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Prince William Board of County Supervisors Meeting, Tuesday, January 17, 2023

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[00:00:02] Good afternoon. It is 2 p.m. on Tuesday, January 17th. Please join me before we begin with a moment of silence.

[00:00:21] Thank you. If we could all rise for the Pledge of Allegiance. I pledge allegiance to the flag of the United States of America and to the republic for which it stands, one nation, under God, indivisible, with liberty and justice for all.

[00:00:42] Thank you as we get settled into our second meeting of 2023. uh we are now on to agenda item three the approval of the meeting minutes for december 13 2022 the chair will entertain a motion to approve agenda item 3a so move madam chair yeah we don't have that's why yeah did that second motion made by supervisor bailey seconded by by vice chair

[00:01:22] bode any further discussion no can we vote seen we cannot vote aye aye aye aye aye okay well that That brings us on to item number 4, the Consent Agenda. Today's Consent Agenda item consists

[00:01:59] of 15 items. Are there any items anyone wishes to remove from the Consent Agenda items because they have questions or concerns? Well, so I was going to do 4A through 4M before the proclamations. Anything else anybody wants to do for 4A? I'll work that in my script.

[00:02:20] 4A through 4M? No? Okay. If we could get a motion to approve 4A through 4M. move Madam Chair. Second. Discussion? Madam Chair. Supervisor Bode then Supervisor Franklin and then I have a comment also. Sure thank you Madam Chair. Just very quickly for the folks that are watching 4E authorizes a public hearing for the adoption of a CPACE ordinance. This is something that we've been pushing for since 2020 if I remember correctly and after a few speed bumps here and there we are finally on the cusp of finally getting something done with this. CPACE

[00:02:56] is a great way to open up market financing options for non-residential business owners to install energy and water efficiency improvements. Luckily, the state launched a program last year to allow us to opt in the statewide CPACE program. So I'm really happy that we're able to do this. I want to thank Chair Wheeler for helping me keep folks on track with this one. 4J is also a really exciting project we have. Pedestrian safety has been on the top of mind for quite some time, And I know that myself and my colleagues have been really looking forward to ways that we get safer crossings across major roadways like I-95.

[00:03:34] So 4J is a sidewalk project that will allow us to go from Summerlin Drive in the Woodbridge District over 95 to the Horner Road commuter lot in the Occoquan District. Anyone who travels through there every single day knows how dangerous it is.

[00:03:50] They know there's people biking, people walking over 95, when there's no shoulder, there's really no sidewalk there. So this is a really big priority, a really big deal for us. I want to thank Rick Canezales and his team for keeping this on top of mind, finally getting something done with this. Thank you so much, Madam Chair.

[00:04:06] Thank you, Vice Chair Bode. Supervisor Franklin. Sure. Just wanted to comment on 4J. This is to authorize the execution of an agreement for local administration of Prince William Parkway's sidewalk project and budget an appropriate $4.7 million federal funds for the Prince William Parkway sidewalk project from Summerlin Drive to the Horner Road commuter lot.

[00:04:27] I support this project, and it provides for greater pedestrian access to the commuter lot and substantially improves pedestrian safety. I just want to thank Transportation for moving this forward, so thank you. Thank you. And I want to end with just highlighting 4M, which is authorizing a public hearing to consider the adoption to establish a speed zone of 35 miles an hour on Route 15 outside Battlefield High School. And I know that since Supervisor Kalin isn't here, I just wanted to highlight that for everyone because I know that there's been a lot of consternation regarding the pedestrian deaths around that intersection, a lot of discussion. We have $2 million we've

[00:05:04] put forward for a design for a possible overpass. And this is the first step that we need to get in place to install a speed camera and I believe that the public safety people will be bringing forward a lot of different possibilities in the near future regarding many locations not many but some locations for trial for speed cameras in school zones which are allowed to do by law as well as red light cameras so with that I just want to highlight that for people that that were we're finally gonna get that moving see no further discussion please vote on

[00:05:41] items 4a through 4m I will now entertain a motion to approve agenda items 4n and 4o second motion made by Supervisor Bailey seconded by Supervisor Bodie any further discussion? Madam Chair. Supervisor Vega. Thank you. It's a new year and we have new visitors that come to our meetings and are not aware that I have a personal policy where I do abstain from

[00:06:19] all board proclamations and accommodations. I nevertheless want to thank our folks who do a great job at making sure our children are safe and who serve our community as crossing guards and also want to congratulate Freedom High School. I wanted to give my reasons as to why I will be abstaining from both of these proclamations. Thank you Madam Chair. Thank you Supervisor Vega. Seeing no for the discussion Ms. Madden can you take the yes I'm sorry yeah I didn't see your line I'm not used to look yeah supervisor no I lost you didn't miss it I was just late to the game speaking of games I just want to congratulate Freedom High School I know you're getting ready to come in here right

[00:06:57] supervisor Franklin I just want you to know young men out in the lobby you kicked Patriot High School's butt and I was impressed so I believe you were undefeated all year and I just want to let you know that I was very impressed with your record and great display of sportsmanship. Supervisor Bailey. Thank you so much. I echo the congratulations to the team out in the atrium and congratulations to your coach. You got the Human Rights Award this past weekend.

[00:07:28] You are a scholar and a gentleman and an outstanding leader so we appreciate your embracing our youth the way that you do and how you give back to the community. Congratulations to you all. Okay, seeing no further discussion, Ms. Madden, can you call the roll, please? Aye. Aye. Aye. Aye. Abstain. Aye. Okay, so we do have two proclamations.

[00:08:04] The first, I'm going to come down before we get to Freedom High School, which is proclaiming February 8th, is School Crossing Guard Appreciation Day. I believe joining us is Special Operations Deputy Commander Lieutenant Sean Peake, Crossing Guard Supervisors Lieutenant Michelle Wheeler, Sergeant Mary Bugge, Sergeant Antoinette Johnston, Sergeant Althea Keene, and Sergeant Julia Julie York, if you want to join me at the podium,

[00:09:13] proclaim February 8, 2023, School Crossing Guard Appreciation Day, whereas child safety is a major concern in the everyday lives of citizens of Prince William County, and whereas during the school years student pedestrian safety is a primary mission for the current 63 school crossing guards working 87 crossings in Prince William County every day and whereas the Prince William County is blessed with professional school crossing guards all highly qualified men and women who by temperament and training are fully prepared to meet the challenges of protecting our school children and training them in pedestrian safety and whereas in the 58 years history of the crossing guards there have

[00:09:49] been no deaths or serious injuries of any child at a school crossing and whereas in the past school year crossing guards conducted 28,056 safe crossings and safely crossed over 1 million children and whereas it's proper and fitting that we give special recognition to those men and women who provide an invaluable service to our community often going to other areas to cover staffing shortages by working vacant crossings in addition to their assigned crossings sometimes under adversarial dangerous or even hostile conditions in the performance of their duties now therefore be it resolved the prince william board of county supervisors

[00:10:25] hereby proclaims february 8th 2023 as school crossing guard appreciation day in prince william county further be it resolved that the citizens of prince william county virginia are encouraged to make a special effort to let the school crossing guards who are in the street protecting our children every school day to make our county a safe place to live work and play know that they are appreciated thank you madam chair members of the board mr. County executive I want to thank you on behalf of the crossing

[00:11:02] guard unit section for this recognizing February 8th as crossing guard appreciation day I also like to recognize crossing guard Margaret Murphy here with us and she works at Bristow Run Elementary she recently worked at Locke Loman also crossing guard glorious Ford she's a 10-year crossing guard at Neabsco Elementary I know that's near and dear to you mr. angry in your district so on behalf of all of the crossing guards who direct traffic and control the guards crossings at all the schools in our area we really appreciate

[00:11:38] and thank you very much so thank you I would also like to know we recognized some of our crossing guards with a lot of experience a few months back at our bi-weekly crime brief. We have crossing guards that range from 50 years on, as I mentioned before, Brenda McFarland, all the way down to some new crossing guards. So it's exceptional that we have guards that do 35 years, 40 years of service, and we appreciate it for her. So we still are looking for you, Mr. Angry, to come and join us. Thank you.

[00:12:17] We're going to stand over here in the middle. We're going to get a quick picture. Thank you.

[00:12:33] I feel like I should be in that picture.

[00:13:21] Supervisor Franklin, would you like to join me for the next proclamation?

[00:13:38] Sure. Before I get started, I'd like to call the coaches up from Freedom High School.

[00:14:37] I just want to read this commendation, and then we'll let Coach Overton make some remarks, and then we'll get a good photo. We're as the eighth season as the head coach, Daryl Overton and his coaching staff, Jeff Overton, Greg Johnson, Cody Williams, T.J. Washington, Tony Mooney, Chris Cousins, Chris Davis, Charles Gates, and Barron Taylor led the Freedom Football team in one of the most dominant football seasons in Virginia history.

[00:15:06] And whereas leading with the 15-0 undefeated record, the Freedom Eagles ended their season as district, regional, and classic state champions, Off the field, these student athletes are excelling in the classroom, with the majority of the seniors being offered scholarships in this early part of the year, and two seniors graduating early and enrolling as college students this January.

[00:15:29] And whereas the Freedom Eagles are well known in the community, providing Thanksgiving dinners and holiday baskets to community members in need, and whereas the dedication and commitment the coaching staff have to the student athletes is unmatched, and the assistance, support, love, and care provided to these young men extend ways beyond the field, living up to their only the family motto. And whereas Freedom High School, home of the Eagles, is a public high school located in Woodbridge, Virginia, Freedom High School is a part of the Prince William County Public School District and has around 1,800 students and 18 varsity sports. And whereas the mission of Freedom

[00:16:04] High School is to prepare lifelong learners that are productive and responsible. Now, therefore, be it resolved, that the Prince William County Board of Supervisors hereby commends the Freedom High School Eagles' incredible football season and their outstanding contribution to Prince William County residents.

[00:16:29] And before Coach Overton makes remarks, I also want to thank their principal, Sheveley Smith, who's been a leader at the school for the past year, and also want to, as mentioned earlier, just recognize Coach Overton for winning the Human Rights Award this past weekend.

[00:16:51] Coach Overton. I'll be brief. First and foremost, I think this needs to go said it takes a tremendous amount of investment into our young people of our community to be successful, regardless of the sports behind any successful program.

[00:17:08] I think goes unnoticed is the parents. We feed the boys three days a week. The parents serve them, cook them, cook the food, pick the food up. And like I said, we fully invested in over the eight years, not only have we got better as coaches, but our parents support.

[00:17:25] and love from our community has gotten better including the people in this room from Supervisor Bailey to Ms. Wheeler, Supervisor Margaret. I've seen everybody's face at different times with different things and that's important to young people and to us as adults. We all face trials and tribulations but being able to go through it and know you have support from the people in your county and in your city is always amazing. So just last but not least thankful to my young Men in the lobby who do it not only at a high level but with tons of respect.

[00:18:00] They do it the right way. They play the game the right way. They represent our school, our county, our district the right way. And like you said, you don't get to this point, win a state championship. But also, in eight years, we have 42 kids in NCAA universities, over $10 million in scholarships awarded to our student-athletes.

[00:18:21] So, again, we're doing it the right way to represent everyone here at our school and our families the right way and again thank you to my boys and all my parents again you don't see all the work that goes behind the doors but again thank you all

[00:18:33] and much appreciated much love always madam chair can we madam chair we take a quick recess so the

[00:19:42] rest of us board members can go congratulate them thanks the players and the coaches can come back in the rest of the board would like to congratulate you if you want to just file into the atrium i

[00:20:07] mean file into the chambers supervisor well everyone lines up because we can get a picture

[00:20:49] standing behind them supervisor franklin is going to speak on behalf of the board and let me just say i guess as we are fouling in um just want to thank the parents i appreciate coach overton for for mentioning the hard work that the parents have done i've met several of

[00:21:28] you throughout the season and just want to thank the football team as well you all have great character I was able to kind of speak to you guys about some of the challenges going on the community and I appreciate the level of respect you have for your coach for your parents and for your community so I just want to thank you all on behalf of the board and if my colleagues remain

[00:21:49] standing we can actually get a photo with the team so thank you guys for coming in thank you

[00:23:55] all for coming out. I do think that showcases how wonderful our schools can be part of our community, making it stronger for both, you know, not only our schools and education, but also for our community doing so well with all those young men. So thank you. That brings us to item number five, public comment time. We're going to hear in-person and remote public comments. We'll begin with in-person public comment time. This afternoon, we have three people signed up to speak. I will call the speakers at this point three at a time. Each speaker will have three minutes to share

[00:24:31] their views and opinions regarding matters before the board. We ask that all speakers state their name and magisterial district or generally where you reside at the beginning of their remarks. After the first 15 minutes of in-person public comment time, we will close the in-person public sign-up list. First, we have Dr. Samia Harris, David Williams, and Robin Stroud. If you could go to the back microphone. Sorry. Dr. Samia Harris, David Williams, Robin Stroud. It's the back

[00:25:03] microphone. Thank you. Things have changed since I have been here last. No worries. And we'll have a timer on the board. My name is Samia Harris, and I'm the president of Early Years Academy.

[00:25:30] That's at 13817 Sprague Road. The school has been serving the community for the past 40 years. We do it with dignity and honor, and it emphasizes on infants, toddlers, and preschools. I am here to ask you, the board, to reflect and take a brave decision to look at the daycares and preschools as a service to the community, not as a business.

[00:26:03] I think if COVID taught us anything, it's the importance of daycares for the parents to work and for the teachers in particular to be able to do their jobs. There are policies and there are practices.

[00:26:21] And what I have seen for the past year with my experience with the county regarding the tangible taxes has been that the policy does not mesh with the practice. they don't go together hand in hand.

[00:26:37] It is with the grace of God, the help of the economic development, as well as the state, the Virginia state, that we are still open for child care, which really helps and service the infants and toddlers from the schools on Spriggs Road, Hilton High Schools, and Saunders Middle Schools, and the rest of the community.

[00:27:01] The daycare only has 22 infants and toddlers. yet the experience I have gone through with the county just to get the tangible taxes for a whole year, a whole year, has been very frustrating, unbelievable to a point that I very much am thinking of shutting the place down because it's not worth it for me to go through the agony of what I have gone through with the county staff.

[00:27:31] It started with what I think is misusing the staff power to put a freezing on our account because she thought that the school should have more, it's a daycare, it's a preschool, should have more computers.

[00:27:48] I tried to tell her that infants and toddlers don't use computers. She went to surprise the daycare people during the COVID. They refused to let her in. She got very mad and put a freezing in our account. For the whole year, I dropped papers.

[00:28:06] Five times I was asked for taxes for three years. I dropped the taxes for three years. I came to try to get the taxes done with the county. Up till now, the latest was in December. Well, we don't have a financial director, so wait till January.

[00:28:26] After that, January comes, and then comes two probably mid-paid employees with taxpayers' money to come check how many cuts do we have in the daycare. Dr. Harris, you're out of time, but this sounds like an issue that might be better addressed through other channels as opposed to public comment.

[00:28:45] I tried. I came to your office. I came to everybody's office in the county and dropped papers, and up until now, I have not gotten a fair answer. When the gentleman says, yes, I'm just going to leave that with you.

[00:29:01] Thank you very much. I hope you do study that you remove tangible taxes. We need to have our next speaker, please. Thank you. Thank you. Hello, I'm David Williams. I live in the Coles District.

[00:29:17] And I was here about a month ago and spoke to you about the Klein property, which I said you would be hearing about. Well, tonight's the night. And I just wanted, before the hearing tonight, I wanted to give you a little more information. pictorially about the property.

[00:29:41] The Klein property sits at a very busy intersection, sorry this isn't easier to see, but there's three corners of it are pretty well developed. There's gas stations, restaurants, banks, and commercial businesses.

[00:29:57] And it's got heavy traffic flowing from Route 28, turning left onto the parkway, and then from the parkway, turning left onto the parkway going south. And from here to here, it's only about 180 yards, about a tenth of a mile.

[00:30:17] And the main entrance and entrance to the property looks like it's going to be right there. But then there's other entrances here, there's across to the storage unit, and another one that looks like it goes directly onto the parkway.

[00:30:34] And to me, it's just an odd place to have another 240 houses built. There are already houses here, here, vacant lot. And this seems like an odd place to have a storage unit as well amongst these houses.

[00:30:53] The other thing I wanted to point out is that, again, I'm sorry you can't see this better, there's about $9.2 million for various traffic improvements.

[00:31:10] And the builder, I mean, that doesn't include the Hastings Drive that I circled and then the storage center and the entrance out of Parkway. So it may be more than that. The builder, I think by law, is obligated to pay $400,000 of that.

[00:31:27] So taxpayers have to foot about $8.8 million plus whatever else might be needed. One thing I wanted to leave you with, the last thing, there is one good thing in the proposal. Again, this is hard to see. I apologize. I didn't realize the magnitude of this.

[00:31:49] They've proffered a school site, and the school board in their documentation has planned $9.4 million to buy a site for a replacement to yorkshire elementary um based on where this is it's not really very close to yorkshire but i mean it is a possibility and then the other thing i'll point out is based on colgan high school's impact on route 234 i don't think it's a good idea to put a school on this site adjacent to the parkway so with that i would urge you to not approve this

[00:32:25] rezoning, and I thank you for your time. Thank you, Mr. Williams. We were discussing here about doing public comment versus the public hearing tonight, and we'll assume that you couldn't come. We asked that if you do public hearings instead of public comment, but we'll assume that you couldn't make it tonight, but thank you for that information. Thank you. Our next two speakers, Supervisor Lawson. To be clear, sir, you're welcome to speak at the public hearing tonight as well.

[00:32:52] Just our rules of procedure generally ask people to either speak at public comment time or the public hearing, just as a point of fact, I'm sure we can't stop anybody if that's what you're saying. That's correct. But it's just in being considerate. I'm considerate of their First Amendment right. They can stand up there and tell me they don't like the color of my hair if they want to. It's their First Amendment right

during public comment time. Yeah, Supervisor Lawson. Our next two speakers are Kevin Goeller and Jim Perichel. And is Robin Stroud here? Okay, Ms. Stroud, if you want to go before those gentlemen, you were next and you weren't in.

[00:33:29] Ms. Stroud, if you want to go. My name's Robin Stroud. My family and I live about two miles from here, up Davis Ford Road in Hamptons Grove. Our youngest went through Prince William County's school system, as did our grandsons, and our oldest served as volunteer firefighter, EMT at OWL, and then later Manassas Rescue won full-time, and he's now Battalion Chief, Fairfax City.

[00:34:02] Madam Chair and board members, I'm here today to add my voice to those classified by Prince William County as provisional employees to be included in collective bargaining. I was first a CHIN member, later hired in 2017 to teach a spinning class at CHIN.

[00:34:21] I was given an employee guide of training, performance, and certification requirements. My CHEN member fees were refunded as I would be using the site and equipment classes to train, certify, perform, and maintain as a CHEN fitness instructor.

[00:34:39] I've renewed my renewal certifications as have been required and have annual performance reviews with our managers. I was later asked to teach aqua classes. I participated in member classes to train in the CHEN pool to prepare for certification.

[00:34:57] I'm now deepwater aqua spinning fitness instructor and last year received personal trainer certification and virtual training coach from the National Academy of Sports Medicine. We part-time non-benefit employees show up as scheduled, fulfill our required duties, maintain our required certifications, including CPR, first aid, blood-borne pathogen, harassment trainings, and attend required all-hands meetings.

[00:35:25] There's nothing provisional. on our accountability to show up and fulfill our duties as prince william county employees please change what is needed by the deadline to include we part-time non-benefited provisional employees and collective bargaining and for we fitness instructors please restore full chin and dale city access to training facilities equipment and classes in the recent past this This was mistakenly characterized as a perk.

[00:35:56] Access to training equipment and classes for certified fitness instructors is an industry standard, not a perk. Requiring us to pay a fee to access what we need to maintain a trained workforce creates an unsafe workplace, compresses our real wages, and negatively impacts employee retention and attraction.

[00:36:17] impacting paying Prince William County member customers of Chen and Dale City Fitness Centers. Thank you. Thank you very much. And then we go on to Mr. Kevin Gohler and Jim Piracal. I think we do it up here. There you go. I'm not sure this is that legible

[00:36:53] from you. Good afternoon. I'm Kevin Gohler. I live, I reside in Fairfax County, but I represent a development company that's, that develops a number of properties here in Prince William County. What I'm here to talk about today is Ballsford Road, and it's under construction, and it has been, and I've been negotiating easements with infrastructure and the Ballsford Road widening for the past three years. Now we've gotten to the point where there's two properties at the intersection of Bethlehem Road and Ballsford Road. There are sections, and you can see it on

[00:37:27] this drawing, the green is, that was negotiated with the county, and they're going to construct the green portion of it. The red portion just crosses the road. I'm going to drop off, if you don't mind, all these plats so you can look at and see exactly what I'm talking about. But we've reached a point here where we are in the final months of Ballsford Road construction, and this one piece, this one leg has to be completed. All these properties are in the data center overlay, the distribution overlay, and now the most recent, the hub zone. And this is not for data center.

[00:38:00] This is for a targeted industry, which is hub zone and distribution or industrial. It's at a key intersection, and I think it's important that we finish this while we're there. In other words, finish the red portion and tag it onto the county's contract rather than me coming back and opening up the road later and shutting down the road so we can dig it up and put the sewer line in.

[00:38:26] That's it. If you don't mind, I'd like to drop off these plans so you can take a look at them. That's fine. You can leave them with a clerk in the front. Thank you. Jim Purikow. Good afternoon, Chair Wheeler, members of the board. My name is Jim Purikow.

[00:38:47] I'm a resident in northeast Washington, D.C., but I was stationed in the Marines here out of Quantico, Virginia, and I was a resident at one point also within Fairfax County. Thank you for your time today. I'm here talking about the permitting process associated with the establishment of solar panels on residential roofs, and I'm here specifically as a policy manager for Sun Power Corporation, which is a leading distributed generation solar, storage, and energy services provider in North America and has been for 37 years. We have a network of over 700 independent

[00:39:21] dealers across 46 states, and we have more than 446,000 U.S. residential customers and have worked with more than 150 new homes communities across 12 states. We've installed more than 1,000 systems here in the state of Virginia, and we have a large interest within Prince William County, And we'd been operating in Prince William County, along with its surrounding counties, for several years.

[00:39:44] However, we made the final decision last June to pause our operations in Prince William County as a result of what we believe are inefficient permitting processes. And I can assure you, a company of our magnitude, this was not a decision that we made lightly.

[00:40:01] So, bottom line, here are the three scenarios that we normally experience when it comes to permitting for solar projects, for residential houses. And Prince William County falls in the last two scenarios. But the first is a fast process where you submit everything we need, review in four weeks or faster, and it passes.

[00:40:19] And we have a building and electrical permit within four weeks. The second scenario is a medium pace where we submit it within four weeks. It falls underneath some sort of a review when we have to resubmit our applications. It goes for another four-week process.

[00:40:34] And we have a permit within nine weeks. What we find in Prince William County is one of the two other options where it's slow, where we have to submit three rounds of applications. Now we're in it for four months. And the fourth option is we don't.

[00:40:50] We don't install the project because we've submitted one, two, or three rounds. And finally, we give up because the office is asking for wind tunnel testing or other owner's requirements, and we end up canceling the job. Now, to be clear, we have no complaints with respect to PWC's timeline for the approval.

[00:41:09] It's only just the fact that we are being required to submit through the permitting office as a result of excessive requests. Now, at this point, SunPower has no intention of resuming operations in the county until we can see sufficient evidence that changes are being made through the permitting process.

[00:41:26] As the costs are incurred are currently don't account for good customer economics, and at the end of the day, have an impact on the customers within the community. I would like to end by saying that we have been provided some hope in resolving this matter through the county's efforts to adopt a solar app platform, which is an online interface that was created by the Department of Energy.

[00:41:47] So we hope that this board will be able to provide oversight as the permitting office would make herbatures to better research the benefits of this platform. - Thank you, Mr. Pericel. - Thank you, I appreciate your time. - Thank you.

[00:42:04] we'll conclude our in-person public comment time today. Ms. Madden, I don't believe we have anyone signed up for this ahead of time for this afternoon. We do this evening, though. We are now on to our public hearings. Agenda Item 6A, there's one item on today's public agenda.

[00:42:25] It's a resolution to abandon 0.07 miles of Antioch-McRae Road on Route 9529 in the Brentsville Magisterial District. I will officially open the public hearing for Agenda Item 6A. Ms. Madden, has anyone signed up? If anyone didn't sign up but wishes to speak at the public hearing, please go to the microphone in the back. Seeing no one approach the microphone in the back, this will officially close the public hearing item for Agenda 6A. Would someone like to make

[00:43:02] a motion for 6A, please? So move, Madam Chair. Second. Motion made by Supervisor Bailey, seconded by vice chair bode are there is there any discussion uh seeing none ms madden can you call the roll please aye aye aye aye aye okay great madam chair oh is it working yes oh good

[00:43:39] okay i heard a madam chair someone want to say something oh you're not on our screen okay we'll work it out it's a great system um okay that moves us on to county executive time agenda item seven And Mr. Shorter, the floor is yours.

[00:44:05] Thank you. Thank you very much, Madam Chair. I will start by reflecting on our last board meeting. During that time, several members asked for information about what the county is doing with regard to litter abatement. The Department of Public Works Director, Tom Smith, sent an email to the board earlier today with information regarding all of the activities the county and its partners have undertaken since this event.

[00:44:34] last fall to increase litter education, awareness, and enforcement. This is certainly an important topic, and we will continue to work and engage the public on litter prevention efforts to help keep our community beautiful and clean.

[00:44:51] I'm also happy to announce that the county will partner with the Human Services Alliance of Greater Prince William to allocate $2.7 million of ARPA funding to area nonprofits to provide rental assistance to those in need in Prince William County.

[00:45:07] The county and community partners identified the opportunity to support those individuals who need housing and rental assistance. So we are excited to be able to support this effort and our community in this way. A press release was sent out earlier today with additional information.

[00:45:27] I'm also happy to announce that we recently received a notification that the county will receive more than $10 million in congressional funding for several critical infrastructure and community support projects and initiatives. This includes $4 million for further development and construction of the North Wood Bridge pedestrian bridge, $2 million for Homeless Services Navigation Center East for that project, $2 million for the CRC, $1.8 million for the Lake Jackson Dam Rehabilitation Project,

[00:46:03] $580,000 for engineering efforts for the roundabout at Rowling's Ford Road and Estate Manor Drive, and $160,000 for stormwater assessment of or for the town of Haymarket. A press release will be coming out about this today, but we want to thank Senators Kane and Warner and Representatives Connolly and Wexton for their continued support of our community.

[00:46:33] So on to employee recognition, as we did last week. And it seems this week's theme is really about staff living the county's vision and values during their off hours. First, we have Park Ranger Charles Clemente, his wife Kelly Clemente, who works with the county's library system.

[00:46:56] Melanie Earhart, the branch manager of Independent Hill Library, all received leadership at all levels awards this past week for assisting the county and assisting a resident in particular during their time off. The background on this is that on Saturday, January 7th, senior park ranger Daniel Rose arrived on scene at George Helwig Memorial Park after being dispatched by the police department for a person who locked their keys in a restroom at the park.

[00:47:28] Upon further investigation, senior park ranger Rose discovered the caller and patron who lost her keys in the upper parking lot where the rangers parked their vehicles. The caller explained on behalf of the female who spoke very little English that she locked her keys in the restroom connected to the Independent Hill Public Library and had no way to get home or get in touch with anyone since her phone was also locked inside her car. Senior park ranger Rose, then-connected fellow park ranger Charles Clemente wasn't working at the time to ask his

[00:48:07] wife, Kelly, who helped him since she works for the library system. Kelly reached out to Melanie Earhart, the independent Hill Library branch manager who walked the senior park ranger Rose through entering the library, retrieving the keys to the unlocked restroom, and then securing or re-securing the library. Senior park ranger Rose was able to retrieve the keys and return them to the patron.

[00:48:35] This was obviously a very important action, especially for and considering that they were off-duty at the time. I'd also like to recognize another group of employees who answered the call over the holiday.

[00:48:51] Prince William County is enrolled, as many know, in an emergency demand response program where the county's building and grounds team voluntarily runs certain emergency generators at stations and at facilities at the county government complex and at the public safety training center. The purpose of this exercise is to ease the strain on the electrical grid in the event of an emergency. The county is enrolled in this program knowing that

[00:49:24] a grid emergency could happen at any time, but to be dispatched is rare. And if employees are dispatched, it is expected to most likely occur on a hot weekday in the summer when the electrical grid is strained, not on a holiday weekend in December. At 4.30 a.m. on Saturday, December 24th, with winter storm Elliott bearing down on almost all of the country, an emergency demand response event was issued, and our buildings and grounds maintenance operators

[00:50:00] answered the call. They left their families on a holiday Saturday morning to show up and respond to the event. While there, they discovered one generator was non-operational. They repaired it. They stayed at their facilities until the emergency event was canceled at 9 p.m. on Christmas Eve.

[00:50:20] This group of employees went above and beyond with their selfless and professional response, and their hard work is greatly appreciated. These are just a few examples of our employees who are living our vision and values and are true representatives of leadership at all levels.

[00:50:41] Last but not least, I want to recognize the Department of Development Services and join them in celebrating the 1,500 customers that have opened for business with the Small Business Project Management Program since its inception. The program, which officially began October of 2018 and is designed to work with businesses that have 35 or less employees, supports small business owners, startups, entrepreneurs in the commercial real estate development and building permitting process. Those businesses that work in the program are typically better organized and prepared for

[00:51:20] the building and permit requirements ahead as they launch with better network connections and more viable, and agile operations. From January 2022 through October 2022, 323 businesses opened for business, with 28 small businesses receiving a Certificate of Occupancy Written Authorization in October alone. Helping 1,500 small businesses open their doors in Prince William County is a great accomplishment and a huge milestone. This is due in part to the county's innovative,

[00:51:57] project-oriented culture that promotes a partnership approach, which is vital to all business relationships. I want to congratulate all involved, and again, thank those employees who received the Leadership at All Levels Award. Madam Chair, thank you for the time.

[00:52:16] Thank you, Mr. Shorter. Okay, that brings us on to County Attorney Ms. Robel. The floor is yours. Thank you, Madam Chair, members of the board. We have a few items for discussion in closed session this afternoon. We will have personnel discussions relating to the members of the Virginia Railway Express Operations Board, VRE. We will have consultation with legal counsel and briefings by staff members pertaining to the discussion or consideration of the acquisition of real properties for public purposes to include for public parks and other public uses where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body along with the accompanying consultation with legal counsel and briefings

[00:52:55] by staff members regarding specific legal matters requiring the provision of legal advice by such counsel pertaining to legal advice regarding land use law, proffer law, sale agreement, and covenants law, where such consultation, discussion, or briefing in an open meeting would adversely affect the bargaining position, negotiating strategy, or litigating posture of the public body. And we will have consultation with legal counsel and briefings by staff members pertaining to the discussion or consideration of the disposition of publicly held real property, where discussion in an open meeting would adversely affect the litigating, posture, bargaining, position, or negotiating strategy of the public body.

[00:53:30] These items are appropriate for closed session pursuant to 2.2-3711A1, 3, and 8 of the Virginia Code. So moved, Madam Chair. Second. Motion made by Supervisor Angri, seconded by Vice Chair Bodie. Any discussion? Seeing none, Ms. Madden, can you take the roll call, please?

