

MOTION: PRINCIPI

**March 19, 2019
Regular Meeting
Res. No. 19-173**

SECOND: CANDLAND

**RE: REZONING #REZ2016-00022, RAY'S REGARDE – WOODBRIDGE
MAGISTERIAL DISTRICT**

ACTION: FAILED

WHEREAS, this is a request to rezone a ±55.59-acre property from A-1, Agricultural, R-4, Suburban Residential, and R-16, Urban Residential, to PMR, Planned Mixed Residential, to allow up to 325 residential units (townhouses and two-over-two units); and approve waivers, modifications, and the partial abandonment of Horner Road; and

WHEREAS, the subject property is located at the northeastern quadrant of the Interstate I-95/Prince William Parkway interchange; and

WHEREAS, the site is zoned A-1, R-4, and R-16; is designated SRH, Suburban Residential High, SRL, Suburban Residential Low, and ER, Environmental Resources, in the Comprehensive Plan; and is located in the Potomac Communities Revitalization Plan; and

WHEREAS, the Planning Commission, at its public hearing on December 19, 2018, recommended approval, as stated in Planning Commission Resolution Number 18-106; and

WHEREAS, the Planning Office recommends approval of this request; and

WHEREAS, a Board of County Supervisors' public hearing, duly advertised in a local newspaper for a period of two weeks, was held on March 19, 2019, and interested citizens were heard; and

WHEREAS, the Board of County Supervisors heard from numerous citizens speaking at the public hearing about their concerns, including but not limited to impacts on transportation facilities, schools, the environment, and stormwater management; and

WHEREAS, the Board of County Supervisors has given full consideration to the existing use and character of the property, the comprehensive plan, the suitability of the property for various uses, the trends of growth or change, the current and future requirements of the community as to land for various purposes as determined by population and economic studies and other studies, the transportation requirements of the community, the requirements for airports, housing, schools, parks, playgrounds, recreation areas, and other public services, the conservation of natural resources, the preservation of flood plains, the protection of life and property from impounding structure failures, the preservation of agricultural and forestal land, the conservation of properties and their values, and the encouragement of the most appropriate use of land throughout the County; and

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WHEREAS, after giving consideration to the factors above, as well as the purpose of the Prince William County Zoning Ordinance, as stated in Section 15.2-2283 of the Code of Virginia and Section 32-200.01 of the Prince William County Code, the Prince William Board of County Supervisors finds that public necessity, convenience, general welfare, and good zoning practice are served by the denial of the request;

NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors hereby denies Rezoning #REZ2016-00022, Ray's Regarde.

Votes:

Ayes: Caddigan, Candland, Principi

Nays: Anderson, Lawson, Nohe, Stewart

Absent from Vote: None

Absent from Meeting: None

For Information:

Planning Director

Peter M. Dolan, Esq.

Walsh, Colucci, Lubeley, Emrich & Walsh, PC

4310 Prince William Parkway, Suite 300

Woodbridge, VA 22192

ATTEST:

Andrea Madden

Clerk to the Board