



TOWN OF HAYMARKET PLANNING COMMISSION

REGULAR MEETING

~ AGENDA ~

Emily Kyriazi, Town Planner
<http://www.townofhaymarket.org/>

15000 Washington Street, Suite 100
Haymarket, VA 20169

Tuesday, February 20, 2024

7:00 PM

Council Chambers

I. Call To Order

II. Pledge of Allegiance

III. Citizens Time

IV. Minute Approval

1. Planning Commission - Regular Meeting - Nov 13, 2023 7:00 PM

V. Agenda Items

1. Draft Annual Report
2. 2024 Meeting Schedule
3. One Mile Review I
4. One Mile Review II

VI. Old Business

VII. New Business

VIII. Architectural Review Board Updates

IX. Town Council Updates

X. Adjournment



TOWN OF HAYMARKET PLANNING COMMISSION

REGULAR MEETING ~ MINUTES ~

Emily Kyriazi, Town Planner
<http://www.townofhaymarket.org/>

15000 Washington Street, Suite 100
Haymarket, VA 20169

Monday, November 13, 2023

7:00 PM

Council Chambers

A Regular Meeting of the Planning Commission of the Town of Haymarket, VA, was held this evening in the Council Chambers, commencing at 7:00 PM.

Chairman Robert Hallet called the meeting to order.

I. Call To Order

Chairman Robert Hallet: Present, Vice Chairman Alexander Beyene: Present, Commissioner Jerome Gonzalez: Present, Commissioner Pankaj Singla: Absent, Commissioner Walt Young: Absent.

II. Pledge of Allegiance

Chairman Rob Hallet invited everyone to stand for the Pledge of Allegiance.

III. Citizens Time

There were no citizens present wishing to address the Planning Commission at this meeting.

IV. Minute Approval

1. Planning Commission - Regular Meeting - Oct 16, 2023 7:00 PM
Councilmember Beyene moved to accept the minutes from the October 16, 2023 Planning Commission meeting. Commissioner Gonzalez seconded the motion. The motion carried.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Alexander Beyene, Vice Chairman
SECONDER:	Jerome Gonzalez, Commissioner
AYES:	Robert Hallet, Alexander Beyene, Jerome Gonzalez
ABSENT:	Pankaj Singla, Walt Young

V. Agenda Items

1. Lifetime Smiles - Final Site Plans: 15234 Washington Street

Town Planner Thomas Britt updated the Planning Commission on the site plan for Lifetime Smiles. Mr. Britt shared that the engineers who developed the site plan met with Town Staff in order to expedite the process shortly after the October meeting and discussed all the outstanding comments. Mr. Britt shared that all comments were adequately addressed. Mr. Britt stated that the day after the evening's agenda was posted, he received the conditional approval from the Town's engineer and that all zoning elements have been resolved. A short discussion followed on the application.

Councilmember Beyene moved for the Planning Commission to grant conditional approval of the final site plan for Lifetime Smiles located at 15234 Washington Street, Site Plan #2023-0511 with the following conditions: the applicant will need to provide the plat and deed for review and documentation of outside agency approvals. Commissioner Gonzalez seconded the motion. The motion carried by a roll call vote.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Alexander Beyene, Vice Chairman
SECONDER:	Jerome Gonzalez, Commissioner
AYES:	Robert Hallet, Alexander Beyene, Jerome Gonzalez
ABSENT:	Pankaj Singla, Walt Young

2. Comprehensive Plan Updates

Minutes Acceptance: Minutes of Nov 13, 2023 7:00 PM (Minute Approval)

Town Planner Thomas Britt provided 4 maps that needed to be updated in the Comprehensive Plan. He stated that each one is presented for discussion and edit purposes to make them more simplified and easier to read. He described the general elements of each map for discussion and questions. He provided a general map of Haymarket, the one mile review of Haymarket, the soil map and topographic layer map. There was a discussion on the scales of the maps in the Comprehensive Plan. There was also a discussion on the general map. There was a suggestion to add familiar landmarks and labels, such as the Haymarket Hotel and Washington Street. Mr. Britt stated that he if took the base map away, he would have more flexibility to add other items to the map and manipulate the labeling. From a Planning perspective, there was a discussion that it was important to identify properties from a parcel perspective as opposed to a building perspective. Councilmember Beyene suggested that the Planning Commission have time to review the maps that were presented and re-address at the next meeting in December. The Commission also discussed the one mile review map and identifying parcels and roadways as opposed to buildings. They also discussed the soils map and the color schemes. Lastly, there was a discussion on the topographic map. Mr. Britt shared that he is able to source some of the mapping to the Town's engineer but it would take some time because of her current work load.

3. December Meeting and 2024 Meeting Schedule

There was a discussion about if the Planning Commission would like to hold a meeting in December. Town Planner Thomas Britt stated that if there are no current site plan applications and the meeting would be to work on the Comprehensive Plan. Town Clerk Kim Henry gave the Planning Commission options for the December meeting. There was a discussion to move the meeting to December 11th. There was a consensus to move the meeting to December 11th. Also there was suggestion to present the 2024 meeting schedule at the December meeting to give the Commissioners not present at this meeting a chance to make any changes.

VI. Old Business

Town Planner Thomas Britt shared that he has scheduled a pre-construction meeting with the representatives from Kiddie Academy. He also shared that he is working with VDOT on a few changes to the Town Park sidewalk and crosswalk at the Park. There was a short discussion on the progress for the Planet Fitness.

VII. New Business

Town Planner Thomas Britt shared that he will be bringing some more edits to the existing maps and text amendments on the Comprehensive Plan.

VIII. Architectural Review Board Updates

Chairman Hallet gave the ARB updates. He shared that the November meeting was cancelled and the December meeting was moved up to December 6th. He shared that the ARB is considering the demolition permit of the Town Park building. He also shared that they are continually working on the ARB guidelines.

IX. Town Council Updates

Councilmember Beyene gave the Town Council updates. He shared that the Town Council did a budget amendment at their last meeting. He also shared that the Town received a matching grant for Prince William County do a stormwater study that affects some properties near the railroad tracks. Town Clerk Kim Henry shared the date of the Crumbl Cookie grand opening. She also shared that the Town held a special election to fill the vacant seat of Bob Weir who was elected to Prince William County Board of Supervisors. She shared that Mr. Beyene was elected to fill that vacancy. She also shared the date of the annual Christmas and Holiday event. Lastly, Ms. Henry shared that the 2023 Christmas ornament featuring Haymarket Baptist Church is in and available for sale.

X. Adjournment

With no further business before the Planning Commission, Commissioner Gonzalez moved to adjourn and seconded by Councilmember Beyene. The motion carried.

1. Motion to Adjourn

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jerome Gonzalez, Commissioner
SECONDER:	Alexander Beyene, Vice Chairman
AYES:	Robert Hallet, Alexander Beyene, Jerome Gonzalez
ABSENT:	Pankaj Singla, Walt Young

Submitted:

Approved:

Kimberly Henry, Clerk of the Council

Rob Hallet, Chairperson

Minutes Acceptance: Minutes of Nov 13, 2023 7:00 PM (Minute Approval)



Town of Haymarket
 15000 Washington Street, #100
 Haymarket, VA 20169
 703-753-2600

Thomas Britt
Town Planner

MEMORANDUM

TO: Planning Commission
 FROM: Thomas Britt, Town Planner
 DATE: February 13, 2024
 SUBJECT: Planning Commission Annual Report

Background: The Town Manager has requested the Town Planner and Planning Commission discuss the Annual Report for commission public hearings, discussions, and agenda items to be added to the final Annual report to Town Council. Included is the draft 2023 Annual Report for the Planning Commission's review.

Attachment: 01 Memo--PC Annual Report (6458 : Draft Annual Report)



Planning Commission 2023 Annual Report

January 1, 2023 – December 31, 2023

Membership

Commission Chair Rob Hallet

July 1, 2020 – June 30, 2024
Appointed Chair July 1, 2023

Commissioner Alexander Beyene

March 1, 2020 – December 31, 2024
Town Council Liaison since March 1, 2023, replacing Bob Weir

Commissioner Pankaj Singla

July 10, 2023 – August 31, 2025
Replaced Alexander Beyene when he was appointed Council Liaison

Commissioner Jerome Gonzales

April 17, 2023 – June 30, 2025

Commissioner Walt Young

September 5, 2023 – June 30, 2026
Replaced Sandy Freeman

The Planning Commission had eleven regular meetings during the Calendar Year 2023, with three public hearings during the Calendar Year 2023. The three public hearings were as follows:

- May 2023 – Comprehensive Plan Update
- June 2023 – Comprehensive Plan Update
- September 2023 – Comprehensive Plan Update

Site Plans

- ~~Site Plan re-submitted to tear down and rebuild Sheetz~~ Preliminary site plan approved for Sheetz rebuild
- ~~Revisions Site Plan submitted to build Chick fil A~~ Quarles Site Plan amendment to allow for new building Chick fil-A
- ~~Haymarket Self Storage site plan still under review for outdoor storage~~
- ~~Robinsons Paradise rezoning submitted~~

- ~~Received the Traffic Impact Analysis (TIA) for Haymarket Fairgrounds~~
- ~~Revised concept plan for Payne Lane~~
- ~~Winterham Plans for Building 2 submitted~~
- ~~2nd Phase Villages of Haymarket. Villages of Haymarket Phase II approved amended site plan~~
- ~~Haymarket Ice Rink Expansion site plan approved~~
- ~~Town Center Site Plan Approved~~
- 2 single family homes on the parcel 6810 Jefferson Street (Fayette St Lots) Approved
- Kiddie Academy Child Daycare Center
- Town Park Sidewalk
- Lifetime Smiles dentist office

Special Use Permits

- None

Request to add items to the Agenda

- Accepted: [0](#)
- Denied: [0](#)

Disapproved or Deferred:

Discussions & Other Actions

- Comprehensive Plan
- Capital Improvements Plan 2023-2024
- 2023-2024 Budget
- Amendment to the Current Land Use Map
- Highpointe At Haymarket Rezoning review updates

1 Mile Notices

- Old Carolina Overlook Rezoning



Town of Haymarket
15000 Washington Street, #100
Haymarket, VA 20169
703-753-2600

Memorandum

To: Planning Commission
From: Kim Henry
Re: 2024 Planning Commission Meeting Schedule

Since the Planning Commission cancelled their December and January meetings, the following schedule are the meeting dates for the remainder of the year. There are no conflicts with the meetings falling on a holiday.

