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Prince William Board of County Supervisors Meeting, Tuesday, May 12, 2026

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[00:00:00] over all right everyone it is two o'clock on tuesday may 12th we are going to begin with a moment of silence thank you everyone please rise if you're able for the pledge of allegiance

[00:00:28] all right thank you everyone before we go into the approval of minutes i just want to notice note a few changes on the agenda item 7c an agreement has been reached with the owner of

[00:01:00] 4227 Prince William County Parkway, and item 10c has now been withdrawn. So with that, I would like to move on to agenda item number three for approval of the minutes. So move, Madam Chair. Second. It's been moved and seconded. Any discussion? All right, let's go ahead and take our vote. Vote unanimous.

[00:01:27] All right, thank you so very much. We're now moving on to agenda item number four, and that's commendations and proclamations. Can I get a motion for 4a through 4p? Second. Any discussion? All right, let's go ahead and take our vote.

[00:01:44] Vote unanimous. All right, I am going to move down. For some of them, let's see. I know I have a couple supervisors who are going to be coming down as well. I'm just taking a quick scan.

[00:02:01] I know you have one, Tom, and Law Day. So if you would join me for Law Day, 4M. Supervisor Vega, if you can join me for 4N and 4P. And if I missed any of the rest of you, come on down when it's time.

[00:02:17] So with everyone associated with Older Americans Month, if you can please make your way to the podium. and i noticed we have a few people standing if you are sitting next to an open seat please raise your hand um we have a couple seats over in here and a few seats over on that side as well everyone in board chambers if you're not here for a proclamation um please make sure you find a seat

[00:02:41] thank you and i should have noted because we have so many today what we're going to do is we're going to acknowledge everyone and we're going to wait till they're all done to take photos out at the end. We'll go into recess to take photos. So 4A is to proclaim May 2026 is Older

[00:03:17] Americans Month. We are here to recognize Older Americans Month and this year's theme is Champion Your Health, focusing on wellness, prevention, and proactive health management. Older adults in Prince William County who represent over 18 percent of our residents are a vibrant part of our community who make vital contributions as mentors, caregivers, volunteers, professionals, and community leaders. As the number of older adult grows, 400% just since 2000, we must do our part to take care of them so that they can continue to live independently as long as possible. The Prince

[00:03:54] William County Area on Aging provides essential services to our older adult community, such as Meals on Wheels, adult daycare, caregiver support, and programs that promote independence, health, and well-being. And we appreciate greatly their service to our community. So today, the Prince William Board of County Supervisors hereby proclaims May 2026 is Older Americans Month to recognize older Americans contributions and reaffirm our commitment to supporting their health and independence. Would you like to offer a few words? Thank you, Chair Jefferson. Thank you

[00:04:30] for members of the board and county leadership for recognizing May as Older Americans Month, Prince William Air Agency on Aging. Appreciate your support. For the sake of time, I'm going to be brief, but I will bring up a member of our community, a volunteer, and a business owner, Diana, to say a few words for us. Good afternoon, Chair Jefferson and members of the board. My name is Diana Pawaga, and I am honored to stay on the Commission on Aging and represent older adults

[00:05:04] throughout the community. Older adults in Breeze William County are active contributors who continue to volunteer, mentor, support families, and strengthen the community every day. As our older adult population continues to rapidly grow, it is important that we continue planning for the future by expanding opportunities for connection, wellness, and community engagement through senior centers, community programming, and aging services.

[00:05:36] The work of the Prince William Area Agency on Aging plays an important role in helping older adults remain independent, healthy, and connected. Thank you for your continuous support and investment in older adults across our region. Thank you. All right, if we can have Phyllis

[00:06:11] Jennings-Holt and her team for May 2026 Foster Care Month. May is National Foster Care Month dedicated to raising awareness about the children and youth in the U.S. foster care system. It honors foster parents, kinship caregivers, and professionals who provide stability while highlighting the need for more support in permanent homes to help youth transition into adulthood.

[00:06:47] Every May, the Board of County Supervisors recognizes Prince William County foster parents and the Department of Social Services staff for their enormous impact on foster children and their

professional and deeply personal commitment to these children. This year's theme, Engaging Youth, Building Supports, Strengthening Opportunities, focuses on supporting young people, particularly those transitioning out of care.

[00:07:10] When it comes to children, it really does take a village, and the Prince William County Department of Social Services is a central part of that village. DSS has 127 children in custody who need foster care, with a 36-member staff in its Family Support Services Division dedicated to youth in custody.

[00:07:28] And there are 51 local foster families who assume the responsibility of providing adequate care and love for foster children in dss custody director jennings halt we truly appreciate all that you and your team do today the prince william board of county supervisors hereby proclaims march 2026 is foster care month and proclaims your continued support of foster parents and staff who help the children and families of our community would you like to offer some remarks

[00:07:58] good afternoon madam chair jefferson vice chair angry members of the board county exec mr shorter and County Attorney Ms. Robel. Phyllis Jennings Holt, Director of Social Services. Today with me, I have a few individuals from my team, from the Family Support Services, but I would like to start with Chrissy Falls, who is a member of our DSS Advisory Board, Deputy Director Holly Handy,

[00:08:32] Assistant Director of Family Support Services Jessica McCauley, Human Services Program Manager Katina Wofford, Senior Human Services Caseworker Marcy Capers, and Human Services Caseworkers Trudy Miller, Michael Page, Mona Ryerson, and Tiffany Smith. On behalf of Prince William County Department of Social Services, thank you for recognizing May as Foster Care Month. Today we recognize the children and youth in foster care, as well as the foster parents, kinship caregivers, and dedicated staff who support them every day.

[00:09:10] Virginia has more than 5,500 children in foster care, and Prince William County has 127 children in our custody, and each one deserves safety, stability, and the opportunity to thrive. We especially recognize our kinship caregivers, grandparents, relatives, and family friends who step up to keep children connected to family and community.

[00:09:32] We also celebrate the young adults in our independent living program who are working hard towards successful and independent futures. At this time, I would like to say congratulations and thank you to our 2026 Prince William County Foster Parents of the Year who are not with us today, James and Bobbie Jo Haynes.

[00:09:52] We will be recognizing and celebrating them at our Foster Parent Appreciation Schedule for June 13th. It has been shared that James and Bobbie Jo Haynes embody the heart of foster care for teens with special and complex needs, Even during moments of significant behavioral challenges, they respond with patience, empathy, and consistency, ensuring children feel safe and supported.

[00:10:16] We could not do the work that we do without our foster parents in this partnership. Lastly, thank you again for this recognition and your continued support and commitment to the children and families in our community. Thank you. We are now on to 4C, and that's the proclaimed May 2026, Historic Preservation Month.

[00:10:59] May 2026 is Historic Preservation Month, and as we celebrate the 250th anniversary of the Declaration of Independence, this year's focus is on that most powerful promise, all men are created

equal. So it's up to us this year to celebrate the historic sites, neighborhoods, and landmarks that tell the full American story, places that remind us of how far

[00:11:38] we've come and how far we still have to go. Historic preservation is also an effective tool for revitalizing neighborhoods, fostering local pride, and maintaining community character while enhancing livability. It is an important contributor to the economy and tourism market, with over 42 percent of visitors to Northern Virginia going to historic sites and museums, including 150,000 visits to county-owned historic sites in 2025. Prince William County honors its heritage by preserving and protecting its history through the restoration of numerous historic science and educational programming for the public our historical commission and the architectural

[00:12:18] review board advises and assists in these efforts by identifying and promoting historic science in their history so therefore today the prince william board of county supervisors hereby proclaims march 2026 as historic preservation month would you like to offer some remarks thank you chair jefferson board members uh my name is eric griffiths i'm your heritage resource specialist in the planning office established in 1973 by the national trust for historic preservation historic preservation month is co-sponsored by local preservation groups state historical societies parks businesses civic

[00:12:56] organizations across the country during preservation month events are planned to promote historic places for the purpose of instilling national and community pride encouraging heritage tourism and showing the social and economic benefits of historic preservation local place making sustainability, heritage, tourism are all possibly impacted by historic preservation.

[00:13:17] We thank the board for the support of the proclamation as may as historic preservation. Good afternoon, Madam Chair and members of the board. My name is John Depew. I'm the chairman of the Prince William County Historical Commission. It is truly a privilege to be able to be a member of the Historical Commission on this 250th anniversary of our revolution and our country's freedom. When one thinks about the American Revolution, what comes to mind initially are

[00:13:53] names like George Washington, the Adamses, Thomas Jefferson, and events such as the Battle of Bunker Hill, Saratoga, and all the other major historical battles of the war. But we must not overlook the fact of our county's own rich history of persons and events that occurred right here in Prince William County, which although they are not so well known, nonetheless played a significant role

[00:14:25] in our country's freedom. For example, in 1774, the Prince William Resolves proclaimed for the first time that taxation without representation is tyranny. That call was a marching song and a clarion for all the remaining colonies throughout the rest of the revolution. The 3rd Regiment of the Virginia Continental Line, a much-storied combat unit was raised at Brentsville and mustered

[00:15:00] on the green there. In September of 1781, elements of George Washington's army and Rochambeau's French command marched through eastern Prince William County and probably spent the night at the Woodbridge Home Center. Colonel William Grayson, a Dumfries lawyer, served as an aide to General Washington commanded a regiment in the Battle of Monmouth, was our first United States Senator,

[00:15:38] and he lies buried off of Longview Drive in Woodbridge. Light Horse Harry Lee was born at Leesylvania and raised in Leesylvania. He was to become one of General Washington's paramount leaders in the Revolution of Cavalry. This board has played a vital role in commemorating and preserving these

and other significant events and personages of our Revolutionary War history. Your financial support has made possible the impressive Revolutionary War Memorial that is

[00:16:15] now being erected at Williams Ordinary and has enabled the acquisition of property and buildings, the erection of historical markers throughout Prince William County. For these, you have our everlasting gratitude and we owe you in our debt. We are deeply appreciative of your support and as the commemoration of our revolutionary war years proceed, we look forward to continuing to work with you to ensure that our county's contributions during that transcendent era are not forgotten.

[00:16:53] And we will take a photo at the end. Thank you. Thank you. All right. Oh, here you go. If we can get everyone here for Bike Month and Bike to Work Day. All right. May is National Bike Month, a celebration of biking as transportation, as recreation, is essential to our well-being and

[00:17:31] everyday lives. And here's a fun fact, 40% of all trips in the United States are less than two miles, making biking a feasible and fun way to get around. What's more, bicycle commuting and or bicycle access to public transportation or ride sharing to and from work is regionally recognized as an effective means to improve air quality, reduce traffic congestion, and conserve energy. Today, the Prince William Board of County Supervisors proclaims the month of May 2026 is bike month and May 15th, 2026 bike to work day and endorses the National Capital Region Transportation

[00:18:09] Planning Board's regional bike to work day efforts. We encourage people and places. We encourage people to find ways to celebrate biking each and every day. And therefore today, the Prince William Board of County Super. No, I already did that. All right. Thank you. So Come up. Thank you, Madam Chair. Rick Canazales, your Director of Transportation. Thank you for letting us celebrate Bike Month here. I'm going to present to you Bryce Barrett, who is our bicycle and pedestrian planner for the county. He's gone through a lot of effort to put this bike to work thing together in Bike Month. He just did an adult bike rodeo the other day, and he's taking a lot

[00:18:46] of initiative in moving this county forward in a multimodal fashion. I'll let him introduce our special guests as well. So Bryce, please. Thank you, everybody. As Rick said, Bryce Barrett. So So Rick kind of stole a little bit of my thunder. We had a very successful adult learn to ride class last Saturday at the county complex where 18 new people learned how to ride a bike for the first time.

[00:19:07] That's part of our ongoing efforts to celebrate bike month, which is nationally recognized holiday, but also an opportunity for us to raise awareness, advocate for safety, and just engage the community in the options that they have. So this is part of a concerted effort. We did our adult learn to ride class last week.

[00:19:24] We have Bike to Work Day this Friday. There's still time to sign up. You get a free T-shirt, water bottle, and there's also a chance to enter to win a raffle for a bike. I'd also like to give special thanks to a partner that I've worked with multiple years in a row on this effort, which is OmniRide.

[00:19:42] They have done everything from managed pit stops in the county to purchasing banners for some of our VRE stations, as well as sharing and pushing out communication outreach efforts between the two of us organizations to reach just as many people as possible.

[00:19:59] So I'd like to invite them to come up and say a few words as well. Okay, just me. Hi, I'm Sarah McGowan. I'm with OmniRide. I'm the Transportation Demand Manager there. We are so happy to be partnering with the county on this effort, Bike Month, the month of May.

[00:20:22] Biking is a wonderful first and last mile option for accessing our OmniRide's local free bus system. The bikes ride for free as well. We will be out this Friday at several of the county's pit stops for Bike to Work Day.

[00:20:38] Hope to see you there. Again, thank you so much. All right, I'll give this to one of you for safekeeping. All right, I'll give this to... All right, Ricky O'Connor of your team for Building Safety Month can come on down.

[00:21:08] are you here ricky all right you got a pretty big crew um labelle we're gonna have to see what you're gonna do later with fire you know i can be able to be this all right building safety month is an international campaign celebrated in may led by the international code council or icc to

[00:21:48] raise awareness about the importance of safe resilient and sustainable buildings the 2026 theme is built to last focusing on modern building codes fire safety disaster preparedness and sustainability building safety month is an opportunity to increase public awareness of the role of building safety and fire prevention officials local and state building departments and federal agencies play in protecting lives and property and our development services team has several educational initiatives lined up this month may 1st and may 10th saved homes strong communities focus on simple actions homeowners can take to improve safety at home week number

[00:22:25] two voices of the built environment spotlight building safety professionals and the roles they play in keeping communities safe week three from may 18th to 24th encourages community preparedness and highlights how disaster resilient building codes protect people and property and finally week four communities without limits showcases the importance of accessibility in building construction and design that's a lot all right therefore today the prince william board of county supervisor hereby hereby proclaims may 2026 as building safety month

[00:22:57] mr o'connor do you would you like to offer remarks you said it all i tried all right madam chair members of the board ricky with development services proud to be a part of this team of heroes their expertise is the invisible foundation of prince william county because of this team's vigilance our residents sleep soundly our businesses thrive in stable structures and our visitors explore with explore with confidence thank you very much we'll take pictures at the

[00:23:35] end all right and then next we're going to have the um specialty treatment document docket month so if everyone associated with that can come on down when one rises we all do a few things make that clearer than treatment and diversion programs run by the courts it's critical that our justice

[00:24:13] system recognizes that criminal behavior can be tied to deeper issues including substance abuse and mental health challenges, if we are to truly promote a safer and more equitable community. Treatment courts are becoming increasingly popular across the nation for this exact reason.

[00:24:30] It's not just because these documents save the county money on traditional court and prison expenditures or that they provide other economic and public safety benefits. They offer a compassionate alternative to incarceration that has shown to reach participants on an individual level and improve treatment outcomes that address the root causes of crime.

[00:24:51] The county's first treatment docket serving veterans began in 2019, and since then, the county has expanded the services to a wider group of individuals dealing with substance use issues and, soon, behavioral health issues as well.

[00:25:08] Thanks to the program, we can see our community growing stronger, and therefore today, the Board of County Supervisors is proud to recognize this month as Specialty Treatment Docket Month.

Would you like to offer some remarks? Thank you, Chair Jefferson. Members of the Board, County Leadership, thank you for the opportunity to speak today. I'm joining you today by members of the Adult Recovery Court, Veterans Treatment Docket, and the Implementation Team of the

[00:25:43] Behavioral Health Docket. This month, we join communities across the nation in recognizing Specialty Docket Month as a time to honor the programs that provide treatment-focused, accountability-driven alternatives for individuals and the justice system. Here in Prince William County, our specialty dockets, especially our Veterans Treatment Docket, reflect our commitment to rehabilitation, public safety, and stronger community outcomes. These programs change lives.

[00:26:17] They reduce recidivism, connect participants with vital services, and help restore stability for individuals and families, and help restore, yep, none of these would be possible without the dedication of the judges within our judicial system.

[00:26:39] judges, Irving, Coleman, Jarvis, Covington, and Miller, and our partners in the Commonwealth Attorney's Office, the Public Defender's Office, the court clerks at all levels of court, the Prince William County Bar, partners in community services, and I'd also like to thank the many service providers, and also within our veteran treatment docket, we thank those veterans who volunteer their time to be veteran mentors, battle buddies for those within our

[00:27:13] docket. While the docket coordinators sit in criminal justice services, the dockets can only happen when good leadership allows for and trusts and their employees to do the right things for the citizens of this great county. We would like to further recognize those who have given their support. And I would offer that they recognize themselves or stand if able to. The Honorable Amy Ashworth from the Commonwealth Attorney's Office for Prince William County. The Honorable

[00:27:46] Jacqueline Smith of the County Clerk or the Clerk of the Circuit Court. Ms. Lennox, the public defender of Prince William County. Mr. Blakely, our DCXO for Safe and Secure Community. Mr. Elijah Johnson, DCXO for Health, Well-Being, and Environmental Sustainability. Ms. Thomas, Director of Community Justice Services. Ms. Madron, Director of Community Services. Dr. Yazeen, Director of Community Safety. Ms. Brown, Director of Communications Engagement. Ms. Bachman,

[00:28:25] Deputy Director of Community Services. Ms. Hannah from the Office of the Executive Secretary. members of the Community Criminal Justice Board, and members of the Prince William County Services Board. We thank you for your continued support for these efforts and for recognizing the positive impact of specialty dockets and what they have on our community.

[00:28:49] Thank you. Keeping. And we'll take. Thank you. All right. Public Works Week, everyone. Come on down. Katab, you and your team.

[00:29:26] All right.

[00:29:41] The week of May 17th to the 23rd is Public Works Week, and it is a fantastic time to recognize the work of our dedicated county employees who are very literally keeping our community running. These dedicated people are engineers, managers, equipment operators, and employees at all levels of government.

[00:30:02] Public Works is more than just pipes and wires. It is litter removal, landfill operations, code and safety inspections, sanitation management, and so much more that is all too easy to take for granted when things are working well. This is the kind of work that too often goes unseen and underappreciated, which is why we want to encourage everyone in the county to learn more about the importance of the various public programs, public works programs in their communities, such as dumpster days, composting, and recycling. Therefore, today, the Board of County Supervisors hereby proclaims the week of

[00:30:38] May 17th to May 23rd as Public Works Week, and we want to applaud the contributions of all of our workers. Thank you. Would you like to offer a few remarks? Good afternoon, Madam Chair, members of the Board, Kitab Shamucha, Director of Public Works.

[00:31:01] We appreciate this proclamation. As the Director of Public Works, I'm very proud to recognize this week, May 17th to the 23rd, as the National and Prince William County Public Works Week. And all the professionals, the dedicated professionals, you can see them, that take good care of us, the health and safety and the infrastructure we have in the county, which is very important to our community.

[00:31:25] Now, with that, I also want to announce and want to invite you to our open house, our first open house for many years, on the 20th from 10 o'clock to 1 at the DSP building, at the Development Services building.

[00:31:41] I would like to welcome the community to come and meet our team and get to know more about what we do. Ask as many questions as you want. We'll be there to answer to the best we can. Thank you very much. Thank you, the team. Thank you. All right, LaBelle, you may come back.

[00:32:05] And everyone associated with Emergency Medical Services Week.

[00:32:09] I wonder if some people, like, fire department rolls deep, y'all.

[00:32:48] And you can come on down. We don't bite. We showered, you know. Okay, I heard something. Maybe some of the people didn't know. I did all right May 17th to May 23rd is emergency services medical week which celebrates our EMS professionals and the intense life-saving work that has touched so many across our community access to timely high quality emergency medical services dramatically improves the survival and recovery of those who experience sudden illness or injury and providing it requires a large force

[00:33:24] of both professionals and volunteers who can respond at a moment's notice, no matter the hour of the day. We recognize everyone who makes this critical care possible, including not just the first responders who race to the scene, but everyone who supports them before and after they arrive.

[00:33:41] Dispatchers, educators, administrators, pre-hospital care providers, emergency medical personnel, and the trained members of the public who jump in to help their fellow man. Therefore, today, the board of county supervisors hereby proclaims May 17th May 23rd 2026 as emergency medical services week chief would you like to offer any remarks good morning thank you yeah good afternoon thank you tom labell I have the honor of being your fire chief uh just very quickly uh this

[00:34:16] celebration uh involves unquestionably the wonderful volunteers and career uh staff that serve this community so well uh including the person listening to the radio behind me uh the And so people often think about the fire department as fires, and that is saving the capital of our community.

[00:34:38] EMS is saving the potential capital of our community. Nothing else happens if people aren't taken care of. It's 80% of what we do. It's incredibly important, and so I'm just thrilled to have just a small portion of our team here with us. I particularly want to point out, Dr. Rahman Shaw, you were all kind enough to include in the budget a full-term medical director.

[00:35:01] And so this is Dr. Shaw. He will be taking on that position. And we already have whole blood. We've saved numerous lives who would have bled out, none questionably. And that's under Dr. Shaw's care. So we have an incredible team, more to come, really excited about where we're going as a combination system.

[00:35:18] Thank you very much. All right, Chief Newsom, it's your turn. Let's see how many people you have. Come on, where's your team?

[00:35:36] Oh! Ow, ow. All right. I'm not going to take sides, but I'm just saying one department has a really good social media team.

[00:35:58] All right. Prince William County's law enforcement officers serve with professionalism. We got more people. All right. All right. Prince William County's law enforcement officers serve with professionalism, integrity, and courage.

[00:36:16] working each day to protect the safety and well-being of residents across our community, while adapting to the evolving needs and challenges of modern public safety. Through their commitment to service, these dedicated men and women help ensure Prince William County remains a safe, strong, and welcoming place to live, work, learn, and raise a family.

[00:36:35] During National Police Week, we honor the unwavering dedication and sacrifice to the officers who serve our community, and we solemnly remember those who made the ultimate sacrifice in the line of duty. We also recognize the families, loved ones, and colleagues who stand beside them in service.

[00:36:51] We commend the Prince William County Police Department and all law enforcement agencies serving our community for their coordinated and continued efforts to build trust, strengthen community partnerships, and uphold the balance between public safety, justice, and individual freedoms.

[00:37:08] Therefore, today, the Prince William Board of County Supervisors hereby proclaims May 15, 2026 is National Peace Officers Memorial Day. And the week of May 10th to May 16th, 2026 is National Police Week in Prince William County.

[00:37:23] Chief, would you like to offer a few remarks? Good afternoon, Chair Jefferson, members of the board. I'm Pete Newsham. I'm the Chief of Police here in Prince William County. We have lost four officers in the line of duty here in Prince William County.

[00:37:39] Pete White, Mike Pennington, Chris Young, and Ashley Gwinden. And as you all know, this is the 10-year anniversary of Ashley losing her life. Many of you showed up for the tribute that we had a week ago, Monday.

[00:37:55] I want to thank you for that. I tell everyone I am absolutely convinced that those four officers are in a better place. But those four officers left a family of survivors, and they left friends on the department when they left us.

[00:38:14] And those folks suffered a sacrifice as well. The men and women who gave their lives is one thing. Those families who stand as survivors is why we have Police Week. When we meet with the

survivors after a line of duty death, we tell them and we mean it when we say it, that we will never forget.

[00:38:36] And I have to say that the Board of County Supervisors has done the same by issuing this proclamation to recognize this as police week so god bless you and thank you for doing that i trust you will protect us until we take our photo oh wait hold on let me see all right national prevention week if we can have community services come to the podium

[00:39:15] substance misuse and mental health challenges affect individuals and family in every community including prince william county prevention education early support and access to resources play an important role in helping individuals lead healthier and safer lives.

[00:39:52] National Prevention Week serves as an opportunity to raise awareness about substance use prevention and mental health, while recognizing the work being done by community organizations, educators, health care professionals, and advocates across our county. Prince William County remains committed to supporting efforts that connect residents with resources, encourage healthy lifestyles, and strengthen the overall well-being of our community.

[00:40:16] Therefore, today, the Prince William Board of County Supervisors hereby proclaims the week on May 10th and May 16th, 2026, is National Prevention Week in Prince William County and encourages residents to promote awareness and prevention efforts throughout the year. Would you like to offer some remarks?

[00:40:36] Good afternoon, Madam Chair, Board of County Supervisors. It's good to see everyone. Mr. Shorter, thanks for having us. I'm Heather Martinson. I am the program manager for the wellness and prevention program over at Community Services.

[00:40:51] I want to introduce the rest of the team. We've got Natalie Lozano and Danielle Winkworth, two of our wellness and prevention specialists, and Wendy Hunt, who is our wellness and prevention supervisor. So I just want to give them the credit.

[00:41:08] I know a lot of you see my face year after year. They are the ones doing the hard work day after day what we call the heart work um thank you for recognizing the power of prevention as you can see we're a team of four we do not do our work by ourselves we do them with our community partners the members of the prevention coalition and other agencies across this family of government i do want to a few of you popped in we are having popsicles with prevention this week a few popped in today we do have more popsicles over in the aqua room and just a display of

[00:41:43] everything we do all day every day. Tomorrow we will be over at Sudley North from 12 to 3. Yes 12 to 3 tomorrow and Thursday we are over at the recovery hub at Worth Avenue from 1 to 4. So if you have anyone it's open to anyone but if anyone wants to pop in for a popsicle learn more about what we do and why we do it every day and just say hello we invite you all to do that. So thank

[00:42:13] you so much thank you thank you all right i believe rabbi shmuley is here and everyone with

[00:42:26] jewish american heritage month and 2026 jewish american heritage month focuses on celebrating

[00:43:04] the inspiring history and vibrant living culture of jewish americans the 2026 celebration highlights true joyful and powerful stories of jewish life in america while countering anti-semitism through education and recognizing 250 years of Jewish contributions to American independence. Now, 250

years is a very long time, but the first group of Jews arrived in New Amsterdam in 1654, well before the Declaration of Independence. The American Jewish community has grown to 7.5 million people, representing approximately 2% of the U.S. population today, including Prince

[00:43:43] William County's 9,000 Jewish residents. Prince William County is the most diverse county in the Commonwealth of Virginia, and it is important that we celebrate the different cultures and faiths that contribute to our community. Therefore, today the Prince William Board of County Supervisors hereby proclaims the month as Jewish American Heritage Month, celebrates the many contributions of Jewish Americans since the colonial era, and encourages county residents to learn more about the history, culture, and accomplishments and diversity of the American Jewish community.

[00:44:14] Rabbi, would you like to offer some remarks? So just want to recognize who's here. I'm Rabbi Shmuley. We're coming out from the Chabad at the western end of the county. We have representatives from Ner Shalom on the eastern end. We have also, Vicky came all the way as part of the JCRC, from the Federation, representing the greater Jewish community of northern Virginia and greater Washington.

[00:44:39] Also some community members, which are here with us. I was told to keep it short. I see there's still a pile of proclamations, so I kept it to one paper. It's about size 8 font and 40 paragraphs. The Jewish story and the American story have been intertwined since the very beginning.

[00:44:57] Long before the ink was dry in the Declaration of Independence, Jewish people arrived on these shores seeking one thing that was denied to them for centuries, the freedom to simply be. Our history here hasn't always been easy. There were times when we've met shut doors and sometimes made to feel unwelcome.

[00:45:15] But the Jewish spirit is defined by resilience. And in the face of adversity, we didn't just survive, we built, we contributed, and we thrived. Our ancestors called America the golden medina, the golden country. They saw it as a place founded on a radical idea, that freedom and justice belong to all people endowed by our one shared creator.

[00:45:37] This deeply mirrors the Torah's most fundamental message that every human being has created in the divine image and possesses inherent dignity. From when the shot was heard around the world until today, Jewish Americans have poured their sweat, talent, and values into the soil of this nation.

[00:45:55] We have worked alongside our neighbors to ensure the promise of freedom remains a reality for everybody. This year is uniquely special as we stand on the threshold of America's 250th anniversary. My hope is that the bond between this country and the Jewish community continues to grow stronger, that America always be a place where we don't merely tolerate differences but celebrate the unique light each community brings to our shared story.

[00:46:20] So thank you for this recognition. We're proud to call this country and Prince William County our home, and we have the next generation here with us. And we pray that America continues to uphold its core values of faith, freedom, and justice for the next 250 years and beyond. Thank you. You've got your hands.

[00:46:38] All right, next group is ALS Awareness Month.

[00:47:11] Amyotrophic lateral sclerosis, or ALS, also known as Lou Gehrig's disease, is a progressive fatal neurodegenerate disease in which a person's brain loses connection with their muscles, slowly reducing a

person's ability to walk, talk, eat, and eventually breathe.

[00:47:30] ALS Awareness Month provides an opportunity to increase public awareness of the dire circumstances of people living with ALS, acknowledge the terrible impact it has on them and their families and to support research to eradicate this relentless disease. Through awareness campaigns, fundraising events, and community initiatives, ALS Month inspires people to unite in compassion, advocacy, and hope for those impacted by the disease.

[00:47:57] Therefore, today, the Prince William Board of County Supervisors hereby proclaims the month of May 2026's ALS Awareness Month and calls upon all Prince William County residents to join in supporting ALS research and standing in solidarity with those affected by it.

[00:48:13] Would you like to offer us some remarks? Thank you, Chair Jefferson and to the board. I just wanted to express my sincere thanks to you for this proclamation of May as ALS Awareness Month.

[00:48:30] My name is Karen Koenig, and I'm a lifelong Virginia resident. I'm a friend of someone that was lost to ALS Lou Gehrig's disease. He was also a lifelong Virginia resident and a father. And I really thank you for spreading awareness of this horrible disease and for supporting families and loved ones of those who have been affected.

[00:48:54] Thank you very much. Thank you for coming down, Mr. Gordy. All right, Jackie Smith and everyone associate with Law Day, please come on down.

[00:49:15] While the clerk is making her way down, I have to say that two Friday evenings ago, we celebrated a Law Day art competition that was sponsored by Jackie and her team.

[00:49:31] And it was absolutely incredible to see the talent of our young people and their interpretation of the idea of rule of law in America. So thank you again for doing that. Law Day observed annually on May 1st is a celebration of the rule of law and its importance in protecting freedom, justice and democracy. Established in the United States in 1958, Law Day encourages citizens to reflect on the role of laws and the Constitution in shaping society and safeguarding individual rights. The day is often marked by educational programs, community events and discussions that promote civic responsibility, equality and respect for

[00:50:10] the legal system. On May 1, 2026, Circuit Clerk Jacqueline C. Smith hosted her sixth annual Law Day Art Contest ceremony to recognize students whose artwork reflects their understanding of the rule of law and its role in shaping the American experience. We appreciate her annual efforts to showcase how important this day is and to educate our students on its importance. Today, the Prince William Board of County Supervisors hereby proclaims May 1, 2026, as Law Day in Prince William County and urges all residents to observe this day by promoting understanding of the rule of law and supporting the rights, freedoms, and opportunities that allow the pursuit and

[00:50:48] fulfillment of the American dream. Thank you, Supervisor Gordy, Chair Jefferson, and members of the board for your continued support of the Circuit Court Clerk's Office and the services we provide to our shared constituents every day. This year's Law Day Art Contest was the largest we've had in the six years we've been doing it we had more than 100 art submissions following the theme the rule of law in the american dream and if you find yourself needing a pick-me-up i encourage you to visit the display that we have in partnership with prince william county libraries all of the

[00:51:26] artwork will be on display until the end of may at central library i encourage you to take a visit it's really inspiring thank you again yes thank you all right supervisor vega and everyone associated with National Skilled Nursing Care Week. Please come on down. Skilled nursing care centers play a vital role in supporting individuals recovering from illness or injury, as well as

[00:52:02] residents requiring ongoing long-term care, helping ensure dignity, safety, and quality of life. Nurses, caregivers, therapists, and interdisciplinary care teams provide compassionate, high-quality care each day to some of our community's most vulnerable residents and their families. Prince William County recognizes and appreciates the dedication, professionalism, and service of skilled nursing care staff and volunteers who work tirelessly to support the health and well-being of others. Therefore, the Prince William Board of County Supervisors hereby proclaims May 10th through the 16th, 2026, as National Skilled Nursing Care Week in Prince William County,

[00:52:39] and encourages residents to recognize the vital contributions of skilled nursing care professionals throughout our community. Good afternoon and thank you Chair Jefferson. My name is Taryn Gannon, Administrator at Manassas Health and Rehab Center, joined by our fabulous Activities Director, Joanne Santamaria. Thank you to the Board of Supervisors for the recognition of National Skilled Nursing Care Week. Most importantly, thank you to Supervisor Vega for the continued partnership and frequent visits to our center. Enhancing the quality of life for our residents is what we strive to do in each and every interaction every day and you do just this in

[00:53:17] each interaction you have with our residents on all of your visits. Nursing Home Week is a busy and fun time celebrated across our profession to recognize and celebrate the individuals who show up every single day with skill, heart, and a genuine commitment to our residents and their care. This year's theme, Moments in Bloom, says it beautifully. It's the everyday acts of compassion, big and small, that grow into something meaningful for residents, families, and people that care for them. Thank you for having Manassas Health and Rehab Center here with you all today.

[00:53:52] All right, and then World Hunger Day. Everyone associated with World Hunger Day, please come forward. According to the United States Department of Agriculture, millions of Americans, including millions of children, continue to experience food insecurity, highlighting the urgent need for continued action and community support.

[00:54:25] The Capital Area Food Bank estimates that in 2025, 43% of Prince William County households experience food insecurity. Prince William County is grateful for the organizations, volunteers, food pantries, faith communities and service providers who dedicate their time and resources to supporting residents experiencing food insecurity their work not only helps provide meals to families in need but it also strengthens the health dignity and well-being of our entire community therefore today the prince william board of county supervisors hereby proclaims may 20 i'm sorry may 28th 2026 is a world hunger day and encourages residents to support efforts to combat hunger

[00:55:05] and build a more food-secure community. Would you like to offer some remarks? Thank you, Chair Jefferson and the board. My name is Dr. Julia Biggins, the chair of the board of directors of Northern Virginia Food Rescue, and with me today we have our warehouse manager, Anthony Brent, our partners' relation manager, Alexa Anderson, and a fellow board member, Mickey Ajiman.

[00:55:31] I would like to thank the board and the chair for presenting Northern Virginia Food Rescue with the annual Hunger Day proclamation. As I'm sure you're aware, food insecurity affects all aspects of

one's life. If one does not know where their next meal is coming from, everything else becomes more challenging.

[00:55:49] Students who are hungry are more likely to struggle with concentration, attendance, and academic outcomes, and this affects their long-term opportunities. Rising food prices and stagnant wage growth force families to choose between food, rent, health care, and transportation, thus deepening the economic instability in the area.

[00:56:07] As Chair Jefferson just mentioned, the issue of food insecurity remains exceptionally challenging in our own backyard. Prince William County ranks second highest in the DMV, with nearly 43% of our residents identifying as food insecure. This marks a sharp increase from prior years and highlights the severity of the issue locally.

[00:56:27] Food insecurity here in Prince William County is higher than in neighboring Northern Virginia jurisdictions like Fairfax County, which is at about 27%, and Arlington at about 22%, indicating a particularly acute local challenge.

[00:56:43] Northern Virginia Food Rescue's mission is to respond to the disconnect between wasting up to 40% of our food while one in six of our residents go hungry. Weekly, we serve 130 local pantries, churches, schools, community centers, and senior centers that in turn feed over 7,000 individuals.

[00:57:05] Northern Virginia Food Rescue works to bring healthy options to the table for families in need. We are committed to helping break the line between poverty and poor health. Rather than being sent to a landfill, rescued food is used to create nutritious meals for some of the region's food-insecure residents.

[00:57:20] In closing, despite not finding the words food insecurity, health, or nutrition in the 2025-28 County Strategic Plan, I hope that food insecurity of its residents remains a priority for this board. Food insecurity in Prince William County is both a symptom and a cause of broader community challenges.

[00:57:39] Addressing this issue requires both immediate action to feed families today and long-term investments in food access, economic security, and equitable opportunity for all residents. Thank you. all right and osborne park um high school girls basketball team they will be here for our seven o'clock meeting so i'm going to set this aside and give this to the clerk everyone else if you can line up outside we'll take photos and we will take a roughly 15 minute ish break i say 15 minute ish because i want to get all the photos done and we'll hopefully come back shortly so we're in

[00:58:17] recess fall in the back if you can find a seat we've got a few seats left so we are now going on to agenda number five item number five and that is the consent agenda i want to see if there's anything anyone on the dais wanted to pull off let's see supervisor bode yeah thank you madam chair i just wanted to ask a question for item 5g as in green so 5g as in green rick conizales

[00:58:50] hi rick good um good afternoon just very quickly um 5g that doesn't confirm us for a set alignment for the bridge, does it? It's just sort of standard to do agreements for funding and work.

[00:59:25] I'm sorry. Yeah, I was looking at the wrong item, sir. My apologies. Madam Chair, members of the board, Rick Canizales, your director of transportation. We're talking about item 5G, which is the pedestrian bridge over Route 1, correct? In the question, sir? Does that lock us into a configuration or is this just more of a procedural thing? This is actually locking us into the agreement with VDOT to receive the funds necessary to continue the thing, to continue with the project. We are already locked in to a

design. The design is about to be turned in for 100% completion. We are trying to get the right-of-way completed on

[01:00:01] this project right now, which we have already, we're already in an agreement with the right-of-way needs that we're going to have. So we're actually moving hopefully in June to a, in June we're hopefully moving to a, I'm sorry, to a bid document so we can bid this out and get construction started either late this summer, early next fall.

[01:00:24] Understood. Supervisor Bailey, do you have anything you would like to pull? I do. Item 5E, please. No, hold on. I'm sorry. I have, the screen is working, and I see people are in queue, so she was in queue first. Am I good, Madam Chair? You're good. Thank you. Item 5E, I'd like to pull it, please.

[01:00:43] You said 5E. 5E. Okay. All right. Supervisor LaCroix. I heard you the other day at the OmniRide, you wanted to merge the VRE with that pedestrian pass that we just talked about.

[01:01:02] I'm not in agreement with that at all, and I'll tell you why. Because the Parks and Recs and Belmont Bay and anybody who's using that area, and Belmont Bay is that area right there. We want to be able to ride our bikes over. A lot of them do. same with the parks and wrecks and that's what it would do instead of going all the way up the vre and that tower and then bring it over that means that it's just going to be more for the vre and for people that are passengers on the vre so we are strongly against what you suggested

[01:01:36] i just was too new to the omni ride to question that when you mentioned it before but we would oppose it when we like the plan that the staff has written out for multiple reasons so i just want to understand for do you want to pull 5g no i'd like it to stay as it is okay thank you so what i would like to do is i'd like to get a motion for 5d 5a through 5d as in dog 5f through

[01:02:07] 5b so moved madam chair is removed and properly seconded any discussion on those items supervisor advisor Gordy. Thank you, Madam Chair. On item 5J, it's a public hearing to request the Virginia Department of Transportation and the Commonwealth Transformation Board to consider restricting through traffic on Lexington Valley Drive. As you know, we just extended University Drive from Sudley Manor through the neighborhoods over there, and since then we've had a significant

[01:02:43] an increase in truck traffic, and has presented a lot of dangerous situations for the residents there and for kids who are waiting for buses. So I really appreciate our transportation department for working to help us get to this point and getting this public hearing.

[01:02:59] And again, just really appreciate all the hard work that's gone into that. Thanks. All right. First of all, for folks in the back, we have a few seats. If you can take a seat. Supervisor Bode. Thank you, Madam Chair. Just quickly on item five, and as in Nancy, grant application, potential matching funds to the advanced traffic safety initiatives throughout the county.

[01:03:19] I wanted to thank Rick and his team and Richard Weidman, who I just saw walk in. I know that in the last few years, we've been really leaning into traffic safety and also with the comprehensive traffic safety action plan. So I really wanted to appreciate Rick and his team and Richard and their team for continuing to pursue funds to continue implementing those traffic safety measures.

[01:03:36] Thank you, Madam Chair. All right, before I go to Supervisor Bailey, Supervisor Vega. Thank you, Madam Chair. I have a question for Chief Newsham on item 5W. Good afternoon.

[01:03:59] Captain Heather McLean on behalf of Chief Newsham. Madam Chair, point of order. When you made the motion, you asked for through 5V instead of through 5Y.

[01:04:16] All right. Should we change the motion to ensure that we're carrying? Let's amend the motion. Sorry, I didn't get to the last. So need a motion for 5. I apologize, Supervisor Vega. We will allow you to ask your question shortly. through 5d 5f through 5y I am thank you I'm sorry give me one second so

[01:04:55] supervisor Vega requested that I give her a moment I'll go to supervisor Bailey you guys can don't go too far supervisor Bailey don't go far I just wanted to just comment and thank Mr. Seth Hendler Voss and his team for what has been a two-and-a-half-year project. It is finally coming to fruition and so Seth you and everyone on the team thank you so much for the Fertile Heights project. It'll make for more well-being and healthiness in my

[01:05:31] district and for the community so thank you. All right thank you so much I'm so sorry um supervisor vega madam chair i apologize i'll withdraw my uh question and i'll get with chief new shim and ask him directly thank you heather all right thank you so very much all right i don't see anyone else in queue so let's go ahead and take our votes and get us vote unanimous

[01:06:04] thank you so very much 5e supervisor bailey thank you very much madam chair um i'd like to um i pulled this item because i will not be supporting it on the agenda um it's a matter of process for me in setting the precedence for persons who had signed up for public comment time and disappeared and was not able to give public comment time, but has an opportunity to come today or any other day to give comments on this. County staff made a decision without any consultation with my office in reference to this, and it's kind of disheartening in terms of the collaboration that we usually build

[01:06:44] and going forward, but anyone can come and give their public comment time during a public board hearing. And so this project, the planning commission voted unanimously to pass this project so it could go forward for the community.

[01:07:02] The community wants it. And so I will not be supporting this project, item 5E. All right, can Luzon, please? Shall I make a motion? I was going to ask a motion to move it forward.

[01:07:21] I mean, I don't know if you have anything else you want to add, or are you going to do a motion to deny it? It's a motion to deny. All right, you can go ahead and... Not deny. I'm sorry. Madam Chair, members of the board, at the Planning Commission, it's my understanding that a person signed up to speak during the public hearing.

[01:07:40] His name was not called. The Planning Commission went forward on the item, and he said, I'm here. They allowed him to speak during the public comment time afterwards. However, because he was not able to speak during the public hearing, there could be a deficiency alleged in it, and that's why staff worked to put the resolution before the board.

[01:08:04] I apologize if we all did not coordinate with you, ma'am, on that. But because of the procedural defect, the recommendation is this go back to the Planning Commission to allow for a proper public hearing to be advertised and held. So, what does that mean in terms of timing and moving the project forward?

[01:08:21] I'm not sure how soon planning can advertise. That's a question that I have. Supervisor Bailey, I do apologize for us not coordinating with you on this. This has been a long conversation, and I apologize

for not reaching out to you beforehand.

[01:08:40] Please tell me your name and who you are. Sorry, I am Mike Modesto, Senior Planner with Land Use in the Planning Office. This case, we have already organized so that it will have the quickest turnaround possible by going to Planning Commission on May 20th.

[01:08:58] With that, then it will go to board on June 23rd. All of the staff reports have been written and edited. Unfortunately, originally had been scheduled to go today at board to be heard on the consolidated agenda. However, with many discussions among staff, it was seen as potentially a legal issue later on, especially considering the content of the public comment.