[00:53:48] Aye. Okay, great. Thank you. we are on to supervisor's time we have a before we go around the horn we have six items on today's agenda agenda the chair will entertain a motion approve agenda items

9a through 9f so move madam chair second motion made by supervisor Bailey seconded by vice chair Bodie any further discussion madam chair supervisor Vega real quick just want to make sure that I'm understanding this I see here that

[00:54:25] supervisor angry has two appointments to the animal advisory committee are these at large one is okay just want to make sure because i'm like the at-large positions come from the chair okay so yeah yeah and that that's just the groomer um she's been doing grooming for the animal advisor for so long and it was on the at-large position so i just renewed her so we we spoke about this the last time yeah she's sort of just sort of been a standing committee thing that i haven't changed or anything no i understand he doesn't get more than anybody else No, she's just an at-large that we're reappointing.

[00:55:01] But good question. Anybody else? Seeing none, Ms. Madden, can you take the roll call, please? Supervisor Bailey? Aye. Supervisor Bode? Aye. Supervisor Angry? Aye. Supervisor Franklin? Aye. Supervisor Lawson? Aye. Supervisor Vega?

[00:55:17] Aye. Chair Wheeler? Aye. Vote unanimous. Great. We will now go around the dais and provide updates. Last time I started to my left with Supervisor Bailey and went around that way. So today, I'm going to start to my right with Supervisor Franklin, if that's okay, and go around the long way.

[00:55:32] Is that okay? Yes. Okay, thank you. Great. On Wednesday, January 11th, I joined the family and friends of Jose Guerrero at a candlelight of faith. And I'm also, I've been working with the police as well as the family to help kind of generate additional leads and making sure that the family has all the information they need.

[00:55:57] The family also had a meeting in my office this past Friday with Chief Newsham to talk one-on-one about the case. So thank you, Chief Newsham, and your department for what you all have been doing. There will be another vigil this Friday at 7 p.m., and hoping my colleagues can please come by and just meet the family.

[00:56:17] Also, on Monday, January 16th, which was just yesterday for MLK Day, the Prince William County alumni chapter of Delta Sigma Theta sorority collected ready-to-eat meals at the Woodbridge District Office in honor of the legacy of Dr. Martin Luther King. All items collected will be donated to the Northern Virginia Food Rescue. And I'll also take this time to just remind people if you have a small group that needs a meeting place, the Woodbridge District Office is available, So please reach out to us in advance, and we can help facilitate.

[00:56:53] On Wednesday, which is tomorrow from 7 to 9, I will be hosting a virtual community safety town hall. Daniel Alexander and Chief Newsham will be joining to help provide updates and give a presentation on the initiative that we just rolled out.

[00:57:12] And obviously, you know, we had a pretty tough weekend here in the county, And we'll be talking about some of that and what we are doing, particularly within the Route 1 corridor, where some of these incidents have taken place. We will address those issues head on and talk about some of the discussions that have been taking place.

[00:57:33] I will say, with regards to the shooting that has taken place this past weekend on Route 1, the police department has been monitoring that area recently. And they will be providing even more police and enforcement in that area moving forward.

[00:57:53] I can tell you, without being able to share too much information, that the county is actively looking at resources for that area and looking at ideas for how the county can take more part in some of those blocks that have been impacted by some of these incidents.

[00:58:13] It is difficult because the county does not own a lot of that property in that area, so it is difficult for us to do enforcement as a county, but we have been working hand-in-hand with the police department. But please join us for this public safety discussion on tomorrow night.

[00:58:30] It is virtual, and the information is on my website. We will be talking in greater detail about that. And then for those who may have missed today's commendation, we had the opportunity to commend Freedom High School's football team for their successful 15-0 championship season.

[00:58:45] I also want to thank Jaquay Tuck, who worked closely with myself and the football team to facilitate today's activity. And just again, I want to thank the football team, their coach, and their principal, who have been incredibly supportive in the Woodbridge District.

[00:59:00] So thank you. Thank you. Supervisor Vega. Thank you, Madam Chair. I just have one item. I do see Rebecca here and just kind of want an update, a timeline rather for the sound study and where exactly we're at in regards to the noise ordinance.

[00:59:16] Folks in my district are asking me about it. I know that the study, the noise study began and it was two last three days. So just kind of want to know when we should expect the results of that and where we are in regards to the noise ordinance. Thank you, Supervisor Vega.

[00:59:32] Supervisor Angry. Thank you, Madam Chair. Real quick, just want to congratulate Recruit Class 23003 Volunteer Firefighters who are going to be working in the county. Got to hang out and listen to our new six give some remarks.

[00:59:49] You know, Mr. Dan Alexander is there and our chair just to witness that great event. That was a packed house, probably the biggest one I've seen since we've been doing these. And then just a couple more congratulations. So Friday night, I got to go out to 19th Street Baptist Church in Northwest D.C.

[01:00:08] for the Joseph R. Biding Lifetime Achievement Award, which was presented to two pastors in this county, one being Pastor Luke Torian and the other being Bishop Thomas.

[01:00:25] Why am I forgetting Bishop Thomas' first name? Bishop Thomas from Dell City Christian Church. I should know his first name. But anyway, they both were honored with this great award for the Joseph R. Biden Lifetime Achievement Award.

[01:00:40] It was a great event. It was a long event, but it was a good event. Great event. And so very proud of both of you, happy that you represent Prince William County. And that was a big day. So just thank you. That's it, Madam Chair. Thank you, Supervisor Angry. Supervisor Lawson.

[01:00:58] Thank you, Madam Chair. So I left the dais for a few minutes and missed a vote, but i'm glad i left the dais because mr rick gonzalez our transportation director was thankfully able to alleviate the frustrated property owner that spoke during public comment time so mr shorter another employee to praise the the property owner had talked to me a couple times and you know it's in the gainesville district and i'm trying to juggle a few different things in addition to the brinsville district and rick i just want to thank you for stepping

[01:01:34] And, I mean, just from the simple conversation in the atrium, you were able to alleviate a lot of his frustration and answer his questions. So just to let you know, that's why I left, and I'm grateful. Last week, I gave a shout-out to a couple employees that really stepped up to help with the Farm Brew Live igloos.

[01:01:56] And at the time, I didn't have the list of all the development services employees. and Wade Hugh has since provided that to me so I'm going to read off all the other folks behind the scenes that made that event on New Year's Eve and I believe the igloos are probably up for the winter I'm not real sure but I've heard that it's quite impressive anyway I just Chad Roop again if you're listening thank you for all your your efforts Marcus Silva the owner was so grateful to county staff for holding his hand and helping him and his team through the arduous project

[01:02:35] tom clark tom jarman ricky o'connor jenna goodman sylvis armivore jim yargan jim largan amanda spittle alan lee gary bailey george cloth jim riddle jimmy zamadia i'm sorry if i i know i said your name wrong and the last one is certainly not the least though is Gita Armia. All of you thank you so much for going above and beyond to help a thriving business in the county

[01:03:12] and I believe that's all I have Madam Chair. Thank you. Vice Chair Bodie. Thank you Madam Chair. First a few things from me over the past week I've been to a few different events and things going on in the community. On Thursday, I went on a tour of the workhouse over across the river in Fairfax County. For folks that don't know, there's a lot going on over there.

[01:03:34] They recently opened up a museum dedicated to the suffragist movement and a lot of the women's history surrounding that. They are working on a lot of different projects over there to make it an actual destination, including a beer garden, a brewery, and a restaurant and a little concert venue. They have been good partners of the county for quite some time, giving county residents who are in the artist industry a venue to show their wares, to curate and show folks what they have, and also to sell some of their wares too. And it's my hope that in the future, us

[01:04:10] alongside the town of Occoquan continue to find more ways to partner with them. On Saturday, I joined quite a few of my colleagues here in the McCourt Chambers for the Universal Human Rights Day celebration, an awardee celebration. It was a great time. It's always great to see so many folks in our community who do great work, uplift in community, get recognized with their friends, family, loved ones, and by the county and our Human Rights Commission. Also want to give them kudos as well for all the work they do for our residents. And finally, yesterday, I had an opportunity to join virtually the MLK Oratorical Contest put on every year. This has been a

[01:04:47] long-standing tradition that has been put up for quite some time. Glad they're able to do it still virtually. We're really looking forward to a time where we get to do it in person as well. A couple other housekeeping items for our residents of the Occoquan District. We are currently working on our mail newsletter for the spring and summer, so please look forward to that in the coming weeks slash months. Also, happy to report that the website for the county and joint environmental task force with the school division is up and running. You can find that at pwcva.gov slash department slash joint dash environmental dash task force. Really kudos to Julia Mano,

[01:05:27] Miss Alita, and everyone else on county staff that's gotten that up in very short order. You can look forward to all of our meetings coming up here in the few months with that new initiative. Finally, let me go back to my notes right quick. A couple of vehicle related incidents in the community that I wanted

to discuss. Um, one of my constituents got into a pretty bad car accident over the winter break at Pinnacle Ridge Drive and Dumfries Road, which I share with the Coles District. Um, it's a intersection of concern that I know has come up. I emailed our Department of Transportation about it during, during the winter break. Uh, happy to hear a response back

[01:06:06] from Richard Wyman earlier today about it, but I just want to continue to put that on the radar on our transportation staff. I know that 234 corridor is crazy. We have some signalized intersections there, some that are not. Some folks really like to see signal eyes, but we're not quite there yet in terms of the activity there, but I just wanted to raise that. And also vehicle noise. We've been talking about vehicle noise for quite some time on the dais. I know that we were able to work with our General Assembly delegation to get some laws rolled back to allow us to enforce those as primary violations of the law, have some good data that have been rolled out since July of this past year on folks that have actually been pulled over and that's been discussed

[01:06:44] with. However, I know that I'm probably not alone in continuing to hear from our residents about vehicle noise and about excessive noise when it comes to mufflers, the actual sound systems and other things. So I hope that our folks in public safety continue to see that as an issue that needs to be addressed. Finally, I sent this out to my colleagues this past Friday, but I would like to bring back the fast track resolution that I brought back a few months ago that deal with some recommendations by our sustainability commission. The ones dealing specifically with the county Fleet, the Trails and Blue Ways, and the Reforestation Program. Looking forward to talking to my colleagues about that in the coming weeks and working with the chair about an upcoming meeting

[01:07:23] to get that on agenda. With that, I yield back the rest of my time. Thank you so much, Madam Chair. Thank you, Vice Chair Bodie. Supervisor Bailey. Thank you, Madam Chair. Good afternoon to everyone. Just past events on January 11th, I want to thank Mayor Wood and the Donfrey's Town Council for having me as a guest or a part of their panel for their public safety town hall that that was held recently concerning the the happenings in the Dumfries community and we also talked a lot about

[01:07:57] the the unfortunate happenings in in Montclair but it was an excellent excellent panel discussion with the community not a lot of numbers but very current concerned residents and so we thank you

[01:08:11] We heard you. We thank you for your heart. We know that is a tough time because people are losing lives, but thank you for coming out and participating and telling us what you need from the community. Thank you to the police chief and his staff for attending. They were there, no pun intended, full force and engaging with the community. And it was just a very warm and transparent discussion. On January 12th, I was honored to attend with my colleagues.

[01:08:42] And Chair Wheeler, I thank you for the opportunity to present a proclamation to our own Debbie Jones, who just retired from the Chamber of Commerce, and it was a wonderful event. And Debbie, we will miss you and don't have too much fun without us.

[01:08:57] On the 14th, I just want to offer congratulations to all of the recipients for the Human Rights Award, and I want to offer a special congratulations, and I'm very proud to one of the awardees, Reverend Cozy E. Bailey Sr. On January the 16th, I had the opportunity to, with my colleagues and Madam Chair, participate in the Delta Sigma Theta alumni program. They do an impeccable job. It was remarkable, and

the title was A View of the Promised Land for, in honor of Dr. Martin Luther King Day. It was wonderful. Upcoming events on January 18th, I'm looking forward to having a

[01:09:37] second podcast with our very own Commonwealth attorney, Amy Ashworth. Please stay tuned for that. On the 19th, I'm looking forward to attending with my colleagues the VACO Local Government Day, and I think that will give us an opportunity to talk to our delegation and to partner with them as we go about the Commonwealth's business. On the 28th, I will be um having a public safety town hall um to uh with the district just to discuss and introduce hopefully the community public safety initiative and uh dan i know that's kind of what i'm putting

[01:10:14] your ear on the way in but we'll talk about it more in depth and we're looking to have it at the forlazzo building and that is something born out of the meeting we had with dumfries i'd like to to take this opportunity to appoint John Jensen to the Historical Commission, replacing Ms. M.A.

[01:10:31] Sargo. And M.A., I just want to thank you for your wonderful service as we made history in turning Mine Road to Bates Town and as well standing up the unveiling for the Slave Cemetery and the Dumfrey Cemetery. We thank you for your service and we look forward to working with you in the future. And then lastly, I'd like to offer a directive, if I may. I'd like to direct staff to submit an application to place the Williams Ordinary Structure located in Dumfries under Historical Preservation Easement with the Virginia Department of Historical Resources to protect

[01:11:11] it against development impacts in perpetuity. Built in the late 18th century, the building is both a cultural and architectural landmark in both Prince William County and Virginia. When the county purchased the structure in 2006, there was a preliminary plan to place the building under a historical preservation easement, and that has not been done yet.

[01:11:35] So I would appreciate it if staff would take that directive. And Madam Chair, I yield my time. Madam Chair. Supervisor Vega. I thought we weren't using supervisors' time to issue directives. we were issuing directives are okay but not ones that change policy so um she referenced an easement is that going to require a public hearing or can i ask the county attorney madam chair members of the board i'd like to work with supervisor bailey in her office with regards to the requirements for such an easement normally an easement if we are going to dispose of real property it would require

[01:12:14] a public hearing but i'll work with mr shorter in his office on on what is necessary for the type of easement that Supervisor Bailey, I think she said there was a previous directive that I apologize, I'm not familiar with, but we'll work with Mr. Shorter and his office on trying to accomplish that and maybe come back to the board with the information.

[01:12:32] Madam Chair. Supervisor Bailey. Thank you very much. And to my colleague, I appreciate you bringing that to the fore. This is something that should have been done in 2006. We got it from the Director for Parks and Recreation, and this was one that had kind to slip through the cracks and did not provide that provision. And so I appreciate the county attorney's assistance in this as we go forward. Thank you. Does that satisfy Supervisor Beko?

[01:12:58] Okay, great. Okay. You all through? You were done. Okay, thank you. I'll try to be quick. There's always so much going on in the county. On Wednesday, the 11th, I visited the Northern Virginia Family Service Serve Campus in Manassas. In addition to touring the shelter, administration building, and the Hunger Resource Center, I got to meet with several members of the NVFS leadership team, including their

executive director, Stephanie Berkowitz, and their chair, current board chair, Steve Alloy. I then attended the future of the region reception at Old Hickory Golf Club. I got to hear great things from our economic development director, Christina Wynn,

[01:13:36] as well as the people from the city of Manassas and Manassas Park about the great things that happened in 2022 and the great things that are coming in 2023. For there, I went on to the graduation ceremony with Supervisor Angry to the fire and rescue volunteer recruit class of 23003 the Firehawks with 13 recruits it was a crowded room and a great event and I know we had staff there also so thank you last Thursday the 12th I was able to attend briefly the ceremony at the Hilton Reforming Arts Center first Debbie Jones 32 years of service so thank you for waving the the rules of procedure for the proclamation that Supervisor Bailey

[01:14:14] got to give her last week from the board. I also got to speak at the county's annual Human Rights Day award from our Human Rights Commission, where it's just always amazing what our individuals and civic groups that we're honored are doing around our county, upholding their values of freedom and dignity for all. Finally, on Monday, I was also able to attend the virtual MLK oratorical competition hosted by the prince william county alumni chapter of the delta sigma theta uh once again the the youth from our county are just amazing either the middle schoolers and the the speakers who were from the high school it's just always really nice to watch as always

[01:14:53] um i do want to pass out um i have the nvta annual report that i just want to pass out to my colleagues um just so you have them um i just want to mention i'm going to try to structure some time for all of us to provide updates on the regional committees that we uh sit on i know we all sit on some some boards have those structured reports and if there are is that there's information that you want to pass along about what's happening at your various bodies i um i think that might might be useful we'll figure how to add that in going forward um i also want to say that um i have a notice of intent to

[01:15:28] appoint a reappoint curtis porter to the prince william county human rights commission he's the current chair and I'd like to reappoint him. Also last week I talked about passing out draft resolutions for possibly changes for public comment time. I will do that now. I pass these out and they were the county attorney helped me draft them with just some general possible changes.

[01:15:55] You know I pass these out not to say this is exactly what we should do but this is the beginning of a conversation about how we might better handle public comment time going forward, as well as public hearings. The very first one talks about the order of business, which permanently moves public comment time in the evening session after public hearings, because public hearings are exactly what their name says, hearing from the public, and we don't want to delay that with regards to our land use cases. I think everyone has sort of

[01:16:31] agreed with me on that that that's worked out fairly well over the last couple of months um i have one other i have two others that say a limiting afternoon and remote speakers to one hour in the afternoon and one hour again at the at the end of the evening session of the board i have one that codifies the idea that if we have over 45 speakers in total signed up for public hearings and just so everyone understands the difference between a public hearing and a public comment time these are about public hearings if we have over 45 people signed up for public hearings we would automatically go to two minutes a speaker and three minutes for those representing

[01:17:08] groups as outlined in our rules of procedure all this is up for discussion and last but not least limiting individuals wishing to speak at public comment time shall only be allowed to speak once every calendar month i know we had talked about um fairfax county that limits people to speak in during public comment time they only get 10 public speakers but they also limit people to once every six months my staff did some general analysis on the number of speakers that we've had and just to

[01:17:40] give you some context for this in in 2022 we had a total of 665 total distinct speakers both in person and online. And of that, 55 of those 665 accounted for half of the in-person sign-ups.

[01:18:02] 55 people accounted for half of the in-person sign-ups of the 665. 15 people accounted for a quarter of all in-person speakers, you know, which is why I'm suggesting the limit of once per month. You know, I know we had someone who actually spoke five times during our comprehensive a plan. You know, it's a public hearing, and people are allowed to. That's a little different than public comment time, but, you know, it's obvious if 55 people are taking up half the slots for public speakers, the number of slots was 1,235. So this is not set in stone. I am just

[01:18:39] throwing this out so we can begin the discussion and get people's opinions. We have a work session next week, and I'm thinking that that might be a good time to further discuss it and hear from the rest of us. This is a consensus on this board on what we would like to do. This is just food for thought and, you know, see how we can battle hander and make the meetings run more efficiently.

[01:19:03] So, Supervisor Lawson. The last one was related to the public hearing. Correct. The first three, it looks like they're all related to public comment. Correct. Correct. You mentioned something about the comp plan. Say that part again.

[01:19:21] there was, we had all those, during all those chapters. I mean, and people are allowed to speak and there was one person who spoke during every single one. Yeah. It's just, I'm just, right. Oh, of course it is. Yeah. Um, and, uh, it would probably be helpful if the county attorney refreshes, refreshes us on the code of Virginia and it, you've, I haven't had an opportunity to, I'm not good at reading on the fly while also trying to talk.

[01:19:56] No, no, we're not making any decisions. Okay, but I'm just curious, like, the public hearings in the Code of Virginia can be quite specific. So I think, Ms. Robel, if you could just refresh our memory on it, maybe during next week's closed session, if there's an agenda.

[01:20:12] I don't— Well, it won't be closed session. It'll be during open session. Well, I'm talking about the legal advice. Well, I don't—well, I'm looking at the county attorney. Is there legal advice you can give us in closed session about? I can provide you legal advice in closed session, but the Code of Virginia does not get specific with regards to a public hearing.

[01:20:33] It just states for certain actions before the board takes the action, you must have a public hearing advertised. The Code of Virginia doesn't get specific to say whether it is one minute, two minute, five minutes, et cetera, for how much time a person has to speak.

[01:20:49] And the board is required to hear from the public during a public hearing. The public comment time, as I've shared with you before previously, the board was not legally required to have public comment time. That was changed. You're now required to have it at least once a quarter.

[01:21:07] Correct. But you are required to hear from the public before you take an action, which the General Assembly states you have to have a public hearing for. Right. That's where I needed just the refresher on the public hearing side. Okay, and it sounds like there's a lot of ambiguity there.

[01:21:25] There are not the details that, you know, obviously you can't give. If you only gave 10 seconds to someone, I think that they may challenge you on the due process for it. Right. But the board does not need to give an hour for every person for doing it. Okay, thank you.

[01:21:41] Madam Chair. Supervisor Angry. I just want to thank you for this. And so just to be sure, just to be sure, normally when we start the year, we go back through and discuss changes. So we're going to do that next, at next Tuesday's work session?

[01:21:57] Yeah. I mean, that sounds like a good, good idea. You know, usually we do at the first meeting of the year, but I wasn't prepared and Mr. Shorter was just coming on and we had a lot of things going on. And so we can change our rules procedure anytime we want. You know, it says we generally do them at the beginning of the year.

[01:22:14] So I consider at this point January, the beginning of the year for 2023. I would even throw out there that I'm hoping that we look at it next Tuesday and go over this. Very good. And other issues as well. So thank you, Madam Chair. Thank you. And I would encourage my teammates, if they have other rules of procedure that they would like to do, or if they have other suggestions rather than these, if they run them by the county attorney, just putting you out there, Ms. Rubble, that would be really useful and come prepared to speak about it.

[01:22:41] So, okay, great. Well, thank you. Oh, my button doesn't work. Oh, yours doesn't work. Yeah, Supervisor Bailey. Just quickly, just in looking over this, this is nothing new than what you gave us last week.

[01:22:56] It's just a reiteration of what you gave us last week. You don't foresee adding anything differently to this, do you? I do not. You know, last week I sort of outlined it, you know, generally, sort of roughly, and then I went to the county attorney and got legalese, you know, to make it a little more official.

[01:23:14] So, really, it's basically what I said last week, but thank you for putting that out. Yeah, and I appreciate you preparing us, too, because last week I scan read it. I need to read it more in depth, and I should have been more prepared today, but thank you for the opportunity to prepare. Awesome. Okay, well, with that, Supervisor Vega.

[01:23:31] I had a request to speak, but I don't think you ever saw it. No, I can't. Okay, so in terms of timeline, when do you anticipate to make this legit, when do you expect to bring it to, like, an official vote? I hadn't really thought about it.

[01:23:46] I thought I'd see how we got, you know, if we, so let's say next week we walk in and they're perfectly fine and everyone wants to accept those. We could vote on those resolutions next week because I pass them out in advance, or we could wait till the week after or the week after that.

[01:24:02] I didn't really have a timeline. Well, the reason I ask is because we still have a vacant seat in the Gainesville district and we have a special election coming up next month. And so if we're going to be changing, you know, the rules of procedure and specifically public common time I think it's important for the Gainesville district to have a voice and representative on this day as you extended that courtesy in

allowing our county executive to come into his position into his role so that he can also be in the know of these changes I think the same should apply to the Gainesville future representative that's an opinion okay yeah and one that I hope that we consider madam chair we'll consider that thank you okay with that

[01:24:41] Madam Chair? Supervisor Lawson. A couple questions. First of all, there's a bit of ambiguity in your answer. So this will be on the printed agenda next Tuesday or not? No, it will not be on the printed agenda next week. Okay. But that doesn't mean we can't vote on it anyway. As a board, if we had consensus, we could. Correct. Okay. So it may happen next week. Speaking of next week, this is really why I put my light on. What is the content of the work session?

[01:25:15] Mr. Shorter? There's several master plans, including the Judicial Center and Senior Center and Library in Woodbridge area. So it sounds like the CIP, maybe?

[01:25:31] Quarterly report. It's a lot of items. It's sort of just information processing. And it's here in this chamber? Yeah. Okay. Yeah, and so I'm not suggesting we vote on these next week, to be clear. You know, I'm not suggesting that we move forward with them. might just want to have the conversation and begin to have a collaborative conversation where we all work together to make these changes. Thank you. With that, I believe we are into

[01:25:56] closed session. Still good afternoon. We're doing well. We are back from closed session.

[01:26:18] Can I get a motion to certify, please? So moved, Madam Chair. Second. Motion made by Supervisor Bailey, seconded by Vice Chair Bodie. Any discussion? Please vote. I'd like to start with the VRE? I'm just going to, yeah, it's simple. So, Madam Chair, I move that we recommend the appointments to the Virginia Railway Express Operations Board as follows. Supervisor Bailey, Supervisor Franklin, and Supervisor Lawson as regular members, and then as alternate Supervisor

[01:26:53] Angry and Chair Wheeler. Second. Any discussion? Seeing none, please vote. Next one, I believe, is Elite. Madam Chair, I move to authorize the execution of the purchase agreement and lease and back agreement with Elite Shooting Sports Properties, LLC, an Elite Shooting Sports, LLC budget and appropriation of $24,028,500 and authorized acquisition of a property located at 7751 Doan Drive

[01:27:32] consisting of approximately 4.4018 acres and a flex-industrial building consisting of approximately 65,279 square feet. identified at GPIN 7597-41-8354 in Manassas, Virginia, 2109.

[01:27:53] Second. Motion made by Supervisor Bailey, seconded by Vice Chair Bode. Any further discussion? Seeing none, please vote. Supervisor Lawson. Thank you, Madam Chair.

[01:28:08] I would like to move for authorization of public hearing to consider the execution of the First Amendment to the agreement of sale to the Patriot Property Group, LLC, for the sale of approximately 5.65 acres county-owned property on 9349 Hornbaker Road.

[01:28:25] And I'd ask the Clerk's Office to schedule that public hearing for February 7th. Second. Motion made by Supervisor Lawson, seconded by Vice Chair Bodie. Any further discussion? Seeing none, please vote. And last but not least, Supervisor Bailey.

[01:28:44] Madam Chair, I move the approval of the purchase agreement for 8129 Prince William Parkway in Manassas, Virginia, identified in GPIN 7895-327841 and transfer budget and appropriate $6,016,000 from the capital reserve for the Coles Magisterial District.

[01:29:04] Do I have a second? Second. Motion made by Supervisor Bailey, seconded by Vice Chair Bodie. Any discussion? Please vote.

[01:29:22] Okay. I think that does it for our reporting out of closed session. We will, oh yes, thank you. During recess, we are going to go to dinner. Anyone is welcome to join us. though we won't pay for their dinner, but we're going to Carrabba's, which is somewhere around here. They have a good cake. And we will reconvene from our recess at 730. Very good. Thank you.

[01:29:52] Good evening. We are now on to our evening session of today's board meeting.

[01:30:10] We are going to start with a consolidated agenda. But before that, I just wanted to make an announcement that if you're here to speak about the pipeline, you should sign up under public comment time these are a lot of bunch of land use cases and and uh public comment time you can sign up in the back if that's why you're here um to speak on the pipeline okay uh so we are we're going to start with our consolidated agenda um which includes two items one is agenda item 11a uh special use permit for the ordinance of uh manassas seventh day adventist church led sign

[01:30:44] in the Coles Magisterial District, as well as 11B, the rezoning for Ballsward Road in the Brentsville Magisterial District. So we, since it's on consolidated, we're not going to have any presentations, but I will now open the public hearing for the consolidated agenda items 11A and 11B. Ms. Madden, has anyone signed up for 11A and 11B? Okay. Are there any speakers remotely

[01:31:13] for 11a or 11b nobody's online okay so um seeing no further speakers uh approach the microphone in the back for the public hearing this will officially close the public hearing for solid consolidated agenda items 11a and 11b the chair will entertain a motion to approve 11a and 11b so move madam chair it's in the closed district second right yes and you don't have to speak we

[01:31:53] were just going to vote and pass it no no we were just about to that's right it was in the coals district 11a and 11b and i will um supervisor vega made the motion for approval and it was seconded by supervisor bailey is there any further discussion yes uh supervisor lawson has signed up thank you madam chair um so i'd like the applicant representative miss uh joan camera can you come

[01:32:26] down the podium um i actually just noticed this today um and i'd like to ask you to have your client proffer um the the weakness of the 320 plant unit and you're asking for an increased far and um i i would like your app your um your client to agree to the proffer which staff recommended for increasing the plant unit the 100 linear feet for the area are you familiar with the weakness that I'm referring to it wasn't it wasn't a draw it wasn't raised and I grab

[01:33:03] this staff report in my client and come right back to you yeah I mean in our virtual meeting it wasn't detailed and I noticed it and I would yeah like page 18 yes let me grab the staff reporting coming back to you thanks miss Madden why don't we okay I was gonna say why don't we start with 11a can we just do that? Wipe the board. Supervisor Vega, would you like to make a motion for 11A for the Manassas Seventh-day Adventist Church LED sign? Yes, Madam Chair. I move 11A forward. Thank you. Second?

[01:33:42] Second. Motion seconded by Supervisor Bailey. Is there any further discussion on 11A? Seeing none, please vote. 11A passes. Congratulations. Okay. Which brings us on to 11B, and we'll wait for the

[01:34:05] applicant to answer the question from supervisor lawson sure actually i lost track of where miss

[01:34:44] cameron is is she in the well oh okay welcome ms cameron having our engineer look into that can we

[01:35:52] defer this vote and go to the next public hearing sure thank you sure sure perhaps later on this evening okay we'll come back to you thank you we will move on to item 12a the public hearing under the standard agenda item, the rezoning 2022-00020, the town of Dale Woods. I believe the applicant

[01:36:14] has a presentation. Okay. Welcome, Ms. Harders. It's not going backwards. There we go. Now we're

[01:37:18] set. Welcome. Thank you. Thank you. Good evening, Chair Wheeler and members of the board. For the record, my name is Marion Harders, and I am a land use planner at Walsh, Colucci, Lubelai, and Walsh. I'm here tonight with the applicant, Joe Franconi, and our engineer, Matt Marshall, with Land Design Consultants, and Janelle Cameron.

[01:37:37] We're here tonight to present what we feel is a well-designed little townhome community, and we're calling it the Towns at Dell Woods. For contextual purposes, the property is located on the western end of Dell City.

[01:37:56] The Dell City RPC area included all of this property, and it was rezoned a number of years ago. But this site is, as you can see, it's the small red square over to the left, western end, and it's designated as a church. It's four acres in size, and it's across from the Dell City Fire Station number 18.

[01:38:20] As we zoom into the map a little bit more, you can see that one of the things when the original rezoning for Dell City was that specific areas were earmarked or marked as specific uses. E for elementary school, F for fire station, across symbolize the religious institution.

[01:38:39] In this case, we're asking to rezone the property from RPC church to RPC medium residential high. This property has been owned by the Bethel Korean Baptist Church for the past 34 years, and due to very high development costs, they had to make the decision to put the property on the market.

[01:39:05] The zoning is RPC Residential Plan Community and the Long Range Land Use designation is RPC T3 Residential Plan Community. Our proposal is compatible with the zoning and the Long Range Plan.

[01:39:21] For contextual purposes, again, the property is located on the north side of Dell Boulevard and it shares its eastern property line with Martin Luther King Jr. Elementary School. The areas to the north and west of the property are wooded. The property of the west is owned by the Dell City Phase T19 Section 1 Homeowners Association, otherwise known as Trent Dell HOA.

[01:39:44] And the property of the north is a single-family residence located in the White Oaks Estates subdivision up in this area here. And, of course, Dell Boulevard, that's on the southern property line here.

