

SM 2/4/88  
PWC-ZONING

# Buckland Historic District Approved

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The Prince William Planning Commission agreed Wednesday to protect historic Buckland with the county's toughest zoning regulations — a move that pleased some Buckland residents but bothered others.

In a unanimous vote, the commission approved a Historic Overlay Zoning district for Buckland, a tiny hamlet on U.S. 29/211 near the Fauquier County line.

If the Prince William County Board of Supervisors accepts the commission's recommendation, the county's Architectural Review Board would have power to approve all new construction and demolition projects within the Buckland historic district.

The county's ARB would also be able to regulate the exterior design of home additions when applicants submit plans for building permits and a Certificates of Appropriateness.

Some of Buckland's 25 residents said after a public hearing that the proposed overlay district was a imposition on their property rights and that they could not support ceding design control to a government body.

"We believe the zoning restrictions, if implemented, would be an unconstitutional taking of private property," said Susan Dudley, who owns about 33 percent of the land

within the historic district.

Although an opponent of the historic district, Dudley said she would support a Buckland trust in which participants would be compensated by the county for giving up building and land-use rights.

Buckland was established in 1789 as the first inland town in the county. Historically and architecturally, Buckland was representative of the many mill communities that dotted Northern Virginia until the late 19th Century.

The historic district that the commission approved is about 20 acres, divided by U.S. 29/211, and contains about 21 significant buildings. The focus of the town is the 1899 grist mill, believed to be the last of three built on the site.

Surrounding the mill are about 12 buildings dating from the late 19th century that were once used as commercial stores but are now used as homes.

In other action, the commission:

- Voted unanimously to appoint Frank Milligan chairman of the Planning Commission chairman for a one-year term. Milligan, the Occoquan District representative, replaces Terry Spellane, who won election to the Board of County Supervisor last November.

- Voted unanimously to order staff to review the Planned Mixed-Use District Zoning Ordinance and make recommendations about how to improve the text. Milligan and Gainesville Supervisor Richard Hefter complained that ordinance was too broad to be an accurate planning tool. Both said the proposed mall near Manassas National Battlefield Park was unexpected and pointed out defects in the ordinance.

- Agreed to hold a work session Feb. 24 to begin a review of the 2,000-acre Anden Group rezoning. Anden Group, a California-based development firm, is seeking to build about 5,000 homes and 20 million square feet of commercial and retail space in the Cherry Hill region, the county's largest rezoning in many years, Milligan said.

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