



# COUNTY OF PRINCE WILLIAM

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PLANNING  
OFFICE

Christopher M. Price, AICP  
Director of Planning

March 8, 2013

## **STAFF REPORT**

Rezoning #PLN2012-00007, Heathcote Development  
(Gainesville Magisterial District)

**Planning Commission Public Hearing Date: March 20, 2013**  
**Staff Recommendation: Approval**

**I. Background** is as follows:

- A. Request – This is a request to rezone ±2.87 acres from A-1, Agricultural, to O(M), Office Mid-Rise. The subject site consists of two parcels that are located on the eastern side of Old Carolina Road, ±175 feet south of the Heathcote Boulevard and Old Carolina Road intersection. The site is intended to be developed as a medical office building.

<b>REZ for A-1 to O(M)</b>	<b>Required / Allowed</b>	<b>Provided / Proposed with Development</b>
<b>REZ area</b>	N/A	±2.87 acres
<b>FAR</b>	0.65 maximum	0.32 proposed (with gross building area up to 40,000 SF)
<b>Height</b>	70 feet	55 feet maximum finished height
<b>Parking Spaces</b>	160 spaces	168 spaces provided (for medical office, rather than typical office)
<b>Open Space</b>	20%	20% provided
<b>Buffers</b>	Type B = 30 ft. between office and residential use; 10 ft. landscape strip along frontage on Old Carolina Rd.	Type D = 15 ft. proposed (along northern property boundary – buffer modification; along southeastern property boundary – offsite buffer agreement); Type C = 50 ft. (along northeastern property boundary); 10 ft. landscape strip along Old Carolina Rd.
<b>Average Daily Trips</b>	N/A	659 VPD proposed (new full access entrance along Old Carolina Rd.); 384 VPD (existing entrance for commercial building to the south).

- B. Site Location – The site is located  $\pm 175$  feet south of the Heathcote Boulevard and Old Carolina Road intersection, and  $\pm 200$  feet north of the Town of Haymarket boundary. The subject property consists of two parcels, which are addressed as 6505 and 6513 Old Carolina Road, and identified as GPINs 7398-01-1399 and 7398-01-0778, respectively. (see Attachment A for maps)
- C. Comprehensive Plan – The subject property is currently designated as CEC, Community Employment Center, in the Comprehensive Plan. The site was re-planned from SRM, Suburban Residential Medium, to CEC in October 2010 as part of CPA #PLN2009-00309.
- D. Zoning/Acreage – The subject site to be rezoned encompasses  $\pm 2.87$  acres and is currently zoned as A-1, Agricultural, and is partially located within the Airport Safety Overlay District (ASOD). The proposed rezoning will establish O(M), Office Mid-Rise, zoning with proffers.
- E. Surrounding Land Uses – Immediately north of the site and at the southeast intersection of Heathcote Boulevard and Old Carolina Road is vacant residential open space and residual right-of-way, which is owned by Parks at Piedmont HOA. Across Heathcote Boulevard to the north is low density suburban residential development (Old Carolina Estates). A new office building is located to the immediate south, which borders the Town of Haymarket. Larger estate-type agricultural/residential uses and vacant land is to the west across Old Carolina Road. Vacant, larger estate-type agricultural/residential is located to the east of the subject property. (see Attachment A for maps)

**II. Current Situation is as follows:**

- A. Planning Office Recommendation – The Planning Office recommends approval of REZ #PLN2012-00007, Heathcote Development, subject to the proffers dated March 8, 2013, for the following primary reasons:
- The proposed O(M), Office Mid-Rise, zoning district directly implements the CEC, Community Employment Center, land use designation.
  - The proposed site development with associated proffers proposes a medical office-type development in close proximity to the hospital site located off of Heathcote Boulevard just past Route 15 to the west.

See Attachment B for the staff analysis and Attachment C for the proposed proffers.

- B. Planning Commission Public Hearing – A public hearing before the Planning Commission has been advertised for March 20, 2013.

**III. Issues** in order of importance are as follows:

- A. Comprehensive Plan
  - 1. Long-Range Land Use – Is the proposed use consistent with those uses intended by the current CEC designation?
  - 2. Level of Service (LOS) – How does the proposal address the Policy Guide for Monetary Contributions in effect July 1, 2006?
- B. Community Input – Have members of the community raised any issues?
- C. Other Jurisdictional Comments – Have other jurisdictions raised any issues?
- D. Legal Uses of the Property – What uses are allowed on the property? How are legal issues resulting from the Planning Commission action addressed?
- E. Timing – When must the Planning Commission take action on this application?

**IV. Alternatives** beginning with the staff recommendation are as follows:

- A. Recommend approval of REZ #PLN2012-00007, Heathcote Development, subject to the proffers dated March 8, 2013, as found in Attachment C.
  - 1. Comprehensive Plan Consistency Analysis:
    - a) Long-Range Land Use – If approved, the land use designation would remain CEC, and the zoning classification would change from A-1 to O(M), with proffers. The proposed O(M) zoning district, as proffered, is consistent with the CEC designation.
    - b) Level of Service (LOS) – The level of service impacts related to the request would be mitigated through monetary contributions by the proffers as follows:

<b>Water Quality</b>	\$75 per acre	±2.87 acres	\$215.25
<b>Fire &amp; Rescue</b>	\$0.61 per gross square foot (SF) of building area	Maximum building gross floor area up to 40,000 SF	\$24,400
<b>Total</b>			<b>\$24,615.25</b>

2. Community Input – Notice of the application has been transmitted to adjacent property owners within 200 feet. As of the date of this staff report, the Planning Office has not received any written or verbal comments on this proposal.
3. Other Jurisdiction Comments – This project site is located just to the north of the Town of Haymarket, approximately 200 feet north of the jurisdictional boundary line. As such, the Town has been kept informed throughout the review process. The Town has expressed previous concerns over the height of the proposed building, pedestrian facility connectivity, and overall intensity of the use. In response to these issues, the applicant has committed to limit the height of the building to a maximum of 55 feet and to incorporate specific architectural/design themes, as well as access and pedestrian facility improvements.
4. Legal Uses of the Property – The site could be developed with those uses permitted in the O(M) zoning district, subject to the proffers, as found in Attachment C. Legal issues resulting from Planning Commission action are appropriately addressed by the County Attorney's Office.
5. Timing – The Planning Commission has until June 18, 2013, 90 days from the first public hearing date, to take action on the rezoning proposal. A recommendation to approve the rezoning request would meet the 90-day requirement.

B. Recommend denial of REZ #PLN2012-00007, Heathcote Development.

1. Comprehensive Plan Consistency Analysis:
  - a) Long-Range Land Use – The current A-1, Agricultural, zoning district does not implement the CEC, Community Employment Center, land use designation. If denied, the land use designation for the site on the property would remain CEC, and the zoning would still remain A-1. If not rezoned, this land use and zoning inconsistency would remain unchanged. The subject site could be developed under the by-right uses in the A-1 zoning district.
  - b) Level of Service (LOS) – There would be no impact on LOS if denied.
2. Community Input – Notice of the application has been transmitted to adjacent property owners within 200 feet. As of the date of this staff report, the Planning Office has not received any written or verbal comments on this proposal.

3. Other Jurisdictional Comments – This project site is located just to the north of the Town of Haymarket, approximately 200 feet north of the jurisdictional boundary line. As such, the Town has been kept informed throughout the review process. The Town has expressed previous concerns over the height of the proposed building, pedestrian facility connectivity, and overall intensity of the use. In response to these issues, the applicant has committed to limit the height of the building to a maximum of 55 feet and to incorporate specific architectural/design themes, as well as access and pedestrian facility improvements.
4. Legal Uses of the Property – If the rezoning is denied, the property would retain its A-1, Agricultural, zoning. All land uses would remain unchanged, but the property could still be developed with uses permitted in the A-1, Agricultural, zoning district. Legal issues resulting from Planning Commission action are appropriately addressed by the County Attorney's Office.
5. Timing – The Planning Commission has until June 18, 2013, 90 days from the first public hearing date, to take action on the rezoning proposal. A recommendation to deny the rezoning request would meet the 90-day requirement.

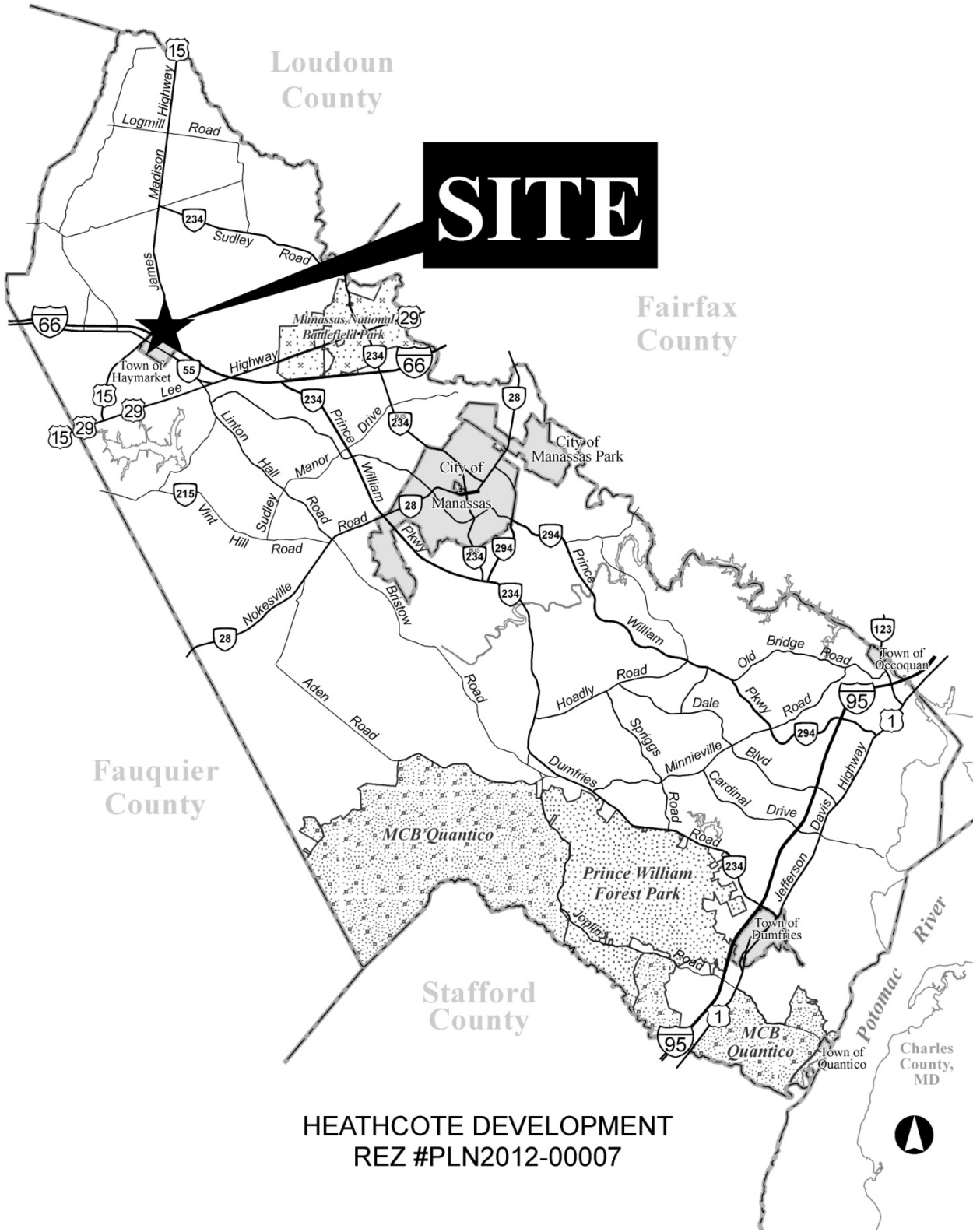
V. **Recommendation** is that the Planning Commission concur with Alternative A and recommend approval of REZ #PLN2012-00007, Heathcote Development, subject to the proffers dated March 8, 2013.

