

**MOTION: PRINCIPI**

**October 8, 2019  
Regular Meeting**

**SECOND: CADDIGAN**

**Res. No. 19-483**

**RE: COMPREHENSIVE PLAN AMENDMENT CPA2017-00007 NORTH WOODBRIDGE  
SMALL AREA PLAN**

**ACTION: APPROVED**

**WHEREAS**, this is a request to update the Potomac Communities Revitalization Plan, North Woodbridge Study Area; the small area plan provides greater emphasis on detailed planning, visioning, economic development, and design in order to develop a plan that represents the study area with its own character, vision, and implementation strategy; and

**WHEREAS**, the North Woodbridge Small Area Plan captures the elements necessary for transforming the area into a vibrant, transit-oriented center that celebrates and protects cultural resources and natural features, while leveraging assets for economic growth and a high quality of life; and

**WHEREAS**, the creation and adoption of the North Woodbridge Small Area Plan will supersede and replace the existing North Woodbridge Study Area portion of the Potomac Communities Revitalization Plan; and

**WHEREAS**, on August 3, 2016, the Board of County Supervisors in Resolution Number (Res. No.) 16-647 accepted the Proposed Scope of Work for the Comprehensive Plan Update; and

**WHEREAS**, on October 30, 2018, November 13, 2018, and November 14, 2018, the Planning Office held the Community Conversations public information meetings at which opportunities for feedback on the development of the Comprehensive Plan Amendment were available; and

**WHEREAS**, on March 20, 2019, the Planning Office held a public information meeting and Planning Commission Work Session at which the Comprehensive Plan Amendment was available for review and input; and

**WHEREAS**, the Prince William County Planning Commission held a public hearing on the Comprehensive Plan Amendment on May 8, 2019, recommending approval as stated in Res No. 19-039; and

**WHEREAS**, County staff recommends adoption of this Comprehensive Plan Amendment; and

**WHEREAS**, the Prince William Board of County Supervisors duly ordered, advertised, and held a public hearing on October 8, 2019, at which time public testimony was received and the merits of the above-referenced request were considered; and

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**WHEREAS**, the Prince William Board of County Supervisors believes that public general welfare as well as good planning practices are served by the approval of this request; and

**WHEREAS**, the Board finds that this Comprehensive Plan Amendment guides and accomplishes a coordinated, adjusted, and harmonious development of the territory which will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity, and general welfare of the inhabitants, including the elderly and persons with disabilities;

**NOW, THEREFORE, BE IT RESOLVED** that the Prince William Board of County Supervisors hereby approves Comprehensive Plan Amendment #CPA2017-00007, North Woodbridge Small Area Plan, with the following language added to the UN, Urban Neighborhood Land Use Designation description;

*"To support higher intensity uses, parking may be provided by off-street surface and structured parking."*

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that Planning Office staff work with the Economic Development and Finance Departments, and any other appropriate County staff, to deliver recommendations to the Prince William Board of County Supervisors in January 2020, which are intended to accelerate development opportunities and attract investment, identify, and recommend suitable public infrastructure financing tools, and streamline the development review process for development applications within the North Woodbridge Small Area Plan area.

Votes:

Ayes: Anderson, Angry, Caddigan, Candland, Lawson, Nohe, Principi, Stewart

Nays: None

Absent from Vote: None

Absent from Meeting: None

**For Information:**

Planning Director

County Attorney

ATTEST:



Clerk to the Board