[01:09:24] And so this is something that we believe would be best to be sent back so that if that person would like to make the comment again, it is heard and considered in the decision of recommendation by Planning Commission. And have we circled back with?

[01:09:42] Yes, so I have communicated with that person consistently ever since February 11th when this was first heard at Planning Commission. We've had very many conversations on both sides. Yes, so that has been discussed.

[01:10:00] There was a question of easement access. Okay, and the timeline again, you said? So this is scheduled to go back to Planning Commission on May 20th and board on June 23rd.

[01:10:16] So that is the earliest flip we could possibly do. As now, it's not on the agenda for today for consolidated. It would have to be rescheduled for board if this was denied. And so that would still push back the date of being heard, probably around to June 23rd still.

[01:10:35] Okay, so the improper word is deny. I don't want to deny it. But I do want to bring resolution, make sure that the citizen is heard, respected, and the voice is heard, you know. And I just need for you to get with my office, please. Madam Chair, I will not remove it as such.

[01:10:54] I can vote for this, but I'm expecting it to come back, but coordinate with my office to make sure that there's clear understanding with the citizen in terms of what their concerns are. Of course, I will definitely reach out as soon as I can. Okay, so the recommendation is to remand for those reasons?

[01:11:09] Yes. Okay. Would you like to go ahead and move it forward? I would. In that case, I move for approval of this 5E. Second. All right, it's been moved, properly seconded. Any other discussion? All right, sitting down, let's go ahead and take our votes. Vote unanimous.

[01:11:31] All right, thank you very much. We are on to agenda item number six, and then it's public comment time. I am going to call people up in groups of five, And then when we're finished with that, I will move on to Supervisor Angry.

[01:11:48] For remote public comment time first, I would like to welcome Hilda Barg. She is the former Woodbridge Supervisor. After her will be Kristen Gleason, then Susanna Machado, Jill Browning, and Jeff Cahill.

[01:12:04] So if we can start with Hilda Barg. Actually, Joe, could you give her the microphone? Could you just pull it off and give it to her if that's easier? I'm just going to sit in this chair.

[01:12:29] thank you madam chairman i'm sorry madam if you can bring it a little closer to your mouth and again everyone please state your name even though i just said it and where the magisterial district

where you generally reside we need it for the record thank you my name is hilda bark and i am speaking today to you on behalf of triangle baptist church i really shouldn't have to be here today and i feel really i feel almost embarrassed as most of you know triangle

[01:13:08] Baptist Church has agreed to sign a portion of its, to sell a portion of its property to Elm Street. The development required the subdivision of the church property. When it went for the Planning Commission review, we got the surprise that there had to be an amendment to two of the special use

[01:13:36] permits. Number one, the church daycare playground. The playground has been where it currently is forever. The playground, there was nothing to amend because the playground is where it always was in the same place. The second SUP amendment that was required was the cell tower. The cell tower

[01:14:15] is not moving. Nothing is moving except the boundary because of the sub the change came because of the subdivision. These are things that could easily have been clarified with a stroke of a pen. Our attorney has tried very hard to speak to the planning commission to let them know we could resolve this with administrative stroke of a pen but we have been refused. We were promised

[01:14:53] our church was promised a meeting in June, but we cannot get a date in June. Our attorney is not here today because he had a conflict that could not be changed. This is pretty embarrassing. This seems like a useless bureaucracy to me. This is something that I shouldn't be here and you

[01:15:24] shouldn't have to listen to. Our church has spent thousands of dollars. All we need is a subdivision deed approved. I would also like to stress to the board, in no way am I here speaking on anything other than our church deed approval. We're not connected in any way to the rezoning of Elm Street.

[01:16:01] i am here today asking you for your help our church has had a burden a big burden and you are our last result ma'am my team will follow up with you thank you next speaker will be kristin gleason

[01:16:28] madam chair and members of the board my name is kristin gleason i'm the chief deputy clerk of the circuit court and i'm a resident of the atomic district i am here today to respectfully request that you reconsider Resolution 26-246 approved at your last meeting. As it stands, this decision would significantly disrupt our operations and diminish the level of service we provide to the residents of the Prince William County, Manassas, and Manassas Park. It would impact key

[01:17:06] staff in critical roles, eliminate or relocate important customer service points, increase wait times for residents, and create an operational layout that hinders coordinated work our office performs each day on behalf of county and city residents. It has been an honor to serve the residents of Prince William County for nearly nine years. During that time, I've witnessed firsthand the unwavering dedication of the clerk's office staff to public service. Their work ensures smooth operation of criminal and civil court proceedings, concealed handgun permits, land

[01:17:40] records, probate services, and many other essential functions. These services directly support residents and multiple county agencies, including those responsible for public safety. Our office has successfully navigated difficult challenges before, particularly during COVID-19 pandemic. Despite constant changes and circumstances beyond our control, we remain steadfast in our commitment to serving the public. The situation we face today, however, is different. It is the result of a decision with significant and far-reaching consequences, one that could affect

[01:18:16] many residents in Prince William County and one that can still be reconsidered. For the benefit of our residents, the quality of service that we provide, and the stability of our local justice system, I respectfully urge you to reconsider this resolution. Before this resolution was introduced, FFM, informed by our input, had already developed a solution that aligns with the county's goals, delivers meaningful taxpayer savings, protects the critical services we provide, all while preserving suitable workspace for our staff. I strongly encourage the board to move forward

[01:18:52] with this balanced and previously recommended solution. Thank you for your time, consideration, and continued support of the essential services we provide to our community. Thank you. Next speaker, please. Madam Chair and members of the board, my name is Susana Machado. I am a resident of the Kohl's District and the court manager for the Circuit Court Clerk's Office. On April 21, 2026, the board approved resolution number 26-246.

[01:19:22] I am respectfully asking the board to reconsider said resolution. The clerk's office is currently structured to provide constituents with a single point of contact for their service needs. Relocating certain offices would create significant hardship for many residents who may then be required to travel between multiple locations to complete necessary services.

[01:19:41] For many constituents, taking time away from work is already difficult. Requiring visits to separate locations could mean additional time away from their jobs and families to complete court-related matters. All divisions within the clerk's office are connected in one way or another.

[01:19:57] Separating these divisions would create operational difficulties for deputy clerks and unnecessary burdens for the public. For example, the probate and civil division work closely together. Individuals often leave court needing copies of court orders before attending probate appointments.

[01:20:14] In many cases, they must continue filing documents related to their probate matters throughout the process. Currently, because these offices are located on the same floor, these services can be completed efficiently and without added stress. The demographic that will be most greatly impacted will be the elderly citizens of Prince William County who often go to probate after the death of a family member.

[01:20:38] Relocating this division would make an already difficult process even harder for grieving families. Furthermore, as court manager, I am deeply concerned about the impact relocating courtroom clerks would have on critical court operations. Courtroom clerks handle time-sensitive duties required by statute, many of which demand complete focus and immediate attention.

[01:20:58] These clerks are responsible for preparing and signing arrest documents and jail cards to determine whether defendants remain in custody or are released. Interruptions and logistic inefficiencies increase the likelihood of mistakes that could affect defendants, their families, law enforcement, and the residents of Prince William County.

[01:21:17] I could provide many additional examples, but the allotted three minutes does not allow enough time to fully explain the operational impact this decision has. In closing, as a Prince William County resident for more than 21 years, it concerns me greatly that taxpayer dollars may be spent on a project expected to cost millions of dollars when a more cost-effective recommendation was presented on April 6, 2026.

[01:21:42] That recommendation would meet the needs of Judicial Center at an estimated cost of only \$500,000 and would not require relocating offices or staff. Despite being the most financially responsible option, it was not approved.

[01:21:58] I respectfully ask the board to reconsider this recommendation as it is the most cost-effective solution for the taxpayers of Prince William County while preserving the efficiency and accessibility of clerk's office services. Thank you. Thank you.

[01:22:14] Next speaker, please. Good afternoon, Chair Jefferson, Vice Chair, Angry, and members of the board. My name is Jill Browning from the Gainesville District. I'm here to talk about item 10B on the agenda, which is the CPA 2026-3.

[01:22:31] I am one of the original homeowners and residents of the Cat Harpen Valley Estates. I'm here today on behalf of all the homeowners and residents who strongly support initiating our proposed CPA. First, thank you to those who have met with us, and thank you for your consideration. This is not a debate about growth versus no growth.

[01:22:48] Growth is here. The real question is whether Prince William County chooses planned growth or inefficient sprawl. The corridor where the project is planned has already fundamentally changed. To the south of us are the Regency, Heritage Hunt, the soon-to-be-developed Smith Farm, and nearby Piedmont, all of which were once farmland before becoming thriving suburban residential communities.

[01:23:11] Several of these communities, including Piedmont, Heritage Hunt, and the Regency, are gated communities, with extensive amenities and have become highly desirable places to live in the county. To the west of us is Oak Valley, another suburban residential community. To the east is the QTS Digital Gateway Campus.

[01:23:28] There is nothing agricultural or rural about this corridor. And really, does anyone today look at the Regency or Heritage Hunt or Piedmont and regret that they became the beautiful and thriving suburban communities that they are? Even look at Dominion Valley, another thriving community that used to be farmland. These neighborhoods are part of what makes Prince William County a desirable place to live.

[01:23:47] We can't just close the door behind us and deny future residents the opportunity to live in a thriving suburban community. Yet, the Planning Commission is recommending its own plan, which is an extremely land-consumptive housing pattern and calling it conservation. All of us agree there's a great need for new housing, but the Planning Commission's plan requires more than double the acreage to achieve the same goal.

[01:24:09] That is not anti-sprawl planning. Moreover, the commissioner's plan was hatched behind closed doors and sprung on us, the landowners, without consulting us or giving us any advance notice whatsoever. Further, our own supervisor, Stewart, refused to meet with us, the homeowners in his district, to discuss our CPA.

[01:24:25] Our proposed CPA creates the type of planned residential community that people increasingly want to live in, one with amenities, shared community spaces, recreational opportunities, and trails. We as the landowners should not be forced to bear the burden of maintaining a rural character that has already been transformed.

[01:24:42] The environmental arguments that planning put forward also do not withstand scrutiny. The surrounding communities that I've identified, they're all on public water and sewer. Our existing 10-acre lots are on septic system and wells. These systems are aging, and over time these things can fail or leak, creating environmental risks.

[01:25:01] The proposed development, moreover, is projected to generate approximately \$15 million in tax revenue compared to the approximately \$240,000 it generates today. I want to ask all my residents that are here today to support, to stand up and show their support for the CPA.

[01:25:17] And thank you again for your service and for your consideration of this project. All right, next speaker, please. Hello, ladies and gentlemen of the board. Proud to speak to you tonight.

[01:25:37] I'm here also. I would start with reiterating everything Jill Browning just said. I won't go through all that. She's a good speaker and has a lot of experience in that. But my name is Jeff K. Hall. I'm a longtime resident of Prince William County, over 30 years.

[01:25:56] Moved here from Alexandria. Wanted to raise my family here. I love this county. I've been before this board before at times past to get things done by the federal government, And I've had help by both sides of the aisle, Republicans and Democrats.

[01:26:15] I know that everybody that's elected on this board at one time has said Prince William County needs more affordable housing. And I agree with that. This project that we've just spoken about will help that.

[01:26:31] I don't see how anybody here can vote against it. It should go forward as planned. Thank you very much. Hope you have a nice day. All right, before I call the next speaker, I want to make sure I have the next line up. I have Joe Singleton, Kim Bakani, Bishika Ramos-Carrera, Glenn Cannon, Dan Colos.

[01:27:08] That's all of you. And if you're not in queue to speak, if I didn't call your name, I'd appreciate it if you could please have a seat. Thank you, Chair. Thank you, Chair.

[01:27:23] Thank you, Supervisors. Please adjust the mic because we cannot hear you. you're tall thank you chair thank you supervisors um jill's a hard act to follow she pretty much summed everything up i've been a resident of cat harpoon valley since 2003 and um i think our neighborhood is uh is ready for re-gentrification i mean uh most of us have been in there since day one we raised our kids and we're all getting to the point where we're ready to move on um and all we keep hearing about is uh housing we need housing we need housing well We don't just need housing in western Prince William County.

[01:28:02] We need affordable housing. And there's not a lot of affordable housing because most of the homes are on large acreage. So I'm here to ask that the supervisors take a hard look at our plan, which was laid out in detail, and approve our comprehensive plan amendment.

[01:28:22] So thank you very much. And just quickly say your full name and where your general name is. My name is Joe Singleton, and I live in Cat Harpin Valley. Gainesville District, thank you. All right, next speaker. Thank you. Good afternoon, Madam Chair and members of the board.

[01:28:40] My name is Kimberly Bocampani, and I live in the Brentsville District. I'm a senior deputy clerk in the courtroom support division of the Prince William County Circuit Court Clerk's Office. I'm here to ask the board to reconsider resolution number 26-246. The resolution, as written, fails to provide concrete guarantees that there will be no disruption in services during and after the construction.

[01:29:03] It is my understanding that the costs are undefined at this point, but are upwards of \$3.4 million. This seems an unnecessary expense when the Clerk of the Circuit Court has offered a solution that displaces no staff, interrupts no services at any point, and costs approximately \$500,000.

[01:29:22] Resolution 26-246, as written, eliminates my office space effective yesterday, May 11, 2026, or as soon thereafter is practical with no suitable and adequate plan in place for where my workplace is to be relocated. In addition to the job responsibilities which will be described by other clerks, the courtroom support division prepares and processes critical documents which ensure the safety of the residents of Prince William County.

[01:29:50] As a resident of Prince William County, I would like to believe that local law enforcement has the information to help keep me safe. With resolution number 26-246, there will be a delay in processing high-risk orders due to unsuitable workspaces. These high-risk orders include protective orders and substantial risk orders, which prohibit the subject of the substantial risk order from purchasing, possessing, or transporting a firearm for the duration of the order.

[01:30:18] They involve not only the preparing and processing of the orders, but also reaching out to other law enforcement agencies to ensure these agencies are provided with the information. An additional form, the SP-237, notifies state police that people found to be incompetent are ineligible to purchase firearms.

[01:30:36] Another delay may come in the processing of criminal and DNA records, which must be timely processed as soon as the criminal cases are resolved, through conviction, dismissal, or other means to ensure accurate database records. This processing provides the information to provide criminal history reports to law enforcement, prosecutors, and other agencies.

[01:30:55] Without this untimely, a member of the public will have delays in applying for expungements. Also, without a suitable workspace, these critical documents cannot be processed in a timely manner, which directly impacts the citizens of Prince William County. Thank you for your time and attention to this matter, and I ask that the Board reconsider Resolution 26-246, as it is too vague, overly expensive, and fails to ensure no disruption of services to the resident of Prince William County.

[01:31:23] All right, thank you. Next speaker, please. Good afternoon, Madam Chair and members of the board. My name is Brushenka Ramos Carrera, and I am a resident of the Gainesville District.

[01:31:40] I currently serve as a lead deputy court clerk in the courtroom support division of the Prince William County Circuit Court. I am here today to respectfully ask the board to reconsider resolution number 26-246. The proposed resolution does not provide adequate or functional space for the courtroom support division and would create operational issues that impact both court operations and the public we serve.

[01:32:03] Part of my responsibilities is to process appeals to the Court of Appeals and the Supreme Court of Virginia. This process requires special software that is installed on a designated workstation and cannot simply be transferred from computer to computer as needed. The work requires a quiet, suitable workspace that allows for a high level of focus and attention to detail.

[01:32:25] Every page filed within a case must be individually reviewed and verified for accuracy, and any discrepancies within the record must be identified and corrected before submission. Some appeals

contain well over 70,000 pages, all of which must meet the standards and requirements set by the appellate courts.

[01:32:44] In addition, I must prepare and organize digital media exhibits that are physically mailed to both courts as part of the appellate process. Because appeals often involve strict deadlines and immediate issues requiring coordination, I also need to remain reachable.

[01:32:59] Without an adequate workspace, dedicated equipment, and reliable communication access, the timely and accurate processing of appeals could be significantly impacted, potentially affecting critical deadlines. Inquiries from interagency departments often involve time-sensitive matters.

[01:33:18] For example, while clerks still actively in court, the adult detention center may contact us with questions or concerns involving a jail card. These issues can directly impact whether a defendant is held longer or potentially released earlier than intended.

[01:33:34] The recalling of a KPS also requires urgent action. If not recalled promptly, it could result in a person being wrongfully arrested affecting that individual's rights. These are not minor administrative matters. They involve real legal consequences.

[01:33:50] These responsibilities do not stop simply because jury proceedings are taking place. The court continues to function in many other capacities every single day. Removing a suitable workspace, risk slowing down services, disrupting communication, and creating avoidable delays that affect not only court proceedings, but the public we serve.

[01:34:11] I respectfully ask this board to reconsider Resolution Number 26-246. Thank you for your time. Thank you. And I'm sorry, did you give me your Magisterial District? Yes, I live in the Gainesville District. All right, thank you. Next speaker, please. Good afternoon, Madam Chair and the members of the board.

[01:34:31] My name is Glenn Cannon, and I've been a deputy clerk for the Prince William County Probate Office and for the clerk for the past 25 years. I'm also a resident of Prince William County, and I live in Woodbridge, Virginia. I'm here today to ask the board to reconsider number 26-246 on behalf of the clerk of the circuit court, my probate team, and the constituents of Prince William County in which we serve and will be the most affected by this resolution.

[01:34:58] If passed, this resolution will create unnecessary difficulties for our office to provide the best service to our customers and would cause extreme inconveniences to the citizens in an already difficult time and a time-consuming process.

[01:35:14] There are just a few ways that the county citizens could be affected by moving through with this resolution and moving the probate office out of the judicial center. Issues with guardian and conservator court orders during the qualification phase cannot be addressed while being in a different location, causing delays and possible cancellation of appointments for citizens.

[01:35:42] This would result in additional court appearances at the taxpayer's expense. One of our overwhelming concerns is our weekly docket in which incapacitated citizens and their families attend hearings in the judicial center. This proposal resolution would now require them to inconveniently be transported after court from the judicial center to a separate location for the mandatory critical step of the qualification phase, adding unnecessary burdens to the families.

[01:36:12] This essentially would affect an average of 20 to 30 families per month. With our growing senior citizen demographic in Prince William County, our office has seen an increase in assistance needed from the senior population. To provide the necessary service to them, the probate team works closely with the Land Records Department, Civil Department, Judges' Chambers, and the Sheriff's Office, which are all located inside the Judicial Center.

[01:36:39] Asking the elderly citizens, who can sometimes be between the ages of 70 to 90 years old, with limited mobility and other handicaps to travel back and forth between two different locations, feels irresponsible and neglectful to this demographic in which the probate office primarily serves.

[01:36:56] Safety regarding transferring money between locations, expenses and availability for the building of an office security, the need for daily access to circuit court archives, and not being able to have IT personnel and immediate assistance are just a few of the many additional concerns our probate department has with this proposed resolution.

[01:37:20] In closing, having worked for the Prince William County Clerk's Office for 25 years under numerous clerks, we have always served to uphold the Prince William County vision. Our current clerk works relentlessly to...

[01:37:36] All right, thank you, sir. Thank you. Before I get the next speaker, I want to call up the next group. I have Adele Pinnenberch, Dan Colas, Dale Margarita Moylan, John DePue, Curtis Porter.

[01:38:03] Sorry, you may want to adjust the mic. You can take it off. You can take it off, too. Swing up. There we go. Good afternoon.

[01:38:19] My name is Daniel Colas. I'm bringing it a little closer. We can barely hear you. That's why you might just take it off. All right. You got it. Good afternoon. My name is Daniel Colas. I've been a resident of Prince William County for the last 21 years. I presently live in the Gainesville District.

[01:38:36] I'm one of the property owners at the Caterpon Valley Estates, and I'm seeking the county supervisor approval for the comprehensive plan, plan amendment, the CPA 2026-0003.

[01:38:52] I know a lot's been talked about. I think it's been well covered with the concerns and where we'd like to go forward as residents of Caterpon Valley Estates. One of the things that I have not heard about, but I've seen some work done on Keterpin Road.

[01:39:14] And I think it's been for traffic studies and how it's going to be able to handle the traffic that could develop from increased housing there. And currently, it works well. And I'm sure not everyone's familiar with Keterpin Road, but it is probably about six miles of winding.

[01:39:35] Tulane Road goes from 25 miles an hour at the Bull Run, I'm sorry, at the elementary school there, the middle school, goes to 30 miles an hour, goes to 35, and it goes to 40. There are a couple of stretches, except for at the school when it's 25.

[01:39:53] One at the, basically the intersection of Heritage Farms Drive and Caterpon Road. I'm sorry, Heritage Farms Drive and Caterpon Valley Drive. That's about a little more than a half a mile long, and it's a straightaway. And so frustrated traffic sometimes tries to pass slower moving vehicles there and doesn't happen a lot, but it happens.

[01:40:17] What I would like to see, whether this comprehensive plan goes forward or not, is a traffic circle or one more traffic circle, you know, traffic circle at that intersection or having a traffic circle also at

Caterpon Road and Sudley.

[01:40:38] I think that would alleviate a lot of the concerns about the control of the traffic that goes through that area. That's it. All right. Thank you, sir. Next speaker, please. Hello.

[01:40:59] My name is Dale Penenberg, resident in Gainesville District, live in Cat Harpin Valley Estates, and would like the board to move forward with a comprehensive plan amendment that was submitted and not in support of the CRES-1C that was alternately submitted.

[01:41:19] And the primary reason is because of the need for housing in Prince William County. One home per two acres, which is what was proposed in the CRES-01, gets you out of a 300-acre lot, gets you 150 homes.

[01:41:35] It just doesn't get it done, okay? We need affordable housing in Prince William County. And my wife and I have raised six children in Prince William County, and I'd like for them, we're more small business owners as well, so we're not going anywhere. Our business is in Prince William County, but our six children can't afford to live there.

[01:41:56] So we need some type of affordable housing so that they have a chance to thrive and succeed. So that's why I'm here to ask you all to please support the comprehensive plan amendment that was submitted by Cat Harp and Valley Estates.

[01:42:16] I thank you for your time, and I appreciate your consideration. All right, next speaker. I just want to say to everyone who's speaking, he's Dale as a model. We heard him. It was clear. He said his name, his magisterial district. Thank you, sir. All right, next speaker.

[01:42:34] All right. You may go. Who goes next? Either it's actually, it's going to be Margarita, then John. I know you're a frequent flyer, but all right, let's just have a fact to follow.

[01:42:53] My name is Margarita Moylan, and I live in the Gainesville District. We chose to move here 24 years ago because we wanted to live in an area that maintained the rural character and Oak Valley specifically because it was surrounded by beautiful farmland and was close to the Manassas battlefield.

[01:43:10] We felt this area was very protected and appreciated the land use that had been planned. We never thought that a development that was built after our neighborhood, Cat Harpin Valley Estates, would be rezoned. Some of our neighbors chose to relocate to Cat Harpin Valley because they wanted more land.

[01:43:30] This was never a planned move in anticipation of generational wealth. These were homes that they wanted to live in. Much of this changed after the Digital Gateway Project came through. The only reason homeowners contemplated selling was because they didn't want to live next to the world's largest data center complex, and I don't blame them.

[01:43:51] They were subsequently approached by developers from the Digital Gateway, including Mr. Looney, who represents landowners and the Compass Assemblage, to sign non-disclosure agreements which tied up their properties. I do believe it is very premature for the county to make changes to anything in close proximity to the digital gateway, given it is in the middle of a legal dispute where QTS has filed to overturn the lower court's rulings through an appeal to the Supreme Court.

[01:44:22] This has also brought investors from outside the county who have bought into an LLC that owns properties in Cat Harpen Valley Estates and are looking to capitalize on this land speculation. The

courts have stayed the ruling as requested by the developers for the digital gateway, so why would the county make any changes until all legal proceedings have been exhausted?

[01:44:47] If this land designation is changed, it is simply a way for a developer to land bank this assemblage. Let's also not lose sight of the issue that currently exists with Cat Harpin Road being a two-lane country road that cannot handle any more traffic.

[01:45:07] Another development was already approved, and they've started clearing construction, which is the Smith Farm. For the life of me, I don't understand how even that project was approved without addressing the dangers that currently exist on Cat Harbin Road.

[01:45:24] Madam Chair, we are in recess. There may be a potential fire. So I'm asking everyone to please orderly exit board chambers. Go outside. We will resume when everything is clear. I want to say that we left off with Margarita Moylan.

[01:45:52] She had 40 seconds. If we can just restart the clock. I know you're not going to take the whole time, but just to keep it procedurally accurate. And Margarita, if you can just resume your comments. Thank you. Okay. I do believe that there needs to be more transparency and community outreach before the county makes any recommendations.

[01:46:13] As a realtor, I understand the need for more housing, especially affordable housing. A great example of smart planning where this has been addressed and makes a lot of sense is the reimagining of Sudley and Route 66, where the movie theater used to stand. The multi-use plan, which includes townhomes, condos, makes sense, being close to Northern Virginia Community College, and public transportation and jobs.

[01:46:36] It will bring residents and small businesses to an otherwise unutilized area. As a representative of Prince Willem County, you should ask yourselves, are we a sense of place, or are we building a sense of investors who are ready to cash out and leave a mess behind?

[01:46:53] Please defer any votes or changes to the area until the Supreme Court rules on the appeal. Thank you. Thank you. And before we get to the next speaker, I want to call up our next group, Curtis Porter. I didn't see you, but I'm calling you. Kristen Molkren, Jay Molkren, Diane Jager, Elaine Schlossberg.

[01:47:17] All right. So, yes. I'm just calling the next group. I'm sorry. Did you have a question? Pardon me. Didn't you call John to speak prior? Yeah. You're going to be next. I'm just calling him. You know, the next group of people are to be in queue. So, all right, you may proceed. John, you may proceed. Good afternoon, Madam Chairman and members of the board.

[01:47:34] Just the microphone, please, because we cannot hear you. Good afternoon, Madam Chairman and members of the board. My name is John DePue. I am the chairman of the Prince William County Historical Commission and a resident of Coles District. We are statutorily charged with providing this commission information and guidance with respect to the preservation and maintenance of historic sites here in Prince William County.

[01:47:58] And I am here to do precisely that with respect to Bennett School. At the outset, I've spent most of my adult life in courthouses, courtrooms, and judicial centers. So I am fully conversant and aware of the need for this county to improve its judicial centers and facilities.

[01:48:18] That, however, does not foreclose the preservation of historic Bennett School. In college and later in law school, I studied the Supreme Court's May 14th, 1954 decision in *Brown v. Board of Education*. There, the court held that racial segregation in public schools is a badge of slavery and is therefore prohibited by the 13th Amendment to the United States Constitution.

[01:48:47] I later taught that decision when I was an instructor of constitutional law at the United States Military Academy at West Point. But it wasn't until I got involved with the Bennett School that I realized for the first time that it took 10 years for the public school system in Virginia and in Prince William County to be fully integrated and two more trips to the Supreme Court of the United States, the first of which the court said you are to integrate schools in Virginia with all

[01:49:18] due deliberation. 10 years. That dream finally came to be realized in this county in 1965 where the school system was integrated for the first time. Where? At Bennett School. So I implore you when you consider revising your judicial center, you incorporate in your scheme the preservation of Bennett School. What better symbol could there be to the maintenance of justice in this county

[01:49:54] than the Bennett School where it all happened? Thank you. Thank you so very much. Next speaker, please. My name is Diane Yeager. I live in the Gainesville District. I would ask the board to deny initiation of this comprehensive plan amendment for Cat Harbin Valley Estates. My husband and I have lived on Cat Harbin Road since 1988, when we purchased a six-acre parcel from a

[01:50:30] much larger agricultural parcel of land. At that time, Prince William County required that we rezone that six-acre parcel from A1 to R5 and then subdivide that six-acre parcel into one six-acre parcel, a process that began early in 1986 and took two years to complete. With the exception of basic surveyor services to legally plot our parcel, we worked through the county requirements without assistance from attorneys or land development engineers. We have witnessed many changes to

[01:51:04] land useful on Cat Harbin Road in the last 38 years. Some were desirable and others not so much. Yet the peace, privacy, and natural wooded ecological environment of our property has thankfully remained relatively unchanged. This proposed plan amendment of over 1,300 homes as well as the staff alternative of 500 homes occupying 292 agriculturally designated acres is profoundly out of sync with our local community.

[01:51:38] The proposed density would so adversely affect the groundwater runoff, well purities, septic systems, ambient noise, intrusive nightlight hours, drinking waters for 800,000 people serviced by the Occoquan Reservoir, all not to mention the impact of an absurd addition of thousands of vehicles per day that would be traveling along a two-lane country road.

[01:52:01] These cumulative effects on our rural Crescent community would substantially diminish the safety, well-being, and property values of our residents. The harm is incalculable. I believe that the ambitions of these predatory developers would be seriously destructive to any rural community.

[01:52:21] Thank you for your time. Thank you so very much. Next speaker, please. Good afternoon, Madam Chair and members of the board. It's nice to see a lot of you again.

[01:52:37] Thank you for taking the time to meet with us, for those that did, and for the couple of you that we have not met with. My name is Kristen Mulcairn. I'm a resident of the Gainesville District, and I'm also a homeowner in Cat Harpen Valley. And today, surprise, our CPA initiation is up for vote, and I want to paint a picture to you guys of how we got to this point.

[01:52:59] About a year and a half ago, our neighborhood came together as a group and decided we wanted to sell our land and specifically focus on residential development. We end up partnering with NVR, and that has been a blessing. Right now, three-fourths of us are original owners, which means we moved out here 22 years ago. Our kids have left the homes, and next year, our development will have one elementary school student, one middle school, and zero high school age students. And this trend is being seen throughout Gainesville and Haymarket. People

[01:53:35] are stuck in their starter homes because there are no homes to buy. This has prevented young families and young professionals from moving out to our area, and the end result is our schools are way under capacity. If you look at the school board's capital improvement plan, enrollment is declining. There's a cluster of about four elementary schools near us, three of which we've been zoned to in the past, and all are under capacity. In two years, two of them will be at 54 and 56 percent capacity. Full-run middle school in two years will be at 83 percent capacity, and what you need to understand is these schools have been at 100 percent and above for so many

[01:54:13] years. The most alarming statistic is Battlefield High School. Today, it's close to 100 percent capacity. In five years, it will be at 59 percent capacity. That is 900 open seats in that school. So NVR is proposing a development that will help address these issues.

[01:54:31] It's a combination of starter homes for young professionals and families, homes for more established families, and a 55 and older section. On behalf of Cat Harbin Valley, who we all stood up earlier, we're asking you to vote yes to the CPA submitted by the applicant, which is NVR, and allow the county to go through the proper studies so that NVR and planning can come up with a solution together.

[01:54:57] Another thing I want to address is the conservation residential designation. From our perspective, staff is proposing a designation that was never discussed with us. We reached out to Supervisor Stewart, and we wish we could have had a conversation from you so you understood where we were coming from.

[01:55:19] But staff is putting forward a recommendation that is not economically viable for our community. the market value of our homes, I guess the deal becomes not a deal for us if you rezone our land to conservation residential. So it seems like this is a backdoor attempt to block our project, and it's strange to us that planning is recommending the board to approve a project that's not economically viable to move forward. Thank you. Time is up. Next speaker.

[01:55:57] I want to do this thing and just all bend over. Madam Chair, members of the board, my name is Jay Mulcairn. I'm lucky husband of Krista Mulcairn. I've been in Gainesville for 22 years. We've raised two daughters there. Most of the points were covered for Caterpon Valley Estates. The one thing I want to talk about was the rural designation. I don't know if people have been there that actually made that designation.

[01:56:29] We have shopping centers five minutes from our house with Harris Teeter, bars, restaurants, all that kind of stuff. On that way, I think Jill Browning mentioned we passed three gated communities in addition to two communities. I think there were farms in Oak Valley and Cat Harpin Valley before we moved in 25 years ago or whatever.

[01:56:51] But right now we have easy access to that. We also have two miles from Harris Teeter, which is right up the road. We have, you know, 25 restaurants or another town center, I guess it is, you call it. So

that's just wanted to make that brief and short.

[01:57:06] Thank you. Thank you. Next speaker, please.

[01:57:27] Can I have Elmo, please? And while we're waiting, I just want to let IT know. It looks like everyone on screens are down right now. So before we get started, my name is Elena Schlossberg, and I live in the Gainesville District.

[01:57:51] And this was one of those fancy word things that Ashley Studdhome did for our fabulous Sweeney Barn event. And these are the things that we asked people who attended to tell us, what are your concerns as residents of the county?

[01:58:08] And this is what they pointed to, loss of green space, sprawl. What you're hearing here today is actually sprawl. And it's not about affordable housing. If we want to do affordable housing, you all have in front of you, also Ashley's wonderful three R's, which replicates the comprehensive plan that exists today.

[01:58:29] And that's our guide to a sustainable future for everyone. So I want to talk about this assemblage. So this is actually a map that was put together of all the letters that have gone out and also assemblages that have been put together.

[01:58:49] And you can see Cat Harpin Valley is right there. And if you'll notice, all those other pinks are other assemblages. This is chaos. The yellow is, of course, the terrible Dulles Cloud South. The gray is Digital Gateway, and that is the Manassas National Battlefield.

[01:59:07] This is not planning all these assemblages. You all are responsible for planning. Your job is to look at the comp plan and what was approved and say, does this fit? it is not about making sure people have more than you know you buy a home you don't think that when you sell it you're going to you know move to the bahamas and get a yacht you think you know you're going to live comfortably it'll be a nice investment so the point that i want to express to everyone i know i sent you first of all that email i sent you you didn't get till like one in the morning because i was up really long writing it and um i wanted to remind you of uh the responsibility of

[01:59:45] smart growth and why? This, look how special we are. You see all that pink? That's the Occoquan Basin. That's our stewardship. We are responsible for ensuring that there's enough water for two million people. Now, there's one thing that Ann Wheeler and I agreed on. You may find this shocking.

[02:00:11] It was when she said, well, look, you've already developed so much of the watershed, the overlays in the watershed. And I know, look, look at how much we have already developed. This is not the time to say, well, we've already screwed some up, let's do more. This is a time to reflect on the challenges we face now and how we develop is critical to protecting our opportunities for ag, our opportunities for rural, our opportunities for real affordable housing.

[02:00:41] We have the magic now, but if you start approving all these assemblages, we will lose that opportunity and we will be going backwards. So please don't initiate the CPA, do the right thing. Thank you. All right, before our next speaker, let me call up our next group.

[02:00:59] We have Kevin Parker, Owen Mayer, Rachel Ellis, Freddie Hardin. Patrick Harder's, Gainesville District.

[02:01:18] Madam Chair, Supervisors, before I talk about what I really came to talk about, one thing I just want to put before you is just a housekeeping. Other counties treat the citizens as honored guests and

allow them to speak at the pulpit or the podium.

[02:01:34] And I would ask to reconsider that we bring the citizens back up to the podium just as a sign of respect. But I have heard each and every one of you talk about smart growth, talk about wanting good development, talking about doing what's best in our communities, preserving open space, all the discussion points that we continually talk about.

[02:01:56] We had an event at Sweeney Barn. This is what we discussed. I was recently listening to old supervisors meeting, and I listened to one with Supervisor Bodie in May of 2021, and he was wanting to fully fund the PDR program, and that was five years ago, and we haven't done it yet.

[02:02:15] And the question is, why do we want to do that? Why do we want to fund a PDR program? Why do we want to promote good development, reinvestment, reimagining areas, redevelopment, and how do we go about doing it? The way we go about doing it is very simple.

[02:02:31] You have to stop sprawl. If you look at other municipalities, other cities, you go to Charlotte, you go to Atlanta, it's sprawl. It's bad development. When I ran for supervisor, I met with developers and I asked them, I said, how do we get good development? We don't need a sheets put on Cat Harpin next to Cat Harpin Valley and all this crappy development we get. We want good development. You get that through reinvestment. On the way in here, I drove through Manassas Park.

[02:02:55] And if any of you drove through Manassas Park 15 years ago, it wasn't a nice area. And now they've done some redevelopment and there's some nice stores going in and nice restaurants and a good community being developed. And that's what we want. We want density put in Woodbridge and building the density to attract good development. We want Manassas to have the same thing. And the way you get that is to stop sprawl. I had a good friend that was looking to develop in Prince William County and he said, I really want, Patrick, I'm looking for 300 acres to put a wedding venue.

[02:03:31] and he couldn't do it he had the money that he should have been able to do it but he's competing against all these assemblages that you see lsi the data centers everything else and his offer will never be accepted nobody's going to accept the pdr program and that if we allow housing to be put in the center of this if we allow data centers we put here who would sell up their development rights when you could have a fortune coming down the road so this is simply bad development. This is what we've had. It doesn't help affordable housing. It doesn't alleviate traffic. It doesn't build density. It doesn't attract good development. And so I ask you to

[02:04:11] do what we need to do, and that's draw a hard line and say, we're looking for good development, and sprawl is not the answer. Thank you. Next speaker, please. Hello, Kevin Parker, Neabsco District. Hello, Supervisors, Chairman. If I am a frequent flyer, tell me where my civic points are, because I would like to cash them in. What I want to talk about, first of all, is I want to talk about that pedestrian bridge. This was not my original topic. I think this is a tragedy of

[02:04:47] design and urban planning. It should be a piece of great infrastructure for Woodbridge. We talk about these people that want to have, you know, no sprawl, but we need to have great places, And we have this development of Riverfest that is supposed to be a dense, urban, walkable place.

[02:05:10] And then we have this bridge where you walk up and walk down and have to walk up and walk down. It's embarrassing. It doesn't make any sense. And it's not a choice. You could also have a ramp for the people of Belmont Bay go up that and back down.

[02:05:28] It could be both. This is not brain science. It's not rocket science. It's something that we could do, but it's become this kludgy, bureaucratic, oh, well, I guess this is all we can get kind of a thing. It should be better for Northwood Bridge. The other thing that I originally came here to talk about was CPAs, and it's against CPAs.

[02:05:53] And I think that we can compare the health of the land and the health of the community to our personal health. And one thing we do with our personal health is we can either live poorly and then have an emergency, or we can, you know, live healthily and, you know.

[02:06:15] And I think that the comprehensive plan, it seems to me, is like our health plan for our community. And we have these temptations. Oh, we could just do this one little thing over here. We could just do this one little thing over here. It'll be great, you know, for this right now.

[02:06:30] But I really think that it's better to stick with the comprehensive plan and not accept these comprehensive plan amendments. Thank you. Thank you. Before I get to the next speaker, I want to get our next group up.

[02:06:45] I have, I called Freddie Hardin. I don't know if you're still here. Robert Jaeger, Jessica Grove, Mitzi Turner, and Gordon Bear Washington. You may proceed.

[02:07:03] Good afternoon, Madam Chair and the Board of County Supervisors. My name is Owen Meyer, and I live in the Occoquan District. I graduate next week from Northern Virginia Community College with my associate's degree in political science. My organization is called Communities for Youth. Last September, I came to you all with a problem.

[02:07:21] I noticed that high school and college-age students lack third spaces, places that aren't home, school, or work, places that build community. Third places, such as community centers, gyms, parks, and more are important for social cohesion, civic engagement, and community building.

[02:07:40] When students lack these places, students are forced to ask, do I belong here? Does this county prioritize my interests? I know the county is interested in students. Our schools have high-quality specialty programs that prepare students for careers and further education.

[02:07:58] In high school, I took AP classes that made college more affordable, and I found community through my theater program. I'm here today with a solution for a lack of community, and I want to involve all of you. Myself and other students have come together to create communities for youth.

[02:08:15] Here's what we're doing. A free event for high school and college students on the last day of school, June 12th at the Chin Center. Here's what we'll have. Live music from student bands. We want to show off student talent to others. Food trucks from the community. We want small businesses to benefit from this community building night.

[02:08:34] Free games and activities, giant Jenga, volleyball, and more. We'll also have booths from local clubs and student organizations. We want to show students what resources already exist for them. We're putting on this free event for students thanks to our sponsors who support student engagement, including, but not limited to, our advisory sponsor, Supervisor Kenny Bode, Presto Pizza, our food sponsor, the School of Rock, and our community partner, Campbell's Frozen Custard.

[02:09:01] Our goal? Give students a night of community to look forward to. Eventually, we want these free events to be regular at recreation centers all across the county. To do this, I need you. I'm inviting all

of you to our Communities for Youth event at the Chin Center on June 12th from 4 to 7 p.m.

[02:09:22] I want you to see for yourself how a community-building night for students benefits them directly. You'll see students laughing, making friends, and building community. Additionally, you'll have the opportunity to connect with students and future voters on issues that matter to them.

[02:09:38] They'll be the next generation ready to inherit our beautiful, diverse, and unique county. This evening, I'm going to email each one of you an invite to our event. I hope to meet you there in one month so we can talk more about community building and opportunities for students.

[02:09:54] Additionally, please invite any students in high school or college that you know would love to come to this free community building event. Thank you for your time. I truly appreciate your support and student interests. Thank you so very much. Rachel Ellis, you're up next.

[02:10:14] Good afternoon, Rachel Ellis, Gainesville District. I am asking you to vote no on initiating the CPAs for both Woodlawn and Cat Harpen Valley Estates. I commend county staff for the reports rejecting both at the current density proposals.

[02:10:29] I want to highlight a couple of notes specifically about Cat Harpen Valley Estates from the planning reports. Incompatibility with surrounding land use and comprehensive plan designation. Conflict with smart growth principles. I have lived in the Cat Harpen area since 1979.

[02:10:48] The reason this project is not viable at a lower density is because of the 29 homes in this proposal, approximately 25 of them have property assessments of well over a million dollars. This is not a dilapidated area that is in need of being redeveloped.

[02:11:03] This is the definition of resource intensive sprawl, which is against the county smart growth strategies and principles within the comp plan. It is asking for an increase of 30 to 90 times the current density of people. There are no sidewalks, and this is not a transient-oriented area.

[02:11:21] This is not appropriate for affordable housing. Cat Harpin Road is a very rural, curvy road with little shoulder and guardrails throughout. And for those of you on the eastern side, imagine Purcell Road between Dumfries Road and Hoadley because that's exactly what it's like.

[02:11:36] This road cannot handle this type of influx of traffic without significant road improvements throughout the length of the road. And on a personal note, my nephew, 15 years ago, was in a car accident on that road, totaled the car, and was in the hospital. And guess what? Like, nothing has changed on that road except for more development.

[02:11:55] Finally, this area does have portions that are in the Environmental Resource Protection Overlay, which includes Lick Branch, which is part of the Bull Run Watershed. This area serves a key role in protecting the Aquacon Reservoir, hence the current low density of 29 homes in this area.

[02:12:11] And a polite reminder to you guys, we are currently in a drought. We need to protect our water sources with urgency. We need to err on the side of caution when making land use decisions, especially in the watershed, as we are still waiting for the water study from four years ago.

[02:12:27] I am respectfully asking that you please vote no on Woodlawn and Cedar Harp and Valley Estate CPA initiations. Send a message to the developers that Prince William County has a comprehensive plan for a reason. Surrounding land use patterns matter.

[02:12:43] Densities that are compatible with surrounding development patterns matter. Prioritizing the preservation of natural resources matters. Directing growth toward infill and existing development matter. Agricultural and forested land matter. Approving this is greenlighting all predatory land assemblages in Prince William County.

[02:13:01] Thank you. Next speaker, please. Good afternoon, Chair Jefferson.