**Staff:** Scott F. Meyer, x 6876

#### **Attachments**

- A. Area Maps
- B. Staff Analysis
- C. Proposed REZ Proffers
- D. GDP Plan
- E. ECA Plan Map
- F. Historical Commission Resolution

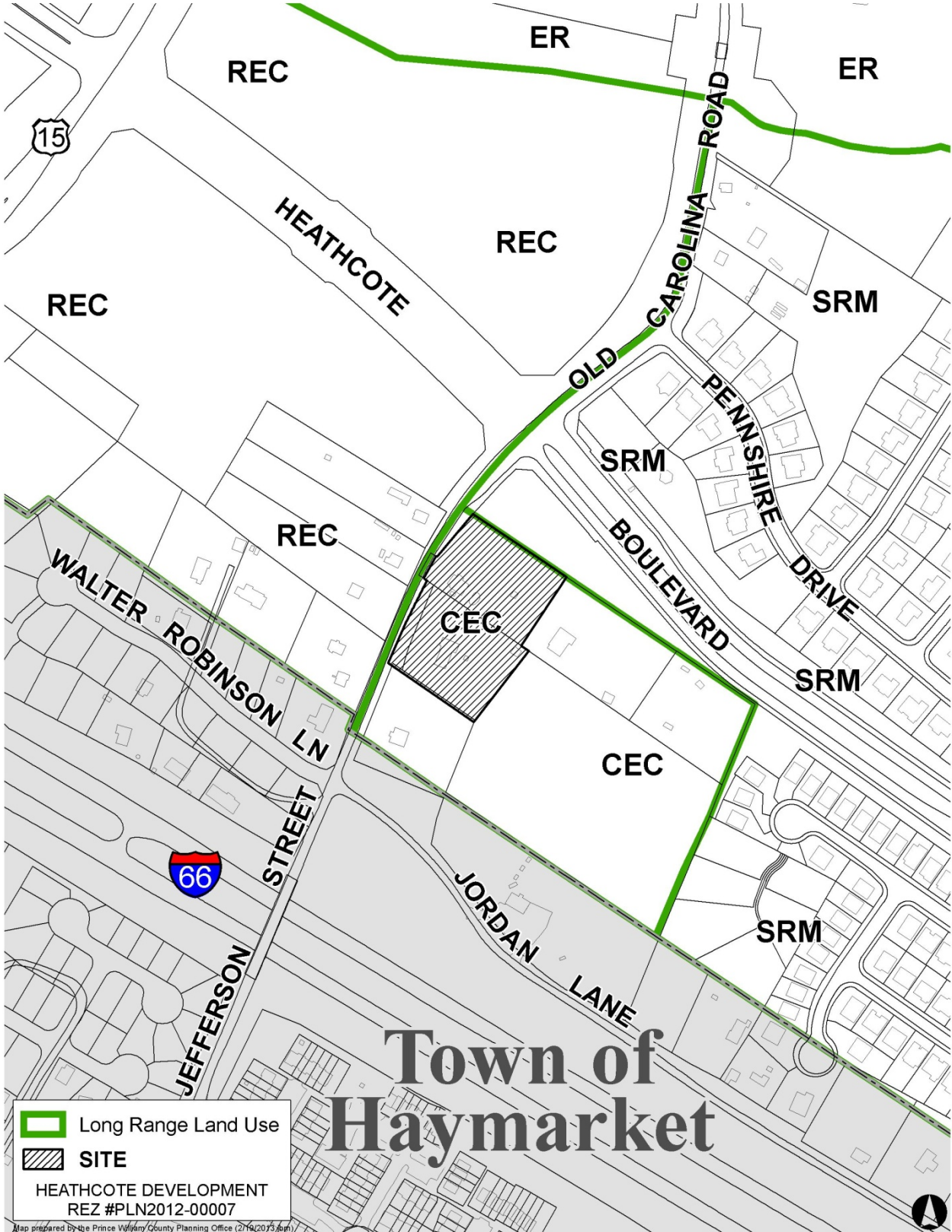
Attachment A – Maps  
VICINITY MAP



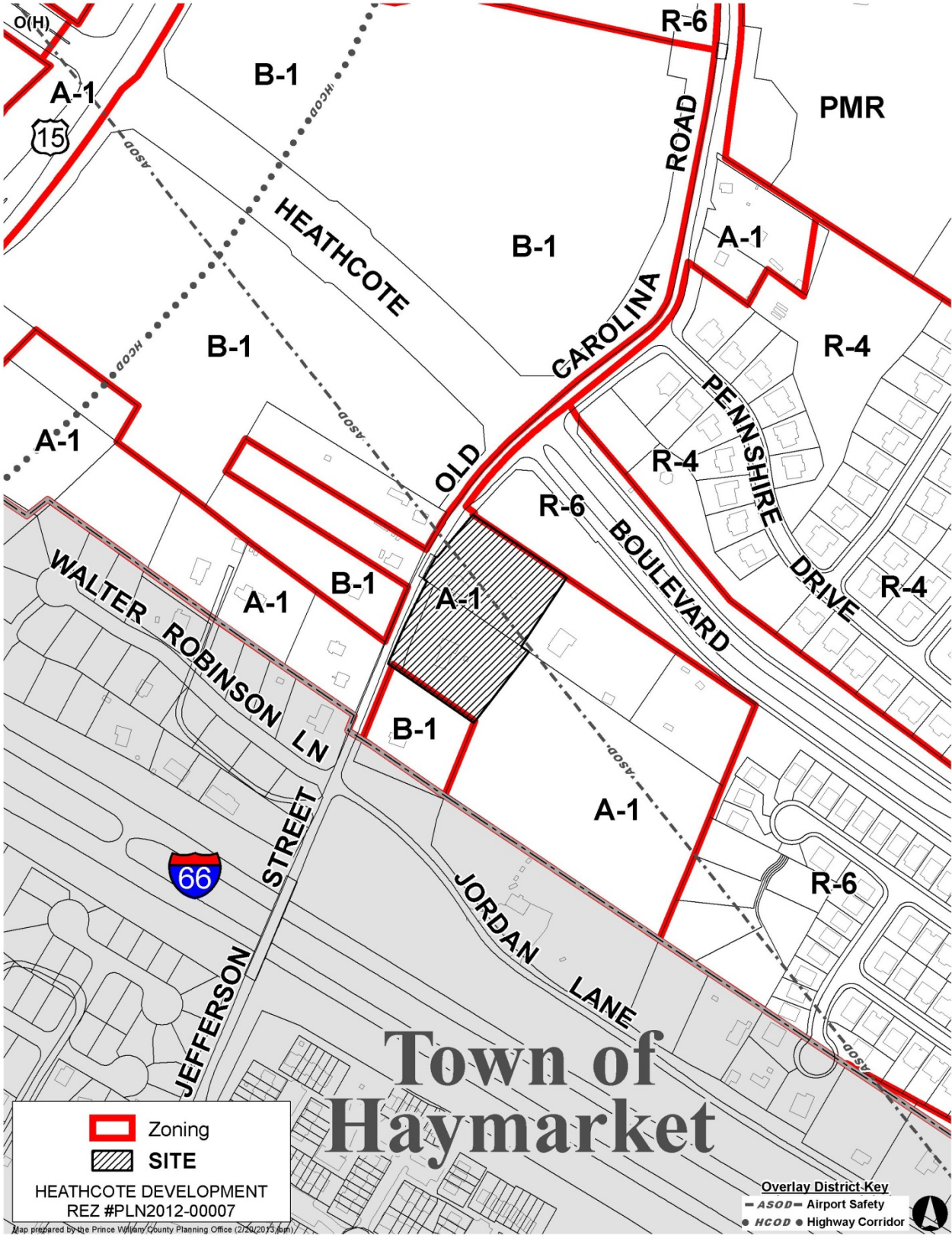
HEATHCOTE DEVELOPMENT  
REZ #PLN2012-00007



Attachment A – Maps  
LONG-RANGE LAND USE MAP



Attachment A – Maps  
**ZONING MAP**



**Part I. Summary of Comprehensive Plan Consistency**

**Staff Recommendation: Approval**

The following is a summary of staff’s analysis of this rezoning request to rezone, with proffers, ±2.87 acres from A-1, Agricultural, to O(M), Office Mid-Rise. This analysis is based on the relevant Comprehensive Plan action strategies, goals, and policies. A complete analysis is provided in Part II of this report.

