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Prince William Board of County Supervisors Meeting, Tuesday, March 31, 2026

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- Official meeting video (Prince William County, Granicus): <https://pwcgov.granicus.com/player/clip/3812>
- Official Board of County Supervisors page (Prince William County): <https://www.pwcva.gov/departments/board-county-supervisors>

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[00:00:00] historic site, highlighting Prince William County's role in the American Revolution, featuring soldiers, loyalists, and experiences of African Americans during that period. We brought the Virginia 250th Traveling Exhibit to the Manassas Museum and the 250th Mobile Museum to the Ripon Lodge, both of which highlight Virginia's foundational role in America's independence. We worked with partners to refresh the King's Highway trail markers along the eastern corridor of the county and created a virtual tour in conjunction with the new signage.

[00:00:32] Our focus on inclusion challenges us to create environments and opportunities that are accessible and welcoming to everyone. In 2025, we hired a new therapeutic recreation coordinator, Demi Rivera, to provide a dedicated focus on expanding adaptive recreation and intentionally increase access, participation, and meaningful outcomes for individuals with disabilities. We partnered with families to host the I Can Swim program at the Prince William Aquatic Center, serving around 30 special needs participants with volunteer support. We partnered with the Prince William Park Foundation to award 194 needs-based scholarships for summer camps and classes

[00:01:08] through the Count Me In Scholarship Program. 2025 was another period of major capital investments in our park system. We remodeled the clubhouse at Forest Greens Golf Course in the Potomac

District. We installed a new kayak launch at Neabsco Regional Park in the Woodbridge District. We completed entry road improvements to alleviate traffic congestion at James Long Regional Park in the Gainesville District. We installed a new picnic shelter at Veterans Park in the Woodbridge District. We made wholesale accessibility improvements at Dale City Recreation Center Park in the Neabsco District. We replaced a playground and expanded one of the baseball

[00:01:45] fields at Noakesville Park in the Brentsville District. We built new equestrian trail and a parking area at Valley View Park in the Brentsville District. We kicked off a county-wide trails master plan process, starting with mapping every foot of trail in our system to create a companion document to the comprehensive plan that will facilitate the construction of a robust public trail network. We completed accessibility improvements at Canine Gunner Dog Park in the Aquacan District. We replaced Saunders Middle School football field artificial turf in the Coles District. We celebrated the opening of the county's first pump track at Rollins Ford Park in the Brentsville District in collaboration with the Prince William County Parks Foundation. We

[00:02:24] partnered with DOT to begin planning a mile-long trail connection for the newly constructed Jefferson Park, connecting it to Veterans Memorial Park and Rumsco Acre Lake Park in Woodbridge District. We completed wholesale accessibility improvements to Joseph D. Renning Park in the Coles District.

[00:02:41] We achieved substantial completion of the Howison Park Soccer Complex Improvement in the Culls District, which features new restrooms, changing rooms, pedestrian seating, and new fencing. We replaced a pool white coat and preschool playground at the Chin Aquatic and Fitness Center in the Occoquan District.

[00:02:58] We completed a new accessible parking area along Blackburn Road for the Neabsco Boardwalk in the Woodbridge District. The year ahead will be one to remember, full of initiatives and projects that will respond to community priorities and our master plan. We'll be completing reaccreditation by the Commission for the Accreditation of Parks and Recreation Agencies, an honor bestowed upon 1% of all 10,000 park and recreation agencies across the United States.

[00:03:24] We'll be preparing a list of projects for potential 2026 Parks and Library Bond Referendum to help meet the \$500 million in unmet needs for parks, trails, and facility projects across the county. We'll be starting a feasibility study to explore locations for an eastern and western community recreation center.

[00:03:41] We'll be drafting a public art policy for the Board of County Supervisors consideration that leverages the creative capital of our residents to meet the county's placemaking goals. We'll begin permitting food trucks to vend in select parks starting this spring through an application process.

[00:03:58] Our ranger division will be launching a new apprenticeship program for at-risk youth in partnership with the Office of Community Safety's Gang Response Intervention Team to teach them professional skills and prepare them for future job opportunities. Our Ranger Division will also be expanding their effort to ensure a safe park system by developing a drone program to support search and rescue operations for lost persons.

[00:04:21] We'll be kicking off a public master plan process for the future thoroughfare historic park in the Gainesville District. We'll be dedicating a new Revolutionary War Memorial at the Williams Ordinary Historic Site in the Potomac District with funding support from the Historic Preservation Foundation.

We'll be creating an online exhibit focused on a historic African-American community called the Settlement in the Brentsville District.

[00:04:43] We'll be launching our first-ever therapeutic recreation summer camp designed for children with special needs. We'll be unveiling a new audio-based and motion-sensing play feature called the Sona Arch between the Chin Center and the Chin Library in the Occoquan District.

[00:04:59] We'll cut the ribbon on a new one-mile segment of the Potomac Heritage National Scenic Trail through the Featherstone Wildlife Refuge in Woodbridge District. We'll cut the ribbon for the new splash pad at Cat Harpen Park in the Gainesville District. We'll be exploring sites for a new botanical garden as part of the Fettle Small Area Plan in the Potomac District.

[00:05:17] We'll complete the improvements at Ellis Barron Park in the Gainesville District, which will feature the county's first-ever artificial turf futsal courts. We'll complete the additional baseball field at Fuller Heights Park in the Potomac District. We'll begin master planning the new Neabsco District Adventure Park located within the new course mixed-use development in the Neabsco District.

[00:05:37] The Park Foundation will launch a new capital campaign for a new universal playground at Helwig Park in the Coles District, as well as kayak lockers and a new mobile education van for a Science in the Park program. Looking on the five-year horizon, we'll continue to reinvest in our existing park, trail, and facility infrastructure thanks to an unprecedented level of support from the Board of County Supervisors.

[00:06:00] And we also anticipate significant new capital investment to expand our system. We'll focus our efforts on meeting the community's top priorities as expressed in the 2025 Needs Assessment. These priorities include walking, hiking, and biking trails, botanical gardens, museums, indoor fitness and exercise spaces, small neighborhood parks, indoor walking tracks,

[00:06:29] Passive-use open spaces, picnic areas and shelters, boating and fishing areas, playgrounds, community special events, history programs, nature programs, food trucks and parks, water fitness, adult sport programming, outdoor environmental education, youth sports programming, youth summer camp programs, and out-of-school time programming.

[00:06:55] We'll continue leveraging partnerships wherever possible and appropriate.

[00:06:59] Everyone, it is Tuesday, March 31st at 7 o'clock.

[00:12:09] We are going to begin with the moment of silence.

[00:12:25] If you are able, for the Pledge of Allegiance.

[00:12:39] So everyone, please take a seat. We have plenty. So the first order of business is procedural matters.

[00:12:56] First, for motion for 3A, we need a motion to approve a request to participate remotely. So moved. Second. It's been properly moved in multiple seconds. We'll give it to Bailey. i would like to go ahead and call for the vote unanimous supervisors stewart and vega absent

[00:13:34] from vote i believe we can now have them join us remotely supervisor stewart vega are you with us i'm here can you hear us madam chair i can hear you all right thank you guys so very much for joining the next thing we are going to move on to this is not on the agenda but there's something that we

discussed at our previous meeting which was the legislative committee meeting It was sending a letter to Delegate Torian and Senator Luis Lucas.

[00:14:12] It's regarding what's called the local composite index. It's the formula that schools use, I'm sorry, the state uses for their portion that they pay into our schools. We had a discussion about this, and I just wanted to do a, we did a temperature check, but I wanted to see if there was any further discussion or if this is something people would like to sign on to.

[00:14:34] Madam Chair. Supervisor Vega. Thank you, Madam Chair. I have no objection, and in the same spirit, I would also like to issue a motion to amend the agenda and add supervisor's time as a new item to the agenda. So, I appreciate that. I was going to actually give Supervisor LaCroix a few moments just to make her notices of intent.

[00:14:57] The agenda was published last week, and I heard no objections. No one said anything to me until yesterday. I'm already anticipating a long meeting I respect that you are able to join us remotely but we're not sure what time this meeting will go into I know that we have a lot of things to possibly discuss I will go ahead if there's a second for the motion we can go ahead and take our votes but then I would like to get back to this letter sir thank you all right it's been properly moved and seconded any discussion on this madam chair just point of order yes and the motion on the table is to not only vote on the letter but also to add supervisor it is to add supervisor's time

[00:15:36] simply to do that if I can if I can clarify the motion is indeed to add supervisor's time as a new item which would be item nine and to move adjournment of the meeting to item 10 all right it has been moved I don't think there's a need to do a second is um George sure has already done that so is there any discussion I don't see anyone in the queue um any discussion on this

[00:16:10] all right let's go ahead and take our votes supervisor Stewart uh yes sir thank you supervisor Vega aye thank you motion passes six to two supervisor Bode and chair Jefferson voting nay all right so we sorry we will go ahead and add that we'll move this to 10 and we'll do supervisor's time um before so then what we're going to do supervisor LaCroix you can hold

[00:16:48] yours for supervisor time all right and then so I'm going to let's go back to discussing the letter we have everyone has everyone had a chance to review the letter it was sent by Nikki Brown last night everyone has had a chance is there any discussion on this letter I see supervisor Bailey yes ma'am chair if you could please uh for the sake of the uh community and the audience just give a brief review of the letter, if you don't mind? So, yes. So, if people have been following what's going on with Richmond regarding the budget, oh, I'm sorry, for the people standing

[00:17:25] in the back, if you can please find a seat. So, if you've been following the budget, there are, we haven't passed one yet down in Richmond. They have not passed the budget. One of the big concerns is about data centers, the sales tax, about the exemption. Should they do that? Should they continue that or should they remove the exemption? And there's discussion about how would the money be used? One of the discussions that's on the table has something to do with our local composite index or LCI. It's the formula that is used to calculate how much the states give our

[00:18:02] schools. There is a proposal to include the value of data center equipment. And because of that, because we have so much data center equipment and that's becoming more and more an important revenue stream for us, it would actually be counted against us in terms of the formula that the state uses to

give money to our schools. And this is a very important discussion because if they include the data center revenue, we could be getting less money from the schools,

[00:18:34] and that would be roughly \$38.9 million less in state funding. Now, the schools receive 47%, 48% of their funding from us, 47%, 48% funding from the state, and 2% to 3% federal funding.

[00:18:51] So this would be a sizable impact on how much our schools are receiving from the state. And since we're having a lot of conversations about tax relief, this could really impact that conversation. So this letter would be expressing our opposition to the Senate budget item 125, number 1S.

[00:19:15] And so that is what the letter, and we can make this letter available to the public. You know, we can certainly do that. But for members of the board, I wanted to get everyone's temperature on this. I believe most people are in favor of signing, but we need to have that discussion publicly.

[00:19:32] So if anyone has anything that they want to say, if anyone wants to ask any questions, we have our lobbyists or our government affairs contact in the back who can answer questions. But, again, as we talk about our own budget and support our school's need, this is a game changer if this goes through.

[00:19:56] So I don't know if there's any questions from the dais. I see Supervisor Bode. Sure. Thank you, Madam Chair. I'm not going to retread too much of what we discussed during the committee, but since everyone's here and we also have a full board now, I just want to say thank you for bringing this to our attention. Thank you, Nikki, and the team back there for sort of forwarding this to us last night, I believe.

[00:20:16] I'll just say very quickly, you know, at a time when we already know from a JLOG report that came out just a couple years ago that the state already underfunds our schools for them to turn around and then take more money away by counting economic development activity that we have in the county is troubling.

[00:20:35] But two, I think you mentioned it earlier, that when it comes to offices and other types of commercial businesses, they never decide to take that kind of money out and diminish that to the school. So I have a lot of reasons why this concerns me a lot. I agree with us signing onto this letter, and I hope we can have substantive conversations with our legislators, our delegation in particular, about how folks really need to be careful about how they approach these things because it could adversely impact our schools in a fundamental way.

[00:21:04] Thank you, Madam Chair. Thank you so very much. Supervisor LaCroix, did you want to say something? I agree with everything he just said. We should not be penalized just simply because we decided to have data centers, and they didn't penalize anybody else prior to this.

[00:21:23] So I think that we should send this immediately. All right. Thank you so very much. Supervisor Bailey? Thank you, Madam Chair. Thank you so much for expediting this in the legislative committee meeting. It was imperative that we did take a temperature check and digest it, not just overnight, but have a dialogue which bred a moment of transparency on the dais as we're coming together as a collective body.

[00:21:50] And so I will be supporting this. It is imperative that we support this on behalf of our children. All right. Thank you so very much. Just a procedural question. I'm sorry, Ms. Madden. We don't have to take a vote if we just do like a straw vote. Or is that we do?

[00:22:06] We have to. we would take a vote. So I would like to go. Oh, Supervisor Gordy. Yeah, Madam Chair. Only one other thing I'd add is just for the public's awareness that this is a letter also being sent by

Loudoun County, Stafford County, Henrico, Mecklenburg, and Botetay. These are all the counties that are adversely being affected. So it's not just Prince William County. It's affecting quite a lot of others. So we'll be signing on along with those other jurisdictions around the state. And I'm sure there'll be others that'll be signing on as well. Thank you. Supervisor Bailey, are you back in? Yeah, I'm back in. And thank you for that, Supervisor Gordy. I almost

[00:22:43] said Supervisor Tom, but you know. Supervisor Gordy, because it will go directly to our Senator Louise Lucas, who's on the head of the Finance Committee and our Appropriations Chair. So we really, really are intentional about submitting it. All right. Thank you. And I just wanted to note one thing. This does penalize us. When other jurisdictions were having more funding coming in from, you know, office spaces, which is something we really don't have a lot in this county, it was not held against them. For us to be penalized because we do have data center

[00:23:20] revenue, I just think is unconscionable. So I am very thankful to our communications team and to our government affairs team for putting together this letter and for allowing us to address this issue. So let's go ahead and take our votes. Motion to approve. Second. It's been moved and Seconded by Gordy. Let's go ahead and take our votes. Got ahead of myself on this one.

[00:23:50] Supervisor Stewart. Aye. Supervisor Vega. Yes. Vote unanimous. Thank you so very much. So we are going to move on now to county attorney. Madam County Attorney, the floor is yours. Thank you, Madam Chair, members of the board. This evening in closed session, there will be a personnel discussion relating to the appointment of the deputy county executive for safe and secure community and this item is appropriate for closed session pursuant to 2.2-3711a1 of the

[00:24:26] code of virginia move second it's been properly moved and seconded let's go ahead and take our vote supervisor stewart aye supervisor vega aye vote unanimous all right thank you so very much we are going to adjourn briefly to go into closed session and then we will be back out shortly

[00:24:49] we are back and before i have a certify i'm going to gently request that people i know we have some

[00:25:51] folks standing up to sign in but if you are not signing in to speak if you can please find a seat this is not a chair jefferson rule it's a fire marshal rule i follow what the fire marshal says all right so again we are back and we are moving on to 5a to certified closed session so moved second it's been properly moved and seconded we have something to report out oh sorry yeah with

[00:26:18] the vote on that i'm ready to go supervisor stewart supervisor vega i thank you vote unanimous yay all right supervisor angry thank you madam chair madam chair i move that we make the appointment to appoint to appoint mr robert blakeley as the deputy chief executive for safe and secure communities second it's been properly moved and seconded in a discussion oh wait whose phone is

[00:26:55] that that's a little scary if people could please silence their phones i just want to take a moment and say congratulations you know obviously we're going to vote but you know your hire your credentials will bring a lot to the community anyone else say something all right let's go ahead take our votes supervisor stewart hi supervisor vega hi thank you vote unanimous all right thank you very much mr shorter thank you very much madam chair members of the board i

[00:27:33] I have to say I certainly appreciate your support and concurrent concurrence. And with that, I want to welcome Robert, I'm going to say Bob Blakely, to Prince William County. He has served here in

Virginia for over 28 years, and we are fortunate to have him here to serve as our Deputy County Executive for the Safe and Secure Community.

[00:27:56] Bob, I'll have you say a few words. Thank you, Mr. County Executive, Madam Chair, members of the Board. Thank you for welcoming me to Prince William County. I look extremely, it's with great pride that I take on this new role and responsibility.

[00:28:13] You made the decision easy for me because as I sat and watched Prince William County over the last few years in particular, I've seen this board support public safety. And more importantly, I've seen this board invest in public safety. And that type of support and investment inspires one to want to serve, and I'm blessed with having that opportunity.

[00:28:37] And to the county executive, thank you for also having that confidence in me to step into this role. It's a very important role, and I enter it with great respect for the work that's been put into this great quadrant of government. I also see our strategic plan and how it aligns with the whole-of-government approach that we'll take in the safe and secure community quadrant.

[00:29:00] And lastly, I want to say to the community, in 1999, I brought my family to Prince William County, and I raised my four children in Prince William County. I've watched this county grow in amazing ways, and I'm inspired to serve the community that I very much have been a part of for a long time.

[00:29:22] So I look forward to meeting you all out in the community, in your neighborhoods, hearing the things that you have to say that are important to you, and learning more about the everyday challenges that we all face. And we'll be getting started right away.

[00:29:38] So thank you all for your time tonight. Thank you. Well, let's go. We already did. Yes. It's getting a little confused. All right.

[00:29:53] Well, thank you very much. We are now going to move on to agenda item number six. So I'm wondering if that's why everyone's here. We usually, it's nice to have a full house. Before I open the public hearings, I want to see if anyone on the board had anything they would like to pull off. All right, seeing none, I believe I already have the sheets.