[02:13:19] I'm Jessica Grove, and I live in the Gainesville District. I'm going to read you my email because what I have already heard this afternoon has been really disheartening. I'm writing today to ask you to vote no on 10A Woodlawn and 10B Cat Harbin Valley Estates. When the 2040 Comp Plan was adopted, there were spaces that were set aside for development. Cat Harbin Valley Estates was not one of them. Cat Harbin Road is a very curvy, slender road with lots of wildlife and blind curves. It cannot handle

[02:13:53] any more traffic. I've lived here all my life, and the idea that the rural area has developers offering astronomical amounts of money for people's land is disturbing. People who work hard all of their lives to make the biggest investment of their lives should have some assurances that their quality of life will not drastically be changed because of a developer's wishes. The developer is asking for up to 2,719 homes, units. The people of Cat Harbin are used to change. We've seen the Marsh Farm turn into Heritage Hunt. We've seen Red Fence Farm turn

[02:14:28] into the Regency. We've seen Oak Valley and all the development along Heathcote. But we still have to remember that high-density housing does not belong anywhere and everywhere. We still have to protect the watershed. Most of Virginia is in a severe drought. We cannot continue to abuse Mother Nature and expect her to forgive us and continue providing clean water, or any water at all for that matter. Stop allowing developers to use threatening language and predatory techniques to ruin the quality of life for those who chose to live in the rural spaces of Gainesville

[02:15:04] District. Please represent the wishes of the residents who make this community what it is and not the developers who are driving wedges between neighbors. I went to Tyler Elementary, took Cat Harbin Road every single day. Mikey Smith owned that farm and every day there were cows and a bus and a little white house. And you guys came into Cat Harbin Valley Estates and you have beautiful homes. Jealous. I am extremely jealous of the beautiful homes that are there.

[02:15:38] But the rest of us are still going to be here. I understand that Prince William Digital Gateway is a terrible situation to live next to, but you chose to give up and not fight. And now you're leaving us with a terrible situation. And I'm really upset because I've lived here all my life and I've had neighbors and we've built a community and it's tragic that the developers are coming in and saying don't worry you don't have to sign we'll build around you it's fine we can make it

[02:16:17] work you stay right where you are and that's a terrible position to be in I feel sorry for anybody who has had to hear that I'm sorry your time is up thank you next speaker madam chair and members of the board my name is mitzi turner I'm the residential services manager for the circuit clerk's office. I'm a resident of the city of Manassas. I am here today to ask you to reconsider resolution number 26-246. I have worked for the clerk's office for over 20 years and have

[02:16:56] experienced several construction projects during my time in the judicial center. Those projects, while sometimes disrupted, were undertaken to improve the delivery of essential constituent services and to enhance experiences of staff and visitors. While I understand the importance of providing

an area for jury assembly, I am concerned that the board's decision to move forward with this particular option would result in years of disruption to services and cost taxpayers millions of dollars. In my view, this approach is fiscally irresponsible.

[02:17:33] Given that alternative options were presented, including one proposed by the clerk at a significantly lower cost of approximately \$500,000 with a completion timeline of less than one year and no impact to current services. I struggle to understand the rationale behind this board's decision. The proposed configuration will not only disrupt staff operations and departmental coordination, it would also make it much more difficult for us to effectively serve the constituents of Prince William County and the cities of Manassas Park. I respectfully urge the

[02:18:07] board to reconsider resolution number 26-246. Thank you for your time. Thank you. Next speaker, please. Madam Chair, members of the board, I'm Gordon Bear Washington, and I'm a senior deputy clerk of the circuit court for constituent services. I have, over the years, had the pleasure of helping hundreds of constituents in each of your magisterial districts with a wide range of both court-related services and services available through the general government. It's been a

[02:18:46] distinct privilege to work with many of you and your offices in those cases. It is with constituent services in mind that I ask you to reconsider Resolution 26246. The proposals so far which have not included input from the clerk of the circuit court have costs upwards of \$3.4 million and they fail to preserve the needs of constituents beyond the courtroom, which are the bulk of services that the clerk's office provides. Things like name changes, concealed weapons permits, wills and estates, marriage licenses, all services provided to the public by our office

[02:19:24] outside of the courtrooms. The clerk has given input to FFM to provide the county with a more cost-effective option that satisfies Supreme Court guidelines for jury assembly without sacrificing service levels. My colleagues are subject matter experts in over 800 different legal processes that our office provides to the public. They need suitable workspace to perform their jobs. And to be clear, the only people with the ability to tell you with certainty what services could be affected by this decision are the clerks in this room and out in the atrium.

[02:20:03] I don't believe that you were afforded this kind of context before you made your initial decision. I ask that you reflect on what my colleagues have to say now that you have the chance, and I ask that you reconsider 26-246.

[02:20:20] Thank you. Thank you. Before I allow the next speaker, I just want to call up my next group. I don't know if it's Telma or Velma Z. Then we also have Christy Covington, Lauren Schwartz, and Courtney Buckley.

[02:20:40] So if you guys can, sir, you can go next, but I'm just calling up the next group. Good afternoon. My name is Robert Yeager, and I live in the Gainesville District.

[02:21:01] I am going to speak on behalf of the Pat Harpin Valley Estates. I'm sorry, can you adjust the mic? Thank you, so we can hear you. Move it closer to you. As you know, in 1974, the first comprehensive plan was created for Prince William County, which limited development to where water, sewer, roads, and schools were most available.

[02:21:37] which was not the Gainesville end of the county at all. In 1998, that plan was revised to a new comprehensive plan, and it was basically to control suburban sprawl.

[02:21:55] And what came out of that was something called the Rural Crescent, which is where the Cat Harpen Valley estates now would exist. And that called for no more than one home per 10 acres of land that has since been revised, as I understand it, to one home per one acre of land.

[02:22:25] Now, this may not solve the problem of low-income housing, but it does address the challenges of required services to any residents.

[02:22:45] If it's 10-acre or 1-acre, likely public sewer and water is not required. There's a good chance that private sewer and water works on that size property.

[02:23:03] Also, the challenges we now face with power, which the data centers have caused, the possibility of not having enough power available for everyone to receive the power they need in the county and adjacent counties, keeping it down to a lower or not moving forward with large

[02:23:38] residential projects until that problem of having adequate power, which as I understand it requires additional power plants is addressed and when power will be available enough to generate the power for these data centers that have already been approved and are under construction. Thank

[02:24:03] you, sir. I'm sorry, your time is up. Next speaker, please. Thank you. Good afternoon, Madam Chair and members of the board. My name is Christy Covington, and I am the courtroom support supervisor in the clerk of the circuit court's office. I am here to respectfully ask the board to reconsider Resolution 26-246. This decision is to relocate the courtroom support clerks from their current

[02:24:37] workspace. This issue is not simply about office space. It is about the decision that could affect the clerk's ability to efficiently serve the citizens of Prince William County and the agencies that rely on the clerk's office every single day. The courtroom clerks do not simply work in the courtroom. The courtroom is only where our work is seen. The work that allows the judicial system to function accurately, securely, and efficiently happens outside of it. The clerks are the

[02:25:11] operational support system behind the daily function of the circuit court. Our current workspace is not incidental. It is designed around workflow, coordination, and timely communication with the judges, interagency departments, and our community. Courtroom support clerks require a suitable workspace that allows for quiet, uninterrupted, and secure processing of sensitive and confidential work. Relocating courtroom support clerks away from that operational flow

[02:25:47] and into an unsuitable workspace may create delays in communication, processing court orders, and increased movement of sensitive documents and evidence through public areas and interruptions to time-sensitive judicial responsibilities.

[02:26:05] Those delays do not only affect our clerk, they affect the community that we serve. The courtroom support clerks are a vital part of the infrastructure that allows this office and the court to serve citizens of Prince William County. This request is not about convenience.

[02:26:22] It is about preserving a suitable workspace that allows courtroom support clerks to continue serving this court, our partner agencies, and the citizens of Prince William County. I respectfully ask that the board reconsider Resolution 26-246 and preserve the current operational workspace of our courtroom support clerks so they can continue performing these essential duties accurately, securely, and without disruption.

[02:26:54] Thank you for your time and consideration. Thank you. Next speaker, please. Just leave it as is.

[02:27:11] Good afternoon, Madam Chair and members of the board. My name is Lauren Swartz, and I'm the supervisor of the Criminal Division of the Circuit Court Clerk's Office. I'm here to ask the board to reconsider Resolution No. 26-246.

[02:27:26] This change would directly affect how our office functions every day and could disrupt the services we provide to the public and to our justice system partners. The criminal division operates in a fast-paced, high-urgency environment. While we use electronic systems, much of our work still depends on physical presence, paper records, and immediate in-person communication.

[02:27:50] Relocating our division without a suitable workspace could slow our operations and impact the people who rely on us. It is often assumed that court operations are now fully digital, but that is not the reality. We handle search warrants that must be filed, logged, secured, and retrieved from a restricted access area, hundreds every month.

[02:28:11] We hand-carry transportation orders to the sheriff's office, and law enforcement agencies retrieve KPIs in person from our windows so they can serve them. These responsibilities require constant movement of staff and documents, direct communication, and close coordination among offices.

[02:28:27] Search warrants are among the most time-sensitive matters we handle. Officers must file them with the clerk's office as required by law, and sealed warrants must be retrieved from a secure area. None of this can be done remotely. Any transition that leaves the division less than fully operational could delay law enforcement activity.

[02:28:47] We also support attorneys throughout the day, both before and after court. They come to our windows to check whether orders have been entered, obtain copies, receive restitution information to then relay in court, and confirm next steps. Because we currently share space with courtroom support, many questions can be answered immediately, often before anything is scanned.

[02:29:06] If we are relocated farther away, that coordination becomes more difficult and less efficient. In addition, we're a public-facing office with three customer service windows, and our visibility matters. Members of the public, attorneys, law enforcement, and the press come to us for immediate assistance, often while navigating stressful circumstances.

[02:29:24] A significant portion of our daily work involves customers coming to our office to pay fines, court costs, and restitution. Many have been coming to us for years and rely on being able to find us quickly and receive help without confusion or delay. Spanish language access is also essential to our service.

[02:29:42] Three of my four front-counter clerks, along with me, speak Spanish regularly and assist Spanish-speaking customers. If we're moved to a less visible or less functional location, these individuals may face greater difficulty getting the help they need.

[02:29:57] In short, relocating the Criminal Division without a suitable workspace would slow our ability to serve the public, attorneys, law enforcement, and other partners. Much of our work depends on the physical handling of documents, immediate in-person coordination, and our shared setup with courtroom support.

[02:30:13] For all these reasons, I respectfully ask the board to reconsider Resolution 26-246. Thank you. Before I have the next speaker, I just want to make sure, I don't know if it's Telma or Velma Zambolikova of

Bristow, if you can go to the back.

[02:30:29] We have Rebecca, Courtney Buckley, Rebecca Hartlett, Jennifer Schering, Sarah Boney, and Jason Evans. All of you can come forward. You may begin.

[02:30:47] Good evening, Madam Chair and members of the board. My name is Courtney Buckley. I'm a senior deputy clerk. Can you adjust, I'm sorry, the microphone and state where you reside. Okay. Culpeper, Virginia. I'm sorry. We can barely hear you. Is this better? No.

[02:31:03] like make it close to you or you take it off if you need to just move so you can just adjust it and get a little closer to it now we can restart hold on i'll let andre go back we can restart speaking to the mic is this better no is this better just bring it close to you like hello can you be louder is this better yes okay good evening madam chair and members of the board my name is courtney buckley i'm a senior deputy clerk and i work in the courtroom support division

[02:31:42] I am one of the many clerks directly impacted by Resolution 26-246. My role includes record-keeping of court sessions, including tasks ranging from note-taking, exhibit tracking, swearing in witnesses and interpreters, notifying agencies and attorneys, and writing criminal orders that range from continuances and sentencings.

[02:32:03] One of the more important tasks is maintaining custody of overnight juror notebooks and exhibits during and post-trial. These exhibits include not only photographs and paper documents, flash drives, but also include high-security items such as rape and DNA kits, guns, weapons, and controlled substance, the latter of which requires the movement of such exhibits with the assistance of law enforcement, all of which, in order to keep for safekeeping, require transporting exhibits through the public space.

[02:32:29] Right now, traveling with these exhibits can be roughly limited to 15 feet of public space from my division's door to another division's door. This resolution could now place drugs such as fentanyl to be passed through highly trafficked areas of the public as these exhibits will cross the hallways to enter into the circuit court courtrooms.

[02:32:48] And for the foreseeable future, they're not just passing through highly trafficked areas, but through an extensive construction zone. Losing our space creates unnecessary logistics and moving exhibits into our notebooks. Furthermore, other tasks are now going to be delayed further, some of which we may not know the full scope of impact until after this change would occur.

[02:33:05] Resolution 26-246 eliminates suitable working conditions. We already know this judicial system, I apologize, judicial sister does not mean the community demands. But frustratingly, you're asking taxpayers to invest potentially millions of tax dollars when you already have a judicial sister, explanation, a little nervous.

[02:33:30] Judicial center expansion plan and development that solves the juror housing and current judicial center inadequacies. I ask that you reconsider Resolution 26-246. Thank you. All right, thank you. Next speaker, please.

[02:33:47] Can you hear me? Yes. Okay. Good afternoon, Madam Chair and members of the Board. My name is Rebecca Cartrett. I live in Warren County. For the last five years, I have worked in the Prince William County Circuit Court Clerk's Office as a lead Deputy Clerk of the Criminal Support Division.

[02:34:05] And I am here to ask you to reconsider Resolution 26-246. This action directly affects my day-to-day work by eliminating my office space with no adequate plan for where to be relocated. The board approved the reassignment of space, which displaces over a dozen civil servants for a jury assembly space that would only be used for an average of three hours total a week.

[02:34:28] Juries do not happen every week, and they do not happen every day of the week, but numerous civil servants serve the public from that office space Monday through Friday for around eight hours a day. We as clerks work with tight deadlines, confidential documents, evidence, and multiple points of contact with inter-office agencies.

[02:34:45] This means we need a dedicated and suitable workspace that is quiet and easy access to other agencies we work with. Sheriff's deputies come in daily to make sure the dockets are available and unchanged, that inmates are not needed and should not be added to the docket. Pre-trial comes to drop off paperwork to us directly so we can get a copy to the judge that morning on if a defendant is a good candidate for bond.

[02:35:07] Pretrial information is confidential. Not having a drop-off secured location risks that confidentiality. Dockets do not prepare themselves. We need to have a suitable space to do that, as well as a space to come back to, to write the orders from the docket. There is almost daily contact between our office and the jail officers to verify bonds and sentences, to see who should and should not be held and who should be out of custody.

[02:35:32] KPSs go out of our office. Multiple different police departments have to come to our office to pick up and serve those KPSs. Our dockets need to be updated and posted in a timely manner so that the public has that information, such as next court dates, failures to appear, who their attorney is, court costs and due dates, and evidence uploaded for media access. We as clerks strive for excellence in serving our community by keeping this information to date and accessible.

[02:35:59] This issue is not about resisting change. It is about ensuring that in trying to solve one operational need, we do not unintentionally create several others that compromise the overall efficiency and functionality of the court system. Thank you for your time, and I respectfully ask you to reconsider Resolution No. 26-246. Thank you. Next speaker, please. Madam Chair and Board Members, my name is Jennifer Schering, and I reside in Fauquier County. I've been an employee

[02:36:37] of the Prince William County Clerk's Office since July of 2014. I'm here before the Board to ask you to reconsider Resolution 26-246. I began my career at the clerk's office as a member of the court support team, and I am now a lead in the civil department. I work daily with the court support team as all civil orders that are entered in court are processed by the civil department.

[02:37:07] If the clerk's office is broken up into multiple locations, customers would have to go between buildings in order to complete their transactions. Access to all departments within the clerk's office for staff members as well as the public is imperative for the constituents to have their concerns answered in the most efficient manner. The civil department's front counter clerks process all new cases that require funds to be receipted, whether received in person or through the mail. If a disruption to the windows occur, the processing of new cases would be delayed and the access that our customers have to the civil team would be affected.

[02:37:46] Our service windows, which there are currently four, can have a line of customers waiting to be assisted at any given time throughout the day. On Fridays, that line can be a never-ending cycle of customers coming directly from the courtroom to obtain copies of entered orders or initiate the restricted license process.

[02:38:10] If the civil department is moved into a separate location, the litigants would not have easy access to these types of services. Combine that with our normal traffic, there are many times myself or other team members perform triage of the line to ensure customers that have transactions not involving money can have their requests or filings expedited to reduce lengthy wait times.

[02:38:35] One of our most popular types of filings in civil are applications for concealed handgun permits. The statutory time period for processing the CHP is 45 days. On a daily basis, we receive numerous new CHP applications, which are required to be received in person.

[02:38:59] These applications must be processed immediately due to the statutory nature. A disruption to the civil department could potentially jeopardize the clerk's office mandate regarding these filings. The information that is supplied to customers by our civil team members is essential to the public's access to the civil court system.

[02:39:19] a disruption in our services would be a detriment to the residents of Prince William County and the cities of Manassas Park. Thank you for your reconsideration of Resolution 26-246. Thank you. Next speaker, please. Hello. Just testing. Hello, Madam Chair and members of the board.

[02:39:47] My name is Sarah Beninni, and I work for the Clerk of Circuit Court as the jury lead deputy clerk in the Criminal Division. My purpose here today is for you, the board, to hopefully reconsider our resolution to 26-246. For the past several years, the board has coordinated with the clerk of court in nominating citizens to serve as jury commissioners, helping ensure a well-represented body for the selection of jurors in our community. Your nominations have a direct impact on the administration of justice. These commissioners review and audit thousands of questionnaires annually to determine qualified jurors who then go on to be summoned to perform one of the most

[02:40:23] important civic duties in our democracy. What was once a one-day event has evolved into a week-long process due to the increased demand, population growth, and an ever-expanding court system. So the issue of adequate space is nothing new. There has long been an effort to make the best use of what we have. The prior jury assembly room, for example, was sacrificed to create the newest and now smallest courtroom in the circuit court. Our office's multi-purpose training and development room has helped in the short term, but adds little value compared with what jurors previously had.

[02:40:55] I'd like to talk specifically about the more affordable and less negatively impactful proposal to repurpose the outdated cafeteria into an improved space for jurors to assemble. This proposal is practical and it's achievable. Jurors currently enter the judicial center through the lower level for added privacy and experience shorter wait times than going through security through the main entrance, separating them from members of the public coming into the courthouse for other business.

[02:41:22] The cafeteria already exists as an underutilized space near that juror entrance, with the potential to better accommodate the realities of modern jury operations, without the need for costly and lengthy construction, which would affect other office services.

[02:41:38] Repurposing that area would allow for improved seating capacity to streamline juror orientation, organization, and create a more professional and welcoming environment for the citizens we ask to serve. The impractical option to relocate the whole of courtroom support, criminal division, probate, etc., in exchange for a jury assembly area hinders far more than it helps.

[02:42:01] It displaces clerks, creates disruptions in their ability to effectively administer support, as well as limiting services rendered to the public. Our citizens should feel that their jury service matters and that their local government is committed to providing a functional and suitable environment for them to carry out the civic duty.

[02:42:18] At the same time, this does not have to come at the cost of our other services our office provides. I encourage the board to support a practical solution that improves the experience of jurors, supports court operations, and strengthens public confidence in our justice system.

[02:42:34] Please, respectfully, reconsider Resolution 26-246. Thank you for your time and consideration. And for the record, can you state where you reside? Oh, I'm so sorry. I live in Manassas. All right. Thank you. Next speaker. We were doing so good. We had such a great running streak.

[02:42:51] All right. um good afternoon madam chair and members of the board um i reside in the potomac magisterial district and i'm also a land records deputy clerk i sit at the front window i'm here to just offer my brief perspective about resolution 26 246 um most logistically of the most affected um divisions have spoken already and i stand with them in their stances um i speak mainly just from a stance or my customer-facing stance. It's a position that I'm constantly learning in. I've been there two years. I'm constantly being challenged in, and I'm constantly becoming

[02:43:29] a stronger asset to the county. In my role, I'm allowed a chance to regularly interact with much of the public that visits our judicial center. Since we're positioned right near the entrance, I see daily the variety and interconnectivity of the services the public counsel in us to provide.

[02:43:45] A person will regularly come to my window searching for a deed, and by the time they leave, they visited our law library, probate centers, criminal centers, and civil centers as well. I regularly refer to these divisions and I have a constant working relationship with these divisions because the depth of any issue that we see daily are just the scope and the depth of the issues that we see are so varied. I found that having accessible and informed people under one roof has been a great assistance to me as I learn and I grow in my role as a deputy clerk and to the public as well. Our divisions are always in a working conversation. There are a few processes

[02:44:25] that exist solely under the purview of just one, meaning a great change like this would hinder, I think, unseen daily operations across the entire judicial center. Problems presented to us are often personal, time-sensitive, and complex, and our constituents are often confused and frustrated with these problems. This resolution in its current state, I feel like, would place a much greater tax on the public than need be, and a greater tax than the potential good that it hopes to achieve while i do see the benefits for our jurors and the courts and understand and have witnessed the need for additional space i do not believe it should come at the expense of the services our most vulnerable constituents rely on this is why i humbly request that agenda item

[02:45:04] cm1 resolution 26 246 is reconsidered thank you just state your name for the record jason evans all right thank you very much we are done with the in-person public comment time i'm going to turn

it over to my colleague supervisor victor angry for remote public comment time thank you - Madam Chair, Chris, is it Chris?

[02:45:24] - Yes, sir, can you hear me? - Yes, sir, I can hear you. - Excellent, we have our first speaker for the day. Our first speaker is Daniel Foti. - All right, Daniel, if you're with us, go ahead, okay? - Yes, can you hear me? - Yes, sir. - All right, terrific. Thank you very much for the time, and I wanna thank you all for making this available virtually.

[02:45:44] Madam Chair and the board, thank you for hearing this. My name is Dan Foti, and I'm from the Gainesville District, and I wanted to urge the board to not move forward Cat Hartman Valley Estates Development Plan, Item 10B. I have three real reasons why I think it's a bad idea to do this, and that is the traffic that would introduce to the area that is already being taxed with traffic, the water issue, so many of us are on wells, and the school issue.

[02:46:11] And I would just like to say, really, you know, speaking plainly, all you have to do is drive down from 234 on Cat Hartman Road and get to Heathcote, and you can tell that this is a bad idea. Cat Harpen is not equipped to handle the volume of cars and automobiles that this development would introduce.

[02:46:32] I live adjacent to the development, and I can tell you that leaving my street is already a bit dangerous. I have three small children at home, and I don't feel safe with them near Cat Harpen. And the amount of traffic that this would introduce during rush hour, particularly with school buses trying to let children off, it would be a nightmare. I really believe there's kind of two types of developments of plans.

[02:46:57] There's plans that make sense for everybody involved. Those that have a stake in making money off of it make money. We introduce new houses to the area, but also those that still live there are able to enjoy the development that goes forward. And then there's plans that only really benefit those that are making money off of it and that want to develop an area. And I really, just to be frank, feel like this is what that is. This is going to just introduce more congestion to the area. It really makes me concerned being on well water. And I know tons of my neighbors, some that have already experienced well water going dry, their wells going dry. It's going to

[02:47:32] really tax those, you know, our utilities. And somebody that spoke earlier about this development in favor of it stated that this really isn't a rural area anymore. Perhaps it's not like it used to be, but our infrastructure is rural, and I think we need to treat it accordingly. There will need to be major upgrades to the roads for this to really facilitate the amount of traffic congestion and the impact that it's going to have on our watershed. And I would at a minimum urge the board to move forward with the Occoquan water plan model to really assess whether this is realistic for those, you know, hundreds of us, thousands of people that rely on well water

[02:48:12] for drinking, for bathing, for our animals, et cetera, to really get a good idea as to whether this is a smart thing to do. So just speaking frankly, really for the traffic reason, for the water and for the schools, you know, I think people, I myself, moved to this area because of the lack of traffic, the good schools, the open spaces, the rural field, and the dark nights.

[02:48:37] And I think that we should really cherish, foster, and protect that. And for all the reasons I stated before, Board, I urge you to not move forward on this plan. Thank you for your time. All right. Thank you, sir. Next speaker, please. Our next speaker is Elspeth McCormick. Good afternoon, Madam Chair and Supervisors.

[02:48:58] My name is Elspeth McCormick from the Brentsville District. I'm a member of the Amberley Station HOA, and I'm speaking on behalf of the 110 homes in our neighborhood about the Novick Appeal of the Diamond Hill Substation PFR005, which was denied by the Planning Commission.

[02:49:14] the planning commission's denial reflected serious concerns about this application's alignment with the county comprehensive plan we strongly urge the board of supervisors to uphold that decision doing so would not only protect the quality of life and land use expectations of our community but also send a clear message regarding the county's commitment to proper process and thoughtful planning amberley station residents have deep and ongoing concerns regarding the proposed 300 megawatt electrical substation and its close proximity to existing residential neighborhood.

[02:49:47] A power facility of this scale sitting immediately adjacent to established neighborhoods with only a 100-foot buffer raises questions about land use compatibility as well as long-term community impacts. Residents are particularly concerned about the cumulative effects of such large infrastructure installation near our homes and schools as well as the potential precedent this approval could set for future infrastructure expansions in close proximity to residential areas.

[02:50:17] For our community, this proposal is not an abstract policy discussion. It has direct implications for daily life, neighborhood character, and long-term expectations about how industrial-scale facilities are buffered from residential uses in Prince William County.

[02:50:32] I also wish to express my concerns and objection to the initiation of the Catharpan Valley Estates Comprehensive Plan Amendment. The requested CPA presents the likelihood of highly negative impacts, which are easily identified even with long-range planning.

[02:50:49] You have heard many of them already this afternoon. This CPA is incompatible with surrounding land uses and comprehensive plan designations, and it is in conflict with the county's smart growth principles and strategies that are well-documented in the county's comprehensive plan.

[02:51:07] We need to follow that comprehensive plan and avoid predatory developers and one-off CPAs that go against that comprehensive plan. Thank you very much for your time and consideration on both these items this afternoon. - Thank you, ma'am. Next speaker, please.

[02:51:22] - Speaker is Chris Grove. - Go ahead, Chris. - Hey, Chris, can you speak up? We can barely hear you in there or maybe turn your volume, your mic up.

[02:51:48] Go ahead, say something. - Yeah. Hey, Chris, you're not coming through. So other Chris, Chris Grace, can you either come back to him? I think either he's got a weak signal or in a bad area.

[02:52:07] Maybe try turning up his volume. Yeah, let's see what we can do. He is, as of right now, he's our final speaker. Oh, he is? Oh. Yes, sir. Okay. Well, let's give it another. You want to try that again? Yeah, yeah.

[02:52:23] Can you hear me now? Yes, yes, yes. There we go. Okay, I'm just going to pull the side of the road. sorry i'm okay um uh so i i'm uh chris crow from gainesville magisterial district um i would like to say ask you all to not approve the 10b uh rezone or cpa initiation for cat harvard valley estates um first off we're still a rural area whether or not we have the rural crescent um designation

[02:52:54] anymore or not. And until the digital gateway is fully killed by the Virginia Supreme Court here, I don't think you should be approving any assemblages within the formal rural crescent within the Gainesville district until we get that matter settled. I would like to remind the board that as the CPA

amendment is written is how you should be evaluating this. This is not to approve something for a hope and a wish of how something should become you need to do it as written so

[02:53:30] that is another reason that uh you need to be careful for approving this as is uh send it back for reconsideration if that has to be it um the roads out there are simply not uh able to handle another 50 times the traffic um based on going from 21 houses to you know what 500 to a thousand plus houses or resident areas units also just this is not affordable housing it will not be

[02:54:04] affordable housing you by approving this CPA amendment you are actually validating the assemblages that are piecing themselves together out in our district and you're validating a market price a market price that has been artificially pumped up because of all the data center demand in our area. So you're actually contributing to the lack of affordability because of the high value, the high input price that these developers have to go in on. They've got to make their money back. So you're not going to get cheap housing out of it. I just implore you to vote no. Send it back

[02:54:41] for planning if you have to, but not at this time. This is way beyond where we should be. And by the way, where's the water studies that we've been asking for? You know, in the digital gateway flight any assemblages that are continuing after this where is the water study because we are in a very sensitive aquifer we enter severe drought across statewide fairfax has asked for it but citizens keep asking for it why don't we initiate that let's do that at first before we try to shoehorn more mass development in the formal rural crescent in the gainesville district

[02:55:18] in the brentsville district or any of the the leftover remaining rural spaces in persuading County. Thank you. All right. Thank you, sir. Chris, did I hear you say that was a final speaker? Yes, sir. That was our final speaker. All right. Thank you very much. All right. Madam Chair, back to you. All right. Thank you so very much. This concludes our public comment time for the 2 p.m. meeting. We're going to move on to agenda item number seven. That is public hearings.

[02:55:44] Before we get started, I just wanted to make sure that is there anything anyone want to pull off? If not, I'm going to hear the sheets, if we can get the sheets, so that I can open the public hearings. No one signed up? All right, so we do not have, we're just going to double-check.

[02:56:02] It looks like we don't have anyone signed up for the public hearings. Do we have anyone online? Chris, can you hear us? Okay, hold on. Yes, sir. We have nobody online right now. You have no online? No one in person? Yes, ma'am. I'm just double-checking.

[02:56:18] All right, so I'm going to go ahead and close the public hearings for 7A through 7G. All right. I wanted to move this forward. Can I have a motion? So moved. Second. All right. This motion is for 7A through 7G.

[02:56:36] Is there any discussion on anything? Supervisor Bode. Bode, you need to get in queue. Bode, Bode, or Bode? Oh, he's not working. All right, so Bode, then Bode. Bode. Bode, there we go. Thank you, Madam Chair.

[02:56:52] Just very quickly about 7C. I want to thank Rick Canizales and his team for their continued work on the Prince William Parkway Old Bridge Road intersection improvement program. I know that there's a lot of different businesses and other folks and landowners you have to work with to get this project done.

[02:57:10] So I know it's not an easy process, but you guys are obviously moving along in a good clip. One of the addresses got taken off before we came to this public hearing, so that's good. Really appreciate that Rick and his team continues to work with folks. Really looking forward to us breaking ground on that intersection improvement. Thank you, Madam Chair.

[02:57:26] Supervisor Gordy. Madam Chair, just, you know, anytime we're talking about a taking of property, it always makes me uncomfortable. And I know that, you know, what's the holdup with the other eight folks in terms of getting them to a place of agreeing to their property being included in this easement?

[02:57:50] All right. Rick can come up. And next time I ask that, if we have any questions, we do that before the motion. All right. I was trying, but couldn't get hints quick enough. Madam Chair, members of the board, Rick Canazos here, Director of Transportation. We just continue to be in negotiations with them. All of those people have received their appraisals and what the county has offered.

[02:58:12] We continue to negotiate with them. What you're doing today is actually an action that we will not be recording for the next 30 to 45 days. so we hope to continue to negotiate with those and keep them crossing out those numbers as we're going along before we have to go record a month and a half from now. Okay, thank you, Rick. Thank you, sir. All right, I see no one else in queue, so let's go ahead and take our votes on

[02:58:38] these items. Vote unanimous.

[02:58:54] All right, thank you. We are now moving on to agenda item number eight, county executive time. Mr. Shorter, the floor is yours. All right, good afternoon, Madam Chair, members of the board. A few items that I want to go over. First, as usual, I'll talk directives. There were no directives issued since our last meeting. There was one directive closed since our last meeting. Yesterday, I sent a memo to the board from the police department providing a six-month report regarding the impacts associated with the updates to the county's towing ordinance, specifically the implementation of the 10-minute grace period. This memo closes

[02:59:31] out that directive. Over the last few weeks, I've sent the board several updates, including information about the county's activities related to the commemoration of the 250th anniversary of the United States, including recent and upcoming programs and events led by our County Department of Parks and Recreation, our Office of Historic Preservation, and the tourism teams, as well as opportunities for the board to participate and engage. An update on the timeline for bringing the

[03:00:05] data center overlay, overlay zoning text amendment to the board for consideration with the goal of completing any board action prior to the August recess and potential adoption in September. I've also provided an update to the county's ongoing, on the county's ongoing panhandling initiative and the work of the panhandling response action team. And you will receive an update on this work during your next meeting. And of course, a brief update on the processing of land use cases during

[03:00:39] the calendar year of 2026 for the Planning Commission and for the board. In terms of kudos to staff, I wanted to acknowledge our Deputy County Executive Bob Blakely. He recently received a U.S. Department of Transportation's National Highway Traffic Safety Administration's Public Service Award at the National Lifesavers Conference. This award was given for his leadership and commitment to improving traffic safety through community engagement, education,

[03:01:13] and enforcement in his prior position and reducing traffic fatalities by nearly 50 percent over the last year. I wanted to congratulate Bob and thank him for his work and certainly glad to have him here on the Prince William County team. I also want to recognize Director Joni Duckett and the housing staff for the release of the application for the notice of funding availability for the county's affordable housing fund. The application period opened on May 1st and the deadline is June 1st. We anticipate the announcement awards in October. Certainly grateful and proud

[03:01:52] of the work that the team has done in making the initiative a reality and look forward to the impact we'll have on this community. Lastly, but certainly not least, I wanted to take a moment to recognize some of the outstanding programs we offer here in the community. I want to first thank Josh Lee and the Area Agency on Aging staff for hosting another fantastic Older Americans Month celebration last week with dancing, with games, with great food. As always, it is a wonderful opportunity to spend time with our seniors and I absolutely enjoyed it along with the team here. So

[03:02:31] Josh and team, thank you very much. I want to acknowledge Raul Torres and the team at Human Rights for the absolutely phenomenal Human Rights Student Leadership Council program. The team graduated 52 students, 52 scholars graduated as part of the program this year.

[03:02:51] Yeah, absolutely. It's fantastic. I attended the graduation, heard from students, and it just, it was a phenomenal event. It always is to see the parents and the scholars. I wanted to acknowledge Christina Wynn and her team for a very successful Calibrate Small Business Conference.

[03:03:11] I had an opportunity to talk to some of the entrepreneurs that experienced that conference, and they all left energetic about Prince William County and what they could do here. So just wanted to congratulate Christina and the entire economic development and tourism team for the great work.

[03:03:28] And the police department on a successful community police academy. This gives our residents, I think many of you probably know, gives our residents hands on learning opportunities while strengthening the partnership between our police officers in the community.

[03:03:45] The program concluded last week and I am pleased to share will return next spring. So, great job to our police department. So, very thankful that we have the program here in Prince William County. I want to sincerely thank all the county staff who make these programs so engaging and successful.

[03:04:06] And I want to thank the community members who also take advantage and get involved in the programs. We will continue to host and promote the programs as we go forward. Madam Chair, I would also end by inviting community members to attend the fifth Career Expo tomorrow from 10 a.m. to 2 p.m. at the Hilden Performing Arts Center.

[03:04:31] As of yesterday, more than 850 people have signed up, registered for the Career Expo with 23 different departments on site, ready to hire. And we certainly accept walk-in. So this is just phenomenal that the HR team has built a phenomenal program here with the Career Expos.

[03:04:54] And obviously with 850 attendees already registered, this is making a difference here in Prince William County. And then finally, the Memorial Day ceremony next Tuesday at 5.30 p.m. right here at McCourt out in our plaza.

[03:05:12] There will be coloring activities for children and opportunities to certainly honor those who have gave the greatest sacrifice for our country as we do every year. So with that, Madam Chair, that is all

for me. Thank you so much. Supervisor Bailey.

[03:05:28] Thank you, Madam Chair. Chris, I just wanted clarity on this. You said for the overlay piece that you're going to bring it back to us in September. Was that the, what did you say, August? Let's see here. I thought you said September. It was before the, ah, yes, Tanya.

[03:05:45] Good afternoon, Madam Chair, members of the board. Tanya Washington, Director of the Planning Office. Our current schedule is to bring the Data Center Overlay District a zoning text amendment to the Planning Commission for a public hearing on June 10th and then to the board for a public hearing and final action on July 21st.

[03:06:09] The initiation resolution directed staff to bring it to the board no later than September, But as noted, our goal is to get it to the board for you to take final action on a ZTA before you go on August recess. Okay. Okay. Thank you very much. Thank you, Chris. All right.

[03:06:26] I don't have anyone else, so thank you very much. We're going to go to agenda item number nine, county attorney time. The floor is yours. Thank you, Madam Chair, members of the board. For item 9A for closed session, we will have consultation with legal counsel and briefings by staff members regarding probable litigation with regards to the Novec Diamond Hill substation public facility review appeal.

[03:06:46] PFR 2026-0005, along with the accompanying consultation with legal counsel and briefings by staff members regarding specific legal matters requiring the provision of legal advice by such counsel pertaining to land use law, where consultation, discussion, or briefing in an open meeting would adversely affect the bargaining position, negotiating strategy, or litigating posture of the public body.

[03:07:07] We will have a personnel discussion relating to the performance of the members of the Board of County Supervisors. We will have consultation with legal counsel and briefings by staff members regarding specific legal matters requiring the provision of legal advice by such counsel pertaining to the Freedom of Information Act and the First Amendment law, where discussion in an open meeting would adversely affect the bargaining position, litigating posture, and negotiating strategy of the public body.

[03:07:30] We will have consultation and discussion with legal counsel and briefings by staff members pertaining to the acquisition of real property for a public purpose, with the accompanying legal advice by legal counsel and briefings by staff members pertaining to actual litigation in Prince William County Circuit Court case number cl 24 000 7404-00 regarding specific legal matters requiring the provision of legal advice by such counsel regarding land acquisition of property interest for right-of-way for property located at 17870 Fraley Boulevard in the town of Dumfries owned by Apartments at Dumfries 2 LLC for the Route 1 Fraley Boulevard project where consultation

[03:08:09] or briefing in an open meeting would adversely affect the bargaining position, negotiating strategy, or litigating posture of the public body. And we will have consultation with legal counsel and briefings by staff members regarding probable litigation by the Circuit Court judges against the Board of County Supervisors regarding space at the courthouse, probable litigation by the clerk of the Circuit Court against the Board of County Supervisors regarding space at the courthouse, along with the accompanying consultation with legal counsel and briefings by staff members regarding specific legal matters requiring the provision of legal advice by such counsel pertaining to courthouses where such consultation,

discussion, or briefing in an open meeting would adversely affect the bargaining position, negotiating strategy,

[03:08:48] or litigating posture of the public body. These items are appropriate for closed session pursuant to 2.2-3711A-1378 of the Code of Virginia. Move for approval, Madam Chair. Second. All right, let's go ahead and take our vote on the first item.

[03:09:12] Unanimous. And we have another item. Thank you, Madam Chair. Members of the Board, annually the General Assembly moves several pieces of legislation forward, and some of those require changes to the county code to be adopted prior to July 1. Assistant County Attorney Robert Roberts is in our office.

[03:09:31] He's here in chambers and along with paralegal Erica Hilton. They've spearheaded it this year. This is the authorization of the public hearing to authorize, to consider a public hearing. We plan to come back on June 2nd for the public hearing to amend these code provisions, and they will be effective than on July 1. So authorized, Madam Chair. Second. All right, let's go ahead and take our votes. All right, thank you. We're now moving on to agenda item number 10. That is agency time.

[03:10:09] Mr. Shorter, it's back to you. All right, thank you very much, Madam Chair. With item 10A, this is

[03:10:16] a CPA, initiating a CPA. I will turn it over to Director Washington. Good afternoon again,

[03:11:07] Tanya Washington, Director of the Planning Office. I'm just here to introduce our staff member, Reza Ramyar, who will present to the board a request to initiate Comprehensive Plan Amendment CPA 2026-00006, Woodlawn, in the Brentsville Magisterial District.

[03:11:26] I will turn it over to Reza. Good afternoon. My name is Reza Ramyar, the case planner for this CPA request. This is a request to initiate Comprehensive Plan Amendment, CPA 2026-0006 Woodland.

[03:11:52] This is a request to change long-range land use designation for 67.8-acre property from AF Agriculture and Forestry to Series 1C Conservation Residential with transect 1C.

[03:12:10] The property located on the south side of Windhill Road and Knoxville. And a staff recommendation, a staff recommend the board initiate this amendment with a modification. And instead of Series 1C, a staff recommend changing long-range land use for this property from AF to Series 1B with lower density.

[03:12:37] The difference between series 1B, 1 transect 1B and 1C is their density. Transect 1B recommended maximum density is one dwelling per two acres with a minimum of 60% protected open space.

[03:12:56] And for transect 1C, the recommended maximum density is two dwelling units per acre with a minimum recommended protected open space of 50% of the site.

[03:13:14] This slide shows the location of this property in the county. The property includes highly ecological valuable resources in the middle of the site with major trees and forests, with trees that are almost 100 years old.

[03:13:36] This slide compares the existing long-range land use and the proposed, the requested long-range land use for this request. The property is zoned A1 and adjacent to property zone A1 also.

[03:13:58] The applicant also submitted a rezoning request for their property to rezone their property from A1 to PMR to have 67 single-family detached dwelling units in their property, and staff believe it's high in this context and not consistent with surrounding density.

[03:14:23] As you see in this slide, on the east side of this property, there is a property planned for park and open space with zero density. And then further east and south property are the area planned AF, and their actual density is one dwelling unit per 20 acres.

[03:14:48] And on the west side, there is a residential neighborhood with density of one dwelling per 5.5 acres. And further west, also the area plan series 1B, our recommendation is changing long range land use for this property from AF to 1B, which is more consistent with the area.

[03:15:11] And one also unique characteristic this property has is very long and narrow. And if the applicant want to support 67 detached dwelling unit in this property, they have to build the road extended to the end of the property.

[03:15:34] And this road has significant impact on the ecological resources in the middle of the site. So a staff recommendation is changing long-range land use designation for this property from AF to Series 1B with additional guidance.

[03:15:55] Staff recommend preserving ecological valuable features as larger, cohesive, and functional area rather than a small fragmented remnant. And also staff recommends securing preserved natural protected open space through permanent conservation easement.

[03:16:14] And also staff recommend strict construction phase protection for the preserved area. That's in my presentation. I will be happy to answer if you have any questions. All right.

[03:16:31] Does anyone, Supervisor Gordy, got anything? Thank you. Thank you, Madam Chair. So I know the applicant has requested T1C, but you're making a recommendation of T1B. But in our conversations with the applicant, we're looking at going half of T1C, which is weird because it's twice T1B but half of T1C in terms of the rezoning.

[03:17:00] So we're looking at one unit per acre with 50% open space. So we're still getting closer to the T1B, but also ensuring that the density is lower than the T1C and maintaining the open space that's more consistent with T1B.

[03:17:18] That's your understanding, correct? Yes. Okay, thank you. All right, do we have any other questions or comments? Did anyone? I didn't see anyone else.

[03:17:37] All right, then if there's nothing else, Supervisor Bird, do you want to move this forward? Madam Chair, I move to initiate conference plan amendment CPA 2026-0006 Woodlawn with the T1C designation.

[03:17:53] Second. Properly moved and a second to any discussion. I don't see anyone. Supervisor Vega? Madam Chair, I just have a quick question. This is 67 single-family detached units, yes? Yes.

[03:18:09] Thank you. Is there anyone else? All right, let's go ahead and take our votes.

[03:18:26] Unanimous. All right, thank you. All right, I guess I'm going to call up. Do you want to call up the next person, 10B, or I'll just call you up, 10B? Good afternoon again.

[03:18:56] Tanya Washington, Director of the Planning Office. I will introduce Eric Griffiths from our staff who will lead the presentation regarding the request to initiate comprehensive plan CPA 2026-00003, Cat Harpen Valley Estates.