<u>Plan</u>	<u>Consistency</u>	<u>Reasons</u>
Long-Range Land Use	Yes	The subject property is designated CEC, Community Employment Center, according to the Long-Range Land Use Map of the Comprehensive Plan. The proposed O(M), Office Mid-Rise, zoning district implements the CEC use designation. The proffers provide further conditions and specific controls to help mitigate the impacts of the proposed medical office building.
Community Design	Yes	The applicant has proffered a Generalized Development Plan (GDP), which includes details of the permissible uses, site layout, building design theme, access improvements, internal circulation, parking, drive aisles, limits of clearing and grading, and landscaping. The applicant has not offered specific architectural elevations, but has proffered quality building materials and an architectural theme intended to complement the existing office building to the immediate south. Landscape enhancements are being provided along the northern, eastern, and western property boundaries. The buffer along the northern boundary of the property is being modified, and the buffer along the southeastern boundary is being partially satisfied through an offsite buffer agreement. In addition, a proposed entry signage feature has been provided along Old Carolina Road along with associated landscaping.
Cultural Resources	Yes	The project area has been previously disturbed with residential development and exhibits a low potential for finding archaeology sites. Both the County Archaeologist and Historical Commission have recommended no further work is needed.

## Attachment B – Staff Analysis

Environment	Yes	The applicant is providing a monetary contribution of \$75 per acre for water quality monitoring, stream restoration, and/or drainage improvements. The subject property does not contain any resource protection area (RPA) or 100 year floodplain. Limits of disturbance have been shown on the GDP and are proffered. Proposed Low Impact Development (LID) areas have been proffered and will be further explored during the site engineering process.
Fire and Rescue	Yes	The applicant has agreed to pay a monetary contribution of \$0.61 per gross square foot (SF) based on the building area constructed, which will be up to 40,000 SF. The nearest responding fire station would be Gainesville Fire & Rescue Station #4. The subject property is within the 4.0-minute response area for fire suppression and basic life support as well as the 8.0-minute response area for advanced life support. According to the FY 2011 figures, this station work load capacity was at 84% with three tactical units.
Police	Yes	No significant impact to police services is anticipated. The applicant has proffered graffiti removal and prevention and site maintenance. Onsite security lighting is also being proposed.
Potable Water	Yes	As proffered, the applicant shall design and construct all on-site and off-site public water facilities.
Sanitary Sewer	Yes	As proffered, the applicant shall design and construct all on-site and off-site public sewer facilities.

## Attachment B – Staff Analysis

Transportation	Yes	<p>Access to the site is being provided via a full-access commercial entrance off of Old Carolina Road. Interparcel access connections are being proposed between the subject parcel and the commercial property to the immediate south, and with an option to connect to the southeast as well. Residual right-of-way is being provided along Old Carolina Road. Frontage improvements have been proffered along Old Carolina Road, which will include a 12-foot two-directional center lane, 10-foot northbound lane, and 10-foot wide shared use path. There is a commitment to construct a 5-foot wide concrete sidewalk extending from the north property line along Old Carolina Road to Heathcote Boulevard across the Parks of Piedmont HOA property located at the intersection. It has also been noted that the proposed parking spaces exceed the minimal requirements for a standard office building; however, this is due to the fact that the end use will likely be a medical office building. In addition, there will be enhanced pavement markings and traffic signal modifications at the northbound approach to the Old Carolina Road and Heathcote Boulevard intersection.</p>
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**Part II. Comprehensive Plan Consistency Analysis**

The following table summarizes the land use and zoning details (see maps in Attachment A):

<b>Direction</b>	<b>Land Use</b>	<b>Long-Range Future Land Use Map Designation</b>	<b>Zoning</b>
North	Vacant residential open space and residual right-of-way area (owned by Parks at Piedmont HOA)	SRM	R-6
East	Vacant; Larger lot, estate-like single-family residential	CEC	A-1
South	New commercial/office building; ±200 feet north of Town of Haymarket	CEC	B-1
West	Larger-lot/estate-like single-family residential (across Old Carolina Road)	REC	B-1, A-1

**Long-Range Land Use Plan Analysis**

Through wise land use planning, the County ensures that landowners are provided a reasonable use of their land while the County is able to judiciously use its resources to provide the services for residents and employers’ needs. The Long Range Land Use Plan sets out policies and action strategies that further the County’s goal of concentrating population, jobs, and infrastructure within vibrant, walkable, mixed-use centers serviced by transit. In addition to delineating land uses on the Long Range Land Use Map, the plan includes smart growth principles that promote a countywide pattern of land use that encourages fiscally sound development and achieves a high-quality living environment; promotes distinct centers of commerce and centers of community; complements and respects our cultural and natural resources, and preserves historic landscapes and site-specific cultural resources; provides adequate recreational, park, open space and trail amenities that contribute to a high quality of life for county residents; and revitalizes, protects, and preserves existing neighborhoods.

The proposal to rezone ±2.87 acres from A-1, Agricultural, to O(M), Office Mid-Rise, with proffers, will enable the subject site to be developed as a medical office building. This subject property is located within the Development Area of the County and is classified as CEC, Community Employment Center, on the Long-Range Land Use Map. The following table on the next page summarizes the uses and densities intended within the CEC land use designation.

<b>Long-Range Land Use Map Designation</b>	<b>Intended Uses and Densities</b>
<b>Community Employment Center (CEC)</b>	<p>The purpose of the Community Employment Center classification is to provide for areas of low- to mid-rise offices (including government offices, particularly those for Prince William County agencies), research and development, lodging, and mixed-use projects planned and developed in a comprehensive, coordinated manner. CEC projects shall be located at or near the intersection of principal arterials and major collector roads, or at commuter rail stations. Residential uses shall be considered secondary uses and shall represent no greater than 25 percent of the total CEC gross floor area of the project. Drive-in/drive-through uses are discouraged. Single-family attached or multifamily housing including elderly housing is permitted, at a density of 6-12 units per gross acre, less the ER designated portion of a property. Development in CEC projects shall occur according to an infrastructure implementation plan submitted at the time of rezoning. The intent of this plan is to ensure that critical infrastructure for office, employment, and lodging uses is developed adequately for each phase of the project. Development shall also occur according to a phasing plan that must ensure that office, employment, and lodging uses are always the primary uses within the area rezoned. Office development in CEC areas is encouraged to be in accordance with the <i>Illustrative Guidelines for Office Development</i>, provided as a supplement to the Community Design Plan chapter of the Comprehensive Plan and available from the Planning Office. A minimum office building height of 3-5 stories is preferred.</p>

**Proposal’s Strengths**

- **Land Use Compatibility** – Through this proposed rezoning and as proffered, the requested O(M) zoning district is appropriate within the CEC, Community Employment Center, land use designation. The CEC use is directly implemented by O(M) zoning. A medical office building is being proposed, with up to 40,000 square feet of gross floor area and a height limitation of 55 feet.
- **Zoning Consistency** – The requested O(M), Office Mid-Rise, zoning district implements the CEC land use designation. The current zoning of A-1, Agricultural, is inconsistent with the CEC land use designation.
- **Uses Proffered Out** – The applicant has proffered that a number of incompatible by-right uses and special uses will be prohibited on the subject property.

### **Proposal's Weaknesses**

- None identified.

**On balance**, this application is found to be consistent with the relevant components of the Long-Range Land Use Plan.

### **Community Design Plan Analysis**

An attractive, well-designed County will attract quality development, instill civic pride, improve the visual character of the community and create a strong, positive image of Prince William County. The Community Design Plan sets out policies and action strategies that further the County's goals of providing quality development and a quality living environment for residents, businesses and visitors, and creating livable and attractive communities. The plan includes recommendations relating to building design, site layout, circulation, signage, access to transit, landscaping and streetscaping, community open spaces, natural and cultural amenities, stormwater management, and the preservation of environmental features. The plan also includes illustrative gateway/corridor design guidelines that recommend streetscaping elements (architecture, landscaping, signage, lighting, street furnishings, and pedestrian connections) to be incorporated into projects within the five gateways and corridors.

### **Proposal's Strengths**

- **Architectural Design** – The applicant has proffered high quality building materials and notes that materials comparable to brick, stone, wood, architectural concrete masonry units, precast panels, or metal panels of architectural grade and quality will be used.
- **Height Limitation** – The proposed height of the new office building will be 55 feet, which is less than the maximum allowable height of 70 feet permitted under O(M) zoning.
- The site is partially located within the Airport Safety Overlay District (ASOD), but just on the very outermost western fringe for the northern third of the site. With an overall building height limitation of 55 feet, no impacts are expected.
- **Landscape Buffers & Strips** – The development will be bounded on the north (adjacent to residential open space property) by a 15-foot Type D modified buffer. To the east and northeast (adjacent to residential properties), there will be a 50-foot wide Type C buffer. Along Old Carolina Road on the site's frontage, will be a 10-foot landscape strip buffer. An offsite buffer agreement is being proffered with the property owner to the southeast of the site to reduce the buffer to 15 feet.

### **Proposal's Weaknesses**

- Lack of Architectural Elevations – The applicant did not submit any architectural elevations with the proposal. However, the applicant has proffered an aesthetically pleasing architectural theme and the use of quality building materials, which will be compatible to the recently-developed office building located to the south.

**On balance**, this application is found to be consistent with the relevant components of the Community Design Plan.

### **Cultural Resources Plan Analysis**

Prince William County promotes the identification, evaluation, and protection of cultural resource sites throughout the County, as well as the tourism opportunities these sites present. The Cultural Resources Plan recommends identifying, preserving, and protecting Prince William County's significant historical, archaeological, architectural, and other cultural resources—including those significant to the County's minority communities—for the benefit of all of the County's citizens and visitors. To facilitate the identification and protection of known significant properties that have cultural resource values worthy of preservation, the land use classification County Registered Historic Site (CRHS) is used in the Comprehensive Plan. The plan includes areas of potentially significant known but ill-defined or suspected pre-historic sites, Civil War sites, historic viewsheds, landscapes or areas of potential impact to important historic sites, and encourages the identification, preservation, protection, and maintenance of all cemeteries and/or gravesites located within the County.

This proposal went before the Historical Commission on August 9, 2011 and again on February 14, 2012. It was noted that there are two old houses on the subject property, but not of historical significance. The site has been previously disturbed due to residential development and other related uses. No additional work is recommended.

### **Proposal's Strengths**

- None identified.

### **Proposal's Weaknesses**

- None identified.

**On balance**, this application is found to be consistent with the relevant components of the Cultural Resources Plan.

## **Environment Plan Analysis**

Prince William County has a diverse natural environment extending from sea level to mountain crest. Sound environmental protection strategies will allow the natural environment to co-exist with a vibrant, growing economy. The Environment Plan sets out policies and action strategies that further the County's goal of preserving, protecting and enhancing significant environmental resources and features. The plan includes recommendations relating to the incorporation of environmentally sensitive development techniques, improvement of air quality, identification of problematic soil issues, preservation of native vegetation, enhancement of surface and groundwater quality, limitations on impervious surfaces, and the protection of significant viewsheds.