[00:30:12] But I'm going to go ahead and open the public hearings for items 6A through 6D. I would like to note for speakers, if you're new here and you have not been here before, you will go to that microphone. Please adjust it so that we can hear you. You are going to start by giving us your name.

[00:30:28] And even though I say your name, your name, or you generally reside, you will have three minutes unless you're with an organization recognized by this board, in which case you can request five. But you will see the time up on the screen. So right now, it looks like I have one person signed up in person.

[00:30:44] I don't know if there's anyone else, but I have a Melody Miller, if you would like to make your way to the back. Can you hear me? No. Can you hear me now? Nope. I don't think the microphone is on.

[00:31:03] We can have, could someone take a look? You kind of have to. how about now now we're gonna have someone take a look in my mouth it's almost like you have to be right on the microphone that's gross how about now yes for the love of god third time is a charm okay i feel like i'm shouting so i apologize i'm normally a very loud person so if anybody ends up with hearing loss uh my bad my fault um good evening uh board of camp supervisors uh public my name is melody miller i live in neabsco i actually live right

across the street here um i just wanted to make a general comment about some of the development that's been going on I've been going to some of the planning commission meetings.

[00:31:42] I've lived in Prince William County since 1999, like Mr. Blakely. And I've seen the county really, really change. But one of the things that I'm becoming more and more disenfranchised with, more and more disappointed with, is actually the planning commission and the board. I've seen a lot of development here that does not align with the long-range county plan, that does not align with the green infrastructure initiatives, that does not align with some of the priorities that we've said that we value in this county right we all want growth but not at this not at the expense of the citizens one of the the supervisors mentioned earlier that we want to

[00:32:22] do this for the children but we are approving for example in mapledale a building community that adds pavement clear cuts forest every single school within the range of that development is 113 to 127% over capacity. And they're going to give a \$75 per square foot profit, which will pay for the trailers, but not for the teachers. So none of the people in my social circle under 30 can afford to live in Prince William County. My 19 year old moved to North Carolina because she can't afford to live here. So when we're clearing old growth forests, when we're killing habitats for screech owls and

[00:33:01] bats and the things that eat mosquitoes, the mosquitoes that everybody in the county gripes about, right? When we're talking about adding 500 cars for 200 townhouses on a two-lane road that already is packed, when we're talking about adding affordable housing, but the housing proffers are 10% for 10 years, and the houses start at \$650,000. I don't know a single civil servant in Prince William County that can afford a \$650,000 townhouse. So what I'm asking is not only for you communicate better because I will tell you as a citizen, it takes a lot of work on my part to

[00:33:40] figure out what is going on in this county because the communication pathways are so opaque and they're so non-transparent and they're so non-responsive. I do not feel as a citizen that citizen engagement is truly sought out. I do not feel, and I've been listening. You guys saw me crocheting and all I did was open my ears and I will tell you that probably 30% of this room was talking about how it doesn't really matter because you guys don't listen anyway. When I'm out in the community. I've been running fire and rescue in Prince William County for 26 years. When I'm out in the community, I have people sign refusals because they can't afford to go to the hospital

[00:34:15] because otherwise they can't pay their rent. When they talk about data centers, they say, oh, it doesn't matter, man. They're going to do whatever they want to do. So really my general comment to you is please be more citizen focused. I'm not discouraging development. I'm encouraging development with the interests of the citizens in mind. And I'm asking you to do a little better job of listening to us. Thank you so much for your time. All right. Thank you very much. This is all that i have for um in person do we have anyone available online all right supervisor angry

[00:34:46] thank you madam chair i see one person signed up online is that correct no uh good evening um we have no speakers online at this moment just the applicant if any questions are needed all right thanks all right thank you so very much so i'm going to go ahead and close the public hearings for 6a through 60 can i get a motion to move these items forward so move second it's been probably moved and seconded. Is there any discussion? All right, let's go ahead and take

[00:35:19] our votes. Supervisor Stewart? Aye. Supervisor Vega? Vega was disconnected. She's reconnecting now. Let's go ahead and do her absent from vote. All right. Vote unanimous. Supervisor Vega

absent

[00:35:58] from vote. All right, thank you very much. So now we're going to go to the fun part, and that's agenda item number seven standard agenda i would like to ask the applicant to come forward that's you come forward and um you may now present good evening something okay good evening chair jefferson and members of the board my name is jonelle cameron with walsh collucci lubili and walsh here tonight on behalf of the applicant jr real estate we have two items on the agenda but i

[00:36:35] will break out each item and go through them separately. The first that we want to discuss tonight is Green Haven at Broad Run. Green Haven at Broad Run is located in this area here and it's a little less than 120 acres in size. The applicant is seeking a rezoning to PMR. The property is currently zoned A1 agricultural and comprehensively planned residential neighborhood with a transect of two, which is one to four dwelling units per acre. This slide here is specifically from the

[00:37:09] long-range land use plan. Single-family attached and single-family detached units are primary uses within the RN2 designation. It recommends one to four dwelling units per acre and a building height between one and three stories. This slide is an illustrative of the proposal.

[00:37:30] The applicant is seeking to construct 415 units, which is a decrease of 20 units between the planning commission and board. The units consist of 181 single-family detached units, 102 duplex units, and 132 townhome units.

[00:37:50] This is a density of 3.46 dwelling units per acre, which is within that targeted density in the comprehensive plan. The applicant is proposing 41 affordable dwelling units. 20 of those units will be made available to people earning up to 80% AMI, and 21 of those units will be made available to people earning up to 120% AMI.

[00:38:16] The applicant is proposing 40% of the site as open space, which is approximately 49 acres. It also includes the amenities that are being proposed, and approximately 19 acres will be undisturbed open space. The applicant is proposing a 50-foot buffer in this area here, here, here, and then along Vint Hill Road.

[00:38:41] And this is an illustrative to show you that buffer along Vint Hill Road. As you all are aware, there have been other projects along the Vint Hill Road corridor that have been approved. The applicant was given direction from Supervisor Gordy to make sure that along Vint Hill Road, the frontage is uniform throughout.

[00:38:59] So there is a proposed 50-foot buffer that has a berm. There is a 30-foot utility easement here. There is an offset of about 6 ½ feet here. The shared-use path is here. And then there's also an offset of grass between you get to the travelway itself.

[00:39:21] So from the back of the lot line to the right-of-way, there's about 80 feet in between. And this slide is an overall. the applicant is proposing several amenities as part of the proposal and i'll go through those really quickly with you the applicant is proposing a clubhouse in this area here there's a specific proffer that the clubhouse will be a minimum of 3 000 square feet and there's a splash pad park that will be a minimum of 5 000 square feet there are several pocket parks that are located

[00:39:55] throughout the site there is a courtyard that's proposed in this area here there's a nature park community garden and playground for ages 2 to 12 that are also proposed and proffered. And there is a

perimeter walking trail through the site that is also proffered. As part of the proposal, the applicant is seeking several housing types so that there will be different price points throughout the project. With these housing types, there are waivers and modifications to the PMR

[00:40:29] standards. The first housing type is the village house. There are design guidelines that have been provided as part of this application and the building elevations architecture are proffered as part of those design guidelines. The next house is the reduced setback patio house. The applicant is seeking a waiver to decrease the minimum lot area and minimum lot width and to allow for a maximum lot coverage of 60%. This slide here shows the duplex units. The applicant is proposing a

[00:41:04] height modification to 45 feet and then a reduction in the lot width from 50 feet to 45 feet and a modification to increase the maximum lot coverage to 60 percent. This slide here shows the townhome units. Again, we're seeking a height modification to 45 feet and a reduction in the minimum lot width to allow for 16-foot townhome units, which also reduces the building footprint to about 640 square feet for some of those units. As part of the Vint Hill Road projects, there are the internal street networks that need to be planned as well as the external street

[00:41:44] networks. So what you see on the screen is the internal circulation plan and then there are road categories and street categories that align with those. The applicant has worked with both VDOT and the county on the street typologies as they have gone through this proposal. And this slide here shows the pedestrian connectivity. So no matter where you are on the site you'll be able to walk the site to get to any of the amenities. And as part of the proposal, there is the Vent Hill Road Improvement Plan. All of the projects that are proposed along the Vent Hill Road Corridor

[00:42:21] have proffered to this Vent Hill Road Improvement Plan. Specifically for this site, there is a roundabout that's proposed at Pioneer, which is this area here. This slide here shows the right of way and what that Vent Hill Road ultimate section would look like. And there are a lot of words on the screen. Many of you have seen this before, but I will summarize it for you. With the Vint Hill Road projects, it was made very clear to the applicants that you cannot look at your

[00:42:57] project by itself. You need to look at what are the impacts in the totality in the event all of the projects are approved, and then what is your impact in case some of the projects are approved but not all of the projects are approved. So in the proffers, there are three scenarios. The first scenario assumes that only your project is approved. And in that case, the applicant is required to give a monetary contribution of \$17,000 per unit. They're required to do the improvements that only their project require. They're required to do clearing, grading, and

[00:43:33] utility relocation along Vint Hill Road. And they're also required to dedicate right-of-way along Vint Hill Road. Scenario one is out the window because there have been four projects along the quarter that have already been approved. So then we would go to scenario two. Scenario two assumes that all of the projects are approved. If all of the projects are approved, there's a phasing analysis that gets done and submitted to VDOT. The goal of this phasing analysis is that the road infrastructure can accommodate the residential units that are coming online. In other words,

[00:44:08] you're not building more homes than the road can accommodate as you're going along the process. So there is a phasing analysis that is submitted to the county. The applicants still have to do what they would otherwise be required to do for just their project. There's a monetary contribution of \$17,000 that goes to an escrow.

[00:44:28] There's a joint development agreement that is provided by all three of the developers, which have all of the applications along Vint Hill Road. That joint development agreement will assign one person as the manager of constructing the road. So essentially, that \$17,000 goes into the escrow, and then the road is constructed by that one project manager.

[00:44:50] In this scenario, the county has the ability to say, you know what, we decided that we want to do the road instead. So that monetary contribution will then go to the county. The third scenario assumes that only some of the projects are approved. And if only some of the projects are approved, the applicant still has to do their road improvements, the right of way dedication, the clearing, the grading, the utilities, and they still have to provide that \$17,000 monetary contribution. But in this scenario, there's a modified traffic impact analysis that is submitted to the county and VDOT to determine what road improvements need

[00:45:27] to be done now. And then there's a modified phasing analysis that determines what road improvements need to be done by when to ensure that the road can accommodate the residential units that are coming online. So specifically for this project, the applicant has proffered right turn lane into the site, a left turn lane into the site, and a left turn lane onto Reed Lane.

[00:45:52] The applicant has also proffered that they cannot access Pioneer Drive until it is brought up to today's current standards. So the concern there is that with the Strathmore project, Strathmore is required to do the roundabout and then realign Pioneer. But in the event that that does not happen, something happens in Strathmore, does not come online, VDOT wanted to make sure that the Pioneer Drive was the correct road standard to be able to accommodate the units. And then specifically for this project, there's a little less than \$9 million that are being proffered to

[00:46:30] the county. And that concludes my presentation. I can answer any questions that you all may have when it's my time i um i was actually going to have you present if you are okay present both we could take questions from the dais and then we'll go to the county and then we'll take questions from then so let's supervisor gordy has any objections or do you because he has none so if you want to go ahead with the other one and we can take all the questions great okay i'm back

[00:47:05] so for the record i'm jonelle cameron you never left lubeleye and walsh um and our second project is the village at broad run that is eight parcels that i'm here just a quick question so given if someone is here to speak for both cases they would be given six minutes not just three minutes to speak yes because we um because these are two separate cases so in the interest of time because we do have quite a few people i assume that you guys want to speak so if she presents both we can ask questions of her this we've done before we will have the county come up the county will do their presentation we will ask questions of the county and then i will open it since we have two

[00:47:43] cases people will have up to six minutes or up to 10 minutes if they are with an organization that we represent thank you madam chair just want to clarify all right go on janelle thank you so um for this project it is a little over 110 acres in size it is currently zoned a1 comprehensively planned residential neighborhood 2 which is again one to four dwelling units per acre and this slide here shows the illustrative. The applicant is seeking to rezone the property to PMR, plan mixed residential. They're proposing 290 dwelling units, 148 single-family detached units,

[00:48:22] 40 duplex units, and 122 townhome units. The applicant is proposing 30 affordable dwelling units, so that would be 15 made available to people earning up to 80% AMI and 15 made available to

people earning up to 120 percent ami and then the applicant has proffered two land bays to be dedicated to the county so this here is land bay three the applicant has dedicated um proffered to dedicate that to the county for parks and rec purposes and then this here is a portion of land bay one and the applicant has proffered that to be dedicated to the county for parks and rec purposes

[00:49:01] or for public safety purposes. The applicant met with the folks on Silas Drive several times, and based on those meetings, the applicant did revise their plan to address concerns throughout the process. So I'll quickly run through those with you. Originally, there was a stormwater management facility here. The applicant removed that stormwater management facility. The applicant along this area here moved the limits of development back. So there's about 80 feet of undisturbed area between the property line here to the back of a home based on feedback from the

[00:49:39] community. There was a dog park located in this area here and the applicant relocated the dog park. The applicant for this stormwater management facility here proffered that there would be a minimum of one LID or low impact development incorporated into that stormwater management facility. There is a homeowner here and there were concerns that when the vent hill road widening occurred that that homeowner would lose their full access to Vent Hill Road today. So the applicant proffered to provide a driveway through this property here to Silas Drive in order to make

[00:50:14] sure that that owner would be able to maintain their full access to Vent Hill Road. The applicant also redesigned this area here. Originally there was the road ended here to allow for an interparcel connection to Silas Drive. We heard loud and clear that the Silas Drive residents did not want that. So at the Planning Commission, we still showed it, but it dead-ended. And what VDOT told us was redesign the road, and then I won't ask for that connection. So we redesigned the road to be able to accommodate them. The applicant also proffered to pre- and post-construction

[00:50:53] monitoring monitoring of the neighbor's wells as well just to ensure that the development of the site does not impact their wells negatively and if it comes back that they did the applicant is responsible to repair or replace those wells the applicant is proposing 50 percent of the site as open space which is about 54.66 acres the applicant is proposing the 50-foot buffer along vent hill road again the applicant has proffered land bay three to prince william county for parks and rec purposes. There were discussions regarding tree preservation along the property line

[00:51:30] adjacent to Strathmore. So the applicant proffered to preserve two specific trees along those limits of development. And then there are several amenities that are being proposed as part of this proposal. The applicant has proffered a minimum clubhouse of 3,000 square feet.

[00:51:48] That also includes a pool that the applicant proffered to be a minimum of 25 yards, which is the size of a competition pool. The applicant proffered tea and community gardens, multi-use courts, multi-use fields, and a perimeter walking trail, as well as playground and a dog park. For this project, there are also different types of housing. That way, again, it allows for different price points throughout the community. This slide here shows the cluster units. This slide here

[00:52:27] shows the village units. This slide here shows the duplex. We are seeking a modification to increase the height to 45 feet. This slide here shows the townhome units and we are again seeking a modification to increase the height to 45 feet and a modification to decrease some of the side setbacks. With both of their proposals there are street trees that are being proposed. VDOT recently has told us that

they don't want street trees within the right-of-way but what we have proffered to is that we will still provide street trees either within the right-of-way or adjacent to

[00:53:05] the right-of-way within HOA-maintained land. And this slide here shows the pedestrian connectivity throughout. In working with staff, they wanted to make sure that there is access to land bay three, and the applicant wanted to show that with the developments along this corridor, the developers really did work together to make sure that there was both pedestrian connectivity as well as vehicular connectivity throughout all of the projects. The applicant specifically proffered to work with parks and rec there's a proposed trail system here that will connect to the broad

[00:53:40] run linear trail and the applicant proffered to work with parks and rec to locate design and construct that trail and then this slide here shows that vehicular connection that i mentioned this slide is the internal street network and again we did remove any connection to silas drive there will be two access points on vent hill road one here and one here and then there are three inter-parcel connections that are being proposed, two to the Strathmore project here and here,

[00:54:16] and then one to Silverbell if that project is ever approved. And then again, there's the Vint Hill Road improvements. So the applicant has proffered to the Vint Hill Road Improvement Plan. Along Owl's Nest, it will now become a roundabout as part of that Vint Hill Road Improvement Plan.

[00:54:35] And then again, this slide shows what that would look like illustratively. The transportation flow chart so there are three options within the proffers option one is now out of the window then there's the second option along vent hill road if all of the projects are approved and then the option if only some of those projects are approved specifically for this site the applicant is adding a right turn lane into the site a left turn lane into the site here and then another

[00:55:08] right turn lane they are also doing that 17 000 per unit monetary contribution as well as right of way dedication clearing grading and utility relocation in order to get vent hill road ready for the ultimate widening and for this project here it's over six million dollars in monetary contributions and this does not include the cost of the land that is being dedicated to the county and that concludes my presentation and i'm ready for questions when you all have them All right. I'm waiting for people to jump into the queue. Supervisor Gordy.