[01:40:02] Moving into the project itself, the project proposes up to 23 front-loaded, four-bedroom, three-and-a-half-bath townhomes. they range they will range in the size of 2600 square feet to 2800 square feet and the development will provide pedestrian access from Dell Boulevard all the way through the site to the back of the site to the northern end of the site which will connect to a six foot wide asphalt trail which will connect to the school over half of the property 2.2 acres is or will be open space and we feel this open creates a very open area environment that will be enjoyed by the

[01:40:39] residents there access is from Dell Boulevard and we will be providing left and right turn lanes as you can see depicted on this graphic here with respect to parking the resident parking includes a total of 69 spaces 46 garage spaces and 23 driveway spaces there are a total of 13 visitor spaces located on the northern end of the site in this area and so the total parking provided is 82 spaces. The DCSM parking requirement is 55 spaces, so we are providing an additional 27 spaces.

[01:41:17] The plan is knit together with five kind of important elements, and you can see here kind of color-coded tree preservation area, supplemental planting area, open space, buffers, and the amenity area. The 30-foot buffer is identified in yellow. It's located along Dale Boulevard and Martin Luther King Jr. Elementary School, and along the residence to the northern property line here. It's worth noting that the buffers that are, that within the buffers, there are pockets of open, or tree-safe area, which is identified as the light green down in this area, and

[01:41:56] then, of course, all along the back northern property line. Along Dale Boulevard, evergreen trees will be the primary planting within the 30-foot buffer. A sunflower, or a flower Our garden with seeding area and a six-foot trail is located in the southern part of the site.

[01:42:17] That is our amenity area. Supplemental plantings are provided here in orange. This is something that is provided, not required, but because they will be grading for utilities and construction work, the applicant has proffered to replant this area with supplemental plantings.

[01:42:35] The dark green area is open space, and it's worth noting that 16% of the site is tree preservation area, which is all in the light green area surrounding the perimeter of the property.

[01:42:51] At the request of staff, we have identified exactly where trees will be planted on the lots, and we are also providing the soil volume and depth of the plantings. This is to ensure that we do meet DCSM requirements.

[01:43:06] This is a graphic that is within our GDP and it is proffered. One of the distinguishing features or characteristics of Dell City is that it has the -- it's your ability to locate individual subdivisions by the monument signage.

[01:43:23] This little subdivision is not going to be any different than what you would see typically in Dell City, and we are providing and proffering to an 8-foot tall monument sign, which we fully landscaped according to these graphics.

[01:43:39] illustrate how the various elements kind of work together we can highlight just the entryway itself again looking at it we have the monument sign well first of all we have coming into the property the five-foot sidewalks along Dell Boulevard on both sides of the private street will be five-foot sidewalks that lead all the way through the back to the northern end of the property the the monument sign as well as the amenity area all fully landscaped and nicely designed for for use of the residents the applicant is proffering the building elevation shown here the materials will be one or more of the following which

[01:44:18] would be brick stone hardy plank or vinyl siding the primary color palette will be natural or earth tone colors as an option the owners the first-time owners will be offered the opportunity to build a rooftop terrace and the proffers are also include universal design elements which include things like reinforced grab bars an elevator minimum 36 inch wide doorways all of the things that would help in age aging in place characters characteristics this is a plan view of the units themselves all

[01:44:54] of the units are front loaded and they're 22 foot wide units double car garage with driveway parking they are staggered offset to provide visual relief and they have the continuous sidewalk on both sides of the private street running in front of the units themselves the applicant is also asking for a height modification from 35 feet to 42 feet this is because with the rooftop terraces the way the zoning ordinance defines building height this gives you an illustration of if the roof were fully constructed

[01:45:30] without a rooftop terrace the the rooftop would be is measured or the building height is measured from the midpoint of the roof which brings it down to this particular this this point here with the rooftop terrace that moves and shifts the midpoint of the roof higher not that the roof itself or the top of the roof changes height at all it's just where the dimension of that height is being measured so due to topographic issues or or the way the the measurement itself will end up we will we are asking for a height

[01:46:06] modification to accommodate that our level of service contribution we did submit and staff reviewed the full impact analysis that was provided to them to discernment to determine what level of service impacts were to schools public safety parks and rec and transportation this chart shows the the level or per unit contribution provided to address the analyzed impact only parks and rec and public safety found to be deficient and the per unit

[01:46:43] contribution that was calculated is shown here on the slide schools did not have an impact however it was decided that the applicant would contribute ten thousand dollars towards the cost of construction of the trail located on the school property and then affordable housing we are proffering twenty five hundred dollars a unit and then of course the environmental is the $75 per acre standard contribution the Planning Commission and staff report just want to briefly hit on a couple of things there we had a unanimous recommendation for

[01:47:20] approval at the Planning Commission on November 30th there were two recommendations at that time one was to provide a picnic table in the amenity area and the other was to limit and the the dense vegetation around the the trail located in this area for safety considerations the applicant has done both they've added a picnic table in the proffers and they've limited the vegetation on 25 feet on either side of this portion of the trail to to shrubs

[01:47:55] and low low-level vegetation to aid visibility our community outreach included the Trent Dell homeowners association we met with the attorney representing that HOA we met with the Dell City Civic Association we met with the White Oaks Estates subdivision members we also met with the Martin Luther King jr. elementary school principal and the Prince William school board our school school facilities and planning department to discuss the connection of the trail to the school and that was not only planning staff but

[01:48:32] also the schools highly recommended having this trail completed with respect to the staff report I think really appreciate working with Emily on this case she was really great to to issue spot certain things and it is a very strong recommendation for approval there were three minor what we thought would be minor weaknesses one was the tree preservation is lacking on the northern eastern and northern buffer lines this is due to the way the construction of the site for with respect to the eastern property line

[01:49:08] given the RPA and the topography this the the prop the development is shifted to the east and so we had to create we had to have our limits of clearing and grading coterminous with the eastern property line which meant we had to of course replant that 30-foot buffer that we're providing again there are little pockets of tree preservation that are located here and in the back over here water lines that was

another weakness that the staff cited that there may be the potential for clearing and grading in the rpa for water lines

[01:49:44] this is something that is allowed per the dcsm and we did not want to proffer away just in the event that we would need to do that not that the not the applicant is not planning to make any clearing for water lines But since it has not been finally engineered, we did not want to proffer away something that would otherwise be allowed to do.

[01:50:06] And then the last weakness was affordable housing. You can imagine that development of this size is small, and it's hard to subsidize the affordable housing units. And we would also point out that we are proffering the $2,500 per unit.

[01:50:24] And I think that fits nicely with the newly adopted housing chapter. um that policy h 7.4 uh has has uh has has the opportunity for um well i'll just read it it just says research creating an affordable housing trust fund that could provide loans or grants consider different sources to capitalize the uh affordable housing trust fund which would be i.e developer developer contributions pursuant to an affordable housing housing ordinance in the absence of that

[01:50:57] ordinance the applicant has opted for the for the monetary contribution and that is the conclusion of our presentation we are here to answer any questions you have and thank you very much thank you Miss Harters I'd like to go on to the staff presentation and then do all our questions at the end but is anybody object to that no okay maybe we can have the staff presentation and then

[01:51:23] we'll entertain questions good evening I'm here to present Towns at Dale woods REZ 2022-00020. My name is Emily Wolfson and I'm from the planning office. So this is a request to rezone approximately four acres from RPC Church to RPC

[01:52:01] residential medium high-density residential for the development of 23 single-family attached residential units. The site is located approximately 1,250 feet northwest of the intersection of Notting Hill Drive and Dale boulevard to the east of the site is martin luther king elementary school to the north are single family detached units which are part of the white oaks estate hoa and south of dale boulevard is a dale city volunteer fire station number 18 and to the west is undeveloped land and the neapsco creek

[01:52:35] the site is designated rpc residential plan community and erpo environmental resource protection overlay in the comprehensive plan in a zoned RPC residential plan community church. It's located within the Dale City Highway corridor overlay district as well as the resource protection area overlay district. The overall calculated population density for the Dale City RPC increases from 8.55 people per acre to 8.56 people per acre with the project which is within the

[01:53:13] maximum threshold of 11 people per acre in the zoning ordinance. Furthermore, in RAZ PLN 990017, which limited the population of the Dale City RPC to 61,467 people, meaning that the allowed density for the Dale City RPC is 10.25 persons per acre. The combined impacts of the proposed development are within the maximum threshold outlined in the Dale City RPC cap. As mentioned by the applicant they are requesting a waiver for the height for up to 42 feet the maximum building

[01:53:49] height is 35 feet staff is supportive of this request in addition the project will include 69 residential parking spaces and 13 visitor parking spaces meeting the parking requirements for the two car garage townhomes some background and overview just real quickly the project area is located outside the

dale city small area plan but is part of the mzp for the dale city rpc which includes approximately 6709 acres the dale city rpc density tabulation is broken down into

[01:54:28] phases and tracks this site is located in section 9f of the dale city rpc as proffered development of the site shall be in substantial conformance with the layout as depicted on the gdp as proffered the applicant is providing a flower garden with a trellis, outdoor seating, picnic tables which was added per the request of the Planning Commission and all of these are going to be located along the southeastern portion of the site. The applicant is also proposing a six-foot trail along the eastern

[01:55:02] property line that will connect to the adjacent elementary school. As proffered, a 30-foot wide landscape buffer is provided along Dale Boulevard. This site has an older highway corridor overlay district which has no standard for buffering the 30-foot buffer provided along Dale Boulevard serves to and meets meets and exceeds a highway corridor overlay district buffer furthermore the buffer along Dale Boulevard shall be planted primarily with evergreen trees giving visual screening throughout the year buffers are also provided along the eastern property line and northern

[01:55:40] property line these are each 30-foot type B buffers provided per the DCSM standards the Planning Commission had raised safety concerns around the dense buffer planning adjacent to the six-foot trail as a response to applicant has specific specified in the proffers that plants shrubs and perennials only no trees shall extend 25 feet from both sides of the trail a small portion of the eastern buffer will be tree preservation area area but the majority will be replanted with a mix of large deciduous trees small deciduous trees and small evergreen trees and most of the northern buffer area will be tree

[01:56:20] preservation shown in the dotted areas on this slide the western boundary line does not require a buffer nonetheless the applicant is providing a tree preservation area along most of the western boundary with new plantings along the southwestern boundary that include a mixture of large evergreen trees small deciduous trees and larger deciduous trees and shrubs so this is a depiction for the ECA, Environmental Constraints Analysis.

[01:56:50] So really given the orientation of the property, topographic challenges and overall area site context, the applicant's current design approach does adequately consider the existing environmentally sensitive features on the development. No impacts are proposed to the portions of the intermittent streams within the northeast corner of the site.

[01:57:12] As proffered, the property shall be developed as unified development to include a common architectural theme, common color scheme, common building materials. As proffered, building design shall be in substantial conformance with the elevations as provided, which you're looking at on the slide.

[01:57:27] All building materials shall utilize durable, attractive, high-quality materials, such as brick, stone, hardy plank, or vinyl siding. And the color palette will include natural and/or earth tone colors. In addition, as the applicant mentioned, to any Virginia uniform, statewide building code requirements, universal design options are proffered shall be optional at the time of initial purchase and installed at the purchaser's expense the applicant is also proffering a monument style entry sign which will include landscaping around the base and contribute to the identity of development and really the sense of place

[01:58:07] for for this project so in conclusion the the planning commission recommended approval of this project subject to proffers dated november 30th with the two recommendations to be reflected in the revised proffers one of which is the the picnic benches as well as the no trees around the trail staff is

recommending approval subject to the proffers dated december 19th 2022 because as proffered the proposal will deliver a planned residential project with quality design mitigation of impacts and will add to the mixture of uses in the area furthermore the applicant is preservation

[01:58:47] of environmentally sensitive areas including a resource protection area and intact treed vegetated areas and finally is it it is consistent with and directly implements the rpc land use designation in the comprehensive plan and will not increase the density cap for the dale city rpc that's the end of my presentation happy to answer any questions thank you thank you ms wolfson so we've had two presentations one by the applicant one by the staff are there any questions for the

[01:59:20] applicant or the staff at this time before we hear from the public uh sorry yeah it's this system supervisor franklin um i think the question is for the applicant um if you can go back to your presentation with um the photo of the back portion of the development this is really just a comment but i want to be able to look at it while making the comment i'm sorry the photo of the i'm sorry

[01:59:55] the back portion of the development with the decks oh okay yeah so um i guess my question is so obviously this is a wooden deck are these wooden decks would yeah okay but would all of them actually be wooden decks and the reason why i ask is because it'll be nice and this is just a comment that i'm making it would be nice if we can have a higher grade of decks on some of these developments when you see some of those you know 10 years from now um going through neighborhoods they don't look

[02:00:33] as nice especially if they don't end up painting them and so just something to think about and something for us to think about moving forward with some of these developments kind of moving away from the wood index um and having something a little bit more attractive noted um i would say and i failed to mention this that this is this is not what the this is just an example okay what the the rooftop terrace a lot we get sure question what does what do these rooftop terraces look like So this was just an example of what they would be looking like.

[02:01:07] But the decking is all, it's not necessarily replicating what we would be doing. Okay, and again, just something to think about as you all do the full kind of build out, something a little bit more higher grade. And then also talking about the Affordable Housing Trust Fund, there was a mention of being able to donate to us that and that the affordable housing ordinance doesn't get done, just doing a financial contribution.

[02:01:31] talked to a lot of developers who are looking to do that towards the affordable housing trust fund and just want to be clear that you know there are no parameters that we've set yet we haven't even really voted on affordable housing trust fund and so just want developers to be clear that that's a conversation that's still evolving and so but we do have I believe housing proffers a housing proffer fund that I think sometimes gets used interchangeably and so just want to make sure that people understand the difference between the two. Thank you. Thank you. Thank you,

[02:02:06] Supervisor Franklin. Any other questions for the applicant or staff? If not, we will open the public hearing for item 12A, the Towns at Dale Woods. Ms. Madden, do we have anyone signed up to speak? Do we have anyone online? Okay. If anyone didn't sign up but does want to speak on the Towns at Dale Woods, please approach the microphone in the back of the room. Seeing no want to approach the microphone. This will officially close the public hearing on 12A,

[02:02:41] the rezoning of the towns at Dale Woods. Supervisor Angry. Thank you, Madam Chair. Madam Chair, I move 12A forward for approval. Oh, my God. Oh, you want me to go back? Okay. Okay. And is there a second? Second. Motion made by Supervisor Angry, seconded by Supervisor Bailey. Is there any further discussion? Madam Chair. Oh, I should speak first. Okay. Sorry. Supervisor Bode. Do you Do you want to supervise or angry?

[02:03:10] Please. Thank you. Thank you, Madam Chair. Just real quick, and I'll be brief. This is a great little project. And I say little because when we talk about affordability and to your point, Supervisor Franklin, this project is just too small to talk about the affordable units and the pieces to it.

[02:03:31] I do want to thank the applicant, Mr. Francon, for going that step above and beyond to actually put the $2,500 towards our housing ordinance future, whatever that may look like. So I really appreciate you for doing that.

[02:03:50] I'll say you did that at the graces of your heart because this project, again, is what I see in the Neyabskill District as what we actually need. As I said, coming in, we really want to revitalize the district. We've been looking at three corridors that have been major improvements.

[02:04:08] We had the Apollo piece done. We've got the quartz piece in. And in the centerpiece, smaller projects like this. And I want to say we've got a lot of small patches of land left in this district that the original developers, the family, you know, has been selling those off.

[02:04:27] And those are all, like, by right. So you're going to see a few more projects coming up. But I'm very intrigued by this, and I love – I'm just going to throw the plug in there for those rooftop terraces. I think that's a clever, classic look and something that we haven't seen around the county.

[02:04:43] So I love this project. I'm happy we got it done. Thank you, Emily. Thank you, Marion. Thank you to my staff, Kelly Easterly, for all of the conversations we've had, and we've finally got this thing to where it needs to be. And while everybody may not be 100% happy, I think what we have here is a product that's worthy of Neabsco District.

[02:05:05] Thank you so much. Thank you, Supervisor Angry. Vice Chair Bodie. Thank you, Madam Chair. Just to echo some of my colleagues that I appreciate, always appreciate looking at infill development in these areas that are surrounded by, you know, your more built-up neighborhoods, in areas like Dale City, parts of my district, I know other parts as well, where we don't have a lot of land left.

[02:05:23] So how do we use that in the best way possible? I really appreciate how the applicant worked with everyone to make sure we were respecting the RPA and the natural resources there while still building out the product to the point that we have a good development here that respects the area, respects the character of the area, and also respects those natural resources because we want to make sure that as we build out these areas where there are streams, there's perennial waterways and what have you that we're able to grow in a reasonable way uh while still uh respecting the natural resource so i just wanted to say that and to the point that my colleagues have been making about

[02:06:02] affordable housing we're getting a grapple on that as was said we adopted the housing chapter last month we haven't yet to adopt an affordable housing ordinance but building up that trust fund will be a key strategy in making sure we grapple with the affordability issue we have in our county So I appreciate the thought about that from the applicant, and I'm really glad to see this through.

[02:06:24] I'm more than happy to support my colleague in supporting this. Thank you, Madam Chair. Thank you, Supervisor Bodie. Supervisor Bailey. Thank you, Madam Chair. Just to echo, I think this is an exceptional project, just to echo what my colleagues have said already.

[02:06:41] Just to kind of piggyback on something that Supervisor Bodie just said, in the Dell City area, it's an older area. And so to have crafted a little pristine spot for housing in this area to speak to the affordable housing opportunities that we have, Mr. Francon, is very good.

[02:07:02] And we appreciate your acknowledgement of that and working with Walsh Colucci in doing so. It also speaks to, though we are landlocked, there are still opportunities to serve because people want to live in Prince William County.

[02:07:19] and so i'm very thankful and i i agree with supervisor angry i like the balcony as well i think it adds a special touch to the area so thank you so much for bringing this forward and for acknowledging that people do want to live here and there's a way that we can craft opportunity for for people to come and live affordably and work affordably in this community thank you thank you okay seeing no further discussion i believe we can vote thank you

[02:07:55] Thank you. We are now going backwards to agenda item 11B for the rezoning on Balls Ford Road. Ms. Cameron, would you like to address Supervisor Lawson's concern? Yes, so that rear buffer is not required under the DCSM requirements, but the applicant working with staff actually provided that additional buffer.

[02:08:22] Understanding Supervisor Lawson's concerns, we are unable to provide a 320 plant units per 100 linear feet, but we are able to provide 200 plant units per 100 linear feet. That was not a proffer, but it was a reference to the plan.

[02:08:38] So what we have done, and I can hand it off to the clerk, is we've updated our proffers, changed them to today's date, January 17th, 2023. We have updated the plan. So the plan is what referenced the plant unit.

[02:08:54] So along that western boundary line, we've updated the plan to be 200 plant units per 100 linear feet. It's referenced in two places on our landscape plan, and we have updated that plan. i did show the plan to rebecca horner and the county attorney to make sure that they were okay with the way that we were doing this to accomplish ultimately what supervisor lawson asked supervisor lawson thank you uh thank you very much and thank you to your client i think this is a compromise

[02:09:25] that um will enhance the the site and i appreciate everybody willing to meet in the middle thank you okay so if they're with that madam no no no i think we have to have a public hearing oh we didn't have a joint. I thought we had a joint. Oh, did we? Okay. But never mind. My bad. Okay.

[02:09:45] Supervisor Lawson. So with that, I will move, uh, was it 12B? 11B. 11B for approval. Can I get a second? Second. Motion made by Supervisor Lawson, seconded by Supervisor Bailey. Is there any further discussion? Seeing none, please vote. Okay. Thank you. Which brings us on to, um, the public hearings and the presentation for Agenda Items 12A, sorry, 12B through 12E.

[02:10:24] It is consolidated rezonings and special use permits. I believe we have a presentation from the applicant.

[02:10:57] No, just push the button. Okay. Good evening. Good evening. I'm Sherman Patrick. I'm with Compton & Dooling. I'm here this evening representing Stanley Martin Homes in their application for the rezoning of the Klein property. The subject property has been in the ownership of the Kline family since the late 1940s.

[02:11:17] It began as a dairy farm, and they actively operated that until 1990, around 1990. After 50 years of operation and watching the community around Manassas grow up around them, the right-of-way taking for the Prince William Parkway shrank the usable acreage of the dairy farm by about 20%, making the continuation of dairy operations impossible or unsustainable.

[02:11:40] In 2015, the Kline family offered the property for sale for development similar to the development that adjoins their properties along the Liberia corridor in the city of Manassas. And this is consistent with the comprehensive plan.

[02:11:56] It was consistent with the comprehensive plan at the time. I believe that many of the members of the family are here this evening. In 2016, the County Future Land Use Plan identified the southern half of the property as Community Employment Center. The Community Employment Center designation encouraged a development of four to five-story buildings, including offices, commercial retail uses, and apartments.

[02:12:19] A developer who had contracted to purchase the property before the present applicant, Stanley Martin Homes, had sought community feedback on a more intense proposal based on the CEC designation, and that proposal included over 1,000 residential dwelling units on the same property. In 2016, Stanley Martin Homes, working in close coordination with the county staff, prepared a proposal for a walkable community with a substantial employment center.

[02:12:49] The original application included 400,000 square feet of non-residential, and that was 150,000 square feet of office and 250,000 square feet of retail. The original rezoning also included approximately 100 acres and proposed 392 dwelling units.

[02:13:10] Staff was not satisfied with the amount of office in that application and was very concerned about the strategic plan and the amount of employment opportunities that were being completed on the site. However, Stanley Martin Homes recognized that the non-residential elements of the proposal were actually the major drivers of the traffic impacts of that proposal.

[02:13:37] The plan to the left on the screen this evening is a plan that Stanley Martin Homes had worked with the planning commission and the planning office to gain approval of in 2019. Even though the 2019 plan was substantially reduced from the original plan, Stanley Martin Homes delayed moving that case forward until it could determine if there was an alternative plan that would have greater community benefit in terms of providing amenities, not only for the anticipated residents of the proposed development, but also for the greater surrounding community.

[02:14:10] By spring of 2022, it seemed that open space and recreational uses and civic uses were desired in the area. At that time, the comprehensive plan was being revised and updated, and the property was re-designated for mixed-use development.

[02:14:25] The plan on the right is the proposal that is now being presented by Stanley Martin. You can see in that exhibit that substantially less of the property is being developed in this new proposal.

[02:14:40] The slide that I'm showing you now is identifying the differences in the two plans. This was that major commercial area that I had talked about originally in the earlier application. That was reduced so as to reduce the traffic impact.

[02:15:01] A commercial area was still needed for the mixed use development. So this area, which was a part of the original application had been removed in 2019 was added back in and a low traffic generating commercial use is proposed on this site of a self-storage center and that's the subject of one of the special use permits that are companion to this proposal they also have committed this shaded area here which is adds up to 45 acres for an open space or public use purpose you can see with these bold dark lines

[02:15:37] the outline of where a buffer is now located in the new plan and was previously occupied by single-family detached homes this area here is designated rn2 in the new comprehensive plan and this is that area as you as you look at the plan today a school site that was previously proposed on the site is is no longer in the application but again this 45 acres is available for a civic use that would be identified by the county at a later date.

[02:16:14] The mixture of homes that was once proposed here included stacked townhouses and high-density development. The new plan is straightforward. It is a combination of single-family townhomes, and I'll speak to those more specifically in a minute.

[02:16:33] Also, in this corner, there is a secondary commercial area in the development. The secondary commercial area is a requirement of the planned mixed residential zoning that we've asked for on this part of the property. This outline in red here is B-1 general business, but this area over here is planned mixed residential.

[02:16:53] And within that planned mixed residential, we have a secondary commercial area that includes a pharmacy, a restaurant, and then a retail pad site that would be determined for final use at a later date. This is a closer up view of the development that's being proposed.

[02:17:15] The access to the property comes from several locations along Prince William Parkway. For the purposes of this discussion, I'm going to call this the east-west leg of Prince William Parkway and this the northwest leg of Prince William Parkway because both roads have the title Prince William Parkway and it gets a little confusing after a while.

[02:17:39] The principal entrance to the site is from an intersection that already exists along Prince William Parkway at Hastings Drive. Right now, this is what we call a three-legged intersection. A fourth leg would be added to that intersection. The traffic signals would be upgraded, of course, and that would be the major entrance into the site.

[02:17:59] A second entrance into the site and exit is further south on the southern leg of Prince William Parkway. It is a right-in, right-out entrance here. It means it has its directional entrance, and it only allows traffic going in or out of the residential area to turn right to go in or right to go out.

[02:18:21] On the other side of the road, we have access to this commercial pad site, Land Bay A, as we call it. It does have full turning movements in and out, but the traffic generation is much lower. A third entrance to the site is located on the east-west leg of the Prince William Parkway.

[02:18:39] It also is a right in, right out entrance, and it's a right in, right out entrance because there's a median in Prince William County and Prince William Parkway that does not allow you to make that turn,

to make a left turn or left in or out of the property. After the Planning Commission public hearing, we were asked to make some additional changes to the proposal.

[02:19:07] One of them was to provide some revised design elements for the self-storage center, and I have those later in the presentation. There is a well-monitoring commitment that was added to the proposal. It was similar to the well-monitoring commitment that was previously provided.

[02:19:25] And you have on the DS this evening some additional revisions to the proffers that are after the staff report version of the proffers dated January 12th. And those extend the time frame in which a property owner who believes that they've been impacted by the construction on this site can request a second evaluation of their well and receive mitigation, if necessary, or proven to have had a real impact.

[02:19:59] That was something that was very much of concern to some of the citizens after the Planning Commission hearing. Also, there was a clarification to the commitment to townhouses that was provided in the proffers. There was also clarification to some turn lanes and an affordable house, home, affordable dwelling unit contribution that was increased verbally at the Planning Commission hearing from $250 per unit to $2,500 per unit.

[02:20:31] You'll see in the profit that it was just handed out to you. And there were other refinements afterwards that were requested by staff. This plan is simply showing the zoning categories that are part of the application.

[02:20:47] Land Bay A here is the B1 general business. Land Bay B is that secondary commercial use that is supportive of the residential area here that's outlined in C. And then Land Bay D is proposed and committed to in the proffers to provide public use and open space area available for the county.

[02:21:09] Effectively, it provides civic uses in the new nomenclature that we're using in the updated comprehensive plan. This is an older version of the comprehensive plan, and I'm still using this because the new comprehensive plan map is not complete yet. There were some revisions to it. But I've added to the old comprehensive plan map this heavy red line.

[02:21:28] And the reason that I use this is I'm trying to show that all around this boundary of the city of Manassas is suburban residential development. And this property is an outlier in the sense of that this property is not yet developed.

[02:21:46] And because of the meandering routes that we take every day when we travel around the county, because of screening and buffering, because where roads or entrances to subdivisions are located, we sometimes lose track of the big picture. We sometimes lose track of where the development areas are indicated on the county's land use map and the relationships.

[02:22:08] So this half of the Klein property, which is also the half of the Klein property that is a part of the PMR rezoning that I was just pointing out to you, is just literally an extension of the suburban residential that already surrounds the city of Manassas.

[02:22:23] The dwelling unit types from the 2019 approval from the Planning Commission included 120 stacked townhomes, condominiums, 56 single-family detached homes, and 74 single-family attached homes.

[02:22:41] The new proposal, I said, was simply single-family attached homes. There are 240 of those units, and there are no longer stacked condominiums in this proposal, and there are no longer single-

family detached homes. Within the category of single-family attached homes, 32 units are 16 feet wide, 162 are 20 feet wide, and 46 are 22 feet wide.

[02:23:10] Another element of this that's important to note is the rear load and front load definition. The front load townhouses are those ones where you have garage units and you enter from the front road that passes in front of the townhome.

[02:23:27] A rear load has an alley behind it and you enter from the back. They usually have a smaller front yard, and that's the reason for one of the waivers and modifications that we have on lots further in the application. but the rear load units are seen as being more compatible with the mixed-use designation of the comprehensive plan.

[02:23:48] And you can see 81% of the units in this project are rear load units. This is just a summary of the comp plan designations applicable to the property. The project timing was a very important element in the original rezoning, and it has changed over time, obviously.

[02:24:10] The orange boxes here at the top are the construction phases for the Kline property development. The blue boxes here are the transportation improvements that are underway or have been completed.

[02:24:26] And you can see along this timeline that with the passage of time, since we first filed this application, a number of transportation network improvements have been initiated or completed. And what that means is the transportation impacts, many of the transportation impacts that we faced at the beginning of this process, six and a half years ago, have been addressed.

[02:24:52] We have a more detailed timeline on some of these improvements when I get further into the presentation. But I think you're familiar with most of these, and you've been able to read some of those as I've been talking. The multimodal component of the proposal is important to the mixed use development.

[02:25:12] The red circles, red dashed circles that you see here are indicating the one quarter mile radius walking distance from residents within the community. You're able to walk to the retail areas that already exist along Liberia Avenue and Wellington Road in the city of Manassas.

[02:25:30] This is a Harris Teeter right here. There are several restaurants in this shopping center. There are several restaurants across Wellington Road and and across Prince William Parkway where residents of this community could could visit all well within walking distance.

[02:25:46] And of course, there's a civic use space down here that we hope would be used by the county at a future date. Open space for the potential community. There's 30 percent open space. There are eight neighborhood parks within the development. That's a total of six point two three acres.

[02:26:06] That's 15 percent of the residential area. That is a very high percentage of actual active park area for a community of this size. When you take into account the 45 acres along with the 6.23 acres, you have a very substantial area of open space that is becoming available with this project.

[02:26:33] That is 93% of the area that's being proposed for development. This next slide simply shows the grid pattern, also important to the design and the mixed-use area. In addition, it shows the central park within the community.

[02:26:50] This is a three-acre park for the use of the residents of the community. Over here is another one-acre park. Up here is a pocket park that is designed to serve the trail. This red line here is a bike trail

that runs along the Prince William Parkway, the north-south leg.

[02:27:10] That trail today is only 8 feet wide. It will be removed and replaced with a 10-foot wide trail. The major trail runs along the other side of Prince William Parkway and comes all the way down to the McCourt building connecting the Lake Ridge area all the way up to the city of Manassas.

[02:27:29] applicant in this case is putting a similar 10-foot wide trail along the commercial frontages here and then that trail ducks into the property and we'll go it behind the buffer that's being proffered along Prince William Parkway and connect with the open space and public use area down here transportation improvements that are proposed include first a an extension of the left turn lane along Prince William Parkway I'm sorry we put a label on top of it so it's a little hard to see but there is an extension here there will be new traffic signal improvements at Wellington Road and Prince William Parkway and Liberia

[02:28:05] Avenue and also down here at Hastings Drive there are turn lane improvements as you can see highlighted here in orange this is a free flow right turn lane that goes on from north-south Prince William Parkway on to east-west Prince William Parkway and there's a 600 foot long receiving lane here there's a free flow free flow lane right now it's a much smaller radius up here in this green area. It's hard to see in this slide, but this larger radius free flow and then the receiving

[02:28:38] lane on this side will be very helpful in clearing up congestion that currently occurs here in the morning rush hour, I believe it is. Down here, you get a better view of what I was talking about, where I said there was a directional barrier that created a right in, right out at this secondary entrance, and then you can see the full turning movement entrance into this eight-acre general commercial site across the street. This is getting into the details of the transportation mitigation that has occurred that I mentioned to you, and I'll spend more time on this one probably than

[02:29:15] the others. In Centerville, there was an interchange that was a problem that literally was backing traffic up all the way into Manassas, and so that interchange has now, it's not totally complete, but it's usable and passable, and it has done a lot to preserve and correct the problems that occurred along that stretch of road. In addition to that, Fairfax County had a road project that they began as soon as the interchange was open that is to improve Route 28 within their boundaries in Fairfax County. So they bring that all the way down to the Prince William County

[02:29:50] property, Prince William County jurisdiction. Other things that are helping the network is the Prince William Parkway and Balls Ford interchange. It should be opening soon. It's very near completion right now, and it will help distribute traffic. Now, this is actually west of the subject site, and some people don't realize that there was actually a problem here with traffic not being able to get to 66, and so the easier route for them to take was to go across and to Route 28.