The following site conditions are noted:

- None of the ±2.87-acre site is mapped as Resource Protection Area (RPA) or Environmental Resource (ER). Also, none of the site contains slopes 15% or greater, or 100-year floodplain features.
- This site is located in Subwatershed #132, which flows into the Little Bull Run tributary in the Bull Run watershed.
- Most of this site has been previously disturbed by previous residential development and currently contains two residential home lots with small areas of trees.
- The Perennial Flow Determination (PFD) submitted with this application has confirmed that no stream, drainage ways, or wetlands are present on this site.
- The Environmental Constraints Analysis (ECA) included with this application found the onsite soils to have a severe erodibility potential factor.

### **Proposal's Strengths**

- Water Quality – A \$75 per acre monetary contribution for water quality monitoring, stream restoration, and/or drainage improvements has been proffered.
- Low Impact Development (LID) – The applicant's proffer statement commits to the use of LID techniques to be explored during the site plan review process. An LID Concept Plan is to be provided during the first site plan submission in order to analyze options and detail possible LID techniques to be utilized.
- Native & Non-Invasive Vegetation – The applicant has proffered to use native and non-invasive vegetation for new plantings and/or to supplement existing vegetation with such vegetation.
- Defined Limits of Disturbance – The GDP indicates limits of clearing and grading for the site.

### **Proposal's Weaknesses**

- **Extent of Impervious Surface** – With this proposal, there is a considerable increase in impervious area compared to what currently exists on the site. Since the end use is to most likely be a medical office building, there are greater parking requirements than typical office use. As proposed, the site is over parked, with eight more spaces than what is required. Staff would have preferred the extent of parking area be scaled back for the end use.

**On balance**, this application is found to be consistent with the relevant components of the Environment Plan.

### **Fire and Rescue Plan Analysis**

Quality fire and rescue services provide a measure of security and safety that both residents and businesses have come to expect from the County. The Fire and Rescue Plan sets out policies and action strategies that further the County's goal of protecting lives, property, and the environment through timely, professional, humanitarian services essential to the health, safety, and well-being of the community. The plan includes recommendations relating to siting criteria, appropriate levels of service, and land use compatibility for fire and rescue facilities. The plan also includes recommendations to supplement response time and reduce risk of injury or death to County residents, establishment of educational programs, such as cardio-pulmonary resuscitation (CPR) training, automatic external defibrillators (AED), and encourage installation of additional fire protection systems – such as sprinklers, smoke detectors, and other architectural modifications.

The nearest responding fire station would be Gainesville Fire & Rescue Station #4. The subject property is within the 4.0-minute response area for fire suppression and basic life support as well as the 8.0-minute response area for advanced life support. According to the FY 2011 figures, this station work load capacity was at 84% with three tactical units.

### **Proposal's Strengths**

- **Response Times** – The site is located within the recommended 4.0-minute response time for fire suppression and basic life support, and is within an 8.0-minute response time for advanced life support services.
- **Monetary Contribution** – The applicant has proffered to provide a monetary contribution of \$0.61 per square foot of total new floor area for the office building, which may yield up to \$24,400.
- **Indoor Sprinklers** – The applicant has committed to providing an indoor sprinkler system and/or fire suppression system within the building.

**Proposal’s Weaknesses**

- None identified.

**On balance**, this application is found to be consistent with the relevant components of the Fire and Rescue Plan.

**Police Plan Analysis**

Residents and businesses expect a high level of police service for their community. This service increases the sense of safety and protects community investments. The Police Plan is designed to promote Prince William County’s public safety strategic goal to continue to be a safe community, reduce criminal activity, and prevent personal injury and loss of life and property, as well as to ensure effective and timely responses throughout the County. This chapter encourages funding and locating future police facilities to maximize public accessibility and police visibility as well as to permit effective, timely response to citizen needs and concerns. The chapter recommends educational initiatives, such as Neighborhood and Business Watch, and Crime Prevention through Environmental Design (CPTED), which encourages new development to be designed in a way that enhances crime prevention. The chapter also encourages effective and reliable public safety communications linking emergency responders in the field with the Public Safety Communications Center.

This project is not expected to have any significant impact on police services at this time. However, the applicant is strongly encouraged to implement the above-referenced CPTED recommendations during the site plan review process.

**Proposal’s Strengths**

- **Graffiti & Site Maintenance** – As proffered, the applicant shall notify the Police Department if their property is marked with graffiti and remove it promptly thereafter. The applicant has also proffered site maintenance and notes that litter control will be conducted on a daily basis.
- **Security Lighting** – The applicant has committed to providing onsite security lighting.
- **Limitation with Pay Phones** – If such phones are installed on the site, they must not be able to accept incoming calls.

**Proposal’s Weaknesses**

- None identified.

**On balance**, this application is found to be consistent with the relevant components of the Police Plan.

### **Potable Water Plan Analysis**

A safe, dependable drinking water source is a reasonable expectation of County residents and businesses. The Potable Water Plan sets out policies and action strategies that further the County's goal of providing an economically and environmentally sound drinking water system. The plan includes recommendations relating to system expansion, required connections to public water in the development area, and the use of private wells or public water in the rural area.

The subject property is within the Development Area of the County and is thereby required to utilize public water to develop. Public water is available to the subject site, but requires construction of off-site facilities. A County-approved, adequately sized and appropriately designed cross-connection back-flow prevention device shall be installed on the water service line. Additional water main construction may be required in order to provide required fire protection hydrant coverage and fire flows. The applicant shall plan, design, and construct all on-site and off-site water utility improvements necessary to develop the subject property and the above listed requirements in accordance with applicable Service Authority, County and State requirements, standards and regulations.

#### **Proposal's Strengths**

- Connection to Public Water – The site will be developed using the public water system, with the applicant responsible for all associated costs. The applicant has proffered to design and construct all on-site and off-site water utility improvements necessary to develop the subject site and to bear the costs associated with said improvements.

#### **Proposal's Weaknesses**

- None identified.

**On balance**, this application is found to be consistent with the relevant components of the Potable Water Plan.

### **Sanitary Sewer Plan Analysis**

Appropriate wastewater and sanitary facilities provide needed public health and environmental protections. The Sanitary Sewer Plan sets out policies and action strategies that further the County's goal of providing an economically and environmentally sound sanitary sewer system. The plan includes recommendations relating to system expansion, required connections to public sewer in the development area, and the use of either private or public sewer systems in locations classified as Semi-Rural Residential (SRR), as well as the rural area.

## **Attachment B – Staff Analysis**

The subject property is within the Development Area of the County and is thereby required to utilize public sewer to develop. Public sewer is available to the subject site, but requires construction of off-site facilities. The use of a grinder pump is not deemed appropriate for this size development and may over-power the existing facilities. The site shall be served by a gravity sewer main to connect to the existing gravity sewer to the east of the site. No oils, fuels, anti-freeze, solvents or other pollutants or flammable substances shall be discharged into the public sewer system. An appropriately sized and designed grease trap shall be installed on-site and properly maintained to prevent grease build-up in the force main or gravity sewer. The applicant shall plan, design, and construct all on-site and off-site sanitary sewer utility improvements necessary to develop the subject property and the above listed requirements in accordance with applicable Service Authority, County and State requirements, standards and regulations.

### **Proposal's Strengths**

- Connection to Public Sewer – The site will be developed using the public sewer system, with the applicant responsible for all associated costs. The applicant has proffered to design and construct all on-site and off-site sewer utility improvements necessary to develop the subject site and to bear the costs associated with said improvements.

### **Proposal's Weaknesses**

- None identified.

**On balance**, this application is found to be consistent with the relevant components of the Sanitary Sewer Plan.

## **Transportation Plan Analysis**

By providing a multi-modal approach to traffic circulation Prince William County promotes the safe and efficient movement of goods and people throughout the County and surrounding jurisdictions. The Transportation Plan sets out policies and action strategies that further the County's goal of creating and sustaining an environmentally friendly, multi-modal transportation system that meets the demands for intra- and inter-county trips, is integrated with existing and planned development, and provides a network of safe, efficient, and accessible modes of travel. The plan includes recommendations addressing safety, minimizing conflicts with environmental and cultural resources, maximizing cost effectiveness, increasing accessibility of all travel modes, minimizing projected trip demand, and providing sufficient network capacity. Projects should include strategies that result in a level of service (LOS) of "D" or better on all roadway corridors and intersections, reduce traffic demand through transportation demand management strategies, dedicate planned rights-of-way, provide and/or fund transit infrastructure, pedestrian and bicycle pathways, and improved and coordinated access to transit facilities.

## Attachment B – Staff Analysis

The applicants, Heathcote Development Partners, LLC and Edward J. & Katherine Baer, request to rezone approximately 2.87 acres of land from A-1, Agricultural, to O (M), Office Mid-Rise. Access is proposed via two access points on Old Carolina Road – a new full access point and additional existing access via an interparcel connection in the south. The proposed access does not meet the DCSM spacing requirements for commercial access points on Old Carolina Road. A Traffic Impact Analysis (TIA) prepared by Gorove/Slade Associates, Inc., dated May 12, 2011, was submitted.

### DAILY LEVEL OF SERVICE ANALYSIS

The daily level of service (LOS) represents the relationship of the daily volume on a roadway to the capacity of that roadway. The following table provides information on the current average weekday daily traffic volumes (AAWDT) and LOS of roadways important to this development:

Roadway Name	Number of Lanes	2011 VDOT Count	2010 Daily LOS
Old Carolina Road	2	5,800 vpd	C
Jefferson Street	2	6,500 vpd	D
Heathcote Boulevard	4	19,500 <sup>1</sup> vpd	B
Washington Street (Route 55) West of Old Carolina Road	2	12,960 vpd <sup>2</sup>	E <sup>2</sup>
Washington Street (Route 55) East of Old Carolina Road	2	11,900 vpd <sup>2</sup>	E <sup>2</sup>

<sup>1</sup> This volume is from the 2010 County model as there are no VDOT counts for this section of Heathcote Blvd.

<sup>2</sup> The 2005 County model shows higher traffic volume and reduced levels of service from VDOT information.

The total daily traffic volume on Old Carolina Road in the vicinity of the site is expected to be approximately 8,900 vpd and the road LOS can degrade to E in the site build-out year 2013. The County Comprehensive Plan shows Old Carolina Road as a 4-lane divided highway. As such, therefore, an appropriate transition from a 2-lane road in the Town of Haymarket to a 4-lane facility in the County has been provided, with modifications, as indicated on the GDP. It should be noted that VDOT traffic counts for Old Carolina Road in the vicinity of the site could now be more than 7,000 vpd.