[00:55:46] Thank you, Madam Chair. So I just want to clarify on a couple of things. So Land Bay 3, can you speak to what that is, what's there, and why you're dedicating that Land Bay to the county? Absolutely. So Land Bay 3 is about 28 acres in size. About half of that 14 acres is developable. But when the applicant looked at this property in particular, it really does fit the need to be able to connect to the broad run trail so the applicant worked with county parks and rec to say we will give you this land in order to be able to connect to the trail and that will also

[00:56:25] allow maybe somebody to be able to park there and use the trail connections throughout all of the projects okay thank you for that and then on uh i guess it's land bay one the the parcel that's just right at the end of stylus drive the the proffers you proffered for public safety or for a public park and but we had discussed you know an option of of other public need with the approval of the of the supervisor and of course of the and the board absolutely and we know that from the

[00:57:00] vent hill road perspective the county is still doing their small area plan so we are happy to amend um the proffer as long as it's okay with michelle um to say it can be used for any public purpose or

another public purpose as deemed appropriate by the county county attorney all right good um i'll make that change and show it to you all before thank you you're welcome um yeah and what i want to make sure that you know i want to make sure that we have the ability those who live alongside us to be able to speak into this because we certainly don't want something that's

[00:57:37] noisy or you know that that that um um could create problems going forward so look forward to being able to uh uh communicate with the have the communication with the community on that as well um now and one of the one of the slides you showed um the the kind of the break the the schematic of the road and in it there were power lines um you you are going for the distribution lines not the transmission lines that are near the current substation closer to Greenhaven but just to all those power lines on Long Vent Hill that are distribution will be buried correct those

[00:58:15] lines will be buried all right thank you very much and then on your road right-of-way um these that that slide that you had um that showed how you were dedicating the right-of-way um yeah right there so um you know the uh i know we've had a conversation of the board about what the impact on other folks would be along vent hill road and and so we've negotiated and talked to the applicant about given pretty much any needed right of way would be on their side of vent hill road as

[00:58:49] opposed to uh taking of property on the other side um so i appreciate the applicant also um addressing that for us um that's it for my original set of questions and i'll turn over to the rest of my colleagues for now thank you all right supervisor bode thank you madam chair thank you miss cameron for the presentation um and for being very concise even though it's two projects a couple questions one going back to the silas drive question but then uh browning it out how much community engagement did you only applicant do as part of the process for these two projects so um we had two community i think i want to break it down in two different ways we

[00:59:27] two community meetings at patriot we then had separate meetings and i would say probably over a dozen that the applicant met with silas drive people on specifically to understand what are their concerns and how can we mitigate those impacts appreciate that and number two uh you know some folks have talked about other projects that that this board has already approved that is going to be part of the sort of vent hill small area plan that's still in formulation how much interactivity do you have with staff on sort of feeding and making sure there's synergy between things that they're working on versus what you're proposing here i'm going to have tanya

[01:00:04] washington um do that because i think they just kicked off the small area plan but i think it's better for her to answer good evening madam chair members of the board tanya washington director of the planning office so the vin hill corridor small area plan we actually launched it last fall and we did our first community kickoff meeting in November.

[01:00:25] And in terms of keeping an eye on, obviously our staff are involved in reviewing these projects and bringing recommendations to the board, but the team, there's a different division, our community planning and revitalization division that's responsible for the small area plan.

[01:00:43] They have been keeping a close eye on what's happening with these rezoning applications as they're coming to the board and the decisions that will take place from these projects. And then, ultimately, all of those decisions will be folded into the larger SMART Area Plan, which covers not just the areas that are subject to these rezoning applications, but a larger area, because the SMART Area Plan

covers a lot of additional topics, not just these rezoning applications, which, again, are already going through its own process.

[01:01:13] And so, we are very mindful of the decisions that will be coming from these projects as the board makes your decisions, any particular elements, particularly with regards to impacts on infrastructure, such as transportation, pedestrian amenities, et cetera.

[01:01:32] The other piece is, since I'm here, to talk just really briefly with regards to the Van Hill Corridor Smart Area Plan, we are actually in early stages of planning our next community meeting, which I think we're looking at June to do that, and we're also going to be doing some stakeholder engagement as well with different targeted stakeholder entities and organizations.

[01:01:54] So long story short, what's happening with regards to these very specific applications, all of that is definitely being fed into the larger small area plan. Thank you. And then my last one, Madam Chair. Thank you, Ms. Washington. Thank you, Ms. Cameron. Last one for you, Ms. Cameron, is can you talk a little bit more about the amenities for these two developments and how they will bring community benefit?

[01:02:14] Absolutely. And so when designing the site, it's really designed to provide more than one amenity and provide optionality for everybody. And so looking at specifically this project, there were questions from the Silas Drive folks if they would be able to use the clubhouse and the pool.

[01:02:32] They don't have an HOA, but the applicant did commit to looking at that during the development to see how they could be able to use that facility as well. And I think that's the public benefit you were speaking to. Exactly. Thank you. You're welcome. All right, before I go to Supervisor LaCoya, I just want to understand something, and this was regarding Greenhaven, because I know there were concerns about, you know, African-American structures, historic structures.

[01:02:57] What have you found, or what has the applicant found? Absolutely, so the applicant did a Phase 2 report. That Phase 2 report was submitted to the county in August. The Historical Commission reviewed the report in November.

[01:03:14] As part of that phase two, what was found was essentially ceramics and animal bones, like chicken bones, etc. And so based on that, the archaeologist that was hired believes that that was the old area, potentially for a slave quarter, where they did their cooking.

[01:03:32] There was not a foundation that was found as part of that, and they did do digging. The applicant to address those comments, and sorry to make you guys dizzy for a second, went to the historical commission. So the area is essentially located in this area here.

[01:03:48] If you look at this slide, the phase two site is in this area here. There was extensive research that was done on this site, including metal detecting and digging, to see if there were any foundations. There were not. To address the concerns from the historical commission at the planning commission public hearing and in coordination with the county archaeologists, the applicant proffered to do a phase three and a mitigation plan to do additional research to curate anything that was found during that phase three and then also to do an interpretive kiosk

[01:04:25] and coordinate the language of that kiosk with the Historical Commission. But there were not any foundations that were found with the phase two report. Just to follow up again, do you anticipate? I

mean, like, what if something is found?

[01:04:42] What would be the next step? So based on the extent of digging, we do not anticipate. But in the event that something is found, it would be dug up, and then we can figure out a way to memorialize that on-site or curate it with the county for them to do something with it as well.

[01:05:00] All right. Thank you so much. You're welcome. Supervisor LaCroix. So one of the things that I like to see with a new application is a buffering between existing homes and existing communities and new communities that you're hoping to build.

[01:05:19] So what initiative have you done to buffer the new communities and to make it more beautiful for everyone who lives within that area? So that is a great question, and I'll start backwards to show you that.

[01:05:40] We'll start with the illustrative on village. So this is a village at Broad Run. The area directly next to us is Strathmore. So the applicants did a master development study with Brookfield and Stanley Martin and JR Real Estate.

[01:05:56] And that master development study, they looked at traffic, pedestrian connectivity, infrastructure, so sewer, water, and they also looked at the trail network bicycle connections. So here we are not proposing a buffer, and they are not either, because it's similar uses.

[01:06:15] We are proposing a 50-foot buffer along Vint Hill Road, and then as I mentioned previously where these homes are here, we're actually removing the limits of clearing and grading or moving the limits of clearing and grading back. So it is a 80-foot undisturbed landscape area adjacent to where those residential units are.

[01:06:37] And then for Greenhaven... Excuse me, are you buffering them with trees and... So we are actually keeping the existing trees in place. So the existing landscaping will be in place, and then the county will require us to supplement if we're not meeting the plant unit per linear feet requirement.

[01:06:56] And then with the project here, there are the utility lines that run through it, but we are providing 50-foot buffers along the adjacent property as well as that 50-foot buffer along Vint Hill. And again, this area here is Strathmore, so we will have landscaping but not a buffer as part of that proposal.

[01:07:18] You're welcome. All right. Supervisor Stewart, who's online. Can you hear us? Thank you, Madam Chair. So, yeah, I have a question about Green Haven. So originally the applicant had proffered a public park and a sports field just to the right of the power line easement.

[01:07:40] So since that feature was removed, there has been a request for public benefit to be added in for a small parking lot and a trailhead for the trail that exists in the development.

[01:08:07] I know that there's a couple of parking lots near the townhomes, but they seem more for guests versus for people that might be visiting the trailhead. Thank you so much for asking that question. And the applicant did say that we can proffer to do 10.

[01:08:24] We can proffer that 10 of these parking spaces in these areas here could be used for that trail system. We did not do a gravel lot at the front of it due to the topography of the site. And the county would actually require it to be paved, which is additional stormwater that we would have to figure out.

[01:08:44] But we could look at providing that 10 within these areas in here would be open for public parking to connect to the trail system. Okay, great. And then the other part, connecting back to Madam Chair's question, at the Planning Commission, Phase 2 recommended the National Register, but still feels like digging wasn't done quite far enough.

[01:09:19] and that there actually is a foundation there. Is there going to be any further depth to the digging that's already been done? So the phase two provided digging. The phase three will also require us to do digging.

[01:09:38] But this is an old farm. So anything that could have been there probably was moved anyways when the farm was developed. So our archaeologists that did the report strongly suggest and believe that there is nothing there based on the digging that they did, but the Phase 3 would require additional digging, and the Phase 3 is scoped with the county archaeologists before we can start that work.

[01:10:03] Okay. Thank you. You're welcome. All right. Supervisor Bailey. Great. Thanks, Madam Chair. Janelle, I'm assuming that Justin is in the midst, Patton is in the midst of this research, and he is in concurrence with your findings?

[01:10:25] Yes, so Justin Patton is not here tonight. I know Emma is, but the phase two was submitted and reviewed by Justin, and the phase three will be scoped with Justin. And Justin actually provided us the proffer language that we have in the proffers now.

[01:10:42] We worked on that together with him between the planning commission and the board to make sure he was also comfortable with that language. So to answer your question, yes, Justin was involved before, and Justin will be involved as we move through the process. And this is in alignment with the new comprehensive plan instructions that former Supervisor Franklin and myself made in terms of these findings and how we should go about it in a more progressive way?

[01:11:08] Yes. Okay. The other thing that I – thank you for that answer. The other thing that I wanted to say in terms of the other – the Broad Run project, what I really like about this project is the painstaking attention, if you will, that the developer took with contributing significantly to the community in forms of transportation, schools, and park land.

[01:11:44] And also taking care of something that in our meetings you described, there were several homes in that little pocket up north that needed some revisions or was concerned about how this project was going to impact their homes.

[01:12:03] Am I remembering that correctly? Yes. And so there were a lot of concerns about impacts, which changed some of our layout and design. there were also concerns about stormwater management in particular and from a stormwater management perspective both state and local they require that your runoff meets pre-development or is less than pre-development and so specifically for the stormwater management pond here the concern was that it would cause flooding on the neighbor across the street's home because they

[01:12:41] have a stormwater management easement so we agreed to do an additional low impact development design in that stormwater so that way it would be less runoff than there is today pre-construction as well as doing the well monitoring to make sure that the construction doesn't negatively impact their wells can you can you for lack of a better word can you dig a little deeper on the wells

absolutely so there um is generally a concern that construction may impact the aquifer which impacts the well water amount or quality or quantity so what the applicant did is they

[01:13:18] proffered to do a proffer to send out a letter that says we are going to start construction in this many days we will do a test of your well pre-construction and then we will do a test of your well post-construction. And if it shows that we've negatively impact your well, we will replace or repair your well. The last question I have is the supervisor requested some data to be gathered

[01:13:52] about the schools. And I think it was this project. All of them. Yes. Yeah. Yeah. Can you enlighten us a little bit about that because that is a general concern when we talk about projects of this nature.

[01:14:10] It's a general concern. Can you enlighten us a little bit about what you did and why you did it and what were the results? Absolutely. So all of the projects are designed to go to the Noakesville K-8 school. The Noakesville K-8 school is over capacity today. It's over capacity in the future and there's only so much they can do to that school to add additional capacity. The applicants, there are seven applications that are along the vent hill road corridor in addition to those seven applications there are applications along noakesville road that have been approved or or

[01:14:44] are in the rezoning process today all of those are designed to go to the noakesville k-8 school so what the applicants did is they looked at all of the projects and they looked at the elementary school within elementary schools within the planning districts the middle school and the high school and they basically said if we funnel these projects to these certain schools then there would be no capacity issues and so what they did is they looked at the noakesville elementary school so in blue is the existing capacity and the projected capacity not including the residential

[01:15:22] units that are coming online so then if you look here if you look at glen kirk bristow cedar Point, T. Claywood. The blue is existing. The purple are the number of units based on the developments that we had funneled to those schools. And as you can see, all of the schools will still have capacity. We did the same thing for middle school, and we did the same thing for high school.

[01:15:47] The applicant provided this funnel and information to the school board member, Erica Tretanik, as well as the school board chair, Barbara Lateef. They have this information. They have decided they are going to wait until all of the projects are approved and then we'll do a holistic redistricting they did the same thing as you all may remember with thomas farm where we proffered that we would ask to go to a certain school and then after the rezoning that project was redistricted to that school in addition the applicant the applicants have proffered five thousand dollars per unit

[01:16:25] to go to schools and then within each project so alderwood at cattle run which is a stanley martin project that was approved they proffered a school site that could be a middle school or an elementary and middle school like the nooksville k-8 design and the school board also owns another site not too far away from here that they could use for a high school site so from a school's perspective Not only did they provide a monetary contribution, but they provided a funnel of schools that these kids could be districted to that would not negatively impact the public school capacity.

[01:17:04] Working with the school? Working with the school board, yes. Okay. Thank you. Thank you, Madam Chair. You're welcome. All right. Thank you so very much. I don't see any speakers in a queue, so if the county would come forward.

[01:17:46] Good evening, Chair Jefferson, board members. My name is Alex Venegas from the planning office, and I will be presenting Green Haven a broad run and my colleague Maggie Costello will be presenting the villages at broad run so this application is a request to rezone approximately 120 acres from a1 agricultural zoning district with a limited small portion that's actually RPC residential planned community

[01:18:24] to PMR which is a planned mixed residential consisting or allowing up to 415 dwelling units. Of that 415 dwelling units, approximately 181 will be single-family detached units.

[01:18:42] 102 will be duplex, single-family attached, and then 132 will be townhomes, single-family attached units. This is a change from what we took to the Planning Commission. The applicant had conversations with the board and Supervisor Gordy to re-look at the density, and the density actually came down approximately 20 units.

[01:19:07] Originally it was 435. The new proposed density is 3.46 dwelling units, which is within the Comprehensive Plan RN2 designation for transect two. The location is north of Vint Hill Road, east of Pioneer Drive, and west of Braymeyer Development, the RPC area.

[01:19:37] Staff is recommending approval for this application. As mentioned, this property is currently zoned A1 with a small section being RPC. The PMR area is a recently approved Strathmore that the board approved.

[01:19:58] And then the comprehensive plan is RN2, which allows one to four dwelling units per acre. Again, this application is 3.46 dwelling units per acre, so it falls within that density. So this is an overview of all the applications that we have along the Vent Hill Corridor.

[01:20:23] If you remember, we recently approved, or the board recently approved Hawthorne at Kettle Run, Alderwood and Longleaf, as well as Strathmore. Tonight, you're going to hear Greenhaven, as well as the villages of Broad Run, leaving the only outstanding application, Silverbrook, that will be heard soon.

[01:20:47] Some relevant background information, so this Vent Hill Corridor, these, as I mentioned, there's seven development applications along the corridor. The Board of County Supervisors have approved four of those.

[01:21:03] To date, approximately 1,227 dwelling units have been approved with those cases. And tonight we have 415 units with Green Haven and another 290 with the Villages, bringing up the grand total for 1,900 dwelling units along that corridor.

[01:21:25] As Ms. Cameron had mentioned, the corridor study was done by the applicant. It was at the request of Supervisor Gordy. He had asked that the applicant and staff take a look at all the infrastructure, the level of services to make sure that this potential growth would pay for itself and provide those level of services needed that are created by the impact of this development.

[01:21:55] And as Director Washington had mentioned, the county is also working on a Vent Hill Corridor small area plan, and that's currently underway. That will take a more comprehensive look outside of the area of these development applications.

[01:22:16] Okay, this is the illustrative of the Greenhaven at Broad Run. As the original application had more units down here in this area, based on the feedback they received from the Planning Commission

and Supervisor's Office, they eliminated some of the townhouses, approximately 20, to decrease the density and provide additional buffering and open space between Braymire and this

[01:22:51] development and as supervisor LaCroix had asked this area does have 50 foot buffers all around the application except for in order to have that contiguous development as what was planned with Strathmore we don't have that 50 foot but we have enough buffering and screening between both applications this provides an overview of the different housing unit types this in the brown areas the village houses which is all on the more or less outside

[01:23:28] of the application that's going to be adjacent to the neighboring Braemeyer and other developments in the area in the interior we have some reduced setback townhouses we also have duplex houses in green and then the blue are the 16-foot townhouse I'm sorry the adu townhouses are in gray and then the blue or the remainder of the townhouses this shows the open space as the applicant had said

[01:24:05] they're providing 40% open space the PMR asked for 30% open space so this is exceeding the open space requirement and as the applicant stated that approximately 49 acres is open space which is really good this also shows the northern part of the Greenhaven application with the buffering and open space associated with the project I'm not going to go over this but this shows the different types of amenities that are provided throughout the application

[01:24:43] And I think one of the important things, you know, to mention is that Supervisor Gordie asked the applicants to be mindful of the different applications to make sure that they have different types of amenities that could be used throughout, you know, the area, as well as, you know, designing similar setbacks and buffering along the corridors as well as streetscape, similar sign materials to give a sense of place as you're going up.

[01:25:13] Vint Hill Road. These are some of the amenities, the clubhouse. I'm not going to go into that. I think Janelle covered that fairly well, but that's going to be a nice amenity for Greenhaven as well as a splash park. This is the nature park and community garden that provides the opportunity for people to grow plants and vegetables within their development. This is the street cross-section, that we wanted to make sure that each project was similar, with similar

[01:25:52] amenities and connectivity throughout the entire corridor. The applicant also provided illustratives and different examples of what the architecture would look like for each of the different unit types. The landscape approach within the project, hardscape for the walls and fencing that will occur throughout the application, signage. We have different types of signage, but they have the same

[01:26:31] type of materials and look. And there's also some wayfinding signs, which is important. That gives that are distinct community feeling. And this shows all the signage that will occur throughout this application.