Planning Commission 2024 Meeting Schedule

March 18
April 15
May 3
June 17
July 15
August 19
September 16
October 21
November 18
December 16

Attachment: Memorandum PC 2024 meeting schedule (6459 : 2024 Meeting Schedule)

"Everyone's Home Town"
www.townofhaymarket.org



Town of Haymarket
15000 Washington Street, #100
Haymarket, VA 20169
703-753-2600

Thomas Britt
Town Planner

MEMORANDUM

TO: Planning Commission
FROM: Thomas Britt, Town Planner
DATE: February 13, 2024
SUBJECT: 1 Mile Review: Grayson Overlook

Background: Walsh Colucci has submitted a master zoning plan for Grayson Overlook, a development of single family homes near the intersection of Lee Highway and Old Carolina Road, to Prince William County for review and approval.

The Town Planner has brought the current review package to the Planning Commission for any comments to send to Prince William County with their responses.

Attachment: 01.1 Memo--1 Mile Review, Grayson Overlook (6508 : One Mile Review I)

February 12, 2024

The attached packet is provided for review and comment from the following agencies:

- County Archaeologist (DS940)
- Fire Marshal's Office (DS920)
- Historical Commission (DS940)
- Housing & Comm Development
- Long Range Planning (DS940)
- Parks and Recreation (EA795)
- Planning Case Planner
- School Board (EA790)
- Town of Haymarket
- Transportation Department (DS990)
- VDOT Fairfax (MA290)
- Watershed Management (DS930)

RE: REZ2022-00035, Grayson Overlook
REZONING, RESIDENTIAL

MAGISTERIAL DISTRICT: 05 - Brentsville

REQUEST: This is a request to rezone ±80.79 acres from A-1, Agricultural, to PMR, Planned Mixed Residential, Residential, and with associated development waivers and modifications, to allow for the development of up to 218 single-family detached residential units. ****3rd Submission****

GPIN(s): 7297-61-3883 7297-62-5865 7297-63-8136
7297-52-6431

Your comments should:

- 1) address the anticipated impacts of the proposal on the goals, policies and action strategies of the Comprehensive Plan;
- 2) address the anticipated impacts of the proposal on the services of your department;
- 3) address any site specific concerns which are materially relevant to the requested land use decision;
- 4) list minimum development standards which may conflict with the proposed development or require special consideration in the Planning Office's analysis of the proposal.

Your assigned Case Planner is **Scott Meyer**. Please use **eReview** to submit your comments. Reviewers without eReview access should submit their comments by email to **jlozano@pwcgov.org**.

Your comments should be directed to **Juana Lozano** and received no later than **March 11, 2024**. Your cooperation is appreciated.

Attachment: 01.2 Planning-Review Package S3-Grayson Overlook-2024_0209 (6508 : One Mile Review I)

The attached packet is provided for information only. No comment is necessary from the following:

5.3.b

SUPERVISOR - TOM GORDY
COMMISSIONER - CHRISTOPHER CARROLL

Attachment: 01.2 Planning-Review Package S3-Grayson Overlook-2024_0209 (6508 : One Mile Review I)



WALSH COLUCCI
LUBELEY & WALSH PC

Jonelle Cameron
(703) 680-4664 Ext. 5132
jcameron@thelandlawyers.com
Fax: (703) 680-6067

January 25, 2024

Via E-Mail & Hand Delivery

Scott F. Meyer
PWC Planning Office
5 County Complex Court
Prince William, Virginia 22192

Re: Rezoning #REZ2022-00035, Grayson Overlook
Second Resubmission and Comment Response Letter

Dear Mr. Meyer:

As a follow-up to the agency comments received to date, enclosed please find the following application documents constituting a resubmission of the abovementioned case.

1. A copy of the Proffer Statement, dated December 15, 2023;
2. A redline copy of the Proffer Statement dated December 15, 2023 compared to the Proffer Statement dated March 3, 2023;
3. A copy of the Prince William County Department of Transportation Project Review Comment and Resolution Sheet dated April 14, 2023 with responses dated December 15, 2023;
4. A copy of the Virginia Department of Transportation Prince William Land Use Project Review Comment and Resolution Sheet dated August 29, 2022 with responses dated December 15, 2023;
5. Three (3) copies of the study entitled "Phase II Archaeological Testing of Site 44PW1440 at the Grayson Overlook Project Area," prepared by Dovetail Cultural Resource Group, dated December, 2023;

ATTORNEYS AT LAW

703 680 4664 ■ WWW.THELANDLAWYERS.COM
4310 PRINCE WILLIAM PARKWAY ■ SUITE 300 ■ WOODBRIDGE, VA 22192-5199

ARLINGTON 703 528 4700 ■ LOUDOUN 703 737 3633

6. Five (5) full size copies and one 8 ½" x 11" reduction of the Sight Distance Plan & Profile entitled "Grayson Overlook," prepared by IMEG, dated December 15, 2023;
7. Twelve (12) 11" x 17" copies of the design guidelines entitled "Grayson Overlook Design Guidelines," prepared by IMEG, dated December 15, 2023;
8. Twelve (12) full size copies and one (1) 8 ½" x 11" reduction of the environmental constraints analysis entitled "Grayson Overlook – Environmental Constraints Analysis Map," prepared by TNT Environmental Inc. dated February 17, 2023, consisting of two sheets (the "ECA");
9. Twelve (12) full size copies and one (1) 8 ½" x 11" reduction of the exhibit entitled "Old Carolina Road Improvements Exhibit," prepared by IMEG dated December 15, 2023; and
10. Twelve (12) full size copies and one (1) 8 ½" x 11" reduction of the master zoning plan entitled "Grayson Overlook," prepared by IMEG, dated June 6, 2022, last revised December 15, 2023, consisting of the following sheets (the "MZP"):
 - a. Cover Sheet
 - b. Notes and Tabulations
 - c. Land Use Plan
 - d. Infrastructure & Utilities Plan
 - e. Landscape & Open Space Plan.

The following are the Applicant's responses to new agency comment that they received. Please note that only weaknesses/items to be addressed are listed below.

Historical Commission, May 9, 2023	
Agency Comment	Applicant's Response
Phase II evaluation on archaeology site 44PW1404, if warranted, a Phase III study. All artifacts from all archaeology sites to be donated to and curated with the County. Phase II Evaluation to be submitted for review prior to the Planning Commission hearing	A Phase II evaluation is included with this resubmission. The Phase II concludes that site 44PW1440 is largely disturbed by the demolition of the house and associated earth-moving activities. The Applicant's cultural resources consultant, Dovetail, recommends that site

	44PW1440 is not eligible for inclusion in the NRHP under Criteria A-D.
Housing and Community Development, April 4, 2023	
Agency Comment	Applicant's Response
The Office of Housing and Community Development encourages the Developer to provide affordable housing units as prescribed in the recently adopted Housing Chapter of the Comprehensive Plan.	This project was submitted prior to the adoption of (or even draft language) for the ADU policy. As such, the Applicant, is unable to provide units and has provided a monetary contribution to be used towards affordable housing.
Long Range Planning, April 19, 2023	
Agency Comment	Applicant's Response
The Long-Range Land Use Chapter that was approved on December 13, 2022 states the following concerning Residential Neighborhoods T-2 (RN-2): "Residential Neighborhoods primarily accommodate single-family attached or detached homes arranged in small to medium sized lots as well as some multi-family residential. Connections and pedestrian amenities should still be a priority for development design. These areas should also include parks, trails and open space integrated into the development in appropriate locations. Small office or service uses may be appropriate. Affordable and work force housing is encouraged Countywide." Therefore, consider orienting the residential units towards greenspace, trails, pedestrian facilities, and amenity areas to the extent feasible. Also, consider connections to neighboring properties within the same RN-2 long-range land use district as these areas	Please see the Design Guidelines. Multiple pages show connectivity to open space areas including the Street Network exhibit, which shows road, trail and pedestrian connections to open space areas and amenities.

<p>develop over the Comprehensive Plan timeline. Based on the current layout, there are still areas of contiguous housing units without access to open space or green areas. Please consider expanding these open space areas within the layout for greater consistency with the RN-2 land use designation.</p>	
<p>Parks & Recreation, May 15, 2023</p>	
<p>Agency Comment</p>	<p>Applicant's Response</p>
<p>It is our preference that the applicant note in the proffers that one of the tot lot/playground areas will include a play structure appropriate for ages 2 to 12. As currently marked, both play spaces could be developed as tot lots, thereby limiting outdoor opportunities for older children. Tot lot by definition generally pertains only to children ages 2 to 5, thus the request for clarification.</p>	<p>Please see the revised proffers where this has been included. This is also included in the Design Guidelines – see page 20.</p>
<p>Watershed Management, April 18, 2023</p>	
<p>Agency Comment</p>	<p>Applicant's Response</p>
<p>I. Anticipated Impacts on Goals, Policies and Action Strategies of the Comprehensive Plan</p>	
<p>Natural Resources (Updated Comment) Numerous Comprehensive Plan Policies and Action Strategies speak to protecting and preserving natural resources (See DES-12.1, 12.2, 12.3 and 12.5; EN-1.3 and 1.7; EN-4.8; EN-5.1, 5.3, , 5.17, 5.19; EN-6.10; EN-9.10; EN-10; DES-9.4; EN-3.7 and 3.13). Minimization of forest fragmentation, designing to preserve areas that connect to adjacent preserved areas and preservation of sensitive environmental features are key</p>	

to good quality land development. Per the Zoning Ordinance, the purpose and intent of the requested PMR zoning is for it to be fashioned *“to harmonize with natural features of the property...”*

(ZO 32-306.01.2). Additionally, the DCSM encourages all of the required tree cover (20%) to be met through preservation rather than clearing and replanting.

These principles have not yet been applied effectively to the Applicant’s design (EN-5.15). Although the Applicant has made some adjustments, forest fragmentation is not minimized. Forest preservation areas are disjointed and represent only 12.7% of the site.