### PEAK HOUR LEVEL OF SERVICE (TIA) ANALYSIS

The results of a TIA provide an evaluation of the peak hour conditions of traffic under existing and future scenarios. The TIA evaluates more specific intersection and intersection approach related issues such as queuing, the need for signals, signal timing issues, the need for turn lanes, and peak hour congestion. The proposal generally provides for the TIA recommended improvements including the traffic signal modification to accommodate the proposed lane configuration of the Old Carolina Road northbound approach.

## Attachment B – Staff Analysis

With the intersection alignment of Old Carolina Road and Heathcote Boulevard, a northbound left-turn lane is being proposed by changing the pavement markings on both the north and south approaches of Old Carolina Road and modifying the traffic signal. Peak hour turning movement counts revealed that the northbound right to eastbound Heathcote Boulevard is a heavy movement and should have an exclusive right-turn lane as well as maintaining two through lanes and the suggested left turn pocket, which have been provided. Due to the current alignment of the intersection, the additional right-turn lane was accommodated with pavement markings to restripe the existing northbound approach. A continuous bike/pedestrian facility connecting to the existing facility on Heathcote Boulevard that meets County and VDOT requirements has been provided. All site access improvements must meet County and VDOT requirements, which will include pavement installation and/or restriping, traffic signal modification, turning lanes, taper lanes, and entranceways.

Since the standard commercial entrance spacing requirements along Old Carolina Road for the subject site and the site to the immediate south cannot be satisfied as per the DCSM, an access spacing waiver has been approved to allow an alternative configuration. In addition, the segment of Old Carolina Road from north of the Town of Haymarket to the intersection with Heathcote Boulevard will be essentially reconfigured and redesigned to accommodate a functional transition, while serving the development along its east side. The above discussed issues and requirements have been addressed by the applicant through the improvements shown on the GDP and in the proposed proffers in Attachment C.

### **Proposal's Strengths**

- Site Access – Access to the subject site is being provided via a new full access configuration off of Old Carolina Road, as proffered. The proposed configuration is depicted on the GDP.
- Obstruction of Travelways – The applicant has proffered that any vehicles associated with the use do not obstruct the travelways, fire lanes, adjoining road network, or parking spaces as shown on the GDP.
- Interparcel Connections – Subject to County review and approval, interparcel access connections are being proposed between the subject parcel and the commercial property to the immediate south and with an option to the southeast.
- Right-of-Way Provided – Additional right-of-way has been provided along northbound Old Carolina Road, which includes 45 feet of right-of-way measured from the centerline into the property.
- Frontage Improvements – A 12-foot two-directional center lane, 10-foot northbound lane, and 10-foot wide shared use path is being proposed along Old Carolina Road. There is also a commitment to construct a 5-foot wide concrete sidewalk extending from the north property line along Old Carolina Road to Heathcote Boulevard across the Park of Piedmont HOA property located at the intersection, if adequate right-of-way and easements are available – and monetary payment to the County if not available.

## Attachment B – Staff Analysis

- Intersection Improvements – In addition, modified/enhanced pavement markings and traffic signal modifications at the northbound approach to the Old Carolina Road and Heathcote Boulevard intersection have been proffered to provide the following: 90-foot northbound right-turn lane; 100-foot taper for northbound right-turn lane; northbound through lane; and 150-foot northbound left turn lane.
- Entrance Improvements – At the proposed entrance into the site along Old Carolina Road, the applicant has proffered to provide the following into the subject property: 60-foot southbound left turn bay; 100-foot taper for left turn bay; and a radius only right-turn northbound treatment into the subject property.

### Proposal's Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Transportation Plan.

### Materially Relevant Issues

This section of the report is intended to identify issues raised during the review of the proposal, which are not directly related to the policies, goals, or action strategies of the Comprehensive Plan, but which are materially relevant to the County's responsibilities in considering land use issues. The materially relevant issues in this case are as follows:

- Minimum Design Criteria – The development proposal will be reviewed for compliance with all minimum standards at the time that the applicant submits detailed site development information prior to the issuance of construction permits. All Zoning Ordinance and Design and Construction Standards Manual (DCSM) requirements must be satisfied.
- Access Waivers – The proposed access does not meet the DCSM spacing requirements for commercial access points on Old Carolina Road. As such, a commercial access spacing waiver has been granted to allow the proposed entrance for the subject site in relation to the existing entrance for the property to the immediate south.
- Buffer Modification – The landscape buffering has been modified on the northern border of the subject property with the Parks of Piedmont HOA parcel that is located to the north. Staff feels that this is justified, as no houses will be constructed on the property and it is to remain HOA open space.

**Agency Comments**

The following agencies have reviewed the proposal and their comments have been summarized in relevant comprehensive plan chapters of this report. Individual comments are in the case file in the Office of Planning:

- County Archaeologist
- PWC Health Department
- PWC Historical Commission
- PWC Planning Office / Proffer Administration / Zoning
- PWC Police / Crime Prevention
- PWC Public Works – Watershed / Environmental / Arborist
- PWC Service Authority
- PWC Transportation
- Town of Haymarket
- Virginia Department of Transportation

**Attachment C – Proposed REZ Proffers  
Dated March 8, 2013**

**PROFFER STATEMENT  
Heathcote Development Partners, LLC  
HEATHCOTE DEVELOPMENT PROPERTY  
Old Carolina Road, Haymarket, VA 20169  
REZ #PLN2012-00007,  
Gainesville Magisterial District**

**June 7, 2011**  
**January 4, 2012**  
**June 4, 2012**  
**September 28, 2012**  
**January 21, 2013**  
**February 12, 2013**  
**March 6, 2013**  
**March 8, 2013**  
**5<sup>th</sup> Submission**

A-1, Agricultural  
to  
**O(M) Office Mid-rise**

<b>Applicant:</b>	Heathcote Development Partners, LLC 9200 Church Street, Suite 400, Manassas, VA 20110	
<b>Subject Property</b>	6513 Old Carolina Road Haymarket, VA 20169	6505 Old Carolina Road Haymarket, VA 20169
<b>Owner</b>	Heathcote Development Partners, LLC	Edward J. & Katherine Baer 6505 Old Carolina Road Haymarket, VA 20169
<b>GPIN:</b>	7398-01-0778	7398-01-1399
<b>Acreage:</b>	1.5002 (assessed)	1.3756 (assessed)
<b>Rezoning Total Acreage</b>		2.87385 acres (surveyed)

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Pursuant to §15.2-2303(A), Code of Va. 1950 as amended, the undersigned hereby proffers that the development and use of the land located at (i) 6513 Old Carolina Road, Haymarket, VA 20169, GPIN 7398-01-0778 and (ii) 6505 Old Carolina Road, Haymarket, VA 20169, GPIN 7398-01-1399, (collectively hereinafter referred to as “Property”), containing approximately 2.87385 acres of land located on Old Carolina Road (Route 625), shall be in substantial conformance with the following proffered development conditions and the referenced plan set on Page 2. In the event the above referenced rezoning is not granted as applied for by the Applicant, then these proffers shall be deemed withdrawn and shall be null and void.

The term “Applicant” as referenced herein shall include within its meaning all successors and assigns of the Record Owners.

**1. DEVELOPMENT AND USE**

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VFN 5007-1

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1.1 Development of the Property shall be a maximum of 40,000 gross floor area (GFA) as allowed by the Prince William County Zoning Ordinance, the building shall contain no more than 4 stories and have a maximum height 55 feet. The building and site shall be developed in substantial conformance with the design features depicted on a plan set, encompassing the Property, consisting of Sheets 1, 2, and 3 prepared by LDC, Land Design Consultants of Woodbridge, Virginia and Sheet 4 prepared by William O’Kelly Russell, RLA. The 4 sheets are collectively hereinafter referred to as the General Development Plan (“GDP”). The GDP sheets are individually entitled and dated:

1. Cover Sheet Rezoning, dated May 2011, last revised April 2012.
2. General Development Plan dated January 2011 last revised November 2012.
3. Existing Conditions dated May 2011 last revised April 2012.
4. Conceptual Planting Plan last revised September 25, 2012.

Provided however, that minor design modifications (“Minor Design Modifications”) that do not materially alter the features shown on the GDP may be made due to final engineering and architectural site plan review considerations at the time of final site plan submission. Minor Design Modifications shall include, but are not limited to, removal of the access easement and driveway serving GPIN 7398-01-3880 and removal of buffers when no longer required by the Zoning Ordinance. Such lands may then be utilized for all permitted purposes of the site and building design, subject to site plan approval and conformance with Zoning Ordinance and Design and Construction Standards Manual regulations.

1.2 The Applicant agrees that the following uses authorized pursuant to O(M) Office Mid-rise zoning district of the Prince William County Zoning Ordinance shall not be permitted or be located on the Property;

§ 32-402.31. - Uses permitted by right.

16. Religious institution with related facilities (excluding cemeteries).
17. Recycling collection points, subject to the standards in section 32-250.84

§ 32-402.32. - Secondary uses.

- (a) Adult day care facility
6. Fraternity, sorority, secondary to college, university or seminary (on campus only).
9. Live entertainment in accordance with the provisions of section 32-400.15
21. Watchman's dwelling.

Sec. 32-402.33. - Special uses.

**Attachment C – Proposed REZ Proffers**  
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VFN 5007-1

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1. Bus station, commercial.
  2. Continuing care retirement community.
  4. Helipad.
  5. Hospital.
  6. Live entertainment and dancing, secondary only.
  7. Parking, commercial.
  8. Taxi or limousine dispatching.
  9. Veterinary hospital.

**2. COMMUNITY DESIGN:**

2.1 The building on the Property (“Building”) shall be faced on all sides with durable, attractive, high quality materials, comparable to brick, stone, glass, wood, architectural concrete masonry unit (e.g., regal stone, split face, precision, ground face), architectural precast concrete panels, job cast architectural concrete, or architectural metal panels, or other comparable siding but not plain concrete block. In no instance shall the primary exterior building material be exterior insulation and finish systems (“EFIS”), channel/ridged metal panels, metal siding (vertical or horizontal), unfinished/smooth face concrete block, or simulated masonry as the primary exterior building material. However, EFIS, corrugated or channeled metal, pre-engineered metal or exposed metal wall systems, unfinished/smooth face concrete block or simulated masonry may be used as accent exterior building materials.