[01:26:49] So the applicant did request several waivers, which are allowed in the PMR, and staff is supporting them. We did have some initial concern because the alternative housing unit types, while in this application they're providing much more than what is requested or required in the zoning ordinance, We did feel like with the duplex, type E and type F are more middle density, mid-range density, as opposed to low density.

[01:27:22] But overall, the application as a whole meets the vision of that particular area. They do have some reduced setback housing, design standards for the type E and type F, which references the

alternative housing types.

[01:27:44] Height modifications going from 35 to 45 feet, which staff is in support of. That provides the ability for rooftop terraces, which also is a form of open space for the property owner.

[01:28:01] And then the townhouse row length, there are some sections that do have eight units per row, which is above usually what we request and what the zoning ordinance has. Staff is recommending approval.

[01:28:17] We find that this application is consistent with all the relevant sections of the comprehensive plan. and staff has recommended approval for the following reasons with the proffers dated March 12, 2026.

[01:28:34] So the rezoning to PMR is consistent with an implementing zoning district for the RN2. As proffered, the applicant does provide a cohesive plan mixed residential community with appropriate infrastructure improvements for both schools, for transportation.

[01:28:57] The proposed development supports our housing policy, promotes diverse mixed income housing. In this particular application, they're providing 20 affordable units up to the 80% AMI and 21 units for up to 120% of the AMI.

[01:29:22] It exceeds the open space requirements. The density falls within the comprehensive plan range. And then they did provide robust buffering and compatibility measures throughout the project. And the proposal is in alignment with several goals and key objectives of the county's strategic plan.

[01:29:44] And I will gladly take any questions that you may have, or you can hear Ms. Costello's presentation. Since there are two of you guys separately, does anyone have any questions for Mr. Venegas while he's up here? Madam Chair.

[01:29:59] Yes, Supervisor Bode. Thank you, Madam Chair. First, thank you for your work on this, Alex, and thank you for the presentation. As always, you have a good balance of being concise, but also being detailed. I just have a couple questions. So, again, to go back to one of your previous slides, this project, that one actually just passed, like, that has a different staff report.

[01:30:18] Yeah. So, first, this touches upon it's been recommended approval by every staff reviewer of the comp plan. Supervisor Brody, that's correct. We went through all the review agencies, provided feedback, and based on this, that's how we analyze for consistency with the comprehensive plan.

[01:30:36] Appreciate that. And then my second question is, can you talk about open space requirements versus what this project is delivering? So the PMR in the zoning ordinance says it has to have a minimum of 30% open space.

[01:30:52] This application is offering 40% open space, which is greater than, and it's through the combination of amenities, open space, buffers. So from staff's perspective, we like to see applicants come in with cases where they have more open space than what is required.

[01:31:11] Appreciate that. And my last question, Madam Chair, thank you for that, Alex. And my last question is, you know, you talked about, and I like how all of you do this, but I think you in particular, Alex, do a really good job of setting the tone of what's around it, compatible uses and what have you. So you talked about how Braemar is just to the east of here.

[01:31:26] That's already RPC. This is already, this is going to be RN2. This sort of fits in. And can you talk about how this is going to have this, does this serve as sort of a transition from sort of the denser units that are already existing and as you get farther out on the Bent Hill corridor, knowing that this obviously gets really rural pretty fast?

[01:31:44] Yes, so since Greenhaven is right near Bromire, it has the higher density of these applications. And as you go down to Strathmore and the villages, it kind of is a transition downward, not as intense as being right next to the RPC, where you expect to see that type of closer to the four dwelling units per acre.

[01:32:10] and as you go down it goes down to like in the threes so that's the way that it um this project works with along with the other applications and the ones that were approved uh on the south side or have even a lower density because that's what it was called for in the comprehensive plan thank you supervisor steward thank you madam chair i just um not so much to be a dog with a bone but

[01:32:44] It has to do with, again, the archaeological study where they were talking about Site 44PW1530, where specifically a dwelling occupied by enslaved African-Americans between 1755 and 1830, where the phase two study said that without a doubt, the site has yielded and retains potential and integrity to yield important to enslave lifeways and material culture during this time

[01:33:20] period. The prehistoric component of the site was minimal and the site is unlikely to yield significant information related to our understanding of prehistory. Now, I do understand that it's been proffered um to inventory and place in kiosk um any artifacts um that are going to be found but if something more significant is found for instance like a wall or foundation um would

[01:33:50] that would that be moved or would we be able to preserve that in place so um the applicant and staff did work with the Historic Commission as well as the county archaeologists, and usually in order to mitigate things, we put proffers, and in this case, we went all the way up to a phase three with curation, like you had mentioned, as well as a mitigation plan, and then the interpretive signs, which includes the kiosk. The county archaeologists, the Historic Commission, and staff

[01:34:28] felt like these measures gives us the opportunity to mitigate any impacts associated with cultural resources and if the applicant does find things they will curate it if it's something significant then they would work with the county archaeologists to determine the mitigation plan what needs to be done to either preserve it or I know in some cases they relocate things but in this case I But, you know, I think, does that sound about right?

[01:34:59] I'm sorry. I'm going to bring up Emma Dietrich, who's part of the county archaeologist team. Thank you. Hello. Thank you. Emma Dietrich, Cemetery Preservation Coordinator, but also trained archaeologist. So I can speak a little bit to this.

[01:35:15] The proffers state that they're going to do a phase three investigation, which phase three will go into full data recovery. So that would be a process in which their consultant and archaeologist will be allowed to or will be able to further investigate that site for a possibility of, like you stated, the potential for a foundation structure.

[01:35:33] There's a question on whether or not, if that foundation structure exists, what it's like. If it is staying to the 18th, 19th century, it might not be movable like you were referencing. But within that, the curation and then the interpretation process would be a way to bring that data to the public. okay okay um and so if not movable it would be preserved in place uh i'll let the applicant speak to that just to confirm uh

there is a mitigation plan in place if there are any um significant items that are found during the uh phase three investigation and so that would be a conversation that would then occur with the scoping phase with the county archaeologist

[01:36:11] okay anything else all right you're good supervisor stewart oh she said that she was going to have the applicant speak to that. So just about preserving in place. That's the only last thing I have dangling. The applicant would do the phase three mitigation with Justin Patton.

[01:36:49] They would keep it on site, but I'm not sure that it would be preserved in place. Okay. Okay. Thank you. Supervisor Gordy. Thank you, Mr. Vice Chair. So speaking of history, And this is something, incidentally, I find interesting that it hasn't even been brought up.

[01:37:11] But this home, the manual home, was actually the home of a former Brentsville supervisor from 1901 to 1915, J.P. Manuel. Have we looked at also some historical artifacts, anything that relates back to the manual?

[01:37:29] And if you go back and if you look at even the maps of the Battle of Bristow Station, the Manuel Farm is on those maps. So this site goes back a long way, for sure. And Warren Manuel, who grew up on this farm, who is now 91 years old, he and I have talked a lot about this, about a lot of the history on this plot.

[01:37:54] Like I said, he's been there for a long time. and he speaks often about his grandfather. Have we looked at, you know, some things that tie to the county in terms of the historical significance of the time of Supervisor Manual?

[01:38:15] I'm going to let the applicant address that, but one thing we can consider as we do this interpretive kiosk, maybe we can include information regarding that into the process.

[01:38:32] The applicant actually met with Mr. Manuel and went through his family's history because he has a lot of it, took pictures. They actually did a video with him. So the interpretive kiosk, it just says that the content will be in consultation with the planning office and the historical commission.

[01:38:51] So the applicant's goal was to also include history of the family within that interpretive kiosk. So I don't think there's anything else we need to do because the interpretive sign covers, it's not just to what was found there, but we also will be interpreting the history that we learned from Mr. Manuel.

[01:39:09] Okay, thank you very much. Now, this is pretty amazing, but I got Supervisor Vega in the queue. Oh, you put it in? Okay, Supervisor Vega. Thank you, Mr. Vice Chair.

[01:39:25] My comments and or question are going to be for the applicant. And while Ms. Cameron makes her way up to the podium, I appreciate the applicant's candor when it comes to the overcrowding issues that we're experiencing, not just in the Brentsville District, but throughout Prince William County.

[01:39:42] I appreciate the commitment that we've gotten from Chairman Lateef and school board member Erica Tradenik. However, I would like to refresh the memory of my colleagues that two major land use applications were approved along the Hoadley Road corridor with the assumption that overcrowding would be alleviated by the construction of the 14th high school.

[01:40:04] We know now that that is not the case, and so I am asking, do we have a letter from Chairman Lateef or anything else that's actually enforceable or a greater commitment, if you will, other than a verbal one in regards to the overcrowding issues?

[01:40:19] So, we don't have the commitment letter, but when the county sent out the application to the school board and they provided their input, the one thing that they did put as one of the bullet points is that the current enrollment projections do not reflect any potential remedial measures the school board may implement to address capacity concerns, such as increasing building capacity with CIP projects or adjusting the school attendance zones, which is basically the best that we could get from them at this time but through all of our

[01:40:59] conversations it was our understanding that once the projects are approved that they would be redistricting not to send another kid to the nooksville k through eight that already has over capacity and thank you for that response ms cameron i can't count i can no longer count the trailers along park k drive um that are at the nooksville school and so we certainly do not want to aggravate that situation any further. Just food for thought for my colleagues on the dais, if the school board is highly considering redistricting, I think that perhaps we should have that conversation with them so that we're all on the same page. That's all I have for

[01:41:38] now, Madam Chair. Thank you, Ms. Cameron, for addressing my concerns and answering my question. You're welcome. Thank you so very much. Supervisor Bailey. Thank you, Madam Chair. I want to go back. It's very interesting. Supervisor Gordy, thank you for the point you made about the gentleman that's 91 years old and gave his input on this very important project.

[01:42:01] I think that's just another example also of what's in the comprehensive plan and what we discussed and how important it is and how we learn from past experiences with projects. And so my, maybe it's a request, but just my comment would be as you go along in the different phases, Emma, with this, the interpretive design, but also the illustrious, illustrative design would also be important as you build this wonderful project that it's there for the

[01:42:41] community to understand that there's history there. Just, just planting a little seed because I think when you talk about the history of Prince William County, the story still needs to be told. And so I'm just planting a little seed because Supervisor Gordy did bring up a very important point with our wonderful seasoned senior citizen.

[01:43:08] Not a question, just a comment. Thank you. All right. Thank you, Supervisor Gordy, then O'Croix. Thank you, Madam Chair. I just want to speak a little bit to the schools. Just so that folks kind of get a lay of the land, everything that is not currently zoned to a school in the Brentsville District is zoned.

[01:43:32] to the Noakesville School. Everything. All the way from, you know, almost from the Potomac District all the way up to almost Route 66, or at least Route US-29. So there are two elementary schools within a stone's throw of these sites, and there are other elementary schools, and all of them have lots of capacity and actually have gotten to the point that their capacity is so low that they've actually had to cancel programs because there's not enough students to as the

[01:44:10] money follows the student the way you know the site-based management of our school system is is that there's not enough money because there's not enough kids in those schools to sustain their programs so by by aligning these kids to to the schools that that have decreasing capacity this is actually going to help sustain the programs and reinstitute those programs like Teak Lake Wood had an award-winning drama program which had to be canceled this year they don't have enough students so so what this does is this will allow those schools to be able to be have enough

[01:44:47] students to be able to and my conversations with with the superintendent she's actually very keen on having these students move to these schools so that those programs can be reinstituted and those schools revitalized. Additionally, and again, I've had the conversations with school board member Tredenik, and I've recently just talked to Chair Lateef just a couple of weeks ago about this and and and once again uh received his commitment on that um in terms of

[01:45:25] and i want also want to clarify about the the trailers at noakesville school noakesville school is going is under construction for an expansion program and that's why those trailers are there they're there to accommodate kids out of the classroom so that they can expand the buildings So they showed up without any real warning, and so it has left people thinking that all of a sudden the school needed nine new classrooms, but there have been no developments built that would have required those buildings.

[01:45:59] Nothing's been built except homes on 10-acre lots. That's it. But those trailers are there for the expansion of the school and to accommodate that in the short term. But I appreciate the questions on school because that, again, as we've looked at these cases, I said we're not going to do the same thing we did in the 1990s and in the 2000s where every neighborhood was taken in isolation without understanding how it fits in the broader picture that everybody had to come together.

[01:46:28] and this is, when we talk about smart growth, this is about a different approach. This is about looking at these things holistically and coming up with a comprehensive plan in order to mitigate the whole, because the whole is greater than the sum of the parts, and so we cannot take the parts. We have to look at the whole to make sure that we're adequately and appropriately mitigating the impacts from these developments in totality, and so i appreciate the questions on this and this has been a the schools one's been a very important one

[01:47:04] for me for sure and of course transportation as well and that's why we've worked so hard to try to come up with a good plan to address those going forward thank you madam chair all right i just want to say let's kind of step away for a second i just want to make sure i know we've had a few people who've gone on their second time this is your second time correct supervisor la croix um is it your second time though all right so you have one more time so you get twice so i'm going to go to you and then i see someone pulled himself out so supervisor la croix i just want to say one thing um i still must have my resident hat on and i'm i'm trying to wear both

[01:47:41] supervisor and resident hat um but the residents are really really important to me the people that are existing and i'm kind of a do no harm type of uh judge and as a realtor i like new builds i'm just going to say that out loud but what's really important to me is that the applicant is doing everything within their power to be a good neighbor to when they come in that they're doing as as much as they can to make sure that when they're through that they have enhanced a location

[01:48:17] and what have you seen with their willingness to work with the residents and to enhance the community at large. Supervisor LaCroix. The applicant met with the community several times between both projects with the community, the Bremont community, and people, I think it was with ours, it was 1,380 feet around their development, as well as Supervisor Gordy asked them to expand that. They did, and from my perspective, they have worked with the community.

[01:48:55] Again, you know, not everyone's going to be happy. There's always concerns, and a lot of the concerns are legitimate. But, you know, the applicant has really worked hard and worked with the Supervisor Records Office. Just, you know, like when Supervisor Gordy mentioned the schools, you know,

we have part of the development that Greenhaven at Broad Run goes to T. Clay Wood, and that's only at 61.8% capacity, and again, that hurts them if they don't have the funding to meet their full capacity,

[01:49:33] and then even with the projected students, it only goes up to 68.7, so that's one of the biggest things that we hear from the community is traffic, which the applicant has provided, road improvements, level of service, such as Fire and Rescue, and previous applications did provide a site for Fire and Rescue.

[01:49:56] In addition to the schools, the transportation, they've got a lot of amenities there that the community can enjoy. So I think that they've worked with the community to address some of their concerns.

[01:50:14] Supervisor Vega. Thank you, Madam Chair. Certainly don't want to continue to prolong the conversation, but I do think it's important to highlight that the Noakesville school is at capacity, not because of the expansion, but prior to the expansion.

[01:50:34] And while I understand that additional trailers have been added, the school is not at capacity because it's expanding. However, this is not a comment or a me being critical, if you will, of the applicant, this particular application or the district supervisor, because I know Supervisor Gordy has done tremendous work to bring this here tonight that I will be talking about later on.

[01:50:55] However, this is just a call to Chairman Lateef and to the school board. It's an urgent call. We need to change the boundaries. We need to redistrict. And it's a serious conversation that we've been having for a long time. And I think that it's been long overdue. And I hope that if they're not watching tonight, somebody tells them about it.

[01:51:14] I know I certainly will reach out, but it is urgent that we handle this to ensure that we don't have other land use matters either being held up or being criticized in such a way because of an issue that can be fixed in a timely manner. Thank you, Madam Chair.

[01:51:30] Thank you so very much. I don't have any other questions in queue, so we can come up with the next case, please. Good evening, Madam Chair, members of the board, Maggie Costello with the planning office.

[01:51:54] As you heard from Ms. Cameron earlier, this is a request to rezone land from A1 to PMR, and staff is recommending approval. The application consists of three land bays.

[01:52:10] The first, land bays 1 and 2, comprise about 81 and a half acre. The applicant is proffering the portion that's on the left side of Silas Drive to the county for parks and recreation and or public safety.

[01:52:28] The Land Bay 3 is roughly a quarter mile to the north, and it's roughly 28 acres. This is also being proffered to the county for parks and open space land use. Let me go back one. Here we go.

[01:52:46] This page was taken from the Broad Run and Cattle Run Master Development Study submitted by the applicant. This shows the Prince William County's Mobility Plan Trails Map from the Comprehensive Plan, the goal being to connect to the Broad Run Trail.

[01:53:02] This application does provide that link at the top, as you can see. The trail would connect to the 28-acre piece, be pulled through Silver Bell, which has not come before you yet, And then, of course, end at the village, bringing the trail directly on to Vint Hill.

[01:53:23] Looking at this a little bit closer, you can see that land bay on the facing Vint Hill Road does comprise all of the residential use. The applicant is proffering a trail connection into Silver Bell, pulling that trail again through into Land Bay 3.

[01:53:41] That's the orange line connecting into the Broad Run Trail. This creates pedestrian infrastructure and regional connectivity for this area, which was targeted in the comprehensive plan. This is the environmental constraints analysis that was submitted by the applicant, the 28-acre piece known as Land Bay 3.

[01:54:04] And looking at this, you can see that there are several environmental constraints on the site. It's staff understanding that the applicant has proffered to build the trail going through here, and I believe it will be placed outside of that RPA area.

