

MOTION:

**January 19, 2021
Regular Meeting**

SECOND:

Res. No. 21-

RE: COMPREHENSIVE PLAN AMENDMENT #CPA2020-00008, PRESERVE AT LONG BRANCH (FORMERLY MID-COUNTY PARK AND ESTATE HOMES) – COLES MAGISTERIAL DISTRICT

ACTION:

WHEREAS, this is a request to amend the Comprehensive Plan long-range land use map designation for ±339.1 acres from SRR, Semi-Rural Residential, ER, Environmental Resource, and AE, Agriculture or Estate, to SRR, Semi-Rural Residential, P&OS, Parks and Open Space, AE, Agricultural or Estate and CRHS, County Registered Historic Site with the associated CRHS text language for the Maddox and Sinclair Mill Preservation Area; and

WHEREAS, this is also a request to modify the Rural Area resulting in a net change of ±145.9 acres moving from the Rural Area to the Development Area; and

WHEREAS, the subject ±339.1-acre project area is located to the west of the termini of Classic Springs Drive and Honeysuckle Road, north and west of the terminus of Counselor Road, north of the terminus of Classic Lakes Way, southeast of Dove's Landing Park, and west of the terminus of Sinclair Mill Road and identified on County maps as the following GPINs: 7893-11-6930, 7893-10-7686, 7792-99-5798 (pt.) for a total of ±317.7 acres plus the Maddox and Sinclair Mill Preservation Area ±21.4 acres GPINS 7793-74-9115, 7793-84-2716, 7793-84-5647, 7793-84-7507 (pt) (less 0.9ac) and 0.1 ac of 7793-83-3326 (pt) 0.8 ac of 7793-82-2751 (pt); and

WHEREAS, the majority of the property, approximately 298.3 acres, is currently zoned A-1, Agricultural, a portion of the property, ±19.4 acres, is zoned SR-1 and located within the Domestic Fowl Overlay District; and

WHEREAS, the planning staff recommended denial of the comprehensive plan amendment request as stated in the prepared staff report; and

WHEREAS, the Prince William County Planning Commission held a public hearing on the Comprehensive Plan Amendment on July 29, 2020, recommending denial as stated in Resolution Number (Res. No.) 20-046; and

WHEREAS, the Prince William County Board of County Supervisors duly ordered, advertised, and held a public hearing on January 12, 2021, at which time public testimony was received and the merits of the above-referenced case were considered; and

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

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WHEREAS, the Prince William County Board of County Supervisors finds that the CPA does not guide and accomplish, in accordance with 15.2-2223(A), "*... 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 denies Comprehensive Plan Amendment #CPA2020-00008, Preserve at Long Branch.

ATTACHMENTS: Long Range Land Use Plan, The Preserve at Long Branch, #CPA2020-00008 and CPA text language for CRHS, County Registered Historic Site Maddox and Sinclair Mill Preservation Area

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

For Information:

Planning Director

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John McBride, Esquire
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ATTEST: _____
Clerk to the Board