- A) The Building shall be constructed with four-sided architecture (i.e. all elevations shall contain similar architectural features and materials).
- B) The Building shall have a minimum of 30% of the cumulative façade area as windows.
- C) The Building facade shall utilize architectural treatments and design features, appropriate to the Building massing, to interrupt and reduce the visual impression of flat expanses. Examples of appropriate architectural treatments and design features for this purpose shall include, but are not limited to, entrances, pilasters, columns, steps, fenestrations, offsets, setbacks, step backs, cantilevers, or other treatments and features as approved by the Planning Director or his designee.

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VFN 5007-1

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- D) Architectural renderings for the Building shall be submitted to the County Planning Office for approval at least 2 weeks before the issuance of the Building Permit Release Letter.

2.2 All freestanding parking lot lights shall have a maximum height of twenty-five (25) feet above finished grade and shall have non-glare flat lens prism lighting angled at 90 degrees with full cut-off fixtures that direct light downward and inward to the site. In addition, all building mounted lighting, if any, shall be directed or shielded in such a manner to prevent glare from projecting onto adjacent properties or public right-of-way. Low-pressure sodium-vapor lamps shall be prohibited and a note indicating this prohibition shall be placed on the final site plan.

2.3 All signage associated with the Building shall be constructed in accordance with all applicable Zoning Ordinance regulations. Any proposed freestanding business sign shall be similar to the conceptual entrance feature sign as shown on the GDP. Such sign shall be a monument style as defined in Part 100 of the Zoning Ordinance. The maximum sign area for each sign face shall be eighty (80) square feet, and the angle of separation between the two (2) faces shall be less than forty five (45) degrees. The maximum height of the sign structure shall be ten (10) feet. The exterior materials of the sign structure shall be compatible with materials of the proposed building. The sign structure shall be setback a minimum of ten (10) feet from the ultimate property line. If the sign is illuminated, it shall meet the sign illumination provisions set forth in Section 32-250.20 of the Zoning Ordinance. All signage shall be subject to the approval of sign permits.

2.4 Parking and signage for handicapped customers shall be provided by the Applicant in accordance with the DCSM and other current standards.

2.5 Banners, pennants, streamers, balloons, figures, and other attention getting devices not permitted by the Zoning Ordinance shall be strictly prohibited. However, temporary signs that call attention to construction projects on the premises; real estate or building space for sale or lease on the premises; grand opening, coming soon, now hiring, now open, or related temporary commercial activities upon the Property in accordance with §32-250.21 of the Zoning Ordinance shall be allowed, subject to sign permit approval.

2.6 Rooftop mechanical equipment shall be screened from adjacent residential properties and public rights-of-way. The material used to provide the screen shall be a color that is compatible with the overall design of the building.

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VFN 5007-1

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**3. ENVIRONMENT:**

3.1 The Applicant shall provide a Landscape Plan at time of Site Plan submission that is in substantial conformance with the Landscape Plan shown on Sheet 4, last revised September 25, 2012 and prepared by William O’Kelly Russell, RLA. The final design shall be determined at time of site plan submission and shall include non-invasive native and indigenous species appropriate to the location and climate of the area. Landscape planting shall be in accordance with Section 800 of the DCSM. This plan will be designed by a Registered Landscape Architect or Virginia Certified Landscape Designer. The Applicant shall preserve, as recommended by a certified arborist or Registered Landscape Architect at site plan submission, existing high quality native and healthy trees and vegetation within the buffer areas and landscape areas that are outside the Limits of Clearing and Grading shown on the GDP. Poison ivy and other noxious vegetation shall be removed prior to planting within buffer areas.

3.2 Super-silt fencing or equivalent practices, where required for erosion and sedimentation control, shall be provided in connection with any land disturbing activity. Compliance will be demonstrated on the final site plan.

3.3 The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$75.00 per acre for water quality monitoring, stream restoration projects and/or drainage improvements. Said contribution shall be paid prior to and as a condition of final site plan approval.

3.4 Utilities shall not be installed within the 10’ landscape strip or within buffer areas except for perpendicular crossings which shall be allowed, or where the underground utilities are placed in conduit pursuant to DCSM Section 802.42(a).”

3.5 The Applicant shall provide Low Impact Development (“LID”) concept plan prior to, or along with, the first site plan submission providing a detailed analysis of the feasibility of the proposed LID locations and techniques for the Department of Public Works review and concurrence. These LID techniques may include, but shall not be limited to, swales, porous pavements, and/or bioretention basins and/or filters. Said LID techniques may be located in the parking areas, 10 foot landscape strip, or in parking lot islands, provided that the design meets the County DCSM landscape planting requirements for the landscape strip and islands, and may include under drains if necessary..

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VFN 5007-1

---

3.6 Any underground stormwater management facility installed on the property shall, at a minimum, be constructed to meet loading requirements if located within a distance of 100 feet to the exterior perimeter wall of a building and beneath a paved area. The facility shall be subject to approval by the Department of Public Works.

3.7 At time of Site Plan, the Applicant will provide a Buffer Agreement (“Buffer Agreement”), to be executed by the owner of the offsite property identified as GPIN 7398-01-3646 (“3646 Property”) and recorded in the land records. The Buffer Agreement will obligate, the owner of the 3646 Property to provide the 15’ buffer on the 3646 Property as shown on the GDP. In addition, the Buffer Agreement will require that if the 3646 Property is developed for residential use, then the owner of the 3646 Property will be required to provide an additional 30’ buffer on the 3646 Property. In the event the Buffer Agreement is not obtained prior to Site Plan Approval, the full 30’ buffer will be provided on the Heathcote Development property along the common property line with the 3646 Property.

**4. FIRE AND RESCUE:**

4.1 The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in an amount of \$0.61 per gross square foot of nonresidential building space constructed on the Property to be used for fire and rescue purposes. The contribution shall be made prior to, and as a condition of, the issuance of a building permit for the building.

4.2 The Applicant shall provide fire suppression systems and / or sprinkler systems to be installed in the building in accordance with the Virginia Uniform Statewide Building Code.

4.3 The Applicant shall enforce onsite parking restrictions so that that all marked fire and emergency access lanes on the Property are to be kept unobstructed in accordance with the appropriate County ordinances.

**5. PARKS, OPEN SPACE, AND TRAILS:**

5.1 The Applicant shall construct a 10’ wide shared use path adjacent to Old Carolina Road across the full frontage of the Property as shown on Sheet 2. This path will be the Applicant’s full contribution towards the completion of the projected trail in the vicinity of Old Carolina Road and north of the Town of Haymarket; and shall be shown as an applicant provided site improvement on the site plan approval.

**6. POLICE:**

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VFN 5007-1

---

6.1 The Applicant shall provide security lighting on the site with lighting levels of 2 to 5 foot candles. Fixture type, number, and placement, shall be designed at site plan submission to be consistent with the architectural building and site design. Lighting levels at the Property boundary shall not exceed 0.5 foot candles, except at entrances to the public street.

6.2 The Applicant agrees to remove any graffiti from the Property. Graffiti shall be deemed any inscription or marking on walls, buildings, or structures not permitted by the sign regulations in Section 32-250.20 et seq. of the zoning ordinance. Any graffiti is to be reported to the Prince William County Police Department before removal. Access to the roof shall be designed to prevent scaling of walls by keeping dumpsters away from walls and covering or enclosing drainpipes, among other similar measures.

6.3 Pay phones capable of receiving incoming phone calls shall not be installed on the Property.

**7. POTABLE WATER:**

7.1 The Applicant shall be responsible to ensure that public water serves the Property. The Applicant shall be responsible for the costs of design and construction of all on and off-site improvements as required by the service provider in order to provide such services for the demand generated by the development on the Property.

**8. SANITARY SEWER:**

8.1 The Applicant shall be responsible to ensure that public sanitary sewer serves the Property. The Applicant shall be responsible for the costs of design and construction of all on and off-site improvements as required by the service provider in order to provide such services for the demand generated by the development on the Property.

**9. TRANSPORTATION:**

9.1 The Applicant shall provide and construct the number of access points from the Property to the public road as shown on the GDP, modified in accordance with any approved waivers or modifications as approved by the Virginia Department of Transportation (“VDOT”) and Prince William County. Said public road entrances shall be provided on the first final site plan for the area of the Property on which the public road entrance is located.

**Attachment C – Proposed REZ Proffers  
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VFN 5007-1

---

9.2 Subject to final engineering and design considerations, the Applicant shall provide an interparcel connection, in the general location shown on the GDP to, (i) the property to the south identified as GPIN 7298-91-9259 and to (ii) the property to the east identified as GPIN 7398-01-3646. Said interparcel access easements shall be provided on the first final site plan for the area of the Property on which the interparcel access is located.

9.3 A. The Applicant shall provide alternate interparcel access and associated interparcel access easements extending to Old Carolina Road, for the benefit of the residential property identified as GPIN 7398-01-3880 over the travel ways of the Property and as shown on the GDP at such time as the existing residential driveway across the northern portion of the Property and the recorded Ingress-Egress Easements recorded in Deed Book 1404 at page 1122 and Deed Book 1195 at page 166 are extinguished. This location shall be mutually agreed upon by the Applicant and owner of GPIN 7398-01-3880. If the mutual agreement cannot be obtained, the County shall determine the location at site plan review, provided it does not reduce the parking or building size. This shall not require a Proffer Condition Amendment.

B. Upon the extinguishment of the existing easement, the Applicant may relocate the 15' wide buffer shown on the GDP to be contiguous with the north boundary of the Property and utilize the lands formerly occupied by the easement.

C. If the existing easement is not extinguished at site plan submission then the Applicant shall construct a new VDOT residential driveway entrance at the existing residential driveway location within the Old Carolina Road right of way, as part of the proffered frontage improvements.

9.4 The Applicant shall provide the Old Carolina right of way as to include:

- A) 45 feet of right of way, measured from the existing centerline of Old Carolina Road
- B) Right of way flare for future northbound right turn lane at Heathcote Boulevard, being approximately 23 feet wide at the north Property line all as generally shown on Sheet 2 of the GDP, in accordance with VDOT and County standards, and in accordance with any approved waivers or modifications as approved by VDOT and the County.