Additionally, according to the Applicants calculations on the ECA, 73% of the Environmental Resource (ER) onsite will be disturbed including 71% of all wetlands. Targeting sensitive landforms for preservation and connecting natural open space needs improvement. Staff recommends the following changes to the proposed MZP:

- | | |
|--|--|
| <p>a. Provide a minimum of 20% preserved forest cover, as is recommended by our DCSM. Currently the Applicant is only proposing only 12.7% of the required tree cover through preservation. Please demonstrate that the minimum 20% tree cover will be met through preservation, before any supplemental credits are taken.</p> <p>c. Staff recommends a minimum 100’ wide preservation area and along the southwesterly property line. This would tie into the preservation along the off-site and onsite RPA. To clarify, staff recommends this include all of GPIN:</p> | <p>a. As previously stated, the Applicant is proposing approximately 36.8% of the Property as open space, which is over the 30% requirement. Due to the grade of the site, the Applicant is preserving 12.7% of the existing vegetation.</p> <p>c. The previous comments requested preservation area along the common boundary with Love Church, which was provided. This is a new request to place an entire parcel within a preservation area,</p> |
|--|--|

<p>7297-52-6431, which includes areas of Environmental Resource not currently preserved.</p>	<p>which we cannot commit to and would result in the loss of approximately 10 Lots.</p>
<p>On the ECA show (ZO 32-700.21.6; EN-1.2, Reference Manual):</p> <p>a. Show and clearly label all existing utilities and their associated easements. It is unclear that all easements are shown. Is there no easement for the overhead lines along Old Carolina Road?</p>	<p>Recorded easements have been shown on the ECA. There is no recorded easement associated with the overhead lines along Old Carolina Road.</p>
<p>Landscaping</p> <p>(Updated Comment) The site has frontage of Old Carolina Road, classified as a Major Collector. DES-4.1, 4.3 and EN-4.8 call for preserving existing forested buffers and upgrading major travel corridors. The site's frontage contains existing good quality hardwood and pine woodland that would make an excellent buffer for the homes proposed along this roadway (EN-4.8). Staff recommends the Applicant:</p> <p>a. Provide for the preservation of these existing trees by committing in the proffers to preserve a minimum 50' wide undisturbed buffer. With this submission a commitment by the Applicant to preserve this area remains unclear. The symbols used to outline the area imply a 50' buffer over much of the area, but the text does not. The language only speak to "Potential Tree Preservation".</p> <p>b. A commitment to limit utilities in the buffer to minimal crossings is needed.</p>	<p>The Applicant cannot commit to a 50 ft. tree save area along Old Carolina Road. A 30 ft. buffer is the required landscape buffer and with the proposed road improvements and potential relocation of the overhead utilities we cannot commit to saving trees in this area. As noted on the MZP we will try to preserve trees at the time of final site plan if possible. The DCMS only allows for minimal utility crossings therefore, a proffer is not needed.</p>
<p>Updated Comment) A network of internal streets is proposed. However, the design does not include information on how a hierarchy of community streets will be established. Staff recommends the</p>	<p>The Applicant intends to meet on-lot landscaping requirements in ways that will complement the streetscape, with trees generally placed in the front yard with generally consistent spacing</p>

<p>Applicant show in their Design Guidelines (DG) and proffer to providing a hierarchy of community street. With this submission, the internal street section on Page 5 of the DG does not include street trees in the right-of-way. The “Street Tree Program” on Page 15 of the DG does not provide sufficient information on lot layout to demonstrate that a viable streetscape will be implemented outside the right-of-way. Elements that need to be shown include what green space will be created on lot or in the right-of-way to provide sufficient rooting and aerial space for large and medium canopy trees as well as how this relates to the location of the street features such as sidewalks, curbs and common service easements for utility lines.</p>	<p>to present a cohesive neighborhood aesthetic. Final locations of on-lot landscaping will be determined at the time of site plan.</p>
<p>II. Site Specific Concerns</p>	
<p>On the MZP please show:</p> <ul style="list-style-type: none"> a. The proposed limits of clearing and grading. This has not been done to show the recommended 50’ tree save area along Old Carolina Road. Currently the plan indicates the entire frontage will be cleared. b. Show the 30’ buffer required for units that back or side to Thoroughfare Road. c. The ECA indicates off-site clearing proposed. Show this on the MZP. 	<ul style="list-style-type: none"> a. The Applicant cannot commit to a 50 ft. tree save area along Old Carolina Road. A 30 ft. buffer is the required landscape buffer and with the proposed road improvements and potential relocation of the overhead utilities we cannot commit to saving trees in this area. As noted on the MZP we will try to preserve trees at the time of final plans if possible. b. Per the email dated 6/30/23 with PWCDOT Thoroughfare Road is classified as a local street thus a 30 ft. buffer is not required. c. The ECA has been revised to match the clearing limits shown on the MZP. The only offsite grading that would be necessary would have to do with the required /

<p>d. Revise the limit of disturbance on the MZP to show it in its entirety. It is currently not shown along most of the property lines. Does it go off-site?</p>	<p>proffered road improvements for Old Carolina and Throughfare. d. The clearing limits have been clarified on the MZP.</p>
<p>2.7 Regarding proposed proffers: a. Please revise Proffer #8 to read "...in general substantial conformance with the Open Space & Landscape Plan...". b. Please provide a proffer committing to substantial conformance with the "Proposed Limits of Onsite Disturbance". c. Proffer #11 on stormwater should be deleted since it offers nothing beyond that will be required by the DCSM.</p>	<p>Please see the revised proffers where these items have been address/revised.</p>
<p>III. Conflicts with Minimum Development Standards:</p>	
<p>(Updated Comment) The Applicant is requesting a variety of waivers to reduce or eliminate required setbacks and landscaped open space. ZO 32-700.25 states that in planned districts such waivers and modifications should only be allowed when the Applicant demonstrates that such modification does not conflict with fulfillment of ZO 32-280, which states that the purpose of Planned districts is to "...ensure preservation of open space and sensitive environmental and historic features". EN-10.1 calls for such reductions to be linked to preservation of natural vegetation. Since the Applicant is only proposing to provide 12.7 % tree cover through preservation (20% tree cover is required) staff recommends these waivers not be allowed until the MZP reflects a much higher level of preservation of natural vegetation, particularly along the</p>	<p>Please see above where this has been addressed.</p>

Scott F. Meyer
 January 25, 2024
 Page 9

environmentally sensitive areas referenced herein.	
Thoroughfare Road is classified as a Major Collector planned along the northern boundary of the site. Please show the required 30' buffer for the homes planned to side or back to this right-of-way. This buffer is required to be off lot. Please also proffer that it will be free of utilities allowing for minimal crossings. (DCSM 802.48)	As previously discussed with County Transportation, this section of Thoroughfare Road is designated as an RM-2 and is a local road.

We trust these responses address Staff's comments, and we request that this application be placed on the next available Planning Commission public hearing agenda. Please do not hesitate to contact me if you have any questions or need additional information. Thank you for your assistance in connection with this application.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.



Jonelle Cameron

JMC/jls
 Enclosures

cc: Martin Rizer (*via email only*)
 Mark Burrell (*via email only*)
 Daniel Langston (*via email only*)
 Gregg Drew (*via email only*)

P1376902.DOCX

PROFFER STATEMENT

Rezoning #REZ2022-00035, Grayson Overlook

Applicant: K. Hovnanian Mid-Atlantic Division, LLC
 Owner: Valerie Joan Walker, James A. Jackson, Charles R. Limage, Patricia Limage, Patrick J. Cronin, Trustee of the Patrick J. Cronin Revocable Trust
 Property: 7297-61-3883, 7297-63-8136, 7297-62-5865, 7297-52-6431
 Acreage: ±80.7926 acres
 Rezoning: A-1, Agricultural to PMR, Planned Mixed Residential
 Magisterial District: Brentsville
 Date: ~~March 3~~ December 15, 2023

The undersigned hereby proffers that the use and development of the subject Property shall be in strict conformance with the following conditions. In the event the above referenced rezoning is not granted as applied for by the Applicant, these proffers shall be withdrawn and are null and void. The headings of the proffers set forth below have been prepared for convenience or reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the proffers. Any improvements proffered herein below shall be provided at the time of development of the portion of the site served by the improvement, unless otherwise specified. The terms "Applicant" and "Developer" shall include all future owners and successors in interest.

References in this Proffer Statement to plans and exhibits shall include the following:

- A. Master Zoning Plan entitled "Grayson Overlook" prepared by ~~christopher consultants~~ IMEG, dated June 20, 2022, last revised ~~March 3~~ December 15, 2023, consisting of the following sheets (the "MZP"):
- Coversheet
 - Notes & Tabulations
 - Land Use Plan
 - Infrastructure & Utilities Plan
 - Open Space & Landscape Plan
- B. Design Guidelines prepared by ~~christopher consultants~~ IMEG, dated ~~March 3~~ December 15, 2023.
- C. Road Improvements exhibits entitled "Old Carolina Road Improvements Exhibit," prepared by IMEG, dated December 15, 2023 (the "Road Improvements Exhibit")

PROFFER STATEMENT
 REZ #PLN2022-00035, Grayson Overlook
 Valerie Joan Walker, James A. Jackson, Charles R. Limage, Patricia Limage,
 Patrick J. Cronin, Trustee of the Patrick J. Cronin Revocable Trust June 20, 2022
 Page 2 of 10

USES & SITE DEVELOPMENT

1. Land Use Plan: Development of the Property will be in substantial conformance with the Land Use Plan. The exact boundaries and acreage of the Land Bays may be increased or decreased at the time of site plan/subdivision, not to exceed ten percent (10%) of the gross area of the larger Land Bay impacted by each such change.
2. Density: The maximum number of single-family detached units shall be two hundred and eighteen (218).
3. Zoning: The Applicant may use the Property in accordance with the Planned Mixed Residential District (PMR), as waived/modified in accordance with these Proffers.

AFFORDABLE HOUSING

4. Monetary Contribution: The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$2,500.00 per residential unit constructed on the Property to be used for the Housing Preservation and Development Fund. Said contribution shall be paid prior to and as a condition of occupancy permit issuance for each residential unit constructed on the Property.

COMMUNITY DESIGN

5. Design Guidelines: Development on the Property shall be in substantial conformance with the design concepts and details set forth in the Design Guidelines. Minor modifications to the Design Guidelines may be made at the time of final site/subdivision plan. More substantial modifications to the Design Guidelines may be approved by the Prince William County Planning Director, or its designee, who shall notify the Applicant what has been determined in regard to the modification's consistency with the Design Guidelines. The Applicant shall not approve any such substantive amendment found to be inconsistent by the Planning Director. Changes to allow additional building materials may be approved by the Planning Director or his designee prior to the issuance of the building permit. Compliance with this proffer and shall be evidenced with the submission of building

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- elevations to the Development Services Land Development Division two weeks prior to the request for a building permit release letter
6. Entry Sign: In the event the Applicant provides entry signage on the Property, such signage, as depicted in the Design Guidelines, shall not ~~to~~ exceed eight (8) feet in height. Such signage design theme shall include complementary masonry material and shall have low-growth landscaping around the base of the sign.
 7. Homeowners Association: The Applicant shall create covenants, conditions, and restrictions to coordinate development within the Property, which include such items as architectural controls, signage, building materials, lighting, and landscaping. Further, the Applicant shall establish an association or multiple associations for the Property to own, operate, and maintain open space, common areas, private roads, trails, sidewalks, signage, other recreation or common facilities (as applicable), street trees and, if appropriate, stormwater management/BMP Facilities installed by the Applicant for the Property, if not otherwise maintained by the County, in accordance with adopted County policies.
 8. Landscaping: Landscaping shall be provided in ~~general~~ substantial conformance with the Open Space & Landscape Plan. All new plantings on the Property shall be drought-resistant and native to Virginia in accordance with the Design and Construction Standards Manual (“DCSM”). The aforementioned, does not prohibit the plantings of Crape Myrtles.
 9. Side Yard Setback: In accordance with Section 32-306.12.3 of the Zoning Ordinance, the Applicant may reduce the side setback to five (5) feet, so long as the exterior sidewall construction is either (i) non-combustible, (ii) has a minimum fire resistive rating equivalent to two-hours between dwelling units; or (iii) each dwelling unit is modified to have a fire sprinkler system.