[02:30:20] So that was literally impacting the volume of traffic on Route 28. Similar to that is the University Boulevard intersection at Prince William Parkway. It also was causing traffic to distribute itself in a way that was bypassing congestion on Route 66 or getting to Route 66.

[02:30:41] And there's the Parkway and Princeville Road interchange, which is to open in the winter of 2024, which we believe will also help to disperse the traffic in a better way and get people to I-66 and take some pressure off of Route 28. And then finally, there is the improvement that is planned for Route 28 within Prince William County, and that is to start or to be open in 2028.

[02:31:10] The proposal is to rezone 40.9 acres to residential. There will be 240 townhomes. That's 5.86 homes per acre. Your typical townhouse community is 6 to 8 dwelling units per acre.

[02:31:26] The newer ones after 1990 are 6 units per acre. The ones before 1990 are 8 units per acre. That's the time that the county code changed. There is 30% open space within the development, and there's plenty of walkable destinations within a quarter of a mile of the site.

[02:31:45] I have these two exhibits down here at the bottom. These are the part of the design guidelines that are within the proffered conditions of the rezoning. We heard that some people were concerned about the architectural styling of the units.

[02:32:00] These are fairly traditional architectural designs. This is a more modern design that we heard that some people suspected was going to happen there. There are many of this type of units. One notable development that Stanley Martin has done in the area that has these units is Bradley Square.

[02:32:23] With respect to schools. Mr. Patrick, I just want to let you know you're, I don't know how we're allotting you time, but you're only halfway through your slides. I don't know. I just want to point that out. Okay. All right. Talk about affordable dwelling units. We are building to design. We're using a design that will be workforce housing oriented with the 16-foot wide units and the 20-foot wide units.

[02:32:47] In addition to that, there's a $2,500 per unit contribution that will add up to $600 that would go to the board's housing trust fund. And there are the special use permits. I only have a few more things to say about the special use permits. The pharmacy with drive-up window has an architectural commitment, and they would fit in with the community.

[02:33:10] It does have a drive-up window. And we found with the pandemic that pharmacies now just are pretty insistent that they want to have a drive-up window for all the reasons that we experienced a couple years ago. This is a layout of where the pharmacy is located.

[02:33:27] And there's some comments about the self-storage center. This is the revised architectural design for the self-storage center. It is similar to the one that's being built over in Mapledale, similar to the one that's at the corner of Hoadley Road and Prince William Parkway.

[02:33:44] we think it's very attractive uh there are some comments about the visibility the bulk and the height and things like that the building is uh 75 feet from prince william parkway it's closest point there's a large tree preservation area uh there are two of them actually and then there is screening and buffering that's required along the property lines and we believe that all of those things are going to mitigate any impression uh that the uh the self-storage center is a large

[02:34:13] unusually large building. I'm going to go back for a minute though. You can see here the self-storage center, the scale of it, and look here. This is the Harris Teeter. The Harris Teeter is actually larger than the self-storage center. The footprint of that building is almost the same but a little wider than the actual footprint of the self-storage center, and the Harris Teeter does not have the type of screening and buffering around it that is being proposed with this application.

[02:34:56] Here are some renderings that we did to give you an idea of the sight lines along Prince William Parkway. This is looking back towards the intersection of Liberia Avenue and Wellington Road with Prince William Parkway. This is along Lake Jackson Avenue or Lake Jackson Drive and then there is also the restaurant. That concludes my presentation.

[02:35:18] I have some more slides. The master zoning plan includes all of these elements. We can provide you in greater detail if you would like them. But we hope for your positive recommendation this evening, our approval. Thank you, Mr. Patrick. I didn't mean to hurry you along, but that worked out well, timing-wise. I was going to have staff give a presentation, and then we can go for

[02:35:39] questions if everybody's okay with that. And I believe it's Mr. Meyer? Yes. Welcome, Mr. Meyer.

[02:36:00] Good evening, Chair Wheeler, members of the board, Scott Meyer in the planning office. Mr. Patrick went in a lot of detail. Just to reiterate, there are four concurrent applications with the Klein property, rezoning three special use permits.

[02:36:16] One thing to point out is the approval of the special use permits is contingent upon how we will be able to go forth with the special use permits. So the rezoning, you need the rezoning to do the three special use permits.

[02:36:32] Right now, the entire property is zoned A-1. So you have the rezoning, which is the 55 acres, and that is going from A-1 to PMR, Plain Mixed Residential, and B-1, General Business. And you have the elements of the project.

[02:36:48] And then to point out up here, we have the pharmacy drive-thru up here, the restaurant drive-thru, and the self-storage. Staff is recommending approval. This is just more detail showing the three special use permits. Just wanted to point this out because this is on the northwest and the southwest peripheral portion of the project.

[02:37:10] This is an area which I thought was helpful. This is showing vantage point from the parkway in the intersection of Buckhole Road right here. This is looking essentially to the west. The Harris Teeter Shopping Center is right here.

[02:37:26] This is just showing the entire perspective of the area. You have the parkway, the parkway, and you have Liberia up here. And you also have that commercial land bay. So looking at this, just for clarification, you have land bay A.

[02:37:42] You have land bay B, which is here. Land bay C is basically where the 240 townhouses are proposed. Land bay D is the eastern or lower part of the graphic here for the public uses.

[02:37:59] This is a few photographs I took before the planning commission. This is looking at the intersection of Buck Hall and the Parkway, looking into the site. The upper right is showing basically across the street, looking where Land Bay B will be.

[02:38:15] You also have an eastbound perspective showing the silos and the barn. And then you have here basically northbound on the Parkway approaching the intersection of Parkway and Liberia. So with the latest adopted comprehensive plan, not to be too repetitive, but the entire site's in the Liberia Activity Center, which basically calls for a mixture of uses to support the quarter itself.

[02:38:47] The area to be rezoned, the 55 acres, is all in the mixed-use neighborhood designated area. The RN2, Residential Neighborhood and Open Space, is the eastern portion of the property, which again is gonna be available for the public use option.

[02:39:04] You've already seen the different land bays. One thing also to point out is there are numerous contingencies with this Eastern 45 acre project. Again, the applicant is proffering to convey these uses to the county. Of that, we have 25 acres which is to be, which may be purchased through others.

[02:39:25] We have the 20 acres that's being dedicated for open space and/or various public and civic uses. So the end uses of land bay D are unknown at this time. There's various contingencies, just wanted to point that out. We have school staff here, we have parks and recreation tourism staff here to answer any further questions that you may have.

[02:39:48] This is the graphic. Again, we have the self-storage, drive-through pharmacy, drive-through restaurant, and the 240 townhouses with the various open spaces within you've already seen this graphic there's various on-site community amenities there's also sign modifications being proposed with the development again mainly limited to the monument signage entrance signage staff is supporting those as proposed we've already seen we have the transportation network the improvements one of the improvements subsequent to Planning

[02:40:26] Commission was the addition of greater vehicle storage and the turning lane going into the Hastings Road access improvement so again we have the drive through pharmacy which staff is recommending approval of we also have the self storage and one thing I want to point out is on page two of my staff report in the memo staff has offered numerous things for the board to consider to further mitigate design concerns that we have that's on page two

[02:41:01] we recommend with the addition of the conditions set forth adding opaque fencing along the southern perimeter of the property for the self storage removing possibly downward directional lighting minimizing the extent of internally lit signage and also adding more window features to the building facade we just offer that for the board's consideration in order to further mitigate the impacts uh the and this is the drive-through restaurant which we are recommending approval of numerous strengths with the application we have a proffered master zoning plan we have a

[02:41:42] coordinated plan unit development we have consistency with the adopted land use plan tree preservation plan just to point out land bay a we had concerns about the extensive limits of clearing grading there are drive-through drive-up uses in land bay b we want to point out that in the liberia activity center drive-through uses are discouraged they're not prohibited but they are specifically discouraged and we have the uncertainty of the public civic dedication land use contingencies on the eastern end this is extracted from the liberia activity center plan

[02:42:21] so the area being rezoned is neighborhood mixed use the 45 acres essentially encompasses the transitional residential neighborhood in the parks and open space staff is recommending approval with now the applicant has provided a further updated proffers you have those dated january 12th but we are able to support the proposal again that we feel as proffered it's offering a planned mixed use cohesive context sensitive development we have various traffic

[02:42:56] improvements we have mitigation being offered through the proffers we also have the conveyance of the public use site we have a commitment to quality design we also have this addressing elements of the strategic plan with the special use permits we are recommending approval again we have specific architecture. A couple of the concerns with the SUPs, again, are the drive-through, drive-up uses, the scale massing and architecture. Again, staff is recommending that the board respectfully consider the addition of perimeter fencing, building mounted lighting, looking at internally lit signage, and

[02:43:36] enhanced window treatment design. Those are things that can further mitigate the impacts of the self-storage facility, but we feel overall that in total we are able to support the pharmacy and the drive-through also want to point out that with an increase in floor air ratio it is not uncommon for staff to look

for further mitigation in the terms of greater architectural enhancements or ways to address massing and so forth but with that staff is recommending approval and i'm available to answer any questions

[02:44:11] again we have transportation staff here school staff here and parks and recreation staff here as well. Thank you. Thank you, Mr. Maher. Real quick, did you mention the Planning Commission when just now, and I missed it? The Planning Commission recommended approval on November 30th.

[02:44:33] Okay, great. The applicant has done further updates, which Sherman has explained. Okay, thank you. You're welcome. We have the applicant, we have staff. Are there any questions before we open the public hearing? Supervisor Franklin. Sure, this is for the applicant, but just wanted to I know we talked about the Affordable Housing Trust Fund, and are the funds that you all were talking about going towards the housing trust fund or the housing proffer fund?

[02:45:11] My understanding of the proffer system right now as it exists is that there's a proffer contribution to the Board of County Supervisors. Once that money is received by the Board of County Supervisors, they can place it into whatever funding they want.

[02:45:30] Most typically, the funds go into the general fund. They are kept in separate accounts by the finance department. I'm not certain you have an actual trust fund, but if you do, the board would be free to put it into such a fund when one is created.

[02:45:46] Sure, and the reason why I ask is, going back to the previous project, sometimes I feel like they're used interchangeably and just want to make sure we're clear on what we're talking about. So it sounds like you're talking about an actual housing trust fund if we actually approve that as opposed to the current housing proffer funds.

[02:46:04] Yes, ma'am, that's correct. We're presuming, because we know that's a high priority for the board, that you will be creating one in the near future and that you would take those proffered funds and put them formally into a trust fund. Okay, and then the next question is about the well systems.

[02:46:20] We've heard a lot of concerns about a lot of the residents that live in that area who are on well. And I know that you all talked about looking into that issue and, you know, as the project is being developed in the middle of it and then, if necessary, after the project is finished.

[02:46:39] But one thing I wanted for you all to just kind of talk more about was mitigation efforts, if it is found that something has come up, because I think that's one of the things that just needs to be clarified or spoken out loud. Good evening, Bart. I'm Truett Young with Stanley Martin Homes.

[02:47:00] Regarding the well proffer and the mitigation, we, based on the hydrogeologic study in the area, we don't actually believe there's going to be an issue. But if there is an issue and a well does have a problem throughout the process, mitigation is effectively to drill a new well. So we would, and oftentimes, you know, I guess with some of the older wells, the older homes, they're relatively shallow based on technology at that point.

[02:47:24] So the well would be deeper, but we would be required to solve the problem. And that's what the proffer states is that we would mitigate the concern one way or the other. Thank you. Supervisor Bailey. Thank you, Madam Chair. And again, thank you, Supervisor Franklin, for the distinction on the housing piece, because I think it's very important as we move along with the process.

[02:47:47] But the question that I had was, you mentioned several times about the lighting and the fencing. Is that for security purposes, or that's just aesthetics, or the purpose of that? And it may be a remedial question, but you mentioned it several times.

[02:48:08] Scott was talking about that for the purposes of screening and mitigating the scale of the building. I wanted to take the opportunity to point out the southern property line is located here. This property of the south is also planned for what is probably going to be commercial use.

[02:48:27] We already have a substantial landscape buffer along this property line. For security purposes, to answer that question specifically, the self-storage center will have an ornamental security fence around it. It's typical to the ones that you see at other locations.

[02:48:44] With respect to the lighting, they have wall-mounted building lights on the facade, and that washes the side of the facade. But it also provides security lighting, since you asked that question, security lighting on the ground around the building.

[02:49:01] So that's why that's important to the self-storage center. I think you'll find that there's something similar on Harris Teeter, if you go down the road and take a look at that. That's why I asked that. There are very specific requirements in the zoning ordinance pertaining to light pollution.

[02:49:17] There are specific photometric requirements that you have to meet at the time of final site plan approval. And we don't think that they're really necessary in this particular instance. Yes, just to clarify, Supervisor Bailey, this was a further staff recommendation.

[02:49:37] We're looking more at, because you have residences around there, so our concern was really the western and the southern boundary. We're looking more at minimizing light spillage onto adjacent properties.

[02:49:54] Okay. Okay, and then the other question that I had in terms of, I see you had a rendering for the CVS. Yes. there is that something that's established already or for the property or is there something or was that just an example that was an example okay okay a pharmacy it could be another uh okay grand pharmacy yeah okay all right thank you madam chair thank you supervisor lawson thank you actually mr meyer this has been this has been um presented for a long time as a cvs so you threw

[02:50:33] me a curveball about it being another pharmacy um are there proper specific to these architectural features or there are conditions specific to the style of this but uh i can let the applicant address that well okay um yeah go ahead i'll let sherman come up but um you know nobody wants to look at it we want the architectural features to blend with the with the community and i just want to make sure that staff made sure those either conditions or proffers on architectural design

[02:51:08] are built into the project yes i i understand your question supervisor lawson yeah um we have the we have uh conformance to the elevations there's also design guidelines that will apply to the entire property and i think it might be helped to add that um the elevations themselves are proffered so the architectural style the architectural features um the amount of articulation if you will those kinds of things would be proffered clearly even if it were a cvs we couldn't we couldn't regulate what the sign says correct so right um yeah but for the public's sake i mean i

[02:51:46] think there's an expectation that it'll be a cvs because of the public dialogue that's been going on and i won't get into that but i just want to make sure in the event that it's not a cvs that there's not going

to be a bright green and blue, you know, Rite Aid or whatever, Walgreens.

[02:52:04] Yeah, I just want assurances, and it sounds like staff is taking care of that. From an architectural standpoint, as Scott mentioned, I think the applicant should address the user if the question is about a user.

[02:52:25] Staff is comfortable with that. Any end use has to adhere to the design standards. Okay, I think supervisor. I tried to hit that. Okay, supervisor angry.

[02:52:40] I want to just stick to this topic here, because I think I heard you say, there was fencing around this is this what you will they be fencing around this cvs portion or this where are the homes there's a slide with the homes um on this excuse me i'm just part of my reach well the cvs is right the pharmacy sites right here okay that's actually on okay that's not the little peach you're talking about yeah this is the self-storage that was where we had

[02:53:14] okay the recommendations regarding fencing and lighting and um and additional windows those were specific to the self-storage not the other uses yeah yeah now yeah that clears it up because yeah that's the piece i was looking where those homes are actually located so yes along late jackson drive yeah it makes sense for me okay thanks supervisor lawson thank you um so scott or maybe um the applicant wants to answer my question related to the wells because that is

[02:53:47] a big concern uh i know there's a proffer for an 800 foot radius do we have um what what homes that would affect and how many homes are just outside of the 800 feet do you have anything that you can show us yeah I will or what like where did 800 feet come from that I guess that's an

[02:54:12] additional question I can speak generally where the 800 feet where we arrived at her feet originally I don't have a graphic that shows where it is but it's generally back in here in this area so in theory it's it picks up you know an 800 foot perimeter around this area here so i

[02:54:50] don't i don't have a specific graphic on exactly where the 800 feet goes to do those property owners know that they have they've been contacted they fall in line with 800 feet and they've not been contacted we're required to send notices out prior to the start of site development we send notices to everybody within that 800 feet somewhere like i guess notifications for zoning cases quite frankly um and they're given the opportunity to request the testing of their well and then we go out and test each one of their wells so at that point they know is everybody in the perimeter on every direction on a well like over by the storage uh area are they on i would assume that these are

[02:55:29] on wells but i'm not sure i believe these are definitely on water and i believe i know these are on well sorry these are on public water public water right this this neighborhood here at Arrowwood. Hinson-Knowles is definitely on Wells, and I believe these properties are on Wells also, but I'm not 100% sure. Okay. Is that, who from staff can speak on this concern that the

[02:55:54] public has raised and presumably will raise in the public hearing? Supervisor Lawson, Scott Meyer, I haven't seen, is Watershed staff here? You're asking me? Well, no, I'm asking. I haven't, I haven't seen them. Perhaps they're outside, but I know that the, the comments stemmed from

[02:56:25] how the impact of this being served uh by public water how that would impact wells yeah and i appreciate the applicant's offer of the 800 feet i just want to make sure that if there's you know a property owner that is 10 feet out of the radius how how we derived at the 800 feet and we can talk about that maybe

during the public hearing i'll come off the dais and the applicant And that language was specifically offered, so I'm not sure.

[02:56:58] Is that a recent, fairly new proffer? It is. That proffer was in the proposal four or five years ago. It went out. Now it's since been added back in. Okay. It was an agreement also that was made and voiced to the Planning Commission.

[02:57:14] Okay. It wasn't part of their specific motion, but the Planning Commission, the applicant at the subsequent meeting agreed to additional traffic or transportation improvements relative to the access and also the well proffer. Okay. Yeah, I just want to be sensitive to the folks that may be just outside of it.

[02:57:36] We can take a look, like you said, during public comment. We have a full set of plans, and I have a scale, if you want to see where that is. Supervisor Vega.

[02:57:52] Thank you, Madam Chair. I want to get to listening to the public, but before we do, Scott, I want to address two things that have been raised in several occasions, whether it be phone calls or emails that my office has received. What prevents Land Bay D from becoming anything but parks and open space?

[02:58:12] Supervisor Vega, so Land Bay D, it is proffered to be conveyed to the county. There is also a covenant that it will be subject to a public facility review.

[02:58:27] And even though that Land Bay D will remain A-1 zoning, we'll have those covenants over and carried forth on Land Bay D. Thank you. And then for Land Bay D as well, what prevents it from ever becoming even more housing?

[02:58:46] To do that, that would require another rezoning. Right now, it's Land Bay D, which is right here, it will remain zoned A-1. however in the in the plan it is planned for residential neighborhood and mostly parks and open space so if it ever was to be residential that would have to be dealt with the you know current adopted long-range land needs so can't completely rule it out so for those that are concerned and others may say oh that's not possible in the future those concerns are valid in fact

[02:59:23] Yes. May I also? Land Bay D is proffered as the use to be public recreation, public educational and or institutional use. It would take a subsequent amendment to these proffers and action by this board in order to change that. Right. I understand that, but it's not impossible, and I'm just trying to provide accurate responses for those folks that have inquired about the specific question that I asked. So you've answered both of those questions, and that's all I have for now. Thank you. So I have one further question. The board will control and own this property,

[02:59:59] correct? Like the 20 acres for public civic use or school site is going to be deeded over to the board. And so the board will control this land. Is that correct? It's going to be conveyed to the county. It may be sold to others. It could be possibly sold to others. We could have to sell it to others. Yes. Okay. Just be clear. No one else is going to sell to others. Correct. Correct. We would have to sell it to people to develop it yes just to be clear okay thank you madam chair supervisor lawson thank you so technically like so for the public's sake in december the board i didn't vote for it but the majority of the board voted for the new county's comprehensive plan so

[03:00:38] the vision of the next 20 years of the future development can you pull that slide back up sure The RNT2? Yeah, show them the RNT2. So that is where we're looking at the 20 acres, correct?

[03:00:55] Not necessarily. No? Okay, so some of the townhouse community is part of the RNT2? The townhouse community is within all of the MU3. The line is essentially right here. Okay, I thought I'd just ask that though. So what's shown right there in the RNT2 would be essentially the 20 acres that is proffered to the county correct just like what you just answered supervisor vega and right but where i'm going with this scott is right now in the in the adopted

[03:01:28] new comprehensive plan rnt2 but the board could initiate a um its own comp plan amendment to take it back to like park and open space um as i've learned it's our comprehensive plan and um i mean if the board is going to adopt this project tonight i would highly suggest that that is something we consider down the road when especially if we determine what specific use we want to be

[03:02:04] but for now the rnt2 designation is absolutely a reason why the public is asking the questions that they are, Madam Chair, because it's in conflict with the plan that you just approved last month. You follow me? It's assuming we wanted to sell the land to a developer to put in houses when we might have a school site or other civic use. I follow that. I don't think that would happen, but you're right. You never know. Right. We could, we could, the property we just bought

[03:02:40] next to this, we could just zone it for housing. Yeah, I'm just, we could do any, you know, all the properties everything's on the table that's something i've learned with the last three years for sure um everything is on the table and uh i i think it's fair to to say that's exactly why the questions are coming from the public because the comp plan that you just approved is in conflict with what presumably the board might adopt tonight supervisor franklin sure and and i think the discussion is fair I've fielded some of those questions and comments as well I will say that

[03:03:18] after a lot of discussion both publicly and and otherwise I don't think that there is I don't think there's at least my colleagues that I've talked to I don't think there's any interest in changing that over to housing in the future now of course future boards different people but this board, I don't know that there is any appetite to go from open space to residential for the portions that we've talked about.

[03:03:47] I've said that to people on the phone that have asked this very question, and if that comes up, that's something that I would be in opposition to. Okay, so seeing no further questions for the applicant or staff, I will officially open the public hearing on 12B through 12E on a consolidated basis.

[03:04:09] we have roughly 30 people signed up to speak we have some more out there but there were some duplicates actually on here so I figure we have about 30 each I will call speakers up five at a time and each speaker will have three minutes and please state your name at the back microphone and generally where you live in the county or your magisterial district if you represent a nonprofit or a recognized tax you know someone who has a tax number ID nonprofit you're welcome to take five minutes. With that, our first five speakers are Martin Jeter, Clancy McQuig,

[03:04:47] Jack Cuyungin, Greg Ayers, and Rhonda Pierce. Good evening, Chair Wheeler. Let me turn this on.

[03:05:04] I think it is on. Ms. Madden, is the microphone in the back on, Mr. Jeter? Can you hear me? Yeah, you just need to speak into it. Thank you. How about now? Sounds great. Okay. Good evening, Chair Wheeler, members of the board. I hope you all had a great holiday season and a great martin luther king holiday yesterday and it's great to be here with you all tonight my name is martin jeter i'm the president of the mid-county civic association and i'm a resident of the aquan district uh and i'd like to have the five

minutes just in case i run over by a few seconds sure thank you we sent you all a letter earlier this week outlining all the particular issues that

[03:05:40] still exist with this latest application i hope you had a chance to read it but i just wanted to take this opportunity for a quick look at the bigger picture here i agree with dr jack of loka pelt that you'll hear from in a few minutes that this is a missed opportunity. We'd like to see a more creative and inspired vision for the county than the formulaic and duplicative project we see here. This project can be something special that works for the community and still provide the client family with a good return on their land. It can be a project that respects the semi-rural area and the unique nature and placement of the property while providing housing for residents in

[03:06:15] this area. Instead we have another yet another project before us with townhouses jammed together and a self-storage facility and more fast food and CVS drive-thrus that will just siphon business from other businesses in this area. It's just more of the same.

[03:06:31] It may be the easiest and most profitable path for the developer and for bankers and such, but do you really think this project is something we can all be proud of and consider a legacy? We can and we should do better. We can do better than pitting residents against each other by dangling the carrot of an exclusive baseball facility that may never be built.

[03:06:52] We can do better than just changing the Comprehensive Plan to conform to this project as was recently done in the Pathway to 2040 plan, which you all just discussed. Instead, we could work with the community to create something special in this gateway to Prince William County. We can do better than adding thousands of vehicles a day to this already overburdened area.

[03:07:12] Liberia Avenue, Yates Ford Road, these areas, these are the most affected areas, the intersections right near here, and there's no improvements coming to these areas anytime soon. So let's do better. Let's make this the beginning of a new year an opportunity to reset the paradigm, starting right here and right now with the Klein Project.

[03:07:34] Let's make sure we get this one right. Thank you all for your service, and have a good evening. Thank you. I realize those people who are here might not be here normally. Whether you're for or against, we don't allow clapping or booing or either or, just to keep decorum in the chambers.

[03:07:58] Thank you very much. Next speaker, please. Good evening. I'm Clancy McQuig from the Lake Ridge Occoquan Civic Association, and I'm going to give my extra time to Dr. Jack. All I want to say is I'm seconding Martin Jeter's comments.

[03:08:15] We have to do better when we have the opportunity to do better. We have an opportunity here, and we're not doing better. That's the bottom line. I don't know why we want to create Fairfax County south of the Occoquan River.

[03:08:31] It doesn't make any sense to me at all. But I do want to thank the staff and the applicant for their presentation. It was illuminating. It was informative. And I thought there were some really good questions from the dais up there about what's going on. Thank you very much.

[03:08:47] Thank you very much. Next speaker, please. Madam Chair, members of the board, Jack Kuyumchian, President of LOCA, I'd like to ask for five minutes. I don't know that I'll use all of that. But I wanted to reflect kind of at the 50,000-foot level on this.

[03:09:09] We have, at the outset, you remember that we had the Pyramid Project with amazing densities and reorienting the parkway and all of that. Then we had Stanley Martin with the earlier dense proposals.

[03:09:26] It's come a long way, I have to say. But we have no guarantee, and the discussion you had on the open space land and the school land is very important because I would say our civic group, LOCA, we've been having MIDCO do lead on this. We've been following and listening and looking, and we're concerned in our community that we do the right thing. But at the outset, we started off not having any respect for the rural landscape. There were earlier discussions when we talked about the silos and

[03:10:01] the barn, the old Klein farm. Some people remember when Imelda Marcos was here in the 70s, and she went to the Klein farm as a state-of-the-art for dairy farms. And she wanted to bring that back to the Philippines, and she was using that as a model to bring back to the Philippines, because it was such a well-run farm. And of course, we've all been witness to the decline of the dairy farm in Prince William County. One can call that the price of progress. I don't know. But mostly the kids don't want to take on the work of their parents, the long hours, hard work, you know, a lot of

[03:10:40] dedication, you know, and so we see that decline of that way of life. Even so, a lot of us aspire to the value of the rural landscape, and we have a golden opportunity to be creative. And what we saw at the outset was duplicative uses. Who needs another drugstore? Who needs another drive-up restaurant? Who needs another self-storage facility? Admittedly, I think the storage facility here, there's been some thoughtful design. We've got density reductions, a lot of interesting and good

[03:11:18] things happening. But even so, and from the 50,000-foot level, we have disappointment in the way we treat the rural landscape. And in fact, in an earlier letter we sent to the board regarding open space and the rural landscape, we felt that land use, that land use category is kind of the Rodney Dangerfield of land use planning. It doesn't get any respect. And we would love to see more innovative, creative, aspirational looks at the rural landscape and try to celebrate the

[03:11:54] rural landscape. And this is not doing it. So I think we're selling ourselves short in that long-range vision. Having said that, I have to say, too, the applicant, Stanley Martin, has responded to that public comment and reduced densities. And there's something where you don't have to reach as much for the Maalox bottle. But still, it's a disappointment from the overall aspirational vision that we have for the rural landscape.

[03:12:26] Admittedly, it's in an area of the crossroads with the parkway, Liberia Avenue. There's a lot of traffic. There are a lot of pressures to develop that land, but we need to look at quality of life and try to have a higher standard, and we don't think we're there with this.

[03:12:44] The developer pretty much hit the checkbox for what we would look at this as a short-term economic gain and not a long-term vision to celebrate our rural landscape. And I'll leave you with that thought. I know you're going to have to think about the best decision you want to make for the county and for the citizens, but we feel like this would be a lost opportunity to have done something that could really celebrate a rural way of life and the rural landscape. Thank you very

[03:13:15] much. Thank you very much. Next speaker, please. Greg Ayers, Octoclon Magistrate District. I'd like to make a few points regarding this. At the planning commission, the applicant said these were going to be luxury townhouses. Luxury townhouses do not sell for $400,000. These are mid-level townhouses at

best. The next point I'd like to make is there's really no environmental impact statement, and this is leading the county and the developer to a potential class action

[03:13:52] lawsuit associated with this development. Associated with that, we've talked now where the water will come from. That will be public water. But we haven't talked to where the sewage will go. And the sewage is going to have to go to the Mooney plant because that's where we do our processing. But there has been no contingency offered to expand the capability of the Mooney plant at all. So as a result, we're setting up the county for failure. Next, I'd like to address the traffic issue. You know, that's clear, but the state regulations sort of bind your hands on what

[03:14:29] you can look at. But we need to look further as a county, because we have so much traffic going through Yates Ford Road, going through Old Davis Ford Road, and going through Clifton, that on a daily basis, at eight o'clock in the morning, you can't get across the street. I'd also like to address the public use option. And the public use option is interesting because I assume that that will go to Parks and Recreation, but Parks and Recreation does not have the funding to support

[03:15:05] it. There is Dove's Landing that they've done nothing with. There is this old sewage treatment plant that they've done nothing with. And as a consequence, we're sitting here with checks that to do to the county citizens that are not being paid. Thank you. Thank you. And before our next speaker, I just want to call up the next five to line up. Adam Dunn, Christine Dunn, Don Cline, Brian McCarthy, and Carl Patey. Ms. Pierce. Thank you. Good evening. My name is Rhonda Pierce. I live

[03:15:45] in the Occoquan District, and I'd much rather be treating your animals than here speaking tonight. But you should know where I come from. I come from a little farm town in Iowa, and I love baseball, and I love softball. In fact, our team in Van Meter, our boys, have won four straight Class A two state championships, and our girls have won as well. And I also was a volunteer coach for the Greater Manassas Baseball League. So you would expect me to be for this project, but I am not.

[03:16:14] Baseball and softball fields are not why I'm here. So I love baseball, yet I need to look at the real problem going on with this project. For the Clines, I'm a farm girl from Iowa, and I want you to be able to sell your land. My grandparents are farmers and I want you to make millions off this land and I think you can do it without rezoning. They talked about the traffic when they brought up those maps. I wish I could bring them up. This traffic is not going to affect that western section that they discussed. It's going to affect Yates Ford Road. It's going to

[03:16:49] affect Henderson. It's going to affect Clifton. You got two bridges. Every morning when I leave Davis Ford Road. I get emergency calls. I'm a veterinarian. It takes me an hour to get to Centerville. It takes my kids who get on the bus at 6 a.m. an hour to get to Osborne Park. That's insane. And so we're talking about this. They're talking about the development, improvements on 28, improvements over west. That's not the problem, ladies and gentlemen. The problem is that right turn on that east-west parkway is going to be a disaster. That will not work. I can already tell

[03:17:27] There's accidents there already all the time, and now we're going to add an exit there as well. And that will back up Yates Ford, Davis Ford, Holdley, Clifton Road. That will not be a road that anyone can travel on in the morning. It's already bad, and it's going to get worse.