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VFN 5007-1

---

9.5 The Applicant shall provide frontage improvements along Old Carolina Road, adjacent to the frontage of the Heathcote Property. Said improvements shall be provided with construction of the first site plan approved on the Property. Said Old Carolina Road improvements shall consist of:

- A) Across the frontage of the Property
- (1) One 12 foot wide two direction center lane
  - (2) One 10 foot wide northbound lane with 2 foot wide curb and gutter
  - (3) 10 foot wide landscape strip
  - (4) 10 foot wide shared use path
  - (5) Approximately an 8 foot wide separation between the shared use path and the curb line
- all as generally shown on Sheet 2 of the GDP, in accordance with VDOT and County standards, and in accordance with any approved waivers or modifications as approved by VDOT and the County. The frontage improvements shall be adjusted to match the existing pavement width at the northerly boundary of the Property.
- B) The Applicant shall construct a 5 foot wide concrete sidewalk along the easterly side of Old Carolina Road extending from the north Property line to Heathcote Boulevard across lands of Park of Piedmont Homeowners Association, Inc., GPIN 7398-01-8159.
- (1) The Applicant shall be required to construct the said 5 foot wide concrete sidewalk, including handicap access to the sidewalk, only if both the right of way and easements necessary for construction and maintenance of the sidewalk, embankment, and drainage are available at no cost to the Applicant prior to site plan approval. The Applicant shall provide the plats and legal documents necessary for the acquisition of right of way and easements and shall record the necessary documents in the Land Records.
  - (2) If both the right of way and easements necessary for construction and maintenance of the sidewalk, embankment, and drainage are not available at no cost to the Applicant prior to site plan approval, then at that time the Applicant shall make a cash payment to the County in the amount determined by County bond amount unit prices for the estimated construction cost of the sidewalk, not to include the cost of right of way, easements, or legal costs necessary to obtain the right of way or

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VFN 5007-1

---

easements. Said cash payment shall be used by the County only for the purpose of constructing the sidewalk improvement.

- C) The Applicant shall provide a VDOT commercial entrance CG-11 into the Property and VDOT standard concrete curb and gutter across the frontage of the Property.
- D) The Applicant shall provide a VDOT commercial entrance CG-9D at the existing residential driveway serving the residential property to the east identified as GPIN 7398-01-3880, subject to the conditions of Proffer 9.3(c).
- E) The Applicant shall provide at the proposed entrance to the Property:
  - (1) One 60 foot long left turn bay into subject Property
  - (2) One 100 foot long taper for left turn bay into subject Property
  - (3) Radius only right turn treatment into subject Property.
- F) The Applicant shall provide Pavement markings at existing intersection of Old Carolina Road and Heathcote Boulevard, to restripe the existing northbound approach to allow:
  - (1) One 90 foot long northbound right turn lane
  - (2) One 100 foot long taper for northbound right turn lane
  - (3) One 150 foot long northbound left turn lane
  - (4) One 100 foot long taper for northbound left turn lane
  - (5) One northbound through lane.
- G) The Applicant shall provide traffic signal modifications to the traffic signal heads serving the northbound approach of the existing intersection of Old Carolina Road and Heathcote Boulevard as necessary to serve the restriped approach and pedestrian access.
- H) The proposed pavement marking for turn lanes, tapers and lane transitions shown on the GDP are subject to VDOT approval at the time of final site plan and pavement marking and signing plan submission.

**10. ESCALATOR CLAUSE**

**Attachment C – Proposed REZ Proffers  
Dated March 8, 2013**

**PROFFER STATEMENT**  
Heathcote Development Partners, LLC  
HEATHCOTE DEVELOPMENT PROPERTY  
REZ #PLN2012-00007,

June 7, 2011  
January 4, 2012  
June 4, 2012  
September 28, 2012  
January 21, 2013  
February 12, 2013  
March 6, 2013  
March 8, 2013

VFN 5007-1

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10.1 In the event the monetary contributions set forth in the proffer statement are paid to the Prince William County Board of County Supervisors within eighteen (18) months of the approval of this rezoning as applied for by the Applicant, said contributions shall be made in the amounts stated herein. Any monetary contributions set forth in this Proffer Statement which are paid after eighteen (18) months following the approval of this rezoning shall be adjusted in accordance with the Urban Consumer Price Index (CPI-U) published by the United States Department of Labor, such that at the time the contributions are paid they shall be adjusted by the percentage change in the CPI-U from the date eighteen (18) months after the approval of this rezoning to the most recently available CPI-U to the date the contributions are paid, subject to a cap of six percent (6%) per year, non-compounded.

**11. WAIVERS AND MODIFICATIONS**

11.1 The following waivers and modifications are requested and expressly made a part of this rezoning:

A. DCSM § 802.11 Buffer Width Requirement – Table 8-1

**Required:**

Office against Single Family Detached  
30' wide Type B buffer required.

**Proposed:**

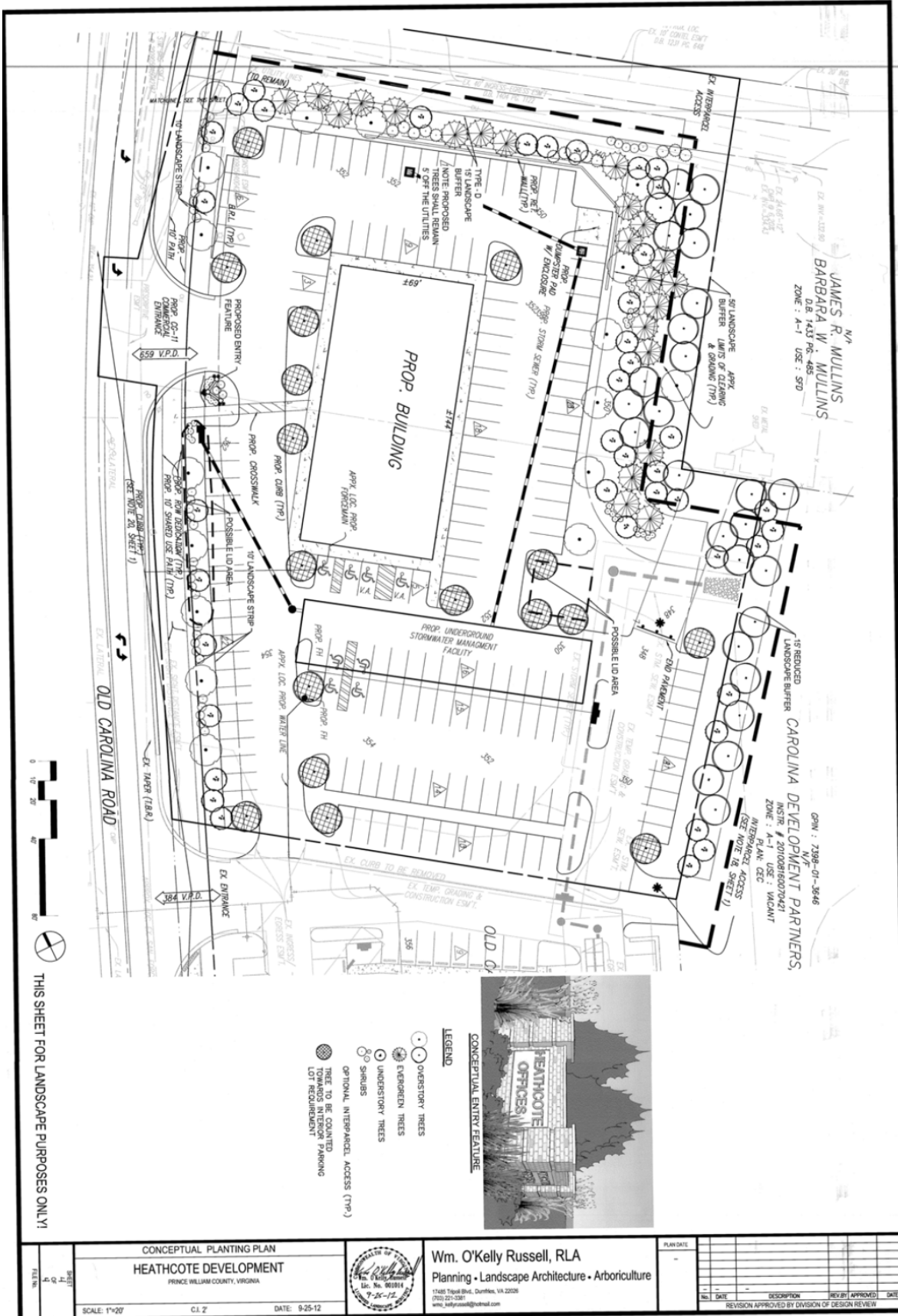
15' wide Type D buffer along the northern property line against permanent residential open space and onsite open space occupied by existing residential driveway

By: \_\_\_\_\_  
Shahram Yazdani, MD  
Member  
878 Alvermar Ridge Drive  
McLean, VA 22102

V:\Company\Old Carolina Road Development, LLC\2011 Rezoning\2013\_0308\_Proffers 5.2\_MRV.clnl.doc



