

MOTION:

**April 19, 2022
Regular Meeting
Res. No. 22-**

SECOND:

RE: ABANDON 0.25 MILES OF OLD NOKESVILLE ROAD (STATE ROUTE 780) - BRENTSVILLE MAGISTERIAL DISTRICT

ACTION:

WHEREAS, the owners of the parcels located at 11479, 11480, and 11500 Nokesville Road (Owners) that are adjacent to Old Nokesville Road (State Route 780) have petitioned the Prince William Board of County Supervisors (Board) to abandon 0.25 miles of Old Nokesville Road (State Route 780) located in the Brentsville Magisterial District; and

WHEREAS, the Owners intend to consolidate their parcels with the abandoned right-of-way of Old Nokesville Road (State Route 780) so that a more conforming entrance for development of their parcels can be provided opposite Golf Academy Drive; and

WHEREAS, Old Nokesville Road (State Route 780) was never used by the public. Its sole purpose was to provide access to the Owners' parcels that would otherwise be landlocked if the public right-of-way did not exist; and

WHEREAS, upon consolidation of the Owners' parcels and the abandoned right-of-way of Old Nokesville Road (State Route 780) there will no longer be a need for Old Nokesville Road (State Route 780) to serve as a public road as part of the secondary state highway system; and

WHEREAS, the Board authorized a Notice of Intent to Abandon this roadway on January 18, 2022, via Resolution Number (Res. No.) 22-020; and

WHEREAS, public notices of the Boards' intent to abandon this roadway were posted and published as prescribed by the terms of Section 33.2-909 of the Code of Virginia, 1950, as amended; and

WHEREAS, pursuant to Section 33.2-909 of the Code of Virginia, 1950, as amended, a notice of intent to abandon 0.25 miles of Old Nokesville Road (State Route 780) was sent to the Commissioner of Highways of the Virginia Department of Transportation; and

WHEREAS, the Prince William County Department of Transportation has provided the Board with a sketch dated January 18, 2022, depicting the changes in the secondary state highway system, which sketch is entitled Old Nokesville Road (State Route 780) Abandonment which is incorporated herein by reference; and

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WHEREAS, pursuant to Section 33.2-909(E) of the Code of Virginia, 1950, as amended, this segment of the highway is located within a residence district as defined in Section 46.2-100; the residence district, which is located in Prince William County, has a density of population exceeding 1,000 per square mile, any operation of this segment would constitute a threat to the public safety and welfare and alternate routes for use after abandonment of this segment of the highway are readily available; and

WHEREAS, the Board finds that this section of the secondary state highway system is no longer necessary for the uses of the secondary state highway system; and

WHEREAS, this segment of the highway will no longer serve the public convenience and the safety and welfare of the public would be served best by abandoning this section of the highway as part of the secondary state highway system;

NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors hereby abandons 0.25 miles of Old Nokesville Road (State Route 780) located in the Brentsville Magisterial District;

BE IT FURTHER RESOLVED that the Prince William Board of County Supervisors hereby requests that a certified copy of the resolution be forwarded to the Virginia Department of Transportation for any additional action that the Virginia Department of Transportation may deem necessary, or appropriate, to affect such abandonment.