[03:17:46] The watershed and our wells, I agree it's a problem. I'd like to see their studies on the 800 feet. My undergrad at Iowa State was in environmental studies before I became a vet. I'd like to know where

they got 800 feet before, because that mitigation, does that really go 800 feet, or does it go miles? We need to know what's going on with our watershed. I'd like to see studies, and I'd like the board to know those studies before you approve this, because it's hard having a well. I've had a well. I've had one go dry. It's a problem, and it's thousands, $50,000 plus for these wells, so this mitigation is going to be big, and we need to know distance

[03:18:24] way before this is approved um if those of you are speaking tonight don't live on these roads and that you're affected i know you like baseball and i'm all for that i'm all for all a school i'm all for that but i'll tell you something if you don't live on these roads you don't understand what we're dealing with already um speaking i got three seconds doggone it last thing crossing your parkway and the bike's dangerous and we're dealing with rezoning they um thank you miss

[03:18:55] pierce in closing i say no thank you don't rezone thank you thank you next speaker please adam doan and i'm on the coal in the coals district we're about a mile south um from the climb property with the just outside of uh lake jackson road i have i used to live in san diego county i worked for a civil engineering firm in this firm what we did is we did studies traffic studies and studies on properties and civic responsibilities.

[03:19:31] I've worked on projects such as the San Diego Padres new ballpark where we did the studies for the traffic in downtown San Diego. I also worked on the studies for the San Diego trolley where we had to figure out the traffic patterns and everything.

[03:19:52] We even had the engineering firm that dug the tunnel that actually dug the tunnel at San Diego State University. I bring these up because I also worked on supercomputers for weather data, very large supercomputers.

[03:20:09] The data that comes from this, it came from satellites, and with that data, it also projected weather down the road. And so all this plays into the data that comes in, The modeling data that comes from the software that individuals use can be, and I've talked to other civil engineers who have said it all depends on how much money you want to spend on your bottling software depending upon the results.

[03:20:40] During the three years that we've lived here, we have not seen any physical traffic studies. There's still a choke point there at Liberia. There is nothing that indicates that we are going to alleviate a lot of the problems in there.

[03:20:58] I leave. I'm now getting up at 4.30 in the morning so I can leave the house by 5 o'clock so I can get to work in Fairfax County. And it's all because of the traffic. It's not because I love. There's two things I hate more. I hate dentistry, getting my teeth pulled, and I hate traffic.

[03:21:17] And I also hate getting up in the mornings. So each of those, I have to get up earlier and earlier in the morning because COVID has changed the traffic patterns. I would ask the board to please listen to the residents within the miles that are affected by this.

[03:21:37] Listen to us. Listen and be able to say no on this project. Kick it back. Let's get the traffic studies. Let's do the right things. We have the opportunities. We have the power. We have the power today. to kick it back and make the proper changes please say no thank you next speaker please hi thanks for letting us speak tonight my name is Christine Doan and that great man is my husband we are in the Coles district and I'm not I'm unfortunately not going to be as eloquent as

[03:22:16] everybody who's preceded me you guys have made some great points but I do want to just make a couple of points here. I was really disappointed with the commission planning meeting in November. Mr. Fontanella Coles, who represented Coles, he and another gentleman were the only ones that asked for additional time. They asked the commissioning board to just put a pause on this.

[03:22:40] I know that this project has been in the works for years now. I totally get it, but we've squandered that time. We should have made the time to do the traffic studies and do all the other due diligence that needs to be done for a property, for a project of this scope and magnitude.

[03:22:57] So I too am asking that we just put a pause button here. I think the clients did an excellent job today in representing the project and addressing concerns from the Planning Commission, but I still think more needs to be done. The traffic study, as well as I brought up last time, and they didn't talk about it here, the size of the sign that they want to use.

[03:23:23] They want to, I believe, get a variance to increase the size of this sign that they want to put out there. It's far too big. It's bigger than the other signs for the other commercial properties that are adjacent to it. In addition to that, I'm concerned about the police and fire and emergency, all of those that will have to be, you know, allocated to 200 plus homes.

[03:23:58] And I'm gonna go ahead and relinquish the rest of my time, but I just encourage the board here to please, please listen to us. Those who don't live in the Coles Medrigal District, we really will be affected by this.

[03:24:16] And I encourage you to just, you know, put a pause on it and let's rethink what we can do here. We don't need more homes over here or we don't need this type of home. I really think that we need to be, again, more creative in our solutions.

[03:24:33] Thank you. Oh, I'm sorry. One more thing. One of the reasons why we moved out here to this area was because of the property, because of the open space, because we weren't Fairfax or, you know, some other densely populated, and we're losing it. So, thank you.

[03:24:51] Thank you. Next speaker, please. Are we having an issue with the timer? Okay. Madam Chair and members of the board, my name is Don Klein, and I live with my family on Buckall Road in Manassas, which is adjacent to the Klein Farm, and I live in the Coles District.

[03:25:15] Thank you for this time to share my thoughts on behalf of the entire Klein family. I'd like to really just touch on the history of the farm. The original farm was purchased in 1925 by my grandparents, Wilmer and Nora Klein. Together, they raised their family on this farm.

[03:25:32] They had two sons and two daughters. The two sons, Harley and Leon, graduated from Virginia Tech, and then they decided to join their father on the dairy farm. Leon is my father. Wilmer and his two sons built a large and successful dairy farming business.

[03:25:48] They worked very hard and purchased additional properties and grew the farm to over 400 acres at one time. In the 1970s, the farm was recognized as one of the top-producing dairy herds in the state of Virginia, supporting several families in the community.

[03:26:04] And it's true that Mrs. Marcos and Mrs. Nixon did visit the farm in the 70s. In those days, this was a rural farming community. The landscape was covered with farms. But times changed, development

encroached on the property, and as the county grew and the surrounding area developed, it became increasingly more difficult to run a dairy farm on this property.

[03:26:27] Can you imagine driving a tractor, pulling a manure spreader down the parkway? We did that every day back then. I don't think we could do that today. Then the county decided to build the Prince William Parkway and take the alignment directly through our property. The parkway consumed valuable farm acreage, and it divided the farm into two parcels.

[03:26:49] The alignment took my Uncle Harley's house, which was located on the farm, and he had to basically uproot his family and relocate. Our family cooperated fully with the county at that time and the state as they made these necessary improvements to county roads. In 1989, it was no longer feasible to operate a farm here, and so my Uncle Harley relocated the dairy business down to Madison County.

[03:27:14] At that time, all four of Wilmer Klein's children who had grown up on the farm and who had run the farm were still living. Now the only one still living is the youngest of the four, my Aunt Sylvia, who is hopefully listening in on Zoom tonight.

[03:27:31] For more than 30 years, this land has sat idle. Today, the horse boarding business and the crop farmer are leasing the property, but the rental income barely covers taxes, maintenance, and insurance on the property.

[03:27:47] The land produces no income for the family and basically no tax base for the county. So in closing, we believe this proposal addresses the much-needed housing in the community and provides for 45 acres of land for public use, which will be controlled by the county.

[03:28:08] So we urge you to support this development. Thank you. Thank you. Next speaker, please. Good evening, board. I'm Brian McCarthy. I live in the Occoquan District off of Yates Ford Road, and I'd like to agree with Martin jeter and his statements from the midco county as well and mr klein i i really do appreciate your your your intent and your right to sell your land and i think i've actually followed you in 2019 in the same public comment so i feel really bad to come out and say this but um i agree there's there's

[03:28:45] no design there's no nothing special about this project it is very incredibly repetitive um and i do live on Yates Ford Road and the traffic will impact that area. It will also impact on the East West Parkway people diving down into Ellis Drive and Moore Drive into a residential area to skip the intersection at Liberia and the Parkway. So you'll have more traffic cutting through a residential area in the mornings while school buses are trying to go through Signal Hill in that area as well just the unknown factor of land bay d of this idea that oh yeah i think it's parks

[03:29:24] and space but then again it's residential and the idea that stanley martin just threw a picture of a baseball field on it and then we all decided to show up for a public hall meeting because oh my god gmbl found a new home is completely and utterly unfair you wouldn't even want baseball fields on that side where buck hall road is it's a dead-end road you're gonna have parks in an elementary school with a one way in one way out how's that working for Long Park nobody enjoys that at all and the idea that oh this board definitely won't just put residential in there and then

[03:30:01] we won't do that you've sold us that line three or four times already where you go and go oh we'll build a little bit of houses here but look at all the green space we've got you've done that to us before and just the unknown factor on land bay d you should at least delay and send it back into you know for

certain what will go over there because we've heard that song and dance like oh look we'll throw all these houses but look at all this green space that the parks and rec don't have

[03:30:34] any money to do with okay please go no thank you thank you and before our next speaker i want to call up the next five jp man davinder singh garishan sidhu page kenyon page and oi bill

[03:30:53] Liu. Thank you, Madam Chair, Board. My name is Carl Patey. I live on Moore Drive. I am part of the Coles District. Somebody mentioned where they grew up in Iowa. I grew up in North Jersey. If you watch The Sopranos, that's my neighborhood. So I'm kind of used to traffic. I'm kind of used to density. What I'm not used to is well water. My well, I didn't find out when I moved in 20 years

[03:31:31] ago. I asked the county, how deep is my well? I have no idea. They didn't know either. I had to wait till my well pump went out, I found out it was 148 feet deep, which means I'm in clay. Clay is a sponge. Sponges need moisture from above and to be permeated through the ground. The newer houses are below bedrock at 300 feet. They're in an aquifer. The chances of them going dry, kind of slim. Now, I know the applicant tonight mentioned mitigation, and I read the earlier hydrogeological report from years ago and the 800-foot perimeter on the study kind of, sort of, because you really

[03:32:10] don't know, because nobody's going to stick their head in the ground to see exactly what's going on down there. You can only estimate what's going to happen from above. What I would consider would be a mitigation service, because everybody to the south and west of the proposed property is on a well. Most of the older houses built in the 70s and 80s are shallow wells. So if they go dry, there's really nothing you can do except build and drill a lot deeper. A nice mitigation plan for everybody in the residence would be maybe a 10-year option that if something happens,

[03:32:47] the developer will come in and re-drill and re-supply the well. That's what I'd like to see. So without that consideration, I would ask the board to vote no on this method. Thank you. Next speaker, please.

[03:33:10] Respected board members, my name is Devinder Singh, and I'm representing 6th Central Virginia, which is located on 8015 Buck Hall Road. So we are the real next neighbor to the client property. I attended the planning commission meeting, and then the planning commission, they say, is going to be definitely school, and that 20-acre is going to give to the county, and then 25-acre goes to the baseball field.

[03:33:39] But today, there is a 45-acre left land for civic Jews. Definitely, it had to be some kind of concrete written that that property is not going to be used for the homes, which looks impossible because everything is possible maybe after 10 years or 15 years.

[03:34:02] So initially, when I came to the meeting, I really supported this project. I still support the Klein property to build 240 townhomes over there because a respected member just passed the same exact number, 10% of townhomes in Neabsco district, which is the same district, is going to be creating the same 10% effects.

[03:34:28] And Klein, you know, they are here for a long time. I'm following this since it started. Definitely, it's going to be a traffic issue, but not really in the daytime. And the second thing, selling farm is not easy for any farmer.

[03:34:47] I own a farm in India. Whenever I talk to my kids, can we sell? You know, they want me to sell because they want to bring money here. But I cry. I say, no, no, no, I cannot sell the farm because that's my

grandfather's farm, so I have to keep it. So it's really a tough decision for a client to sell that property.

[03:35:06] So maybe the board can look at how they can work with that 45-acre land. Otherwise, traffic, daytime, I visit that location since 2009 minimum twice a day. Daytime is not a big traffic issue.

[03:35:23] Yes, during the rush hours, it's a big issue. That's everywhere in northern Virginia. So in the end, I can say, you know, on the one end, it's a good plan to have 240 townhomes and small commercial area.

[03:35:41] At the same time, the sticky point is 45-acre land. What are they going to do with that? So it's up to the board, which maybe they need to more further clarification on 45 acres of the land, how they are going to choose that land.

[03:35:58] Otherwise, if a county is satisfied, board is satisfied with the 45 acres, then definitely I support this one. Even I support on the behalf of Sixth Center of Virginia because every day people are so excited to buy the new townhomes over there. Thank you so much for listening.

[03:36:16] Thank you. Next speaker, please.

[03:36:26] Good evening. I am JP Mann. I'm a retired physician with a record of practicing internal medicine in this county before retiring in 2021. I reside in a house which is physically the closest residence to the proposed development except the clients themselves.

[03:36:48] Before moving to America from India, I believed it is the greatest nation on earth by far. After having lived here since 1983, my belief has become an unshakable conviction. I must mention to this August gathering of officials, a business developer, and most importantly, the area residents, about how moved I am watching this great nation showcasing how it is done the American way.

[03:37:18] I see that all the stakeholders get to have ample opportunity to express their opinions and concerns. Most issues affecting multiple entities, like this one, are compromises. We must keep in mind that we are not in a war here.

[03:37:35] The disagreements are among American citizens exercising their rights, but without aiming for victories or surrenders. Klein family has suffered actual significant financial harm by having been hamstrung in maximizing productivity out of their farm, which was profitable prior to the parkway going through their land.

[03:37:58] Now they have an opportunity to mitigate their losses and perhaps make some profit through the Stanley Martin development. Arrayed in opposition to this development are many area residents who oppose this project for reasons that are substantial and non-frivolous.

[03:38:17] In giving due consideration to these concerns, the developer has given concessions one after the other. The developer has graciously accepted easements, set asides of over half the land for community purposes, and a much smaller development than they originally hoped for.

[03:38:34] One last point. Who will speak for the voiceless? citizens who desperately would love to come and live here. There is nobody representing them here. There is a need. If the whole nation takes up this NIMBY attitude, where are the needy supposed to go? I believe it is time to finally wrap up this long-running saga. Just like much wiser heads than mine have said, let there be no victories and no surrenders among Americans. Let us have a win-win compromise and approve this much truncated development. Thank you all for

[03:39:10] giving me this opportunity, and God bless America. Thank you. Next speaker, please. Hi, my name is Gorsham Sidhu. I belong to Sikh Center, Virginia. We are on Buckhall Road. We are the immediate neighbors to Don Klein and Ed Klein. We've been there for the last 12 years. We have been watching this since 2016, 2019, and the way we feel it, that Stanley Martin has done enough compromises,

[03:39:48] And I think this is the time for them to go because half the land is dedicated. I wish the board will not change their mind one day not to reason the resolution part to some housing part and let it stay as an open space.

[03:40:05] We really support this. We want neighbors coming to our church. So please approve this. Thank you. Thank you. Next speaker, please. Page Kenyon Page, Coles District.

[03:40:29] Vote no to the Klein Project. The planning commission needed to maintain the 928-22 decision that the Klein Farm be designated conservation residential T-1B with a minimum of two acres of single-family homes.

[03:40:47] Your voting citizens are screaming once again to be heard. We think you are deaf. The developers are once again getting richer, and the contributions to the Board of County Supervisors' campaigns are getting larger. The proposal is too dense, especially for this intersection, as Liberia is already a nightmare to navigate, no matter what time of day it is.

[03:41:11] So your solution is to pack 2,000 more cars a day onto a major traffic catastrophe. Brilliant. But this doesn't affect any of you voting on this decision because it's not your district. You don't live here. It's not yours. It's my community.

[03:41:30] When will my quality of life matter? Why don't you care about the people you are sworn to represent? When will you care? Maybe when we vote you out. November can't come fast enough. Your presenter was ill-prepared, both.

[03:41:47] They had zero information on the impact of well water. Answers need to be presented before voting, and I am stressing before. We need to know about the environmental answers. There are many questions.

[03:42:04] 240 homes at $500,000 is not affordable. The developer price tags that are proposed are ridiculous. The housing board of which I am a representative do not understand while there's no affordable housing in any of these new developments that have been proposed in years.

[03:42:23] This misrepresents the dire need our county has. Seriously, Stanley Martin's proposal of $2,500 for affordable housing contribution is a joke. What about handicapped and senior citizens on low and fixed incomes?

[03:42:43] You're pushing them all away. You don't care. It's a disgrace what you're doing to Prince William County's middle-class residents. Where are the parks for them to walk in and de-stress and play? Why is that not a built-in feature for every new development that we pass in this county?

[03:43:01] It's impossible to safely cross Liberia now. Add a couple more thousand vehicles and the death toll will skyrocket. It's all about the almighty dollar and the destruction of our historic, unique, national battlefield, stunning county.

[03:43:18] Vote no on the Kline Project and build quality, not quantity, neighborhoods where kids can play and not get crammed into trailers at schools, which is exactly what they have now. should be ashamed of

your behavior. So before our next speaker, I'm going to call the next five to line up in the back. Michelle Winters, Jacqueline Gaston, Colby Potent, Liam Sullivan, and Ron

[03:43:47] Looney. Mr. Liu. Good evening. My name is Oy Bill Liu. Can you speak a little bit more into the microphone? It's hard to hear you. Yes. My name is Oy Bill Liu, and I live in the Neabsco District.

[03:44:08] Full disclosure, I'm a licensed professional, and one of my clients is the Sikh Center of Virginia, the religious facility across the street on Buckhall Road. And I was told about this hearing just a few days ago.

[03:44:23] I hadn't planned on coming until this evening. And actually, I'm dressed for a little meditation seating, which I didn't get to sit through because I was meeting with my clients. But I thought I'd show up, and listening to what's been said so far, there are a lot of points, or comments, I should say. And as I was taking all this in, finally emerged in my head was that my parents immigrated from mainland China. You could say they came voluntarily, but actually Mao forced them out. My granddad was a landowner at the time, a big landowner

[03:45:03] in the village, and he was ultimately threatened with jail time and worse. So he ended up bribing his way out, and my family ended up settling in America. Now, with that said, one of the things I realized is that as much as we want things to be perfect, unchanging, and all, how should I say this, without offend, without offending people, we don't want things to change if they, if they make

[03:45:36] us uncomfortable. What always changes is change. Things happen. We, we, we are children. We grow. we become adults we get married sometimes and we have kids things change and as things change challenges come up and as challenges come up if you have the gumption you you resolve it hopefully to the benefit of all yes we all have things happening in our lives yes we want things to be comfortable for us and our families but you also have to realize that those who come from other

[03:46:14] outside this country don't have a choice sometimes and they fear for their lives oftentimes. So we're in a country where we have the ability to share our thoughts and an opportunity to kind of come together and say, okay, what's for the good? Yes, we might have to give here, we might have to give there, but also recognize that the potential this country has, U.S. citizens, is incredible. It's

[03:46:47] immeasurable. And in short, I have to say, seeing what I've seen in the presentation, hearing what I've heard, I think we have to move forward. And I approve what Klein's trying to do with this property. Thank you. Thank you. Next speaker, please.

[03:47:13] Yeah, I couldn't hear out there. Okay, thank you. Hi, my name's Michelle Winters. I live on signal hill road um in the coals district um and i'm here to ask that you vote no on the klein project um my neighbors and i thought we'd be here forever we love where we live we have a couple acres um and it's just i'm not expecting it to stay like that forever however in november or september the planning commission recommended one house on two and a

[03:47:46] a half acres on this property. Don't know what changed besides the dangling of the open space maybe that the county had to pay for. That's the only thing that I see that changed from there.

[03:48:02] So I'm not sure why we're not talking about that one house on two and a half acres. Give people space to raise chickens. The price of eggs is crazy. They can have their eggs in their backyard, plant

gardens, create some environmentally friendly areas. People come, like other people have talked about, Yates Ford Road. They cut through my road on Signal Hill Road to get there.

[03:48:29] They're going to cut through even more. We're at 35 miles an hour, and people do not do that at all down my street. We don't have sidewalks, so people try to walk around there, but somebody's going to get hit soon um the also planning something you guys haven't brought up tonight is schools um i haven't heard it at least um i know that when asked there was an answer about the elementary school that was going to be built here now that seems to be out of the project so i believe we're back to the elementary school is going to be overcrowded um also at the planning commission

[03:49:06] the applicant talked about the 14th high school that was fine but they never talked about the middle school Parkside middle school that's already overcrowded and these kids are going to go to we don't need another drive-through there's a drive-through CVS 2.1 miles down the road if you know we had decent land we might not need all those storage facilities so we can have a shed in our backyard and have places to keep our stuff. They also talked about pedestrians walking.

[03:49:42] If you've ever driven in there, good luck crossing that Prince William Parkway, especially with a right turn free flowing lane. There's no way you can cross that road unless you want to play Frogger. And then that question about the 45 acres, I've heard some of it's for sale, some of it's not for sale, some of it they're giving to the county. With all these unknowns, I please just ask you to say no until at least all that's figured out and you can figure out the school overcrowding

[03:50:09] and all that. Thank you. Thank you. Next speaker, please. Good evening. My name is Jacqueline Gaston. I've lived in the Coles area of Prince William County for over 25 years. I live off of Route 28.

[03:50:28] I get traffic. I raised my sons at the E.G. Smith Complex, home of GMBL baseball. My boys learned valuable life lessons at GMBL, such as sportsmanship, teamwork, socialization, as well as how to deal with success and failure. Team sports promotes good health, improves coordination, and certainly decreases screen time. My sons made friends for life on the playing field and participation boosted their self-esteem and self-confidence. Their involvement with baseball enhanced their desire to do well academically as well as strengthen their communication and

[03:51:06] interpersonal skills. They certainly learned patience and focus since baseball is very strategic requiring attention even when you are not on the field or at bat. It taught them to take direction from another authority as well as being part of something bigger than themselves. Most importantly it boosted their overall mental health. The Greater Manassas Baseball League provides a much-needed outdoor classroom for all of our children, from our littlest tots to our teens.

[03:51:39] As parents, we also met so many wonderful families from around Manassas City, Manassas Park, and the county, opening our own social circle because it expanded our personal connections. GMBL creates a strong sense of community and family for the city, the park, the county, as the only local baseball and softball program to serve all of these areas. The communities would benefit from Manassas City, Prince William, working together along with Micron to hopefully build a complex to serve the children.

[03:52:13] We're very lucky in this area. We have many private businesses that offer wonderful pay-to-play options for competitive baseball at a premium cost to families. Community baseball and softball programs, such as GMBL, allow all of our children to play ball for a reasonable cost for the love of the game. It offers affordable programs, making it more equitable for everyone in our community.

[03:52:43] Community baseball and softball is where our young players are introduced to the games and grow their skills through fun recreational competition. Community sports is more than learning how to play just the game. It teaches critical life skills to our children. I cannot imagine living in a community where a community baseball is not an opportunity for the children.

[03:53:07] I am asking for you to support the Klein Farm project and purchase the area designated for the new GMBL complex. This project would help build community, camaraderie, and equity amongst Manassas city the park and Prince William County there are three types of baseball players those who make it happen those who watch it happen and those who wonder what happened I say as a community thank you let's not wonder what happened to baseball thank you next speaker please good evening Colby

[03:53:47] Poteet I'm the president of the great Manassas baseball and softball league it's a 501c3 so I could get five minutes I don't think I will use five minutes but that would be great first let me start, I'm a county resident in the Coles District. I've lived in the county for over 45 years. I actually have kids at Parkside and Osborne Park, who we're mentioning. So I live near the fairgrounds, and I work in the Axoliu building, where the Gold's Gym is. So I literally drive this intersection every day. So I'm very familiar with this intersection, whether it's picking up the kids or going to a school event or going to work to and from. Being the president of GMBL, as you

[03:54:26] know we're we're currently looking for a new facility looking through this project and talking with people in the county people in the city people at Stanley Martin it's it's a great opportunity for us obviously with this 45 acres that's up for up for grabs if what it sounds like from earlier just to give you a little about GMBL we've been around since 1957 all of those have been in the city preferably we want to move and right outside the city so the city residents can still use GMBL. However, 65 to 67 percent of our enrollment is from the county, with a good portion

[03:55:04] of that being from the Coles District. That means in the spring we serve about 800 kids, which is about 528 county kids. In the fall, about 500 kids, which is 330 county kids. GMBL is more of a community family environment. It's not your usual rec league, I like to say. All of our games are held at one complex which is what we're really looking forward to continuing to have is everyone there at one site where a mom or a dad or grandparents can all watch multiple kids play games throughout the day instead of you know some of the other leagues are based at elementary school

[03:55:42] high school and the league and they can't see all their kids play at one time so we really sell the community and family environment many generations have played here which I'm sure you'll hear some tonight. We take care of all the maintenance on our fields. We do the grass cutting. We pay all the light bills. We do everything. All of it is volunteer driven, sponsorship driven, which we would like to try and talk to the county about maybe possibly doing that as well, which would take the burden off of the county. We offer $500 college scholarships to five high school students every year. We offer free registration equipment to families that can't afford the registration

[03:56:21] costs. We've done community outreach to the boys and girls clubs and to the lower income housing. So it's affordable for everybody. Registration's $99 to $185. It's not your typical travel organization where you're paying, you know, well over $1,000 to play.

[03:56:38] In 2020, we had over 300 teams that came in for tournaments. Those teams came in from Pennsylvania, West Virginia, Maryland, D.C., and all over Virginia, staying at hotels in Prince William County, eating in restaurants in Prince William County, et cetera. We're a member of the Prince William

County Chamber of Commerce, standing member. We also bring publicity to the county and the city throughout all these tournaments we've done. Our 14U team just made it to the World Series. You know, I just saw that on social media. But then, you know, we go to these places and people ask us, where is Manassas, Virginia? Well, it's in Prince William County. We get to,

[03:57:16] you know, sell the community to other people. I believe that the city of Manassas, Prince William County, Stanley Martin, and GMBL can work together to invest in our kids, and I fully support this project. Thank you. Thank you. Next speaker, please. Hi, my name is Liam Sullivan. I live in the Brentsville District. I've been a Prince William County resident for over 25 years. Common refrain that we keep hearing is, it's too dense, we can do better. Let's put a pause on it. I think we did

[03:57:51] that eight years ago, and this plan has developed into what it is today. This community is the same old, same old. It's so repetitive. I don't know of many developments that proffer up half the land for schools and parks. I think if every development followed that model, I think everyone would be quite happy. This is something the school board wants. This is something that Parks and Recs wants.

[03:58:16] This is staff recommended. Everyone that says it's too dense, this is less than the county requisite for density traffic traffic traffic this is giving traffic improvements with a free following lane onto the southbound Prince William County Parkway should be approved for that one item alone one comment was who needs these things apparently our county does I think these businesses are going to thrive I think those houses are going to sell and this is all against the backdrop of this board opening up 2100 acres for the rural crescent to be opened up and developed so if we're

[03:58:55] going to open up 2100 acres i don't see why 240 townhomes that gives us the opportunity for a new school and baseball fields would even come into any type of question um heard one thing that there's only one point of entrance into this if there is fields no one enjoys long park It seems like hundreds of kids are enjoying Long Park every weekend.

[03:59:20] Obviously, I'm here for the baseball, and that's why I'm in support of this. GMBL is a close-knit community, and the thing driving that is the fact that there are eight fields together. Like Colby said earlier, it's not Jimmy's playing over at this elementary school, and then I have to go to here.

[03:59:39] The Gainesville Cal Ripken League is like that, and they don't have the community atmosphere that GMBL does. and the reason for that is that you show up just can let your kids run free in that complex it is a there's nothing bad about that place it is only good stuff going on there and so for that reason you should approve thank you thank you before our next speaker i'd like to call up the next five

[04:00:06] jen gettys valwinder dillon james biggins carl becker and madeline hurley please proceed my name is Ron Looney. I live in the Coles District, about two miles from the Klein property. I'd like the board to vote no or to deny this zoning change. And the reason is, I think it's a great opportunity

[04:00:44] for the county to do something with a large parcel of land that's centrally located. And as a fallback, the 50 houses on, say, two acres each in the same property is a lot less traffic, a lot less, As everything costs money, you don't need quite as many firefighters or police department or schools for 50 houses versus 240.

[04:01:09] And if you look at the traffic that 240 houses, townhouses produce, if you drive past any townhouse community, you can't find a parking space. And the overflow usually is at a cul-de-sac or something close by because there's not enough parking.

[04:01:31] So therefore, 50 houses, that's 100 cars, and maybe a few trucks. So I'd like the board to vote no. Thank you. Thank you. Next speaker, please. Good evening, Honorable Chair and Supervisors.

[04:01:51] My name is James Biggins. I live just south of the property in the Coles District. I'd like to reserve five minutes, if possible. Are you representing a group? Just a group of homeowners.

[04:02:08] They live directly south. Are you part of the HOA? you the HOA president? I am on the architectural review board of my HOA. If you're representing the HOA tonight with their views, yes. If not, please take three minutes. Three minutes it is. Thank you.

[04:02:28] And I will submit my written statement for the record since I'll only be able to go through the highlights tonight. As a property owner off Lake Jackson Drive, my family will be directly affected by the proposed development of the Klein Farm property. While I'm not opposed to reasonable plan development in our community, this proposal is out of sync with current land uses, available public services, and future planning for our area. I'm concerned by two particular assumptions

[04:03:04] by the proposal and the planning department staff that fundamentally misunderstand the point of planning. First, if the county comprehensive plan describes a category of land use, that does not mean that a proposal for the maximum density allowed by that category is automatically reasonable.

[04:03:22] A land use category itself is a maximum, not a minimum. To be approved, a proposed use must not exceed that maximum, but also must be consistent with the adjacent, current, and planned uses.

[04:03:38] It is quite telling that all of the developer's documentation for the proposal ends at Buck Hall Road, thereby avoiding the depiction of the tree-covered land use to the south. Second, the Planning Department approved in its three reasons to recommend approval relied upon the following statement.

[04:03:59] The project aligns with the strategic plan goal to increase the commercial tax base. With this statement, the Planning Board is misleading itself and those relying upon its recommendation. The PWC strategic plan adopted by this board actually provides a goal of a resilient economy, described in part as a resilient economy for Prince William County, improves the economic well-being of the community, creates and maintains jobs, expands the commercial tax base, and enhances the quality of life for residents.

[04:04:36] The county encourages business development, redevelopment, business retention, expansion, investment, and workforce development. Clearly, the planning board citation to the strategic goal is misconstrued at best. Further, the planning board left out the fact that the proposed development is inconsistent with four other strategic goals.

[04:04:59] Health, well-being, and human services, quality education and workforce development, environmental conservation, and sustainable growth. I'll point out I'll take my remaining 20 seconds to point out that there's also an inconsistency in the statement from the school board school board cited that this proposal will lead to overcrowding in two of the three impacted schools they said that there were six trailers at Parkside

[04:05:30] Middle School there are in fact 13 thank you thank you next speaker please good evening madam chair board. My name is Carl Becker. I'm in the Coles Magisterial District in the Buck Hall Precinct.

[04:05:46] My property is about a mile southeast of the Kline Farm property. A lot has been said tonight, and I want to say I rise to regretfully ask you to vote no tonight. I say regretfully because when I first saw the ads for this, the thought of affordable housing there at that intersection of Liberia and Prince William Parkway, and the potential for GMBL to move into the rest of the property I thought was a very attractive package. Yet tonight we hear that you've been very careful to say that land bay D use is undetermined. So I think there are two details that are the devils

[04:06:23] in this proposal. The one detail is the density and affordability of the housing, and the second is land bay D. I want you to compare in your mind, members of the board, the proposal you saw here from the Stanley Martin with the Dale Woods proposal.

[04:06:39] With the Dale Woods proposal, you saw a very nice, well-designed community. You saw a lot of attention paid to describe why they were exceeding the 35-foot height minimum. What you didn't hear tonight is that there are four exceedances in this proposal. Height, 45-foot, minimum number of units per group, 8 versus 6 width.

[04:06:58] Minimum width is 16 foot versus the community standard of 20, and the footprint is 640 square feet versus the community standard of 720. Now think about that critically. This is going to lead to a bulky, dense, tall development and exceeding four community standards when none of that has been presented to you I think is a red flag in and of itself.