ENVIRONMENTAL

10. Monetary Contribution: The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$75.00 per acre for water quality monitoring, drainage improvements and/or stream restoration projects. Said contribution shall be made prior to and as a condition of final site plan approval with the amount to be based on the acreage reflected on the site plan.

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~~11. Stormwater Management: The Applicant shall provide stormwater management on-site or off-site in accordance with the DCSM.~~

11. ~~12.~~ Tree Preservation Plan: A tree preservation plan shall be prepared in accordance with Section III of the Landscaping – Plant Selection and Cover Guides of the DCSM.

PARKS AND RECREATION

12. ~~13.~~ Amenities: The Applicant shall provide an amenity package for the residents that shall include, at a minimum, two pocket parks and two tot lots as outlined below. The pocket parks and tot ~~lots~~ lot/playground shall be provided at the time the adjacent portions of the Property are developed and shall be shown on each respective site plan. In addition, the Applicant shall provide the following in each Pocket Park:

- a. Pocket Park A: At a minimum, trail, open lawn area, seating, and trash receptacles.
- b. Pocket Park B: At a minimum, a non-programmed recreational field area, community pavilion area with grilling stations, tables, and chairs, benches, and trash receptacles.
- c. Stormwater Management Pond: A gazebo near the stormwater management pond located in Land Bay A.

13. ~~14.~~ Monetary Contribution: The Applicant shall provide to the Prince William Board of County Supervisors \$96.00 per single-family detached dwelling unit for parks and recreation purposes. Said contribution shall be made prior to and as a condition of issuance of an occupancy permit for each residential unit.

PUBLIC SAFETY

14. ~~15.~~ Monetary Contribution: The Applicant shall provide to the Prince William Board of County Supervisors \$1,854.00 per single-family detached dwelling unit for public safety purposes. Said contribution shall be made prior to and as a condition of issuance of an occupancy permit for each residential unit.

SCHOOLS

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15. ~~16.~~ Monetary Contribution: The Applicant shall provide to the Prince William Board of County Supervisors \$3,282.00 per single-family detached dwelling unit for school purposes. Said contribution shall be made prior to and as a condition of issuance of an occupancy permit for each residential unit.

TRANSPORTATION

16. ~~17.~~ Access: Subject to approval by Prince William County Department of Transportation ("PWCDOT") and Virginia Department of Transportation ("VDOT"), access to the Property shall be provided as shown on the MZP.

17. ~~18.~~ Old Carolina Road:

- a. Right-of-Way Dedication: As shown on the MZP, the Applicant shall dedicate, at no cost to the County, right-of-way, up to thirty eight and a half feet (38.5') wide from the centerline for the future widening of Old Carolina Road. In the event PWCDOT requests the dedication of right-of-way prior to the Applicant processing a site plan for the Property, the Applicant shall provide the dedication at no cost, but shall not be responsible for the preparation of the documents necessary for said dedication
- b. Shared Use Path: Subject to PWCDOT and VDOT approval, within existing right-of-way or right-of-way to be dedicated by the Applicant, the Applicant shall construct a ten foot (10') wide shared use path in the general area shown on the MZP.
- c. Right Turn Lanes: Subject to PWCDOT and VDOT approval, the Applicant shall construct the following right turn lanes prior to the issuance of the first residential occupancy permit on the Property:
- i. A right turn lane and taper into the Property as shown on the MZP. The ultimate length of the turn lane and taper is subject to engineering design and constraints.
 - ii. A right turn lane and taper on to Thoroughfare Road as shown on the MZP. The ultimate length of the turn lane and taper is subject to engineering design and constraints.

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d. Old Carolina Road & Lee Highway Intersection: Subject to VDOT and County approval, and appropriate right-of-way and easements, the Applicant shall construct the following on Old Carolina Road at the intersection of Lee Highway as shown on the Road Improvements Exhibit:

i. A southbound left turn lane on Old Carolina Road to Lee Highway;
and

ii. A southbound right turn lane on Old Carolina Road to Lee Highway.

In the event the Applicant and/or the County is unable to obtain the necessary right-of-way or associated easements, the Applicant shall not be responsible to satisfy this Proffer 17.d.

e. Traffic Signal Modification: Subject to VDOT approval, the Applicant shall modify the existing traffic signal at the intersection of Old Carolina Road and Lee Highway to accommodate the turn lane movements outlined in Proffer 17.d. above. In the event the Applicant and/or the County is unable to obtain the necessary right-of-way or associated easements, the Applicant shall not be responsible to satisfy this Proffer 17.e.

18. ~~19.~~ Thoroughfare Road:

- a. Right-of-Way Dedication: As shown on the MZP, the Applicant shall dedicate, at no cost to the County, right-of-way, up to sixty-~~four~~ seven and a half feet (~~64~~67 ½') wide for the future widening of Thoroughfare Road. In the event PWCDOT requests the dedication of right-of-way prior to the Applicant processing a site plan for the Property, the Applicant shall provide the dedication at no cost, but shall not be responsible for the preparation of the documents necessary for said dedication
- b. Shared Use Path: Subject to PWCDOT and VDOT approval, within existing right-of-way or right-of-way to be dedicated by the Applicant, the Applicant shall construct a ten foot (10') wide shared use path in the location shown on the MZP.

19. In the event the Applicant is not able to acquire off-site right-of-way required in

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order to provide the Old Carolina Improvements identified above, for roads and associated pedestrian facilities identified in the Comprehensive Plan, including, but not limited to, any easements required for utilities, utility relocation, grading, and stormwater management for the road improvements, the Applicant shall request the County to acquire the right-of-way and easements by means of its condemnation powers at Applicant's expense. Applicant's request shall be in writing and shall comply in all respects with the County's Eminent Domain Policy. Said request shall be made to the appropriate County agency and shall be accompanied by the following:

- a. The names of the record owners, the property addresses, tax map parcel numbers, and GPIN numbers for each landowner from whom such right-of-way and/or easements are sought.
- b. Plats, plans, and profiles showing the necessary right-of-way and/or easements to be acquired and showing the details of the proposed transportation improvements to be located on each such property.
- c. Pursuant to Virginia Code § 25.1-417, a determination of the value of the Property shall be based on the following:
 - i. If the assessed value is less than \$25,000, then the value shall be determined by assessment records or other objective evidence; or
 - ii. If the assessed value is greater than \$25,000 an independent appraisal of the value of the right-of-way and easements to be acquired, and any and all damages to the residue of the involved property, said appraisal to be performed by an appraiser licensed in Virginia and approved by the County.
- d. A 60 year title search of each involved property.
- e. Documentation demonstrating to the County's satisfaction Applicant's good faith, best efforts to acquire the right-of-way and/or easements, at a cost of at least the appraised value of the involved property interests.

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- f. A letter of credit acceptable to the County, cash or equivalent (from a financial institution acceptable to the County) in an amount equal to the appraised value of the property to be acquired, and all damages to the residue, together with an amount representing the County's estimate of its cost of condemnation proceedings, in a form permitting the County to draw upon the same as necessary to effectuate the purposes hereof.
- g. An agreement signed by Applicant's representative and approved by the County Attorney's Office whereby Applicant agrees to pay all costs of the condemnation, including expert witness fees, court costs, exhibit costs, court reporter fees, attorney fees for the Office of the County Attorney, and all other costs associated with the litigation, including appeals. The agreement shall specifically provide that in the event the property owner is awarded in the condemnation suit more than the appraised value estimated by Applicant's appraiser, Applicant shall pay to the County the amount of the award in excess of the amount represented by the letter of credit or cash deposit within 15 days of the award.

WATER AND SEWER

20. Water and Sewer: The Property shall be served by public sanitary sewer and public water, and the Applicant shall be responsible for those improvements required in order to provide such service for the demand generated by the development of the Property.

MISCELLANEOUS

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

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Attachment: 01.2 Planning-Review Package S3-Grayson Overlook-2024_0209 (6508 : One Mile Review I)

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WAIVERS & MODIFICATIONS

22. Pursuant to Section 32-700.25 of the Zoning Ordinance, approval of the subject rezoning shall constitute a waiver/modification in accordance with the following:
- a. Waiver of Sections 32-201.18 of the Zoning Ordinance and 802.47 of the DCSM requirement for a 15 foot wide landscape area around public use and community recreation sites.
 - b. Modification of Sections 32-306.10 and 32-306.12.6.C of the Zoning Ordinance to allow for Lot Type 3 as depicted in the Design Guidelines, which, increases the maximum lot coverage, reduces the minimum lot area, reduces the minimum lot width, and, in accordance with Section 32-306.12.3, reduces the side setback.
 - c. Waiver of Detail 650.04 of the DCSM requiring a Category III typical road section to allow for a Category II typical road section.

~~P1275791.DOCX~~
[P1379046.DOCX](#)

PROFFER STATEMENT

Rezoning #REZ2022-00035, Grayson Overlook

Applicant: K. Hovnanian Mid-Atlantic Division, LLC
 Owner: Valerie Joan Walker, James A. Jackson, Charles R. Limage, Patricia Limage, Patrick J. Cronin, Trustee of the Patrick J. Cronin Revocable Trust
 Property: 7297-61-3883, 7297-63-8136, 7297-62-5865, 7297-52-6431
 Acreage: ±80.7926 acres
 Rezoning: A-1, Agricultural to PMR, Planned Mixed Residential
 Magisterial District: Brentsville
 Date: December 15, 2023

The undersigned hereby proffers that the use and development of the subject Property shall be in strict conformance with the following conditions. In the event the above referenced rezoning is not granted as applied for by the Applicant, these proffers shall be withdrawn and are null and void. The headings of the proffers set forth below have been prepared for convenience or reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the proffers. Any improvements proffered herein below shall be provided at the time of development of the portion of the site served by the improvement, unless otherwise specified. The terms "Applicant" and "Developer" shall include all future owners and successors in interest.

