



PLANNING COMMISSION RESOLUTION

MOTION: FONTANELLA

July 29, 2020
Regular Meeting
RES. No. 20-046

SECOND: BERRY

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

ACTION: RECOMMEND DENIAL

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 ±166.5 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, 319.6 acres, is currently zoned A-1, Agricultural, a portion of the property, ±19.5 acres, is zoned SR-1 and located within the Domestic Fowl Overlay District; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on July 29, 2020, at which time public testimony was received and the merits of the above-referenced case were considered; and

WHEREAS, the Prince William County Planning Commission believes that public general welfare as well as good planning practices are served by the denial of this request;

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby close the public hearing and recommend denial of Comprehensive Plan Amendment #CPA2020-00008, Preserve at Long Branch.

Votes:

Ayes: Berry, Fontanella, McKay, Perry, Taylor, Milne

Nays: McPhail

Abstain from Vote: Moses-Nedd

Absent from Vote: None

Absent from Meeting: None

MOTION CARRIED

Attest:



Antoinette Brzyski
Acting Clerk to the Planning Commission



PLANNING COMMISSION RESOLUTION

MOTION: FONTANELLA

July 29, 2020
Regular Meeting
RES. No. 20-047

SECOND: MCKAY

RE: REZONING #REZ2017-00013, PRESERVE AT LONG BRANCH (FORMERLY MID-COUNTY PARK AND ESTATE HOMES) COLES MAGISTERIAL DISTRICT

ACTION: RECOMMEND DENIAL

WHEREAS, this is a request to rezone ±166.7 acres from A-1, Agricultural, to SR-1, Semi-Rural Residential, for the development of up to 118 single-family detached residential units on 1 to 4-acre lots; and to establish a ±154.6-acre natural area preserve and ±21.4-acre offsite preservation area, to be known as Maddox & Sinclair Mill Preservation Area, through a pending County Registered Historic Site (CRHS) designation. The total project area encompasses ±339.1 acres; 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

WHEREAS, the entire property is currently zoned A-1, Agricultural, and is located within the Domestic Fowl Overlay District; and

WHEREAS, the site is currently designated AE, Agricultural or Estate; ER, Environmental Resource, and SRR, Semi-Rural Residential, in the Comprehensive Plan. The site is located within both the Rural Area and Development Area of the County. With concurrently processed #CPA2020-00008, Preserve at Long Branch, changes to the Rural/Development Area boundary are being proposed. Currently, 317.9 acres are in the Rural Area, and as proposed, 166.5 acres would be removed from the Rural Area designation; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on July 29, 2020, at which time public testimony was received and the merits of the above-referenced case were considered; and

WHEREAS, the Prince William County Planning Commission believes that public general welfare as well as good planning practices are served by the denial of this request;

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby close the public hearing and recommend denial of Rezoning, #REZ2017-00013, Preserve at Long Branch, with proffers dated July 16, 2020.

Votes:

Ayes: Berry, Fontanella, McKay, McPhail, Perry, Taylor, Milne

Nays: None

Abstain from Vote: Moses-Nedd

Absent from Vote: None

Absent from Meeting: None

MOTION CARRIED

Attest:



Antoinette Brzyski
Acting Clerk to the Planning Commission