[01:54:20] But you can see here, there's plenty of wetlands and water, as well as lots of specimen trees identified on the site. This is the environmental constraints analysis for land base one and two, where all the residential development will be.

[01:54:38] Most notably, you can see the limits of disturbance shown in the brown line. They are pushed out to the outer edges of the parcel, So significant clearing will take place. The applicant, as she stated earlier, there are two very significant specimen trees in the lower right-hand corner there.

[01:54:57] Strathmore development has gone above and beyond in their efforts to preserve at least one of these, and the applicant is taking this forward on their side of the property line, continuing this preservation. Talking about density for this development, the way the applicant drew the land bay lines, land bay 2 ends up outside of the targeted gross density for RN2 land use designation per the comprehensive plan. So it lands at 4.82 dwelling units an acre. However, combining a land bay 1 and

[01:55:33] 2 together, you get 3.55 dwelling units an acre, which is within the gross density. And of course, if you include land bays 1, 2, and 3 altogether, the full 110 acres, you get 2.63 dwelling units per acre, which is very much within the targeted density. Staff does recommend taking more of an aggregate density look at this, as they are providing quite a bit of recreational and open space opportunities with this development. Just some quick notes about this particular application

[01:56:11] regarding the environmental side of things. Again, those two trees are being preserved very well on their side of the property so staff supports this there was revealed with the eca that there were some special status wildlife species occurring or have the potential to occur on the site and there is suitable habitat for an endangered species and a proposed endangered species and the suggestion from the federal side is to mitigate this by having a bat survey conducted

[01:56:44] between the months of may and august the applicant is providing full vegetative buffers along roadways and they are adding that voluntary comprehensive street tree plan regarding transportation parks open space and trails the applicant is providing adequate access points into the development they are providing a staff is supporting what is being dedicated with right way and the turning lanes at the project entrances. They are, of course, putting in the shared use

[01:57:18] path along Vint Hill Road. This particular application, Staff Fields has a robust pedestrian network with active and passive recreation elements supported by staff. And of course, the applicant is participating in that joint development agreement with all the other Vint Hill Road corridor applications. Regarding housing, they are providing affordable housing, as you heard, they are also including four

different housing types, which provides variety that staff looks for, and they're proffering some special needs housing options within those

[01:57:55] proffers. Of course, you've just heard from my colleague and from the applicant, there was much discussion about schools, and we do understand that there is still uncertainty amongst staff, the board, and school board regarding impacts, but we do understand that applicant is working with schools and with each other to uh to mitigate these impacts the applicant has requested several modifications and waivers to the zoning ordinance regulations staff looked at each one of these separately looking at the impacts and the justification provided from the

[01:58:35] applicant and we we are supportive of these in their current state last month the planning Commission did recommend approval of this application however they did place the following conditions they requested that there be an occlusion of a proffer for pre and post construction well testing for the residents of Silas Drive which you heard earlier from Miss Cameron they have actually provided this in their current version of the application the Planning Commission requested that an easement and driveway construction be pulled through the

[01:59:11] Harriman parcel for access for the Bryant residents on Silas Drive and And you heard earlier that, yes, they did meet this request. The Planning Commission also asked that the applicant continue to work with transportation staff to remove that inter-parcel connector onto Silas Drive.

[01:59:29] And they have submitted a revised MZP showing that removal. And, of course, they also asked for an inclusion of a proffer guaranteeing that the applicant will be building and constructing the trail on land bay 3, which they have proffered.

[01:59:48] So with that, the Planning Office recommendation, along with the Planning Commission, is to recommend approval of rezoning REZ 2025-00010, the Village at Broad Run, subject to the new version of the proffers, which are dated February 27, 2026, for the following reasons.

[02:00:08] This proposed use meets the targeted land use and overall density targeted within the RN-2 land use designation in the comprehensive plan. The proposed use fulfills the targeted increase of residential supply and aligns with the county strategic plan.

[02:00:24] And the proposed development also does provide that robust pedestrian and trail network meeting the target of extending the broad run trail to the Vent Hill Road area. And I'm happy to answer any questions that you might have. We also have staff here from Transportation and Environmental Management and Parks and Rec, I think.

[02:00:45] Thank you so very much. I'm just waiting for people to jump in. I don't see anyone, anything. Tom, are you reaching for it? Maybe, no, you got nothing? You got nothing? You got something? I'm ready to hear from the constituents.

[02:01:02] All right, you know what? And I think they would rather us get this thing moving. All right, listen, I have no objection. So with that, I am, oh, we already have it. So I'm going to go ahead. All right, so I'm going to go ahead open the public hearings for 7a and 7b we have a lot of new faces out today just so everyone is

[02:01:39] clear even though i call you you're still gonna when you get to the microphone you're gonna need to state your first and last name and the magisterial district where you generally reside don't need to

give us your address unless you want us to show up and if you show if i show up please make sure you have something yummy to eat so you will go to the back you will have if you want to speak on both um cases you have six minutes if you're with an organization non-profit that we recognize or hoa then you get up to um 10 minutes please let us know beforehand okay just

[02:02:14] let us know who you're with um and so i'm going to call people up in groups of five adjust the microphone we can't hear you everyone likes to think that they're loud you're not loud honey you're not loud okay you're not loud um and watch the screen so i'm gonna have melody miller you can come back up jeff phyllis yahida sad omar malik and mushibar um hassan so all of you can stand up

[02:02:48] oh god nope sorry guys we have to take a break we are we're going to recess because we lost our

[02:02:58] quorum so this is for 7a and 7b melody miller jeff yahida omar mushabar um so ma'am you may

[02:03:34] speak and again okay six minutes can you hear me yes okay so i'm gonna talk on both of them so if i can have the six minutes um as i said before my name is melody miller i live in neabsco but i actually run fire uh in noakesville so i am over there the vinhill corridor is my first due so i'm very intimately familiar with that area. I just wanted, again, to point out, I've read all of the proposals. I've watched this. The applicant has actually done a really great job, in my opinion, of amending a lot of the proffers, but I think there's a couple key things that are a little bit performative, and I'd love to see both the Planning Commission and the board be a little bit more

[02:04:10] diligent about making sure that they're more in line with the county comprehensive plan. The first thing is that all of this is car dependent. There's really poor integration with the county kind of multimodal transportation, which is part of, again, the 2040 plan. We have a huge problem with bikers on the west end of the county. There's a lot of traffic. There's a lot of people that ride their bikes. You are taking your life in your hands if you go on Aiden Road on a bike, and people do it all the time. So I'd love to see more integration of, like, dedicated bike lanes or connection to county transit so that people don't have to have so much traffic. There is a tremendous amount of

[02:04:45] traffic out there. There's no meaningful energy standards in any of this. And that concerns me because if you're taking down, if you do all seven projects on Vinhill, even the ones you've already approved, you're taking an enormous amount of tree canopy out of the west end of the county. And I know that a lot of people think that open space is the same thing as tree canopy. Not only is open space not wildlife habitat, it's not screech owls that eat mosquitoes, it's not bats, it's not all the things. There's a lot of deer already that use Vinhill because they got no place else to go but it's called evapotranspiration if anybody wants to be a nerd about it but there's

[02:05:19] a lot of evaporative cooling that happens in old growth tree canopy and we are we are facing I mean everybody in this room has probably experienced a hundred degree day in summertime in Virginia and it's miserable and the more trees we cut down the more of those days we're going to have because a lot of the county cooling comes from those trees and you're taking out a giant chunk of it on the west end of the county. I know right now people are really struggling with AC bills. My own power bill was over \$500 this month. So you crank the AC to a livable temperature, and you're going to have to have seven jobs. So just have that consideration that open space and tree canopy

[02:05:56] are not the same thing. And so old growth really does have a value, and it has a value that is tangible to the citizens. I'll talk faster, I promise. So sustainability measures. Some of the sustainability measures i know that um there's a lot of talk about how well the applicant has done density is a thing but also the i know we don't have a climate executive and that we are currently trying to hire one but i am not seeing a lot of consideration on climate concerns in a lot of the development proposals that are going forward and once we build these communities it's not going to

[02:06:31] be easy cheap or maybe even feasible to retrofit them to some of the client needs that are climate needs that are evolving right now in the county so i would love to see some more consideration of that even though we don't have a climate executive there are experts in the county dwr has experts some of the public works people have experts that can be utilized to maybe make some of this more accessible to the citizens and to the applicant that's pretty much my pitch please leave a lot of the trees alone because we need them especially if you're going to add a lot of traffic you need a lot of the carbon sinks you need a lot of the air filtering that's going to

[02:07:07] offset a lot of that uh that that expansion brings thank you so much for your time thank you so very much next speaker please my name is jeff fliss i'm silas drive i'm brentsville district um we've been involved in this process since day one uh with safe and his crew uh he's got a good team um he's been very responsive to the concerns and the uh really pretty significant concerns that

[02:07:41] we've had on Silas Drive. We're not real happy with it, of course. Silas Drive is a very quiet road. We enjoy being very quiet. There's about 12 homes on that road. We're ground zero for this whole thing. We're between Owl's Nest, Silas Drive. It's probably two of the most dangerous intersections on Van Hill Road. Recently, we've had a young woman pass away at Owl's Nest and silas drive during the construction of the water pipeline the roads are very big concern for

[02:08:20] us i'm i'm very happy to see that they've decided to put in the roundabout and and relocate owls nest that's a big that's going to be a big safety feature we got to slow these people down on that road that road is very dangerous right through that area they use it as a racetrack if you've ever been up there they're going 100 120 miles an hour um they literally use it's perfectly straight section of road and they're absolutely out of control um the one of the things i will say is they've been safe and his crew have been very receptive when it came to stormwater management i

[02:08:55] take a good portion of that property um of you know stormwater and um you know we've been very concerned about the wells we've been working with safe and in his team with the wells um so you know i can't say anything bad about their team or their crew they've been very very responsive with us um with the road connection that was one of our that was a major deal for us we we like our we like our quiet road we actually literally stood out in the middle of the road with supervisor

[02:09:29] Gordy and Safe and his team. And I think we had two cars, maybe three at the whole period of time. And that's what we pointed out to them. That was the big thing. We don't have a lot of traffic. If that road connection was there, they were talking about over 120 trips an hour possible with that connection. And that was just not going to work with us. We like our quiet road. My wife's lived on that road now. It's going to be 50 years. So we're going to end up giving that property to our next generation this is going to be the fourth generation it's going to take that property

[02:10:04] um at some point so that that little block that little our little two acre lot is going to be there a one for as far for as far as we can see we might not personally be there but our our kids one of our group

of kids or our grandkids or our next layer of grandchildren uh will be on that property um that that's uh that that i can definitely say we might be the only two acre lot left in that area but it will be there so but um you know i don't even think i want to say this but

[02:10:37] i i actually with with working with his team with the way he's been i think they're going to be a good neighbor to us in the end um and i think that that should be taken into consideration when you all vote tonight um they they've they've stepped up as far as i'm concerned thank you thank you so very much. Next speaker. Can you all hear me? Perfect. My name is Yahya Saad. I live in Kohl's

[02:11:12] district and I'll just need six minutes, private citizen speaking. So thank you to everyone tonight. I'm a husband, father of two very young, two under two, very young, beautiful children. I'm blessed to have them. We spent, my wife and I spent years looking for the right place to live And we picked Prince William County, not only because the county has so much to offer, but because we have family here.

[02:11:42] And what we want is to establish a multigenerational presence. You know, we talked about having our grandchildren here, great grandchildren and so on and so on. So for us, it's very important that my wife's family, for example, almost entirely in Prince William County.

[02:12:01] And we want to keep it that way because with the rising cost of child care and the rising costs of so many other things, it helps to have family around and it helps to have a community like the one we have in Prince William around.

[02:12:17] And I think it's the people of Prince William that make it as great as it is. With that being said, I want to advocate on behalf of other young families like ours who are still looking for a place to live, who are struggling to find reasonably priced housing, and find a home that's within a reasonable distance from their families, their houses of worship, and their work. There's no secret that we're facing a housing crisis, and there are many

[02:12:52] factors to that housing crisis, the cost of materials, global supply, etc. But one of the factors is housing supply. And housing is not in great supply in the county, in Virginia, across many metropolitan areas in general. That is the factor that this county board, the county board of supervisors does have leverage over. So when we, when looking at the village in Greenhaven, I see a proposal that sets a good standard for environmental protection. I see

[02:13:30] adequate funds and measures proffered to support transportation improvements, education. And based on the site plans that we've seen, I think this is a place that many young families can call home and to establish more of a multi-generational presence here in Prince William County as the county grows with respect to our environment, with respect to the culture and the history that this county offers so i'm asking you to vote in favor of the rezoning on both both applications thank

[02:14:07] you all right before we get to the next speaker i'm just going to call up our next group we have omar malik i don't know if this person is still here um amir ayur angela klein i didn't realize congratulations oh boy wow um that is commitment okay and then i have i am so sorry um kassi for soul so if all of you guys could stand

[02:14:45] in the back sir you may go ahead okay um thank you good evening it's your jefferson and the members of the board of supervisors i'm a bishar hussein i'm part of the gainesville district I've been part

of this area since 1995, so for the last 30-some odd years I have lived in Manassas, Manassas Park, Noakesville, and now part of the Gainesville District, live in Bristow.

[02:15:08] First, I would like to thank all of you, the county staff, everyone involved for supporting quality development projects in Prince William County, specifically in Bristow and Gainesville area. I'm here to support Village and Green Heaven as it represents responsible growth that benefits both the local community and the county.

[02:15:25] Both of these projects also provide great amenities that play a huge role in making housing truly livable and enhancing overall quality of life. In the last 30 years, I have seen housing demand and supply and how it impacted on an individual in terms of the cost. As many of us know, currently our area faces a significant housing shortage.

[02:15:45] My daughter, a UVA graduate working full-time for the past three years, is still struggling to find a home that falls in reasonable price range. Increasing our housing supply is crucial to addressing rising costs, as we very well know from economic principle that limited supply and high demand drive up prices.

[02:16:01] This is exactly what's happening in our area, so by approving these projects, we can take a significant step towards meeting our community need. We look forward to receiving approval for both of these projects. Thank you. Thank you so much. Next speaker, please. Good evening. My name is Amira Yub, and I'm part of this committee since 2010.

[02:16:27] I'm deeply concerned about the housing shortage in our community, and if we don't act now, the next generation will struggle to find affordable housing. I fully back these two projects because investing in housing today safeguard our children's future and help maintaining the diversified, vibrant community we cherish.

[02:16:57] I'm a father of two teenagers. And I'm really concerned about their future. And I want them to live around me. So that's my concern.

[02:17:13] And I fully back those two projects. And that's all I have to say. Thank you, everyone. All right. Thank you so very much. Next speaker, please. Good evening.

[02:17:29] Hopefully I can get this at my level. If you see any wincing, that's because three weeks away. Wow. I am wondering if I can get the 10 minutes because I have been the head of the Silas Drive community, so I wonder if Supervisor Gordy can share.

[02:17:48] Listen, I will give that to you. Again, I'm still so impressed that you're here, so yes. I appreciate you. You're speaking for two, literally. Speaking for two and then the 12 households on our street as well. So my name is Angela Klein, as most of you know.

[02:18:04] I am a Brentsville resident and a resident of Silas Drive. I wanted to use this device that I don't really know how to use just to show kind of. Okay, awesome. This is Silas Drive.

[02:18:24] We have been in talks, like I've said, with Safe and his team and Adam and their team. We've had Maggie, we've had Will there, and I can't forget to mention Supervisor Gordy and then of course Jacob as well to really have serious conversations about this project because we were concerned. This is a dead-end street that we were the newest people who bought a house in 2018 on this dead-end street with people who have lived there for 50 plus years and have handed their houses down from generation to generation

because as most of these individuals have spoke about affordability in Prince William County is not affordable. In 2018 we moved here because we

[02:19:04] were choosing between Loudon and here and this was quote-unquote affordable but it was at the upper range of our of our price range we were looking at a house so we bought here because it was a fixer upper and my husband and I love to kill ourselves after our regular jobs and fix up our house so that's what we did. So I just wanted to point out this is me right here and my husband And this is Jeff, who just spoke earlier as well.

[02:19:33] And not to inflate Safe and Adams' heads any larger than they have already been. I will say that it has been a pleasure working with JR Real Estate. It has been a breath of fresh air. We have a lot of detectives on our street, and we will find people's addresses and emails and be able to have those conversations because that's what we want to do.

[02:19:59] We want to be heard as residents, and I think that's really important to get into these conversations with the developers because, I mean, we're a huge community. We're Prince William County, and we should all be concerned about each other. So that's what we really did. I will say it wasn't easy to do that.

[02:20:15] I needed to know how to get in touch with them, and also I got in touch with Maggie. I got in touch with Will that way because I knew how to use the portal as well. So, Jocelyn, FYI for the county officials, it would be great, and, of course, Tom, but it would be great to have more of that participation for people who aren't investigators so that they can get their voices in before the last moment, too.

[02:20:42] We've had setbacks. The setbacks here, the tree buffers, fantastic. Wanted to confirm a few items as well, so want to make sure, and I know, Supervisor Gordie, you spoke about this, but the county does provide that driveway for the Bryant family.