References in this Proffer Statement to plans and exhibits shall include the following:

- A. Master Zoning Plan entitled "Grayson Overlook" prepared by IMEG, dated June 20, 2022, last revised December 15, 2023, consisting of the following sheets (the "MZP"):
- Coversheet
 - Notes & Tabulations
 - Land Use Plan
 - Infrastructure & Utilities Plan
 - Open Space & Landscape Plan
- B. Design Guidelines prepared by IMEG, dated December 15, 2023.
- C. Road Improvements exhibits entitled "Old Carolina Road Improvements Exhibit," prepared by IMEG, dated December 15, 2023 (the "Road Improvements Exhibit")

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 REZ #PLN2022-00035, Grayson Overlook
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USES & SITE DEVELOPMENT

1. Land Use Plan: Development of the Property will be in substantial conformance with the Land Use Plan. The exact boundaries and acreage of the Land Bays may be increased or decreased at the time of site plan/subdivision, not to exceed ten percent (10%) of the gross area of the larger Land Bay impacted by each such change.
2. Density: The maximum number of single-family detached units shall be two hundred and eighteen (218).
3. Zoning: The Applicant may use the Property in accordance with the Planned Mixed Residential District (PMR), as waived/modified in accordance with these Proffers.

AFFORDABLE HOUSING

4. Monetary Contribution: The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$2,500.00 per residential unit constructed on the Property to be used for the Housing Preservation and Development Fund. Said contribution shall be paid prior to and as a condition of occupancy permit issuance for each residential unit constructed on the Property.

COMMUNITY DESIGN

5. Design Guidelines: Development on the Property shall be in substantial conformance with the design concepts and details set forth in the Design Guidelines. Minor modifications to the Design Guidelines may be made at the time of final site/subdivision plan. More substantial modifications to the Design Guidelines may be approved by the Prince William County Planning Director, or its designee, who shall notify the Applicant what has been determined in regard to the modification's consistency with the Design Guidelines. The Applicant shall not approve any such substantive amendment found to be inconsistent by the Planning Director. Changes to allow additional building materials may be approved by the Planning Director or his designee prior to the issuance of the building permit. Compliance with this proffer and shall be evidenced with the submission of building

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- elevations to the Development Services Land Development Division two weeks prior to the request for a building permit release letter
6. Entry Sign: In the event the Applicant provides entry signage on the Property, such signage, as depicted in the Design Guidelines, shall not exceed eight (8) feet in height. Such signage design theme shall include complementary masonry material and shall have low-growth landscaping around the base of the sign.
 7. Homeowners Association: The Applicant shall create covenants, conditions, and restrictions to coordinate development within the Property, which include such items as architectural controls, signage, building materials, lighting, and landscaping. Further, the Applicant shall establish an association or multiple associations for the Property to own, operate, and maintain open space, common areas, private roads, trails, sidewalks, signage, other recreation or common facilities (as applicable), street trees and, if appropriate, stormwater management/BMP Facilities installed by the Applicant for the Property, if not otherwise maintained by the County, in accordance with adopted County policies.
 8. Landscaping: Landscaping shall be provided in substantial conformance with the Open Space & Landscape Plan. All new plantings on the Property shall be drought-resistant and native to Virginia in accordance with the Design and Construction Standards Manual ("DCSM"). The aforementioned, does not prohibit the plantings of Crape Myrtles.
 9. Side Yard Setback: In accordance with Section 32-306.12.3 of the Zoning Ordinance, the Applicant may reduce the side setback to five (5) feet, so long as the exterior sidewall construction is either (i) non-combustible, (ii) has a minimum fire resistive rating equivalent to two-hours between dwelling units; or (iii) each dwelling unit is modified to have a fire sprinkler system.

ENVIRONMENTAL

10. Monetary Contribution: The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$75.00 per acre for water quality monitoring, drainage improvements and/or stream restoration projects. Said contribution shall be made prior to and as a condition of final site plan approval with the amount to be based on the acreage reflected on the site plan.

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11. Tree Preservation Plan: A tree preservation plan shall be prepared in accordance with Section III of the Landscaping – Plant Selection and Cover Guides of the DCSM.

PARKS AND RECREATION

12. Amenities: The Applicant shall provide an amenity package for the residents that shall include, at a minimum, two pocket parks and two tot lots as outlined below. The pocket parks and tot lot/playground shall be provided at the time the adjacent portions of the Property are developed and shall be shown on each respective site plan. In addition, the Applicant shall provide the following in each Pocket Park:
- a. Pocket Park A: At a minimum, trail, open lawn area, seating, and trash receptacles.
 - b. Pocket Park B: At a minimum, a non-programmed recreational field area, community pavilion area with grilling stations, tables, and chairs, benches, and trash receptacles.
 - c. Stormwater Management Pond: A gazebo near the stormwater management pond located in Land Bay A.
13. Monetary Contribution: The Applicant shall provide to the Prince William Board of County Supervisors \$96.00 per single-family detached dwelling unit for parks and recreation purposes. Said contribution shall be made prior to and as a condition of issuance of an occupancy permit for each residential unit.

PUBLIC SAFETY

14. Monetary Contribution: The Applicant shall provide to the Prince William Board of County Supervisors \$1,854.00 per single-family detached dwelling unit for public safety purposes. Said contribution shall be made prior to and as a condition of issuance of an occupancy permit for each residential unit.

SCHOOLS

15. Monetary Contribution: The Applicant shall provide to the Prince William Board of County Supervisors \$3,282.00 per single-family detached dwelling unit for school

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purposes. Said contribution shall be made prior to and as a condition of issuance of an occupancy permit for each residential unit.

TRANSPORTATION

16. Access: Subject to approval by Prince William County Department of Transportation (“PWCDOT”) and Virginia Department of Transportation (“VDOT”), access to the Property shall be provided as shown on the MZP.
17. Old Carolina Road:
 - a. Right-of-Way Dedication: As shown on the MZP, the Applicant shall dedicate, at no cost to the County, right-of-way, up to thirty eight and a half feet (38.5') wide from the centerline for the future widening of Old Carolina Road. In the event PWCDOT requests the dedication of right-of-way prior to the Applicant processing a site plan for the Property, the Applicant shall provide the dedication at no cost, but shall not be responsible for the preparation of the documents necessary for said dedication
 - b. Shared Use Path: Subject to PWCDOT and VDOT approval, within existing right-of-way or right-of-way to be dedicated by the Applicant, the Applicant shall construct a ten foot (10') wide shared use path in the general area shown on the MZP.
 - c. Right Turn Lanes: Subject to PWCDOT and VDOT approval, the Applicant shall construct the following right turn lanes prior to the issuance of the first residential occupancy permit on the Property:
 - i. A right turn lane and taper into the Property as shown on the MZP. The ultimate length of the turn lane and taper is subject to engineering design and constraints.
 - ii. A right turn lane and taper on to Thoroughfare Road as shown on the MZP. The ultimate length of the turn lane and taper is subject to engineering design and constraints.
 - d. Old Carolina Road & Lee Highway Intersection: Subject to VDOT and County approval, and appropriate right-of-way and easements, the

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Applicant shall construct the following on Old Carolina Road at the intersection of Lee Highway as shown on the Road Improvements Exhibit:

- i. A southbound left turn lane on Old Carolina Road to Lee Highway; and
- ii. A southbound right turn lane on Old Carolina Road to Lee Highway.

In the event the Applicant and/or the County is unable to obtain the necessary right-of-way or associated easements, the Applicant shall not be responsible to satisfy this Proffer 17.d.

- e. Traffic Signal Modification: Subject to VDOT approval, the Applicant shall modify the existing traffic signal at the intersection of Old Carolina Road and Lee Highway to accommodate the turn lane movements outlined in Proffer 17.d. above. In the event the Applicant and/or the County is unable to obtain the necessary right-of-way or associated easements, the Applicant shall not be responsible to satisfy this Proffer 17.e.

18. Thoroughfare Road:

- a. Right-of-Way Dedication: As shown on the MZP, the Applicant shall dedicate, at no cost to the County, right-of-way, up to sixty seven and a half feet (67 ½') wide for the future widening of Thoroughfare Road. In the event PWCDOT requests the dedication of right-of-way prior to the Applicant processing a site plan for the Property, the Applicant shall provide the dedication at no cost, but shall not be responsible for the preparation of the documents necessary for said dedication
- b. Shared Use Path: Subject to PWCDOT and VDOT approval, within existing right-of-way or right-of-way to be dedicated by the Applicant, the Applicant shall construct a ten foot (10') wide shared use path in the location shown on the MZP.

19. In the event the Applicant is not able to acquire off-site right-of-way required in order to provide the Old Carolina Improvements identified above, for roads and associated pedestrian facilities identified in the Comprehensive Plan, including, but not limited to, any easements required for utilities, utility relocation, grading, and

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stormwater management for the road improvements, the Applicant shall request the County to acquire the right-of-way and easements by means of its condemnation powers at Applicant's expense. Applicant's request shall be in writing and shall comply in all respects with the County's Eminent Domain Policy. Said request shall be made to the appropriate County agency and shall be accompanied by the following:

- a. The names of the record owners, the property addresses, tax map parcel numbers, and GPIN numbers for each landowner from whom such right-of-way and/or easements are sought.
- b. Plats, plans, and profiles showing the necessary right-of-way and/or easements to be acquired and showing the details of the proposed transportation improvements to be located on each such property.
- c. Pursuant to Virginia Code § 25.1-417, a determination of the value of the Property shall be based on the following:
 - i. If the assessed value is less than \$25,000, then the value shall be determined by assessment records or other objective evidence; or
 - ii. If the assessed value is greater than \$25,000 an independent appraisal of the value of the right-of-way and easements to be acquired, and any and all damages to the residue of the involved property, said appraisal to be performed by an appraiser licensed in Virginia and approved by the County.
- d. A 60 year title search of each involved property.
- e. Documentation demonstrating to the County's satisfaction Applicant's good faith, best efforts to acquire the right-of-way and/or easements, at a cost of at least the appraised value of the involved property interests.
- f. A letter of credit acceptable to the County, cash or equivalent (from a financial institution acceptable to the County) in an amount equal to the appraised value of the property to be acquired, and all damages to the

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residue, together with an amount representing the County's estimate of its cost of condemnation proceedings, in a form permitting the County to draw upon the same as necessary to effectuate the purposes hereof.

- g. An agreement signed by Applicant's representative and approved by the County Attorney's Office whereby Applicant agrees to pay all costs of the condemnation, including expert witness fees, court costs, exhibit costs, court reporter fees, attorney fees for the Office of the County Attorney, and all other costs associated with the litigation, including appeals. The agreement shall specifically provide that in the event the property owner is awarded in the condemnation suit more than the appraised value estimated by Applicant's appraiser, Applicant shall pay to the County the amount of the award in excess of the amount represented by the letter of credit or cash deposit within 15 days of the award.

WATER AND SEWER

20. Water and Sewer: The Property shall be served by public sanitary sewer and public water, and the Applicant shall be responsible for those improvements required in order to provide such service for the demand generated by the development of the Property.