[04:07:21] And then there's the question of affordability. $400,000 is not affordable. Perhaps the density could be justified if the builder were willing to put some of the units into the first-time homebuyers program that the county maintains. And then with the land bay D, I just want to make a comment that all of the traffic, stormwater management, water quality is isolated based on the four special use permits you're seeing tonight.

[04:07:46] It doesn't include whatever impact the county decides to do with land bay D. I am a strong believer in GMBL. I'd love to see GMBL there on that property, But I'd want to see the impact that GMBL has on that totality of all of those questions before I would want you to vote yes.

[04:08:05] So with that, in closing, please put a pin in this. Do the additional studies. Bring Land Bay D into the process and consider the overall big-picture impact before you vote yes on this. Thank you. Thank you. Next speaker, please.

[04:08:20] Thank you so much, Board of Supervisors, for giving us all this opportunity. My name is Madeline Hurley, and I live immediately south of where that storage unit is, or proposed to be, which is just crossing over Lake Jackson Drive.

[04:08:46] I moved here in 2001. My home is on one half acre. All the homes right there immediately are a half acre. The other homes that are on Lake Jackson on the side of the storage unit are half acre, at least one, two, three acres.

[04:09:06] But the storage unit is being put in the middle of homes. It's not zoned right. It should not be in the middle of homes. I don't know why that's been even brought forth as this is great. Immediately then, also then, I just wanted to point out the first gentleman who spoke to us tonight, and he had the map out there of the east side of Liberia as this being a consistent, you know, application of homes and townhomes and everything.

[04:09:43] This is not a consistent application. To the east of Liberia, we have Signal Hill, which is all single-family homes. It is not any townhomes. To the south of the Kline property is also single-family homes.

[04:10:01] On the opposite side of the storage unit, again, the opposite side of my neighborhood is one-half-acre homes. And you have all the people that live off of Moore Drive. There's country homes back there with large acreage. Right past those Richmond American homes, there's another Stanley Martin development that was built.

[04:10:24] one quarter to one acre homes. My point is, is that the townhomes are completely inconsistent, even going further up towards Signal Hill Park. The townhomes are inconsistent with all the properties that are developed to the east of Liberia. It's too dense. The other point I wanted to make about like CVS, it looks like they've taken a lot of the development off. That's great.

[04:10:55] But, you know, we have a CVS, we have three up, you know, right by 28 and Sudley Road, the CVS, Walgreens, and Rite Aid. One of them is closed down. It's a furniture store right now. There was another Rite Aid or something across from Prince William Hospital.

[04:11:12] That's closed now. It's now a Dollar Tree. Look at all the development on Liberia. We have strip malls. You're giving us strip malls with asphalt. No landscaping, no beauty. I love GMBL. I had my son there. I would love it to come. But the townhomes, it's just not acceptable.

[04:11:30] It doesn't even fit. I don't know why that was put into play, except that the clients, God bless them, I would love for them to sell their property, and they need money, of course. But I just, it's too much. I say no. Thank you.

[04:11:46] Thank you. Next speaker, please. Good evening, everybody. My name is Blumenthal Dillon.

[04:12:02] I just moved to Gainesville last year. I heard almost every speaker, and they have the real concerns. Traffic, I heard, is one of them. You are the best judges.

[04:12:19] You are the people who create these county rules. And if you think any of these speakers have ever suggested how to deal with more traffic, accept that don't construct more.

[04:12:34] I don't think that's an answer. Answer is, again, answer lies with you guys because you heard everybody. And by the way, I just want to say that I am in favor of client. I'm supporting that. Reason being, traffic, maybe traffic is one of the reasons, but that's not all reason.

[04:12:56] Even for the traffic, it's you guys who's going to develop it, how to make it more effective. All I say is, if a farmer one day cannot do his farming, and he wants to sell his land, and he as a developer has given you certain proposals, you've got to see in that one which is right, which is wrong.

[04:13:26] And I conclude with this one, that after seeing this, that people have not come out many proposals. I would suggest that if anybody has to say, there is just a better way of dealing even with that traffic, and not that they shouldn't have any more reconstruction.

[04:13:47] Thank you. Thank you. And before our next speaker, I just want to call up the next five, Russell Berry, Jenny Martz, Alicia Gloss, Alan Gloss, and Brad Jones.

[04:14:10] Jen Geddes, Colts District. County Supervisors, thank you so much for your attention tonight and the time that you've taken to speak with me. As I've promised my petition signers, I'm delivering to

you 153 pages with over 10,000 signatures and 700 comments.

[04:14:28] That equates to over 41 people opposed to every one townhouse proposed on this farm. I hope these voices will be taken into consideration when contemplating your vote tonight. We are the many, and the beneficiaries are the few. Please do not approve this proposal.

[04:14:46] First, there is a gaping hole on the dais. The residents of the Gainesville District are completely unrepresented tonight, and I'm certain that this deficit is being exploited by the developer. Second, to gain Planning Commission approval, the developer predatorily courted the GMBL community in order to force public support.

[04:15:06] Please do not reward this divisive tactic or it will become commonplace. Third, and most importantly, Mid-County's infrastructure is not prepared to handle this growth or the growth this plan's approval will surely inspire. People are concerned about their water, their schools, and their overall quality of life.

[04:15:26] I urge you to think ahead and to see what a dangerous precedent this is for Mid-County. It is a slippery slope for this treasured and endangered semi-rural area. I know that this project has been pending for years. However, to approve it for this reason equates to throwing thoughtful county planning out the window.

[04:15:47] Some on the board think that this proposal should be approved so that the county can stop kicking the can down the road. However, to truly stop kicking the can, this board must first address intolerable traffic, school overcrowding, and environmental threats. Infrastructure failures, not Klein Farm development proposals, are the true can being kicked around in this county.

[04:16:09] A more appropriate analogy for approving this project and its subsequent infrastructure pressures would be rolling a snowball down a hill. It will only become more difficult to defeat. Your constituents have lent their voices either here tonight, by emails, phone calls, or by proxy through my petition.

[04:16:29] I know they're all watching to see what happens tonight. Please show them that you are here for the majority of your constituents and not for developers. Thank you for your attention, appreciate it. - Thank you, next speaker please.

[04:16:45] - Good evening ladies and gentlemen. Thank you for your time, my name is Russell Berry. I live off of Lake Jackson Drive in a subdivision behind there. I echo the sentiments of everyone else trying to say no to this project, but instead of speaking emotionally about it, I have done some research and I come to you with actual numbers to put this in perspective, in case you're not aware of how bad things truly are.

[04:17:08] First, let's talk about traffic. I go on base every day at 0600, I come home at 1700. The light at Liberia and the Parkway rotates every three minutes and 22 seconds. I wade through four rotations of that light each way, every day. That's 13 minutes each way, 26 minutes a day, two hours and 10 minutes a week, and 95 hours a year that I sit at the intersection of Liberia and the Prince William Parkway.

[04:17:36] Second, let's talk about commerce. They want to put a pharmacy there with a drive-thru. We're in the post-COVID era. Everything is curbside now. What's the difference between driving up to a window or texting someone on your phone? Also, there are eight pharmacies within 2.5 miles of this proposed development.

[04:17:57] Six of them are from different brands, so you may be able to find one that takes your insurance. Same story with the storage units. There's 11 within 2.5 miles. I called around. They're between 40% and 70% occupied, so you've got thousands of open storage units that already exist two miles from where they want to build another one.

[04:18:17] And then finally, baseball guys, I'm with you. I feel you on the baseball field, but Micron lost $3.1 billion in the first quarter of fiscal year 23. They haven't bought the land yet, but I don't know if they're still going to expand.

[04:18:35] And it's something that I think warrants consideration before, you know, you go all in just for the fields, but you can't get there because you can't get through Liberia and the parkway. Thanks very much. Thank you. Next speaker, please.

[04:18:58] Just to check, it's my turn versus the lady on the screen. Is that correct? The lady on the screen is Laura. She's just doing the timer. Okay, thank you. With that, my name is Jenny Martz, and I'm in the Coles District.

[04:19:16] I'm here tonight urging you to oppose the dense overdevelopment of the Klein property as presented by Stanley Martin. The plan as currently proposed is not in the best interest of Prince William County or the citizens who live here. We live in Prince William County. We do not live in the city of Manassas or Manassas Park, but the county. The specific area of Prince William County is semi-rural and 99% of the surrounding community is single-family detached homes. So why are we even entertaining townhouses on this property, is question number one. Why are we even entertaining that from Stanley Martin? This land should be zoned for a minimum of one to two acre lots

[04:19:52] per single family detached home, period. Just to remind everyone, the land is currently zoned for 10 acres per single family home, and yet this proposal is for mere square feet for a townhome. That's absurd. Is there no in-between? It's either 10 acres or 10 feet. The type of dwelling outlined in the proposal, i.e. a townhouse, should be enough in and of itself to deny the proposal as currently presented. However, if you're still unsure, there are several other major issues with the current plan. One, traffic mitigation. The proposed plan will increase traffic by 5,000

[04:20:29] trips per day. There is no traffic plan on Yates Ford, which is less than two miles from this property, and serves as a major through fare for commuters connecting Prince William County to Fairfax County. The density of development in this specific area is extremely hazardous for emergency services, i.e. firefighters and police, and the increase of traffic will dramatically slow down response time. To be clear, as we noted in the Stanley Martin presentation, there is one entrance into this property from the all points east. One coming up the parkway, turning left on Liberia,

[04:21:06] left into the development. That's it. There is no other entrance coming up that parkway from Fairfax County. None. Stanley Martin is marketing this community as a walkable community. That is dangerous and reckless. This is not a walkable community. As I understand, the plan to mitigate traffic is to have a continuous right turn lane, which does not stop, connecting the northwestern part of the parkway to the eastern part of the parkway at the Liberia Avenue intersection.

[04:21:35] You cannot have pedestrians crossing the intersection from the Klein property to Texas Roadhouse with a continuous right turn lane there. Someone will get killed. So let me just repeat that. Did everyone hear that? Someone will get killed at that intersection crossing that continuous right turn lane.

Furthermore, upon hearing Stanley Martin's presentation tonight, there is no access, as previously mentioned, to the property from all points east. And so all the traffic is going to be coming up to the Liberia intersection that this gentleman just said he's set four cycles of the light for 26 minutes, and now we're going to have 5,000 plus

[04:22:12] trips added to that intersection alone. This area does not need, oh, so with that, thank you. No to this proposal. Thank you. Next speaker, please. Alicia Gloss, Kohl's. I'm here to speak in opposition to the CLIME project. This mismanagement of Manassas City's finances has led them to have to sell their property for funds that their community's baseball field sits on, and now they have interjected their problem into Coles District. You should hold your own city council accountable.

[04:22:48] I think it is shameful but not shocking that Mr. Truitt, a Stanley Martin rep using kids as props to get this project that has been opposed by the people for years, approved by dangling a baseball field to replace Manasseh's cities. Unfortunately, you that are supporting this project solely because you will possibly get a baseball field need to understand that you are just pawns in the developer Stanley Martin's game, and they only care about getting their development approved, so good luck with their empty promises. Stanley Martin has been pushing the Klein project for years and hasn't been able to get the support from Kohl's, so they saw this as an opportunity to get more support from outside the Kohl's district. Our schooling Kohl's are already

[04:23:28] overcrowded, and this will only add to that, not to mention the 240 high-density housing townhomes that doesn't match the area and all the cars that will add to the traffic nightmare that we already are experiencing on the highly traveled Liberia Road, which takes us to Prince William County Parkway, are 234. The continued backlash from all of these developer-first citizen-last projects could be avoided if deference was given to each supervisor in their district. But this board has changed that precedent and decided to follow their queen in all her decisions. Supervisors Bodie, Franklin, Angry, Bailey, and yes, you, Chair Wheeler, you do not live in Cole's district.

[04:24:08] And the other districts, you have voted in opposition to the district supervisor so that you could just cram it down their throats and the people that they represent. Thank God there is light at the end of the tunnel. You see, Supervisor Bailey, Ingrid, and the chair are all being primaried by other Democrats, so they too are not happy with their leadership, and I hope there will be others that follow.

[04:24:27] Mr. Nate Murphy, who is primarying Supervisor Ingrid, has said, quote, One of the primary roles of the Board of County Supervisors is reviewing land use cases. and Murphy said officials need to give deference to the supervisor representing the district for each case. The board has overruled the wishes of supervisors on the western end, and in some case over the past three years, particularly on data centers, end quote from Mr. Murphy himself. Mr.

[04:24:52] Murphy gets it. Let's not forget how this board has voted against the will of the citizens project after project. Hold this board accountable because they're about to be primaried, and the vote's coming up for all of them as well. Vote them out this year and vote no on this Klein atrocity project. Thank you. Next speaker, please. Ellen Gloss-Coles. I came here to ask the board to vote no on this Klein property, but earlier during the presentation, I'm quite certain I heard a

[04:25:27] county member, a county planning commission member, say that he got a vocal agreement from Stanley Martin to address the wells and traffic management. I'm pretty certain I heard that. How in the world can you sit up there and vote on something that you don't have anything in writing for, or very

specific things the wells and traffic management in writing for from Stanley Martin? Ms. Roble, you're one of the most highly paid people here, and I did not hear you interject anything to the board about what that staff member said right here in this public meeting. It's crazy. I think

[04:26:06] that uh i think that you need to press pause get everything in writing before you even think about voting on something as big as this project i don't know man it just to me it seems like it's a it's another episode of the three stooges i'm waiting for larry curly and mo to come out here and do some slapstick comedy voice agreement this is crazy while discussing this application um with people on the next door app someone asked me if ann wheeler ever travels this road and i gotta to tell you, based on all my knowledge, I've never seen Ann Wheeler at this county building

[04:26:45] before 11 a.m. Now, I got to tell you, if she's not here before 11 a.m., she's not seeing the traffic that everyone in the Coles district is seeing. She's not there. Well, guess what? I don't think that any supervisor on that board right now, besides Justly Vega, travels that route in the morning time. So, you know, how can you vote on something you have no clue about what's going on. It doesn't make sense to me. Liberia is packed. And now that we have all this other stuff coming in, you know, the flyovers that they're talking about, they say it's going to relieve traffic. I think it's going to put more traffic there at Liberia and Prince William Parkway

[04:27:25] with the flyovers. You know, so we're going to have more people stacked on top of one another at that area. They call it a walkable community. I say that's completely crazy. Has anyone tried to walk across that parkway with the traffic it has now, someone's gonna die. It just doesn't make sense to me. Liberia is about to become Centerville Road 2.0 and we're going to be dealing with this for decades to come if we prove this garbage. I think the addition of the ball fields is a solution to Manassas City's problem, not ours. Is Manassas City going to kick up some money to put in for

[04:28:02] this. We're spending $6 million to purchase this property, purchase these things with no idea whether or not the ball fields are going to show up, but who's going to pay to develop the ball fields, to clear the property, and then to maintain them. I got to tell you, it's not the taxpayers of Prince William County, or should not be. Please vote no. Thank you. Before our next speaker, I'd like to call up our four non-residents, Lynn Forrest-Green, Sarah Jens, Joe Mallory, and Tom Mosimon.

[04:28:36] Please proceed. Good evening. My name is Brad Jones. I am in the Coles District, 90% of us tonight. I do want to sincerely thank all of you for your service and for your time and for listening to us tonight. As Supervisor Bailey mentioned, a lot of people want to move and live in Prince William County, and my family, my wife, my three children, we are some of them who did that within the last 15 months. I remember my first time that I noticed the Klein Farm,

[04:29:13] there were two loose donkeys on Prince William Parkway that folks were trying to figure out what to do with, and the police showed up. It reminded me of where I grew up in rural Texas in North Carolina. So it's a special, very special property to us. I also think that many of the folks speaking tonight feel like we're Don Quixote fighting the windmills, and you are the windmills, not listening, not caring, not paying attention. We sat through two, frankly, very poor presentations from Stanley Martin Homes and through staff

[04:29:53] that had a lot of dishonest and incorrect assumptions and a lot of promises in there that you may or may not be answering for in the next four, five, six, seven years. I would also like to thank Stanley Martin Homes for sponsoring my son's GMBL baseball team.

[04:30:11] Appreciate the T-shirts. That's sincere. But I think you've got to take a long, hard look. There are a lot of holes. There are many holes in this proposal, this application.

[04:30:27] You've heard them all. You've heard all of them tonight. I urge you to vote no in your most sincere, honest, thoughtful candor. Thank you. Thank you.

[04:30:43] Next speaker, please. Good evening. My name is Lynn Fort Calgaryen, and I am formally a city council member, so I am here speaking on behalf of myself tonight and not on behalf of Manassas City.

[04:30:59] I was born and raised in Manassas. I played at GMBL. My mother was a single mother, and she had three children, and she had all three of us in sports there. This complex is very unique because it's allowing families to be able, especially with multiple children in different circumstances, to still be able to offer their children sports.

[04:31:20] And it's a community. It's an affordable sport. Travel ball is very, very expensive. So when we talk about affordable housing, we also need to talk about affordable activities. Our students who are athletes come from these various programs.

[04:31:39] Our schools, some of our schools in our area can't even staff a team anymore because there's not access or there's not desire to play sports in some way or they don't have the money to participate and travel. So the fact that GMBL represents 65 to 70 percent of their program as county children, those children can't be here tonight because these meetings go well into their bedtime.

[04:32:10] They've spoken in front of our city. I encourage you to go back and look at that if you need to be reminded about how important this program is. I understand as a resident who advocates for green space on a regular basis, I'm a part of the mid-county group. I have signed that petition of 10,000 names that is probably old now, so it's probably not all county residents, it's probably dated, and I've changed my mind because of the changes to this application.

[04:32:40] The density has been reduced. Everything that the residents are upset about are things that are aligned with your comprehensive plan. The other things that they're upset about is a transparency issue.

[04:32:55] and part of your role is to educate them on why you cannot go into another agreement prior to rezoning. Some things have to come first. There's a trust issue here. I don't trust politicians either, and I just got off a board, so I get it, but we have to talk about what has to happen first. First, the plan needs to be approved. Then we can talk about an agreement with GMBL, if that's what the county desires. The city is open to that because of public record. They've said that, GMBL is open to that. That has to come from you. That probably can't come from you before

[04:33:32] you do this. The same with regards to the space for the school or whatever else you decide to do. I think Ms. Lawson really pointed out that maybe you need to, in good faith, go ahead and change that zoning and the new comprehensive plan so that the residents' fears are relieved. But I am asking you to approve this. I live just down the road. I go through that intersection all the time. We're not going to get rid of traffic but what we can do is we can take care of our children and we can go ahead and move forward with the plan that makes the most sense thank you thank you next speaker

[04:34:05] please good evening thank you for the opportunity to let me speak today tonight my name is joe mallory i live in manassas park i'm 16 years old i played baseball for 12 years and six of which have

been at gmbl uh throughout those six years it's been a fun competitive environment pretty much everybody is friendly. I've made countless friends and countless memories. It was where I

[04:34:42] got my first job as an umpire. It's where I robbed my first home run. Nothing else has helped my pitching like GMBL. When I was 11, I learned how to throw this curveball by a coach who's actually here tonight. And it's been my bread and butter pitch for the last five years. And I probably wouldn't have even made varsity this year hadn't had it not be for that pitch and i learned it at gmbl so that's something that'll never change it's helped me grow as a player and a pitcher

[04:35:19] and in sportsmanship as well it's overall a great community and i hope that other baseball enthusiasts will be able to play there and you know have the same opportunity that i was given thank you thank you next speaker please Sarah Jens Manassas Park now some of you may be wondering

[04:35:54] why somebody Manassas Park wants to be wandering in here well I'll tell you I live off Signal Hill Road and what affects Klein is going to affect us there's as we know Prince William County is heavily gerrymandered and there's little pockets of Prince William all around for instance Caden Ridge have to go by it every day and all the traffic there. So whatever happens with Klein and this eastern part of Prince William County, especially Kohl's, it's going to affect us. So I

[04:36:30] remain very, very interested in it. First of all, I do want to hope that the Kleins get a really good deal for what they want. But here's a phrase I haven't heard at all tonight, smart growth. I realize there probably can't be no growth although I really wonder why there should be building on it at all you know it would be great for camping it's beautiful land so that's what I first thing I want to say in addition to my own bullets which will just help to emphasize what others have said

[04:37:06] there's supposed to be a sign there the sign is nasty it's way too big it destroys the rural flavor this is not a city and it's been mentioned and I will mention it too there's a CVS right across the street. Why do we need another pharmacy? That's crazy. Also, we have enough restaurants and storage facilities, especially with the tip of Liberia and Prince William, they're building out. Although, again, going across the street there would be very, very,

[04:37:41] very, very dangerous. And I'm really sick of what you're doing to the GMBL. I'm not a baseball player myself but to to dangle this in front of them with nary a written agreement is just absolutely shameful i just i just think that's terrible um offer it to them or not but be honest with them if you possibly can um another another thing comes up i wonder how many visitor spaces there are i know we've heard the numbers but you know visitor spaces in a lot of these townhouses developments are really far away from the townhouses. It could be dark weather, inclement

[04:38:20] weather, a woman traveling by herself. So I just think that's nasty, and it should go back to the houses. And there's just really not enough green space. So I say, grow it if you need to, but let's have smart growth, and the townhouses are just crazy. So please listen with your conscience and do the right thing. Thank you. Next speaker, please. Thank you, and good evening.

[04:38:54] My name is Tom Moseman, and I'm a long-term resident both of Prince William County, and I live in Manassas City right now. I've lived in the area about 28 years, and I'm very familiar with the property because my jogging trails go on either of the long sides of the client property.

[04:39:12] I think what each of you has to think of up there is what is best for the county. What is best for Prince William County? Now, since I've been around a long time, I've seen many changes in the county.

Some have been good, but a lot of them have not been so good.

[04:39:29] First of all, in terms of baseball, I've had kids play at GMBL, and I'm a big supporter of GMBL. I think it's great, and the idea that that might be a GMBL field is great progress. It's too bad that that's not locked in. I wish it were, but that would be a great use for part of the property.

[04:39:48] But when we look at the entirety of the proposal, there are a lot of other things to consider. I think, first of all, we can disregard the comments that the gentleman made about traffic up around Ballsford Road or up in Centerville. That's completely irrelevant to traffic in the Liberia area.

[04:40:06] It has nothing to do with it, so please don't even pay attention to that at all. There's been talk about affordable, high-density housing. I've commuted for many years down the parkway to the Horner Road commuter lot, so I have seen lots of high-density housing going up.

[04:40:23] There is not a shortage in the county. There are tons of units of high-density, affordable housing in Prince William County. And someone mentioned that people have been moving to Prince William County and they wanted to move there. Well, the reason they want to move to Prince William County is because there is open space and there are good neighborhoods.

[04:40:42] And I think we really want to keep it that way. People are not going to want to move to Prince William County if we are just one big condominium townhouse neighborhood that is not going to bring in, it's not going to entice people to move to Prince William County.

[04:41:00] Just talk about not wanting to convert open space, especially in that R2 area, to high-density housing. But that is exactly what we are doing here. We are taking a large open space and converting it to high-density housing.

[04:41:18] So if we don't want to do it in that R2 sector, why do we want to do it in the rest of the property? so as it is I would say vote no to this but each of you you really need to consider what is best for Prince William County thank you thank you Ms. Madden do we have anyone online okay before we switch to remote public comment time which Vice Chair Bodie will handle is there anyone in chambers who wishes to speak at the public hearing before we switch to remote just approach the microphone

[04:41:57] on the back. We actually have someone. See, I'm glad I always ask this because you never know. My name is Al Harris. I live across the parkway from McLean Farm in Hinson-Knowles. I've been there for 40 years, and I've been watching this project for a very long time. I've been to loads of meetings, loads of hearings, and I have been involved in some planning activities in the county in the past, so I've had a little bit of exposure to this. When I look at things like this, I like to think about the goodness of fit and the reasonableness of the proposal. And this is

[04:42:36] just unreasonable. The residential density on this corner is just way too high. It's totally out of character with anything around it. The applicant talked about a transition, but the highest density that even comes anywhere near this is four dwelling units per acre, and it steps down from there. So this is way, way, way out of line. And it's on one of the worst intersections in the county with some kind of strange access to it that's going to only increase the turbulence in an intersection that's already really bad. I've heard a lot of people speak with great passion

[04:43:14] tonight in favor of baseball and baseball fields, and I respect their concerns, but I didn't really hear anything specific about that in this proposal. I heard about green space and land for public use, but I

didn't really hear anything specific about that, and that really makes me nervous. I mean, if you're trying to look at something on balance and talk about trade-offs and say, well, could you live with a lot of density on the west end of the property if there was certainty for extremely low or no density on the east end of the property? But I don't see any certainty, and that just

[04:43:48] sounds like a whole lot of risk to me. This corner is the gateway to the middle of the county if you're coming from the west. So if you drive into Prince William County from the city, you're going to go into an area that we have traditionally maintained green. It's a green space in the middle of the county. It has a really good road going through it. It has a highway corridor overlay district. So it means it's a good trip from one end of the county to the other. And everything you look at along the way is okay. And, you know, it's a good way to travel there. The worst thing we could do is to stick something that just doesn't fit very well and is really out of place right on

[04:44:27] the entrance to the middle of the county. So I'm opposed to this project. Thanks for listening. Thank you. Next speaker, please. And anyone who else wants to speak, just line up in the back. of the room and get in line. If you could just tell us your name and generally where you live.

[04:44:43] Hi, my name is Teresa Mitchell. I'm a new resident to Prince William County. I moved over from Fairfax County. I think I'm in the Coles District. I live off of Ellis Road, and I picked that home specifically because of the aesthetics. I love that home. I have, my home's over 100 years old. It's on almost an acre lot. Every home around me is on almost an acre lot, if not more.

[04:45:08] It's a beautiful home. When every day I go to work, because I could work out in Georgetown, I chose that area knowing that the traffic was going to be bad. I know traffic is inevitable. But all these questions that the residents from this area have had are valid.

[04:45:25] They're valid. I live off of Wellwater. I never had it growing up in Fairfax County, but I chose it. I sacrificed a lot because of the aesthetics. I love my home. I love my property. My neighbors seem to be great people so far. I've only been a resident for less than six months.

[04:45:43] I would love for you to vote against this. I am not for it, and I'd like to keep what people like me, the future, find amazing about this place. You want people to come in. You want people to grow the area. We are the area.

[04:45:59] We are the people. I am one of the younger generations in my neighborhood, and I don't want to change a thing about it. I like where I live. I like the amenities, that they're close enough but far away. I love the green. I like driving past that farm, and I am so sorry that you're going through some financial burden.

[04:46:16] That is not something that anyone should have to suffer through. Your farm was beautiful. Every morning when I drive past it, it is a beautiful sight to see, and I'm very sorry that it's impacted you negatively, but I can't have it. What hazards can it cause to my water?

[04:46:34] It's unfair, and I just found out about this two days ago. I wasn't even going to talk. I have severe anxiety talking to people, and I feel compelled to speak. I honestly do believe that this is not thorough. You don't have all the facts. I looked and I read everything the past two days.

[04:46:51] Nothing is clear. And I'm sorry, but townhomes, you know the area. Everyone has an acre minimum in that area. It's beautiful. Why take away the grass? Why put in another shopping center so it

could be empty like everything else?

[04:47:06] There's so many vacant places at the moment. And the CVS is on the other corner, right next to Petco. I don't understand why this is even being thought about or even brought to fruition. I think you should oppose it.

[04:47:22] I'm honestly against this wholeheartedly, enough to compel me to get up here and speak to you guys. Thank you. Thank you. Next speaker, please. Madam Chairman and members of the board, my name is Donald LeBeau. I'm one of those residents of the county and city.

[04:47:40] I like the word being regional. I only saw regional come up only a few times on the display. I wish we could work together as good neighbors. I've been here 78 years. I've seen a lot of growth.

[04:48:01] I've been to many a board meeting, city, county, and trying to really hammer out some of these things. We have a good diamond in the rough here. I hope we can really make it polish. I like people say we can do better than this. I think we can. As a retired Prince William County school teacher, I'll have to give the staff members and the presentation of the developers a B plus, but I think they can do better. I missed certain things. It might be that item 12B, I didn't come here early enough to get this, the whole reading. I missed the word on watershed. I missed

[04:48:41] a drainage. I missed, I must have been asleep, but I didn't see that reviewed. Maybe they have a time limit like we do, but I want to raise the board's concern, make it more height and concern about some of the missing facts, some of the missing pupil ratio versus coming out of there. How are they going to the fire department are they going to depend on your brother next door the city of manassas i didn't see that so and traffic is one big heck of a thing i've been here a long time and

[04:49:18] you just can't move on certain days so we got to give more study i know traffic study costs a lot but i think we need more facts i hope your option is to extend the public meeting or defer it and get more studies done. Thank you for your time, and I hope we can have a good diamond shaped out of this thing instead of just a small piece by piece by piece. Thank you. Next speaker, please.

[04:49:48] Hi. Good evening. My name is Ruth Klein-Mickleberry, and I am part of the Klein family. I am Harley Klein's youngest daughter. Grew up on the property. Wonderful place to grow up. However, life is a dynamic process, and as we all have seen, and those of us who have grown up in the county know that things have changed a lot.

[04:50:17] My dad, brother, grandfather, and uncle farmed the land, and many of the people who have been here this evening who grew up in the county were potentially some of the same people that forced them out.

[04:50:33] When they had farm equipment on the roads, they were the ones not making very nice gestures to them because they were blocking. A lot of people talk about, oh, we just love the green space and all this.

[04:50:48] There is no way that this property can ever be a farm. You have a great opportunity here. Stanley Martin has met time and time again many of the contingencies that have been put forth.

[04:51:05] the time has come for change, okay? That's a part of life. You talk about traffic. When I was here, I worked in medicine. I had to commute down to Fairfax on 66. I was well aware of what traffic was

like. If you do your due diligence and look into a community that you're going to move into, you know what you're moving into. And if you don't like it, then you make the choice to not

[04:51:38] move into that area. You have to weigh your pros and cons. When I first moved with my husband to Madison County, my husband was still working on the other side of Dulles Airport. Sometimes it would take him three hours one way to get where he was going. He made that choice, okay? He decided that it was worth it for our family to make that happen. So as far as traffic goes, that's something

[04:52:13] that is probably going to be with Northern Virginia from this time forward. And I ask the board to consider how many more times are you going to ask Stanley Martin to revise stipulations that are put forth. I mean, you're asking for a pie in the sky, okay? We have to pick and choose what we want in this life and what we can put up with. And to be on this hamster wheel continually, it's pretty

[04:52:47] rough. And I think it's time has come that you take the opportunity to get some good things and hopefully everyone can put up with what you can put up with. If you don't like it, you have to make the change. Thank you. Thank you. At this point in time, I will turn it over to Vice Chair Bodie who will do remote public comment time thank you madam chair to miss Vanden County staff can we start public comment time virtually please like chair earlier said for those in person those of virtually have three minutes to

[04:53:25] speak who are individuals if you are the head of a registered nonprofit you have five minutes to speak by request let us begin okay your first public speaker is Mark Scheifler good evening after reviewing the restoning application. I am concerned about the traffic impacts that will be created by the proposed development and potential future use of the 45-acre Land Bay D. My recommendation is to

[04:54:04] designate Road A, which comes off Hastings Drive, to make it a public street and to extend that street to land bay d for future use by creating a public street grid and network that will help traffic flow around this congested area without this extension any trip originating from the higher population density higher population areas to the west and north and actually to the east too will need to traverse through this already congested overloaded intersection to access

[04:54:40] Land Bay D. This will, you know, this also, this recommendation will also reduce the need to add another traffic light to the Prince William Parkway at the entrance to Land Bay D if we had more access and more options for people to get around.