[02:21:00] I think that's crucial. That's something that we, and SAFE is very much aware of this, but just working with both parties to make sure that they have an in and out from Vent Hill Road. Again, the wells, thank you very much for SAFE and Adam, and then, of course, Brentsville Planning Commissioner and Tom, of course, just making that bond period actually apply as well because you don't know what happens to wells um in a year after construction ends so i also wanted to make the point where if we can't dig a well we really appreciate and i think this is part of our

[02:21:37] conversation and was um confirmed but want to confirm again that if we have to hook up to public that we don't bear the cost of that public you know sewer wells and and sewer if that happens and then um supervisor la croy welcome congratulations we're really excited for you um but again the buffering portion of it one of the other items that i wanted to make sure because this is our house and safe and the team have been really great they've expanded that buffering but i want to make sure with the erosion of the other trees going down around there is that we

[02:22:14] continue to backfill that buffer because while we have said this is a great buffer there is going to be additional erosion so we've talked about that with safe and adam i believe that's something that they're going to be looking into um as well in doing but i just want to make that clear for everyone and also my neighbors here that have the buffering um just continue to add to that as trees fall down and continue that buffering um you know i the things that continue to be um somewhat of a

[02:22:46] concern to us is the transportation i know that supervisor gordy and um the developer team um and just prince william county um have been talking about vent hill road for a long time i am still concerned about the rollins ford to sundley manor drive and that we're not doing four lanes the entire way i understand there's some easement problems or you know just going around that curb as you get to Rollins Ford, but there's going to be a lot of just pile up on that road if we don't

[02:23:21] continue to discuss four lanes for the entire sector. So just something that we'd really like to continue to hear that conversation going, and I'm sure Supervisor Gordy, you know I'll be in touch. And then also, this is again for the JR Real Estate team, and I know they're looking into it but i want to just make it clear in the public remarks removing the stormwater pond here and i know we can't have any definites at the moment because they're still doing you know but putting it under not removing sorry putting it underground so that we just don't have that pond visible

[02:24:01] there doing an underwater underground facility and then adding again to supervisor la croix comments some buffering there for our neighbors who are directly abutting um the development too and we got you a couple more houses safe for fighting for that non-interparcel connection so hopefully um we can do that um so um i also wanted to just also uh to address you know there was talk about and um supervisor bode you actually asked the question small area plan

[02:24:39] engaging the community. I will say that it feels like it happened a little too late for Vent Hill. There was a lot of plans already in progression when that small area plan came out. I think it would be hope the supervisors to actually come out to Vent Hill too and to just see what we're seeing. You're always invited to Silas Drive. We would welcome you to come out, but I know that only two supervisors can come out at a time or something like that, so that's why we didn't call you all out at the same time so we didn't have a huge pwc conference on silas drive um but it's

[02:25:16] just the synergy there is is not the best i would say with a community i think a little bit more of just being more present for the planning staff being more present for the transportation staff because people do have comments and would like to be heard i think would be fantastic and i think that would go a long way with the community and something that i've definitely discussed with supervisor gordy and he's also um mentioned that that's something that he's um pursuing too um you know again it was definitely really difficult to figure out how to connect

[02:25:51] with the developer as well in the first place luckily i work for a real estate on the commercial side developer and owner so i have a little bit of background on how to get in touch with people and we don't give up on silas drive so we were able to connect with safe and team but there was no you know initial this is the connection i think that that would assist with some of these development projects a little bit more if we could have that initial connection um as you know residents who want to be heard and we want to have those discussion was discussions with the

[02:26:26] developer. And I know that, you know, Tom came in as well, and that was fantastic. And so I think we can go a long way with discussing these projects directly with the developer as community members, because at least our experience has been, especially with JR Real Estate, that they will listen. And of course, with Supervisor Gordy as well, that we will have, you know, ears to listen to us so that that was great um but overall uh we just really appreciate the time um that you know again not trying to make safe's head be any bigger than it is and adam's too but we do appreciate the

[02:27:03] time and attention that they took also supervisor Gordy's office with Jacob that they took to come out to Salas drive several times to meet with the residents um we definitely um would like to still be involved in the conversation and safe has mentioned that that is a absolute plus that as the development continues to happen he will involve us and he knows that i will go to this board and i will go to supervisor Gordy if that's not the case um so um we while we don't necessarily agree with the development i think as a daughter of two economists that supply and demand doesn't

[02:27:40] really get affected here just because there are so many other there are so many other different anomalies with housing supply that we're not going to have a necessarily affordable housing hopefully we do because I want that as well but I think that just this developer this relationship for our community was huge and I appreciate Supervisor Gordy's office as well thank you so very much i have there are a couple people have called up um they haven't called come up to speak

[02:28:13] so i am going to go ahead and go to remote public i'm sorry remote comments do we have anyone online i have three names on the sheet uh do we still have them with us uh good evening vice chair yes we do our first speaker is uh Christopher Carroll all right go ahead sir hey good good evening. Christopher Carroll, Brentsville District. Just wanted to log in real quick and say a few quick words. I wanted to thank the applicant team for all his work on Village. I think we've gotten

[02:28:50] that project into a good place and with a couple additions of the PC, the addition of the trail, the driveway for the Bryants, and most importantly, us finding a way to finally get that inner parcel removed on to Silas. All good things. So I did want to acknowledge that application and the work done and i won't go into my concerns on schools and transportation costs tonight um but i do appreciate everything that has gone into that application now in terms of green haven there's still two quick outstanding items i just wanted to comment on first regarding the parking in the

[02:29:25] trailhead um this is something i've really been hammering on and i understand that Dafton does not want to move forward with anything on that side of the power lines um you know i've heard that parks have told them not to which parks advised was not the case i've heard the upkeep would be too expensive for the HOA i've heard that there's no room to the power line expansion and now tonight i've heard it's actually a DCSM issue where the paving could require more storm water management issues so all that is kind of what it is but if we were putting those parking spaces in for the public benefit as a whole next to the townhomes we need to find a way to guarantee

[02:30:04] that those spaces are for the general public use, not just for the Greenhaven residents or guests. Because I can tell you that those spots are going to be snapped up by the guests. So that needs to be resolved in the proffers tonight.

[02:30:20] And also those spots don't make much sense if the trail itself doesn't actually come down to the spaces. So I encourage us to take a look at how we're preserving the spaces for a public benefit and how the public can easily access the trail next to said spaces. We're building an amazing trail network here along the Vinn Hill Corridor, and we have to find ways for the public as a whole to be able to access it.

[02:30:42] And if those spaces are what we've got, I definitely encourage us to take one last look tonight to see if we can carry that trail down to hit those spaces on the trailhead next to the townhomes. The second item, the historical site, the historical commission recommended that if a phase three finds a stone or brick foundation that is believed to be of historical interest or supports the idea that this was an African-

American space, that they were requesting that the site be permanently preserved and coordinated for public viewing and educational opportunities.

[02:31:18] And this is in line with the comprehensive plan preserving in place. And these aren't my words or recommendations. This is the county's historical commission. the experts in this area. The phase two study, which the applicant had completed all the way back in 2024, had recommended a phase three and identified that the site was eligible for the National Register of Historic Places. So let that sink in for a minute. We've had a report back from 2024 saying that a phase three study is recommended and that we have a historical site which is so important that it's eligible for the National Register of Historic Places. And nothing frankly

[02:31:56] was done until it was discovered at the planning commission hearing just a few weeks back at a meeting where the applicant team could not even readily identify where the site was located on their site plan. So in speaking with the historical commission this site is a significant discovery as it includes the recovery of columnware along with other ceramic pottery and from the historical commission the addition of oyster shells and funnel remains supports the argument for a settlement.

[02:32:21] We rarely see a requirement for a phase three and in addition I have never seen any recommendation from a phase two for an addition to the National Register of Historic Places. This site is important, and we definitely want to give it the care it deserves. Now, I'm by no means saying that this totally negates the project, but I'm not saying it absolves it either.

[02:32:42] I'm strongly in belief that a proffer should absolutely be added to preserve in place any found foundation on the Historical Commission's recommendation to preserve the history and integrity of the site. This is not something that should be moved if something is found, and that is all through the recommendation of the comprehensive plan, which we just went over how we should be following.

[02:33:04] I said all this on record at the Planning Commission, and I just wanted to log in and say that on record again tonight. If the applicant is confident that there is no structure, there should be no additional stress to add a proffer to protect any potential structure that might be found. And I encourage the board to continue to push for that addition tonight to preserve history in place in compliance with the comprehensive plan.

[02:33:27] With that, I appreciate the time, and I appreciate the board taking one last look at resolving these two outstanding concerns prior to any vote for approval tonight. Thank you. All right. Thank you, sir. Next speaker, please. Good evening. That was our final speaker. Thank you.

[02:33:43] Thank you. All right. Thank you so very much. I'm going to go ahead and close the public hearing for 7A and 7B. And I would like to invite the applicant of the county to come up if there's anything you guys wanted to address that you've heard from our speakers.

[02:34:07] I'm going to go through the questions in the order that I heard them, but if I skip anybody or I miss anybody, just please let me know. I wanted to start with what we are doing from a sustainability perspective as well as an access perspective.

[02:34:29] So as part of the proposal, there will be a 10-foot shared use path along Bent Hill Road. And so when we talk about mobility and multimobility, that was one of the things that the developers took a look at when they did the master development study to look at where are their areas for multimobility.

[02:34:47] County transportation has been hitting us hard with that to make sure that we look at not just pedestrian connectivity, but also bicycle connectivity. So for both of these projects, in addition to the shared use path, as well as the trails and the sidewalks, the applicants had proffered that there would be bicycle facilities at each one of the amenities.

[02:35:07] In addition, the homes do not prohibit a homeowner from being able to construct solar on the property. And in many instances, EV charging stations are options now that can be bought by the first homeowner.

[02:35:23] so the applicant really did look at both multi-mobility as well as some sustainability aspects as far as the tree canopy coverage and open space the applicant is either meeting or exceeding the tree canopy for both of the projects as well as open space and then i wanted to hit specifically some of the comments that angela klein has as it relates to making sure that we hit the items that the applicants had specifically said that they would so to address the comment for

[02:35:59] the bryant family access proffer 23 as it relates to interpersonal connections specifically says the applicant shall provide interpersonal connections as shown on the mzp in addition the applicant shall provide an access easement and construct a driveway through g pin 7395-85-0627 to allow access for g pin 7395-75-8342 to silas drive so that basically is adding that connection um through the parcel that will be dedicated to the county to the bryant's home so that they are

[02:36:38] able to have access as far as the well monitoring the applicant did say that it would be done prior to final paving that's associated with bond release so that's basically is the final step for bond release and so as requested by the silas drive folks pushed out the well monitoring to the very last step in the process for underground stormwater management the applicant is still looking at opportunities to do that and i think i hit most of everybody's comments oh i wanted to

[02:37:15] hit sorry chris carroll's um specific comments as it relates to the parking spaces sorry give me one moment to find a good exhibit this one's a better one actually so from a pedestrian connectivity

[02:37:55] perspective there's actually a sidewalk here so the applicant has agreed to provide 10 parking spaces to be made available and open to the public to connect to the trail system and there if they're parked here there actually is a sidewalk here that would connect to the vent hill road trail system so the applicant is willing to do that and i want to go back also to the specific question as it relates to the phase three so when the applicant does the phase two reports they oftentimes submit

[02:38:29] it specifically to the county and they go by the recommendation of the historical commission so when the applicant submitted the phase two in august the historical commission in november 12 2024 their specific recommendation was no further work and because the historical commission's recommendation was no further work the applicant did not proffer a phase three at the planning commission public hearing the history after the planning commission public hearing the historical commission re-reviewed the documents and then the historical commission made their recommendation

[02:39:04] to do the phase three and mitigation that is why the applicant prior to the planning commission did not proffer the phase three because it was not recommended by the historical commission so i just wanted to clear that up and i think i hit everybody's comments all right um supervisor vody did you have any questions just yeah a couple madam chair thank you um miss cameron so a couple

things to hone in on some of miss miller's uh comments so can you do you have a good aerial how much of the sites are currently clear cut already because they're farms yes and

[02:39:38] we'll start with maybe it might be better in staff's presentation so you guys have the property and your staff so um this is the green haven presentation sorry it went dark so this is the green haven presentation here so as you can see a lot of this area has already been cleared cut

[02:40:07] because it is farmed and then if i go to maggie's presentation so this here is oh i can just like there we go this here is the village and all of this area here has also been previously farmed appreciate that so thank you then my second question um is when you guys were all looking at transportation you mentioned earlier shared use path um in terms of the entire sort of master

[02:40:46] your planning of this what does that overall connection look like in the long run in terms of not only pedestrian but the shared use path for multimodal sort of transportation so this slide here shows the trail networks through the property so as you can see all of the projects committed to so the areas that are sort of the dark blue that's the vent hill road widening portion of the property and then the other areas in blue are the public streets and then all of the public streets these light blue areas private streets they all have sidewalks on them and then the yellow is the

[02:41:23] trail network so when they did the master development study again we couldn't look at it one project at a time but how do they relate together for both a pedestrian as well as a vehicular standpoint between the projects thank you you're welcome supervisor gorty thank you chair um so uh on this so the the parking lot for the the um pedestrian uh in there in us and look at this from two perspectives is like okay what if folks want to come and they want to ride a bike along vent hill road but then there's those that would want to take the trail and take

[02:42:03] it all the way back to broad run eventually and then hit broad run trail and then you could go to rollins ford park or you could take it um for all intents and purposes all the way down to uh 28 at least at this point and eventually to um to uh bristow battlefield um at least that's our vision and that's what we're working towards um with with silver bell and pioneer drive and we've been talking and again this is where we kind of get into the conversation about something that you know looking at this holistically and so when pioneer drive is is uh right now is not a v dot

[02:42:43] standard road so so and that will not be even be addressed until if and when silver bell is addressed but in the silver bell proposal much of the property to the east along braemar there's going to be a very massive wide buffer that's in there and in my conversations with the developer for that is we want a parking area at the end right at the beginning and i also are working to try to get those part that part of the parcel and planning staff get ready for this

[02:43:19] one because this will come to you i i want that become county land because the last thing i want is another transmission line being pushed through here and so because of that amount of land uh being left open that just makes it ripe uh for something in the future for a transmission and we don't want that going through here so that's going to be part of my conversation as we we talk about Silverbell, but in looking at a parking, what I would see as a potential temporary parking

[02:43:54] spot, but eventually a broader and better parking lot for accessing the broad run trail at the end of Pioneer would be the best place for that eventually. But again, that's something that we've got to work towards. But in the meantime, we come up with this temporary solution as was discussed and um

and and we can um uh put that in to make sure that those parcels are available uh for the public um and i guess that's something to have to make sure that the homeowners association

[02:44:29] also maintains maintains yes um uh one of the questions that angela brought up um was about if something happens with the wells public water and sewer hookups talk to us about what happens in that scenario where if the water is no longer potable that you would what would be the next steps as it's currently proffered the applicant is responsible to repair or replace the well

[02:45:04] and how i've understood it and i might have safe come up to talk directly about it is the fall safe is connection to public sewer a public water but i just want to confirm that with the applicant so um what i was told is repair or replace means if it can't be repaired and then it can't be replaced meaning they dig another well and it doesn't have um adequate capacity for water then

[02:45:42] they would connect them to public water okay um and that's in the proffers the second half of that is not so right now it says repair or replace the well okay um and so replacing it it can we add that that clarified that that would mean hooking up to public water if necessary yes and i'll show these to michelle before you vote okay um all right i'm down to 37 seconds i'll stop there that's going to be generous um i just want to know michelle do we need should we call recess

[02:46:21] do you need additional time to review this or are you comfortable in two seconds i will for all of them all right well this there are any other questions or anything anyone else wanted to all right oh supervisor bailey mine is really simple i you know this is playing out in a very

[02:46:59] communal way i and i i just want to say that because when it happens we have to acknowledge it you have to acknowledge it and i'm i'm so thankful for the citizens that came out uh there were two there were three actually two in one person and then the other but i'm very grateful for the other citizens that want that wanted to have generational

[02:47:34] um future generations to grow in this community and miss klein also said did i say your name right? Ms. Klein also said that we may be a little too late for Vent Hill and how we're doing with the area plans. Did I quote you correctly? And I'm not supposed to be talking to you right now.

[02:47:59] But I think that's real important to acknowledge because oftentimes you'll hear one of us say up here that we're working with old stuff, old plans, and trying to revise them and make them brand new.

[02:48:15] But when the community comes and partners with us, partners with the applicants, partners with the board to make it good for the community, I think that's where we're really trying to go with our comprehensive plan. And so I just wanted to say that because controversy sometimes is good.

[02:48:40] We don't have to often make it bad. So I think this is just an example. And then to have Mr. Gordy have previous experience as a planning commissioner, that really helps us a lot also here on the board.

[02:48:56] And so are y'all done? I've talked as long as I can. All right. Well, we have Supervisor Bode, so he can fill in the gaps. Yeah, my question is very quick and direct, but hopefully it'll stall long enough. so do you have a count miss cameron on over the course of maybe not all the project at least these two actually if you do have it i would appreciate how many adus there are among all the projects combined i don't have that number i could get it to you um i appreciate that just

[02:49:31] with this project there's 71 but i can get a count of all of the projects together i think it would be helpful as we continue to talk about this holistically i appreciate that i can do that all right i don't have anyone are you everything is good yeah i thought it would be helpful if i can read the changes to the proffers so that you all know what changes were made um and then it so the proffers will be dated today so march 31st 2026 and then the first change to the proffer is proffer i'm sorry this is for green haven so the green haven proffers are first the first

[02:50:10] change to the proffer is proffer 16c it will read trails and 10 parking spaces to be open to the public for access to the trail network we also need to amend proffer 16f because the plans and design guidelines only show one playground and not two and i believe those were the only changes for

[02:50:45] green haven for the village at broad run again these proffers are dated march 31st 2026 the first change is going to be at the end of proffer 15 and it reads in the event the well cannot be repaired or replaced the applicant will connect the property to public water and then the other

[02:51:17] change is going to be proffer 32 and it will now read the applicant shall dedicate g pin 7395-85-0627 to Prince William County for parks and recreation, public safety, and or another public use that the county deems appropriate.