MISCELLANEOUS

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

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WAIVERS & MODIFICATIONS

22. Pursuant to Section 32-700.25 of the Zoning Ordinance, approval of the subject rezoning shall constitute a waiver/modification in accordance with the following:
- a. Waiver of Sections 32-201.18 of the Zoning Ordinance and 802.47 of the DCSM requirement for a 15 foot wide landscape area around public use and community recreation sites.
 - b. Modification of Sections 32-306.10 and 32-306.12.6.C of the Zoning Ordinance to allow for Lot Type 3 as depicted in the Design Guidelines, which, increases the maximum lot coverage, reduces the minimum lot area, reduces the minimum lot width, and, in accordance with Section 32-306.12.3, reduces the side setback.
 - c. Waiver of Detail 650.04 of the DCSM requiring a Category III typical road section to allow for a Category II typical road section.

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**PRINCE WILLIAM COUNTY
DEPARTMENT OF TRANSPORTATION
PROJECT REVIEW
COMMENT AND RESOLUTION SHEET**

TIA **REQUIRED**

COMMENT CATEGORIES:
1. CORRECTIONS
2. RECOMMENDATIONS

COUNTY PROJECT NUMBER: REZ2022-00035

DEVELOPER/ENGINEER: CHRISTOPHER CONSULTANTS
9301 INNOVATION DRIVE, SUITE 150, MANASSAS VA
20110

REVIEWER(S): GEORGE PHILLIPS
GPHILLIPS@PWCGOV.ORG

DATE: 4/14/2023

TYPE & SUBMITTAL: REZONING
SECOND SUBMISSION

PROJECT NAME: GRAYSON OVERLOOK



ITEM NO.	REFERENCE	COMMENTS	COMMENT CATEGORY	RESPONSE DATE: 3/3/2023 & 12/15/23	FINAL DISPOSITION ⁽²⁾
2.01	Draft Proffers	The draft proffers include a new request for a waiver of 650.04 (22c). This must be submitted separately. The proposed narrower streets will reduce road capacity and available on-street parking. The justification given in the Narrative is not sufficient to grant a waiver.	1	12/15/23: A waiver has been filed separately with the County.	
2.02	Draft Proffers	Proffers – Transportation – 18.c -The Applicant specifies the lengths of turn lanes/tapers, but this proffer states that the lengths are subject to engineering design and constraints. The Applicant should either add, “subject to VDOT/PWCDOT waivers” or agree to process the waivers as part of the rezoning.	1	12/15/23: A waiver has been filed separately with the County.	

(1) To be filled out by Applicant/Engineer. Date of Response is required.
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REVISED: MAY, 2017

Attachment: 01.2 Planning-Review Package S3-Grayson Overlook-2024_0209 (6508 : One Mile Review I)

		PRINCE WILLIAM COUNTY DEPARTMENT OF TRANSPORTATION PROJECT REVIEW COMMENT AND RESOLUTION SHEET			COMMENT CATEGORIES: 1. CORRECTIONS 2. RECOMMENDATIONS
COUNTY PROJECT NUMBER: REZ2022-00035		DEVELOPER/ENGINEER: CHRISTOPHER CONSULTANTS 9301 INNOVATION DRIVE, SUITE 150, MANASSAS VA 20110		REVIEWER(S): GEORGE PHILLIPS GPHILLIPS@PWCGOV.ORG	DATE: 4/14/2023
TYPE & SUBMITTAL: REZONING SECOND SUBMISSION		PROJECT NAME: GRAYSON OVERLOOK			
ITEM NO.	REFERENCE	COMMENTS	COMMENT CATEGORY	RESPONSE DATE: 3/3/2023 & 12/15/23	FINAL DISPOSITION ⁽²⁾
2.03	Design Guidelines; Master Zoning Plan.	The streetscape design doesn't specify a DCSM typical section and the proposed internal street section right of way/street section doesn't conform to any typical section. Also, the typical section for the Internal Streets isn't the same as that shown in the Design Guidelines. To be consistent and avoid confusion during site plan review, it is recommended the Applicant remove the road dimensions shown in the Design Guidelines.	1	12/15/23: Please see the MZP addressing this comment.	

Attachment: 01.2 Planning-Review Package S3-Grayson Overlook-2024_0209 (6508 : One Mile Review I)



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TYPE & SUBMITTAL: REZONING SECOND SUBMISSION		PROJECT NAME: GRAYSON OVERLOOK			
ITEM NO.	REFERENCE	COMMENTS	COMMENT CATEGORY	RESPONSE DATE: 3/3/2023 & 12/15/23	FINAL DISPOSITION ⁽²⁾
1.01	DCSM 601.03 DCSM 602.18	Old Carolina Road is planned as a 4-lane road with a MC-1 typical section and includes a 10' shared use path along the east side. This includes a right of way width of 104' or 52' from the road centerline. The Applicant must provide dedication of 52' from centerline along Old Carolina Road on the generalized development plan. The Applicant must also construct the additional northbound lane and 10' shared use path on Old Carolina Road along the site frontage to facilitate the Comprehensive Plan improvements.	1	The Mobility Chapter of the Comprehensive Plan designates Old Carolina Road as an RL-2. The Applicant has provided a shared use path along the Old Carolina Road frontage. 12/15/23: Please see the MZP addressing this comment.	The Applicant provides the recommended shared use path along the Old Carolina Road site frontage. However, the Mobility Chapter does not designate Old Carolina as an RL-2 road. It is still designated as a Major Collector but it's 2 lanes instead of 4 lanes. This must be noted on the MZP.

(1) To be filled out by Applicant/Engineer. Date of Response is required.
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 REVISED: MAY, 2017

Attachment: 01.2 Planning-Review Package S3-Grayson Overlook-2024_0209 (6508 : One Mile Review I)

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COUNTY PROJECT NUMBER: REZ2022-00035		DEVELOPER/ENGINEER: CHRISTOPHER CONSULTANTS 9301 INNOVATION DRIVE, SUITE 150, MANASSAS VA 20110		REVIEWER(S): GEORGE PHILLIPS GPHILLIPS@PWCGOV.ORG	DATE: 4/14/2023
TYPE & SUBMITTAL: REZONING SECOND SUBMISSION		PROJECT NAME: GRAYSON OVERLOOK			
ITEM NO.	REFERENCE	COMMENTS	COMMENT CATEGORY	RESPONSE DATE: 3/3/2023 & 12/15/23	FINAL DISPOSITION ⁽²⁾
1.02	General	If the recommended Roadway Plan is approved with Old Carolina Road modified to a two-lane facility, the recommended additional right of way and road widening on Old Carolina Road will not be required. For clarity, the Applicant should note in the proffers that if Old Carolina Road is approved as a two-lane facility, the recommended additional right of way and road widening on Old Carolina Road will not be required.	1	The Mobility Chapter of the Comprehensive Plan designates Old Carolina Road as an RL-2. The Applicant has provided a shared use path along the Old Carolina Road frontage 12/15/23: Please see the MZP addressing this comment.	The Mobility Chapter does not designate Old Carolina as an RL-2 road. It is still designated as a Major Collector but it's 2 lanes instead of 4 lanes. This must be noted on the MZP.

(1) To be filled out by Applicant/Engineer. Date of Response is required. (2) The PWC reviewer is responsible for the final disposition of all comments.	Note: This form is to be used by the PWC Transportation Planning to provide comments or concerns associated with the rezoning applications, site plans, special use permit applications or any other plans when requested by the applicants. REVISED: MAY, 2017
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<p>1.03</p>	<p>DCSM 601.03 DCSM 602.18</p>	<p>Thoroughfare Road is planned as a 4-lane road with a MC-1 typical section and includes a 10' shared use path along the south side. This includes a right of way width of 104' or 52' from the road centerline. The Applicant must provide dedication of 52' from centerline along Thoroughfare Road on the generalized development plan. The Applicant must also construct two lanes and a 10' shared use path on Thoroughfare Road along the site frontage between Old Carolina Road and the proposed site entrance on Thoroughfare Road to facilitate the Comprehensive Plan improvements. If the recommended Roadway Plan is approved with Thoroughfare Road modified to a two-lane facility, the recommended additional right of way and road widening on Thoroughfare Road will not be required. For clarity, the Applicant should note in the proffers that if Thoroughfare Road is approved as a two-lane facility, the recommended additional right of way and road widening on Thoroughfare Road will not be required.</p>	<p>1</p>	<p>The Mobility Chapter of the comprehensive Plan designates Thoroughfare Road as RM-2. 12/15/23: Please see the MZP addressing this comment.</p>	<p>The Mobility Chapter did not designate Thoroughfare Road as an RM-2. It designated it as a local road. This must be noted on the MZP and the proffers</p>
<p>1.04</p>	<p>DCSM 620.10,602.07 and Table 6-7</p>	<p>The Old Carolina Road segment adjacent to the site includes a 40 MPH posted speed limit with a 45 MPH design speed. When connected, the segment Thoroughfare Road adjacent to the site</p>	<p>1</p>	<p>Please see the Infrastructure and Utilities Plan. The full turn lane meeting the County's standard is shown.</p>	<p>The Applicant has shown the full turn lane meeting the County's standard. This issue is adequately addressed.</p>

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REVISED: MAY, 2017



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ITEM NO.	REFERENCE	COMMENTS	COMMENT CATEGORY	RESPONSE DATE: 3/3/2023 & 12/15/23	FINAL DISPOSITION ⁽²⁾
		is also anticipated to have a 45 MPH design speed. The DCSM requires a 250' turn lane plus a 100' taper for roads with a design speed of 45 MPH. The Applicant must provide turn lanes into both site entrances which meet VDOT and DCSM standards to serve the proposed site traffic.			
1.05	DCSM 601.06	The Applicant must provide the extension of and connection to Newfoundland Way at their proposed site entrance on Thoroughfare Road.	1	Please see the MZP addressing this comment.	The Applicant shows the extension of Newfoundland Way at their proposed site entrance on Thoroughfare Road. However, the Applicant must commit to provide this extension and include it in the proffers.

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COMMENT CATEGORIES:
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DATE: 4/14/2023

TYPE & SUBMITTAL: REZONING
SECOND SUBMISSION

PROJECT NAME: GRAYSON OVERLOOK

ITEM NO.	REFERENCE	COMMENTS	COMMENT CATEGORY	RESPONSE DATE: 3/3/2023 & 12/15/23	FINAL DISPOSITION ⁽²⁾
1.06	DCSM 601.06	In order to minimize impacts of turning vehicles on through traffic and reduce circuitous travel on Old Carolina Road and Thoroughfare Road, the Applicant must provide and designate future interparcel access connections to adjacent properties with compatible uses on Old Carolina Road including GPIN's 7297-52-6565, 7297-52-4659, 729752-6417. An interparcel connection south is also recommended to properties with compatible uses which front on Route 29 at a location determined by the Applicant and Prince William County.	1	As discussed at the post submission meeting, interparcel connections to the south do not make sense in this location. A separate waiver can be provided at site plan.	The Applicant should process a waiver from VDOT and PWCDOT during the rezoning. Because if this waiver isn't granted at site plan, the Applicant would then have to revise the layout, thereby requiring a PRA.