[03:19:17] Chair Jefferson, Supervisors, Eric Griffiths with the Planning Office. I'm here to present before you CPA 2026-0003. This is a CPA initiation for Cap-Harton Valley Estate in the Gainesville Magisterial District.

[03:19:36] Just to be clear, this is a request to change the long-range land use designation of 292 acres that is currently designated AAF, Agricultural and Forestry, to RN3 Residential.

[03:19:52] And that will allow for a development of a mixed-use residential neighborhood that will include single-family dwellings, single-family detached, single-family attached dwellings, multifamily residents, and senior housing.

[03:20:09] Currently, this is located east of Cat Harpin Road, and Lick Branch forms the northern boundary of this particular project site. Sudley Road is roughly a half mile to the north.

[03:20:27] Staff recommends not to initiate the CPA to change the land use to RN3, but we do recommend and the board consider initiation to a lower-density district, which is CRES 1C. If we look at existing proposing land use, that's on the left is the current AF property, agricultural, and forestry designation, and you can see that it's kind of significantly surrounded by other agricultural forest land, but there is some housing development, notably

[03:21:07] Smith's Crossing, the C-RES to the south, and Oak Valley Estates, which is located adjacent to the west. And also, as I mentioned before, we do have an environmental resource in the area. Lick Branch is located along the northern part of this particular development parcel.

[03:21:30] Now, when we make our recommendations, we can recommend two things to the board. We can recommend that the board initiate a CPA resolution. We can recommend that the board deny initiation, or we can recommend that the board consider initiation to another land use that is more compatible with the existing area.

[03:21:53] And we're taking that option with this particular CPA. We believe that this area is not really, doesn't have any agricultural need to protect agricultural farmland but we do recognize that there is environmental resource there uh with lick branch so that's why we're looking at conservation uh 1c we also recognize that there are existing neighborhoods to that same similar densities to the south and to the west uh smith as i mentioned smith crossings to the south oak valley estates to the west and when we look at the existing zoning i think you see that a little bit more

[03:22:32] clearly that the SR1C, which is semi-rural cluster development, that is the Oak Valley's estate. The current property is all A1 property, agricultural zone property.

[03:22:51] The requester will bring a rezoning application forward to change that to PMR. So, there'll be opportunities to sort of mitigate impacts through the rezoning, and that's something that, you know, needs to be considered when we think about this project.

[03:23:16] So, when we want to talk about demographics, I think this chart shows that there's going to be a significant uptick in density when you're looking at what's being proposed under the RN-3.

[03:23:31] Even though they're bringing housing at 1,300, housing is still, even in this land use, kind of closer to the lower end of that range that you can see here under dwelling units. It's still a significant amount considering what's allowable there now.

[03:23:51] By comparison, the C-Res 1C will bring a maximum of 584 dwelling units, which is significantly less than the proposed density allowance, but it is also notably higher than what is existing there as well.

[03:24:10] So when staff does not recommend initiating the CPA to change the long-range land use to R&3, you know, basically for the following reasons. We feel that it's very incompatible with the surrounding long-range land use.

[03:24:28] We believe that the proposed density represents a significant increase over the existing designations. It's not compatible with the existing long-range land use designation in the comprehensive plan. And also that it conflicts with comprehensive growth, smart growth principles.

[03:24:47] You know, when we consider housing developments of this magnitude, RN3 magnitude, we want those to be located near new residential corridors, town centers, employment centers, and also with transit, with access to transit.

[03:25:07] So while it's also, we also want you to understand also, and it's clear that, you know, I know you all understand this, but for the people in the room, people, I mean, this is an initiation is just to initiate that this be further considered by the board.

[03:25:25] So if you feel like this is something that should be considered by the board to be further studied and to understand those impacts, that's something that we can do. But we are going to recommend initiation to the CRES-1C for the following reasons.

[03:25:46] We believe that this better aligns to address the protection of Lick Branch, which is an environmental resource that will require protection, and also better aligns with the surrounding land use. And as I said, I mean, we're just asking, we just think that this makes better sense as a land use designation for further study.

[03:26:08] We're not necessarily throwing our full support at this. There certainly are impacts that need to be further addressed, and the rezoning and the further CPA process will allow that to happen. And that's about it for my presentation, so I'll take any questions.

[03:26:24] Thank you. All right. Does anyone have any questions? And I really want to focus on questions. If we have comments let's do that when it's in the motion any questions all right looks like got something for me yes we got something going back anyone else questions questions questions all right supervisor LaCroix to the rescue so quick question if we recommend yes that means

[03:27:02] that you all will look at it a little bit more to make sure that it fits a little bit closer This is just saying for the staff and the county to look at it a little bit further. Yes, but in context of your question, regardless of what you're recommending, we'll look at it closer.

[03:27:24] So you have to consider, you know, are you going to recommend us to review this based on the RN3 designation, or do you support maybe a lower land use designation? But, you know, the process is that, you know, this is just the initiation. The board initiates us to further consider this project.

[03:27:45] And at that time, the rezoning will be submitted. And together, we can further address impacts. Certainly, a little bit more deep dive sort of analysis into all things considering transportation-

related, environmental-related.

[03:28:03] Those are usually done post-initiation. So that's kind of the time that we would do that. So this is just for the county to look at it a little bit more, because if you think it's over dense, if I think it's a little bit too dense, that would just say, hey, I want you to look at it further, right?

[03:28:25] As Eric noted, there are two options, well, really three options on the table. One is for the board to consider initiation of the comprehensive plan amendment that was submitted, which is to RN3. the staff propose an alternative land use designation at a lower density for the board to consider, which is the C-Res.

[03:28:47] But in terms of the process, you're correct, and this is what Eric noted. This stage is just for the board to, if the board initiates a CPA, whether it's this one or any other CPA request, it's just authorizing staff to further analyze the CPA request and ultimately, in this instance, because if this were to be initiated by the board at either of those density options, there is an intention to submit a rezoning application that would be a companion.

[03:29:20] And in those instances, the process is that the CPA request undergoes further staff analysis, looking at the range of issues that was noted. The rezoning application goes through the formal county staff review process, And ultimately, they are both brought together at the same time for public hearing at the planning commission and then subsequently to the board.

[03:29:42] Gotcha. And so if a CPA is initiated and there is a companion rezoning application, there will be opportunities for community members to weigh in, not only at the public hearings, but for rezoning applications, special use permits. We have guidelines for applicants to do community engagement before a public hearing.

[03:30:01] Gotcha. All right, Supervisor Stewart. So just so that I'm clear, we're really only here to look at the CPA as it's been requested, not any other changes recommended by staff or any other entity.

[03:30:20] Yes, what is before you is the CPA request that was submitted to the county, which is to change the long-range land use to RN3.

[03:30:36] Okay. But if I can just add the further clarification, if I may, As part of the CPA request, part of the options are the staff can also make a recommendation to an alternative land use designation for the board to consider initiation. So you have those two options, or the board could vote to initiate one or the other, or neither.

[03:30:58] But just to be clear, we're only looking at what was submitted. That's correct. Thank you. All right, Supervisor Bailey. Okay, Tony, don't leave, because this is going to probably sound like a redundant question, but it's okay.

[03:31:15] I'm testing understanding. So this is a recommendation. This is not, what I'm trying to understand is staff is making an alternative recommendation.

[03:31:31] That's correct. Rather than what was submitted. That's correct. And the reason for that is why? Do you want to? Yeah. The reason for that is that, you know, we feel like the DRN3 designation is too dense for this particular location.

[03:31:55] And our, you know, our analysis that this is largely based on the existing land use, which is largely, you know, if you look down here, excuse me.

[03:32:16] Well, it's largely, you know, it's a lot dense. You know, we have existing areas that are already designated conservation residential to the south and certainly areas that are zoned, you know, more conservation residential to the west.

[03:32:33] So it's more, you know, it's more in context to those areas. It makes more sense that that designation be sort of, you know, considered for this area rather than a more dense development as an RN3.

[03:32:50] And when we talk about density, you know, we're talking, you know, I think RN3 brings in, you know, anywhere between 4 to 12 dwelling units. C-Res 1C brings in two dwelling wounds per acre. So it's a significant, you know, sort of decrease in range and what's allowable in terms of density.

[03:33:12] Does that answer your question, Supervisor? It does, and it does, but it's okay. It does. Okay. All right, hold on. I have more people. I have Supervisor Vega, then LaCroix again.

[03:33:29] Thank you, Madam Chair. So at RN3, what would the high end in terms of units be? I know you said between 4 to 12 units per acre, but at the high end of RN3, how many units are we talking about? I believe at the high end is about 2,700, and what they're proposing is about 13, I believe, 1390 in that range.

[03:33:51] So it's not exactly at the higher end, so it's closer to the, I think their density is about between four and five dwelling units per acre in that range that it's allowable between four and 12.

[03:34:08] So it's closer to the lower range, but, you know, it's still a lot of dwelling units to consider for this particular area. 1,300, yeah. Yeah, thank you for that. And just to kind of elaborate a little bit more on Supervisor LaCroix's question, obviously initiating a CPA is not approving the formal application that will follow.

[03:34:28] We understand that. However, I did make the point at the very last board meeting where we had to take another CPA into consideration How many times does staff come back and recommend denial, right, of a formal application? I believe it's been once since, I can't even remember, since forever.

[03:34:45] And so the likelihood is that if we were to initiate the CPA here today, we would be faced with an application of at least up to 1,390. Is that my understanding? I don't think we're going to come back and support that. That's not the question. The question is that we would be facing an application with the possibility of 1,390 units.

[03:35:06] Okay, thank you. And so at that point of that formal application process, how much in terms of negotiation do you think, you know, the office can do with the applicant in terms of reducing that 1390 number?

[03:35:28] And I understand that it may be speculative in nature. I just want to paint the picture for my colleagues on the dais and for folks who are part of this process because I understand and firmly respect property owners' desire to develop their property.

[03:35:45] But I also am obligated and have a responsibility to address the county's needs, urgent needs, to protect infrastructure and our natural resources. So that's why I'm asking the question in the manner that I'm asking it. So, I would say just in general with any rezoning application, staff, rezoning applications that include housing, proposed housing units, staff definitely take into consideration the proposed density and number of units for those projects and where staff have concerns about the level of density or the number of units, we will make recommendations to reduce the number of units.

[03:36:22] Okay. That's all I have for now, Madam Chair. Thank you. Senator LaCroix. what i'm having a little bit of problem with and i i actually a big problem with is every one of the neighbors have come in and wanted to sell their property and um i agree i think it's too dense what they showed me but i know this isn't the end of the line and i don't want to just say i feel not i don't want to say no to them because they want to sell their property and i just think

[03:36:59] that the cpa um allows the staff to make recommendations on our behalf while looking at it in a bigger way so of course we on the day as have the ability to go with your recommendations after you've given it a serious look but it's it's it's i'm struggling with it because you're already saying it's too much. And if we deny it today, it throws everything back at the neighbors

[03:37:33] and it's a no and a whole lot more rigmarole for the applicant. Is that correct? Do I have that right? If the board chooses votes to not initiate this CPA at either density, then the CPA will not move forward. And if there's a rezoning application, I mean, the applicant has the ability to submit a rezoning application but it would uh the cpa would not move forward any further

[03:38:07] i understand thank you supervisor stewart yeah so we're only going to be talking about one thing and it's the cpa as it's been um submitted you know the the applicant has already said no to cres in emails and public comment time so i personally have a problem with staff coming back and saying well we don't like it submitted this way so you can consider that way we're only

[03:38:36] going to we're only going to address this as it it was submitted we're not going to substitute filet-o-fish for big mac right we're we're not going to do that so um i'm in fact i'm a little surprised that that would even be recommended by staff we're just going to look at it as is as submitted and that's it all right so like i said the applicants have already said that they're not interested in C-RES, so we shouldn't even be talking about that.

[03:39:18] Supervisor Bailey. Thank you, Madam Chair. And I can appreciate what Supervisor Stewart is saying because here's what, when I said yes, it does answer my question, and no, it doesn't, because what we're trying to achieve along with people that want to sell their property, but also what we're trying to achieve is diversity in housing prices, correct?

[03:39:45] Am I wrong to assume that? I mean, and if we are, you don't have to answer that. And having diversity in housing styles, I mean, that's the vision.

[03:40:01] If I'm not, is that not, and looking at that, not making a final decision, but looking at what that can produce for the quantity and the quality that we're trying to provide for those who want to live here, right?

[03:40:16] Or am I wrong in assuming that? I would say just in general, the county's comprehensive plan does have housing policies that support a range of housing types across the county. Right. And so with that, we're trying to provide variety of not just affordability, but attainability and all of that.

[03:40:39] So what is confusing me is to what he's saying about why would we not take this opportunity to really take a look. We're not making a final decision.

[03:40:55] We're actually taking a look, initiating a study. Am I correct in saying it that way? The board, if they vote to initiate the CPA, and this is, again, just general process, means that it authorizes the staff to

study the CPA request in more depth to ultimately come back to the board later through public hearing with a recommendation on the CPA itself.

[03:41:22] With a stronger recommendation? with an actual recommendation for the board to consider to take action at that time on the CPA request. Okay so back to what Supervisor Stewart is saying with what excuse me has been submitted that's the tool that you're working with right now nothing different just that's the tool that you're working with right now. Yes that's correct. Okay all right thank you. Supervisor Vega. Thank you Madam Chair and and and I actually disagree with Supervisor Stewart. I appreciate uh the

[03:41:58] alternative recommendation, and this is why. Oftentimes on this day, as we talk about having a lot of needs, and we do have a lot of needs, but we're at a point in Prince William County where we are a growing county. You say that all the time, Madam Chair. There's opportunity in this county for growth, but I believe that there's opportunity for smart growth. I respect and believe firmly in property rights, and this idea of just being completely against anything um needs to stop i am more upset that we're in the position that we're in right now because i'm in the in in in the position of well where was a supervisor i hear people saying we try to meet

[03:42:35] with you we try to do this we try to engage and here we are having to figure this out amongst us i don't like to be put in that position i certainly don't and so i appreciate the alternative because i do believe that this is an area where we could create some sort of transition right um i appreciate being able to consider I think you said I had calculated 580 you said it was 584 give or take but but I appreciate that because it at least gives us an opportunity to be able to say this is what I can support this is what I won't support this is why right while also trying to mitigate

[03:43:12] or bridge the gap on some of these needs that we have in the county it is clear that there is some sort of consensus on this day is that what is being proposed is way too dense. And so we are now left to figure that out. And so I appreciate the alternative because I respect the desires of these homeowners or landowners to want to sell their property. But at the same time, how do we do that, right? While being mindful and responsible when it comes to protecting our infrastructure and our natural resources and and I feel for folks I really do because there has been environment madam chair that has been created where folks are being

[03:43:51] offered you know so much money you can't compete with this industry and vice versa and it's created created a very difficult environment for us to be able to not only govern but to make sound decisions in because you're penalizing certain individuals for the actions of others and I know that I'm ranting here but it's just frustrating that we find ourselves in this position and I just want to be clear as we continue to um you know figure out and decide where we're going to land on this the initiation yes does not approve uh the the the application that will follow but i hope

[03:44:23] that um those representing um you know this this this future application heed the warnings of members of this of this day is in terms of that density and what that will look like great thank you so very much i want to jump in before calling for the vote so i do have serious concerns about the way it was presented to us and i have now i haven't met with the homeowners but i've met with representatives on this project and i've said twice i just think it's too dense i you know i am i support housing but i think that this project is too dense and the changes haven't

[03:45:00] been made to make me comfortable with moving the CPA forward um i'm also this was not part of the CPA but i know there's a discussion about paying for infrastructure through a special tax district That is something else that gives me concern. You know, we're seeing a lot more resident-led CPAs that are not necessarily in line with, you know, the board's stated vision for growth.

[03:45:23] Now, the CPA was created by a previous board. But even with this board, there's a lot of concern about a number of the assemblages we're seeing. So I actually, I do agree with my colleague, Supervisor Vega. I appreciate staff coming back with the recommendation because to me it shows that you're trying to find a solution for this problem.

[03:45:49] And it may not be the solution that everyone wants to hear or see, but I would like to have continued discussion. I also, I'm a little nervous right now because of everything that is going on next to you with the Digital Gateway. We don't know what that's going to pan out to be.

[03:46:04] And that was one of my big questions when I met with your legal representative. How far away is the nearest home going to be from data centers? Because that was a huge concern of mine. So I personally am interested. For my 1A, I'm okay with moving forward with the staff recommendation of T-1C transect.

[03:46:25] I know that's not what a lot of you are looking for or what you want. You know, I've been warned that that could possibly compromise this project. I believe in solutions. Maybe there is a way that you can salvage this using that land designation. Again, it may not be what people want to hear.

[03:46:44] I don't want to shut the door completely, but there are a number of problems with the way that this first came to me, and those problems haven't been resolved. And I don't want to keep having the same conversation, because if I move this forward, if I vote to go with what the applicant is recommending, there is no guarantee that you're going to come back with the less dense project.

[03:47:05] I haven't seen it already. So that's a big concern. I'm willing to work with people. I'm willing to have discussions. But I'm also nervous about moving something forward and then coming back to a project that I just cannot support.

[03:47:22] I don't want to waste anyone's time with this. Supervisor LaCroix, then angry. Oh, wait, I'm sorry. LaCroix, you've done your twice. You know, we didn't waive the rules, so do you have a question? I'm sorry, yeah.

[03:47:38] I just have something I want to say. Okay. All right. Well, you know what? Actually, no, because we need a motion. So if you, I just want to know if there's any questions. I should have held my comments, but I'm angry.

[03:47:55] I'm only jumping in because you commented. Yeah, so okay, go, and then we'll get the motion and everyone else can comment. This is an initiation of a CPA. So I'm not so sure how we got to the second portion of your recommendation because it's an initiation of a CPA.

[03:48:15] So I've always said from the beginning, affordability, if you want affordability, you've got to have density. And I'll tell you, I've told you we need more houses in the county, so I'm all for housing. Been that way since I got on this board in 2019. This is an initiation of a CPA.

[03:48:33] I'm not worried about what the end product will be because I'm pretty sure there's going to be much discussion about that. This is an initiation of a CPA. I'm interested in seeing where this goes from

here and what that final number looks like and what we all agree to or whatever that looks like.

[03:48:52] So it's an initiation of a CPA. That's all I'm saying. So I'm ready to move forward, and we'll see where we're going with this motion. But you don't get affordability without density. All right. I have LaCroix and Gordy. Do you guys have questions?

[03:49:08] Because I want to go ahead. If there's comments, let's get it in the motion because you have a question. So Gordy, he'll do it. Okay. So Supervisor Stewart, what would you like to move forward? What motion would you like to make a motion? The only motion I'm making is that we don't do it.

[03:49:27] So your motion is that we deny the project? Absolutely. Second. Okay, it's been moved to properly second it. So he is moving. Supervisor Stewart wants to make a motion that we deny the CPA, that we do not do with the applicant, initiate it.

[03:49:49] Yeah, if we say yes, we deny it. And then it was seconded. So Supervisor LaCroix, Gordie Vega, do you have a comment? Well, my comment is that this is a CPA, And I just, after seeing and hearing from the majority, the total neighborhood that they want to sell, and knowing that this is just an initiation, and also in the meetings that I had, I said I thought it was too dense as well, but knowing that it's, right now as it stands,

[03:50:26] it wouldn't pass because it is so dense, because this board's not going to do it. But also, I take very seriously our planning commissioners, or our planning committee. And what they say holds a really huge weight to me, not necessarily on the initiation of the CPA.

[03:50:50] What I'm basically saying in that is, please look at it harder for me. And when you come back to me, I'll listen. So that's just the comment I want to make. it's really hard for me to hear that exactly you guys think what i think but i just don't want to put a halt to the entire neighborhood who's come in here saying please help us to sell our homes that's my comment thank you and supervisor gordy thank you madam chair um you know i was on the planning commission when we worked diligently on the comprehensive plan and i'd just like for us

[03:51:29] to review the fact that when we looked at you know the idea that we were going to get rid of the rural crescent that we were going to move forward with a what are called conservation residential zonings in order to create more of a transition between the suburban area and I don't even call it the rural area anymore I call it the agricultural area um because the reality is is that when oh in the re in the other piece to the comprehensive plan if you recall was to put the density in the activity centers that's where density is supposed to go

[03:52:08] why because that's where the infrastructure is it's where the schools are it's where the water is it's where the roads are it's where all the infrastructure currently exists and so the the this board and the planning commission operated under an idea that we are going to control growth.

[03:52:30] We're going to be smart about it. We're not going to just blow this out. We're going to get rid of the rural area and then blow it out by putting high density suburban development in the rural areas. But this is what this does. So this is breaking faith with our own comp plan and the negotiations that we had on that comp plan to get to the compromise that it was. And now we're blowing that wide open. And this isn't the only one. I've recently had one come in for 12 units

[03:53:02] per acre out in the middle of nowhere in my district. 12 units per acre. No infrastructure. Nothing but a dirt or just a rural road. And so when we think about what we're doing here, we're only inviting more of this. We're inviting more of it. And I've already told four other developers not interested that have come in with very similar projects. So I just want to remind

[03:53:39] ourselves what we agreed to in that comprehensive plan in terms of how we were going to allow growth to take place into what was called the Rural Crescent, but do it with a conservation residential in order to make that transition and focus density on and in the activity centers. And so I leave it that madam chair but i just just remind ourselves we are we are now just blowing this thing wide open

[03:54:11] and i think it sets a very dangerous precedent and it's opening up pandora's box for what is to come because of what we initiate high density residential in the uh what was the rural area thank you supervisor vega thank you for that um refresher tom uh it was also uh very important when we started to talk about affordable housing, how affordable housing needed to go in areas with mass transit, and obviously now affordable housing is being pitched in areas where there isn't all of the things that Tom mentioned

[03:54:51] to include access to mass transit. With that being said, I struggle a little bit with the recommendation that staff has provided us here with today, only because, you know, staff recommended initiating the CPA for Hoadley Square that encroached on the Aquacan Reservoir.

[03:55:09] They removed Potomac Tech Park, which I will go on the record and say it is dead on arrival whenever it rears its ugly head back again on the agenda. They removed it from the agenda here tonight, but that was recommended for approval, if I'm not mistaken. And so, you know, we've got to have some consistency here, right?

[03:55:27] Because I don't understand how, okay, yes, maybe it is hot. It's not maybe. I agree that it's very dense. But I don't understand how a data center's encroaching on the national forest is compatible with these surrounding areas and how staff arrives at the conclusion that we recommend initiating a CPA for something like that.

[03:55:46] I just wanted to go on the record with that and get it off my chest. But here we are, you know, being asked to reconsider a CPA. I don't want to lose focus of what a CPA is. It's just an initiation to go ahead and consider the area to further study it. You know, I agree with what Tom has stated. I agree with a lot of the discussions that we've had here on the day, and it's a difficult one.

[03:56:05] Um, you know, but, but I think that we can do better. I think that we can have, um, all stakeholders come at the table. And when I say stakeholders, I'm also talking about the coalition groups because we need to better that relationship. We need to figure it out, right? Because this idea of having, uh, different conversations with different groups, with not everybody being at the table at the same time creates a nasty environment like the one we're dealing with here today.

[03:56:29] And I do agree with the comments that were said. I do agree that we can have it all. We can have smart growth. We can preserve our natural resources, and we can accommodate for the additional growth that this county is going to experience. I'll leave it at that. Madam Chair, thank you. All right, Supervisor Stewart.

[03:56:48] So a number of things. Number one, let's just start with the road that this is on. This is a very dangerous road. We've already had loss of life there. And when the builder approached me, the very first

question that was asked is, are you ready to widen that road to four lanes?

[03:57:10] from from Sudley Road to to Heathcote. No. All right. To pour this much traffic into that, we are already where it is. And, you know, the argument was made that, you know, this is this is going this is good. This is going to have QTS to the east. I don't I don't think that's going to happen. I don't I don't think that's going to happen. And then the arguments being made for

[03:57:41] affordable housing. Again, to speak to what Supervisor Gordy said, this is in the middle of nowhere. There's no bus. There's nothing. You need a car. You need two cars per household to get out of what would be this subdivision. Cat Harbin Road cannot handle that. It can barely handle the traffic that's there now. That's number two. There's no employment center or

[03:58:20] anything like that even close. So everybody keeps talking about this thing with housing. So I just want to say this. Our comp plan already addresses housing needs out to 2040. We don't need this amendment to address housing needs. What we need is the developers to use our comp plan as guidance.

[03:58:43] That's what we need. So the argument that the applicant makes is it's suggesting that there aren't enough T3 areas designated already. And that because the area's infrastructure, particularly transportation, hasn't completely collapsed yet, we should happily continue to stress existing, or lack thereof, infrastructure. You're building a time bomb if you put a tent on Cat Harpin Road for a family to live in. It's done. It's done. And unless we widen this road,

[03:59:21] For me, it's a non-starter. Now, I will say this. Looking at the road, I'm not saying that nothing should be done there. I'm willing to have something there if we can come up with this intelligently, right?

[03:59:42] But the way this is for that many homes, there's no other choice. There's no other choice. We need to start this process from the beginning. And I think Supervisor Vega's right.

[03:59:59] We need to bring all the parties to the table, and we really need to hash this out so that we can do something that when people look at this area in 50 years and there's a sense of place, nobody's going to go, what were they thinking? Because right now, it's, you know, this developer wildcatting, it's got to stop.

[04:00:25] That's what's going on here. And I get it. And you folks are caught up in this, but that's what this is. This is San Francisco, 1849, and this neighborhood represents a part of the gold rush, whether it be land banking or especially for data centers.

[04:00:47] And, you know, I spoke to the folks that, you know, the developer when they came to my office, and I know what this is, because I'm not going to go that deep into it, but I will say it's not about housing. It's not about that. So we have to do this deliberately, intentionally.

[04:01:10] Smart housing starts with smart thinking and smart process. And that's what we have to go through now. And so, look, I'd be willing to meet with anybody and everybody to get this done the right way. This is not it. Supervisor Bailey.

[04:01:31] Thank you, Madam Chair. I just, that was a lot. That was a lot. We went from Gainesville to Independent Hill, and now we're back at Gainesville. So Potomac Tech no longer lives. I want you to just breathe, Supervisor Baker.

[04:01:47] So I get you. I get you. The thing that I do want to say, though, is we do need housing. And with the density, I understand the concern about the density. This is an opportunity for us to reduce density.

[04:02:04] It's a study. It's an initiation of a study. And if we don't start somewhere, we will be nowhere. And we'll still be talking about this. in the next two years. But to what Supervisor Vega is saying about collaborative, that's what we haven't done rather than politicize it.

[04:02:25] But people still want to live in Prince William County. People deserve to live in Prince William County with a view of a variety of diverse housing, with a view of what it looks like with the current neighbors that are there. This is what this will initiate. And I think that we are very short-sighted when we don't take an opportunity and we do politicize it, but we don't take the opportunity to look at the tools that we have in our toolbox to make decisions and understand what those tools are before we blurt out what we don't know. And so that's why this decision, as it relates to density, as it relates to respect of

[04:03:05] who lives there now, as it relates to the future and how we grow in a smart way, it's very important that we take an opportunity to look at that and learn the comprehensive plan and decide what that is as it applies to what applicants are putting in in our county whether we want it or we don't want it we still have to use those tools to make policy and to make decisions and so i think that we miss the mark when we don't understand what we're working with initially we just make a

[04:03:42] decision based upon we don't know. But I think we don't make smart decisions if we don't make them based upon what history tells us and what we've created in the past to make the future look better for the next generation. And I think that's important. But if we don't know the tools that we have to make those decisions, then we're sending a different message to our current residents as well as our future residents if we don't know what the tools are. That's my thoughts.

[04:04:13] Thank you, Madam Chair. Thank you. Supervisor LaCroix. This is my last-ditch effort to be, I'm a real estate agent, and somebody comes to me and says, I want to sell my home. I work towards a yes, I don't say no.

[04:04:30] And when we have an entire neighborhood that says, look to my left, look to my right, people are doing it, this would be very like-minded. And I said to them, because I want to support you so much, But I said to them, this is too dense, but let's get it started somewhere.

[04:04:54] And if the road, Cat Harpin, is dangerous, then that needs to be a requirement that our good friend right here in the front row would address. And he would make sure that that was part of it because he's that good. And our planning commission, they said exactly what I said immediately.

[04:05:17] And honest to gosh, if it comes back, I mean, of course, it's going to come in at the highest of density, but it does remind me of my neighborhood that came in at a ridiculous number. And working with the developer, it got down not even half a third. But I just can't imagine us with an entire neighborhood coming in and saying, we'd like to get started to sell our house. And it's like the neighborhoods that are going up beside us, and us just saying no and throwing it back.

[04:05:52] I think collaboration is everything with the people that are from the West that are concerned about it. And I just think we should be seriously considering that this CPA is the starting point, not the end point. And we all know from these other developments that we can work towards a yes instead of saying no and then let them try to figure out what to do.

[04:06:21] They're asking us to please allow them to sell. And some of these people have lived there all their lives. But this is either an opportunity for them, well, for sure, but they all have come together and said they want this done.

[04:06:37] And I think that we should allow it to start knowing that there is just no way it's going to land where it is and taking all your serious considerations into consideration. That's all I have to say. Supervisor Stewart.

[04:06:54] I appreciate that. And this is not a no like it's like a complete shutdown. This is a no that I don't know why I go through the motions of looking at something that's dead on arrival, so to speak.

[04:07:16] And I get that, again, you're looking at the neighborhood. I am also looking at the total neighborhood, which is 500,000 plus people, Prince William County, right?

[04:07:32] And as I iterated, the comp plan addresses housing. It was studied. It was gone over, back and forth, back and forth. It was voted upon and ratified, right?

[04:07:50] And so now we want to make changes and then changes to the changes on top of it. No, consider that the comp plan got it right. Just consider that for a second, that maybe the comp plan got it right.

[04:08:09] You know, we lost some things we shouldn't have lost. We lost the rural crescent, you know. But consider that when it comes to housing, that the comp plan got that right, okay? And like I said, it's not that I don't want anything to happen with Cat Harpin Valley Estates.

[04:08:29] I want nothing to happen with that land. But let's take a look at this step-by-step and come up with something that everybody can, and when I say everybody, I mean 500,000-plus people can be happy with that fits this area in an appropriate way, right?

[04:08:50] I don't see it going from mansions to two-family townhouses. I just, I can't see that. Supervisor Vega, I know you had a question for Supervisor Stewart.

[04:09:06] Thank you, Madam Chair. In lieu of everything that you've stated, Supervisor Stewart, and in regards to what we all have discussed on the day is, would you support a deferral to give you time and your team to meet with the applicant and the homeowners to see where we land? Yes. And I support as the seconder as well.

[04:09:27] I support it as well. Wait, hold on. We're not going to jump in. So you are making a motion to defer this project? You want to make a substitute amendment, a motion to defer this project? That's correct. Yes, I'd like to make a motion. Madam Chair, if I may? Yes. I would suggest that we defer to a date certain, and this is why. We've had folks reach out to all of our offices indicating their interests and their desires to sell their land and to develop this area.

[04:09:56] We've heard, right, that there has been issues in regards to meeting with you and whatnot. Having a date certain gives these folks the ability to properly plan and to ensure that we're no longer going to kick the can down the road. And I want to go on the record saying that I'm acting in good faith with the hope that we land at a better place.

[04:10:15] And when that date's certain, whatever that date is that we agree on, we're going to come and we're going to make a decision one way or the other in terms of we move forward or we don't. I just don't like where we're at right now.

[04:10:32] I think it would be unfair. I don't know how the vote would go, but if I were to speculate and say that if the vote fails it would be unfair right because of all of the time energy resources that folks have put into getting here today and so i think that the prudent thing would be to defer it to give you as a district

supervisor and your team an opportunity to meet with the applicant to hear from the homeowners and bring in the additional stakeholders um that would be instrumental in deciding uh where where we go in a reasonable fashion so before we say or i call on anyone else are you comfortable doing a date certain, deferring to a date certain, or do you want to do to a date uncertain?

[04:11:09] If it's a date certain, what date would you have in mind? Because I want to make sure that we have a clean motion that everyone understands before I have additional comments. And we can quickly look at, I don't know how much time you need.

[04:11:27] I don't know what your schedule looks like. I don't know if you want to push this to July, June 9th. I don't know how much time it's going to take because if we are, wait, hold on. There's a lot of side conversation.

[04:11:44] I just want to note that if we do this sooner rather than later, we also started working on the other agendas, but more important, you need time to really meet with people, get everyone on the schedule. And if changes are to be made, it's going to take time.

[04:11:59] So I'm just going to be, like, we need to be realistic about this process. If you're going to defer to a date certain, then we have no meetings in August. So you can look at July, you can look at August. Yes, as I said, we don't have any meetings.

[04:12:16] So I hear June 23rd, but I don't know if that's really, truly enough time. So this is your district. Technically, it's our district. But I just wanted to see if you, because again, there was a motion to deny.

[04:12:33] Now there's a motion to defer. There's a lot of pressure. So, and we're also getting close to our seven o'clock meeting. So I don't know if you think that there's an appropriate date or timeline, or do you want to continue to leave this as a defer to an uncertain date?

[04:12:51] I'm sorry, what? He's saying July 21st. It's like this is a September meeting.

[04:13:14] Wait, this is George's decision, and we're also coming up against our 7 o'clock meeting. Here's what I'm going to do, all right? I'm going to keep my original motion to deny the CPA.

[04:13:30] I am still going to get everybody together, and we're all going to come back and put this forward the right way. All right. So then we're going to, okay, so then we will revert. I'm sorry, because we already have a new motion.

[04:13:45] Do we need to vote the new motion down, Andrea? My motion right now is to defer. Are we going back to the... To deny. Do we need to vote that down? Supervisor Stewart is the maker of the motion. If he's changing it to be a denial, if the seconder, who is Supervisor Gordy? Let's say you, Supervisor.

[04:14:04] We can stick with the original motion. Okay. So we are going to keep the original motion. That is to deny the CPA. Supervisor Bode. Thank you, Madam Chair. In the interest of time, I won't be long. I just wanted to say, Supervisor Vega, I appreciate your suggestion for deferral.

[04:14:22] Because I do believe that was the actual answer. I just want to say thank you for that. Because to me, you know, we have an applicant who's asking for RN3. We have a staff recommendation of CRES. There's a lot of daylight of planning designations between those.

[04:14:40] And, you know, there's rural designations, there's transition communities, there's RN1, RN2. Like, there's a lot of daylight there. And Supervisor LaCroix, I think you're on the right track, too. There is

so much daylight between what staff recommended, and I do appreciate staff making a recommendation, and where the applicant is, and I know there's actually another option if we could have recommended something completely different, which I think we should end up doing at some point.

[04:15:04] But I'll just say I think that deferral was the right choice, so I'll be voting against denial. Supervisor, hold on. Vega, you have done your twice, or do you have anything else to add real quick? Yeah, I'm not speaking, Madam Chair. I would then offer the substitute motion to defer to a date certain of June 23rd.

[04:15:24] Second. So we have a substitute motion to defer to June 23rd. Any discussion on that point? I don't see anyone, so let's go ahead and take it. What was the date? June 23rd. Is that enough time? Items are already being sent in and routed for the agenda for June 23rd.

[04:15:43] I'm just concerned about the turnaround. As the clerk noted, there's roughly a three to four week lead time for staff to prepare materials to be added to a meeting agenda. So that would not give very much time for Supervisor Steward.

[04:15:59] It's not impossible, but just letting you know, we would have to submit it very soon. Well, as she just noted, it would be next week that we would have to submit whatever the updated packet would be. All right. I hear a lot of negotiating with people, you know, trying to throw around dates.

[04:16:18] Did you have anything else to say? Otherwise, I want to call for the vote. Yeah, I'll amend my substitute motion then to July 21st. That should give staff plenty of time to get in their materials in. I'll accept that as a seconder. All right. It's been moved. And any other discussion on this point? All right.

[04:16:34] So let's go ahead, and this is to defer.

[04:16:48] Yes. Motion passes.

[04:17:24] Seven to one. Supervisor, angry, voting nay. All right. Thank you so very much. So I will work with staff and your office, Supervisor Stewart, for July 21st. Thank you, everyone, for attending. We are very close to our 7 o'clock meeting.

[04:17:42] I am going to have to move some things around the agenda because I do want us to start as close on time. So what we're going to do is we're going to take a 10-minute break. When we come back, we're going to honor the Osborne Park girls basketball team, and we're going to move right straight into our 7 o'clock meeting. After that, we will do closed session and supervisor's time.

[04:18:01] Thank you very much. 10 minutes. Sorry, I'm just getting everyone in before I gavel in. I want people to find a seat. actually for the students i'm sorry i see you're on crutches if you want to go over there to that side if it's not too much or if you want to sit there because we're going to be over we're going

[04:18:29] to do that if everyone including those on the dais can settle in all right i'm gaveling us back in at 7 12 thank you we had to take a little break but before i um go back there was a question i had 10c was withdrawn it was withdrawn but i just wanted uh director washington if you can answer quick question. Guys, I'm sorry we're back. So 10C was withdrawn. Can you tell us where by the applicant's request, can you tell us where that stands right now, that project

[04:19:08] stands? So the CPA requester requested to withdraw that item from today's agenda. They did not provide a reason. Based off of the information that we have heard, we understand that they'll be working with Supervisor Bailey would like to do some additional coordination with them.

[04:19:33] And so we are waiting for the outcome of that. Additionally, there is a rezoning application in SUP, special use permit applications that are companions to that CPA that have been submitted and are going through the first review with staff.

[04:19:52] So we are waiting for further updates on the CPA. request all right thank you for the update on that i just wanted to make note of that all right what we're going to do is move on we have the osborne park girls basketball team here so supervisor um vega and i are going to come down and we are going to honor this

[04:20:12] winning team all right oh andrea do you have the moms you can get closer don't be shy want to snap

[04:20:54] pictures come on over how do i um lower this thing i've never had to lower it there you go All right. The Osborne Park High School Yellow Jacket Girls basketball team demonstrated exceptional determination, discipline, teamwork, and sportsmanship throughout the 2026 season, representing Prince William County with pride both on and off the court.

[04:21:20] Through their hard work and perseverance and an unwavering commitment to excellence, the Yellow Jackets secured their second consecutive Virginia High School League Class 6 state championship. That is a remarkable and historic achievement for Osborne Park High School, located in the Kohl's District. This back-to-back championship reflects not only the talent of these student athletes, but also the dedication of the coaching staff, school leadership, families, and supporters who helped guide and encourage the team throughout the season. The Prince William Board of County

[04:21:57] Supervisors proudly commends the Osborne Park High School Yellow Jackets girls basketball team for their extraordinary achievement and congratulate all those who contributed to this historic season. Congratulations, Coach, and congratulations, ladies. Coach, do you want to talk to me about it?

[04:22:22] Whatever you want. Thank you for the recognition. You know, the season was really fun. Being able to go back-to-back was also, you know, something that has not been done.

[04:22:40] So, like she said, it was historic. But, yeah, just, you know, super happy to play basketball, and we're pretty good at it so yeah obviously all right thank you for having us here tonight I'm coach Kelly I've been the Osborne Park girls basketball coach for the last nine years it's my second stint in Prince William County I was at Forest Park from 2000 to 2007 and opened them inaugural season and then came back to Prince William County so to be able to be part of two

[04:23:18] different programs to win state championships has been a really cool experience. But really, it all goes to the girls. I think they're just an amazing group of young women who are constantly persevering and constantly working hard, committing to something that's something bigger than them.

[04:23:36] Of my five seniors, all five are going to college and all five are going to play college basketball. All five have over a 3.5 GPA. I only have a couple of my juniors here and none of the really young ones, but I have two of my juniors here as well who are going to play at the next level.

[04:24:02] It's just really an amazing group of young women. A lot of the behind-the-scenes stuff you've clearly seen, but we have a lot of 5 a.m. practices. We work out every single day. We've already been in the gym since the Monday after the state championship.

[04:24:19] We're trying to win another one for the county and to represent Osborne Park High School. Another acknowledgement needs to go to the parents. I know there's only a couple here or a few here, but they're the ones who sacrifice and they drive all over the county the very first couple of years until their daughters get driver's license.

[04:24:40] But they're just amazing. And they support and fundraise and allow us opportunities to travel across the country to represent this county. And I think these girls do a really amazing job. I'm really fortunate to coach such an incredible group.

[04:24:57] And we'll continue to represent Prince William County the best we can. So thank you for having us. All right. If anyone else on the board wants to go outside, we're going to take a quick picture. Come on. This is such a big deal. Let's go. And we're going to make this quick, y'all.

[04:25:15] We're going to make it quick.

[04:25:47] All right, everyone. we are back we are now moving on to agenda item number 13 those are um the public hearings first we are going and i'm going to obviously break these up we are going to start with 13a the proffer amendment for old bridge road if the applicant can come up for your presentation

[04:26:20] good evening madam chair members of the board of supervisors my name is noah klein i am an attorney with the law firm of Venable and here tonight to present to you my presentation for thank you the proper amendment at 39 Old Bridge Road that's actually not too far from where we

[04:26:57] sit at this meeting this is a an application that's been in works for a few years there's been quite a bit of community engagement on discussions with local health discussions with the Occoquan District and we feel that we've arrived at a very good place. This was a project that was recommended unanimously for approval by the Planning Commission and we're excited to bring it to you tonight. So just to give you an idea of the area overview, as I mentioned this site sits

[04:27:34] right up the street from where we sit on Old Bridge Road. This is the last unimproved piece of the Glen, of the Glen Master Plan. That was originally approved back in, I believe, 1989, so it's been around for a while.

[04:27:55] And this parcel is Parcel 4 of the Glen. You can see it here. It's divided into two pieces, though that triangular piece you see on the opposite side of Old Bridge Lane is not projected for any development.

[04:28:10] In fact, it wasn't allocated for any FAR in the original Master Plan for the Glen. But that's a property. It's about 3.5 acres and change. And it is currently zoned B1. It was zoned B1 back with the original zoning. It's long-range land use designation is MU4. The B1 zoning here, the specific proffer that we are amending relates to an allowance for a multi-story

[04:28:44] office building with ground floor restaurant. So we're amending that proffer to essentially remove the office designation and produce what we anticipate to be a very successful modern commercial plaza. This proffer amendment, if approved, will finalize the build out of the Glenn Master Plan. It is less impactful and less intense than the by right development, office development and we believe it will further invigorate uh this established commercial corridor

[04:29:21] i mean i think folks most folks are probably familiar with the glen as you approach from from this direction as you head east you have uh the glen is essentially anchored by the safeway um shopping development uh on the other side of the street you have chipotle apple federal credit union uh and then

this again is the last remaining parcel so this would we think um just help solidified this area this concentrated area for commercial development uh here is uh a good sampling of our community engagement we initially held an open house meeting at the chin center back in

[04:30:00] november of 2024 it was pretty well attended uh we were there um you know for a good chunk of of the evening uh talking with folks and the comments we heard were ones that you would anticipate you know what's what's this what's this development going to mean for our communities and folks who live along old bridge lane and then further down bear pond road what's it going to mean in terms of traffic what's it's going to mean in terms of how the project's going to function and really what is the um what's the ultimate effect on us and we were obviously very sensitive to that

[04:30:33] we've built um a few uh mitigation measures into the project one pretty uh unique one i should say um but ultimately um we uh you know we feel pretty confident in what we've put together here so that was the open house meeting at the chin center we did have a sign-up sheet and so what we did through coordination with uh dr jack at loco pelt so we took the sign-up sheet added that to the distribution for loco pelt so every loco pelt meeting that we had and you can see we had a number of them uh we included all the folks who signed up and so we had some folks in the

[04:31:11] community who show up at those at those meetings uh local pelt has been very supportive of this project um you know asked us a bunch of very good questions pushed us in the right direction and they've been uh they've been in support i think someone from local pelt was here someone from local pelt showed up at um planning commission and spoke in favor uh you know we did um you know we've been engaging with with folks who live nearby um we met with uh folks who live across the street to talk to them about, you know, any concerns they might have about the project

[04:31:48] and met with them. We're going to provide additional screening on their property. And again, just happy to engage with folks and see where we can meet people on this project. So here is a basic layout with the landscaping. One thing I'll point out in terms of the landscaping here along the bend on old bridge lane you'll see there's sort of a lighter green shade that is existing vegetation that we are going to preserve one of the one of the comments actually not one a few comments we heard at the public at our initial public outreach were folks

[04:32:26] who lived along the bend the single family homes along old bridge lane and they were concerned about um about cars coming into the property with uh and headlights potentially creeping out onto the street and potentially into their property. So we added additional landscaping in terms of evergreens here, and we kept that existing vegetation. The site here, we have a standalone restaurant space. It is anchored by a Dunkin' drive-thru with three in-line tenant spaces.

