Conversations
- Three Community Engagement Sessions
- Three Planning Commission Work Sessions

Feedback

The Planning Office received feedback in the form of:

- Emails
- Comment Cards
- Mobile Application

Community Concerns ranged from strongly **agree** to strongly **disagree** with a significant feedback for “**no change**” to existing policies



Planning Commission Recommendation



Recommendation of Approval

[#DPA2017-00007, Purchase of Development Rights](#) with the following recommendations:

- Incorporate Planning Commission and citizen changes as deemed appropriate. Remove ambiguous statements and terminology. Publish and distribute revisions to the Planning Commission.
- Remove reference to Purchase of Development Rights areas and replace them with the “Rural Area as shown in the Comprehensive Plan”.
- The PDR Program administrator and Committee shall each have an extensive background in the Agricultural Industry.

Recommendation of Denial

The Planning Commission recommended Denial of:

[#CPA2018-00009, Rural Area Plan](#)

[#DPA2017-00009 Conservation Residential](#)

[#DPA2017-00008, Transfer of Development Rights](#)

- Concerns in implementing multiple programs.
- The County should evaluate the efficacy of a PDR program before implementing additional policies.

Staff Recommendation

1 Recommend Approval of
#DPA2017-00007, Purchase of Development Rights Program

2 The Planning Office
Recommends Approval of
Comprehensive Plan
Amendment #CPA2018-00009,
Rural Area Plan for the Following
Reasons:

- Establishes a new vision, goals, and action strategies to guide preservation tools
- Identifies special character areas recognizing the diverse makeup of the Rural Area

Contingent
upon approval
of CPA

3 Recommend Approval of
#DPA2017-00009 Conservation
Residential

4 Recommend Approval of
#DPA2017-00008, Transfer of
Development Rights Program