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REVISED: MAY, 2017

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DATE: 4/14/2023

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PROJECT NAME: GRAYSON OVERLOOK



ITEM NO.	REFERENCE	COMMENTS	COMMENT CATEGORY	RESPONSE DATE: 3/3/2023 & 12/15/23	FINAL DISPOSITION ⁽²⁾
1.07	DCSM 602.03	The Applicant must provide the average daily site traffic at each proposed site entrance on the MZP and provide current VDOT daily traffic counts for Old Carolina Road and the existing section of Thoroughfare Road.	1	Please see the Infrastructure and Utilities Plan addressing this comment.	The Applicant now shows the average daily site traffic at each proposed site entrance on the MZP and provides current VDOT daily traffic counts for Old Carolina Road and the existing section of Thoroughfare Road. This issue is adequately addressed.
1.08	DCSM 603.05, 603.13	The Applicant must provide sight distance information and the distance between intersections on the MZP.	1	Please see the Sight Distance Plan & Profile Exhibit showing the sight distance. Please see the Infrastructure and Utilities Plan addressing the distances.	The Applicant now provides the recommended sight distance information. This issue is adequately addressed.

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TYPE & SUBMITTAL: REZONING SECOND SUBMISSION		PROJECT NAME: GRAYSON OVERLOOK			
ITEM NO.	REFERENCE	COMMENTS	COMMENT CATEGORY	RESPONSE DATE: 3/3/2023 & 12/15/23	FINAL DISPOSITION ⁽²⁾
1.09	General	Typical road sections for Old Carolina Road, Thoroughfare Road and internal streets must be provided on the MZP, not in the Design Guidelines. In order to reduce confusion at site plan, the Public Street A and Public Street B cross sections shown on page 5 of the Design Guidelines must be removed. All road cross sections must be shown on the MZP.	1	Please see the Infrastructure and Utilities Plan addressing this comment.	On the Thoroughfare Road and Old Carolina Typical Sections, the title reads “Modified” but the section doesn’t show how they’ve been modified. Old Carolina only shows a half section of an RL-2, which is not correct. Old Carolina Road is still designated as a Major Collector. This needs to be accurately reflected on the MZP.

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 REVISED: MAY, 2017

Attachment: 01.2 Planning-Review Package S3-Grayson Overlook-2024_0209 (6508 : One Mile Review I)

VIRGINIA DEPARTMENT OF TRANSPORTATION PRINCE WILLIAM LAND USE PROJECT REVIEW COMMENT AND RESOLUTION SHEET				TIA: REVIEW COMPLETE	COMMENT CATEGORIES: 1. REQUIREMENT 2. RECOMMENDATION 3. CLARIFICATION
COUNTY PROJECT NUMBER: REZ 2022-00035		DEVELOPER/ENGINEER: K. HOVNIANIAN MID-ATLANTIC DIVISION, LLC / CHRISTOPHER CONSULTANTS, LTD		REVIEWER(S): ERIK SPENCER, P.E. ERIK.SPENCER@VDOT.VIRGINIA.GOV RUTH NJOGU, TRAFFIC ENGINEERING	DATE: 08/29/22
PROJECT NAME: GRAYSON OVERLOOK		REVIEW PHASE & TYPE: 1 ST REVIEW, REZONING		DISCIPLINE: PWC LAND USE	
ITEM No.	DWG. No. ⁽¹⁾	COMMENTS	COMMENT CATEGORY	RESPONSE ⁽²⁾ DATE: 12/15/23	FINAL DISPOSITION ⁽³⁾
2.01	G	The typical section for the internal streets shows trees in the ROW however the response to comment 1.02 says that trees are not proposed within the ROW, what is the correct typical section?	3	The typical section has been modified and updated on the MZP.	
2.02	C300	Update the design speed for the public internal streets to be 25 mph with min CL Radius of 200', Stopping sight distance 155', Intersection Sight distance 280'	1	Please see the MZP addressing this comment.	
2.03	C300	Update the typical section for Old Carolina Road to provide a min. of 8.0' buffer between the shared use path and face of curb. The SL needs to be a min. of 23'	1	Per discussions with VDOT and PWCDOT the Old Carolina section has been modified to show 15.5' of pavement to allow for the 8' from face of curb to trail.	
2.04	C300	Update the classification for Thoroughfare Road to be a collector per the PWC Mobility Plan Roadway Plan Map.	1	It has been confirmed with PWCDOT that this section of Thoroughfare is a local street.	

(1) Indicate drawing no./page no. or use "G" for general comment. (2) To be filled out by Applicant/Engineer. Date of Response is required. (3) The VDOT reviewer is responsible for the final disposition of all comments.	Note: This form is to be used by the VDOT land use team to provide comments or concerns associated with the rezoning applications, site plans or any other plans when requested by the county or the applicants. REVISED SEPTEMBER, 2014
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VIRGINIA DEPARTMENT OF TRANSPORTATION PRINCE WILLIAM LAND USE PROJECT REVIEW COMMENT AND RESOLUTION SHEET				TIA: REVIEW COMPLETE	COMMENT CATEGORIES: 1. REQUIREMENT 2. RECOMMENDATION 3. CLARIFICATION
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PROJECT NAME: GRAYSON OVERLOOK		REVIEW PHASE & TYPE: 1ST REVIEW, REZONING		DISCIPLINE: PWC LAND USE	
ITEM NO.	DWG. No. ⁽¹⁾	COMMENTS	COMMENT CATEGORY	RESPONSE ⁽²⁾ DATE: 12/15/23	FINAL DISPOSITION ⁽³⁾
2.05	C300	Provide distance from Thoroughfare Road and Street 8 and make sure there is enough distance so that the proposed roadway will meet VDOT Corner Clearance distances. Street 8 may need to be shifted further away from Thoroughfare.	1	Since Thoroughfare is classified as a local street corner clearance is not required.	
2.06	C300	Update the Old Carolina Road Half Section to state varies min to max distance to include the right turn lanes.	1	Please see the MZP addressing this comment.	
2.07	C300	Update the Old Carolina Road Half Section to state that the CL is the center of the roadway and not the ROW.	1	Please see the MZP addressing this comment.	
2.08	C300	Update the Thoroughfare Road typical section to state the SL to be 23' and the SR to be a min of 12.5 to accommodate a future sidewalk along the north side of Thoroughfare Road.	1	Please see the MZP addressing this comment.	
2.09	Prof	Update Proffer 18.a to provide a min of 39' ROW Dedication with additional ROW Dedication for the right turn lanes.	1	Right of way dedication will remain 38.5' reference responses above.	

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VIRGINIA DEPARTMENT OF TRANSPORTATION PRINCE WILLIAM LAND USE PROJECT REVIEW COMMENT AND RESOLUTION SHEET				TIA: REVIEW COMPLETE	COMMENT CATEGORIES: 1. REQUIREMENT 2. RECOMMENDATION 3. CLARIFICATION
COUNTY PROJECT NUMBER: REZ 2022-00035		DEVELOPER/ENGINEER: K. HOVNIANIAN MID-ATLANTIC DIVISION, LLC / CHRISTOPHER CONSULTANTS, LTD		REVIEWER(S): ERIK SPENCER, P.E. ERIK.SPENCER@VDOT.VIRGINIA.GOV RUTH NJOGU, TRAFFIC ENGINEERING	DATE: 08/29/22
PROJECT NAME: GRAYSON OVERLOOK		REVIEW PHASE & TYPE: 1ST REVIEW, REZONING		DISCIPLINE: PWC LAND USE	
ITEM NO.	DWG. No. ⁽¹⁾	COMMENTS	COMMENT CATEGORY	RESPONSE ⁽²⁾ DATE: 12/15/23	FINAL DISPOSITION ⁽³⁾
2.10	Prof	Update Proffer 19.a to state a ROW dedication for up to 67.5' to accommodate a future sidewalk on the North side of Thoroughfare Road.	1	Please see Proffer 19 addressing this comment.	
1.01	C300	Update street Section 1 and 2 to show the distance from Face of Curb to Face of Curb	1	Please see the Infrastructure & Utilities Plan that includes the street sections.	Comment Closed
1.02	C300	Are you proposing any street trees or plantings in the planting zone on the typical sections? If so, then the planting zone needs to be 6.0'. If not, then update the label to state buffer zone.	1	Trees are not proposed within the right-of-way.	See Comment 2.01
1.03	C300	Provide the design speed for the typical sections	1	Please Infrastructure & Utilities Plan that includes the street sections and the Design Speed for each typical section.	See Comment 2.02
1.04	C300	Provide labels to show what streets go with what typical section.	1	Please see the Infrastructure & Utilities Plan that includes the street sections. All of the internal streets will have the same street sections.	Comment Closed.

(1) Indicate drawing no./page no. or use "G" for general comment. (2) To be filled out by Applicant/Engineer. Date of Response is required. (3) The VDOT reviewer is responsible for the final disposition of all comments.	Note: This form is to be used by the VDOT land use team to provide comments or concerns associated with the rezoning applications, site plans or any other plans when requested by the county or the applicants. REVISED SEPTEMBER, 2014
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VIRGINIA DEPARTMENT OF TRANSPORTATION PRINCE WILLIAM LAND USE PROJECT REVIEW COMMENT AND RESOLUTION SHEET				TIA: REVIEW COMPLETE	COMMENT CATEGORIES: 1. REQUIREMENT 2. RECOMMENDATION 3. CLARIFICATION
COUNTY PROJECT NUMBER: REZ 2022-00035		DEVELOPER/ENGINEER: K. HOVNIANIAN MID-ATLANTIC DIVISION, LLC / CHRISTOPHER CONSULTANTS, LTD		REVIEWER(S): ERIK SPENCER, P.E. ERIK.SPENCER@VDOT.VIRGINIA.GOV RUTH NJOGU, TRAFFIC ENGINEERING	DATE: 08/29/22
PROJECT NAME: GRAYSON OVERLOOK		REVIEW PHASE & TYPE: 1ST REVIEW, REZONING		DISCIPLINE: PWC LAND USE	
ITEM NO.	DWG. No.(1)	COMMENTS	COMMENT CATEGORY	RESPONSE(2) DATE: 12/15/23	FINAL DISPOSITION(3)
1.05	C300	Provide a centerline and centerline stationing for Old Carolina Road.	1	Please see the Sight Distance & Profile Exhibit submitted with this application.	Comment Closed
1.06	C300	Are you proposing any ROW dedication along Old Carolina Road? The PWC Transportation plan calls out Old Carolina as an MC-1 with 104' ROW, so the ROW should be 52' from centerline.	1	The Mobility Chapter of the Comprehensive Plan designates this portion of Old Carolina as a RL-2 Road.	Comment Closed
1.07	C300	Provide design and posted speed for Old Carolina Road and Thoroughfare Road.	1	Please Infrastructure & Utilities Plan that includes the street sections and the Design Speed for each typical section and the posted speed for Old Carolina Road. The posted speed for Thoroughfare has not been determined because the road does not currently exist.	Comment Closed
1.08	C300	Provide a typical section for the proposed Thoroughfare Road. Per PWC transportation plan, it should be a MC-1 with min. of 104' ROW.	1	The Mobility Chapter of the Comprehensive Plan designates this portion of Thoroughfare Road as a RM-2 Road.	Comment Closed
1.09	C300	Update the classification for Thoroughfare Road to be a Major Collector per the PWC Transportation plan	1	The Mobility Chapter of the Comprehensive Plan designates this portion of Thoroughfare Road as a RM-2 Road.	Repeat Comment, see comment 2.04