[04:33:01] They do say restaurant on there, but I want to clarify that that restaurant is only for parking purposes. We wanted to assume the most conservative parking environment, but those three interior tenants would be sort of neighborhood commercial inline tenant spaces. We have access, right in, right out access off of Old Bridge Road. I'll spare you the details of working with VDOT through that, but we were able to get right in, right out access. The access, we have another access point on the south on old bridge lane um and that we we pushed over from the last when we're

[04:33:40] last in front of the planning commission to address some site distance comments um i have a slide that shows us one update to the application since i think it was routed to everyone we'll talk about in a second but this is the layout i think one thing i want to identify here and you'll see it a little more clearly

in in the in the renderings is that this property slopes downward from old bridge lane essentially to old bridge road and so we've taken advantage of that topography through the design as you'll see so it's a sort of a tiered design and where we've really kind of

[04:34:15] taken advantage of that is we are providing an outdoors tiered heartscaped outdoor seating environment here at this plaza which is something that we know folks have asked about and folks have wanted to see and i frankly don't know what other opportunity there there has been for that type of offering um to really kind of activate some space uh within a commercial context um but we have that uh just to the south of the of that uh leftmost parking uh parking lot and then we have outdoor seating for a restaurant uh with some with some you know walkways and things you'll see a little

[04:34:54] more clearly when we uh show the elevations so here are just the black and white um renderings This is going to be a modern shopping plaza. You'll see the color in the next slide. And again, as I mentioned, we sort of take advantage of sort of the topography of the site.

[04:35:14] So you can see steps leading up, a little bit of some retaining walls there. But this is going to be, as I mentioned, a very aesthetically pleasing design that borrows elements of some of the newer commercial development you see in the Glen and incorporates that to create something that's new, something that's modern, and something that we think will help set the tone for commercial development in the area.

[04:35:43] So here are the colored renderings. Again, a very modern design. We're featuring quite a bit of glazing of glass with some accents and a roofline that breaks up the massing and really creates some visual interest and creates something new that I think is really needed in this corridor.

[04:36:06] The main Glen Shopping Plaza was part of a development that happened back in the early 90s, bears that look. So the newer development that comes in really needs to showcase what modern development can look like when it's done correctly.

[04:36:24] And so that's, I think, what we're providing here. Here's a glimpse of our proposed signage. And here are just some of the accents, some materials that we are going to be proposing for this project.

[04:36:44] So here's something that came in that we provided, I think, after the report went out. So I want to clarify that the proffer statement would be dated May 7th, 2026. Staff has a copy of that. And the GDP was last revised May 7th, 2026, really only in this one measure.

[04:37:06] So we added a sidewalk connection from Old Bridge Lane to the site, just to the left of our access point. This was something that had come up at the Planning Commission meeting and reiterated through the Occoquan District.

[04:37:25] And something that we heard and understood to be something important as a feature. And I think staff as well, they can speak for themselves, but I believe that they've also found it to be important. So we added a sidewalk, made it work with the property, and only updated the proffers just to reflect the last revised date so we didn't have to really touch upon any substantive proffers.

[04:37:53] But here's a sidewalk connection that will give folks who are coming from Old Bridge Lane, who might be on foot, maybe on a bike, have a way to access this commercial plaza without having to go on the access and within the access road. This gives you a glimpse of the proposed development versus buy right condition.

[04:38:14] As I mentioned, by right, we are allowed office, restaurant slash retail, total FAR 0.4, height of 45 feet. our proposed development, pretty much half of that in a lot of respects, or actually I would say even a quarter of that. We have a commercial drive-thru single story. We are 0.05 FAR. We're at a lower height. You can see sort of the difference there. And in terms of our traffic

[04:38:47] breakdown, it's pretty meaningful drop in traffic. And one thing about traffic that I'll point out here is that we are able to get the access off of old bridge road because we have this because it's commercial development and if i'm wrong about this our traffic consultant gross label correct me but if this were a primary office building we may be in an environment where traffic would have to be circulated in a by-right condition to old bridge lane so with the commercial we're able to

[04:39:23] have another point of access off a primary arterial road that does help the condition of the property, helps take the load off Old Bridge Lane. And as you can see, it's going to generate far fewer trips than what's allowed by right. And then the last thing I'll say here is that when I talked about, you know, sort of uniquely looking at things for this project and mitigation, we understood that traffic is a concern to folks who live in the community. This is property that's been unimproved for probably as long as folks have lived there who may not have been aware that

[04:39:59] this is B1's own property that was just waiting to be developed. And here we come along. So we knew from our study that a traffic signal would be a pretty significant boon for that intersection Old Bridge Lane and Old Bridge Road. It would be pretty, you know, pretty meaningful drop in levels of service. However, the issue there, bless you, the issue there is we understand that VDOT will not want to locate a signal there because it's too close to other signals along Old Bridge

[04:40:35] Road. And VDOT's theory, and he can't really disagree with him, is that on these major arterial roads, you kind of want to keep things moving and things flowing as best you can. So even though a study shows a signal would help things, VDOT ultimately, we understand, won't authorize a signal there. So we are proffering on the front end to do a study, signal study, and then be responsible for our prorata share of that traffic, which is no small number of a future signal.

[04:41:09] But because we understand that VDOT will not likely authorize a signal there, we kind of look at things and say, well, what do we do with that money that otherwise would go towards that signal? would otherwise sort of be the sort of the direct mitigation for our impact. And so we started looking and talking to folks about transit and seeing where we can improve things from a transit perspective.

[04:41:31] There's a bus stop, OmniRide bus stop right along Old Bridge Road right on our frontage. So I had a conversation with PRTC, and one of the things that PRTC is very interested in doing is creating a microtransit service area within Lake Ridge. Now, I'm not a spokesperson for microtransit, but I can represent sort of what it provides here, which is a sort of a public rideshare option where people can call, people can call the service.

[04:42:03] An electronic van will come pick you up and take you to your shopping centers and to transit locations. It's worked very successfully in other areas of the county, in Dumfries, Triangle. They have a microservice area, and if you talk to PRC, they'll tell you.

[04:42:19] It's been incredibly successful. And so we know that PRC wants to initiate a service area here, and so what we are proffering is if VDOT decides not to authorize that signal, and there's a portion of that money, that we can then apply to a future microtransit service area here to sort of kick things off.

[04:42:44] Because we would benefit from that, no question. We believe folks who live along Old Bridge Lane, up Bear Pond Road, folks who live within sort of these cul-de-sacs that don't have multiple entrances and access points, which is what Microtransit is intended to serve, those folks would benefit.

[04:43:04] And ultimately, the whole point of that is to reduce vehicle trips, get people to transit, and for PRTC to then design better transit solutions based on the usage of this service. so that is something that we are happy to do and that is my presentation and I'm happy to answer any questions folks may have um so please all right does anyone have any questions for the applicant all right supervisor bode thank you madam chair thank you mr. Klein for the presentation and I appreciate all the work we've been able to collaborate on uh over the past few years on this

[04:43:42] project um you already answered my first question was about traffic impacts versus buy right so I won't go into that but i appreciate you you uh illustrating that you did mention that you presented to loca quite a few times i see my constituent clancy good to see you sir um and one to the broader community can you summarize the key themes you've heard i know you touched upon a little bit um and what concrete steps have you taken to reduce those impacts and how will you ensure those commitments are followed through during construction operation sort of walk me through the screening especially for the light on folks on old bridge lane sure let me see

[04:44:15] if I can go back. I think this is a good slide. I think something malfunctioned here. It may have been me. So whenever this decides to get the slide that I would like to see, I don't know if there's a way to go back. Sure. We'll figure this out in real time right here. Okay. Thank you. Okay.

[04:44:54] sorry what was your question no um so it well let me answer that last part about uh i think construction so we're part of the the the we sit within the original glenn master plan um district that plan uh included a proffer for local pelt review at uh the time of site plan clearly we're not amending that so there's an opportunity um for folks to uh talk to speak to the project talk to the applicant when we're at the site plan stage, if, again, we're fortunate to be approved.

[04:45:33] So that could be a really good opportunity to talk about what construction might potentially look like. In terms of what we've done, the concerns we heard were really, what does traffic look like for us on Old Bridge Lane? Now, is this project going to represent a change from the existing condition? Well, of course, of course, and we understand that. How we try to address that is, you know, there's what we can do based on what our studies show. I mean, our study says

[04:46:10] a signal here would be a benefit at Old Bridge Lane and Old Bridge Road. We, and I went through that whole discussion, I won't reiterate it here, but what happened with that discussion, how we ended up with microtransit. You know, we did look at other options. We looked at maybe there are physical improvements we could do along old bridge lane. Um, but anything meaningful there would have necessitated acquisition of right away from, from folks, from homeowners who live along old bridge lane. And that just not, not a viable option, not one I would even want to raise here

[04:46:44] in, in, in this setting. Um, so we've, that's how we ended up with, with where our transportation mitigation sits um you know it was very important to us to try to um maintain as much of the existing vegetation where we could um to ensure that there was really as as less as as little impact from a light standpoint i would say um from cars that would be potentially accessing the drive-through and we happen to also i mentioned the topography before we're at a higher level than than where old bridge lane sits and even the folks that live along old bridge lane are even at a slightly lower

[04:47:24] elevation so there's the natural sort of screening there um and you know we were happy to meet we met with folks that live right across the street from our from the access and um you know they're you know i won't speak for them but they're concerned about what traffic looks like here um and about any of the impacts of cars leaving that access point and we talked to them we are going to provide some additional screening for them on their property um but through all that you know we we look to what we can achieve and what's what's what's keeping within the bounds

[04:47:59] of our development um and you know try to look at options that you know we thought would work and some worked and some didn't and so this is where we ended up all right supervisor bode 2.0 okay thank you madam chair and i appreciate it because he wasted some of my time with pretending not to hear me earlier so that's fine no i appreciate that and so my last real question is um you mentioned near the end that you believe this will be a pretty successful shopping center i know that some folks you know have said hey right now it's a green field what have you there's other parts on other on other corridors that have you know maybe underutilized office space what have you why are you going here can you talk about so the market study that you

[04:48:38] all have done and sort of why you believe this will be a highly utilized site well we we have So we already, I believe, and the applicant can correct me, but I believe we have a potential tenant within the in-line tenant spaces. The Duncan is the NCAP unit.

[04:48:56] That's in place. There are conversations happening with the restaurant. I think folks are, there's interest, but folks want this project to have some definitiveness, I would say.

[04:49:13] But we can, if you'd like to hear more of the applicants here to share in those details, but I can tell you that there is definitely some interest here just waiting for, you know, this project's been around for a few years, and so, you know, seeing it materializes, I think things are becoming a little more real for folks who potentially want to come in here.

[04:49:32] Sure. And actually, just one more thing. And Mr. Klein, thank you. And you also mentioned one of the other things that was discussed, which is that sort of new in-line sidewalk, which was added from Old Bridge Lane. I appreciate that because, again, we don't want people having to walk in through a travel lane to get there, and I appreciate that.

[04:49:50] Talking about the rest of Old Bridge Lane, can you talk about sort of the dilemma you had and the balancing act between, hey, folks have mentioned wanting more pedestrian access, but the screening from the neighbors. So can you talk about that? Yeah, that was a bit of a balancing act.

[04:50:06] So one of the comments that we received was looking at a potential sidewalk along Old Bridge Lane. So we have just to, I guess I should, it's a good opportunity to point this out. We are updating the sidewalk that's along our Old Bridge Road frontage.

[04:50:24] And we have two pedestrian access points on either side of the access off of Old Bridge Road. But we did get a comment about sidewalk along Old Bridge Lane. The, you know, I've said it before.

[04:50:39] I'll mention it again, topography here is pretty challenging. So when we looked at a sidewalk, because we didn't really have any real sort of philosophical objection to that necessarily, but looking to see what worked here, and for a sidewalk to go in there, a reasonable sidewalk, five foot sidewalk, you'd have to cut out a lot of that vegetation to make it work.

[04:51:01] And that was, if there's any takeaway from that meeting that we had at the Chin Center, it was the folks that lived along Old Bridge Lane, wanting to make sure that we maintain as much screening as we can and that was a commitment that we made to them and we wanted to keep it and so still maintaining that commitment appreciate that thank you all right supervisor bailey thank you i just want to compliment you on uh acknowledging in your presentation and putting it in your plans about the omni ride and the new transit system system we're supervisor bodey and i

[04:51:39] and and we we joined our chair uh supervisor angry on the board and that's one of the things that we executed for communities like this to make sure that that mobility piece that we have in the comp plan comes out when these kind of presentations are made. And so just thank you for understanding the tools that you have in your toolbox to make sure that our citizens are served better and well.

[04:52:06] Our pleasure. Are there any other questions for the applicant? If not, I'd like the county to come up. Good evening, supervisors. My name is Micah Modesto with the planning office. Staff is

[04:52:36] recommending approval of proffer amendment rezoning 2023-00017 3909 old bridge road this is a request to amend the proffers associated with pln 2006-00525 to allow for the development of a shopping center type a featuring a drive-through facility and four additional spaces for retail neighborhood commercial or restaurant tenants the subject property is approximately 3.55 acres and is located at the south corner of the intersection of old bridge

[04:53:12] road and old bridge lane the site is addressed as 3909 old bridge road and is identified on county maps as g pin 8193-71-1918 it is the recommend it is the recommendation of the planning commission and staff that the board of county supervisors approve rezoning 2023-0017-3909 old bridge road subject to the proffers now dated may 7th as shown on the zoning map oh sorry

[04:53:46] as shown on the zoning map on the left the site is zoned b1 general business and is surrounded by residential uses and a1 agricultural and r16 suburban residential zoning districts as shown on the long range land use map on the right the site is designated mu4 mixed use community with the transect for and the county's comprehensive plan. The site abuts are in two residential neighborhood to the east and south and MU4 to the west and north. Staff believes the proposed use

[04:54:19] is complementary to its surrounding uses. Staff believes this request is generally consistent with the development standards of the zoning ordinance. Shopping centers types A through D are by right in the B1 general business zoning district. Drive-thru facilities are special use in the B1 district in section 32400.07.2a permits drive-through facilities through a proffered rezoning as long as it is specifically identified in the proffers or on the generalized development plan and this

[04:54:54] project satisfies both of those requirements the proffer amendment amends and supplements the proffer set forth in pra pln 2006 00525 as they apply to parcel 4 the site was originally a part of rezoning 1988-0052 and underwent three previous proffer amendments. This site remains the last undeveloped portion of the original rezoning, which has been developed into housing, commercial, and office buildings. This site was designated as office and commercial use in the original rezoning, as well as in the previous proffer amendments. Staff believes the proposed

[04:55:30] use is a lower intensity use than what is currently permitted under the existing proffers. As already mentioned by the applicant, staff does believe that it's a strength that the applicant will contribute to PRTC microtransit service if the signal is not authorized by VDOT.

[04:55:53] I just wanted to mention on the sidewalk, originally, and we do have transportation if you have questions later about it, but originally transportation did request a sidewalk along Old Bridge Lane, either on this side of the property or in the small triangular portion on the southern portion of their property across Old Bridge Lane.

[04:56:18] With this portion, the right-of-way already exists with the neighboring properties, so would be easier to connect that. The applicant did end up providing a sidewalk here, which is quite new. It was submitted late last week or early this week. So I won't speak for all staff at this. Staff hasn't had enough time to be able to fully review the new submission of the sidewalk to be able to give a great recommendation on that aspect of this project. The Planning Commission

[04:56:56] and staff recommend that the board of county supervisors approve proffer amendment rezoning 2023-0017-3909 old bridge road subject to the proffers dated may 7th for the following reasons the proffers associate associated with pln 2006-00525 reserved this site for an official bill for an office building with retail permitted on the ground floor staff finds the proposed use to be a lower intensity use um the proposed commercial center and drive-through facility will be construct constructed in substantial conformance with the elevations the applicant

[04:57:32] proffers the use of high quality materials and design features that are in line with land use policy 4.2 which says encourage the creation of places with distinctive identity identities using high quality design features consistent with the character of the community thank you and we are happy to answer any questions and have transportation here as well all right thank you so very much i'm going to start with supervisor bode then bailey thank you madam chair thank you micah and i appreciate your work on this really appreciate staff and all the reviewing agencies on their work on this so just a couple questions micah uh to go back to um one of your first slides you know

[04:58:11] and it's been talked about a couple times here this is the last piece of the glen and i'll just say it this master plan has been along around it almost as long as i've been alive and i'm glad that we're finally here to finish it off um from your perspective as a planner knowing that it's mu4 in the comp plan and not this side of the street anyway in this stretch it's all just residential what do how do you see this that we're finally putting sort of a commercial residentially facing use that's non-residential in that piece um in discussions with applicant

[04:58:44] it has been and reviewing of the maps um this project will fill a commercial the commercial aspect on this side of old bridge road um currently there is commercial no sorry um not far to the south um but it will add easier access to quick commercial on on the right side of old bridge road um so i do believe that it is a positive contribution i do think um specifically

[04:59:21] the architectural design of the project can have an impact on what future projects could be coming into our county um and i do think that it's it seemed that the applicant has worked hard to communicate with the community prior to um bringing this to us and so while it's not perfect And the addition of the concerns of traffic on Old Bridge Lane and the left turn from Old Bridge Lane to Old Bridge Road is still a concern.

[04:59:53] And the addition of this may have an impact on it, although I'm not a transportation planner. I would say, in general, this project will contribute to the county and our goals. Appreciate that. And, Micah, I will jump to transportation in a second, but last question for you.

[05:00:09] One of the other concerns that was shared with you by one of the residents is stormwater runoff and things like that. In the review and the other agencies that sort of looked at this, was there any concern of water management, things like that, that you found in your analysis? So in discussions with Watershed, I should have asked them to be here.

[05:00:28] They did not have significant concerns about the impact on it. They're still maintaining portions of the existing forest on the site. And also, I believe they're doing, they have just, you made a change to the stormwater management in the last submission?

[05:00:50] Okay. Sorry. The applicant made a change in stormwater management since the last submission. Sure. I can just very quickly touch upon this. As to the general point about runoff, that was something we had heard when we were at the Chin Center.

[05:01:08] We wanted to clarify for folks there that in terms of runoff, everything slopes down from the rear of the property in Old Bridge Lane to Old Bridge Road. So everything drains and flows in that direction. we had a stormwater facility uh a wet uh sort of a small wet pond in the corner of the property but we realized we didn't need that because we have an underground uh detention along uh closer to the front edge on all bridge road appreciate that and then my questions for transportation thank you micah um so in transportation let's talk about traffic a little bit and based on the

[05:01:46] analyses you have done you know if there are any concerns there and can we also talk about that sidewalk that was mentioned earlier and so what the thought is around that uh chair jefferson members of the board kevin wyrock transportation planning manager regarding traffic we don't have significant concerns we think the proffers are strong enough to you know warrant uh you know their share of a traffic signal if it's if it's needed based on their analysis and then i'm sorry repeat the sidewalk it's a sidewalk along old bridge lane that you guys were originally sort of yes we we wanted to see a sidewalk along old bridge lane uh if you look further south of the site on old bridge lane there's actually uh some people call it a desire line other people will

[05:02:23] call it a goat path on uh old bridge lane near beaver pond road and what that is is an area of the grass where the grass is you know sort of been turned into a dirt path because people are walking on it um so we we know that there is a need here for pedestrian accommodations in the area we didn't expect the applicant to make the full connection obviously it would require many off-site improvements but we did want them to take a look at putting a sidewalk either on the north side of old bridge lane along their property for the reasons that they stated previously whether it

[05:02:58] was screening or grading constraints they did not do that there's also an option on the south side since they do own a portion of the property of the you know south of the roadway to dedicate more right-of-way to allow for a sidewalk to be built there in the future if you look at the property lines on county mapper adjacent to their sliver of property on the south of old bridge the right-of-way narrows where their property is by about 12 feet we can't force them to do it

[05:03:33] it's not a comp plan road but knowing that the need for pedestrian accommodations is there We would be supportive of them dedicating some additional right-of-way on that south side, and then we could go in later with trip funds or with grant funds to make a sidewalk connection from Old Bridge Road all the way down to Beaver Pond Road.

[05:03:52] If I could, Madam Chair, just on that bead, if I'm the only one that's still in queue. Okay, thank you. And just on that note, just looking back at the applicant, is the applicant willing to give that reservation? Okay, I see a thumbs up, that right-of-way reservation. just to clarify on the the smaller triangular piece which i think you're alluding to we are our plans do have right-of-way dedication along that stretch thank you and that's all i got madam chair thank you thanks to staff all right thank you so very much i do not have any speakers in

[05:04:29] queue so i'm going to go ahead and open the public hearing for item 13a the proper amendment for or 3909 Old Bridge Road. I have two people signed up, Clancy McQuig and Carla Cristiano.

[05:04:46] Cristiano. And you have five minutes. I'm sorry. If you're an organization, Clancy, if you want to request your five minutes, let us know at the top.

[05:05:02] Otherwise, you have three minutes. And begin by stating your name, the magisterial district where you reside. And there is a timer up there that will count you down. Somewhere. So did you want your five or your three or what you want, Clancy? What do you want? Five.

[05:05:18] All right. And I'll use as little of it as possible. All right. First of all, I'm Clancy McQuig from the Lake Wichaka Quantific Association. And Jack, Dr. Jack, as you all call him, has sent greetings to you.

[05:05:33] He has survived major lung surgery from two weeks ago, and he is now back home. So it's really a magnificent thing. Everybody was praying for him. The doctor said he's not going to make it. And we said, nah, he's going to make it.

[05:05:50] And we all got together and started praying for him. And then two days later, the doctor says, I don't know what you guys did, but he's recovered magnificently. So there's a testimony to the power of prayer at a public hearing. We want to thank Noah for his work for the last three and a half years.

[05:06:16] Maybe it's a little longer than that. We've been doing this Glenn project in LOCA ever since it was first conceived. It's a great project, and we enthusiastically want to report that the applicant has been more than magnificent in working with us.

[05:06:36] And we appreciate his time, and we appreciate his efforts to upgrade the community. That little sidewalk they were putting in on, I don't know what you want to call it, the southeast side or whatever. It is a nice addition. They didn't have to do it, but they did it anyway.

[05:06:54] And that's a testimony to them for future projects. If he comes up and represents somebody else again in the future, we will be happy to work with him. Thank you very much. God bless you all. Thank you so very much. And for that update, next speaker, please.

[05:07:10] Hi, my name is Carla Cristiano. I live in Obridge Estates in the Occoquan District. I have come to just about every single meeting that the developer and his representatives have held.

[05:07:28] I still oppose it. I have a lot of concerns. They have a really nice presentation, and I really appreciate that, and I appreciate Supervisor Bodie and his staff working to reduce the issues that this project has, but it's still going to be a problem with traffic on Old Bridge Road and Old Bridge Lane.

[05:07:49] a 24-7 Dunkin' Donuts does have an impact to this residential area, and I don't understand why nobody else can see that. Yeah, it may not. It's going to have an impact to this residential area, and I ask that if possible, could you possibly restrict it not having a 24-7 Dunkin' donuts and that potentially having a

restaurant that's that could have a lot more traffic and noise in this particular residential area i appreciate your time thank you very much

[05:08:24] all right we don't have anyone else signed up to speak in person supervisor angry do we have anyone online uh chris do we have anyone online good evening we have no one online all right thank you sir all right since we have no one online i'm going to go ahead and close the public hearing for item 13a supervisor bode would you like to make a motion i would thank you madam chair i would like to move 13a forward for approval second dated may 7th 2026 second thank you it has been properly moved to second to any discussion on this supervisor bode yeah thank you madam chair

[05:09:04] um thank you to the applicant thank you to staff and mr cristiano i know that we spoke uh by email earlier i hear you um i also live in old bridge estate so i know the change is hard being able to right now drive down that section of old bridge road and old bridge lane and just see nice greenery and trees there. So I hear you and I know that that's going to be an adjustment for all of us that live in the community over there, especially for the folks that live sort of in the beaver pond area on that back end. So I hear you on that. People get used to seeing the trees there. I know that's an issue and I understand that. That's why it was important for me to make sure that as we talked about filling this final piece of the Glen, it would truly serve our

[05:09:41] neighborhoods. The applicant's first concept was simply what was a lot more dense than it was here. When they came to my office, well, three years ago, I think, at this point, there were two drive-throughs, a two-story office building, and a lot more density, which would have generated a lot more trips.

[05:09:58] It would have been a lot more sort of concentration on a very constrained parcel. So I pushed back. I asked the applicant to go back, make it a little bit more creatively, and to see what would really fit in this part of the Glen and so close to Old Bridge Estates.

[05:10:13] What came back is a much better fit, in my opinion. outdoor gathering space is a place you can walk to for coffee dinner a quick errand and with opportunities for uses like a medical office or a sit-down restaurant again this is a community serving uh retail and restaurant piece and i think it serves well as part of this um it over the last three years this also has evolved quite a bit appreciate really appreciate uh mr klein and the applicant reaching out to omni ride talking to dr bob schneider and having that transit piece if VDOT still pumps the brakes and doesn't allow for the traffic light.

[05:10:48] And pedestrian access for a place like this and transit access for a place like this is very, very important to me. I was originally told, as was said, there's terrain constraints, what have you, but I appreciate the applicants sort of us pushing through together to find a way to get pedestrian access onto the site because we know, us that live in Old Bridge Estates, know that people will walk from Old Bridge Lane to that shopping center.

[05:11:11] And I have teenagers at home. I know there are a few things they'll get between them and a donut and a matcha latte when they really want one. They will walk. They will skateboard. They will bike. They will play Frogger to get that matcha latte if they want it. This plan now includes safe connections about Old Bridge Road and Old Bridge Lane.

[05:11:28] Other improvements along this include shifting the entrance to Old Bridge Lane farther down away from Old Bridge Road, but also away from those entrances and those other residences so they don't have lights shining into their parcels. and adding evergreen screening along the way.

[05:11:46] We talked about that balance point between transportation and screening for the existing residents. And when VDOT didn't support a signal, we worked with you all to have a really innovative first of its kind contribution to microtransit, which, again, especially for a use like this, knowing that this entire area will be served by microtransit, you'll be able to have an opportunity where folks that work here will hopefully be able to take a small omni-ride microtransit to the place they work.

[05:12:12] And to me, that's really exciting. And the last thing I'll just say is we have very few opportunities to have a new shopping center or a new strip plaza that actually serves the community and has activated space. We talk a lot about transforming our commercial shopping centers to a place where people just go do what they need to do and leave versus actually staying there, enjoying it, having a place where if you're wanting to drive by there, you see, hey, there's something happening in this area.

[05:12:38] To me, that's very forward-looking, and I really appreciate the work that you all did with Loka Pelt on making that vision real. So for all those reasons, Madam Chair, I will obviously be supporting this, and I think you did say, both Mr. Klein and Micah, that this can help set the tone for future residential-facing commercial development in the county.

[05:12:59] Thank you, Madam Chair. Second. All right, it's been properly moved and seconded. Supervisor Bailey. Thank you, Madam Chair. I just want to, you know, this is what it looks like when a plan comes together and it comes together in a positive way.

[05:13:15] When you have a case planner like Micah and you have an applicant like Mr. Klein and you have a resident that gave you, that's big coming from Clancy, I'm just saying. You know, but that's because they really pay attention to their community and we appreciate when you work together to make sure that it is as wholesome as it possibly can be with the respect of, I can't remember your name, that she's not happy, but they did the best, you know.

[05:13:47] But community is important, and so when you listen to the community and you really work with the supervisor as well, when you get a good product, it shows. And I just want to compliment you on that. It's not going to be perfect. It's not going to be perfect, and we don't always get it right, but I just want to say that because it's not that we don't always know what we're doing.

[05:14:09] We try to know what we're doing, and we don't get it perfect. But thank you so much for working with the citizens as best you can. We appreciate that. And, Micah, you rock. I know I got you earlier, but you rock. Supervisor Stewart. I think this is a gorgeous product.

[05:14:28] The curb appeal, I mean, Stevie Wonder could see it. So what did I say? So, you know, Loudoun County gets such beautiful things, and it's nice to see that we're getting beautiful stuff.

[05:14:45] So I really like it. I'm looking forward to more stuff like this coming. All right. Thank you so very much. Let's go ahead and take our votes.

[05:15:19] All right. Thank you so very much. We are now going to move on to, I'm going to ask the county to do 13B, 13C, and 13D all together. I'm going to open the public hearing for all of those together, but we're going to vote on each one of those separately.

[05:15:57] You ready? That's where I'm going to be. Chair Jefferson, members of the board, Kevin Weirock, Transportation Planning Manager, here to present three mobility chapter CPAs, CPA 2026-00007,

08, and 09, mobility chapter updates for Sudley Road, Route 234, Heathcote Boulevard Extension, and Manassas Battlefield Bypass.

[05:16:29] I'm joined here by Deputy Director of Transportation, Paula Belita, and our principal planner, Bryce Barrett, worked very hard on this as well. He's not here tonight, but we'll get started. So under Section 15.2-2229 of the Code of Virginia, the Board of County Supervisors may consider amendments to the adopted comprehensive plan.

[05:16:52] This is a request from a board-initiated request to change the mobility chapter of the comprehensive plan With the removal of Sudley Road Route 234 and its associated shared use path, the Heathcote Boulevard extension and its associated shared use path, and the Manassas Battlefield Bypass.

[05:17:09] This was initiated in May of 2025 with CPA 2025-00007, Mobility Chapter Changes, and Comprehensive Plan Land Use, Long Range Land Use designation. All three of these roads were included in that motion, and some other roads that were previously approved in prior CPAs were in that motion as well, namely the removal of the Route 28 bypass and the widening of Route 28 from four lanes to six lanes in the Yorkshire area.

[05:17:43] So the site location of the Sudley Road widening is between U.S. Route 15, James Madison Highway, and Pageland Lane slash Manassas Battlefield Bypass in the Gainesville District.

[05:17:59] This, again, includes the widening from two to four lanes as well as the addition of a shared use path. So the CPA, as it's on the table right now, would remove that widening as well as the shared use path. For the Heathcote Boulevard extension, it is west of Route 15, heading out to Antioch Road.

[05:18:20] This is a major collector. Sudley Road is a minor arterial. There are subtle differences in how each road is supposed to operate. This is also a request to not only remove this roadway from the comp plan, but the associated shared use path as well.

[05:18:38] And the Manassas Battlefield Bypass did not have an official location in the comprehensive plan, But its intent was to take traffic away from the center of the Monassas Battlefield Park. And how it was shown on the map was paralleling Pageland Lane and Sudley Road to the west and north, respectively, of the Monassas National Battlefield Park.

[05:19:00] So the county partnered with an outside consultant to run several model scenarios of the approved 2040 Comprehensive Plan Demand Travel Model, derived from MWCOG, the Metropolitan Washington Council of Governments. Slide adjustments were made for approved major development since the adoption of the mobility chapter.

[05:19:19] We wanted it to be as current as possible. The results of the model runs were analyzed for changes in daily level of service, LOS, and vehicle miles travel, VMT. LOS is a letter grade that pertains to roadway or intersection delay performance, A through F.

[05:19:36] So LOSA is free flow traffic with no delay, and LOSF is significant delays in between our BCD and E. So I don't expect you to take a look at this entire chart here, but these are just, you know, the 17 scenarios that we ran to look at every different permutation of potential change, whether it's leaving things in the comp plan, taking things out, and which combinations we were looking at.

[05:20:05] Now, as I mentioned previously, the Route 28 bypass removal and the Route 28 widening have already been approved. So for this analysis, we only looked at the scenarios that had those as defaults

already. So that was scenario 8, 10, 11, 12, 16, and 17.

[05:20:25] So we're looking at different combinations of what do we do if we keep the Heathcote extension in but we remove Sudley Road? What do we do if we remove all three? What do we do if we just remove the Manassas battlefield bypass? So we looked at all of that. And it gave us this analysis here, which is even more busy.

[05:20:42] Again, I'm not going to go into all the details because there is a lot. But every segment ID you see here is a different segment of roadway in the comp plan. So, you know, we have segments of Route 28, Route 15, and even some unbuilt roads like the Route 29 alternate here.

[05:21:01] And every scenario showed us what the level of service would be on that segment of roadway with all the other changes considered. So, for example, VA 234 North, that is Sudley Road. And the parameters are between Gumspring Road and James Madison Highway.

[05:21:20] So, roughly where we're looking at taking away the widening from the comp plan. And in some of the scenarios we ran where we removed it, the level of service went from a B all the way down to an E. So it went from basically very close to free flow traffic all the way to, you know, one level above LOSF, which is called breakdown flow.

[05:21:41] In other words, significant delays of minutes at a time at traffic lights and taking a long time to get through the roadway. So the overall results of these scenarios, in Sudley Road, it degraded from LOSB to E in every scenario that we studied where we removed it.

[05:22:01] For Heathcote Boulevard, it also degraded when we took that out of the comp plan from a D down to an E. So it was still not an improvement, but it was less severe of a change than the Sudley Road change was.

[05:22:17] Sudley Road through the Manassas Battlefield, which is not considered for removal right now, that also degraded from a D to an E due to the removal of the Manassas Battlefield bypass. So that traffic that would be using the bypass to, as the name implies, bypass the battlefield, would go on the Sudley Road and degrade the level of service there.

[05:22:37] However, we're a little bit more comfortable with that. In our comp plan, arterials can operate at a level of service E. We understand that, you know, if we were to do a level of service A or B everywhere in the county, we would have 10 to 12 lane roadways everywhere, and we would have impacts that are negative from an environmental aspect, a land use aspect, all of that sort of thing.

[05:23:00] So there is a balance that we need to strike while preserving highway capacity, but also making the county livable. So, you know, we're okay with a level of service E on arterials and in small area plans. And there's also roadways in the comp plan that serve the same travel market that the Manassas Battlefield Bypass would serve.

[05:23:22] Route 29 alternate is a roadway that goes to the south of the existing Route 29 and sort of parallels I-66, and it's meant to be a bypass of the battlefield. And Pageland Lane also goes from a two-lane to a four-lane section in the comp plan as well. That would also serve some of that market.

[05:23:38] So the proposed changes with the CPAs to the roadway network and the bicycle network are as follows. So you can see the Manassas Battlefield bypass is taken out entirely from the roadway plan. Sudley

Road remains, but it's only from Pageland Lane to Gumspring Road, and it remains a minor arterial MA2 with four lanes, and Heathcote Boulevard would be removed entirely as well.

[05:24:02] Now, this is only the major collector part of Heathcote Boulevard. East of Route 15, it's a minor arterial, And that would remain in the comp plan. The bicycle network is as follows. The Heathcote Boulevard shared use path would terminate at James Madison Highway Route 15. And the Manassas battlefield bypass would be removed entirely.

[05:24:20] The Sudley Road shared use path would terminate at Pageland Lane going north from I-66. So the board initiated change. This is what the board wanted us to look at for Sudley Road. would make the existing Sudley Road essentially complete as a two-lane section through this area.

[05:24:40] But it would also take out the shared use path because when we are directed to take a look at roadways in the comp plan, we have to look at the associated multimodal trails and connectivity with it as well. Over here is our staff recommendation.

[05:24:55] We think the level of service decrease is just too significant here to do anything with it. And we also believe that the shared use path here along Sudley Road is a major east-west connection in this part of the county. In fact, it might be one of the only ones. And we want to keep that in the comp plan for bicyclists and pedestrians.

[05:25:14] For Heathcote Boulevard, the board initiated change is to remove this extension that goes through the Heflin Farm here. The way the comp plan is written, the section that has the roadway description for Heathcote Boulevard extension mentions that care will be taken to minimize the impacts of the Heflin Farm.

[05:25:35] That hasn't changed. That's still our staff position, and that's what we intend to do in the event that this ever becomes a reality. Again, there are no current or immediate future plans to make this connection. This is just about keeping it in the comp plan. So our recommendation is to keep that in there for now, not only just because we are believers in connectivity and making sure that each roadway has multiple points of contact in the event of you know traffic but also emergencies we have the uh uva medical center right here and currently the only way to get into it is from heathcote boulevard via route 15 for emergency response times

[05:26:13] along antioch road and on the northwest section of the county uh having a second connection is very important in cases there ever is an incident on the antioch road bridge over i-66 anywhere along Route 55 here, or even at the intersection of Heathcote and Route 15, having multiple emergency access routes to the hospital is important. It's part of our strategic plan, it's part of our comp plan, and it's something we feel very strongly about at DOT. Finally, the Manassas Battlefield Bypass. The board initiated changes to remove that parallel roadway from Pageland and Sudley Road

[05:26:47] entirely, and because of the minimal changes to level service and the other roadways serving that travel market. We are supportive of that change. We have no objection to it. So we took this to the PC back in March, and PC made the following recommendations. They recommended approval of all three CPAs, which meant the removal of all three roadways from the comp plan. But our staff recommendations tonight are to deny comprehensive plan amendment CPA 2026-00007, Sudley Road,

[05:27:26] We believe the proposed change eliminates important multimodal connections. Our analysis shows the proposed changes significantly degrade levels of service. However, there is an alternative

recommendation. We feel very strongly that we need to maintain this shared use path connection no matter what.

[05:27:45] So a motion can be made from the board to remove the widening but maintain the shared use path. That is one option on the table for you tonight. For the second CPA, we would also recommend denial of CPA 2026-0008, the Heathcote Boulevard Extension.

[05:28:04] We believe the emergency response times to the medical center will be impacted by the removal of the Heathcote Boulevard Extension. And again, we are in favor of connectivity throughout the county and making sure that our network has multiple node points of contact with each roadway. With the care that we need to make sure that there are minimal impacts to the Heflin Farm as a result of that roadway.

[05:28:28] And finally, we recommend approval of CPA 2026-00009, the Mobility Chapter Update Manassas Bailfield Bypass. Staff analysis shows the proposed change does not significantly degrade levels of service, and other comp plan roadways, such as the Route 29 alternate, will serve the same travel markets.

[05:28:47] So that concludes our presentation. Paulo and I are here to answer any questions that you may have for us. All right, thank you so very much. I wanted to entertain some questions. We have Supervisor Stewart. Thank you very much for your presentation.

[05:29:04] So just to kind of get into it, if you could go back for the Antioch-Heathcote connection. All right, so the Heflin Farm has been violated enough.

[05:29:28] I mean, 66 cuts through their property, and this is, I don't know how you don't, how you make a road that goes all the way through their property a minimal impact, but there is an alternative.

[05:29:48] So on Antioch Access, right above where the shared youth, yeah, there's a road there that goes out, I'll give it about a, I don't know, like a little over a quarter of a mile, right, that ends.

[05:30:05] If that path continues, it comes out right at the emergency room for the hospital, all right? And as an alternative to violating this farm more than it already has been, and considering it's a fifth-generation farm, all right, I recommend using that path as an alternative.

[05:30:34] And DOT already has access to it. And it could be made just for emergency vehicles, right, as it continues through. So that's one alternative. And as far as the widening of 234, so I'd like to see the shared use path.

[05:30:57] I'd like the alternative recommendation of keeping it two lanes and adding the shared use path. But other than that, like, keeping everything, like, as approved for the CPNs.

[05:31:14] Thank you. But I do want to ask about the Antioch path. Madam Chair, members of the board, Paula Vlito with the Department of Transportation.

[05:31:30] If it's strictly an emergency access and it's strictly just for emergency vehicles, it doesn't have to be a comp plan road. That could be done separately. The reason we have it as a comp plan road is as an extension, not just to serve emergency vehicles, but open to general traffic. So that still could be done outside of this process.

[05:31:50] Thank you. All right, Supervisor Gordy. Thank you, Madam Chair. Yeah, so on the Heathcote extension, a couple of points I'd like to make. I have been out to the Heflin Farm. The original plan cut right through the middle of their property would have destroyed their farm.

[05:32:08] Tonight, we're taking up a case, Klein Farm, that was destroyed because a road was put right through the middle of their property. That dairy farm, it cannot exist. We put when we when people are raising cattle you cannot put roads through the middle of their farms without and without shutting their farm operations down um we are um so one of the things that we talked about is moving that road out to where along 66 to where um vdot already owns right-of-way right next to 66 which did come from the heflin farm when they were uh building 66 however that

[05:32:46] parcel that's next to the development correct me if i'm wrong but isn't that rpa i am not sure i can get an answer for you it's rpa i'm almost certain that is all rpa and we got a road design that is going through rpa not across it so that's one of the things i think we uh that that's also of a big concern about this extension is that it literally cuts through what a resource protection area um and so and and that's uh for those two reasons alone is why i support the removal of

[05:33:21] this from the comp plan thank you madam chair all right does anyone have any other questions okay supervisor angry but i don't see you i saw you hit it but do you want to speak no it's not you're not coming up but go ahead let me refresh we're yeah we're doing some stuff all right you just go yeah i you know tonight has been just an interesting night on this board because you can't on one breath say we're a growing county of over half a million people and we consistently i mean

[05:34:01] we are literally choking ourselves out and i get the properties and i i i got the farm i got their email read all about it i'm simply sitting here saying like guys we we're cutting roads we don't want to put houses over here you you say we're a growing county at some point all of this is going to come to head traffic right now is horrible everywhere you know there's a lot of infrastructure or improvement upgrades we need to do.

[05:34:27] And I'm just simply saying, like, look, I don't know where y'all want to go with this, but at the end of the day, this is all going to come to head with a lot of the things that we're not doing. All right, anyone else?

[05:34:44] All right, if not, I'm going to go ahead and open the public hearings for 13B, C, and D. So what I'm going to do is because this is all open at one time, I'm going to give the people who signed up, if you are speaking as an individual, you will get your you will get six months if you're in both sheets if you're an organization you get up to 10 minutes um i have elena schlossberg rachel ellis melody miller you have

[05:35:22] amazing handwriting sight note and lisa schroeder if the four of you can go back um hello my name is elena schlossberg i live in the gainesville district and i'm speaking on behalf of the coalition to protect prince wim county so i'd like 10 minutes not saying i'll use it all just saying i'd like it. And if I can have Elmo, please. So I'm here to speak. First of all,

[05:36:00] I think actually the shared path and not widening 234 is fantastic. Great compromise. Works out perfectly well. You don't have to seize them in a domain. All's good. So I'm going to spend most of my time on protecting our remaining working farms in the western end. What is missed from this presentation, I'd like to share that after that meeting, the planning commission hearing, I stayed and I

chatted with the Heflins and I spoke to both Kevin and Bryce. If you read my email, I hope that you did. You will see that I invited them out to Antioch Road because I'd like to be

[05:36:39] able to collaborate with people so that we can find solutions. And so I met them at Starbucks. I did buy them coffee, but it was not a bribe. And we got in my car, and I said, okay, let's go for a ride. So I took them down Antioch Road, and I went as fast as I know people drive on that rural road, which is minimum 55.