ATTACHMENT: Sketch for Old Nokesville Road (State Route 780) Abandonment

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

ATTEST: _____
Clerk to the Board



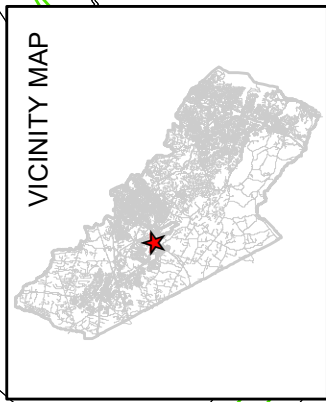
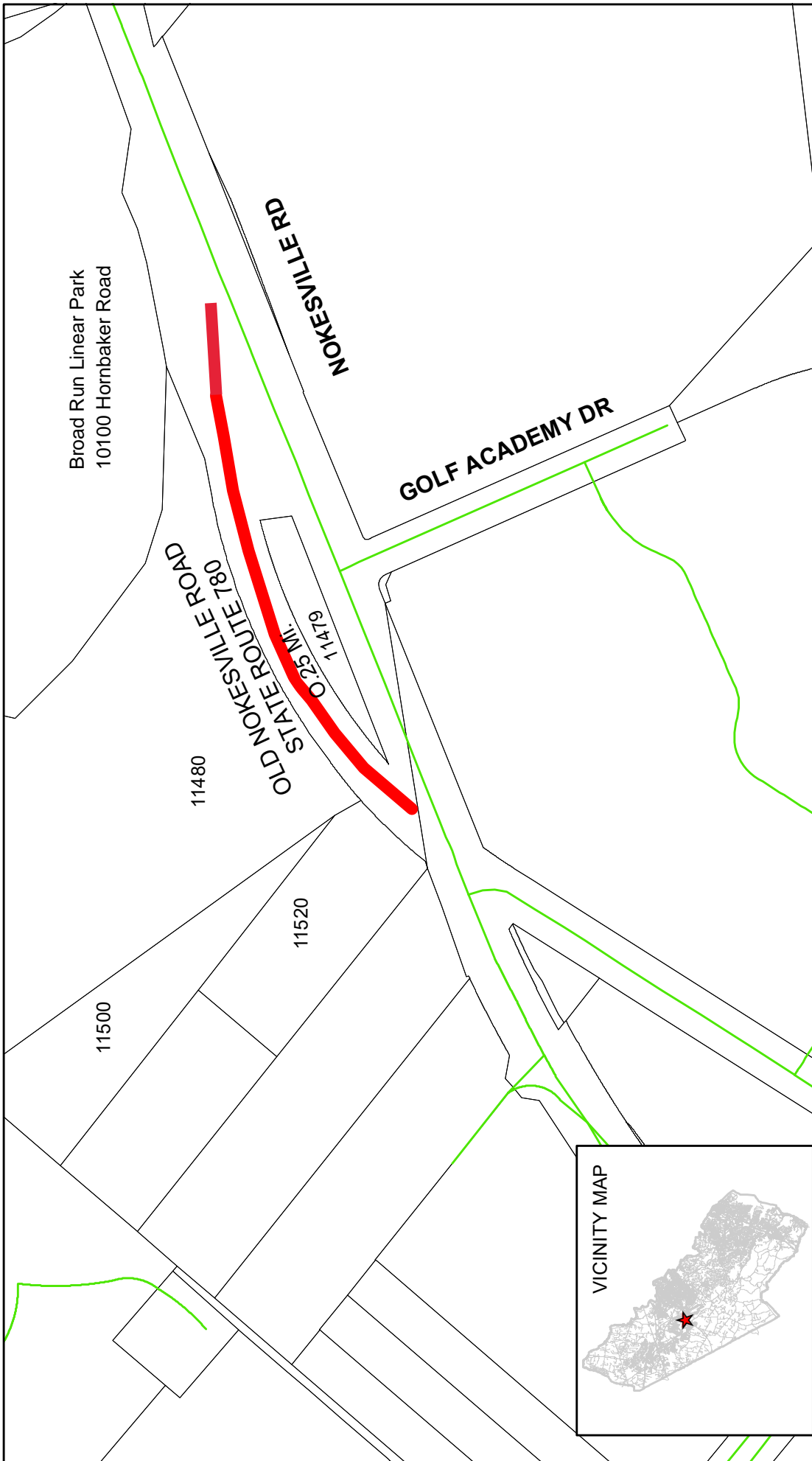
OLD NOKESVILLE RD (STATE ROUTE 780) ABANDONMENT

APRIL 19, 2022

ABANDONMENT IN MILES



DEPARTMENT OF TRANSPORTATION





STAFF REPORT

Board Meeting Date:	April 19, 2022
Agenda Title:	Abandon 0.25 Miles of Old Nokesville Road (State Route 780)
District Impact:	Brentsville Magisterial District
Requested Action:	Approve the abandonment of 0.25 miles of Old Nokesville Road.
Department / Agency Lead:	Department of Transportation
Staff Lead:	Ricardo Canizales, Director

EXECUTIVE SUMMARY

In the 1960s, the Virginia Department of Transportation (VDOT) reconstructed and realigned Nokesville Road (State Route 28) between Bristow Road and Broad Run tributary. Upon completion of the project, a 0.25-mile segment of the old alignment of Nokesville Road (State Route 28) was transferred from the Primary System to the Secondary System of State Highways. This segment was renumbered State Route 780 and renamed Old Nokesville Road.