[04:55:00] In addition, I did not support converting the Prince William Parkway northbound right turn line to a free flow lane. This makes an already dangerous intersection for pedestrians and bicycle users even more dangerous especially at night this is poor transportation policy and planning if you want if you're trying to make a a walkable area and trying to upzone this land in general it is also a major junction point of the two major trails in the county so you know having a free flow lane is is is just very poor planning and you know needs to be revised so

[04:55:40] I recommend that you defer this rezoning until these changes are made because, you know, if we keep it this way, it's just going to be gridlock and, you know, creating a street grid and improving access and looking at the whole picture for this property needs to be looked at before anything moves forward. Thank you.

[04:56:02] Thank you. Next speaker, please. Your next speaker is Lori Finn. Good evening. It's Laurie Finn from Coles District. How many ways can we say no to the Klein Project before you hear us? It's just too

dense. That's why it's come back to you so many times. If Stanley Martin would hear the community and put out a plan that was agreeable, it would have passed a long time ago. But they keep saying, oh, we gave you another plan. We

[04:56:41] gave you another plan. Well, they keep giving us a plan that's too dense for that area. It's not compatible with the nearby neighborhoods. It just, it's too dense. Fast food restaurants and a drive through CVS does not create a community. This intersection is an absolute nightmare. My daughter drove to OP High School for three years from Dumfries Road. She would take Lake Jackson past Mets Middle School, go through that little section of Old Town past the police station

[04:57:16] to go up the side road so she could cut across Liberia. My best friend's son was rear-ended coming from the east side of Prince William on Prince William Parkway. His car was totaled.

[04:57:32] He was 16 years old. Someone had yielded to a bicycle crossing the street. It is a reality of this area. It is not a walkable community. What happened to Prince William having a standard of living with a $600,000 home or even $400,000 home would buy a nice home on a half acre lot.

[04:57:58] Look across the street off of Wellington, off of Godwin, little 1,400 square foot ranch homes that people can afford. There is no affordable housing in this plan. It will house two families sometimes in those homes, not enough parking, and the quality of life is just not there. We need to be able to help our handicapped citizens, our senior citizens, our young families, and stop breaking the pocketbook of the middle-class families. Now, when was the traffic analysis

[04:58:36] done? There hasn't been a new one. And what about flooding? Is that covered by mitigation? They said Stanley Martin's willing to build the new or dig a new well, but what about all the runoff that might flood people's land whenever the water flow changes from the underground streams and the way things flow.

[04:59:00] We just need to do our homework. It's just, we can do better than this. The donkey farm this past year, they are donkey rescue. They had wonderful, cute little Christmas cards.

[04:59:18] They had children come in there and pet the donkey. Thank you, Ms. Finn. Next speaker, please. Your next speaker is Kathy Marshall. Ms. Marshall, you can unmute yourself.

[04:59:42] Kathy Marshall from Kohl's. The Klein family has a right to sell their property, but they do not have a right to dent zoning. Will Stanley Martin be blasting for ground excavation, and will they post a bond if they damage homes?

[05:00:04] The road improvements will not make a dent once all the new developments are approved. 5,000 more daily vehicle trips don't include the trips for baseball fields or the school. By law, developers are only required to improve roads bordering their own development, thanks to the powerful developer lobby in Richmond.

[05:00:26] That's why we're in gridlock. Truett Young said he worked for months and months with Manassas City, the Board of Supervisors, and GMBL for Baseball Field. A development should stand on its own. The staff report states that staff has received minimal new community feedback as compared to in the past.

[05:00:45] But they still said they received 21 emails in opposition and only one phone call in support. Historically speaking, the planning office received a total of over 200 emails in opposition and 85 emails in

support. And don't forget the hundreds of citizens who filled the McCourt building the last time this came, the previous time this came before the planning commission.

[05:01:10] Too bad the citizens were not informed that Cline was back on the table until we saw it on the GMBL website. Staff says drive-thrus are discouraged within the Liberia Avenue Activity Center, but they're being accepted.

[05:01:26] So is this arbitrary and capricious zoning? The staff says flexibility has been offered with regard to design and elevations of the building. Should the county approve this without knowing the end user? Staff was concerned about the giant 45-foot-high storage facility.

[05:01:45] Then why approve 45-foot-high townhouses? Why is the developer getting away with so many waivers? They're getting special treatment. Staff says by not having a firm phased commitment to office uses or other targeted industries, it will be more difficult to achieve the board's strategic plan goals.

[05:02:08] That's right in the staff report. Wouldn't approval, then, be arbitrary and capricious? Staff states the watershed management staff recommended that the developer revise their limits of clearing and grading to preserve a 5.6-acre forest with steep slopes and streams.

[05:02:27] The streams probably feed into the Ossiquon, which is drinking water for Fairfax and Prince William counties. Shouldn't this be a proffer? Staff says the fire department access will need to be reassessed at time of site plan review. Fire protection is huge with townhomes. Are the baseball fields definite or not? We were led to believe they were. Should the county buy land and not tell taxpayers its use?

[05:02:53] Thank you, Mrs. Marshall. Next speaker, please. Your next speaker is Bob Marshall. Mr. Marshall, you can unmute yourself.

[05:03:18] Am I on? Yes, sir, we can hear you. Yes. All right. Bob Marshall Coles. If the county bought land for the client development for baseball fields, was this done to make the client rezoning more acceptable? Certain provisions of this proposal are arbitrary and capricious. The rezoning should be rejected. The county's buying part of the client property and agreeing to rezone the rest raises serious questions of problematic spot zoning or contract zoning.

[05:03:53] Counsel for the board should certify in public that all components of any client rezoning avoid both the appearance and reality of spot zoning or contract rezoning before the supervisors vote on the client proposal. The suggested client rezoning will accommodate 735 people at buildup, basically creating a town or rural land with more residents than the town of Quantico, which has 579 residents in 2020.

[05:04:21] How can this possibly be legal? How are 45-foot-high townhomes and 20-foot-high billboards compatible with a rural setting where most of the surrounding area consist of homes on well and septic? Has declined rezoning been certified as fulfilling all EPA requirements with regard to wells within two miles of the development?

[05:04:41] Staff report notes the drive-thru pharmacy and restaurant SUP applications are inconsistent with the components of the adopted long-range use plan, arbitrary and consistent. County staff notes, the self-storage size and scale is out of place.

[05:04:59] There are no other buildings of this size scale in the vicinity. Further, the near-decade-long experience of Loudoun supervisors should be instructed. Loudoun now in newspaper headlines on 5-12-20, Supervisor Slam Stanley Martin. Quote, Loudoun County Supervisor slammed developer Stanley

Martin on the night of a unanimous vote to look for money to buy out homes in the Selma Estates neighborhood.

[05:05:25] that have repeatedly flooded. I'm pretty concerned, and I'm very disappointed in Stanley Martin, said Supervisor Caleb Kirshner. I believe that they have fallen down. They are largely responsible for this flooding issue, and quite frankly, that people have almost lost their lives. I asked them to step up to the plate rather than fighting litigation and trying to get out of their responsibility that they should have undertaken from the very beginning. Supervisor Matt Letourneau said the issue exposes a flaw in the county's process for reviewing development applications.

[05:05:55] We are entirely reliant on what applicants give us for the information. Stanley Martin suggests a wholly inadequate and useless well proper for homeowners with wells within 800 feet. But when asked, Stanley Martin couldn't give a source for 800 feet, nor could he identify how many homes with wells were within 800 feet on the client property, which does not cover wells within two miles of the development.

[05:06:19] Stanley Martin is, in fact, according to EPA, 9,760 feet short of the mark. Wells are much likely to be affected with impervious surfaces. Reject this rezoning. Thank you for your comments. Ms. Vann, is that the last speaker?

[05:06:36] Yes, sir, that's the last speaker. Thank you so much for your time. Thank you, Vice Chair Bodie. Thank you, Ms. Vann. That will officially close our public hearing on items 12B through 12E. Would the applicant like to address any of the issues that were brought up during the public hearing?

[05:07:00] And then we'll go to questions if we have any. Yes, ma'am. - Thank you very much. There are a few things that I would like to comment on. A lot of the comments that we've heard this evening seem to presuppose things that did not already occur, that actually have been addressed by the applicant, by the county, by the state, in their review of the proposal.

[05:07:22] The starting point for land use decisions is the long range land use plan of the comprehensive plan. This property has been identified since 1990 for a high-density development.

[05:07:37] It was designated Community Employment Center. As a part of that Community Employment Center, as I mentioned at the beginning of the presentation, four to five-story buildings were encouraged, 25% of those buildings were encouraged to be apartments. So a mixture of use has been planned and proposed on this property since 1990, so 30 years.

[05:08:01] The county itself has a very robust and sophisticated review process for the way that it develops its road plans and its land use plans. The road plans are all developed based on the land use designations of individual parcels countywide.

[05:08:23] And so the county does a countywide transportation model that is really pretty exceptional in this area of the state of Virginia. In addition to that, each individual applicant is required to do a very detailed traffic impact analysis.

[05:08:39] The traffic impact analysis requires first that you analyze the growth of background traffic on the property. So you have to do a study that shows the amount of traffic and the congestion that occurs at each intersection in the vicinity of a development proposal over a number of years based on no development from an applicant, then you have to, and it assumes that there's 2% per year background growth being added to all of the roads, just as coincidental to the passage of time.

[05:09:17] The applicant is then required to do the same study again, only this time add in the transportation impacts of their proposal. So they have to add all the traffic that will come from the number of dwelling units that are being situated on the property. And then finally, they have to do a traffic impact analysis projecting six years into the future.

[05:09:36] And so the applicant is also required to identify mitigation methods to address intersection shortfalls and any sort of issues that need to be improved as a result of the development.

[05:09:53] So this is a routine part of the county's evaluation of a rezoning application. And I should also give credit to the Virginia Department of Transportation that very actively participates in that TIA, Traffic Impact Analysis Review.

[05:10:09] The second thing that I hear often referred to inaccurately is the amount of effort the county puts into environmental analysis of a proposal like this. The first thing that every applicant has to do is they have to meet the requirements of the environmental constraints analysis.

[05:10:29] That requires that you identify all the steep slopes on the property. You identify the streams and wetlands and all of the physical features of the property that are important environmental features that deserve protection or require some sort of mitigation as a response to the development that's proposed.

[05:10:47] Someone asked if there was flood control, if that was addressed. The answer is yes. For very many years now, since 1979 or so, when this area suffered a hurricane, we have been subject to flood control requirements. We call them stormwater management.

[05:11:04] In addition to that, a few years later, we became required to address the Chess Bay regulations, and those are best management practices. So not only the quantity, but the quality of stormwater runoff from a property is regulated as a part of this review process and really is a part of the review of every site plan and subdivision plan in Prince William County.

[05:11:29] Madam Chair. Supervisor Lawson. Mr. Patrick, are you suggesting that people's basements don't flood? Excuse me? Are you suggesting that people's basements do not flood? No, ma'am, I was speaking of flood control in terms of the larger area of land area.

[05:11:47] I think people raised the concern that nearby residents are going to have potential problems of flooding based off of runoff from the development. Okay, I did not catch that. Thank you for making that point. So the stormwater runoff from a property, this leads to another point that I did want to make.

[05:12:06] The stormwater runoff from a property is required by the applicant, is required to be captured by the applicant before it leaves the site. The stormwater runoff has to meet certain coefficient standards that are really even beyond the condition of the Klein property.

[05:12:23] They require that the stormwater runoff be modeled as if the property were wooded, which has a higher absorption rate than agricultural fields would. Well, I know that since 2014, Chess Bay Stormwater Runoff regulations are even more stringent than they were prior to 2014.

[05:12:45] You probably know that as well. Yes. I just want to make sure you were careful, because we all know, even since that hurricane, people can still have flooded basements. Sure. And that's where I was just trying to caution you that you weren't blanketing a comment that nobody's ever susceptible to floods.

[05:13:03] Yes, ma'am. I'm trying to describe the requirements that the county applies to properties that are relative to site development. The flooded basement issue is a building construction issue, and so I'm not really speaking to that issue at this point.

[05:13:20] But there are building codes that do try to mitigate that issue. So with respect to the well testing, the applicant in this case prepared a hydrogeological study of the area, and the conclusions of that hydrogeological study was that there would be no impact on the surrounding wells.

[05:13:46] The applicant, notwithstanding the hydrogeological report conclusions, Agreed to this well monitoring program where they could test wells prior to beginning construction, determine if those wells were, what the condition of those wells are, what the flow is, what the sediments or turbidity of the affluent or the turbidity of the water is.

[05:14:13] And then after construction, if there is a concern that there's been a change, the property owner, well owner, could have them come back to the property, re-evaluate it, and see if the condition has changed. And if those conditions have changed, you've already heard from Mr. Young that Stanley Martin would take the appropriate action to mitigate that problem.

[05:14:37] There are a number of mechanisms. I also wanted to say that with respect to the review, if I stay with that thought, there is a dozen county agencies and state agencies that review every application. So the Fire and Rescue Department, the schools, police, all of these county agencies are reviewing these applications.

[05:14:58] And they are providing their comments and making requests to make sure that public services are not diminished and that the applicant's proposal is not creating some sort of hardship without it being investigated first.

[05:15:14] In addition to that, the county, I mentioned already, has a comprehensive plan. In recent years, there's been a lot of emphasis on smart growth, a lot of emphasis on suburban sprawl. And what that means is that local governments have come to realize that building large lot subdivisions further and further and further from employment sources is causing a lot of the traffic problems that we experience in the county today and we heard about tonight.

[05:15:43] The traffic impact analysis, incidentally, doesn't quite show the extent of concern or constraints that we heard some people describe, but, you know, sometimes beauty is in the eyes of the beholder. But back to the issue of the urban sprawl, suburban sprawl, smart growth, all of that has led local governments to conclude in their planning processes that more compact development closer to commercial resources is the preferred mode of development.

[05:16:19] So we are in a period of transition, and this Klein property is in a location of transition. So we're at this period of transition where we're trying to get beyond the suburban sprawl strategies that were utilized in the 70s and 80s and has caused some of the predicaments that we have today.

[05:16:39] And we are, the Kline property is at a location of transition because you can't deny it is right next to the city of Manassas. It is right next to shopping and retail strip development. It is right next to much higher density. But the model of development that we are looking at for the Klein property and that the county has deemed appropriate for the Klein property is not looking into the distant past.

[05:17:08] It's looking into the recent past. You go into the city of Manassas, you'll see the Harris Teeter Shopping Center, or Hastings Crossing, I think they call it. And immediately behind it, you will see townhouses, a very dense townhouse development. and you'll see some small lot singles, and they're all on very, very small properties.

[05:17:29] It's very compact and very walkable, and that is the goal that the county has set for this property, not just in the most recent comprehensive plan update, but going all the way back to 1990 when the property was designated for CEC.

[05:17:45] So the proposal that's before you this evening is consistent with the comprehensive plan. Your staff analysis has found it to be consistent with all of the action strategies that they have within the comprehensive plan with a few minor deviations.

[05:18:02] Nothing's ever perfect. And we ask that you support the staff's conclusion that this proposal is consistent with the plan and that you approve the case this evening. Are there any other questions for the applicant?

[05:18:21] Sorry, I couldn't find the button. I'm actually trying to get out of the document so I can see the button. Okay, hit it lightly and do X. Okay, thank you. Supervisor Vega.

[05:18:40] Thank you, Madam Chair. I have a question for you, Mr. Patrick. Will the homeowners have access to the details of the water impact mitigation plan? I'm sorry, could you say that again? I missed part of it. Will the homeowners have access to the details of the water impact mitigation plan?

[05:18:57] Yes, ma'am. There is a hydrogeological study, I think that's what you're referring to, that was provided to the county staff it's a public document if anyone would like a copy I think we can we still have a few copies we offered them out at one of our community meetings they were about this thick we couldn't get very many people to take them I think we probably still have a few in stock that we can share us if someone would like a copy and then in addition to that we have the proper condition that is very specific about the well monitoring and and how those tests would be done and what follow-up would be provided.

[05:19:33] Okay, thank you. And just sitting here while we were trying to wrap up public comment time and then your remarks and addressing some of the other concerns that were raised, we got a few e-mails from folks asking if the applicant would consider expanding the well proffer and making the radius wider.

[05:19:50] That 800 number has people a little concerned. And with the lack of data, not sure if that's something you're willing to consider, And if so, to what? So the well proffer at 800 feet, we went and looked at it and it reminded me, it goes back to Guy Drive, which is the first street into Henson Knolls.

[05:20:13] So we wanted to make sure we picked up all the houses that are immediately adjacent to the property and then the row of houses that are behind those houses. So you're two houses back off the property. I don't want to get into a situation where we're expanding it because if I expand it 50 feet, people are still unhappy.

[05:20:31] If I expand it 100 more feet, people are still unhappy. I think that what we'll find is that we have a proffer that goes out and allows us to gather data if there is a problem. And if we start having a significant, not significant, we start having continual problems with the homes that are immediately adjacent to us, it obviously is an indicator that we may have a problem in the past, past there.

[05:20:56] But based on the hydrogeologic study, it's just super unlikely because what we learned from that study was there's a drainage divide at Prince William Parkway in our property. The wells on the north side are generally recharged from rain, not necessarily from flow across Prince William County Parkway to those properties.

[05:21:21] So we're not recharging that area anyway, which is recharging the aquifer. So in a roundabout way, I know I would rather not get into expanding it because I don't know that we're going to get to a place that's going to make anybody happier, if you're following me. Thank you.

[05:21:37] Madam Chair. Supervisor Angry is next. Oh, sorry. Supervisor Angry. Thank you, Madam Chair. I got a few transportation questions.

[05:21:55] Just curious, one being about the timing of the Liberia light, the gentleman that spoke about 12 minutes and whatever, 27 minutes. You know, I know in the past you've been able to look at improvements from the beginning to the TIA, if you will.

[05:22:12] Have we done a study on that, first of all? And if you're looking at the light, there's an opportunity to reset the timing of that, or is that intersection one that's that bad?

[05:22:30] George Phillips, Department of Transportation. Supervisor Angry, good question. VDOT would, of course, make that final decision. I know with individual cases, they don't like to do it just in an ad hoc way.

[05:22:46] They would want to look probably at the whole corridor to see how they could improve flow under a series of lights. But I'll step aside if the traffic consultant wants to jump in. Hi, Kayla with Groves-Lade Transportation Consultant.

[05:23:03] I think George answered it pretty well. But, yes, there is opportunity to retime the signal to make sure coordination is working. It would be coordinated with VDOT, and this is a city signal. So with the city of Manassas. Ah, it is. Okay, that's the key. Because, you know, with a potential development like this, you know, I imagine that would be an issue to the point of the gentleman that made that comment.

[05:23:26] I just want to point out, too, you know, because history serves us well in knowing how we got here. You know, hearing how Mr. Klein talking about how the parkway came through there and took out half their property, you know, that changed the dynamics of a lot of things in that corridor from when we look at Midtown or Mid-County, I'll say.

[05:23:43] So I just want to make that point of recognition of that where we sit now looking at this opportunity and the fact that that farm at one point was, that road wasn't there, and it was all a farm. So that literally bringing that parkway down there changed everything.

[05:24:01] And I'll say this last thing. True enough, and many people have said it here, there's going to be truly not much we can do about traffic. Yeah, I'm sorry, you can sit down. I just want to, I'm sorry, Madam Chair, because that's not even a question, and we're doing questions now, So I'll save my comments for later. I'll back out of that.

[05:24:17] If I could ask one more question, just on the not for transportation. Really, there was that question about the – we've been talking about affordability and affordability programs, right? And there was that question probably for you, Mr. Young. So the question about first-time homeowners program –

and, Ms. Robo, I don't want to say anything talking proffers or anything like that because I don't want to get into that, and I know that's a tricky area.

[05:24:45] As the gentleman brought that up, like, do we have portions of this 240 townhouse development that are in some type of an affordable program? No, not in this case, mainly because this project is, well, seven years old prior to any affordable housing policy or idea in Prince William County being real.

[05:25:13] As we decided at one point, because we didn't know how the county would administer an affordable housing project when we came up with this current design, so we did create some smaller product that's affordable by design, which by market rate is less expensive.

[05:25:31] During the planning commission hearing, there was a concern about now that the county had recently adopted a policy regarding affordable housing, what were we willing to do to participate? and that's how we arrived at the $600,000 proffer contribution to the housing trust fund.

[05:25:49] Yeah, okay, and thank you for that, because really it just says that, you know, we have this housing affordability project chapter that we're looking at. You know, we talked a couple of, you know, approved projects tonight that talked about putting money into this thing.

[05:26:07] I just think, you know, at some point we're going to have to make an emphasis on that and really get that chapter done and get these programs together so that we can, you know, when people ask these questions about, you know, why does your project not have, you know, first-time homeowners, you know, homebuyers program, then once we get all this in place, we'll have a future that really answers those questions, and right now is not that time.

[05:26:28] Well, when the comprehensive plan was approved in December, the pathway to 2040, the housing chapter, it actually set up guidelines and at least gave us a set of rules to work with. So I think you'll see projects that have been created after that come with that actual Big A programmatic affordable housing as a component to the project.

[05:26:45] Yeah. All right. Thanks. Supervisor Lawson, questions? Yes. So is it a fund or a trust? What are we calling it? Okay. Yeah. But it's going into an escrow account, essentially.

[05:27:09] Okay. So I've got a couple questions for you. let's go back to the wells i'm not familiar with the klein um well i'm familiar with it because i drive past it all the time but i'm not familiar with um the geology of it like i am at my own district or at least pieces of my own district is there rock or is this farm sitting on a massive piece of rock it's not sitting on the types of geology that are in the brinsville district okay what you're asking me no okay so there there are pockets of rock it's usually a shaley material or

[05:27:48] hornspelts but it's not the dye base rock that you're thinking okay so mr young do you anticipate blasting i think there may be a minor amount of blasting yes okay we what's your geology hydrogeological studies say or who from county staff was fortunate enough to read that big thing it was watershed at the time and we don't we don't have watershed here tonight miss horner is there anyone from watershed here tonight the reason i'm asking is because i'm

[05:28:27] sensitive to the people that live on wells nearby there was a case in fock here county that i've recently learned about where there was a development project where there were you know homeowners on wells nearby and it turned out to the blasting from that project and it was on i think Kennedy Road and

where was it Kennedy and Dumfries Road and it created problems for wells up to a mile according to my study or what I've ascertained I appreciate the proffer the 800 feet

[05:29:06] proffer I'm gonna throw a request at you would you consider because you admitted that you may have problems you may run into you don't expect it but you may run into problems within that 800 feet. If you do, could you find a proper language that is suitable that in the event, I hate for a homeowner that's 820 feet away to be affected and their well is compromised now because of your project. Is there something that we could include that would leave a window in the

[05:29:41] event you do find a problem or how did the EPA come up with 800 feet? Where are you getting that number? Maybe I asked you earlier and I don't remember. You asked me earlier and I couldn't remember i went outside and we looked at the plan and i realized it was guy drive so okay we literally picked up two rows of houses and figured that if there was going to be an issue it was going to be in the houses that are most immediately adjacent to the property that would be an indicator if there was an issue at all and is that over where's guy drive it's the first street in hinson knoll so if you go okay drive it's the first cross street okay and again you're not anticipating that because

[05:30:17] that's on the other side of the parkway correct and your your your study is showing correct okay if you're asking me if we're willing to go a step further if there is an issue with some of the wells if we would expand that area I can talk out loud for a couple of seconds and ask Mrs. Roble if she can help us get there but I don't really have a problem with it if it became an extra you know we found there was a problem at 800 feet you know with a percentage of the wells and we would expand another 200 feet. I'm completely fine with that. Because if there's a problem with it, whoever did

[05:30:54] your study is going to have a, you're going to have a problem with them. If there's, well, we'll have a variety of problems. There will be a lot of problems, but, you know, Stanley Martin's been here forever. We're going to be here forever. You know, I don't want to have a situation where somebody perceives they were left out because you're right at 810 feet. They didn't get a letter.

[05:31:14] Yeah, and the reason, and I know that you're familiar with the board over the last several years, but I think I'm the only one sitting up there other than the county attorney who's familiar with a couple that frequented this board chamber, and whether it was accurate or not, they were absolutely under the belief that a development project of the past, which none of us up here had anything to do with, compromised their well.

[05:31:45] And I just, I want to be sensitive to avoiding those. After visiting them at their home, I am 100% confident that the adjoining development may have impacted their well, which is why we have this proffer. Thank you. So we're good.

[05:32:01] So can we do an extra 200 feet if, say, you know, 10% of the wells come up with a problem? Is that reasonable? I think that sounds great. I mean, I'm going to defer to the county attorney and the district supervisor, but I appreciate the conversation.

[05:32:18] Mrs. Roble. Having side conversations with all Madam Chair, members of the board, we can work with Mr. Patrick if he has some language. You were throwing out some specifics there that you would go an additional 200 feet if 10% of the wells, 10% of all wells within the 800.

[05:32:40] There's just some different definitions that we're going to need in there. And you said come up with an issue. What is the definition of an issue? I think it showed signs of needing to be mitigated. We'll

come up with language. Right, exactly. If that's a voluntary proffer that you're willing to make.

[05:32:56] Sure.

[05:33:05] Yes. Next, I have Supervisor Bailey. Thank you, Madam Chair. Mr. Young, just for curiosity with the project, when some of the citizens were talking about the density, where did it start at and got to?

[05:33:26] So when I first got involved with the project, it was right after. How long ago? So 2015. Okay. My wife reminded me this morning that my kid was seven. Okay. so he's in junior high now the original plan that we looked at was from another developer and was well over 1100 units of multi-family and townhouses and small lot singles when we looked at it we thought that our our original proposal of 400 units was reasonable compared to that not reasonable

[05:34:05] enough we went to the planning commission in 2019 to with 311 units and the planning commission felt that the right density at that time was 250 units which was what they approved and the density now is 240 units and we've again to be as responsive as we can be i think everybody's heard my spiel about the negotiation between the wants of the county plan and the existing community and the supervisors and the planning commission and the property owners and how all

[05:34:41] that works is where you wind up with what we have today. Okay, thank you. Are there any other further questions for the applicant or staff? Madam Chair. Supervisor Lawson. Thank you. I'll let staff addressed this people in the public hearing address the concerns of pedestrians and the the rep for the applicant himself referred to this as walkable something that the county and had envisioned for decades I personally

[05:35:19] wouldn't want to be crossing over the Parkway or Liberia a lady stood in the back and raise safety concerns so help help me out I don't see this I mean obviously walkable within the the the townhouse community but I don't think we're gonna be encouraging people to on on foot to go over to patronize all the retail along Liberia so I'm looking at staff help me out here George Phillips

[05:35:58] with DOT. In terms of, there are, of course, there's sidewalks and trails on Prince William Parkway now on the north side. At this intersection, there is a crossing, an east-west crossing today, correct me if I'm wrong, with a ped signal. I'm sorry, Mr. Phillips, east-west, help me out. Okay, so. What stores? Or here you go. It's the north-south segment of Prince

[05:36:37] William Parkway when it bends when it goes south okay let's the one with Hastings Drive on it yes okay it's a start it's a Hastings Drive side there's also a ped crossing a north I guess a north-south crossing as well across Prince William Parkway with a ped signal pedestrian pedestrian say pedestrian signal okay I mean in all fairness this board has publicly talked multiple times over the tragic fatalities that our county residents have suffered from

[05:37:15] pedestrian and I realize that we can't approve everything that is completely risk adverse it's not possible in the world that we live in but it was raised in the public here and I think it's a very valid safety concern and I'm struggling to approve a project that I think is going to exacerbate the concern that we've all expressed up here every time somebody in our county is struck by a car and killed i mean we y'all know we've had these conversations and now we're now we're looking

[05:37:54] at a crossing bridge up in in uh the gainesville district and over route 15 correct and this is a parkway now granted it comes to a stop but uh you know we can't talk out both sides of our mouth And

this is a project that, to me, is going to potentially make things dangerous for pedestrians if we're encouraging pedestrian traffic.

[05:38:24] Well, the crossings are already there. In terms of the number of pedestrians, yes, with this development, they would go up at that intersection. I will say that... Was there any conversation, and I realize this is a curveball, but was there any conversation probably not because they're expensive of a like a tunnel I'm a big fan of starting to look at pedestrian tunnels I was actually kind of hoping that that was the option that Supervisor Cannell was going to go with out and offer route 15 but and Rick

[05:39:00] Gonzalez he's not here but he knows I was pushing a tunnel over by Patriot High School but that comes with a whole new price tag regarding this application there was not a discussion of a tunnel ore bridge over i know tunnels in other jurisdictions like in loudon county where i live tunnels in algonkian parkway there was a tunnel that was built under there and it became a safety issue yeah it was not well lit well i mean you can fix that with lights and security cameras i mean

[05:39:37] anyway i rest my case i've i've raised the concern on safety are there any further questions okay supervisor vega so we've finished with questions and it's in your district i didn't know whether you wanted to make a motion one way or another um sure

[05:40:14] thank you madam chair obviously the klein project has been a project that has been very contentious it's actually the project that propelled me motivated me if you will to run for office which is why i'm seated here today because of the high density at the time because of the traffic concerns a lot of the concerns that have already been mentioned over and over again, not just in today's public hearing, but also throughout, I would say, the existence of the Klein family's intentions of selling their property. With that being said, I do think that it's important to talk a little bit about some of the changes that we were able to make. At one point, we were

[05:40:52] looking at possibly 400 units, up to eight stories, for those that don't know, and this was when the developer submitted again as part of the comp plan in 2021. From there, you know, we had some discussions where I told you very candidly that that was DOA, dead on arrival, and we got to 250. I did ask the developer to work with me in reducing the density because the density of this project has always been an issue, and from 250 we went to 240. Obviously, not a number that the majority would agree with, you know, being in the range that they would like,

[05:41:29] but nevertheless, I guess we can check that box and call it a reduction in density. I also want to commend my appointee to the planning commission, thank you, who did a great job at trying to mitigate some of these concerns, and I do want to thank the applicant for adhering to these concerns after the decision at the PC level.

[05:41:54] That's where we did get this well-proffer incorporated back. We also were able to mitigate some of the traffic concerns that have been raised in regards to Hastings, but the concerns still remain. I want to make it very clear so that we can manage expectations moving forward. I know that at the PC hearing you all heard about the baseball field, you all heard about the schools.

[05:42:15] There is nothing guaranteed and nothing in writing that commits this board to any of that, and I think it's important for you all to know that. There is still an opportunity for us to negotiate and to talk, but the expectation that this board is committed to developing these baseball fields or the possibility of a school there, again, it's all talk, but there's nothing that is guaranteed.

[05:42:36] So I understand the concerns of the community when we talk about the remaining 40-plus acres and how vague it is and how we don't have anything solid in writing that guarantees any of it. You know, we would like to say the conversations are still happening and that we're acting in good faith, But again, to manage expectations, the county, as the chair stated, owns that land, right?

[05:42:57] And it is up to the county to look out for the best interest of Prince William County. And you better believe that I'm going to be looking out for the best interest, not just for everybody in the county, but specifically of the Coles District, because that's what I was elected to do, to look out for the interest of my constituents.

[05:43:13] Want to talk a little bit also about the conversations that we were having in regards to what is being proposed with the townhouses and my thing has always been let's develop the coals district any district actually that represents the character of that district and when you look at the coals district it's still a very rural district i would say it's probably the most rural district of all of the districts here in this county and so when we talk about 240 townhouses at this area it does not go with the character of the coals district i say all of this because i think it's important to agree that a lot of the concerns that have been raised are very valid concerns, and some of the

[05:43:50] requests that have been made by folks in the Coles District and the Occoquan District and just in surrounding areas are reasonable concerns, valid concerns. I do feel, you know, that we still had an opportunity to continue to work to get this project to where the majority of us would have been happy with it, but I do have to say for the sake of transparency that we are legally obligated to hear this case today because of a timing issue.