[05:37:01] So we went over. You immediately go onto the bridge, and as soon as you just gain line of sight, there is the access road. I took them all the way down Antioch, which is a scenic byway, turned around, and we parked on the access road and then we watched as cars came zipping by and I said I want you to tell me that you think it's possible to terminate Heathcote Boulevard onto Antioch Road. You tell me that you think VDOT is going to approve this and Kevin and Bryce to their credit

[05:37:35] said yeah this is clearly a safety problem and this will require significant road improvements on Antioch Road. So you can't just look at Heathcote. You have to look at what happens when it terminates onto Antioch. It is at the bottom of the bridge. So, okay, I'm going to play it for you. I had my husband send me this video. I was like, honey, I know you took it for

[05:37:59] me. Okay. Okay. Turning onto, so I've turned onto the bridge, coming over the bridge, two-lane bridge, going about 50. Those are the, that's not the Heflins. Those are the other neighbors.

[05:38:32] there's the entrance. Zero line of sight. Another blind curve. So there's no way also if you cut through the farm. So there's no way that you're going to terminate Heathcote Boulevard onto Antioch Road and not cause a complete road taxpayer boondoggle. No way. So there is a perfect solution. And the perfect solution is what Supervisor Stewart just described. What you can

[05:39:11] do is you can take that access road. And I've spoken to the other gentleman whose homes that you saw his home. He has no problem with that access road being utilized for emergency vehicles only. And you can follow that access road. I'm not sure, Supervisor Gordy, I know what you're talking about. So I'm not sure how you could do the access road. I think it does avoid that particular. So you could do the emergency. But if this is about saving lives, two reasons why you should trash the Heathcote extension, protect the Heflin farm. They've been there a hundred years.

[05:39:47] You hear a lot about generational wealth and people are owed generational wealth. What about generational access to their farm? What about that generational ancestry? We should be protecting that. That's just as valuable. So solution is you use that access road only for emergency vehicles.

[05:40:08] You could put a gate, you know, their lights go off, and it automatically lifts up. And that gets you access to, literally, the emergency room front doors. So if you are truly worried about saving lives, the only solution that you should approve, Trash Heathcote Extension, and simply use that shared access road as an opportunity to get to Heathcote Hospital.

[05:40:33] I drive that road. Please don't, I mean, I know there may be some unpleasant feelings towards me, Please don't approve it just because you know I live off that road. But in all seriousness, I drive it every day. The traffic is coming from Falkier, and they're going straight to 66.

[05:40:51] Having a cut-through is not going to deal with that. The problem at 15 and 55 has been growing because of development that's been approved along 55. The only solution that you have to, if you really

want to address the backup, you're going to have to do something about that intersection.

[05:41:08] You're going to have to get a path onto 66, which, by the way, we spoke about when I met with Kevin and Bryce. So I'm not going to use all my time, but I just want to impress upon you. The Heflins are such wonderful people.

[05:41:24] They do not deserve to have their property impacted once again. And as we talk about this agro-economy and rural resources, you are moving in the opposite direction. I disagree with Supervisor Angry. It's going to happen no matter what.

[05:41:40] Well, you all are in control. West of 55 is still one home per 10 acres. You have all these environmental and historical resources. You should take this solution. It will save lives quicker, and it also protects farmland, and it's the right thing to do.

[05:42:01] All right, next speaker, please. Rachel Ellis, Gainesville District. Speaking on the Sudley Road, Route 234, additional two lanes, making it four lanes.

[05:42:19] There's not enough right away. The eminent domain costs would be astronomical, especially since we know what people are being offered for land in assemblages in that area. The future land use map shows us as staying agricultural forestry, so there's not a need to approve more lanes.

[05:42:41] I've lived in my house that I'm in now since, well, for 23 years, and the only way for me to go anywhere is to get on 234 in that section and I've never ever sat there and been like wow I could use another two two lanes on each side because it's there's traffic there's not that type of traffic and just to like keep myself honest my son drives to Ruston every single day and he takes that and I said Christian do you think 234 needs to be widened to four lanes and he said no he said where we need the extra lanes is on 66.

[05:43:15] Like, so that's not what the problem is. The Planning Commission voted yes to the CPA. I do appreciate staff's recommendation about removing the four lanes and doing the shared use path, so I agree with that.

[05:43:33] Now, speaking towards to the Heathcote Boulevard, at Planning Commission, one of the reasons staff noted this was needed was because there was only one way into Haymarket Hospital. And I just want to note that Route 15 in Heathcote has 30 individual lanes.

[05:43:50] And I'm not making that up. I counted it. I'm not over-exaggerating. 30 individual lanes of traffic. So even if there was a catastrophic event, I do think that there's enough space to get access to the hospital. I like what they're talking about, about that access road.

[05:44:06] I didn't know about that. And I know staff noted, like, emergency response times to the hospital will be impacted if this extension is removed. but it currently doesn't even exist. How can something be impacted if it's not currently there? The cost to mitigate the road and bridge on Antioch for this extension will be astronomical.

[05:44:26] Again, future land use shows this as being agricultural forests, not being developed. This road extension will destroy one of the few working family farms that have been here for five generations. And I listened to the Heflin family speak at Planning Commission regarding this.

[05:44:43] They've been fighting the dismantling of their farm for generations. And they were told by staff that this road would probably not be needed. Well, then take it off the comp plan. Like, let these people just live and farm without having to fight Prince William for their property every couple of years.

[05:44:59] And I feel like that's just part of the frustration of actually living in this county is every couple years you're fighting something because I just don't know who's in control. so please vote yes to that and let these people like just farm their land and not have to come here every couple years to fight for it thank you thank you so very much next speaker please can you guys hear me yes okay let me try again taller perfect um my name is melly i live in neabsco as you guys know um but i run on the west end of prince william county so i'm very

[05:45:38] familiar with pageland and sudley and all of these um roads out there i've been running fire and rescue for 27 years in Prince William. So I have run my share of accidents on that end of the county. And I wanted to just take a moment. I know we've talked about traffic. I know we've talked about right of way. I know we've talked about a lot of stuff. I was listening to some of the public comment earlier this afternoon about urban sprawl and how we are not doing smart development. And I just want to reiterate, I've spoken with Victor, with supervisor angry several times about his belief on urban density. I don't necessarily think he's wrong. I think he's just applying that to an entire county, and that, in my mind, is not appropriate. There are parts of

[05:46:15] Prince William County that can absolutely support high density. The west end of the county is not one of them. Some parts of the east end of the county probably should be less dense, but the west end really is getting more dense, and that's not serving anybody really well. But I also want to talk a little bit about the broader policy issues that are kind of underneath these amendments, and they're causing a lot of contention in the community. You know, we're trying to reduce congestion. We're trying to get better emergency access. I will say the gate with the Opticom trigger, we use it all the time in Prince William. We use it for over 55 communities. We just hit our lights in the whaler and the gate opens right up. So if that's an option, that's a great option for

[05:46:52] us. And easier commuting, which might be a pipe dream at this point. But the thing that I'm most worried about is habitat loss, is the induced sprawl that is not really necessary if we were better about planning is more pavement, more heat islands, more runoff, long-term dependency on infrastructure that doesn't exist, and we keep cutting money for it to exist, right? And the citizens pay the cost of that. I think for me, the thing that is most important is that we are ignoring the environmental costs of the things that we're doing. For some of these amendments, suddenly, like Manassas Battlefield has got a lot of historical kind of amendments around it.

[05:47:31] there's a lot of history there. There's a lot of RPA out there, which also means there's a lot of wildlife out there. I've run a ton of deer strikes out on the west end of the county, and if you widen that to four lanes, those deer are not going to be like, oh well, they're 55 now, so guys, we can't cross the road. People are just going to hit them at higher speeds, and you're going to have more human fatalities. We are not planning for wildlife relocation. We are creating these land islands which not only make animal strikes more prevalent i've seen four in the last seven days and i will tell you that some of those animals do not die on impact and they go off into

[05:48:09] the woods and they die or they die in the middle of the street because they get hit four or five times or people stop because they hit them and the animal is not dead and then they get out and create a hazard in traffic so not only do they we create these land islands where animals have no place to go or anybody in prince william county who's ever had an infestation of field mice after they take down clear cutting, they come to us. We reduce the genetic diversity of those populations that we would then

landlock. And then those animals become diseased. And then they create a vector for humans. So I just want to encourage you guys to think about there is a possibility

[05:48:43] for high density planning. Just put it where it belongs and stop trying to develop every square inch of Prince William County. Not only do we need the trees to clean the air from the 20,000 cars we keep adding to the streets but like we need the water runoff we need the green to reduce the heat reflect I mean last summer it was like 107 degrees I don't have a tree older than 40 years in my neighborhood and I couldn't even walk outside I couldn't take my dogs for a walk because the pavement was 192 degrees now part of that is VDOT not allowing trees to be planted in the right

[05:49:21] of way but that's a whole nother conversation and I've had my own arguments with with VDOT but these removals and these amendments we we have to consider that there is ecological preservation benefit in my opinion right we have to not only consider the impact of the roadway expansion on the citizens but on the actual land and I know that songbirds and deer and stuff don't get a vote but they will interact with us if we don't want to interact with them and uh I appreciate your time I know I'm beating a dead horse but uh maybe it won't be a dead deer next time thank you so

[05:49:55] much. Thank you so very much. Next speaker please. Good evening. My name is Lisa Heflin Schrader and I am very pleased to represent my dad Carlton Heflin and my three other siblings and I want to thank you for the opportunity to express our support of the removal of the Heathcote Boulevard extension from a comprehensive plan. Our father still lives in the home where his mother spent part of his childhood, her childhood, on land our family has cared for for 90 years. Today we are

[05:50:29] to ask that this farm be allowed to remain whole. Supervisor Stewart, thank you for acknowledging the longevity of our farm. And thank you, Madam Chair and Board of Supervisors, for giving me a moment to share a bit of history. In 1936, our grandparents purchased the Cedars Farm. This year marks 90 years of family ownership, but our connection to the land goes back even further. My great grandparents were tenant farmers on what was then a larger property called Waverly. The home where our father lives today is the same home where my grandmother spent part of her childhood.

[05:51:09] Our father and mother have devoted their lives to their family and to the steady care of their land and livestock. At this stage of his life, dad asks only one thing of Prince William County, to be left alone. Unfortunately, the proposed extension of Heathcote Boulevard is not the first time our family has faced the loss of our land. It is part of a long pattern. In the late 1970s, a portion of the Cedars Farm was taken for the construction of Interstate 66. At that time,

[05:51:43] the farm entrance was moved from State Route 55 to the newly constructed Access Road F-288, taking additional productive farmland. In the early 1980s the proposed Disney's America theme park would have bordered our farm. Our family joined many others in grassroots opposition to that project. Years later we faced another proposal that would have placed a park and ride facility in our front yard. That battle lasted years and we are grateful when the proposal was

[05:52:17] finally laid to rest in 2015. Because of these repeated threats, our family has spent decades watching planning meetings and board decisions, not because we necessarily wanted to, but because experience has taught us that we must speak up for what is ours. And so we are here again.

[05:52:39] For our family, this farm represents nearly a century of stewardship. On a planning map, it is reduced to a single line, a line that could potentially cut our farm if Heathcote Boulevard is extended. A

primary justification that has been offered is the goal of achieving an eight-minute emergency response time from the hospital to western Prince William County. However, response times were not specifically evaluated in the transportation modeling requested by the board, and a bit of research shows that most urban communities operate with a response time of 10 to 12 minutes.

[05:53:19] Urban communities can expect an 8-minute emergency response. Our family has cared for the Cedars Farm for generations. We respectfully ask that you reconsider the extension and allow the Cedars Farm to remain whole. And I thank you for your time this evening.

[05:53:37] All right, thank you very much. I'm going to turn it to Supervisor Angry to see if we have anyone for remote public hearing. So do we have any remote? Good evening. Yes, we do. Our vice chair on the board, our first speaker is Suzanne Blenning. Hi, Suzanne.

[05:53:52] Go ahead. Good evening. I'm Suzanne Heflin-Blenning. And since 1936, my family has invested in the land and cattle at the Cedars Farm, 6115 Antioch Road, the location of the Heathcote Extension. My sister just spoke previously.

[05:54:11] Thank you all for hearing us and for your long discussion and consideration of our needs. In the 2022 comp plan update, many of you remember, concern for our farm was placated by the following language.

[05:54:29] If the roadway is extended before the development of our parcel, the county shall work with the adjacent property owner to minimize impacts to the operation of the existing farm. It turns out these are empty words that have no actual authority to achieve the intentions of the board that adopted it.

[05:54:46] Staff in the Departments of Transportation and Planning assure me that the language can be entertained or ignored and is completely unenforceable. Do any of you remember the promise made by Rick Conazales to the board in the wee hours of mobility chapter adoption on December 13, 2022?

[05:55:04] The promise was to only locate the extension on the exact footprint of the existing access road. he guaranteed, more importantly, if we are so blessed to make it so far, will my grandchildren and children remember it? Or will those words be as irrelevant as the words in the comp plan?

[05:55:26] As others have noted, this comp plan commits our family to fight for our farm until it is paved over. First, let me remind you, we had no representation from our Gainesville supervisor throughout the comp plan update process. Thankfully, Brentsville Representatives Janine Lawson and Tom Gordy took up our case, and we're so thankful that Supervisor Stewart is spearheading this, revisiting the issue again. Second, the current termination of Heathcote Boulevard leaves no doubt that the exact intention of the county has been to bisect our farm. Third, landscape and layout complications of the extension, as Elena Schlossberg noted, will make the cheap route of

[05:56:06] bisecting our farm very tempting. Lastly, any taking of property for this extension will put us below critical acreage needed to sustain our farming operation, which I made a little more clear in the email that I sent, and I appreciate your time looking over that. All that we are asking for is that our plans for our property receive the same respect, care, and freedom that our developer and subdivision neighbors enjoy. My family, my western Prince William County neighbors, and even our planning commission agree. We don't want the Heathcote Boulevard extension for any

[05:56:41] reason. So please take this opportunity to remove it from the comprehensive plan, and I appreciate your considerations. Thank you, ma'am. Next speaker. The speaker is Jessica Grove. Go ahead, Jessica.

[05:56:59] Good evening, Chair Jefferson and supervisors. I'm a little bit unprepared, but I had the opportunity to listen to the two Heflin speakers before me, and again, I would ask the same thing that I asked at the planning commission, and that is to please not disrupt their farm. Again, this is an opportunity for you to stick up for what is right. Promises were made and promises

[05:57:35] need to be kept. We have the opportunity to create an area that people want to come to and people want to live in. You keep on talking about housing, but it has to be in the right places.

[05:57:51] And something like this is going to destroy a farm that's been here for over 100 years. And it also leads to the opportunity to create sprawl in an area that it does not belong. And like Ms. Heflin said before, the people of western Prince William County in the Gainesville District do not want these extensions and widenings of roads.

[05:58:17] The plan to widen Sudley Road from 15 up to who knows where will take so much land from homeowners along Sudley Road. It would be astronomical. And like the previous speaker said, the number of deer strikes in this area is going to just be catastrophic for the animal population that we moved out here to protect and to keep and to enjoy.

[05:58:47] So I ask that you remove these from the comp plan because, again, we did not have any representation throughout that entire process, and here we are again. Please do the right thing and remove these from the comp plan so that we can rest easy for a little bit.

[05:59:09] Thank you, ma'am. Next speaker, please. Good evening. That was our last speaker. Thank you. All right. Thanks, Chris. All right. Thank you so very much. I am going to close the public hearing for items 13B through 13D.

[05:59:26] I wanted to ask the county if you want to come up and respond to anything that you've heard. No, you do not. All right, so what I'm going to do with these is I'm actually going to take each one of these separately because there's some people may want to vote for some vote against others.

[05:59:42] So, George, I'm looking at you. I'd like to get a motion to move 13B forward. So moved, Madam Chair. No, you're going to give the motion. Oh, okay, yeah, so I make a motion, 13B, is that quadruple 07?

[05:59:57] So, no, that is 0007, that's the Sudley Road-234, and did you want to keep the shared use path? I do want to use the staff alternative recommendation, keeping it two lanes and adding the shared use path.

[06:00:13] Second. All right, it's been properly motioned and seconded in a discussion around this. Supervisor Bodie. Yeah, very quickly. Thank you, Madam Chair. Thank you to staff for your analysis, and I really appreciate the matrix that you put up during that, looking at all the different scenarios.

[06:00:29] I know that staff obviously stands a little bit apart from where the board and the planning commission is going on this one. But I do appreciate the alternative you talked about, which is keeping that shared use path. And because to me, we need to have more pedestrian bike connections throughout the county, especially east-west connectors on the western end.

[06:00:48] So that was the one sticking point that I had that I was very hesitant to support the complete removal law. But since that's being included into the motion, I can support it. Thank you, Madam Chair. All

right. Is there anyone else? And I, hold on, I just want to look at something to make sure with this motion that it is, my computer gets to me.

[06:01:14] I just want to see if it's, you know, what you were recommending we do or the staff was recommending we do. And I apologize, my computer is a little slow. Andrea, can you answer for me or can someone answer? The motion that is actually, the resolution that is in our agenda packet, the one that has been published, is that?

[06:01:33] That's in the agenda packet. okay that's the one so is that the actual resolution is the actual resolution not the staff recommendation so the actual resolution say to approve or the actual to deny it says to deny and i understand i'm asking what is in the resolution that is in the board packet my computer is slow and i would like to know what is the resolution that was in the board packet i believe the resolution was to deny okay so i just want to double check you know

[06:02:05] overridden or i'm sure you guys know what to do okay so the resolution there is to deny and that is what you wanted to move forward to uh i'm sorry no um you want to move to prove this is why i'm asking the question gotcha because what we have actually you know and it can be changed i want to approve this removal you want to vote to remove these absolutely and you still want to keep that second all right any further discussion on this we're voting to remove this anyone else

[06:02:37] all right let's go ahead and take our votes oh okay you could have messed with us here motion passes seven to one supervisor angry voting name all right let's moving on to 13c supervisor stewart so um i'd like to make a motion to approve the comprehensive uh plan amendment uh

[06:03:11] for cpa 2026 uh quadruple eight um to to remove it's to remove right yes yeah um for Heathcote Boulevard? Second. It's been properly moved and seconded. Any discussion?

[06:03:36] No worries. To approve removal of the Heathcote extension CPA 2026. And Gordy was the second. Yeah. Quadruple 8. Any discussion? All right. Supervisor Bode.

[06:04:02] Yeah. Thank you, Madam Chair. Supervisor Stewart, you mentioned an sort of, I wouldn't call it a staff alternative. I just call it a Supervisor Stewart-Gainesville alternative, which is to allow for there to be emergency access um i guess my question i'm not sure if it's for the county exec or for staff or whatever it is but can we have something in the resolution that directs staff to work with the landowners and any agencies to allow for that emergency access uh madam chair members board uh yes that could be done it could be it doesn't have to be a

[06:04:37] campaign but that could be reference or direct staff to look at an emergency access outside of the heat code extension? Yes, I would like you definitely to look at that. Supervisor LaCroix, did you have anything?

[06:04:53] I just can't imagine us putting even an emergency access in there. Y'all. The road's already there. It's already an existing access road that exists. It's just, and it even goes past the farm. It's just finishing it out to the emergency room.

[06:05:15] I know. I understand that, but they have live animals on there and they'll just scare the bejesus out of them all i just think i mean can you imagine a bunch of emergency vehicles flying through the farm i just can't imagine it i'm just good that's just my my opinion all right thank

[06:05:36] you any other comments if not let's go ahead and call for the vote vote unanimous all right thank you so very much 13d supervisor Stewart want to move it forward uh i make a motion to approve comprehensive plan amendment uh cba cpa 2026 quadruple nine uh for the manassas battlefield

[06:06:11] bypass to be removed to be removed yes second it's been properly moved and seconded any discussion supervisor Bode yeah thank you madam chair and i do um want to sort of talk about something that supervisor angry talked earlier and i get it you know i i know that that we still need to have segments of the county that we improve the connectivity we still need to build more road connections and mobility connections in some places so i i don't want that thought to be lost um i also understand that the manassas bypass itself is much longer history than anyone on this dais um so there are times that folks have been supportive of it manassas battlefield supported

[06:06:50] at one point then didn't and we're at where it's no longer do they not support it but right now per our own planning staff not necessary so i think that that that deserves consideration as well um it's my hope though that as we have taken these actions today to remove these various roads from the comp plan we think about it with a similar urgency as we thought about when we removed the 28 bypass that some of these road connections still need to be made at some point but they can be done in collaboration with the community with the district supervisor to make sure that as we are looking at roads we are doing so holistically as opposed to the piecemeal that we've done in the past I know that myself and Stuart have had conversations around what this

[06:07:29] holistic view of this area could look like when we turn the page on what currently exists there in the comp plan. I don't think I have to go much farther than that. And I look forward to working with him on what we can do to look at a holistic look on the land use and the transportation piece on what comes next. Thank you, Madam Chair. Supervisor Vega. Thank you, Madam Chair. I just want to highlight that although Supervisor Weir is no longer with us here physically, he initiated this conversation that we're having here today. And although he's not with us here in body, he's very much still very present with us still dealing with some of the stuff that he initiated so Bob wherever you are may you continue to rest in peace thank you so very much

[06:08:05] if there's no other comments I'd like to go ahead and call for the vote oh wait that was

[06:08:16] supervisor Stewart by supervisor Bodie about now wait hold on it's back supervisor Bailey are you

[06:08:57] good vote unanimous all right thank you very much we are now going to move on to 13E if the applicant can come down for their presentation sorry oh yes sorry 13E and F we're doing it all

[06:09:21] together. So 13 ENF, you will present together. Kind of you to wait. Thank you. I was caught in

[06:10:31] traffic myself. Good evening, Madam Chairman, and members of the board. I'm Sherman Patrick, and with Compton & Dooling, we're representing the Stanley Martin companies in this application. The application that we're coming forward with tonight involves 87 acres that are located at the intersection of Prince William Parkway, Wellington Road, and Liberia Avenue. The property, after right-of-way dedication, this is about 85 acres.

[06:10:57] This is an application that's been in for a while, and so it has some history associated with it that many of you know, and some of you may have heard a little bit about. I will not delve too much into the history. It's been a while, but the application was initially much more intense, and much to the

dissatisfaction of many members of the community, and Stanley Martin has spent a number of years now working through the process closely with the supervisor for this district with the community and bringing it to a point where we think that it is acceptable to everyone involved and solves a couple of problems because it does appear to solve a transportation issue

[06:11:33] that I'll explain in more detail. So the present proposal is for 240 homes. Those are a combination of different unit types. One is 132 villa type units that are being proposed and 108 single family detached homes the villa type unit is a kind of a townhouse but it's a low low elevation type of design it's two stories high it has a ground ground floor primary bedroom and is built for age restricted type of community and this proposal also includes not in not in addition to reducing its intensity and

[06:12:12] density that was previously proposed it's also proposing an age-restricted community, which eliminates impacts on schools and reduces the transportation impacts and on many other public services. In combination with this, there's an 8.6 acre commercial area. It's also a low intensity use. The idea is to create a neighborhood commercial use that is convenient to the community and also convenient to the surrounding property owners as well.

[06:12:39] The proposed use for that property is for a restaurant or event center type of use, and we'll give you some more detail about that in the future. The application does involve the Comprehensive Plan Amendment, and the Comprehensive Plan Amendment does, in fact, reduce the intensity of development that is called for or targeted in the county's Comprehensive Plan.

[06:13:03] The issue from the very beginning has been that the county Comprehensive Plan was calling for a level of intensity here that was out of step with what the community wanted. And so now we have a comprehensive plan amendment before you that is bringing the density down, bringing the intensity of commercial uses down to a level that is comparable to what is in the surrounding area.

[06:13:25] The rezoning itself, as I mentioned, is for a community of 55 years of age plus. 80% of the units would be occupied by an individual of that age.

[06:13:42] 20% would be occupied by an individual of 45 years of age. or older. That does reduce the amount of public service that are requested from the community and overall has a positive effect on the community in terms of the real estate assessments and values that it brings, in addition to bringing experienced employment opportunities. The property will have 40% open space. There is a commitment to affordable and workforce housing that is consistent with what you've seen recently in many other applications.

[06:14:20] There was a question that was raised about the environment, environmental impact potentially in other properties that are across Prince William Parkway that have wells, and so there is a commitment that there will be an opportunity for pre-construction testing of the wells and remediation if there is, in fact, any impact.

[06:14:46] We don't believe there's going to be any impact because, honestly, it's a different watershed. Prince William Parkway is essentially the watershed dividing line. And there are buffers along the Prince William Parkway. The exhibit to my left now is showing you an aerial photograph of the area.

[06:15:02] At the very top, you'll see that the city of Manassas is on the left-hand side of the project. There's the Harris Teeter Shopping Center, which I think is a pretty well-known landmark. There's also the

Texas Roadhouse restaurant also on Prince William Parkway at the intersection with Liberia Avenue, which is pretty well known.

[06:15:23] And there's a suburban residential community known as Arrowwood immediately adjacent to the Texas Roadhouse and across Prince William Parkway from this property. Further towards the east, to the right on the screen, is a community known as Hinson Knolls.

[06:15:38] Hinson Knolls was the old Hinson farm. In the 1980s or 70s, it was subdivided under the zoning regulations that were in effect at the time that allowed you to have a one-acre minimum lot size. And so the lots in Hinson Knolls are one-plus acres.

[06:15:55] They are kind of a mixture. Some of them get to be, I think there are a few that are five acres in area, but it is a non-conforming agricultural area. It is not consistent with the county zoning ordinance, and it's not consistent with the county comprehensive plan. The comprehensive plan amendment that we're discussing is on the screen now.

[06:16:17] The map on the left is what the current comprehensive plan is showing. The long-range land uses include, at the very right, outlined in yellow, an area that's identified as POS, and that means parks and open space.

[06:16:34] The way that that got on this property was because in 2022, when the comprehensive plan was being updated, the Stanley Martin application for this property included a relocation for the Greater Manassas Baseball League.

[06:16:52] They were looking for a new home. Micron was expanding and needed their site, and so they were interested in relocating here and the county had joint was working with the city of manassas towards building a little league baseball complex here that did not come to fruition and so that is no longer a part of the plan however it was on the comprehensive plan so now we need to do something to make a change to that so that was the first effort that we were coming forward with as the county staff was

[06:17:26] reviewing this proposal for the parks and open space site, they said, well, we think that you should extend the RN2 all the way up to roughly across from Arrowwood Drive, where it comes and intersects with Prince William Parkway on the opposite side. It is, and that seemed like a good idea. It was consistent with what the applicant was proposing. It seemed consistent with what the community wanted, and so that's why we are coming before you this evening asking to be down

[06:17:58] planned to reduce the intensity on this site. These are the acreages that are set aside for the replanning. You see these two land bays here, light blue and green, are designated in this map RN2. It also indicates that the single-family detached dwellings are located in this part of the newly proposed RN2, which is 43 acres. And then a smaller area, light blue, is almost 35

[06:18:32] acres and is where the villas would be located. This area in yellow is to remain mixed-use transect 3. That is a much higher intensity commercial designation than what the applicant is proposing in this application. But this 8.66 acres could be developed with the transect 3 designation at a much higher FAR, floor area ratio. But what the applicant is proposing here is 0.03 FAR. And what you'll normally have with one-story development is 0.25 or 0.3. So this is

[06:19:11] one-tenth of the amount of intensity that might go in the MU3, even at one-story development. And so there is a substantial down zoning that's being proposed below even what the comprehensive the

plan is showing for this property. And this is the layout of the homes in the community.

[06:19:40] The villas here are highlighted in yellow and the single family detached homes are in kind of a rose color and purple color here. And the commercial area is shown here. You'll see that the building in the commercial area is not occupying very much of the space. And there's an open space area here that we'll show you in more detail as we move through the process, through the presentation.

[06:20:05] This exhibit is showing you the existing vegetation on the property. The property was a farm, and like you heard reference to in an earlier case today, sometimes when right-of-ways come through or are taken from property, they diminish the size of the property to where it's no longer feasible to keep livestock on the site.

[06:20:24] That's what happened on the Klein property. They had an active dairy farm there back in about 1990. Prince William Parkway was built through, And the Liberia, this is once called Liberia Extended, it's now also called Prince William Parkway, and that took property away from the site and made it no longer feasible for them to have a dairy operation there.

[06:20:45] It was already becoming difficult because of the amount of traffic and because they didn't have land to rent around them to have additional sources of grazing, but that was just the last thing. So it was a farm, is my point.

[06:21:03] There are some areas that were low on the property where there are some trees and vegetation, but most of the trees and vegetation you see on the property are along fence rows or around buildings. The symbol you see here that's dark, very dark colored circle, is where there's a house located on the property. There's some trees that remain around that house. Here was another house again there's some trees and here was a was a barn and and a house and again trees exist there but the rest of the property is largely open grassland and the reason that we

[06:21:39] we added this exhibit is we don't normally drill down this deep into a presentation but we we did it because in the staff report you'll see that there's a comment that the the turf areas of the property are not good for the ecosystem. We had not heard that before when we got this staff report. We know that there's been an effort to save trees, and I'm going to show you in this next exhibit those same areas that I pointed to before are being preserved to the best of our ability given grading and topography of the site, but trees are preserved at these locations and

[06:22:18] these open spaces, and it's for the reason that everyone wants the trees to be preserved. But there are other areas of the property where there simply aren't trees. There will be more trees on this property after the required tree canopy is installed with the development of the site, and so it will be greatly improved from its present condition in terms of the ratio of tree to Grassland area. One of the issues with this case was always about the intersection of Prince William Parkway, Liberia Avenue, and Wellington Road. Wellington Road leads into the city of

[06:22:56] Manassas. Liberia Avenue goes to the north, and Prince William Parkway runs here. We call this the east-west section of Prince William Parkway, and this section of Prince William Parkway referred to as the north-south section. So in dealing with this intersection in the very early applications, we were trying just not to make it worse. However, there was a good idea, and frankly, it came from a planning commissioner, to create a left turn, kind of a bypass. And if this left turn was cut through the property in this manner, then the left turns coming off the parkway could

[06:23:33] come through the site this way, and right turns could come through this way. And that would take a very substantial amount of traffic out of the intersection. As you can imagine, there are a lot of lefts and rights that are occurring at this intersection, you take those two turning movements out of the intersection, then you can greatly improve the timing on this signal and clear up the congestion that is currently commonly starting to accumulate during peak hours at this point.

[06:24:03] So this is supported by the Prince William County Department of Transportation. It was supported by the regional branch of VDOT, the Northern Virginia branch of VDOT. But it needed to go through an approval process with Richmond, and that approval process is still underway.

[06:24:21] We don't have the final conclusions from that. But the proffered conditions say that this improvement would be made, which actually does improve the intersection congestion solve issues here. But if for some reason VDOT doesn't approve the median break that's right here, then the applicant will still work with the Department of Transportation, both Prince William and VDOT, to find a solution that will improve the level of surface in the intersection.

[06:24:55] The proposal is a part of the Liberia Avenue Activity Center. And activity centers are areas of multimodal activity where the county is trying to take advantage of proximity to mass transit and encourage densities.

[06:25:14] And all that I want to do here is to acknowledge that the Manassas Park VRE station, which is located here in the Old Town Manassas VRE station, are both about a 10-minute drive from this property, and they're a 15-minute bike ride.

[06:25:32] And so this does meet the requirements for multimodal opportunities, although we're developing in a much lower density than would normally be expected in a multimodal area. Prince William Parkway currently has a 10-foot shared use path on this side of it, and it comes to the intersection with Liberia and continues up Liberia into the city of Manassas.

[06:25:53] It also crosses over Liberia and continues along Wellington Road, so there's a substantial shared use path. And by that, I mean that the 10-foot-wide paved surface is suitable for pedestrians and also for bicycles. On the north-south leg of the Prince William Parkway, there is also a shared-use path, and that is another multimodal feature that this application is tying into.

[06:26:21] The applicant will connect with, at this end of the property, at Buckhall Road, and provide a path of its own through the site. And this light blue and yellow alternating pattern here is indicating that the applicant is going to dedicate that and put it in a public easement and allow that to be used for the general public in Prince William County to pass through the site.

[06:26:48] Also, in support of the multimodal concept, the applicant is providing a public trailside park here. That will be in a public easement. It will have improvements and amenities. It will be open for all of the people using the trail, and there will be a nice rest spot along the way.

[06:27:07] We're showing here the amenities that are proposed on the property. We'll get into these in more detail, but I want to point out the trailside park that I was talking about before. That's the amenity A. Then B, there's a connecting pocket park that goes adjacent to it.

[06:27:25] There's also, just pointing out the major features, there's a square here in the middle. this is the clubhouse uh park area there will be a clubhouse improvement there and this square here is called the

courtyard park and it's a major area of tree preservation here we have the two two silos that are on the property that are targeted for preservation if they pass the structural testing that is necessary to make sure that those are sustainable and then there's a an

[06:28:01] an arrival park at this end of the property that is to announce your arrival at this corridor here where the applicant will be providing buffering along Prince William Parkway. Giving you more detail now on the clubhouse park, it's approximately two acres.

[06:28:19] It'll have active recreation, including pickleball courts and bocce courts. There will be literally a clubhouse and then fire pits and outdoor gathering areas for the use of the residents of the community. There's an art garden here that's a continuation kind of of the clubhouse.

[06:28:40] This is more of a passive garden area. Here we have the trailside park. The trailside park will have a repair station for bicycles, a water station, and then exercise equipment, fitness equipment for use of the general public.

[06:29:00] And over here is the one-acre pocket park that I pointed out earlier. This is what we're calling Silo Park because of the two silos. It will have garden plots that will be available for the residents of the community.

[06:29:18] There's also a proposal for an interpretive marker that will talk about the history of this property in particular and other agricultural activities in the county. And here's a more detailed exhibit of the arrival garden.

[06:29:36] Sorry, I missed one. Here's the courtyard garden. There's a nice path here around the existing trees. These are aerial photograph inserted trees that are already in this area.

[06:29:54] We think it will be a very nice area for these homes that will back up to it and also be a pleasant amenity for people to walk through and enjoy the outdoors. The homes that are being proposed are going to have quality of construction commitments.

[06:30:11] 30% of the facades will include masonry products, including brick and cultured stone and cementitious siding. They'll be alternated so that they have a quality appearance from the road.

[06:30:33] And then similar to that are the single-family detached homes. They will have the same commitment to the quality of exterior materials. And finally, we have here the commercial area.

[06:30:49] So the commercial area is a building that would be 10,000 to 12,500 square feet. It is set up to have an agricultural appearance, as you see in this illustration. It is intended also to have an amphitheater, an outdoor gathering area.

[06:31:06] This is almost an acre in area here and is considered one of the amenities that will be available to the immediate residents of this area, but also to the greater community in Prince William County. So the project not only sets aside areas for the residents of this community, they also set aside two areas, the Trailside Park and then this commercial amenity area, as well as the community or the public use path that goes through the site here.

[06:31:40] So giving back to the community as well as providing for the residents of the community. So we have a comprehensive plan amendment this evening. We're reducing the residential density through the comprehensive plan. The non-residential intensity is being reduced through the rezoning application as well.

[06:31:58] It's an age-restricted community, which is having less impact on schools and all types of infrastructure, but also on transportation. There's a coffee shop, restaurant, brew pub, or event center type use that's being proposed as the commercial use here.

[06:32:16] It's a secondary non-residential use that's associated with the PMR zoning that's being requested. There's the bypass turn option intersection that I talked about. It is distributing trips, taking trips out of the intersection of Prince William Parkway, Liberia Avenue, and Wellington Road.

[06:32:33] There's 40% open space. That adds up to about 35 acres of open space, which is a very substantial commitment. There's affordable housing, pre-construction testing of wells and remediation after construction, if there's any evidence that there has been impact, and there's buffering along the Prince William Parkway corridor.

[06:32:53] I mentioned earlier about the turn bypass, the turnoff bypass here, and the improvement that was first proposed and I showed you at the beginning is reliant on a median break here.

[06:33:11] That median break requires an access management exception that has to be approved out of the Richmond office. And that's what we're waiting for. But I mentioned also that there was a proper condition that there was sort of a backup to the original proposal, that the applicant would work with the Prince William County Department of Transportation and with VDOT to make sure that whatever is done, if this median break isn't approved, will improve the traffic flow on Prince William Parkway.

[06:33:44] So what this exhibit is showing you is the length of the queue. That's the number of cars waiting to go through the intersection. The red indicates 2030 without development of the climb property. So the traffic waiting to go through this intersection would be the length of this line.

[06:34:04] So it's coming back almost to Henson Knowles Drive. That's without development of this site. Even if this road doesn't get the median break, it will still serve to have a right turnoff, and all of those right turns will be taken out of this intersection.

[06:34:25] And here's the improvement. In 2030, this is the length of the queue that is waiting to go through this intersection, and there will be turn lanes here so that that will all be within the turn lanes for the project. This is during the PMP, which is when conditions are the most significant.

[06:34:46] Coming from the other direction, you can see that in 2030, without the development of the client property, without any improvements that are coming with the client property, the queue length, this is the intersection of Prince William Parkway, Liberia Avenue, and Wellington, the queue length would be all the way back to Hastings Drive.

[06:35:04] It's actually coming through the intersection of Hastings Drive, also a very undesirable situation. However, with the alternative that I'm showing you this evening, the queue length would only be this long, with the light blue colored here. So there's a very substantial and significant improvement. Even if we're not able to get the ideal, we're still hopeful and confident that DDOT will approve the access management exception that allows the median break, because that gives the greatest improvement to the intersection. But we're still waiting for that answer, but the message is that we're still able to make some pretty significant improvement

[06:35:43] to that intersection and to traffic flow in that area, even if VDOT doesn't ultimately approve that access management. And VDOT and Prince William County Transportation may have other ideas that will

further improve this intersection. So if you have any questions, I'd be happy to try to answer them, but we're hopeful this evening to receive approval after a number of years and multiple iterations of the plan.

[06:36:11] All right, thank you so very much. Well, I'm waiting for people to jump into the queue. You know, I had questions regarding the wells in the area. Yes, ma'am. So, you know, is groundwater-level well testing on Climb Park, is that going to be a part of your, is that a part of your proffers, or is that something you guys are willing to work with area residents on?

[06:36:35] It's a part of the proffered conditions, and the proffered conditions specify that homes within 800 feet of the property that are on the, most of them are on the north side of Prince William Parkway in a different watershed, will work with Stanley Martin.

[06:36:55] They will do baseline testing of the wells to determine the quality of the water, the flow, and things of that nature as it exists today before construction starts. And then if the owners believe that they want a follow-up test to see if their well capacity or the turbidity has changed then they will do a follow-up test to determine if there has been an impact and if there appears to have been an impact they will repair or replace the

[06:37:31] problem all right thank you supervisor body thank you madam chair and thank you mr patrick for the presentation and for the work everyone has done on this so far so going off of a bead of that uh madam chair sir but the other direction i know that in the proper there's also a groundwater monitoring well proper that talks about um allowing there to be uh ground water monitoring wells actually installed in the property somewhere can you talk a little bit about that um and how we make sure that that you know as if the project moves forward that's that's done because as i understand there's really only a couple of groundwater monitoring wells in the entire county

[06:38:10] one in the west, two, yeah, one in the west and one in the east. There's not really one for mid-county, so can you talk about that a little bit? Yes, sir. Thank you for asking that question. At the Planning Commission hearing, it was brought to our attention that there is some interest in doing some county-wide groundwater monitoring.

[06:38:28] There are monitoring wells, I believe, substantially more than two. I'm aware of some others that are throughout the county. And so what the applicant has done in this case is he's agreed to work with Prince William County to locate, to provide and make accessible to whatever governmental entity is doing the countywide groundwater studies to locate up to two groundwater monitoring wells on this property.

[06:39:07] And then my only other question with that is, I know that there's, you just sort of alluded to it, Mr. Patrick, that whatever government owns the, whether that's USGS or DEQ, just want to make sure and stress that once we move forward with that, if the board approves it, that we do that in earnest.

[06:39:22] It's not just sort of a proverb that sits on the list and no one really enforces it or anything like that. No, it's absolutely a commitment that the applicant is making. Appreciate that. Thank you. All right. I don't have anyone else in queue for you. so county staff if you would come forward good evening chair jefferson scott myer in the planning

[06:39:58] office uh nice to see everybody on the board um we have a combined presentation um i uh am working i was reviewing the rezoning and then we have ahmad bazad who's going to be talking about the comprehensive plan amendment so i guess to start um i guess i'll call ahmad forward and then we can kind of he's going to talk for a little bit and then he'll then i will take over after that so

[06:40:25] thank you and thank you scott uh good evening madam chair and the members of the board ahmed with countywide planning presenting ucpa 2025-00005 client property uh this is a request to amend the comprehensive plan for approximately 58.7 acres of land from parks and open space

[06:41:00] and a mixed-use MU3 to residential neighborhood transect 2. The 58.7 acres of the proposed amendment is part of a larger project area of 87 acres.

[06:41:18] Just to give a brief background on the request, this was initiated by the board on October 7, 2025. And on March 25, 2026, the Planning Commission heard the CPA and recommended approval of this request.

[06:41:37] And the staff recommendation is also to approve this CPA request. As you can see in this slide, we have the existing and proposed long-range land use designation based on this request. To the left, the existing long-range land use designation for the four parcels, which is part of the project area, involves mixed use, MU3, RN2, and parks and open space when the requestor first submitted their request to initiate the CPA.

[06:42:11] It included only the parks and open space portion, as mentioned by the applicant. However, based on the preliminary analysis of the staff, we recommended extending the RN to and reducing MU3 to respect the density of the surrounding neighborhoods and also respect the vision and goals for this activity center to promote mixed use development.

[06:42:36] also promote walkable communities and leverage VRE station and utilize the existing potential of this activity center. To the right, after the requester showed positive response towards the staff recommendation, we have the proposed long-range land use designation for the area, which is mostly R&2, and to have a good transition between the intensity of land uses.

[06:43:12] We started from retaining MU3 along the Liberia venue, coming towards the Prince William Parkway, and having R&2 towards the sensitive areas to the east and south. The current zoning for the parcel is agriculture, and the requester also submitted a companion re-zoning to change the zoning to plan mixed residential, which my colleague Scott Meyer will give you his presentation on that.

[06:43:49] As I mentioned, the vision and goal for all the activity centers within the comp plan is to shift the rural character of those activity centers towards suburban And since we, as Supervisor Gordian mentioned, we already have existing infrastructure to support that.

[06:44:11] And we should utilize that existing infrastructure and promote mixed use development for our determined activity centers within the comm plan. Some of the proposal merits include, as I mentioned previously, we just not reduce the density, but also respected the vision for this activity center, which was one of the key advantages or strengths of this proposal.