# Attachment D – GDP Layout Plan



# Attachment E – ECA Plan Map

- NOTES**
1. THE GEOTECHNICAL ANALYSIS IDENTIFICATION NUMBERS FOR THE PROPERTY SOILS ARE SHOWN ON THE SOIL SURVEY SHEET OVERLAY DISTRICT (SOD) AND SHOWN IN RED ON THE SOIL SURVEY SHEET.
  2. THE PROPERTY SOILS ARE CLASSIFIED IN THE MANNER OF AGRICULTURAL DEVELOPMENT CLASSIFICATION (ADC) AND SHOWN IN RED ON THE SOIL SURVEY SHEET. ALL RECORDS ARE THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.
  3. THE SOIL SURVEY SHEET IS BASED ON FIELD SURVEY BY THIS FIRM ON MAY 26, 2009.
  4. A TITLE REPORT PROVIDED BY STANLEY TITLE COMPANY, 11111 W. WOODLICK DRIVE, SUITE 200, FALLS CHURCH, VA 22034, HAS BEEN REVIEWED AND FOUND TO BE CORRECT FOR THE PROPERTY SOILS.
  5. THE PROPERTY SOILS ARE CLASSIFIED IN THE MANNER OF AGRICULTURAL DEVELOPMENT CLASSIFICATION (ADC) AND SHOWN IN RED ON THE SOIL SURVEY SHEET.
  6. THE PROPERTY SOILS ARE CLASSIFIED IN THE MANNER OF AGRICULTURAL DEVELOPMENT CLASSIFICATION (ADC) AND SHOWN IN RED ON THE SOIL SURVEY SHEET.
  7. THIS DEVELOPMENT PROJECT ON THE PROPERTY SOILS AND NEAR THE PROPERTY OF ADJACENT DEVELOPING PARTNERS, LLC AND EDWARD J. SMITH AND PARTNERS, A SLP, WILL BE CONDUCTED UNDER THE SUPERVISION OF THE GEOTECHNICAL ENGINEER REGISTERED PROFESSIONAL ENGINEER UNDER HIS SUPERVISION THAT THE SOIL DATA HAS BEEN OBTAINED ON THE PROPERTY SOILS AND SHOWN IN RED ON THE SOIL SURVEY SHEET.
  8. THE PROPERTY SOILS ARE CLASSIFIED IN THE MANNER OF AGRICULTURAL DEVELOPMENT CLASSIFICATION (ADC) AND SHOWN IN RED ON THE SOIL SURVEY SHEET.
  9. CONDUIT SYSTEMS SHALL BE INSTALLED FROM TO ANY CLEANING, COOLING, OR HEATING SYSTEMS TO BE INSTALLED ON THE PROPERTY SOILS.
  10. ALL UTILITIES INSTALLED AS PART OF THIS PROJECT SHALL BE IN ACCORD WITH THE UTILITY LOCATIONS SHOWN AND FOR SUBSTITUTIVE PURPOSES ONLY AND ARE SUBJECT TO ANY CHANGES THAT MAY BE REQUIRED BY THE UTILITY COMPANIES.
  11. THE SITE SHALL BE SERVED BY PUBLIC SEWER AND WATER, ANY EXISTING SEWER, FIELDS AND UTILITIES SHALL BE ADJUSTED IN ACCORDANCE WITH COUNTY & STATE REQUIREMENTS.
  12. THERE ARE SOME AREAS OF EXISTING MATURE TREES ON THE SUBJECT PROPERTY.
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**PRELIMINARY PERVIOUS/PERVIOUS AREA ANALYSIS**

PERVIOUS AREA		PERVIOUS AREA	
EXISTING	14,800 SF	PERVIOUS AREA	14,800 SF
PROPOSED	140,000 SF PER	PERVIOUS AREA	14,800 SF PER

**SOIL DATA**

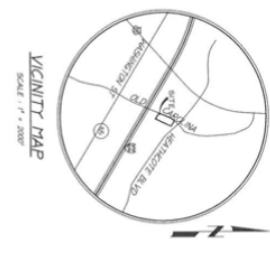
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100	SOIL	PERVIOUS AREA	PERVIOUS AREA

**TABULATIONS**

PERVIOUS AREA: 14,800 SF  
 PROPOSED PERVIOUS AREA: 140,000 SF PER

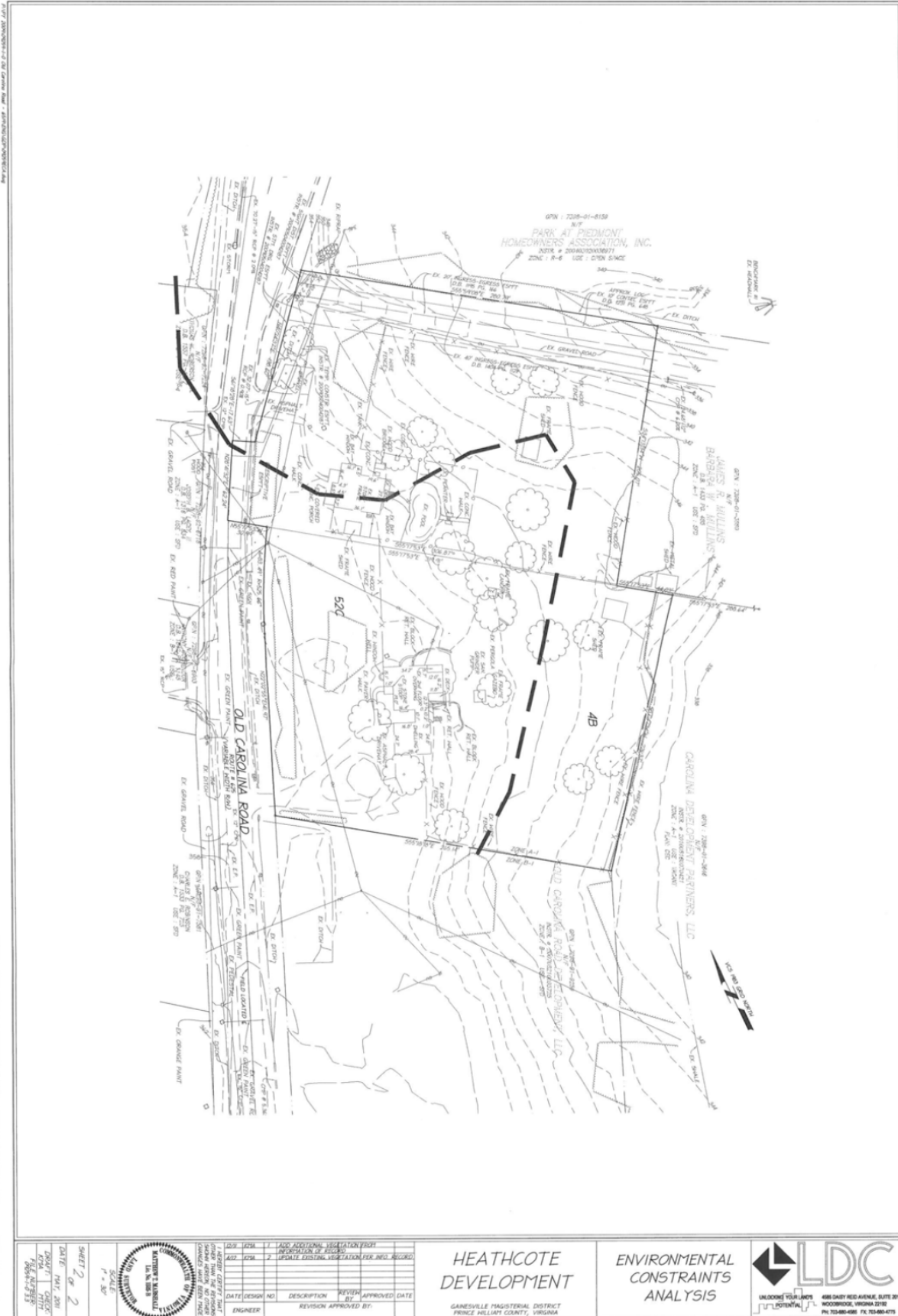
**OWNER'S ADDRESS**

HEATHCOTE DEVELOPMENT PARTNERS, LLC  
 4000 DASH FRED AVENUE, SUITE 201  
 WOODBRIDGE, VIRGINIA 22192  
 PH: 703-666-4600  
 FAX: 703-666-4675



<p><b>HEATHCOTE DEVELOPMENT</b></p> <p>GAINESVILLE REGISTERED DISTRICT          PRINCE WILLIAM COUNTY, VIRGINIA</p>		<p><b>ENVIRONMENTAL CONSTRAINTS ANALYSIS</b></p>	
<p>DATE: 05/26/2012          TIME: 10:00 AM          DRAWN BY: J. SMITH          CHECKED BY: J. SMITH          SCALE: 1" = 200'</p>		<p>DATE: 05/26/2012          TIME: 10:00 AM          DRAWN BY: J. SMITH          CHECKED BY: J. SMITH          SCALE: 1" = 200'</p>	
<p>DATE: 05/26/2012          TIME: 10:00 AM          DRAWN BY: J. SMITH          CHECKED BY: J. SMITH          SCALE: 1" = 200'</p>		<p>DATE: 05/26/2012          TIME: 10:00 AM          DRAWN BY: J. SMITH          CHECKED BY: J. SMITH          SCALE: 1" = 200'</p>	

# Attachment E – ECA Plan Map



DATE: 7/14/12	DATE: 7/14/12	DATE: 7/14/12	DATE: 7/14/12	DATE: 7/14/12	DATE: 7/14/12
DESIGN NO. 1	DESIGN NO. 2	DESIGN NO. 3	DESIGN NO. 4	DESIGN NO. 5	DESIGN NO. 6
DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
REVISION	REVISION	REVISION	REVISION	REVISION	REVISION
APPROVED DATE	APPROVED DATE	APPROVED DATE	APPROVED DATE	APPROVED DATE	APPROVED DATE
ENGINEER	ENGINEER	ENGINEER	ENGINEER	ENGINEER	ENGINEER

**HEATHCOTE DEVELOPMENT**  
 GAINESVILLE MAGISTERIAL DISTRICT  
 PRINCE WILLIAM COUNTY, VIRGINIA

**ENVIRONMENTAL CONSTRAINTS ANALYSIS**



# Attachment F – Historical Commission Resolution

## HISTORICAL COMMISSION RESOLUTION

**MOTION: YANKEY**

**February 14, 2012  
Regular Meeting  
Res. No. 12-007**

**SECOND: VAN DERLASKE**

**RE: LAND DEVELOPMENT RECOMMENDATIONS**

**ACTION: APPROVED**

**WHEREAS**, the Prince William County Historical Commission seeks to identify, preserve and protect historic sites and structures in Prince William County; and

**WHEREAS**, the Prince William County Historical Commission’s review of pending land development applications assists in determining the necessity for cultural resource surveys and other research and evaluations; and

**WHEREAS**, the Prince William County Historical Commission believes that the identification, preservation and protection of historic sites and structures throughout Prince William County is well served by this action;

**NOW, THEREFORE, BE IT RESOLVED**, that the Prince William County Historical Commission does hereby recommend to the Prince William County Planning Commission the action(s) noted for the following properties:

<b><u>Case Number</u></b>	<b><u>Name</u></b>	<b><u>Recommendation</u></b>
REZ PLN2011-00359	Villages of Piedmont II	<ul style="list-style-type: none"><li>• Include copy of American Battlefield Protection Program map for the Buckland Mills Battlefield in the proffers</li><li>• Include proffer that artifacts shall be curated with the County</li></ul>
REZ PLN2012-00007	Heathcote Development	No further work
SUP PLN2012-00121	Jiffy Lube – Sudley Road	No further work
PRA PLN2012-00256	Kensington Place	Table
PFR PLN2012-00269	Gar-Field High School Bus Parking Lot Expansion	Phase I

**Attachment F – Historical Commission Resolution**

**Votes:**

**Ayes:** by acclamation

**Nays:** None

**Absent from Vote:** None

**Absent from Meeting:** Anderson, Swavely

**MOTION CARRIED**

**CERTIFIED COPY**



\_\_\_\_\_  
**Secretary to the Commission**