VDOT has not maintained Old Nokesville Road (State Route 780) for over 30 years. It has been blocked by a fence and gated since the 1980s. Although not used by the public, it has provided an access to adjacent properties that would otherwise be landlocked if the public right-of-way did not exist.

In August 2021, the owners of the adjacent properties requested that Old Nokesville Road (State Route 780) be abandoned. The owners are interested in consolidating their properties with the abandoned right-of-way. As a result, there will no longer be a need to keep Old Nokesville Road (State Route 780) in the VDOT inventory of highways.

On January 19, 2022, the Prince William Board of County Supervisors (Board) gave authorization to issue notice of intent to abandon 0.25 miles of Old Nokesville Road (State Route 780). Public notices of the Board’s intent to abandon this roadway were posted and published as prescribed by the terms of Section 33.2-909 of the Code of Virginia, 1950 as amended.

It is the recommendation of County staff that the Board abandon 0.25 miles of Old Nokesville Road (State Route 780) in the Brentsville Magisterial District.

BACKGROUND

In the early 1960's, VDOT Project # 0028-076-102, C505, reconstructed and realigned Nokesville Road (State Route 28) between Bristow Road and Broad Run tributary. Upon completion of the project in 1964, a 0.25-mile segment of the old alignment of Nokesville Road (State Route 28) was transferred from the Primary System to the Secondary System. This segment was numbered Route 780 and renamed Old Nokesville Road.

Old Nokesville Road was not intended for use by the general public. Its sole purpose was to provide access to adjacent properties that would otherwise be landlocked if the public right-of-way did not exist. In the 1980s, the road was blocked to prevent dumping and has remained blocked to this date.

In August 2021, Michael Vanderpool of VF&N representing Mu-Del Properties, LLC; GBG Land; VRN Broad Run Overlook, LLC; Carr Parcel Holdings, LLC; Carr Land, LLC; and Furman Land, LLC, the owners of the adjacent properties located 11479, 11480, and 11500 Nokesville Road, requested that Prince William County initiate action to abandon the right-of-way of Old Nokesville Road (State Route 780). After the road is abandoned, they intend to consolidate their parcels with the abandoned right-of-way so that a more conforming entrance for development of their properties could be provided opposite Golf Academy Drive. The adjacent parcel owned by Route 28 Bristow, LLC, located at 11520 Nokesville Road has access to Route 28 and will not be landlocked upon abandonment. Route 28 Bristow, LLC, represented by Geary Rogers of Compton & Duling, is aware of this request. Broad Run Linear Park owned by Prince William County, has access to Hornbaker Road and will not be landlocked upon abandonment. As a result of consolidation, there will no longer be a need to keep Old Nokesville Road (State Route 780) in the VDOT inventory of highways.

A sketch has been drafted depicting the referenced road segment proposed to be abandoned.

STAFF RECOMMENDATION

It is the recommendation of County staff that the Board abandon 0.25 miles of Old Nokesville Road (State Route 780) in the Brentsville Magisterial District.

Service Level / Policy Impact

Authorizing a notice of intent to abandon a section of Old Nokesville Road (State Route 780) will have no impact on the County's Mobility Strategic Plan Goal.

Fiscal Impact

There are no financial costs to be incurred by the County in association with the abandonment of the referenced road segment.

Legal Impact

The Board has the authority to abandon the referenced road segment in compliance with Section 33.2-909 of the Code of Virginia of 1950, as amended.

STAFF CONTACT INFORMATION

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