[06:44:44] And also we respected, as I mentioned, the surrounding neighborhoods since we have loading CTE adjacent about land uses. With that, staff recommends approval of the CPA 2025-0005 client property for the reasons mentioned.

[06:45:04] And I would also like to thank everyone for coming together and pushing this project in the right direction, including Supervisor Vegas, Commissioner Justice, reviewing agencies, my colleague Scott Meyer, who is involved with this project for almost a decade, and ultimately the applicant for being very receptive of staff recommendation.

[06:45:23] With that, I will hand to Scott Meyer, who will present the companion rezoning. Thank you. Thank you, Scott Meyer. I'm back. It has been a full decade. I've been working on this for 10 years.

[06:45:39] This project was initially accepted on May 18th of 2016. So 20 submissions later, nine hearings later, but it's evolved and it's been changing. Here we are.

[06:45:55] So the time has come. So Ahmad and Sherman gave a lot of detail before. So we have the comprehensive plan amendment. And just to point out, you've all been oriented to the site. When this initially came in, where I'm pointing to right here, this was also part of the client property as well.

[06:46:17] And at one point, the comprehensive plan amendment included this area here. So at one point, and it also enveloped this area, which is no longer part of the property. So at one point, given my history, we had about 110 acres involved with the project. But now it's kind of morphed into what is about 87.11 acres.

[06:46:37] So Ahmad talked about the comprehensive plan amendment. And so the CPA is changing the land use policy. And then the rezoning, the component that I've been working on, is kind of the implementation tool, if you will, the rezoning itself that has proffers associated with it.

[06:46:55] So the subject request in its latest form is to rezone the 87.11 acres from A1 to plan mixed residential. Over time, this was a lot more dense before. We had 400 units six years ago.

[06:47:12] We now are down to 240 units. It was a lot denser at the northwestern area. I have a graphic, which I'll show in a few slides from now. There were numerous pad sites. There was also a self-storage facility across here.

[06:47:27] This is a separate application, which is not part of Klein right now. So it has become a lot more suburban over time, a lot less urbanized as an earlier form. So its latest rendition, 240 units, single-family attached villa homes, as Sherman had mentioned, and detached, and it's age-restricted.

[06:47:45] So we have, in the past, had a lot more school impacts. We now don't have those school impacts anywhere near what they were before, and virtually they've gone away with the age-restricted component. Staff is recommending approval. currently this is the long-range land use as it exists. Ahmad showed you a graphic of how we're basically realigning MU3 neighborhood mixed use and we're replacing the MU3 with RN2 which is basically one to four dwelling units per acre. That's a suburban low density residential. The

[06:48:23] eastern part is also going to be replanned to RN2. So we basically have a lot of the commercial mixed-use component which is aligning to the north and then it's transitioning over to the east with what now is lower density residential. This is an aerial view which I extracted from the design guidelines. This is the parkway to the lower left is showing Buck Hall Road. It gives a really great bird's eye view. In the back here you know we have the seek center over here and

[06:49:00] We have a few of the existing homes here, and then we have the major intersection up here where the Harris Cedar Shopping Center is. These are the silos that Sherman had mentioned and is proffered contingent upon the results of a structural analysis.

[06:49:17] The applicants committed to trying to save those two silos. There's also a network of open space areas, which are providing placemaking and other meaningful amenities. Just real quickly, in terms of the background, this started off as Klein property, and as I mentioned before, it was initially submitted to the planning office in May of 2016.

[06:49:37] It's gone through many rounds of review, and it's evolved, and the scope has changed considerably. We've had actually 20 cumulative submissions, just to show you all that it's been evolving over time. It's been on hold for a while.

[06:49:53] It has come back, and it was renamed as Legacy. It's been around so long, the name even changed to legacy, which but the the comprehensive plan amendment is still client property. So the current assemblage that we're looking at, it was accepted by the planning office a little over a year ago in May in April of 2025.

[06:50:17] It's currently 240 homes and we have three land bays. And just to point out, this is really important, where the overall density gross area is 2.76 dwelling units per acre.

[06:50:35] In MU3, we can have up to 12 units per acre. So this is on the low density end of that. That's a big, big thing worth pointing out. So if you look at the overall area, we're 2.8 dwelling units per acre.

[06:50:50] we have the western non-residential area uh the coffee uh you know shop or the venue entertainment venue brew pub if you will that's going to be um with an underlying zoning of uh b3 which is convenience retail we have the um middle land bay which is 3.7 dwellings per acre and it was important to create a transition as you go east towards buckhall road and we feel that that has sufficiently been accomplished and now that land bay has a Density of 2.5. So point is it's a lot less dense than it used to be before. This is the you know latest

[06:51:29] Layout exhibit it's showing again the non-residential component here. This piece is now no longer part of the property Big thing is that we have this road a which is the bypass That's a public road and that's going to drastically change the you know pressure on this intersection and Again, we're awaiting VEDA approvals.

[06:51:50] The previous design for the Quadrant Intersection, it was denied. So now the applicant submitting an access management exception. So we don't know the results of that yet, but from what we know, it's trending positive, but we have transportation staff here to elaborate. Single-family attached to the west, single-family detached to the east, transitioning.

[06:52:11] Also want to point out, this is what we had when this went to the Planning Commission in October of 2017. um so if you go back here see uh this piece is no longer included in the project but just for comparison it was a much more intensive uh project there were different um pad sites we had 400 units a much denser array just wanted to show that to and we also had the project extending over here as well which is not the case so just wanted to explain that you know this has evolved greatly over time this is the environmental constraints analysis the different land bay

[06:52:51] configuration with this being replanned the yellow is showing the single family attached the the pink to the right is showing the village homes or cluster homes as it transitions a transition was really important here having the you know greater intensity in the middle of the site going off to the east uh this is showing as sherman explained the network of the uh trail networks um the interconnectivity of these different areas um also uh just to back up uh a lot this is we have the highway quarter overlay which the applicant is uh maintaining you know the 50-foot buffer

[06:53:30] there's a wide array of uh buffering uh this is the uh public improvement plan which uh you know is in the staff report we have the traffic consultants here we have our county transportation staff and we also have the applicant team as well this is just showing the different you know configurations this is

where it would meet the southbound Prince William Parkway and again you know this is all this is all extracted from them from the MZP this slide is showing the

[06:54:07] connected um you know pedestrian uh travel ways on the site as well and just to repeat there's a variety of open space amenities um the historical commission uh brought up an issue a while back about having a uh an historical interpretive marker and the applicant has proffered for that because you know this was a dairy farm obviously at one point and um this it's uh paying homage to the history of the site. This is showing the landscape areas again. One of the things that

[06:54:43] we look for in a planned development is to have an integration of uses. We've gotten the buffering. We feel in a good place where it matters the most, and a few things are being modified, but that's not uncommon in planned developments such as this. We have elevations, which Sherman already showed about the showing the single-family detached and attached units the open space areas and just to point out in the staff report we're yes in every category except for transportation there are modified reduced landscape buffering a few modifications to the standard buffering

[06:55:22] are being requested the applicant has provided justification we feel which we could support but as always we strive for full compliance so staff can concur with the modifications but because it doesn't meet the full standards it is you know thus we have to cite it as a weakness environment with open space there's not a lot of trees on the site there's extra turf area it was a farm but when you have intact tree areas the point that I was mentioning in the environmental section is that we always look for an intact, more treed environment.

[06:55:59] Turf grass, you know, is, you know, resulting. It's just not ideal when we look for tree areas. And with transportation, there's needed VEDA approvals for the quadrant intersection. As I mentioned before, this is for the road A, that road that, you know, cuts through the site.

[06:56:17] The approval of this access management exception will significantly improve access and traffic management issues in the vicinity, we, again, just don't know the final results of that. So at this time, we're not able to support the transportation component. But in the event that VDAT is able to approve it, then staff can certainly stand behind that.

[06:56:38] And we have staff here that can elaborate on that. So the Planning Commission recommended approval back in late March. There were four recommendations. Applicant has updated the proffers, and we basically concur with the proposed layout.

[06:56:57] We feel that, you know, it's now compatible with the area. The applicant in its evolution has been very sensitive to the context of the area. We have a concurrent comprehensive plan amendment, and previous CPAs were kind of following the project, but we feel like that we've created a balance or the planning is now being replanned to kind of be responsive to the area.

[06:57:20] There's also, you know, the affordable housing component, 10%, which, you know, we look for in every project that implements various elements of the strategic plan. And with that, I'll be happy to answer any questions. And staff is recommending approval with the latest proffers dated April 23rd.

[06:57:40] And again, we have, you know, planning staff here, transportation, we have environmental staff in the applicant team. Thank you very much. Thank you so very much, Supervisor Vega. Did you say Vega? Okay. I heard something else.

[06:57:56] Vega. I have something in my mouth. I have a cough drop, so. Just making sure. Vega. Thank you, Scott, for the presentation. Indeed, it has been a long time coming. I almost feel like Truett and I are breaking up, and it's weird. I can't believe I'm even saying that, but we'll get to that here in a minute, Truett.

[06:58:16] Let's talk a little bit about traffic, because for a while there, we had all of the boxes checked in terms of the plan's consistency. And the only no that we have is because of the transportation piece that we are waiting to hear back from Richmond.

[06:58:32] I do want to share to my colleagues, it is my preference to always, whether it's a project in the Coles District or outside of the Coles District, for all the T's to be, thank you, Alex, all the T's crossed and all my I's dotted.

[06:58:47] And in this case, it was not possible. We've been waiting to hear back from VDOT, I believe, Paulo, since the beginning of April. I did engage our state delegation, and they've been in contact with VDOT. We've had good conversations, and it's looking promising. It's just that we could not get that yes before this meeting here today.

[06:59:06] So, Paulo, can you please talk to us a little bit about the work that's been going on behind the scenes, how confident we are in regards to hopefully getting that approval and the improvements to this intersection. but before you do, I want to divide the credit. I want to give the chair 50% of Mark's contributions to this transportation design because he is your appointee at large on the Planning Commission, but he is a constituent of mine who resides in the Coles District, so I'm pretty sure Mark is watching.

[06:59:35] He's been instrumental on all things transportation, and so I believe that the applicant and staff shared that this idea actually came from him, And they've been working in a collaborative manner, and I'm happy that we're here today. So, Paulo, please. Thank you. Madam Chair, members of the board, Paulo Belito with the Department of Transportation.

[06:59:53] This is a very fluid situation. At the time the staff report was developed, the applicant had just submitted the AME, which is the access manager exception. That is needed for the medium break. That is needed for the medium break here. This is a partial signal.

[07:00:08] I know it shows a full signal. Through movements will still occur. It's free flow. It's just the lefts. At the time, about a month or so ago, the applicant was reacting to VDOT comments based on an older version of this plan. So they're being reactive.

[07:00:25] Initially, staff had concerns just because of the timing. We've been working with VDOT throughout the process. From what we hear, there is a lot of support for the approval of the AME. It's just a matter of timing. We just don't know when that will occur, but we do know that it's favorable.

[07:00:40] So while we're no, we believe that this is an option that works and we believe that there's a good chance that the access management exception will get approved. It's more of a timing issue. Do you want to go a little bit into detail on the proffers? Sure. There are proffers that talks about alternative design in the event that we're at site plan and we don't have additional beta approval.

[07:01:04] So we need a very specific language that allows the Director of Transportation and the City of Manassas Public Works Director to identify alternative improvements. There's also language in the

proffers that limits occupancy to a certain amount before additional occupancy occur based on improvements.

[07:01:23] So we did work with an applicant on specific proffered language. Thank you. Scott, do you want to expand on that or no? I saw you. I'm not sure if you wanted to. Not at this time. Not at this time. Okay, thank you. Well, that's all I have in regards to transportation. I do want the applicant to come up and talk a little bit about questions and concerns that my office received in regards to water and blasting.

[07:01:47] I do, for the sake of transparency, want to say that I got a ton of e-mails that came in, and those e-mails I sent directly to the applicant so that he can find a solution and mitigate the concerns. And if you could just please talk a little bit about those two concerns, because those are the top three.

[07:02:07] It's been traffic, well slash water, and blasting. Yes, ma'am. For the record, I'm Truett Young with Stanley Martin Homes, and I'm the answerer of all emails regarding the client property. So concerns from the neighboring communities, people live on wells.

[07:02:26] They're obviously concerned about the large farm across the street from their home adversely impacting their well. Early on, we established a protocol, Sherman mentioned it, for testing wells within 800 feet of the property, whereby we send out certified letters at the beginning of the development process before we actually do anything, and offer homeowners within that perimeter, and there's like, I think like 90 of them that we've identified, where we'll come out, we'll do a baseline testing of your well for water quality and water pressure.

[07:02:59] If during the process of development it's determined that your well or you feel like your well is not functioning the same or as well, you just call us. We come back out and we retest it and effectively puts us on the hook for any damage to your well.

[07:03:15] We handle blasting in a very similar manner. So there are protocols in place with the fire marshal's office. The fire marshal runs the permits for blasting in Prince William County. but the the rules and regulations they use are federal state and local there's a ton of them but part of that is every property within 250 feet of the blast area get is notified prior to any work being completed and they are offered a pre-blast survey of their home where we go out and take a look at their foundation and we videotape their foundation to make sure that you know in the event that they feel like after the blasting work has occurred there's at least a

[07:03:55] baseline for any damage to their home. So everybody kind of point to it and say, yes, this is or is not. It's quite frankly, both the wells and the pre-blast surveys are protections for both the homeowners and our company. It makes it very easy to identify if it was or it was not a problem.

[07:04:15] And so I think there were some questions about the types of explosives that are used. The word AMFO has been thrown around a lot. Apparently, we don't use AMFO. I think it's ammonium nitrate. We use an emulsive explosive that is apparently safer, and that's what the industry standard is now.

[07:04:35] There's also a significant amount of notification regarding when blasting is to occur. The way blasting works, it's not an ongoing thing throughout the day. the uh you know in the practical sense uh the team drills all day loads the shots and every day at about three o'clock one shot goes off and it's not like a big bang and it's not like rocks flying through the air it's more of a thump um but there are monitors set up at the blast area to determine if there's any seismic activity that has left the property so a lot goes into it i

know that it kind of freaks people out a little bit but it's not uncommon it happens on almost every project in

[07:05:14] Prince William County, just as a matter of, you know, process. Thank you for that. I don't have any additional questions just for my colleagues on the dais. The reason why I asked the applicant to come up and address those concerns is because there is some information that was conveyed back to members of the community. And as a result, we started to get emails asking about the very thing that the applicant just answered. But when the applicant provided a response, those concerns pretty much went away, and folks were satisfied.

[07:05:48] So if you're here and are going to be speaking on this matter, I just, for the sake of transparency, want you to know that those questions were addressed and that pretty much everybody, with the exception of two, were satisfied with those responses. And so, Madam Chair, I don't have any further questions at this moment.

[07:06:04] I will follow up for the next round. All right, thank you so very much, Supervisor Brody. Yeah, thank you, Madam Chair. Going towards the other big thing that's been talked about is traffic. probably looking at Paolo, but, you know, Mr. Patrick talked about that road, and I appreciate both Madam Chair's Planning Commissioner and Suarez of Vega working through that alternate bypass road.

[07:06:29] Can you talk about levels of service, Paolo, and how, if the road is approved by Richmond, what have you, how that will actually affect levels of service? Sure. Madam Chair, members of the board, so as we know, the intersection of Liberia and the parkway is currently failing.

[07:06:45] So when we looked at the traffic impact study completed by the applicant, there's a couple of things we look at. We'll look at the current levels of traffic. We'll look at a future without the development and a future with the development. So with this improvement in the future, and Kevin has some of the traffic data, with the reroute that's assumed there is a significant improvement, not just in mitigating the impact, but in the overall intersection at Prince Wayne Parkway in Wellington, I believe in the future with that development, it's failing significantly.

[07:07:16] And with the reroute, we are looking at still failing, but it is significantly less. You're cutting the delay in half. The delay is so bad at that intersection, even if you cut it in half, you're still failing. But this improvement does improve overall operations at the intersection.

[07:07:32] I appreciate that. And my second question in regards to traffic is, you know, some of the things that I've heard a lot from at least my constituents It's concerns about people going out like this development and then people will go down Prince William Parkway and cut over to Yates Ford and take Davis Ford and clog up more of the traffic congestion nightmare that is going to Clifton and coming back during the evening.

[07:07:54] So can you talk about that, what your analysis has shown based on where people will probably model and go if they're trying to go east? So when we looked at the traffic analyses, there was a certain assumption in distribution. I believe in working with VDOT and the applicant on analyzing it, it's about 10% that it's assumed to go east towards Yates Fords and to Clifton.

[07:08:15] That's 10% of the overall traffic. So in terms of what traffic we have in the parkway already, it's a small, very small amount. Appreciate that. And my next question goes in the completely opposite direction is on traffic and pedestrian safety.

[07:08:31] So that part of the bypass that you have right there, that piece that, yep, you're right there. So I take it that sort of turns off into the commercial piece of the property. Is there any crosswalks or anything like that right there?

[07:08:47] There is not. That is something we did look at, and it was brought up to the applicant's attention. VDOT will likely not approve an uncontrolled crosswalk. So what we made sure the applicant had in their plans was, so you do have connectivity along the quadrant roadway, but you do have signals on each end, so you have the ability to cross there using a pedestrian signal.

[07:09:08] And is there any kind of traffic calming that could be done in that area? Because I just, I fear that as we, as folks get comfortable with that and, you know, God willing, Richmond approves that, it becomes a major sort of place for people to go and knowing that there's a chance in the future that more of this will sort of continue to grow out, you know, we're going to have more traffic there.

[07:09:32] So my concern is people will not want to walk all the way down to the parkway to then cross the street and go all the way back up to that commercial piece. They will try to cross the street where the closest connection is. So is there any traffic calming that's possible there? Unfortunately, there is not immediately. It is a collector roadway.

[07:09:48] So when it comes to traffic calming, it's limited to some of our smaller residential roadways. But there are other measures that we could look at once traffic grows and if this is approved and there's other improvements in the area. And I also know that the other wrinkle there is there's no driveways that go right there.

[07:10:04] So more to work on with Richmond. I appreciate that, Paolo. Thank you. All right. Thank you so very much. I do not see anyone else in queue. So I'm going to go ahead and open the public hearing for 13E and 13F combined.

[07:10:20] So do we have anyone who has signed up? All right. I'm going to start calling people. So because I'm combining these, if you want to speak, you have up to six minutes.

[07:10:37] you're an organization like midco you have up to 10 minutes but make sure that you ask for that at the start i'm first going to have martin jeter melody miller devender singh jessica wagner and al harris if you can all make your way and again please start by stating your name the magisterial district where you reside and the timer up there um let you know how much time you have so if you could start mr jeter good evening chair jefferson members of the board my name is martin jeter I live in the Aquan District, and I'm here tonight representing the Mid-County Civic Association, so I'd like to extend the time, if I could, please.

[07:11:16] Thank you. So, as has already been mentioned, we've been reviewing this project at Midco, working with the applicant and the community for over 10 years, and we've actually been working longer than that. There was a previous project for the Kline land called the Pyramid Project that was 12 years ago, so we've been actually working with this land for 12 years.

[07:11:40] So it's been a long road. We do think this project represents some improvements over previous iterations of it. One of the improvements is that the transition of the housing from the west to the east, the reduction in density is a good thing.

[07:11:58] We do like the fact that the commercial area has been reduced in size. We have plenty of commercial up and down Liberia Avenue. At one time, there was a lot more commercial area here, So we think that's a positive. And we also think that the overall traffic improvements may be a positive.

[07:12:19] I'm not sure. You know, that kind of remains to be seen. But we do feel like the density on the project is still a little too high. It doesn't really fit with the surrounding community, the larger lot homes that are in the surrounding community. We feel that the loss of parks and open space on this project, the 25 acres that would be converted into housing, we think that's a negative.

[07:12:44] In this area, Prince William County, we have the least amount of acreage per person, park acreage per person of any park district. So we hate to lose 25 acres of parks and open space. And that was something that was included in the previous project, as was mentioned, and it was agreed to by the applicant and everyone.

[07:13:03] So we hate to see that. But I wanted to home in on two particular items. One is the well issue, the groundwater monitoring wells. And this is something that Midco talked to the applicant about and the Planning Commission.

[07:13:20] And at the Planning Commission, we did get a proffer that was mentioned here earlier to provide for up to two monitoring wells for groundwater levels. Now, just to give you some background, there are only two groundwater monitoring wells in Prince William County right now.

[07:13:38] And if you want to verify that, I know it was mentioned earlier there's more than that, but there are only two. And USGS will verify that for you if I can give you the contact information. But there's only two, one in the east, one in the west. If we could get one in mid-county, that would be a valuable addition to our groundwater monitoring network.

[07:13:59] It's hard to call it a network when we only have three, but that would give us another one. And mid-county area is important because the community in mid-county all the way from Hoadley Road on the east to Manassas City Line on the west, almost all the area, almost all the residents are on groundwater for their families.

[07:14:20] And we have 16,000 private wells in Prince William County. So upwards of 30,000 or 40,000 people are on groundwater in Prince William County. We don't have a great idea as to what the groundwater is doing, whether the trends are up or down, you know, what's going on with that.

[07:14:36] So we do need more wells. We have a study by USGS that's underway right now, but it's not using actual groundwater monitoring wells, which are the gold standard for monitoring groundwater, which kind of makes sense. So we do have the commitment by the applicant.

[07:14:52] Unfortunately, we don't have a means to actually obtain the wells. In other words, we have to have money to drill the wells, and in my conversations with USGS and Virginia DEQ, the cost for a well is anywhere from \$10,000 to \$15,000, and we either need the applicant or the county to come up with that \$15,000.

[07:15:15] Now, USGS will pay for the equipment, the monitoring equipment, and between USGS and DEQ, they will do the monitoring, but we have to come up with the money for actually drilling the well, or it's just lines on a piece of paper.

[07:15:31] We'll never actually get a well. So that, and also we need the county government to show USGS and DEQ that they're serious about this well. I mean, I talk to USGS, and it's just a guy from a civic association, but I'm asking the county to make it clear to USGS and DEQ that you want this well, and it's something you need for your people.

[07:15:56] And so, as I mentioned before, we have 16,000 people in well water from the east to the west in this county, mostly in the western and mid-county areas, and we don't have a firm idea of what's going on with the groundwater. So we really need this well. And it would also serve the surrounding community because people are concerned about impervious surfaces that are being added along Liberia Avenue and so forth and with this project.

[07:16:18] And so you have concerns about that, but if you had a well on this property, you'd be able to at least know what the trends were and what was going on. You could relay that information to the community. So the other two items I wanted to home in on are related to transportation. And one has been talked about a little bit.

[07:16:35] We brought up during the Planning Commission, Midco brought up the issue of the cross-through road and the pedestrian crossing on that cross-through road. And we tried to work towards some kind of a light or a flashing light or some kind of raised crosswalk or something to help folks to cross that internal road.

[07:16:56] We have to remember this is an over-55 community. You're going to have more people in wheelchairs. you can have people that you know don't move as well as they used to as as i don't at 71 so it's very important to have a good crossing there now you heard that the preferred route would be to have somebody instead of going straight across that cross-through road go all the way down to the parkway at the signal and cross there and then come all the way back and you know nobody's going to do that we're trying to build walkable communities in this county and this is kind of counter to that goal so we'd like to see some kind of a help with that crossing area we have

[07:17:35] to also keep in mind that the five acre parcel that you saw in upper left corner of the client project that used to be part of this project and no longer is that five acre parcel will be developed eventually most likely with with commercial and retail and so that'll be more even more of a reason for people to want to cross over that four-lane highway so that that's something that I really would hope that we could get some kind of commitment to have some kind of help with that crossing. And the other thing related to transportation is there was early

[07:18:11] talk when this project with the cross-through was first proposed of turning off the left-turn lights at Prince William Parkway and having all the westbound traffic go through this community. Now, lately, that talk has died down because VDOT has required that cross-through road to be brought up to the levels of the parkway, and that would be real expensive.

[07:18:34] Well, I just want to make sure that we keep those left turn lights open because that would keep this community from having all of the parkway traffic going right through the middle of it. So that would even make that problem with that crossing worse. So, bottom line, hopefully we can get some kind of commitment tonight for actually putting those wells in place in addition to just having a commitment to allow them and also to do something with that crossing.

[07:19:01] Those are the two main things. As I said at the beginning, there's some positive aspects of this. It has come a long way. Appreciate the reduction in density and appreciate the way the density transmits across the project lower to the eastern side.

[07:19:20] But hope we can just do a few more things on this to make it really work. Thank you. Thank you so very much. Next speaker, please. Just bring it closer to you if you can.

[07:19:44] That's not off. Is it? Oh, there it is. You turned it off. See, I see what you're doing. I would love all six minutes if you don't mind. I'm sorry. I signed up for both. So I would love all six minutes. Okay, cool. Good evening. I'm still Melody. I'm still in the Neabsco. Still live on the east, still run in the west. I want to object to both the proposal and the rezoning. And I would ask the board to deny or at the very least defer until late summer so that we can get some other things done. But I wanted to go through the

[07:20:21] reasons why if you'll grant me a moment. And I want to be really direct about what's actually happening tonight so the board is being asked to simultaneously rewrite its own long-range use map and rezone the same 87 acres in a single meeting because after nearly 10 excuse me 12 years this application still does not conform to the county's comprehensive plan and rather than requiring the developer to meet the plan the plan is being changed to meet the developer that precedent alone should really give the board a very significant moment of pause because these are not minor technical adjustments. They are permanent foundational changes of how this land has been

[07:20:57] designated for the benefit of the entire county. The citizens of Prince William County deserve to know why the county's long-range vision is being revised to accommodate a decade-old application rather than the application being required to conform to the county's vision. So on the loss of open space that the gentleman talks about, the parks and open space, there are 25 acres of mapped parks and open space that will be permanently eliminated with this decision. The land sits adjacent to signal hill elementary school near the growing liberia avenue corridor and within reach of thousands of county residents who if you take this opportunity away they will never get it back the staff justification is that the original baseball park did not concept did not advance

[07:21:33] but that application actually underscores the problem in that the county has not fully explored what this land could provide to the public once it's rezoned and redeveloped that opportunity is gone no future board can recreate it and the citizens of the coals district and of the county broadly, we'll lose that opportunity forever. There's an economic loss attached to this. The county's own demographic analysis of this shows that this amendment will reduce potential jobs at this location from as many as 834 down to as few as seven. This site was designated mixed use originally because of its proximity to the VRE Manasseh station, which somebody mentioned earlier,

[07:22:10] but converting it to low density residential permanently forfeits the economic productivity, the tax revenue, and the neighborhood serving businesses that this activity center was designed in fact originally to generate. On my favorite topic, as everybody has undoubtedly known by now, on the environment, this property borders the environmental resource protection overlay and the Occoquan Reservoir Watershed. The ERPO and the ORPA designations exist because this watershed directly affects the drinking water supply of Northern Virginia throughout the Occoquan Reservoir. 240 residential units, any significant number of residential units will bring impervious

[07:22:46] service runoff, lawn chemicals, grading directly to that sensitive edge of the watershed. The staff report defers environmental protection almost entirely to developer proffers, which I think is

inappropriate. The wildlife habitat in this area, and I haven't heard anybody talk about this, but I'm taking a slow side tangent. There is, even in the developer's application, there is a wood turtle habitat noted. And I just want to make it really clear to people, the wood turtle is a threatened species in all 17 states that it exists. It is a threatened species in Virginia.

[07:23:19] they are incredibly sensitive to habitat loss they are incredibly slow to reproduce and they are present on this property they will be decimated by development they are on petition right now to be on the endangered species list so in your decision there should be a consideration that you are possibly causing the extinction of a species locally um so the integrity of the drainage corridor in addition to this deserves more than a proper commitment right once this land is graded and built no amount of future mitigation can restore the natural hydrology we can't restore the vegetative cover and we can't restore wildlife movement corridors that exist

[07:23:57] today proffers our business our promises really that future boards can modify as we saw earlier with the farm where they promised to do stuff and then she came back and said they didn't the watershed damage would be permanent at a minimum I believe there should be a study by VDWR required to talk about that wood turtle and their habitat and what developing this land would mean to a threatened species that has clearly been documented as present. In my last minute, I want to say that the age restriction framing on this of the 55 plus does not change any of this. The open space is gone permanently. The mixed use land is gone permanently. The environmental buffer is

[07:24:32] compromised permanently, regardless of who lives there, whether it's 55 or not. The county's own comprehensive plan will be rewritten, not because the community's needs changed, but because a private developer's project does not conform to it. And that's going to set a precedent that the comp plan is negotiable whenever a project is large enough or persistent enough. I don't really think that we want that to happen. And I understand that there are valid traffic concerns. Those can be addressed separately without approving this. So I just also want to be clear. I am not opposed to housing in Prince William County. I am opposed to the permanent sacrifice of public open space, economic potential, environmental buffers, and long-range planning integrity to accommodate a

[07:25:10] developer's application that has not been able to conform to the county's own vision in nearly 10 years of in over 10 years of trying um so i urge this board to deny both items or at the very minimum defer them and require them to put an application forth that genuinely conforms to the comprehensive plan as written and to perform due diligence for threatened species protection the citizens of prince william county hope that you are able to do this for us thank you so much for your time thank you and before i get to the next speaker i just want to let everyone know the default time for this one is six minutes so you have you don't have to use it but you have up to

[07:25:44] six minutes if you wish. All right, you may proceed. Hello, respected board members and chairperson. My name is Devinder Singh. I represent Sixth Center of Virginia. We are the closest neighbor to the Lexi of clients. We are just across the street. I'm here to request board members to approve this project. This project, as the gentleman said, is not from 2017 or 16. This project started in 2012 when Paramed Center, small company for Oak Town Fairfax

[07:26:20] started the application. So this project is here from long, long time. And why we need to approve this project? Prince William County needs more house. And at the same time, we need the correct houses, which we need it. We need our senior citizen 55 plus to stay in Prince William County, even we can

bring a senior citizen from Fairfax or Loudon County to Prince William County because if we look at the location, it's very close to UVA Medical Center.

[07:26:52] Seniors need more medical care. So if you're looking at all the dentists, all the doctors are on Surly Road, it's very close to the client property. Currently, we have shortage of the homes in Prince William County. If we look at the graph in northern Virginia, the people living in-house, we have the second-highest people living in our homes.

[07:27:16] Only Monassau City Park has the highest residents living in their homes. We are next. If we compare it with the city of Alexandria, we are far apart. So definitely, we need this project to be approved so we can reduce the shortage. We can meet everything.

[07:27:33] By 2040, even if we build all the homes which is currently approved in Prince William County, still we're going to be 19,000 to 25,000 homes short. So Prince William County needs more homes so that people can live here, work here, and definitely this project, as we said before, is here for a long, long time.

[07:27:56] So now is the time to compromise and request the board, let's approve this, Let's make history today, May 12, that Klein property is approved. Thank you so much for listening. Thank you so very much. Next speaker, please.

[07:28:13] Hi, good evening. My name is Jess Wagner. I'm from the Coles District. Good evening. I'm just requesting that you would vote no today or defer the CPA. And I will say I do remember when this was first proposed 12 years ago. I was going to high school.

[07:28:30] I grew up off Lake Jackson Drive, And I've seen a reduction of rural land in that area of my entire life. And so I'm not naive enough to think that this is going to never happen. But just wanted to mention a couple of things to keep in mind. My family, we live on a well system.

[07:28:48] And it's a bit nerve-wracking to hear whenever there's going to be a large community that's going to be relying on a well water system. And the concern for the county in terms of the decrease of water availability due to the increase of people and the demand due to the increase of data centers in the county.

[07:29:08] I heard that there's a mention of the well monitoring system. That sounds great. They mentioned that they'll test before and after, and they're going to be held responsible. That's awesome. But I'm just curious how my widow mother is going to be able to hold Stanley Martin Homes accountable if something were to happen to her well water after thousands of dollars of legal fees and then the well water being potentially ruined.

[07:29:34] Like I said, I'm not naive enough to think this land won't eventually be developed, but I think that the need to develop a plot of land without the proper infrastructure and public transport and walk-about areas is a bit rushed. This is supposed to be a pedestrian-centered community with a sense of place. There is no guarantee that there is going to be pedestrian access to the Liberia areas.

[07:29:54] Sidewalks over there are poorly maintained. They're maintained by the city of Manassas, so you as Prince William County can't guarantee that the people of this community are going to have pedestrian access all year round. Yes, there's the multimodal sidewalks around the area, but they're going not to where people need to go. People need to go to Liberia.

[07:30:12] Earlier when we had snow this year, the sidewalks never got plowed. People who need to go to buses, they couldn't even get to the sidewalks because they weren't ever plowed. And if you're saying that that's where the people need to go, they did not have access to it. We said this is workforce housing. These 55 or older people that need to get to work and they need to take a bus, how are they going to get to work if they can't get on the sidewalk?

[07:30:36] Manassas is just not, it's not a walkable city. It's barely a bikeable city. So the only option that these people have is to drive, which adds more cars to the roadways that already have congested roads. And I think we all have family members, no offense, people over the age of 65, but I know I do.

[07:30:57] I have family members who are genuine traffic liabilities. I don't feel better knowing that the least agile range of people will be entering at exit, one of the busiest areas of the county traffic. I've heard a lot of mention about smart planning for cities, but this is not a smartly designed idea.

[07:31:13] I feel like a lot of the times we're putting the cart before the horse. We don't have the public infrastructure or public transport system that is robust enough to support this. And it's frustrating and a little bit embarrassing because we have the richest and smartest people here in this county versus I went to school in Port Tempe, Arizona, and I got a free bus to school every single day.

[07:31:34] We don't even have that here. So it's a bit frustrating whenever we want to add more housing, we want to increase the density, which I understand we need to do that. This is a really important part of the country. But maybe we should put the things in place before we start to add this because I can respect that they took the time to really think through this project and make these amendments and add the cut-through.

[07:31:59] So those are things that I acknowledge, and they're good. But there's also some other things that need to be considered. And then my last statement is, I think it's a little bit out of touch, and I ask that you guys consider this as well, that this is an affordable housing area.

[07:32:15] The Stanley Martin Homes over at Innovation Park are on average \$500,000, and those are townhouses. And these are going to be built with better materials than over there. So that's going to be at least a minimum of \$600,000. And if you think that's affordable, I'm sorry, that is not, unless you're 55-plus and you have, like, established wealth.

[07:32:34] But thank you for your time. All right, before I call up the next speaker, I want to get other people in queue. I have Adam Dunn, or Dionne. I have, and then Justin Engel.

[07:32:55] All right, sir, you may proceed. Good evening. I'm Al Harris. I live across the road from this project in Hinson-Knowles. I've been going to meetings about this thing for years and years.

[07:33:15] Tonight, I didn't really come here to propose a project or oppose it. I think it's a reasonable compromise. And it has some things in it that are good for our local citizens, like a good reduction in density. And there are road improvements and reduced load on schools and traffic.

[07:33:36] So I think those are good things about it. My concern at the moment is the transportation improvements. It seems like there is a lot of uncertainty around this. And I think about things that can go wrong. And we talk about tonight about, well, we think this is probably going to be approved.

[07:33:55] And I don't know, you know, how we work with VDOT in Richmond and all that. But it strikes me that we could be more comfortable if we had a firm commitment on the transportation improvements.

If they weren't approved or they were opposed or something, where could that lead and what would we wind up with?

[07:34:18] So I'm suggesting to the board that perhaps deferring this until we have certainty on transportation might be a good thing to do. Thank you. Thank you. Next speaker, please. I'm Adam Doan. I'm from the Coles District.

[07:34:39] We live about 0.7 miles south of Buckhall Road. We get up to Prince William via Lake Jackson. It really concerns me that the project has been on the books for about 12 years.

[07:34:59] And one of the things that Martin Stanley has that should have in place is a wealth of metrics. And that wealth of metrics and the past of what the traffic and patterns were like, what they were like during the days and stuff like that.

[07:35:16] As far as I've, I haven't seen any public metrics that left turn lanes have a certain amount of traffic. I worked for a civil engineering firm in San Diego, California. And we did metrics for the San Diego Padres' new ballpark, at the time it was new, from all over California and Arizona and various places.

[07:35:42] And we measured the traffic and literally be able to determine what projections would be down the road. And since we've lived here, I haven't seen any assurances to the public that this traffic patterns that VDOT was going to come up and put together is really going to be valid enough.

[07:36:07] And the common theme that we're hearing from the residents in the area are literally the traffic in the wells. And I would like to see from the wells that even if we're 0.7 miles from Buck Hall, we're not even talking about the extension of the other part of the property, that will be included in an escrow to get our wells tested.

[07:36:34] I think that should be open to a certain amount of people that not just 800 feet or 200 feet from the construction site. I think it should be open for everybody that's on a well in a mile radius or something that could be affected.

[07:36:52] I think that would be a great opportunity as the board would be able to share a good measure with the residents. And we talked about earlier the OmniRide. I would love to vote in for the OmniRide if I can get a ride from my house to Fairfax City.

[07:37:15] I think that would be a great opportunity because I would love to use public transportation. And I think most of us would. In fact, when we lived in Seattle, my father would live on Bainbridge Island, would take the Seattle State Ferry to downtown Seattle, pick up a rideshare bus, and then pick up people, and then drive and drop them off on his way to work, their work, and then do the opposite on the way back.

[07:37:44] So public transportation is very important, but we don't have that in this area. We just have it in the countywide. A lot of people in Prince William do commute to Fairfax, Arlington, and D.C. for work.

[07:38:01] So the traffic is a really big difference. And having that metric of data that we can actually monetize and be able to look at this and say, our 25-year plan of traffic, we can actually say that this is not going to be impeding, that we're going to actually help.

[07:38:22] The developers themselves, it's a financial decision. This is land. This is money making. This is the ability to pay money and put it into a \$3 billion company. So if they're not here for the residents, they're really for the revenue.

[07:38:41] Now, it's a really good opportunity for these times to hear from the residents and be able to work together. And there has been some of that in which I'm really grateful. I just want to make sure we're not checking boxes. checking boxes, listening to the public, and the decisions already been made in the back rooms.

[07:39:00] And that's what sometimes it feels like. Thank you. Next speaker, please. Good evening. I'm Justin Engel. I live in Coles District, Ellis Road, which is parallels Moore Drive, which is right up the street from this. And usually I stand up here and hammer you guys, give everybody a hard time for what they're not doing correctly. I have reservations, some hesitations about this

[07:39:35] project. I've lived in this county 40 years. I've seen everything was two lanes when I grew up in this county. A lot of development has taken place. Ms. Bailey say some good, some bad, made some mistakes here and there. Thank you. I like the progress that this project is making.

[07:40:00] Like I say, it's almost right across the street from me. The direction it's going, I got a text message from my parents the other day that said, hey, we're moving across the street. And what the heck are they talking about? And to see this brought up again, I was like, wow, because it's been silent for a long period of time, exactly what was going to happen with this. I think it's great to see exactly 55 and up, community for older people. My reservation there, as it was mentioned, was the cost, what it's really going to cost for a house. I do like the design of the project, less density. Are my parents going to be able to afford to buy a brand new house in that

[07:40:38] area? Maybe if I can get them off everything else they have. But anyway, it's great to see that development and that movement. This area is very expensive for people as they get older to live in. My parents spent a lot of time staying at my house and they live out in Shenandoah Valley now. They originally owned 12 acres right up the street from me years and years ago, but kind of pushed out of this area because of the cost of living and the cost of housing in this area.

[07:41:10] The attention to traffic, I like the idea. I don't like that it's not set in stone before moving forward with the project. That is something, there is an abomination of an intersection right up the street from this, and that's the Prince William Parkway, Prince William Parkway, Prince William Parkway, 234, 234, and there is, everything is so confusing about that intersection.

[07:41:33] It took me forever to figure out that intersection. It has no general direction of a cloverleaf like ingress, egress of a four-lane highway should be. Anybody with a general sense of direction gets confused when they go to that intersection and there's nothing but bollards and all the lanes and you're driving down the wrong side for a second.

[07:41:53] It doesn't make sense. I like the idea of the cut-through on this. So long as we stay within reasonable, it makes sense in general direction. I like the attention to Wells.

[07:42:08] The fact that Stanley Martin is standing up and saying that, Stanley Martin, I appreciate that. This is going to be the fourth farm that I see you guys, I won't say destroy, I'll say develop near me in my general area.

[07:42:28] There was an attention to Wells in the project that was right across the street from me. But with that said, I like that there is attention to that now. Is that a perfect scenario situation? I'm not sure. But the fact that there is foresight put on that, the fact that it will affect people that are A1, you know, acre, acre and a quarter lots in that area that rely on nothing but well and septic.

[07:43:01] That is a big, big deal for all the existing houses in this area that may not be able to afford to, you know, just drill a new well or do something like that. So the fact that there is, you know, attention being brought to that is great.

[07:43:18] Credit where credit is due. Thank you guys for this project. As I get, again, accountability. Yes, Lee, you know I'm going to feel out about that. Hold Stanley Martin accountable for what they're proposing. What the grand plan, grand scheme of all of this project, please, you know, I like the direction it's going.

[07:43:40] Stay in that direction. Hold the developer accountable for what they say they're going to do and follow through with it. Sidewalks is a big thing. The wells, everything like that. So thank you guys. Credit where credit's due. Thank you, Yesli and Commissioner Justice for this project and working together with Stanley Martin to push it forward.

[07:44:00] Thank you. All right. Thank you very much. I'm going to go to my colleague, Supervisor Angry, for remote public hearings. Thank you, Madam Chair. Chris, do we have any online? Good evening. Yes, we do. Our first speaker is Bob Marshall.

[07:44:16] Okay. Go ahead, Bob. You're on. Hi. Thank you very much. A Loudoun County Board of Supervisors voted \$3.4 million to help homeowners in the flood-prone Selma Estates development sell their homes to the federal government and blasted two local developers in the process.

[07:44:38] Located off Virginia... I'm sorry, Bob. Hey, Bob. Yes, sir. Hey, can you speak up a little bit? Oh, okay. Okay. Thank you. Thank you. Should I start over? Yes, please. Yes. Okay. Thank you very much. This is from an article by Neil Augustine from WTOP.

[07:44:54] A Loudoun County Board of Supervisors Committee has voted \$3.4 million to help homeowners in the flood-prone Selma Estates development to sell their homes to the federal government and blasted two local developers of the process. Located off Virginia Route 15 between Leesburg and Lockett's, Selma Estates now consist of 277 homes.

[07:45:16] Between 2013 and 2018, during and after heavy rains, storm runoff flooded through windows and doors and into the basements of homes. Last year, FEMA enlarged the area's floodplain by 14 homes. WTOP reported that Loudoun County Board of Supervisors contemplated buying the homes.

[07:45:36] These homes were constructed by Stanley Martin. According to staff, implementing a buyout program is the most valid, viable option for the Supervisors Board of Finance. Committee voted to fund the measure by \$3.4 million to facilitate filing an application for FEMA's flood mitigation assistance, a voluntary buyout program for homes in Selma's estate.

[07:46:00] Loudoun Supervisor Caleb Kirschner had harsh words for Christopher Consultants and Stanley Martin for not reaching an out-of-court settlement with homeowners. Stanley Martin has even filed a countersuit against these homeowners for filing suit against them, Kirschner said.

[07:46:16] It's disgusting. These companies who build homes for our families in Loudoun County have millions of dollars, and I want them to be profitable, and I want them to build, said Kirschner. But if they cannot step up and take care of a few homes where clearly an engineering study has gone wrong, they don't deserve to do business in this county.