[02:51:42] Said dedication shall occur prior to bond release. And those were the changes addressing the comments we heard. All right. Supervisor Gordy. Madam Chair, thank you. And thank you to the applicant.

[02:51:58] Thank you for the planning staff. And just as the Silas Road community uttered tonight, uh much appreciation to the applicant for um listening um a lot of times we don't get folks who are willing to listen um and and so it it certainly makes our lives a lot harder and um but when when you know recognizing that that all of us have blind spots and and uh and things that we need to consider that maybe we hadn't thought about um you listened and and we appreciate that

[02:52:36] um i i do want to thank the silas folks uh you guys have been just wonderful your hospitality um is true noaksville you you you exemplify the goodness of noaksville thank you um and and um and and the the inputs and the time that you spent to uh to to work on these um is unlike anything else i've seen from any other community in brinsville so thank you very very much And I also want to thank the planning commission.

[02:53:10] I think everybody on the planning commission had some inputs to things that can be done to improve this. And really, it gets back to what you just talked about. It really is about community. And one of the things that we've really tried to drive towards in this area is, number one, let's try to preserve as much of the rural character as we can.

[02:53:29] We know what the comp plan says, but we're hopeful that even though the small area plan is kind of running tandem to this, it's just the hand that I was dealt. But we still want to try to maintain that rural character in this area, and so that's why we tried to come up with a more comprehensive rather than a piecemeal plan.

[02:53:53] And so with that said, I want to thank Jacob, my chief of staff, as well. He's done yeoman's work helping us navigate through all this and keeping us all moving and rowing in the same direction here.

[02:54:12] So with that said, I would like to move item 7A with proffers dated March 31, 2026. Second. All right, it's been properly moved and seconded. Is there any discussion on this? Supervisor Bodie.

[02:54:28] Yeah, thank you, Madam Chair. And I guess we're going to do the other one after sequentially. Okay, I appreciate that. So thank you. I'll just do the same round of thank yous. Thank you for the community. Oftentimes we have folks where, I know one of the gentlemen said earlier, I'm not too happy about this, but you all work through it.

[02:54:44] Instead of just saying, no, we don't want this, and just sort of shutting off communication. Because we do have applicants that like JR and what have you, they're willing to work with folks if they're willing to have this communication, where if they can't hear from you on what you want because you're just like, we don't want it here, it doesn't really help. So I wanted to thank you for that.

[02:55:00] And I appreciate, Ms. Klein, especially your commentary around, hey, can this be more transparent in terms of who the planners are, what have you, who the applicant is. I know that this particular iteration of the planning department has been trying to make inroads and making themselves more accessible, but it still seems like there's more work to do.

[02:55:18] I know that all the communication that go out may have as a small, But at the end, who the planner is, may have some information. Maybe you can work on that, too. So I appreciate that. Because there needs to be, to your point, if folks really want to work with these applicants, knowing who to talk to, who in the county side, in the applicant side.

[02:55:36] So I appreciate that. To go back to the project itself, especially this one, I just want to really highlight how this is, again, and I know some of my colleagues have talked about this, a sort of example of how to be good neighbors to an existing community, right?

[02:55:54] We have Braemar that's right there. We have these other communities that are coming in alongside of it. And the applicant did a really good job sort of working through how to make it sort of fit in terms of what's already there and then what's to come alongside of it and really making sure that we don't have some of this disjointed Frankenstein monster development that we see in other parts of the county where it gets only done in a silo and there's not really a plan there.

[02:56:19] So really wanted to highlight that. Also appreciate the commentary and the conversation around the historical natural resources. It sounds like there were some back and forth there, but I really, really appreciate how there was a real conversation there. Because the last thing we want to do is lose inadvertently some part of the history of this area.

[02:56:38] And just the last thing I'll say about this one is ultimately we have a situation where we have a built up suburban area already. This is some far-flung area out in some rural enclave in the middle where there's built up, there's infrastructure that's right next door, and this helps build on that in a meaningful way.

[02:56:58] So for all those reasons and a lot of the commitments that have been made by the applicant and how this does, again, along with every single comprehensive plan reviewer that looked at this, I'm going to be supporting this. So thank you, Madam Chair. Supervisor Vega, are you still with us?

[02:57:18] Supervisor Vega? I am. I'm sorry. I was trying to find my unmute button. Can you all hear me? Yes. Great. Thank you, Madam Chair. I'm going to I know that we have we're speaking on the one now, but I'm just going to speak for both.

[02:57:40] Certainly want to start off by thanking Supervisor Gordy and his team for what I view a wonderful job at working with the applicant. And now I'll direct my praises to the applicant for working with the district supervisor's office to ensure that we addressed or that they addressed rather all of the concerns that the community raised.

[02:58:00] One of the issues that I had, the main issue that I had with the initial applications along the Vint Hill corridor stemmed with the eminent domain that was brought to my attention by the applicant has been taken care of. And so I am pleased that that situation has been handled in regards to these applications.

[02:58:17] I also want to talk a little bit about the community engagement, because for me, I know that that is extremely important. and I've been made aware that the applicant has had, I believe, over a dozen meetings with members of the community. That right there shows that the applicant was serious about listening and addressing the concerns raised by members of the community. And lastly, just want to make an emphasis on the fact that what is being presented here tonight aligns with the comp plan. So overall, I know that we don't always, as supervisors, get everything that we want and that

[02:58:49] The citizens don't always get everything that they want, but this is an indication of the district supervisor and the applicant working together to ensure that most of the concerns have been addressed and that this proposal has been put forth here tonight.

[02:59:05] So thank you, Supervisor Gordy, and thank you to the applicant and to the members of the community that came out and spoke. All right. Do we have anyone else? I'll just say a couple of things. You know, I appreciate when the community comes out. It is very late. It is tough. I'm going to give special praise to Mrs. Klein, you know, because three weeks out, wow, that's dedication. I know that there are people who have been concerned about the development along the Venn Hill Corridor. And yes, Supervisor Gordy did initiate a small area plan looking at that area. It's hard when there's already development coming, but I know that you've tried to work with

[02:59:44] everyone. You've tried to hurt the cats, and that's a hard task to do. And I do appreciate the applicant working with people and hearing concerns. I know that there are still outstanding concerns. It sounds like, from my perspective, that staff has addressed a lot of these things.

[03:00:02] So I'm excited to vote in support of this project. We do need additional housing. We are a growing community. What I look for is projects that are thoughtful, that have community engagement, that are leveraging the land, leveraging the area, and really trying to blend in and, again, be good neighbors not everyone's willing to do that um so that is something i appreciate greatly so with that i'd like to go ahead and call for the vote supervisor stewart no supervisor vega

[03:00:40] hi thank you motion passes seven to one supervisor stewart voting nay all right thank you very much supervisor gordy um uh before i make my motion i also want to address one thing that Ms. Klein said, and that's about the four laning. We're still working that. It's not, I'm with you and we're, and that's something that we're going to keep pushing. And so we've, there's a few

[03:01:12] things that we will have to work on as the county. And, and, and again, the, the, the, and continuing to work with the community on those issues. That said, I would like to move to approve item 7B with proffers dated march 31st 2026 second that's been properly moved to second and supervisor bode yeah thank you madam chair just very quickly on this one just overall um i know folks um always have

concerns and anxiety when they see new development coming i know there's folks that feel like hey this is going to impact schools going to impact traffic and impact all these things for my quality

[03:01:49] of life and i know miss miller you in particular sort of talked about the climate impacts of all this and i think i i hear you on that um i see in a slightly different direction because i've talked to folks around the region and when we under build in the places where we where we need to like areas like this that's already next to existing infrastructure we push the development farther out and we push development farther out that's longer trips for folks that's more development in places where there isn't infrastructure for it it has more global climate uh implications so i hear you on that but at the same time that there are ways that and i think we did that with the comp plan of putting the right growth in the right places at least

[03:02:28] into this to sort of address that um also it was mentioned around hey we don't really have a climate adaption adaptation uh person and yet we kind of do uh he's in the sustainability department he's still running up to speed um but part of his work will hopefully be not necessarily every single land use case but these larger impacts whether they transportation uh projects or what have you really working with the planning department to see what those greenhouse gas emissions differences are versus here versus there but also putting in things like more shared use paths versus not um how we can also integrate a lot more of that mobility planning that you talked about

[03:03:06] it would be great if we get to a point where we're able to talk about in line of these conversations with these projects hey can we put an omni ride bus stop right there we're not quite there yet when it's just piecemeal but with the number of rooftops that are coming this area holistically there's definitely a conversation could be had with Bob Schneider and OmniRide about bringing OmniRide buses to this part of the county when there wasn't just really enough rooftops there from before but I know that we continue to talk about that as a board and it has to come hand in glove with conversation around how do we fund OmniRide to get us there so we're in the midst of budget cycles I know that we talk about transit and transit oriented development so i'll just say that those conversations are still ongoing but they're

[03:03:45] all very valid points and i hope we can continue to talk about those and push the ball forward as a board thank you madam chair all right i don't have anyone else in queue so i want to hurry up and call for the vote it's getting late supervisor stewart no supervisor vega aye thank you motion passes seven to one supervisor stewart voting nay all right thank you so very much i'm going to give

[03:04:19] people a moment to exit before we move on to agenda item number nine all right we are moving

[03:05:03] into agenda item number nine and that is public comment time all right i have four people i don't know if melody left but um melody miller then laura perez patrice summers and jess brown so you have three minutes each please even though i called your names please state your name the magisterial

[03:05:36] district where you reside, and you will have three minutes. I'll be up on the screen. Thank you. My name is Laura Perez. I reside in the Potomac District. Madam Chair, Supervisors, and Mr. Shorter, I'm here today as a resident of Prince William County and a proud county employee who welcomes the idea of a union for general employees. My concern today is related to any further proposed delays to the ability of general county employees to unionize and enter into collective bargaining.

[03:06:13] The current 12-month language in place regarding signature authorization cards has created an unnecessary obstacle for general employees to unionize. We have worked hard to get the signatures needed, but unfortunately through attrition and the 12-month rule always fall just short of our objective to bring the union to Prince William County.

[03:06:38] Employees sign the authorization cards with the expectation it will be used to move us forward. There is an expectation, there is no expectation of an expiration date. A union for general employees is now within our grasp, and we need your support to get over the finish line.

[03:06:56] Any further delay will be a disservice to all current and future county employees and the county residents we serve. A question I've heard repeatedly is, why is it so hard for you to get the general employees on board? Why is it so hard to get signatures?

[03:07:14] Well, unlike the police and fire, general employees wear many hats, a multitude of uniforms, and are spread out throughout the county, serving the residents of this county. As someone who regularly drives for work from one another county to the other, this makes what we have thus far been able to accomplish amazing.

[03:07:33] As a county resident and a county employee, I am darn proud of us. I hope you are as well, and we'll throw your support to the general employees of this county. Thank you. Next speaker, please.

[03:07:52] My name is Patrice Summers, and I'm in the Potomac District. Can you, I'm sorry, adjust the mic so we can hear you? Thank you. Or you just lean in. My name is Patrice Summers, and I'm in the Potomac District.

[03:08:10] Madam Chair and board members and Mr. Shorter, good evening. I'm Patrice Summers. I have worked for Prince William County for 26 years. I am here tonight to talk about the importance of collective bargaining rights for Prince William County general employees. We are a part of Prince William II, and we county employees want our voices to be heard.

[03:08:31] We want to be a part of fixing things that ail us in the county. The current 12-month expiration date on the authorization cards have been a hindrance in our efforts. We get so close and have to start all over again. It's like being on a hamster wheel.

[03:08:50] We are not police or fire and rescue. We, the general, are compromised of many agencies wearing many, many hats. Please consider removing the language that restricts the general county employees from being able to file and have a union election.

[03:09:09] Anyone not wanting to be a part of the collective bargaining process, they just tell us no or don't fill out the authorization card. However, any wins made allows everyone to win and makes our county stronger and better.

[03:09:25] The many agencies have worked hard together to win a seat at the table to negotiate our first union contract and that will not go into effect until 2028. We, too, just want to be like police, fire and rescue, and the teachers.

[03:09:44] We make a positive difference in the community by providing quality public services. Please consider making this change. Thank you. Next speaker, please. Good evening, Prince William Board of Supervisors. I'm Jess Brown. I actually live in Fairfax County, but I have the pleasure of working with the

Prince William County general employees. I am in awe of the quality public services they provide selflessly to the community

[03:10:20] each and every day. I'm also in awe of the union leaders, two of whom are here tonight, who have worked so hard to build the Prince William chapter of the union. One of the union leaders this evening told me, in fact, that she will spend all Easter weekend on call, making herself available for any community member in need of child protective services.

[03:10:47] You know, while we are all celebrating Easter, many people have that weekend off. So these union supporters deserve to have a true voice and input in the decision-making process related to their pay, benefits, and working conditions.

[03:11:05] Prince William General County employees have united over 30 different departments together. I ask the Prince William Board of Supervisors to please remove the expiration date from the collective bargaining ordinance as soon as possible so they can join Fairfax and Loudoun County General Employees and have a union election.

[03:11:29] Thank you. Thank you, Supervisor Ingrid. Do we have anyone available? You know, if we have anyone online. Do we have anyone online? All right, thanks. All right. We do not have anyone online, so that ends our public comment time. We're going to move on to supervisor's time. I'm going to start with our people on the screen. Supervisor Stewart, you are up.

[03:11:56] Thank you. Thank you, Madam Chair. I don't really have a lot of supervisor time. I just want to alert the board that I want the Prince William Digital Gateway litigation added to the closed session for our next meeting on April 7th. And that's it.

[03:12:12] All right. Thank you very much. Supervisor Vega. Thank you, Madam Chair. I'll jump right into it. I will be issuing the following directive. I sent this directive to the entire board. The county executive and the county attorney are also both aware.

[03:12:32] Madam Chair, without objection, I would like to direct the county executive to work with staff to develop and administer an anonymous countywide employee survey to assess county employees' perspectives on authorization card practices related to the current collective bargaining ordinance.

[03:12:48] The survey should be distributed to eligible employees, be neutrally worded, and clearly explain the current 12-month limitation as well as any proposed extension, including whether there is a defined process to resend a previously signed card.

[03:13:03] The county attorney's office is directed to review the proposed survey language for any legal issues. The goal is to gather information regarding county employees' perspectives on allowing signatures to remain valid beyond 12 months or a defined expiration period to reflect the current collective bargaining ordinance.

[03:13:21] The county executive shall report the results of the survey to the board at a future board meeting or by memorandum as appropriate. The survey must be completed and results provided to the board prior to the board's vote on the proposed collective bargaining ordinance amendment so that the information may inform the board's decision.

[03:13:43] I'm going to object, Madam Chair. All right, I object as well. So we're going to go ahead and turn this into a motion, and I'd like to contain everything into the motion. So, sorry, we don't do this too often.

So I believe that you're going to have to make a motion, Supervisor Vega.

[03:13:59] Sure, Madam Chair. I'd be happy to do so. I make the following motion, that my directive be voted on as read onto the record. Is there a second? Second. It's been moved and seconded by Supervisor Angry. Discussion, Supervisor Bode.

[03:14:18] Yeah, thank you, Madam Chair. So, Rosa Vega, while I appreciate the spirit of this, and I'm sorry we didn't get a chance to connect before now, I have a question for the county exec. And to your knowledge, when we were going through, and part of this obviously prefaces this before your time a little bit, when we were going through the initial draft in the collective bargaining ordinance and then the subsequent changes afterward, did we ever do a survey of how the general workforce and anyone felt about the CBO or the changes that were being done?

[03:14:49] So I was not here for the start of the CBO discussions. I would actually turn to Michelle for the historical perspective. I will say that when the CBO was changed, once I did get here, no, there was no survey of staff.

[03:15:05] So in terms of that, during the initial phasing, and at least you just confirmed, when we made those initial changes, there was no survey done. So this would be unprecedented as part of the process, us doing a survey. Correct. Okay. Appreciate that. And that sort of gets to the crux of why I have concerns about this, because I get wanting to hear people's read on this potential change at the same time.

[03:15:28] It wasn't done when we initially crafted the CBO. It wasn't done when we made the initial changes. We did get some feedback from folks here and there, but it wasn't an official survey done. And I have concerns about inserting the county staff and the CXO in doing a survey like this, sort of out of the blue of employees on their views on this, even if it's neutrally worded, even if it's deemed anonymous, I'm sure there are going to be some employees who will have concerns participating in it all or participating in it honestly. There's a lot there that folks

[03:16:04] could have concerns about. So for those reasons, I'm going to object to this. Thank you, Madam Chair. Supervisor Bailey. Thank you, Madam Chair. Madam Chair, I'm going to object to this as well. I won't be supporting this. This is the request that our citizens have made, our employees have made.

[03:16:22] It's nothing out of the norm, not anything unusual in an ordinary collective bargaining ordinance. It has been voted upon and supported in our regional partners. I think that our employees are entitled to benefits, protection, the ability to protect their employment as they serve us and serve the community.

[03:16:48] It has taken resources and funding for us to get to a very good point of voting and completely voting on the collective bargaining process. And we've tried to save as much money as we can, but we know we have to expend money to protect our employees.

[03:17:06] And for that, I think it would be quite unfair to the employees in our county if we move forward with another roadblock to not protect our employees as they are requesting so.

[03:17:22] Supervisor Angry. I mean, I don't see this as a roadblock, I'll say that. And I will simply say this here. I'm the one that made the motion that got us to collective bargaining. And police and fire are paramilitary organizations.