[05:44:16] So I know some folks raised that issue when they were speaking. Why can't we just defer it? The only way we defer it is if the applicant is willing to do so. And as you've all heard, it's been a long time coming, so I know that they want to go ahead and move forward. So for the sake of transparency, I think it's important to acknowledge that.

[05:44:35] I want to thank Midco and Locopel also for their contributions. It's also been a long time coming for them. They've added a lot of hours. All of this is done, the goodwill of their heart. They volunteer their time, and they're very thorough, and they do a great job, and so I just want to acknowledge their efforts.

[05:44:52] And I want to tell Mitko that I do agree. Too much is being packed into too little space. But again, we kind of ran out of time, and, you know, we have to take a vote. I obviously am not going to be supporting this proposal for the folks in the Coles District.

[05:45:08] you all know that I campaigned heavily on smart growth and ensuring that every proposal that came before me adhere to your concerns. I'm still concerned about the traffic impacts. I'm concerned of all of the unknowns, right? There are so many unknowns. We constantly find ourselves putting the cart before the horse. And I would say that many folks have spoken and even Supervisor Angry said that we can't do anything about traffic. We actually can. We can make the traffic worse through our land use votes.

[05:45:36] And so I think it's our job to understand that we have several problems in this county, but that we have to make those problems better and not make them worse. And this proposal, in my opinion, does that. So with that, we can move it forward. I will not be supporting this project for the reasons that I

mentioned, but I do want to thank the applicant, the developer for your work and for being willing to adhere to some of the concerns and find solutions where possible.

[05:46:00] Thank you. Madam Chair, one more thing I forgot. But just want to also thank the Kline family. You all came to my office, and I met with you all, and we spoke in depth. You all are great people, kind people. And so I hope that you understand that this has nothing to do with you all.

[05:46:18] But as stated, it's my job to ensure that I look out for the best interest of everybody in this county, in particular the Coles District. Thank you, Madam Chair. Supervisor Angry. Thank you, Madam Chair. I'm going to be brief. I mean, character of the district.

[05:46:37] You know, what I like about this project is you went down from 400 to 240. I know the townhomes, I will say that that area is the entryway to where probably this sub-ruralness starts. And where you place those makes the most sense to me.

[05:46:54] But I want to say this when I made the comment about, you know, we can't do anything about traffic. You know, we have a super bus system here with an east-end facility and a west-end facility. But, you know, we could do better in riding that bus, couldn't we?

[05:47:10] We could. And that would be a solution to many of our traffic problems that we continue to talk about. We create this ourselves. And so when I say we're not going to do much about traffic, because most people own two and three cars anyway, and we create our own traffic nightmares. We have every opportunity to take a bus, and we have buses.

[05:47:29] And our buses are free, by the way, on the county from east to the west. So I want to just put that out there as we talk about developments. We still have transportation system. We keep talking about bus rapid transit. We keep trying to put these things in place. But at the end of the day, it comes back to cars on the road, which literally becomes our issue.

[05:47:47] So another part of what we need to start discussing is how do we fix that and what is that solution for that? Because, you know, when we talk about equity and we talk about putting opportunities in areas where opportunities are not currently, you know, this is what that means.

[05:48:04] I mean, you know, you can't say these areas are rural and then we should put everything of a townhouse, let's just call it, on the east end of the county. I mean, these are going to have to be well thought out solutions, and that is smart to figure out where you want to do that.

[05:48:20] And no one's saying put it everywhere, but when you start talking about affordability, that does come with that word, density. You can't have one without the other. So we can't say we want to try to create opportunities where housing makes sense at a lower rate without talking about how to do that.

[05:48:35] And that's how you do that. So I want to just leave with that and thank you, Madam Chair. Supervisor Lawson. Thank you. I just want to make it really clear that we've approved lots of townhouses in the west end of the county.

[05:48:54] Matter of fact, Innovation Town Center was like, you know, several hundred, if not close to a thousand units of towns and two over two. So in full disclosure, folks, if you're from the east end of the county and you haven't been out in the west in a while, There's plenty of higher-density housing out in the West as well.

[05:49:14] So I just like to make sure that people know the West End has grown a lot in the last 30 years, so much so that the Brentsville District grows the most in the last two censuses. So I just had to respond to that, make sure everything is fair.

[05:49:34] I want to thank Stanley Martin for helping with the proffer of the wells. I do appreciate that. I actually am the only board member up here that was sitting up here when the comprehensive plan amendment in March of 2016 was initiated by the board and it was a seven to one vote and I was the one no.

[05:50:01] I actually like what the old comp plan had so I don't think Mr. Young has ever been super hopeful about the idea that he would convince me that this project was the right project for that area so clearly i'm going to be a no vote tonight um has you know uh i'm thankful for the klein family i'm thankful that um that you've been obviously very patient um i just simply don't it's nothing against you and your family i just don't think that this is the right vision for our our community

[05:50:39] right there and if you recall maybe you didn't even know that back then in the 7-1 vote I was the one no but I'll be honest with you I have serious concerns about you know a few hours ago the board purchasing land as part of the agreement and then rezoning this land and you've we've Witnessed it tonight. Folks at GMBL absolutely have an understanding or believe that this is

[05:51:12] a done deal for them and Supervisor Vega laid out. There's no assurances. In 2010, the Avondale community, and for the gentleman that lives in the Brentsville District, you're probably familiar with Avondale, that was a rezoning with a park proffer for the Grizzly football complex the difference of that project is is there was a an approved agreement there's so much uncertainty with this project that you know ultimately if it gets approved which I think it's going to you know I certainly hope that one day you get your fields but in full

[05:51:52] disclosure you might not because there's a lot of other competing interests I think you need to make sure that the city council doesn't pull the rug out from under you any more than they already did. I'm a big supporter of sports and youth leagues and I'll do everything that I can to improve our rec facilities for people of all ages in Prince William County but when I'm looking at land use cases i can't look at it through just one lens and and this gmbl deal if you will just

[05:52:30] what became very problematic to me and that's another reason why i can't support this project because frankly this this land use project should stand on its own merits and and it clearly hasn't and that's problematic so i will be a no vote for a few reasons and you know if you have questions i'm always an open door and answer i'll happily answer but uh i think the public raised a lot of

[05:53:01] serious concerns and i think frankly we can do better with this land thank you we don't have a motion on the floor madam chair supervisor vega um i'd like to put a motion forward to deny this project motion made by supervisor vega seconded by supervisor lawson we are now into discussion

[05:53:34] so i haven't said anything all night so i'm just gonna chime in that um in none of these cases where people don't want development are easy um over my three years of sitting here there have been a lot of cases where people you know say well just leave it green just leave it when it's private property and people want to develop it. The Klein Farm, in specific, they said that it stopped being

[05:54:12] a dairy farm, I think, 30 years ago. And here we are 30 years later. And, you know, even back to 2015, when this started, we're here seven years later, so eight years later. And when I was reading the staff

report, the thing that jumped out to me at the very end was the talk about, you know, material, it had something about material, you know, relevant issues. And it talks about how the project evolution to less intensity. It's important to know that over the past six and a

[05:54:50] half years, the Klein Property Project has evolved and gone through various revisions based on amended project scope, staff input, agency comments, and community feedback. Over time, the overall project has become less intense and more context-sensitive and suburban-like rather than earlier more contact urban-like forms you know originally in 2017 there were 400 then it went down to 250 and now there are 240 with 45 acres of some kind of open space or public use maybe baseball fields maybe not you know we talk about compromising and working together

[05:55:27] and people seem to have been doing that but it's never quite enough and so you know we talk about suburban sprawl, you know, they, if, if someone wanted to put something on a quarter acre lot, we were talking about one house per, or four houses per acre, which is some surrounding density, you know, that would be 400 homes if, you know, four houses per acre, um, you know, if we developed, just did housing across the entire, uh, the entire farm, you know, at some point there has to be

[05:56:01] compromise, and I just don't understand how people expect to get there, um, you know, it, it declines have a right to develop their property um it is a prime piece of property in the middle of the the county and uh and it is right next to the city of manassas and density and uh i'm not quite sure you know after you know when i came here in 2020 i said you know my first thing was well you know i think it needs a new set of eyes and it went back and it was revised and now half of it is

[05:56:38] parks and open space but that's still you know parks and open space or some kind of civic use or maybe a school site or maybe a baseball field. And it was a new set of eyes and was completely redone, but that's still not okay. And so the question is, what is okay if this is not it?

[05:56:57] So there's a motion on the floor. I will go to Supervisor Lawson. I'll consider that my first time that I spoke. All right. Here goes my first. You're right. The Klein family does have property rights.

[05:57:13] And right now that land is zoned for agriculture. and they have a right to build houses on it, you know, for whatever the ag is in that. What would it be, Rebecca?

[05:57:29] Well, it's not real crescent, but it'd probably be one per ten, the way it is right now, one per ten. So they have that right. I personally don't make my land use decisions sitting up here based on the future of our county, and especially after hearing the frustrations of so many residents that sit in traffic and it affects their daily lives or the schools.

[05:57:59] And thankfully, this is a case where it's not like, you know, schools are absolutely busting at the seams. But the reality of it is, and no offense to the Clines, you're just the family tonight, but I can't make my land use decisions and govern this county for what's best for the county because I want the landowner to get the biggest price tag for their land.

[05:58:21] That's not how I look at land use. And it's certainly not what I believe the voters of Brentsville District sent me to do to make sure that our property owners are getting the biggest payout. That's not my role as county supervisor.

[05:58:38] I've got lots of competing interests for this county to run day after day, and we govern with policies that equip our county executive and his staff to deliver a level of services so that people will want

to continue to move here but when people uh like the lady that spoke earlier she said she moved here she grew up in fairfax and she moved here because she liked getting out of the congested fairfax county and having some open land and feeling some breathing room on a half acre or a acre lot that's why people find prince william county attractive

[05:59:18] so that's that's you know a huge piece of why i have these land use positions that i do have and held for years there's nothing that i would say is smart growth about this project nothing uh so So, you know, for you, Ms. Wheeler, you might want it to be because you want the clients to, you know, have a great payout from Stanley Martin, but frankly, that's not how I make my decisions on land use.

[05:59:55] And that's the difference between you and me, but ultimately, it's the residents that we represent. And frankly, every four years, they get an opportunity to tell us if we're worthy of keeping our job or not. And for the residents that are super frustrated with either this board's land use decisions or boards prior to us, I get it. It's why I ran for office. I live in Brattlewood and, you know, it's off of Linton Hall Road. My husband and I moved out from Centerville

[06:00:29] and had kids. Our kids started going to school. My husband was taking an hour to get from our home to I-66. It was like a mile and a half. And I got tired of teachers being, you know, sick of teaching in brand new schools with trailers in the back and my husband having to get on 66. And I realized it was local elected officials of both parties that were guilty of it.

[06:00:58] And so that's what drove me to run for office. So I'm going to stick to my land use principles and this project as much as I might like the clients to you know walk away with a lot of money that's not what I'm gonna make my decision on and by the way we have a purchase of development rights program which this board unanimously approved I absolutely think that this would be a prime farm or location where we could do better and you can have a payout for your PDRs and everybody would be happy anyway that's a whole nother discussion and maybe I'll bring it up in

[06:01:33] my next five minutes but uh you know at some point we gotta we have to stop repeating failure and adding thousands of more cars into this congested area is not going to improve the day-to-day quality of life for our local residents right there it's just not we'd be foolish to think that it would if no one else wants to go i'll go again um for my second time you know um i just

[06:02:09] want to make sure I'm not misconstrued. It's not that I'm trying to say that the clients need to get the maximum amount of money. I look at this project and I say right across the street is a Harris Teeter and right behind the Harris Teeter is the density of the Manassas, the city of Manassas, you know, and all those binses on there. It's not like we're suggesting this goes in the middle of farmland, in the middle of, you know, Noakesville out near the border of Falkier County.

[06:02:39] You know, this is in a commercial district right across the street is being developed on that whole entire corner. So it's not a stretch for me to say this is an extended use. I think it actually doesn't fit that poorly. You know, I do drive.

[06:02:56] You know, someone talked about whether I drive through that intersection every day. Yeah, I drive through that intersection. I drive through that intersection in the middle of the night. I drive through that intersection at 6 o'clock at night. I drive through that intersection at 7 o'clock at night. i drive during all hours of the day i actually drive here in the mornings too as a matter of fact four or five days a week um and it may not be at six o'clock in the morning i don't know what it's at six o'clock in the morning but i do

go through it at eight o'clock in the morning or eight thirty or nine o'clock um as roble can attest to that when i'm parked next to her in her parking space um and so you know i do have experience with going up and down the parkway

[06:03:32] you know this is about where we're going to put some housing in the county and it's easy just to say oh i'm sorry no we're not going to put housing anywhere and it'll just increase traffic people have been saying that for years um and and using that um you know the point is we have to make some hard decisions about where housing is going to go and the broad state sweep sweeping statement of oh, I'm sorry, I can't go here. Just, you know, people have used that, and I just don't think it resonates as much anymore, because we've been putting it on the east end, and we need to put

[06:04:09] it throughout the county, and this is in the middle of the county, and I think as Supervisor Vega pointed out, you know, her county, her section of the county is one of the more rural. Well, this is at the edge of civilization, and it wouldn't, it's not necessarily unreasonable to think that you could put a development here. And if you do have the most rural area in the county, then perhaps we need more development in the Coles District as opposed to putting in other places. This is what I've been talking about for years. You know, just saying,

[06:04:46] no, I'm sorry, it's not okay, just doesn't cut it. You have to work with people. You have to have vision. You have to have public benefit, which is 45 acres of we don't know what, but some kind of public benefit. There are trade-offs to development. You know, they do traffic analysis and add lanes and make it better. We're making improvements up and down the parkways and interchanges. They're just, they're just, we're massive improvements. We got millions, 24 million dollars of fixing stuff up and down the existing Route 28, I found out tonight. And so we know that's going to be better and there'll be a lot of throughput. You know, we're making all these

[06:05:20] transportation improvements, and sometimes people just say no. And I don't think that's a way to govern. You know, I know it works, but I don't think that's a way to govern. I think governing sometimes takes making difficult decisions and compromising. And I thought that's what this was, but apparently not. Apparently all the work that everybody did to get here and address issues and water issues and density issues wasn't compromised. I'm not sure what it was, but apparently it's not

[06:05:58] compromised. Supervisor Vega. Thank you, Madam Chair. I think it's important to, you know, talk about the compromise. I think that the compromise was actually met, reached at the PC hearing when it was recommended one home per two and a half acres. It's not that I, as district supervisor of the Coles District, am opposed to development. That's not the case. The case is that we're not building the district and the county quite frankly um you know with these smart growth principles these smart growth tools and so you talk about being reasonable what is that middle ground we

[06:06:34] had a middle ground but what happened that proposal that was recommended was overturned at the following um pc hearing and now we're stuck with 240 houses which is what drives people to email us relentlessly which is what drives people to come to these chambers because we are not listening to them because when something reasonable is proposed we view that as unreasonable and that's the problem here and so you talk about vision you talk about you know um the future it's very difficult as district supervisor to put forth that vision when you're completely bypassed and the majority on this board decides what's going to happen in the coals district and what land uses

[06:07:10] are going to move forward and whatnot so yes let's talk about vision let's talk about compromises let's talk about working together and just let's not just talk about it but actually let's start acting on those things and not just saying it to justify why we're going to vote for for something or not ms batten seeing no further discussion supervisor lawson i'll just say you know you can

[06:07:43] say it over and over and over again that the east end is the only part of the county that has absorbed high density housing but just because you say it a lot doesn't make it true it does not make it true and i can sit up here and argue with you and cite more rezonings which i have approved led in my district voted for other rezonings and other districts but the more you sit there and say you know that the west hasn't grown the west doesn't have townhouses does not make it true

[06:08:22] So every time you throw that out there, I'm going to counter it with truth because you and I both know that you live in the west end of the county like I do. As a matter of fact, I live in a community with townhouses.

[06:08:38] I don't know if you do, but I do. So for anyone that's listening, every time my colleagues try and paint this picture of the east as the only part of the county that absorbs high-density housing, that's just simply not true.

[06:08:56] They're not being level with you. And Innovation Talent Center was a recent, very large rezoning with several hundred units, several hundred. So I just find it's always important to speak truth.

[06:09:14] Madam Chair, I'm sorry. I know the screen is up. Yeah, I know. I already lost my voting screen. So Supervisor Angry. Let me just say this. This isn't about east versus west. And when we talk about development, okay, we know that when we talk about the metro, or anything coming in, we need more, even more, dancing on the east.

[06:09:33] And the best place probably to put that is going to be the east to draw what we know from COG, from the metropolitan area, that will then get that line down there. So we know that that's going to be what it is because it has to start somewhere, and that's where that corridor will start. Prince William County is a beautiful county.

[06:09:49] We've got a lot of green space. We do. We can do smart on how we develop that. It's going to happen sooner or later throughout this county how we piecemeal it. So I don't want to get caught up in an east versus west because this is where the fight generally happens. And this is where we kind of spend a lot of time in places that we shouldn't.

[06:10:06] Because the fact of the matter is, it's one Prince William, and this board represents all of Prince William County. Now, we are seven district supervisors that manage a district, but we take a vote here for the entire county, for the good of the county. The gentleman said, we have a tough decision to make because we have the basis, is it for the good of the entire county, Are we looking out for our district or for whatever that may be at the time?

[06:10:30] The bottom line is this. It's one Prince William County. This is the board that represents all of the county, and we've got to make decisions that affect all of the county. And, yes, we know that the east will have more development because we want to get to that point where the metro is, and I don't know. That's like billions of dollars down the road now.

[06:10:47] But the fact is I get that. We got that. But it's going to sweep, and it's going to be, you know, I know we keep using that word smart, But however that looks, it's got to be something else, and we're going to have to figure that out. So I just want to be clear on that so we can stop this east-west and what we do, because I get it.

[06:11:04] I'm just responding to what you all say. Okay. All right. Thanks, Madam Chair. Supervisor Franklin. Yeah, I mean, sorry. So I agree with some of that. But let me also just say that the bottom line is that there are differences in opinion in terms of land use, and those are policy differences.

[06:11:24] I've talked about that before. I don't think that that equals wanting the landowners to get a payout. I just think that that means that there are several people on this board that have differences of opinion on land use policy.

[06:11:39] And that's what we're here for, right? We're here to debate and discuss policy differences. And so I do want to make clear that, and I'll just say it, like I don't think anyone on this board comes to the dais without any thoughtful rationale behind their votes.

[06:12:00] At least I don't. So I just want to be clear that when we say things like, you know, I understand you want to, you know, give the developers this or give the landowners this. Honestly, none of this is that simple. If it were that simple, we wouldn't be here this long, right?

[06:12:17] And so I want to make that point. The other thing, too, is we always talk about smart growth, and part of me just wants to give everyone a test to figure out exactly what is smart growth. Can you pass a test on actually what smart growth is, right? And I would probably bet that a lot of people would fail that test, not because they're wrong, but because that's subjective, really.

[06:12:41] What are smart growth principles? I think at some point we need to go back and revisit that because we throw out these terms, and I'm not sure that we exactly know what they mean, partly because everyone has a different definition of what that means. affordable housing. There are different definitions of what affordable housing is, so I just want us to stop kind of talking about these issues in kind of a black and white manner, understanding that there are a lot of gray areas with these policies, and as the decision makers, we have intellectual, or we should have intellectual discussions about those policies. That's what we

[06:13:14] do, and so I just want to be clear that we don't just come up here and blindly think about these different cases. These are difficult, complex cases, and it takes thoughtfulness to vote on these. And so I just want to make that clear. Supervisor Bailey. Thank you, Madam Chair. I agree with you, Supervisor Franklin. And here's the thing that I'd like to see for us to do also, is to really explain to the public about what those definitions are and what that looks like.

[06:13:50] And we also need to, there's a different line of thought about what affordable housing is and where we need it. We have a different line of thought about that. And I think that's an opportunity for us to come together as a board and see if we can come to a place, a comfortable place, so that we can serve the county at a higher level by providing better housing, affordable housing, workable housing, and Section 8 housing.

[06:14:22] It's a totality of that. And that's the reason why we are part of different boards, so we can understand that and bring it back to the community and educate the community and bring the community

in in making those decisions. And so when we argue at 1 o'clock in the morning about East and West, That breaks the fiber of us working together to make sure we understand those definitions.

[06:14:48] And so I think it's a great thing that, Supervisor Vega, you worked with the developer to get to a certain point with the housing. That was my purpose in asking him, where did you start and where did you end? So I think that's a great thing. But I think we don't need to have a missed opportunity when we also have a citizen like the clients come to us and say, hey you know we'd like you to consider this that and the other because we're part of the community too and we need to move forward so it's all in compensating and we need to think a little bit different because our county is a little bit different right now the needs of the county

[06:15:26] is a little bit different and we don't do good governing when we don't think a little bit different and serving the county and so I appreciate everything that everybody has said And, you know, it certainly doesn't offend me when we say, you know, housing needs to be on the east side of the county and that my district is on the east side of the county.

[06:15:49] But all of the housing does not need to be on the east side of the county. I appreciate, Supervisor Lawson, when you said some of the housing, a lot of the housing has been placed in your district. That is true. You can go down to 34 and you can see that. And so I think there's an opportunity for us to learn a different way of governing when it comes to housing and serving and helping our communities, our citizens understand that.

[06:16:16] And so I appreciate everything that's been said on the dais, but I think this is an opportunity for all of us to grow and to grow together and move forward. not argue about it not not not argue about it at all but learn how we're going to serve at a different level and a higher level with the history that you bring to the table being on on the dais for a long time and and also the stuff that we're learning on these boards as we sit here so thank you madam chair for the opportunity to speak thank you okay seeing no further and this

[06:16:55] is to no no whoa whoa this says motion approve what is this our new our new thing okay we should

[06:17:14] fix that in the future because i you know i know okay okay please vote the motion to deny fails

[06:17:49] is anyone going to make a motion to approve supervisor lawson second ms roble madam chair members of the board if the applicant is not willing to agree to a waiver i would advise you

[06:18:23] to take action tonight. Should I ask the applicant if they're willing to? Yeah. Pardon me? So there's a motion on the floor to defer. I would defer, ask the applicant whether that's okay or do you

[06:18:46] want some action taken tonight? Yeah, sure. Are we all back? Okay. So we went to the applicant

[06:43:52] and we talked about a motion to defer. Mr. Patrick. Yes, ma'am. We've talked with the client and they are willing to grant a waiver to the time limit provided there can be a date certain for the motion for deferral and we would ask that that date be March 14th. Supervisor Lawson had you actually made a motion or do you want to make that motion with a date certain where we would have to add an evening meeting on March 14th? Yeah I'll amend my motion to defer to Tuesday

[06:44:31] March 14th, and then next week we can amend our calendar. Second. Motion made by Supervisor Lawson seconded by Supervisor Bodie. Discussion. Supervisor Franklin. Sure, and I'm happy to

vote yes on deferral. I do want to make sure that the time frame between now and March is productive.

[06:44:58] You know, if we're going to actually defer it, I'm hoping that those that still have concerns can work with the applicant to reach some type of compromise or negotiation. I mean, obviously, that's going to take a little bit of give and take on both sides.

[06:45:15] But I would expect that when we come back, there will have been a good faith effort to try and move forward in some type of way. And if that is not the case, that we would know in advance that that is not the case. Obviously, this applicant has been waiting a long time, and so if we're going to defer this, because I like being decisive.

[06:45:38] So if we're going to defer this, I want to make sure that we're actually working in the, what, month and a half that we will have to come back on this. I'll just say that people need to realize we won't have another public hearing because it's going to a date certain, just for what that's worth.

[06:46:00] Any other discussions before we vote on the motion to defer to a date certain of March 14th in the evening? Supervisor Bailey.

[06:46:19] Just want to share and to say I appreciate the discussion that was held privately and for the applicant's willingness to hear the public and to hear us. We appreciate it. Collaboration and partnership is important, so I just want to acknowledge that.

[06:46:36] Thank you. Thank you. Okay. Seeing none, please vote. I know we could wait until next week, but I actually, I would, I think we'd have to wait two weeks. I would like to waive the rules of procedure and vote on adding a meeting in the evening on March 14th at 730.

[06:47:05] So moved, Madam Chair. Second. Motion made by Supervisor Bailey, seconded by Supervisor Bode. Any discussion on that motion? Do we have to have a separate vote for waiving the rules or no?

[06:47:27] okay okay made by supervisor bailey seconded by supervisor bode i believe yeah job okay very good

[06:48:39] see that's our first sort of that's our first ad hoc kind of thing we've added good job that worked out vega supervisor vega okay we got that out of the way so we are now on to i don't know the number public comment time or evening public comment time tonight we have one two three four people signed up for public comment time I'll call everyone up everyone has three minutes and please state your name and generally where you live in the county do we have anyone waiting

[06:49:18] online ma'am okay and then we will go to remote public comment time our first four speakers are Tricia Zipfel Omar Rinas Alicia Gloss and Alan Gloss I'd say good evening but it's good morning I've been up for almost 24 hours straight now so I apologize if I'm not real good at this tonight my name is Trisha Zipfel and I'm from the Neabsco District and I'm sure Chair Wheeler and Supervisor Angry you are aware of my name and who I am first of all Supervisor Lawson I'd like to thank you for bringing up one point with that

[06:49:57] last group when you started talking about the people of that area and their wells you really touched my heart because you were asking if they were notified because we weren't afforded that opportunity. On December 23rd at approximately 4 45 p.m., my husband and I received a FedEx delivery. Upon opening the envelope, I became very angry. Could not believe that we were being asked to give Opal Fuels and Pinnacle Resources Group, the right-of-way agent in Louisiana that sent the letter, permission to

complete a feasibility study for a gas pipeline in our backyard. I spent some time attempting to contact the people who signed

[06:50:34] a letter, Opal Fuels in New York, and members of this board on that day, obviously to no avail, since it was the Friday before Christmas. I'm sure everyone was enjoying their holiday and time with their families. I, on the other hand, spent that night researching this proposed gas pipeline in Prince William County and found nothing. To say that this ruined my holiday is an understatement. I spent most of the following week, my vacation time, again attempting to get information from Opal Fuels, Pinnacle Resources Group, and members of this board and their staff, as well as talking to my neighbors who also received the same letter.

[06:51:14] After attempting to contact Supervisor Angry, as well as Chair Wheeler multiple times to no avail, I finally received a call from Amanda Fink, Supervisor Angry's senior aide. I was led to believe that Supervisor Angry and his staff knew nothing about this proposed pipeline via the conversations and emails only to find out that there was discussion about this in September of 2021. What I was told later was that they were aware of the project just not the letter or its timing. It wasn't until I spoke to Executive Vice President of Opal Fuels Dave Unger that I was able to get a valuable piece of information that I was looking for a map of

[06:51:53] the location of this proposed pipeline. Through a conversation with Mr. Menard of Pinnacle I learned that the proposed area would be closer to our house than the back of our property in the easement with the power lines. It would have been nice to hear about this from the board about this proposed gas pipeline. The timing of this letter was disrespectful. The lack of information given to those who would be affected by this by the county and supervisors was disrespectful. After talking with our neighbors I can tell you without hesitation that everybody on Castlebridge Lane has denied the access. We are also working with Chesapeake Climate Action Network and as well

[06:52:32] as a few people that I've met tonight and the fight has just begun. I'm not a political person but I will not let this happen without a fight. I also think it's safe to say that if Supervisor Jenkins was still with us this would not be happening because he lived right around the corner from me. I hope that as things progress the Board of Supervisors will have more respect for their constituents. Thank you. Good evening ladies and gentlemen. For the record Omar Reynoso So I was contacted by Ms. Tricia via her research and affected residents that would be affected by the pipeline.

[06:53:10] Like her, we never received any notification of a proposal that a pipeline was going to happen or anything like that. And to my understanding, it's RNG, which is Renewed Gas Pipeline. It's supposed to come from the landfill. The map states it's supposed to come directly over here.

[06:53:29] I don't know how that would, listening to all of the members here, how that would actually help the whole community, the whole Prince William community, but just this area and or the facilities here. Is it for, my questions are, is it to maintain, to make this facility a self-sustaining facility, the facilities around it, or is it to actually make Prince William a better place, provide more energy for the actual electrical network?

[06:53:59] we just don't know enough. And listening to, I've been here since 1830 till now. I'm a Marine, come in first, you know, leave last. I don't, I'm listening to all you guys, and I've had enough time to read all your bios. I'm very impressed with the bios and everything and what you guys have spoken about, but I'm not impressed with the communication that's occurred in this specific issue. It wasn't because Ms. Tricia

has contacted the HOAs that have been affected and the neighbors being affected. We were never known about it. We received a letter. I'm the vice president for my

[06:54:34] HOA, and we received a letter saying that they wanted to do a survey. Doing more research on the company, I have proposed to my HOA, and so as a president, not to allow the company to do a survey in our property, which is part of the HOA. Main reason I'm here is to, one, understand what this project is about, who approved it, how it got approved, and I don't know, I just get answers.

[06:55:01] Thank you for your time. I appreciate it again to be home with my little six-month-old baby and my three-year-old, but instead I'm enjoying my morning with you guys. Thank you again. Thank you. Is there anyone else here who signed up for public common time who wants to speak? No. Okay. We'll go to one remote speaker.

[06:55:27] and your remote speaker is Valerie Burton yes hi I'm Valerie Burton of the Colts district and I was thinking I would be heard earlier about the fines property and I just after listening to everything that was said I would have to say that I agreed with the majority of the speakers

[06:55:58] And the only thing I can add is that comparing the Parkway intersection with the houses, townhomes that are behind Harris Teeter and down on Wellington and on a road with the school and a 25-mile-hour speed limit, there is comparing apples and oranges.

[06:56:25] Ms. Burton, if you're there, you're free to speak. Do you not hear me? Hear me. Burton? Yes, ma'am. Yes, can you hear me? Okay. I'm saying that the everything that people said about Klein's farm, the vast majority are against it because it's 240 townhomes and the little

[06:56:58] 55 acre is too much density for that. The property is 99 acres. It could be over to semi, I'm sorry, suburban residential, and allow 46 single family homes. And I think this would be a done deal. To compare the property to the townhomes down Wellington, where the speed limit is 25 miles per hour, is apples and oranges. This is a corner of the

[06:57:36] Parkway is a commuter road not a residential area and that's my take on it and that's what I wanted to say in addition to agreeing with the vast majority of people that spoke before me. Thank you Ms. Burton. Okay thank you. That will conclude our public comment time. I believe our next item is to adjourn. Madam Chair, before we adjourn, do you think

[06:58:12] it's possible, I guess, maybe during the work session next week, if we can get Mr. Smith to just give an update on the pipeline? I mean, it's very unfortunate, everything that's happening here, but there was a breakdown, a serious breakdown in communication of this that we were discussing, but I think it'd be best if he came in and kind of update us on where this is, and then what the path is going forward.

[06:58:40] - Mr. Shorter, are you okay with that? Yeah, that's fine. - All right, thank you, Madam Chair. - We'll talk to you after the meeting, how about that? Could I get a motion to adjourn? - Second. - Motion made by Supervisor Bailey, seconded by Vice Chair Bodie.

[06:58:57] Any discussion? Seeing none, please vote.



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