[07:46:34] To be eligible for FEMA aid, the county must commit to funding 25 percent of the flood mitigation project. But neither Christopher Consultants nor Stanley Martin would commit to participating in the project. They spent hundreds of thousands of dollars on attorneys fighting this, said Kirster.

[07:46:52] This is not the kind of business we want here in the county. Board of Supervisors Chair Phyllis Randall agreed with Kirshner's criticism. When people buy a home, they plan on raising their family there. They bring their child home from the hospital. They have graduation and weddings and moments.

[07:47:08] And Randall said, so it's not just that you lose your house, you lose your home and all the memories that come with it. Christopher Consultants and Stanley Martin did not respond to WTOP for comment. Now, the second point is, in April of 2025, a joint collaboration between Virginia Tech and the United States Geological Survey was initiated with Prince William County, quote, in response to growing concerns about groundwater sustainability heightened during the Digital Gateway case and a recommendation by the Prince William Sustainability Commission,

[07:47:43] which noted that there are only two active, continuously monitored groundwater wells exist in Prince William County and cannot provide data on future groundwater in the various watersheds in the county essential for supply.

[07:47:58] The USGS uses the soil water balance method to begin developing, quote, the information needed to make informed decisions about groundwater resources in Prince William County to assessing the impact of historic and forecasted land use changes on recharge to aquifers.

[07:48:17] The US, and I received this on May 8th, the USGS currently is in the final stages of quantifying groundwater recharge across the county. This information will be finalized and made publicly available later this year. Data will be used by Virginia Tech to determine the effect of future climate and land use changes on groundwater recharge.

[07:48:38] It would be premature for the supervisors to vote on May 8th to approve Stanley Martin's legacy at Klein, 87-acre, dense, 240, mostly attached residences across overcrowded Prince William Parkway in Liberia without waiting for the groundwater study, which is one-third finished, the results of which the USGA says is that Prince William County needs to make informed decisions about groundwater resources in Prince William County.

[07:49:07] So if you make a decision now, you're basing it on an uninformed decision. How much public confidence will there be in the supervisors if you vote yes without any of the critical data they need from the USGA and Virginia Tech to make an informed decision?

[07:49:24] For example, Stanley Martin consultants in their 2017 hydrologic survey did not physically test Klein's aquifer, did not use recent data, and it appears that their supposed average residential well recharge was based on what took place at Cedar Run and Broad Run, not characteristic of hydrologic group E under the Klein property in adjacent area.

[07:49:47] To illustrate the need for accurate data, when Stanley Martin built their homes, an incorrect floodplain map was used and their development flooded badly. At a Loudoun Supervisor meeting in 2020, Supervisor Caleb Kirschner expressed disappointment with those Stanley Martin and Christopher consultants.

[07:50:04] They are largely responsible for this flooding issue that has occurred, and quite frankly, people have almost lost their lives. And I ask them from my position here to step up to the plate and see what they can do to make this right rather than fighting litigation and trying to get out of their responsibility.

[07:50:23] This is from an article in Loudoun. Lastly, ANFO is largely used for explosives. It is a problem with the contamination of nitrate that happens with ammonium nitrate fuel oil blasting, which is used in 99% of all blastings.

[07:50:41] But if, in fact, Stanley Martin is not going to use this, they should accept a proffer that whatever blaster they hire will not use ANFO. And I sent an article from the American Chemical Society to the supervisors earlier this week, a peer-reviewed article, including the United States Geological Survey, identifying the...

[07:51:06] Thanks, Bob. You ran out of time. That was six minutes, I believe. All right, next speaker, please.

[07:51:12] Next piece there is Kathy Marshall. Sorry is Marshall Kathy. Okay. Go ahead. Yes. Thank you. Please defer this project. We don't have the current groundwater data. You've heard that over and over again. Stanley Martin's hydrogeological study was done in 2016. That was 10 years ago. Excuse me. It needs updating at the planning commission meeting. Stanley Martin agreed to allow to monitoring wells.

[07:51:47] But so far, there's no money. So there might not be any of those wells. The groundwater data is needed before the development is approved. Not later. I mean, we could use it later, but it's more important to have it before they go forward with this development. Can you imagine if something happened to the wells? What would the county do? It would be a huge headache for property owners and the county. I don't know how you'd be able to supply well water to people that use well water for everything in their home. And as my husband said earlier, Stanley Martin apparently did not

[07:52:24] want to get involved in repairing the flooded homes. They might've had their reasons, but, you know, when previous planning commissioner, Moses Ned asked Turret Young, what would well owners do? Because their, their well proper is not that great. It only goes 800 feet and it's only for six months. Nobody mentioned that tonight that I'm aware of. So she said, well, if somebody had a problem after six months, what would happen? And Truett Young said they could

[07:52:55] litigate or they would litigate. Okay. So that's a problem. Now, the other thing is he says it goes, he added base paving to the proffer because we were concerned that in six months, you're not going to have any impervious surfaces on that property. I mean, I'd be very surprised. So he put in base paving, and that does not include asphalt paving. Asphalt is impervious. Buildings are impervious. Driveways are impervious. Roads are impervious. Parking lots are impervious. Those

[07:53:32] are the things that affect recharge of wells of the area, okay? The water can't seep into the ground and recharge our wells. If Stanley Martin meant to say impervious asphalt paving in his well proper, than he needs to say that now we do not have any legal assurance that if our homes or wells are damaged from blasting or loss of well recharge area residents would be made whole by anyone okay my husband covered some of this stuff so anyway and don't think that blasting accidents don't happen just google it you will find them everywhere and right in manassas in the coles

[07:54:11] District in Great Oak, an August 18, 2022 Prince William Times article stated their first clue came in 2020 when loud explosions that seemingly came out of nowhere shook the ground beneath their

home, leaving cracks in their foundation, patio, and even an interior wall. Virginia courts have held that blasting is inherently dangerous. There's a reason the blaster is required to carry \$5 million in insurance, but that's to indemnify the county. We need a financial assurance that we

[07:54:50] won't be left holding the bag and have to sue Stanley Martin, who doesn't like to be sued if something happens to our wells or our homes from blasting. The other thing is we don't have any updated traffic accident data in the busy corridor surrounding Klein. That's the most important aspect of traffic safety. The last time we looked at the accident data, the death of our dear neighbor in an accident on Liberia Avenue, which happened in January, this January, was not even included yet. At what point does the county conclude that traffic has reached its maximum load

[07:55:26] or that the road should be not made more dangerous? Losing most of the median, separating oncoming traffic on that dangerous, busy part of the parkway is not going to improve safety. No. Nobody mentioned that they're adding four more traffic lights.

[07:55:45] As far as I know, there are three egresses and ingresses at the development that are going to need traffic lights. Another one for the turn lanes that are going to cut into the median. So that's another light. And nobody mentioned the five massive storage buildings.

[07:56:03] I know that's not part of this application, but it was part of the original client application. But they probably figured nobody would like that, so they didn't put that in. Five massive storage buildings on eight acres adjoining the crime senior community.

[07:56:21] Everybody knows that storage buildings attract crime. I don't think the seniors are going to like that very much. Okay, and now I was given a traffic analysis, and when I started looking at it just today, it only included phase one of the development, 79 residences.

[07:56:39] That's it. So the project has 240 residences. So I'd like to know what the traffic impact is for all of those residences. And also, I don't think the TIA was done since 2022.

[07:56:55] That was probably the massive thing that Gaurav's slave did. But anyway, since when do we approve applications? Well, we have no idea what the transportation plan is going to be. I've never heard of such a thing. We still need to know if based on prior blasting projects, traffic will need to be stopped on the busy roadways around Klein.

[07:57:16] Most of the time it is. We try to get that question answered. Nobody will. They just say, we won't know until the site plan. Every question we ask, we won't know until the site plan. Well, that shouldn't be that hard to understand because they've been blasting other areas. Do they stop the traffic or not?

[07:57:31] We need to know if the ANFO explosive. Thank you, ma'am. Next speaker, please. We have no more speakers. Thank you. Okay. Thanks, Chris. All right.

[07:57:47] Thank you so very much. I am going to go ahead and close the public hearings for items 13E and 13F. I would like to invite the applicant back up to address any of the concerns that you've heard, including the wood turtle. I couldn't find it in the, so.

[07:58:05] My environmental consultant is happy to come up and talk about the wood turtle or lack thereof. I think there's just a misreading of the application, the environmental constraints analysis. I want to take a minute to talk through the issues in Loudoun County that Delegate Bob was able to read a story from WTOP for me for.

[07:58:28] Back in the downturn, a number of projects went back to the various banks in northern Virginia and across the nation. The community in Loudoun County, Selma, was partially developed. The developer went bankrupt, and the property went back to the bank.

[07:58:43] So we were asked by the bank to purchase the property. We went in, cleaned up the property, put it back together, developed the rest of the property. Unbeknownst to us, there was a report that had been done in 2004, like, I don't know, eight years before we got involved with the project at all regarding the flood plan analysis that was done by a third-party consultant for the previous owner of the property, reviewed by Loudoun County using Loudoun County data, and it was faulty.

[07:59:13] And it turned out to be a really terrible situation for us, for the community, for the people in their homes. It was an absolute debacle. But to say that Stanley Martin, you know, chose not to participate in something that we had caused it to create is insanity. That's all.

[07:59:28] Thank you for the opportunity to speak about some of the comments that were said earlier. My pen ran out of ink, and I got another pen, and it ran out of ink too.

[07:59:47] So I apologize if I'm a little bit disjointed here. I was going to organize the thoughts into a more organized effort, but it's not good when your pen runs out. There were comments about pedestrian crossing of the Road A, the turn lane.

[08:00:06] So the turnoff bypass is going to be carrying much less traffic than Prince William Parkway carries today. I mean, that's part of the purpose of the turnoff bypass is to draw traffic off of Prince William Parkway. So it's only handling a fraction of the traffic that people will currently be required to cross, to go over to the Hastings Square Shopping Center, to go across the existing north-south leg of the Prince William Parkway, or the east-west leg of the Prince William Parkway, both of which are very popular routes for bicyclists and for pedestrians already today.

[08:00:46] So the traffic on Road A, I want you to realize, is much, much less than what people are encountering as they cross the six-lane divided road that is already there. But in addition to that, the applicant has proffered to provide crosswalks in accordance with VDOT standards and, in addition, has agreed to provide high-visibility crosswalks.

[08:01:12] This is something that has been in the application from the very beginning because we did have that desire to be pedestrian-oriented because that's part of the comprehensive plan goal for the multimodal areas. So we have this commitment in the proffers, high visibility sidewalks.

[08:01:30] That means additional signs. That can mean raised pavement. It can mean different textured pavements so that there's kind of a rumble strip effect as you go across one of the crosswalks. And it can also mean flashing signals. But all of those get approved on a permit-by-permit basis by VDOT during the site plan review process.

[08:01:52] But those would occur normally, as we answered, at the major intersections where there are traffic signals because VDOT finds that's the safer place for people to cross highways. And so the mid-block crossing is not something that VDOT normally would approve, But they may make an exception, I don't know.

[08:02:16] The operating speed on this Road A is going to be much reduced also from the operating speed on Prince William Parkway because you have turning movements at both ends. This is a reasonably short

road. So the operating speeds are less. There are high visibility crosswalks proffered, and that is all part of the VDOT permitting process.

[08:02:41] There was another comment about changing the comprehensive plan to meet the developer's proposal, and that's just a misunderstanding because someone's coming to this process very early or very late. We, early on, were trying very hard to comply with the county's comprehensive plan, which was much higher density.

[08:03:05] And, in fact, the staff recommended approval of the application at that higher density, but the community was dissatisfied with the outcome. And so the applicant has worked with the community and lowered the density. And we did that in response to being a good citizen and to embracing the thoughts and desires of the neighborhood here and perhaps correcting something that was in the comprehensive plan that shouldn't have been.

[08:03:33] Maybe the density just should not have been as high as it was the way that it was previously written. There were comments about, there's been a lot of comments, about wells. The applicant in this case is using public water and sewer. So they themselves are not drilling wells on their property for these 240 homes.

[08:03:54] Public water will be brought to the property. They will not be drawing down the aquifer as has been applied. The other thing that we heard was the applicant is going to create impervious areas that will prevent groundwater recharge, which will help sustain the aquifer.

[08:04:13] They didn't use the word groundwater recharge, but that's what they were talking about. The fact is that the Department of Environmental Quality enacted stormwater management regulations about 15 years ago that require that stormwater management be done in a manner that recharges the groundwater.

[08:04:31] And so the new standards for development don't allow you to cap off the surface and let the water all run off the site, it requires you to capture that water and manage it in a way that it's possible for it to go back into the aquifer. That being said, we did a hydrogeological study of the site early on, and that hydrogeological study found that this property is in a different watershed from the Hinson Knolls development, which is on the other side of Prince William Parkway.

[08:05:03] The hydrogeological study was mentioned briefly by one of the speakers. It has been available to everyone for 10 years. It did show that there was no indication that this project would have any adverse effect on the wells in this surrounding area.

[08:05:22] However, Stanley Martin, in an effort to allay the concern, has agreed to this commitment that we'll have them go out and collect baseline information on the functioning and utility of the wells that already exist within 800 feet of their property, and then use that information if someone later finds that or feels that there has been an adverse impact on their well water supply.

[08:05:56] So, without collecting the baseline information, it would be impossible to know if the well was -- how the well was functioning before. They need to get that information. They have a process, a protocol that's outlined in the proper conditions where they notify the surrounding owners that they're beginning -- they're anticipating starting construction.

[08:06:18] They do this baseline collection of information prior to starting construction. And then they advise people, or beginning when the subsurface of the impervious areas are constructed, they will go to the -- they will respond to applicant or neighbor concerns that there might have been an impact on the well.

[08:06:44] There was a comment about the base material being the trigger for starting that review. We actually had asphalt to begin with, and in an earlier meeting, one of the neighbors had complained that, no, it's not the asphalt when we'll start to see the effect of increased impervious area, it's the base layer.

[08:07:07] So the proffer was changed to say base layer. This evening, we heard that it shouldn't be base layer, it should be asphalt. We're trying to find the right timing. We think we found it. We think the base layer, the resident who came to us and said it should be the base layer, not the asphalt, we think they were right, and we changed it in response to that.

[08:07:28] So we think that the concerns about the wells are real. We understand them. We've done everything that we can to try to address them, and we don't think that anyone's going to have a problem there in the future. With respect to the traffic impact analysis or with the data that we should have collected by now, the metric that we should have by now, we do have a very substantial collection of metrics and data on traffic in this area.

[08:07:57] It is in the traffic impact analysis that's about this thick. It has been updated with the latest submissions of this proposal. And so we have that information. It's available. It's a part of the public record. It's in the file, and that can be read.

[08:08:14] And it is complete. It's not just for 74 houses, it's for all 240 houses, and it's also projecting forward for background traffic. When you have to do a traffic impact analysis, you're not allowed to just talk about the units that you're adding to the traffic system. You have to assume that the traffic that is already on the road is going to be growing at a rate of 2% per year, compounded, over the life of construction and then several years beyond completion of construction. That's why when I was showing you the exhibit earlier today, I was showing you the traffic levels in 2030. It's

[08:08:52] because we projected forward growth and other traffic from other places that are passing by this project, and it's added on top of the traffic that this proposal would increase. There was a comment about using public transit. We would love to have public transit here. That was in fact the concept. However, public transit in Prince William County is very difficult. I've talked to the owner of, or the, I'm sorry, the operators of PRTC many times. They feel the density is not high enough to make it sustainable. So we need higher densities to accomplish that,

[08:09:29] but at the same time on this particular property, the residents are telling us the density is too high. So we have responded to their concerns and their comments and lowered the density very substantially the county staff has now agreed to adjust the comprehensive plan accordingly so we're fitting into the character of the area we've found the right balance there uh but there's the balance for high density development uh and transit oriented development the the the appetite is just not there from the community especially in this particular area there was a some discussion

[08:10:06] about the cost of housing, and we understand that. We are very in tune to that. It's commonly heard in the media that there's a housing crisis across the entire country. That is because there is an issue of not having sufficient supply. And if you read federal documentation of this issue and state reports, the

conclusion always comes down to there's not sufficient supply of housing, and that's why we have the deficit that we have.

[08:10:36] In fact, there are a number of changes to the enabling legislation at the state this year that are designed to encourage local governments to approve more housing because many people feel that zoning is part of the problem.

[08:10:53] Zoning has, in many instances, been used as a way to keep densities down and artificially control the supply of housing, which leads to the escalation of costs. And then finally, with respect to the traffic impact at the intersections, the applicant is providing very concrete commitments toward trying to resolve that issue.

[08:11:17] But to be clear, the issue is not coming from this development. The issue is already there, and the issue will continue to compound with or without this development. The applicant in this case has actually found a solution that is going to improve what is already a public problem.

[08:11:36] They're solving a problem for VDOT at this intersection rather than creating the problem. So we think that that addresses the issues and some of the comments that have been raised this evening. If there are other questions that you have, I would be happy to try to answer them or get other members of our team to address them.

[08:11:57] oh, there was the issue of the turtle. There was a misunderstanding, a misreading of the documentation. There were no wood turtles on this property. They're within a two-mile area. And Avi Serene is here to give you more detail about that.

[08:12:13] Avi. Good evening, Chair Jefferson, Distinguished Board. My name is Avi Serene with TNT Environmental. We conducted as part of the ECA a database review of state-listed and federally listed species for the both state and federal endangered species act these searches are the radial searches we used a standard two mile radius and what popped up was the potential for the wood turtle to have habitat within two miles of our site specifically within buckhall branch which is located about half mile to a mile north across prince william parkway our site does not drain to buckhall branch it

[08:12:53] drains generally west and then southeast um into different receiving water bodies so um based on that we've concluded in the eca that there doesn't appear to be a potential for habitat on this site further um there really aren't any perennial water bodies for the the wood turtles to live within which is their preferred habitat for most of the year and we we would also have to coordinate all of our work eventually post site plan submission with the department of wildlife resources as part of the wetland permit process so they do have a bite at this apple down the road to provide formal

[08:13:30] review and comment on the proposed application when it comes before them but happy to uh answer any other questions you guys might have about our tuesday evening turtle talk i like the tuesday evening turtle talk all right before um supervisor vega makes a motion does anyone have any questions questions questions all right no one has questions so supervisor vega thank you madam chair i first want to thank uh folks that reside in the coals district for coming out um to all that have emailed

[08:14:04] and called the office uh to the klein family uh to the applicant uh i started my comments by saying i feel like it's a breakup between trutt and i because it's been a long time coming i'm in my um i believe seventh year now uh serving the people of the coals district and this land use application uh

predates my time on the dais and in the seat i recall vividly uh as a candidate going to a town hall that you hosted at signal hill elementary it was standing room only and boy were people

[08:14:37] livid at you and i would argue that at the time it was warranted rightfully so um and i know how uh upset people were because of the initial proposal at the time uh but we are here today um you know we've talked about uh the many uh submissions of this project 20 i believe is the last i heard um and you know i am very simple in my way of governing and especially when it comes to a land use matters that come before me in the coals district i ask two things of applicants respect and maintain the rural character of the coals district and work with me to address every

[08:15:15] concern that is raised by my constituency and uh truitt you've acted in good faith you've done exactly that I don't feel that it is a supervisor's responsibility to answer and solve questions I think that it's the developer and the applicant's responsibility to answer questions and to come up with a solution and the applicant has done that I want to thank folks in the Coles District who have played a vital role in making many of these asks and again county staff adhering to those asks and helping us push the applicant to find that middle ground which I think is

[08:15:50] important. And so, you know, I also want to talk a little bit about how we arrived at the 55 and over. In the many versions of this project, we've had folks talk about their concerns when it comes to overcrowding in our schools, when it comes to traffic, when it comes to high density. At one point, we were looking at 400 units. Then it was 311. There was a park and play, but it was only open space, open space, sorry, and park on paper. It never materialized. And for those that just recently started to engage or, you know, provide comments about this project, the community was

[08:16:28] quite livid about that because there was also a school in play at the time, right? And it was to address a problem created by the city of Manassas and Micron, where the county was going to bear most of the responsibility for financing those fields for the MOU and the upkeep for a privately league and we can you know go back and forth in regards to who was really going to benefit from that but i i say that because the background and the context matters and how we arrived here today and so you know my role as a supervisor is to try to make a project better to address these concerns mitigate those concerns and i think that we've done just that a 55 and over community expands

[08:17:08] our housing portfolio it is a demographic and great need of housing here in prince william county um it addresses the concerns about overcrowding to our schools which virtually there are none um there are less vehicle uh traffic impacts to this intersection um because it is a 55 and over community um it addresses uh the long range uh land use the community designs cultural resources environment fire and rescue parks open space and trails because over it's a little over 40 percent of this project is designated as open space. It checks the box for police, for water, sanitary

[08:17:45] sewer, schools, and of course we are waiting on that transportation component. I will be the first one to say if it were my preference I would have rather have that, but I am pretty confident that we're going to get a positive answer from Richmond. In addition, it aligns with our strategic plan for smart growth and for quality of life and it addresses the concerns also that I've mentioned but most importantly we often talk about our seniors here in this county with the office of aging and allowing our seniors to actually age in place and I think that this community does just

[08:18:21] that I went into extensive detail and conversation with Truett in regards to the product type what I would like for it to look like and we arrived there it's going to be a beautiful community It's going to

be a beautiful community with amenities that is going to address a very important segment of our population here in Prince William County.

[08:18:40] And I'm very proud of the work that our office has done. I obviously didn't do it alone, and I'm certain that she's watching because we've been chatting. Commissioner Justice has been instrumental also in ensuring that this project arrives here today. So, Carla, thank you for your service and dedication to the people of the Coles District on the Planning Commission.

[08:18:59] And with that, Madam Chair, I would like to go ahead and move CPA 2025-00005 along with the rezoning 2016-00021 Legacy at Klein for approval. Second. All right.

[08:19:16] It's been moved and properly seconded. Any discussion on this? Madam Chair? Yes. I will also, after we formally vote on the CPA and other rezoning, I will be issuing a directive so that the county executive can work with staff to ensure that my proffer, My office proffer funds can be utilized to pay for the funding of the well monitoring that we need.

[08:19:36] It's going to be a one-time expense, and we will coordinate with Public Works so that they can coordinate with USGS and DEQ to ensure that we see this through. And I'll formally read the directive after we vote on this per the county attorney's guidance. All right. That's a lot. I don't see anyone in queue, so thank you very much.

[08:19:58] I know this has been a long time. Let's take a vote.

[08:20:10] All right. Thank you, Supervisor Vega. Thank you, Madam Chair, and thank you from my colleagues for your unanimous support. I would, without objection, like to direct the county executive to work with county staff to review the Coles District Proffer Funds and determine if it would be appropriate to use \$15,000.

[08:20:26] We're going to say that because we were given a range to, let's say, \$15,000 of the funds for the well. The county attorney office will review for legal issues. The county executive will then bring back an appropriate agenda item for the board's consideration to budget and appropriate any available funds.

[08:20:44] Thank you, Madam Chair. Thank you so much. I'm sorry, did you guys have something planning? Yes. So there are two motions or two votes that are needed for the board. You voted on 13E, which is the comprehensive plan amendment, but there's still 13M.

[08:21:02] Yes. We voted on both. Okay. Yeah. All right. The screen only showed 13E, so we wanted to make sure. All right, don't worry. Madam Chair. I'm sorry. Okay. Supervisor Vega, hold on. Before staff leaves, I forgot to thank you all. Alex, Scott, the team, Paolo, Transportation, you all have been amazing.

[08:21:18] Thank you very much for your work and dedication to this county. Thank you. I think the best thank you is to let them go. Thank you, guys. All right, so I just want to announce that we do have a couple changes. We are going to go into public comment time, so if I can get the sheets, the sign-up sheets. After that, we're going to do closed session, because I know that there are some people who are here kind of waiting to see what happens with that.

[08:21:41] Then we will do supervisor's time, and then we will adjourn. And I see circuit clerk of the court, Jackie Smith, has joined us again.

[08:22:02] Thank you. All right. So on public comment time, I'm going to have, and again, everyone has three minutes.

[08:22:18] Please start by stating your name and where you reside, whether it's one of the magisterial districts and for residents who are outside of the county, if you can say where you reside. Up there is a screen, three minutes. I have Melody Miller. I think, did she leave?

[08:22:36] I think I saw Melody Miller, if you're still here. We have Colin Turner, Marcia Settle, and Adam Grant. I think Melody left. Good evening, Colin Turner, Manassas City resident.

[08:22:58] Good evening, Chair Jefferson and members of the board. I wanted to say it was great seeing Osborne Park High School girls basketball team recognized earlier tonight. As an OP graduate myself, it brought out a little bit of Yellow Jacket pride, especially as I'm helping plan our 10-year class reunion with my fellow class officers, and I'm going And hearing discussion tonight about the Kline Farm also hit home.

[08:23:18] I actually went to homecoming with a Kline. It's another reminder that many of these places and names are deeply connected to people's lives and memories here in Prince William County. Tonight, I wanted to speak about the future of the old Bennett School and the judicial campus expansion. First, I wanted to recognize that this conversation continues to grow because people genuinely care about this place and its history.

[08:23:40] At this point, more than 950 people have signed a petition supporting the preservation and thoughtful consideration of the Bennett School site. That support includes residents from Prince William County, the city of Manassas, and Manassas Park. I also want to thank Supervisor Gordy for his willingness in helping facilitate a broader conversation involving the various historic organizations and planning bodies, as well as the public.

[08:24:03] I look forward to continued coordination. Because at the end of the day, being a good neighbor also means being a good partner. The judicial campus may be owned by Prince William County, but it sits in the city of Manassas and serves the broader region. Decisions here affect the identity of the future of this entire area, not just one jurisdiction.

[08:24:23] And I also want to acknowledge that some members of this board have not been here for every stage of this project or some of the earlier decisions that have shaped where things stand today. But this is an opportunity, an opportunity to ask questions, to learn more about our history and significance of this building, and to make thoughtful decisions that will impact generations of residents after we're all long gone.

[08:24:47] Manassas, as our city seal says, is a city rich in historic interest. The Bennett School is part of that story. It's one of the oldest surviving public schools in the area and was previously determined eligible for the listing on the National Register of Historic Places by the Virginia Department of Historic Resources.

[08:25:08] Historic preservation is not about freezing community and time. It's about deciding what stories and places are important enough to carry forward with us. I understand the need for long-term planning and expanded court facilities, but I also believe this community deserves a transparent and collaborative process before irreversible decisions are made.

[08:25:27] And lastly, I want to invite the board and the public to attend a special announcement with non-profit Preservation Virginia on May 20th at 5.30 p.m. at the Manassas Museum Plaza regarding the Old Bennett School and its significance of our shared regional history.

[08:25:43] Thank you for your time. Next speaker, please. Good evening. I'm Marcia Settle. I'm here with Steve Hirsch. Tonight, we represent the Manassas Architectural Review Board.

[08:25:59] We both live within a mile of the old Bennett School, and we are here to plea with you to hear our call for historic stewardship. The decision currently facing this board regarding the preservation, rehabilitation, and reutilization of the Bennett School is not merely a budgetary or logistical matter.

[08:26:21] It is a question of the legacy this body will leave for the citizens of Prince William County and the city of Manassas. We stand at a crossroads where we must choose between a short-term convenience of clearance and the long-term enrichment of our cultural landscape.

[08:26:40] History serves as a stern witness to such decisions. We need only to look back to the early 1960s to find a haunting parallel. At that time, the Manassas Industrial School for Colored Youth was taken down. It was not only a loss of brick and mortar.

[08:26:59] It was the erasure of a profound monument to African-American education and the vision of Jenny Dean. It is now universally recognized that the demolition of that campus was a terrible mistake, a short-sighted act of cultural destruction that has left a permanent scar on our community's history.

[08:27:20] The memory of those who orchestrated and allowed that demonstration is forever diminished by it. Indeed, citizens today do not look back on that error with respect for its efficiency. They look back with deep regret. They do not look back on that, speaking of those responsible, with a sense of betrayal for the heritage that was stolen from future generations.

[08:27:45] Today, a similar decision faces this board regarding the Bennett School. Like the industrial school before it, the Bennett School is a profoundly beautiful and historically significant structure. It represents a vital chapter in our educational and architectural story.

[08:28:07] To choose demolition or neglect today would be to repeat the failures of the 60s with even less excuse, given that we've learned the history has taught us lessons. We would urge the Board of Supervisors to recognize the gravity of this moment.

[08:28:26] Preservation is an act of respect for those who came before us and an investment in those who will follow. We must commit to the rehabilitation and creative reutilization of the Bennett School so that decades from now, the people of Prince William County will look back to this board with gratitude for your foresight rather than the same sense of loss and condemnation directed toward those who leveled the Manassas Industrial School.

[08:28:56] Let us choose to... I'm sorry. Thank you very much. Next speaker, please.

[08:29:12] Adam Grant, Manassas Park. Please pull the microphone just a little closer so we can really hear you. Is that good? No. Closer, closer. Is that? Yes, there you go. Adam Grant, Manassas Park, Board of County Supervisors and those observing.

[08:29:33] I originally had a full three-minute speech planned that I had written out over the last few weeks. However, I believe everyone is quite ready to go home at this point. So I will simply point out that there are multiple people in this room who came specifically for the discussion of the old Bennett School.

[08:29:57] And they have been here for five hours. I have school tomorrow, and I have come here and waited for five hours just to express that I care about the Bennett School. And if I'm willing to come out to my first Board of County Supervisors meeting and have a very unpleasant morning tomorrow, I believe

that it is worth preserving for its history and architectural importance to not only the county, but also the cities of Manassas and Manassas Park.

[08:30:34] Thank you. All right. Thank you very much. Did you want to speak, if so? I just need to get your name and everything. Hello. My name is Kevin Allen. I'm president of the Silverleaf Estates.

[08:30:50] homeowners association I'm here to urge you to deny the Diamond Hill substation PFR I wish this was part of a public hearing so we could have gotten proper notification to our residents before it was voted on we certainly did not get proper notification before the Planning Commission voted on it the signs were put up one sign was put up where part of the neighborhood could drive by and see it. Most of the signs were put up on Casey Lane, which gives access to two storm drains,

[08:31:26] one for Amberley Station, one for Silverleaf Estates. Four or five other signs were put up along the proposed University Boulevard extension, which none of our homeowners can get to without trespassing. So it was just ludicrous that that's where the signs were placed. The notifications, as far as what we're getting mailed out were not very far in advance, did not go to very many homeowners. And so I urge you to make sure that we have proper public notification before we have meetings. And specifically for this one, before you vote on it, that

[08:32:05] you have a meeting with proper public notification. There are many problems with this substation. IT IS CLOSE TO RESIDENTIAL AREAS, TO RESIDENTIAL NEIGHBORHOODS. THERE IS A RESOURCE PROTECTION AREA THAT IS CLOSE BY TO IT.

[08:32:24] THERE'S ADDITIONAL SUBSTATIONS THAT WE'LL BE PUTTING IN CLOSE BY. THERE, WHEN THIS AREA WAS ZONED IN 2021, I BELIEVE IT WAS, SHORTLY THEREAFTER, WE HAD A 100-FOOT BUFFER WAS GIVEN IN PART OF OUR PROFFER.

[08:32:42] And one of the other parts of the proffer was that they had to go through perpendicularly through the buffer for any utility easements. And shortly after the buffer was approved as part of the proffer, the 20 to 25 foot swath of the buffer was destroyed.

[08:33:06] And nothing has been done to resolve that. It's been going on for multiple years now. I brought this up at numerous meetings, and nothing has ever been done to resolve that destruction of the buffer that was supposed to provide us some prevention and protection.

[08:33:23] It leaves our community with no trust in Prince William County government. I urge you to vote no on the Diamond Hill substation. Thank you. All right, thank you so very much.

[08:33:39] And this concludes public comment time. Thank you to everyone who's come out. We are going to go into closed session, and then after that, we will do supervisor's time. So we're going to take a brief break, and emphasis on the word brief. Okay?

[08:33:56] Five minutes.

[08:40:46] All right, we are back.

[08:51:00] Good morning, everyone. First order of business, if I can get a motion to certify closed session. So moved. Second. I'm properly moved and second. Let's go ahead and take our votes. Thank you.

[08:51:20] And we have something to report out. Supervisor Bailey. Yes, ma'am chair. I'd like to make a motion to authorize settlement of the acquisition of property located at 17870 Fraley Boulevard in the

town of Dumfries, owned by Apartments at Dumfries 2 LLC, in conjunction with the Route 1 Fraley Boulevard project in the Potomac District.

[08:51:42] Second. All right. I don't believe any discussion. Let's go ahead and take our votes. All right. We have something else to report out. Supervisor Gordy.

[08:51:58] Madam Chair, thank you. Yeah, we've had a couple of folks speak today in regards to the Novick Diamond Hill substation. One of the things that has come to our attention is that it was improperly advertised prior to it going to the Planning Commission.

[08:52:19] And so we have a resolution to remand this back and ask for it to be properly noticed uh in accordance with the ordinance and law and so therefore madam chair i'm going to read this resolution um it's a public facility review pfr 2026 0005 novec diamond hill substation action whereas on march 11th 2026 the prince william county planning commission held a public hearing on public facility review novec diamond hill substation after which the planning commission

[08:52:56] determined that the general or appropriate location, character, and extent of the facilities proposed under the PFR is not substantially in accord with the comprehensive plan, and whereas the applicant for the PFR appealed the Planning Commission's determination to the Prince William Board of County Supervisors, and whereas the Prince William County Board of Supervisors is aware that concerns were raised during the March 11, 2026 Planning Commission meeting regarding the adjacent property owner notice for the Planning Commission's public hearing on the PFR and whereas county staff recommends approval of this resolution now

[08:53:31] therefore be it resolved by the Prince William County Board of County Supervisors that the PFR is remanded to the Planning Commission for a new I'm sorry for one a new public hearing on the PFR after advertisement and notice in compliance with all applicable Virginia code and county code requirements and two a determination on the pfr be it further resolved that the prince william county board of supervisors directs the planning director to provide a copy of this resolution to the planning commission second so moved he did move it i think he just read it he didn't make

[08:54:07] a motion so yeah all right it's not late all right thank you all right thank you very much we are now on to supervisor's time and i'm going to start um supervisor bailey thank you man chair

[08:54:46] oh yeah sorry i forgot yep all right i don't have my agenda someone grabbed my agenda all right um the one on the screen right here oh no wonder it's packed tossed in sorry i just i know all of us want to get out of here it's very early so let's go ahead i would like to get a motion for 11 a through 11 d so moved second all right any discussion on these appointments if not let's go

[08:55:14] ahead and take our votes. Vote unanimous. Now we can go around the horn. Supervisor Bailey. Thank you very much, Madam Chair. I just want to let my colleagues know I'm going to bring my directives at our next meeting, but I do have notices of intent. I'd like to reappoint Erin Brown to the Board of Equalization, Samantha Simpor to the Housing Board, William Carr reappointment to the Community Service Board, and Eric Fragerholm to the Animal Advisory Committee, and Neville

[08:55:52] Wells to the Cherry Hill Community Development Authority. Thank you. Supervisor Stewart. Thank you, Madam Chair. So I'll do this all very quickly. On Monday, April 27th, I attended the town of Haymarket-sponsored Bob Weir Day. After Bob's passing, the town wanted to memorialize Bob in a special way, so they created their Open Government Day. This event is intended to connect the public with their

local elected leaders to get information, discuss local issues, and just get to know their representation. I'd like to thank Madam Chair and School Board Member Jen Wall for attending the

[08:56:28] inaugural event and look forward to future years. On Saturday, May 2nd, I attended the funeral of Corporal Dennis Dunlap, a World War II veteran who served as an airplane mechanic with the 12th Air Force repairing P-47 Thunderbolts, supporting combat missions, and what was meant to be a celebration of his 105th birthday became a time to honor an incredible life after he passed just two days before his birthday. Mr. Dunlap lived in an extraordinary 104 years right here in Prince

[08:57:04] William County, leaving behind a legacy of service, resilience, and dedication. I attended a ribbon cutting at Minnieville and Prince William Parkway, and would like to thank Victor for his leadership around that and um i attended the fallen heroes uh ceremony um to um to commemorate um fallen police officers here in prince william county um i also attended youth for tomorrow burgundy and gold on tuesday may 5th 2026 i attended the 37th annual burgundy and gold banquet on friday i

[08:57:43] attended the older americans month celebration in my district at camp snyder it was good to get there and meet everyone and keep up with their Zumba and electric slide. That's my dance right there. On Saturday, we had our district fire and rescue system pop up at Pat White and Manassas.

[08:58:01] We had all kinds of information, had lots of hands-on, such as a fire extinguisher simulation, and I got simulated at putting out a fire in 15.9 seconds. So I'm the man. As well as teaching hands-on only CPR.

[08:58:22] Yes, ma'am. Thank you, Madam Chair. All right. Thank you, Supervisor Bode. Yeah. Thank you, Madam Chair. Just very quickly. I don't have really any updates, but I do know that at some point we as a board need to discuss our office budgets. Not really ready to pull the trigger on that right now, but I think we need to discuss it in the coming weeks.

[08:58:42] Thank you, Madam Chair. Supervisor Angry. Yeah, I just want to give an upcoming event. I'll give my back history next week. And just Saturday, May 30th, we got our spring dumps today. That's going to be at the Gemini Way commuter lot from 10 to 2.

[08:59:00] So Saturday, May 30th, dumps today, Gemini Way, 10 to 2. Thank you, Madam Chair. Where is that? So do you have his information?

[08:59:19] Okay, yes. So I will give my notice of intent to reappoint Michael Garcia. Thank you. All right, thank you. So I would like to give a notice of intent to appoint Rich Leonard to serve as a retired police representative to the supplemental pension plan for sworn and uniformed police.

[08:59:35] I'm a public safety personnel, board of trustees, replacing Don Harmon. I'd like to give a notice of intent to appoint Samuel Wiggins to serve as a board member to the Northern Virginia Career Works. I'd like to give a notice of intent to appoint Amber Gray to serve on the community services board.

[08:59:53] And I'd like the notice of intent to reappoint Diana Paguya to the board of equalization. Quickly, I would like to mention that we will have access to 2304 affordable housing ordinance. We will have access to that after July 1st, 2026, and that should be a discussion for a later meeting.

[09:00:12] Supervisor Vega. Thank you, Madam Chair. Everybody is aware of this directive. Madam Chair, without objection, I'd like to direct the county executive to work with staff to live stream the regular Board of County Supervisors meeting on Facebook Live. The feed should be the same stream as the county is

currently using to stream the Board of County Supervisors meetings, And the county shall make it clear by providing a disclaimer in the Facebook live post for each meeting that the stream, including any comments, questions, or concerns by the public, will not be monitored.

[09:00:34] And therefore, any questions or FOIA requests should be made to the appropriate agencies. The disclaimer should also make it clear that comments left on Facebook live posts will not be part of any public hearing or hearings. And explain the process for signing up to speak at public hearings if they so desire. The county attorney shall review all processes and disclaimer language for any legal issues.

[09:00:53] The county executive will provide a timeline for implementation at a board meeting or via memo to the board. This information should be included in the county's social media policy. Supervisor LaCroix. I have an intent to appoint Bill Fitzgerald to the Board of Equalization.

[09:01:12] Also, Heather Rice to DCSM Zoning Ordinance. And Jennifer Williamson to the Library Board. Is that it?

[09:01:28] That's it. All right. Thank you. Supervisor Gordy. I'd like to provide notice of my intent to reappoint Samuel Snow to the Board of Equalization, and you have his resume and information on file. I also have a directive. The county executive is directed to work with county staff to schedule a public hearing on June 2nd for the board to consider conveying a permanent sewer easement across county-owned property at 12115 Noakesville Road, Bristow, Virginia, to the Prince William County Service Authority, also known as Prince William Water.

[09:01:58] The easement is necessary for the county's long-planned project to extend public sewer to the Bristow Manor community to address issues within the community's existing sewage disposal system. Before the board can consider granting the easement over its property, a public hearing must be advertised and held.

[09:02:14] As part of the county's project, Thomas Farm Owners, LLC, the developer of the Thomas Farm community, which is located adjacent to the county project, will acquire and convey a sewer easement across property owned by the New Bristow Village Homeowners Association to Prince William Water.

[09:02:29] This easement is necessary for the completion of the county project. The parties have drafted an agreement subject to board approval addressing the conveyance of these easements to Prince William Water, the construction of the project, and the developer's payment of funding to the county for its shared portion of the total project cost.

[09:02:46] The county executive is also directed to work with staff to schedule agenda items on June 2nd for the board to, one, consider approval of the proposed agreement with the developer, two, accept budget and appropriate the developer funds, and three, any other documents that staff determines are necessary and or appropriate for the board to consider approval of this project.

[09:03:08] The county executive is directed to bring back any appropriate recommendations for the board's consideration at the time. Such recommendations should, where applicable, include timelines, fiscal impacts, and other pertinent impacts for board consideration. The county attorney's office is directed to review the agenda items, including the agreement, deed, and plat, and any staff recommendations for any legal issues.

[09:03:31] That's all I have, Madam Chair. Thank you. Madam Chair. Thank you very much. Supervisor Bailey. Yeah, I'd like to give my one directive. All right, go. I'm sorry to exasperate you. Madam Chair, without objection, I'd like to direct the county exec to work with staff, including the police department and the Office of Community Safety, to review the establishment of a comprehensive human trafficking education program for residents and community members.

[09:03:57] The county executive is directed to bring back any appropriate recommendations for the board's consideration. Such recommendations should, where applicable, include timelines, fiscal impacts, and other pertinent impacts for board consideration. The county attorney's office is directed to review the information and recommend for any legal issues.

[09:04:16] When the research and work is complete, the county exec should report back to the board with his analysis and recommendation during a board meeting or by memorandum as he determines appropriate. I just want to say, I don't have an objection, but quickly, my team and I have talked to Mr. Shorter about doing something similar to what they have in Fairfax.

[09:04:37] So we're probably going to reprise those discussions. I will keep you in the loop. So thank you, Ms. Arch Parless. My team will send you additional information. With that, I'd like to move to an agenda. Madam Chair, excuse me. What did you just say? I didn't hear what you said. Oh, I'm sorry.

[09:04:52] So a while ago, my staff has spoken to Mr. Shorter about massage parlors. There was something that an ordinance passed in Stafford County, and we were trying to determine if that's something feasible for us to do in Prince William County. So at the appropriate time, I mean, we'll share that with you as well.

[09:05:10] You know, what you're looking at is more educational. This is actually directing towards a particular industry, but we will loop you in. my team will loop you in in those conversations well that seems like two different directives ma'am chair this is something i mean i understand i'm just telling you that no i'm going to finish what i'm saying i'm just telling you this is something that we're working on that's separate that we will also share with you yes i know it's separate i'm telling you it's separate i said we will work with you on this we're all tired ma'am chair that's that we will we will work with you on this so that you can also understand because i think it will complement what you are doing And I love when you compliment me.

[09:05:45] So that would be great. But in the interim, is it okay if we just... Yeah, I have no objection. I said I had no objection. Thank you very much. All right, thank you. So we're going to move on to agenda item number 15, and that is to adjourn. So move. Second. Second. I already seconded it. All right.

[09:06:00] Oh, I'm like, why is nobody seconding this? Yeah, I was a little worried, too. All right, let's go ahead and take our votes.

[09:06:15] Vote unanimous. All right, our next meeting is next week on Tuesday, May 19th. Thank you very much. We are adjourned.



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