[03:17:38] They are born into structure. What I've learned about our general employees is that we have different departments and groups. I'm interested in understanding all of these groups, and I think we should have done a better job of this. No disrespect to you, Mr. Shorter, but we should have done a better job of educating our general employees about what a collective bargaining and what a union is because this is new to Prince William County.

[03:18:02] So I really don't understand why 12 months we can't get signatures as quickly as we got for police and fire. I get that they're very structured, and our general employees have not been. You've heard mentioned the fact that you have different departments that are trying to get together to get collective as one.

[03:18:20] This is about one group of every general employee. And in this county, how many departments do we have? And they're different. I need to know how these departments are doing and what we need to do to educate them to get here. I don't think this is about 12 months. I think this is simply about we have a very large organization, bigger than our police and fire, that we need to educate and figure out what's going on.

[03:18:44] And I believe this survey is a start. And understanding it's not hindering to get to the point of the decision for the public hearing, I want to see where we are in getting a pulse because I think at that point, then we need to figure out the next step to really try to educate and understand, you know, what the kind of holdup is.

[03:19:02] So it's my position. Supervisor Vega. Thank you, Madam Chair. Mr. Shorter, do county employees get surveyed at all throughout the year? Yes, Supervisor Vega, they do. Thank you for that.

[03:19:17] So this is not unprecedented, like Supervisor Bodie alleges. This is not a roadblock. This is not delaying anything. We're merely wanting to get additional data to hear from all county employees. I will go on the record saying this, and if other county employees are watching, I hope that they find not just my office, but I know that you've reached out to other supervisors' offices to express some of the experiences and or concerns that you've been having.

[03:19:43] Nobody should be afraid to give an opinion one way or the other. Again, we're not delaying anything. We're moving this along. The directive speaks for itself in terms of its clarity that the county executive shall come back to the board prior to us voting on the ordinance amendment. So I don't see the delay, Supervisor Bode. I wish that you would have connected with me on prior to tonight's meeting so that we could have discussed it further.

[03:20:07] But again, just want to reiterate that employees do get surveyed and that it is critically important for us to hear from the entire workforce, not just from a specific group, so that we can have the data that is needed to make informed and educated policy changes that are going to have impacts throughout the county. Thank you, Madam Chair. So I want to jump in because this is something that you have faulted me on, and it's sending out directives so late in the game. Now, last week, our agenda went live. We did not have supervisor's time because this was going to be a

[03:20:42] late meeting. But at the last minute, things were done to add supervisor's time so that people can give such directives. And no, I don't think anyone should be afraid to give an opinion one way or another. If we had this discussion, I would have certainly added it on because I'm not afraid of having dialogue. But people are giving an opinion. People want a union. Collective bargaining is a hot topic down

in Richmond. We may have it one way or another. At least I would like for us to drive and control this process. People do not have to sign the cards. The problem is people are signing the cards multiple times. So they're giving their voice. They're giving their opinions.

[03:21:21] This is something that they want to happen. It is the union, the prospective union that is educating people. It is not necessarily something that the board does. And I'm not trying to hamper anyone's freedom of expression. Collective bargaining is a hot topic. My concern is that surveying people on this will have a chilling effect. That is what my big concern is. And I'm just curious, Mr. Short, do you know if any other counties have the same timeline for general

[03:21:55] employees as we do that have a card signed? In terms of their ordinance, Madam Chair? I would have to do the research there. I'm not sure. All right. That is fair. Thank you so very much. I do support our employees having a chance to make their voices heard as one.

[03:22:17] This is why I support it. And I know that there's a very much a partisan divide on this issue. I support collective bargaining. I support unions because many of the benefits we have, the 40-hour work week, weekends off. It's because of unions.

[03:22:34] So I do support collective bargaining. It is on our agenda for next week. If this directive goes through, we will not be discussing that next week because it will supersede what has already been put in place. I respect people may have a change of heart, but I have not had a change of heart.

[03:22:56] I meant what I've said, and I'm going to stand by it. I support collective bargaining. I support the right of our employees to work together and to fight for their rights and to fight for our union. Supervisor Bailey.

[03:23:12] Thank you very much, Madam Chair, and it is a roadblock. And we'll go back in the archives and see who moved forward collectively initially, and it was me. So what I'd like to see in respect of our employees is that we respect our employees with the progressive understanding of what it means to retain, protect a work body to serve.

[03:23:42] That's the bottom line to it. It's not only about unions. It's about the protection of the employee. I agree with you, Supervisor Angry. A military environment does exist in the police and fire department. This is not that. This is our general population. And it is a positive thing. And Madam Chair, to your question, collective bargaining is, we based in comparing our collective bargaining ordinance on Fairfax and Loudoun, who didn't have the issues initially when we did this.

[03:24:19] And when we did that, we tailor-made it to our working environment. And so this is being politicized at this point for no reason, because it's something very normal as it relates to human resources.

[03:24:36] And so I would ask my colleagues to, we do need to have a collective discussion one-on-one, but we don't need to punish the employees while we're doing that, nor politicize it while we're doing that. but what we do need to do is protect and retain the employee base that we have right now.

[03:24:57] So I'll be supporting them and not this initiative. And Supervisor Baker, I would like to have that one-on-one discussion with you again, because I think it's very important. And to our police and to our school environment and to our fire environment, kudos to you for getting it done.

[03:25:20] I would like to get it done and support our employees. Supervisor Bodie. Yeah, thank you, Madam Chair. I won't go too far into why I would support getting rid of the limitation, the 12 months,

because I think that's a better conversation to have next week when we actually consider it after the public hearing.

[03:25:39] But I'll just sort of clarify what I meant earlier in terms of unprecedented, in terms of surveying. To my knowledge, the county has never sent a survey out on an active policy discussion that's being had by the Board of Supervisors. By saying that, knowing that this public hearing is coming, and then asking the county executive to do a survey on an active consideration of something by the Board of Supervisors, that's a very different animal than asking the staff about all the other things that actually get surveyed on all the time.

[03:26:10] Whether that's, you know, work conditions, whether that's how they feel about certain committees, certain things that are going on in the county, that's a much different animal than actively inserting a policy conversation, which is what this is, into having the county employees actively surveyed.

[03:26:28] So that's what I was saying was unprecedented, just for the record and to clarify, because Supervisor Vega made a point that I somehow said that surveying the county was unprecedented. That's not what I said. That's not what I meant. So I just wanted to clarify that. Thank you, Madam Chair. Supervisor Vega. Thank you, Madam Chair. I sent the directive during working hours, not at 6 p.m. or later in the night for my colleagues to have a time to review it and to reach out to me if there were any questions or any concerns.

[03:26:53] I want to be very clear, because I certainly do not like it when people put words in my mouth or that of my colleagues. who have taken the time to speak with me. I think everybody on this day cares about our workforce and appreciates our county employees, and we respect them. And we may not agree on the directive or what the directive says, but what we're not going to do is imply that some of us on this board feel any different than supportive of our workforce. So I want to be very clear with that.

[03:27:22] And I also want to say that perhaps the county should start conducting more surveys so that we can learn and hear directly from those on the ground how they feel how we're doing how is policy working or how policy is not working there is nothing that prohibits anybody else on this board to do the same thing so if you want to conduct a survey it is your prerogative to ask for one and with that madam chair i call for the vote i'm the one who calls for the vote as chair if there's anyone else who wants to speak so i will say this for me supporting employees may

[03:28:00] look different than other people, and I will accept that. I want to make sure that we continue to attract and retain the most talented individuals that we can. I realize that there's a lot of challenges out there, and I've met with county employees. I've met with union members. There are a lot of people who are still really afraid to talk, and I experienced that actually when I was first elected before I was sworn in. I was speaking with a member of our police, and he wanted to talk about the retiree health credit. I didn't know this issue. I wasn't familiar with

[03:28:39] it. I was asking him questions. And I took out a notepad to start writing it down because I'm new and I wanted to understand it better. And he was actually afraid to talk to me once I took out the notepad. This is a big dude. He had a gun. Like, why are you afraid of me? I just got elected.

[03:28:58] But he said to me, well, I don't want to get in trouble. And my response was, well, I just got elected as chair. Who are you going to get in trouble with? There are people who are afraid to talk. There are people who are afraid to share their perspectives. There are people who feel that they're getting in

trouble. They're going to be called to the principal's office. So this is a real concern to me. And this is why I'm concerned. You know, I understand where you're coming from with this directive supervisor, Vega. I do worry about it having a chilling effect. I'm not saying

[03:29:32] that it, that is your intention, but I am worried that people will have that perspective. And so that is a big concern of mine and so for that reason again this is not something that i support now at this time i will go ahead and call for the vote supervisor stewart no supervisor vega aye motion

[03:30:08] fails four to four supervisors bailey bodey stewart and chair jefferson voting nay all right thank you so very much for this i am now going to i like to always crisscross with um supervisor's time, so I'm going to go to Bailey, then Gordy. That's a new Bordy. Okay. Turn on my mic. On March

[03:30:42] 18th, I had the exciting opportunity to go and honor Read Across America by reading to our second graders at Covington Harper Elementary School and sharing the story of Officer Buckle and Gloria, the doggy and the officer, and it was so much fun.

[03:31:03] On the 18th also, I participated in the Northern Virginia Supportive Housing Summit, where we are putting together a strategic plan, partnering with Northern Virginia, NVRC, excuse me, Northern Virginia Regional Council.

[03:31:19] And then on the 20th, I spent the weekend in Raleigh, where I was honored to become a 50-year member of Alpha Kappa Alpha Sorority Incorporated, which I'm very proud of in serving not just my community, but serving several communities across the country. On the 21st, I would like to thank my staff for attending the installation of Officer's Banquet, and I just heard that event was wonderful, so thank you staff for going there. On the 27th, I participate in the Jail

[03:31:55] Basic Academy 44 graduation, where we honored our graduates at the ADC, and it was an exciting thing to see with their families. So congratulations for the dedication, the discipline, and the commitment to our graduates. On the 27th also, I was invited to be with our own wonderful Judge Christy Cotterano, who was sworn in as one of our judges in circuit court. Christy, I know you're just going to do well and continue to support our community, so congratulations.

[03:32:31] On the 28th of March, I participated in my second annual History Month panel with Top Ladies of Distinction where I participated with our superintendent of schools, my pastor, who is the first African-American pastor at First Mount Zion Baptist Church, Delegate Stacey Carroll, and our soon-to-be leaving as mayor, Mayor Davis Younger.

[03:33:04] It was so much fun to talk to the ladies. Then later on that evening, I went and I participated in the 27th Deputat Ball with Women in Community Action and watch them introduce our young women to society as well as watch them to receive their scholarships, leaving the house, going to college, and it was just a wonderful thing to see.

[03:33:26] My staff participated in the annual Bluebell Festival. Tom, I wasn't able to go with you this year, but I know you had a great time. And then on the 30th, I was so saddened to attend the homegoing service of one of my appointees and my dear, dear friend, Karen Smith, Executive Director of the Arc of Prince William County, and she will be sorely missed. She was an exceptional leader, and she really gave back to our community. So, Karen, I'll miss you. On the 31st today, I did my video for the Talon and Stock Risk Signal video, soon to come out

[03:34:03] at an audience near you. So thank you to our Transportation Department for that. And then I also had today the Honoring Women's History Month. We had four exceptional leaders in our community talking about leadership for Women's History Month. So to those women, thank you for all that you do for our community. On the first, we're going to have our, in April, we're going to have our National Pickleball Month.

[03:34:32] And I'm excited about that. And so I'm coming. I may not play but i'm gonna try to play if weather permits at the falazzo building and uh that is all that i have for this evening i will present my um directives at a later time as i promised madam chair all right thank you and gordy i passed thank you all right i'm gonna go to the original um bodie thank you madam chair um just a few uh quick things back on the 21st um was able to attend

[03:35:07] And the Davis Ward Park Master Plan hike and site visits was able to take my two littles, my two-year-old, who's going to be three tomorrow, actually, and my four-year-old to there. And I want to just highlight the Parks Department because I think they need to be a little bit more transparent and less humble about what they're offering for young people at these events.

[03:35:30] Because when we took a shuttle out to the Davis Ford Park site, and there were tables there where they obviously had children in mind. They had a trail mix there, they had water, they had sensory things, they had sort of animal hides and bird hides and things like that to really appeal to children.

[03:35:49] But you wouldn't know that necessarily by some of the advertising around it. So my one small critique is they need to be a little more transparent about offering things to kids because they do a really great job of doing that. But they're not always open about that. And kids really love nature, and they really love being able to do things like that.

[03:36:06] So I was glad. I think I was the only person that brought anyone under the age of, like, 12 or 15. So it was great to bring my littles along with that. A few days ago, some of my colleagues and I went to the NBBIA breakfast. I think one of the biggest highlights to that was just the continuing conversation around how we tackle so many of these housing and economic challenges we have in the county.

[03:36:30] I appreciate Superintendent LaCroix. I know you now get to straddle both those worlds by being a realtor and a supervisor now. But I hope that it was a real, I heard that you devoted a lot to that discussion as well privately as well as part of the event. So it's always good to sort of talk to folks, whether they be builders, developers, but also the economists, the affordable developers, And all the people that sort of bring together that expertise to talk about how right now, if you want to try to get a house in this county, your average age is 41 years old.

[03:37:00] We talk about affordability, we talk about tainted, we talk about making sure that that next generation can actually live, work, and play in this community. 41 years old is not it. So I hope that we continue to have those conversations and bring those folks together to continue to actually act on bringing that affordability back to Prince William County.

[03:37:19] Looking ahead, on the 18th of April, which starts next tomorrow, if you can believe it, on April 18th, we have our Occoquan District Dump today, just in time for spring cleaning season. We will be having that at Bethel United Methodist Church, just off of Minerville Road and Smoketown.

[03:37:44] We will be having, as always, our public works, our little crew will be there to collect trash. We're going to have the shred truck. We're going to have the recycling there. We're also going to have be

thrifty sort of stuff that can be donated instead of thrown away to accept those donations. And we're going to be doing community cleanup.

[03:38:01] Just up the road, the Rollingwood Village community has agreed to allow us to come in with some of our volunteers and help clean up the area. So whether you're throwing stuff away, whether you're recycling things, whether you're coming to help clean up, there's something for everyone. So, again, that's going to be April 18th, 10 to 2 p.m. at the Bethel F. Methodist Church over on Smoketown and Emineville Road.

[03:38:27] And that's all I got, Madam Chair. Thank you. Important question. Will Trashy be there? I don't know if we secured Trashy. I'll have to ask. All right. Need a little star power sometimes. All right. Supervisor LaCroix. Okay, first I'd like to thank my staff who's here, the majority of them are here, for getting me up and going.

[03:38:47] Everybody has been working really hard to get my office in line, and I'm proud to say that I think I've got the best staff ever, so sorry about yours. I am providing notice of my intent to appoint individuals to serve on various boards, committees, and commissions.

[03:39:09] I intend to appoint Brian Landrum to the Planning Commission, Michael Garcia, Jr. to the PW Water Board, and Austin Haynes to the Industrial Development Authority. My staff has sent over the resumes and contact information to the clerk.

[03:39:29] And I want to thank every one of you for helping me and being so nice to me. If I haven't responded to your email, it's because I have a million emails. So thank you. All right, Supervisor Angry.

[03:39:44] Thank you, Madam Chair. I want to thank the over 100 residents that came out to the Courts District update. Takeaways from that currently, because this is happening right now, are that if you are seeing anything that's unsafe, rocks in the roadway, something to the construction that we can actually mitigate, please give my office a call.

[03:40:05] We're very responsive with our transportation team and Russ Gessel and the Buchanan partners. So those are the things we want to make sure we continue to mitigate and make safe for folks traveling through that area. As I stated on numerous occasions, this is going to be painful for the next 18 to 24 months.

[03:40:25] So if you don't have to be in that corridor, find an alternate route around. I will also update you on Elm Farm Road. They're putting in that bypass road now, so that road is down to one lane, so it's very cautious, so be careful going through there. That should be open again soon, shortly, with that bypass road in place.

[03:40:45] I also want to make mention, on 30 May, we'll be having our spring dumpster and shred day as well, back at Gemini Way Commuter Lot, which is the infamous location of our farmer's market. And that's Saturday, May 30th, starting at 10 a.m.

[03:41:01] Lastly, it was brought to my attention, and thank you, Alice Venega, that Mr. Bruce Holley, who was my first planning commissioner, he passed away, And they actually had his service today. So I didn't know anything about this. Don't know if anyone else did, but just want to send condolences to his family.

[03:41:18] He was a great addition to the Neopsicle team, and I'm pretty sure Prince William County is going to be missed. So I thank you for your service, and thank you, Madam Chair. Thank you so very

much. I don't have much, but I just want to say that I am planning to reschedule my virtual budget town hall.

[03:41:37] Details will be forthcoming. It's looking like it's going to be on Monday, April 13th. It's kind of hard to choose a day, and I hate doing it right before a markup, but I do want to make sure that I hear from as many people as I can. My team has been doing a survey, and we've been getting pretty robust responses, but it really does take a community.

[03:41:58] And sometimes, again, I really appreciate community engagement. It can be hard. I know that there's so much going on in the world today, but what matters what happens here what happens locally really matters an awful lot so with that motion to adjourn second george george that's right george i thought it did george was the first person who went yeah oh he went okay yeah i'm sorry oh yeah motion to adjourn you scared me second it's been properly moved and seconded let's take our votes supervisor stewart aye - Supervisor Vega.

[03:42:31] - Yes. - Thank you. - Vote unanimous, thank you. - Bye y'all.



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