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VIRGINIA DEPARTMENT OF TRANSPORTATION PRINCE WILLIAM LAND USE PROJECT REVIEW COMMENT AND RESOLUTION SHEET				TIA: REVIEW COMPLETE	COMMENT CATEGORIES: 1. REQUIREMENT 2. RECOMMENDATION 3. CLARIFICATION
COUNTY PROJECT NUMBER: REZ 2022-00035		DEVELOPER/ENGINEER: K. HOVNIANIAN MID-ATLANTIC DIVISION, LLC / CHRISTOPHER CONSULTANTS, LTD		REVIEWER(S): ERIK SPENCER, P.E. ERIK.SPENCER@VDOT.VIRGINIA.GOV RUTH NJOGU, TRAFFIC ENGINEERING	DATE: 08/29/22
PROJECT NAME: GRAYSON OVERLOOK		REVIEW PHASE & TYPE: 1ST REVIEW, REZONING		DISCIPLINE: PWC LAND USE	
ITEM NO.	DWG. No. ⁽¹⁾	COMMENTS	COMMENT CATEGORY	RESPONSE ⁽²⁾ DATE: 12/15/23	FINAL DISPOSITION ⁽³⁾
1.10	C300	Provide a plan showing the proposed improvements to Old Carolina Road along the site’s frontage. At a min., provide a ½ section of the ultimate MC-1 typical section for Old Carolina.	1	The Mobility Chapter of the Comprehensive Plan designates this portion of Old Carolina Road as RL-2 which only requires 77 ft. of right-of-way.	Comment Closed
1.11	C300	Provide preliminary sight distance plan and profile to verify that the proposed entrances can work in the location shown on the plans.	1	Please see the Sight Distance & Profile Exhibit submitted with this application.	Comment Closed
1.12	C300	The PWC Transportation plan calls for a Shared Use Path along Old Carolina and Thoroughfare. Show the location of the trail on the plans and if it is going to be in the VDOT ROW or not. Provide size of the trail.	1	A shared use path is shown on Old Carolina Road.	See Comment 2.03
1.13	C300	Clearly show the extension of Newfoundland Way to tie into the Thoroughfare Road Extension as it is not showing it on this plan view.	1	Please see the MZP addressing this comment.	Comment Closed
1.14	C300	Provide distances between the proposed intersections to make sure the meet corner clearance off old Carolina and Thoroughfare Road Extension and they meet the minimum offsetting spacing.	1	Please see the Infrastructure & Utilities Plan addressing this comment.	See comment 2.05

Attachment: 01.2 Planning-Review Package S3-Grayson Overlook-2024_0209 (6508 : One Mile Review I)

(1) Indicate drawing no./page no. or use “G” for general comment. (2) To be filled out by Applicant/Engineer. Date of Response is required. (3) The VDOT reviewer is responsible for the final disposition of all comments.	Note: This form is to be used by the VDOT land use team to provide comments or concerns associated with the rezoning applications, site plans or any other plans when requested by the county or the applicants. REVISED SEPTEMBER, 2014
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VIRGINIA DEPARTMENT OF TRANSPORTATION PRINCE WILLIAM LAND USE PROJECT REVIEW COMMENT AND RESOLUTION SHEET				TIA: REVIEW COMPLETE	COMMENT CATEGORIES: 1. REQUIREMENT 2. RECOMMENDATION 3. CLARIFICATION
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PROJECT NAME: GRAYSON OVERLOOK		REVIEW PHASE & TYPE: 1ST REVIEW, REZONING		DISCIPLINE: PWC LAND USE	
ITEM NO.	DWG. No. ⁽¹⁾	COMMENTS	COMMENT CATEGORY	RESPONSE ⁽²⁾ DATE: 12/15/23	FINAL DISPOSITION ⁽³⁾
1.15	C300	Provide the centerline radius of the proposed streets to make sure they meet the minimum required radii.	1	Please Infrastructure & Utilities Plan that includes the street sections and the radii for each typical street section.	Comment Closed.

Attachment: 01.2 Planning-Review Package S3-Grayson Overlook-2024_0209 (6508 : One Mile Review I)

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VIRGINIA DEPARTMENT OF TRANSPORTATION PRINCE WILLIAM LAND USE PROJECT REVIEW COMMENT AND RESOLUTION SHEET				TIA: REVIEW COMPLETE		COMMENT CATEGORIES: 1. REQUIREMENT 2. RECOMMENDATION 3. CLARIFICATION	
COUNTY PROJECT NUMBER: REZ 2022-00035			DEVELOPER/ENGINEER: K. HOVNIANIAN MID-ATLANTIC DIVISION, LLC / CHRISTOPHER CONSULTANTS, LTD		REVIEWER(S): ERIK SPENCER, P.E. ERIK.SPENCER@VDOT.VIRGINIA.GOV RUTH NJOGU, TRAFFIC ENGINEERING		DATE: 08/29/22
PROJECT NAME: GRAYSON OVERLOOK			REVIEW PHASE & TYPE: 1 ST REVIEW, REZONING		DISCIPLINE: PWC LAND USE		
ITEM NO.	DWG. No.(1)	COMMENTS	COMMENT CATEGORY	RESPONSE(2) DATE: 12/15/23	FINAL DISPOSITION(3)		
1.16	TIA	Intersection #5 SBTLR- PM peak hr- There is significant delay increase for 2030 built conditions as compared to 2030 background conditions. Please look into what improvements would be needed in order to mitigate the issue and document them in the report. One of the option worth considering is providing a median U Turn for the left turn traffic.	1	As detailed in the TIA, the site trip assignments were requested by VDOT during the scoping process; however, based on travel time runs conducted by Wells + Associates and alternate available routes (Old Carolina Road south to Lee Highway and Old Carolina Road north to Somerset Crossing Drive and south to Lee Highway), future traffic at the southbound Hopewells Landing Drive approach to Lee Highway will realistically seek the path of least resistance and will not contribute to excessive delays due to the existing Lee Highway peak period commuter traffic. As discussed in an October 14, 2022, meeting with PWCDOT and VDOT, installation of turn restrictions at Hopewells Landing Drive and Route 29 would impact the adjacent residential community and is not proposed with this application.	Comment Closed		

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Attachment: 01.2 Planning-Review Package S3-Grayson Overlook-2024_0209 (6508 : One Mile Review I)



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Manassas, VA 20110 P 703.393.9887
engineering • surveying • land planning

GRAYSON OVERLOOK
REZ 2022-00035

BRENTSVILLE MAGISTERIAL DISTRICT,
PRINCE WILLIAM COUNTY, VA

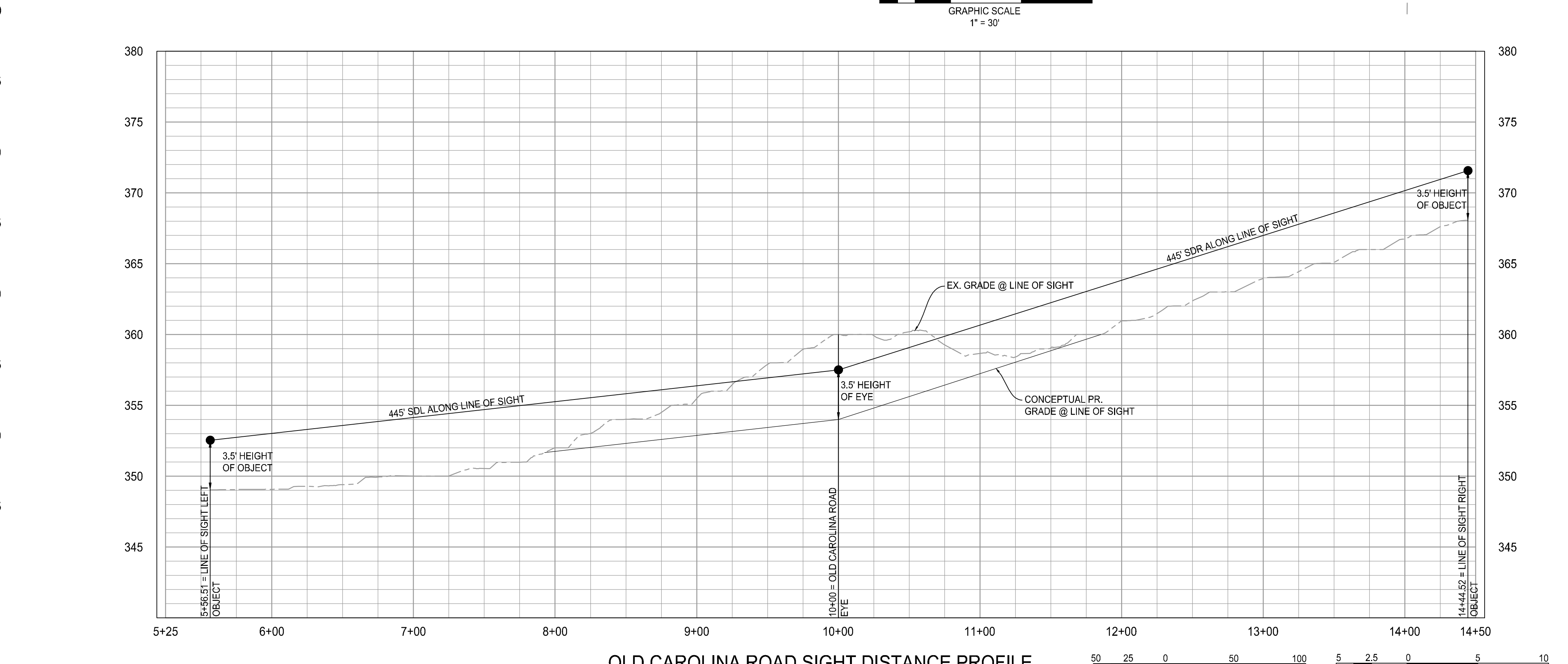
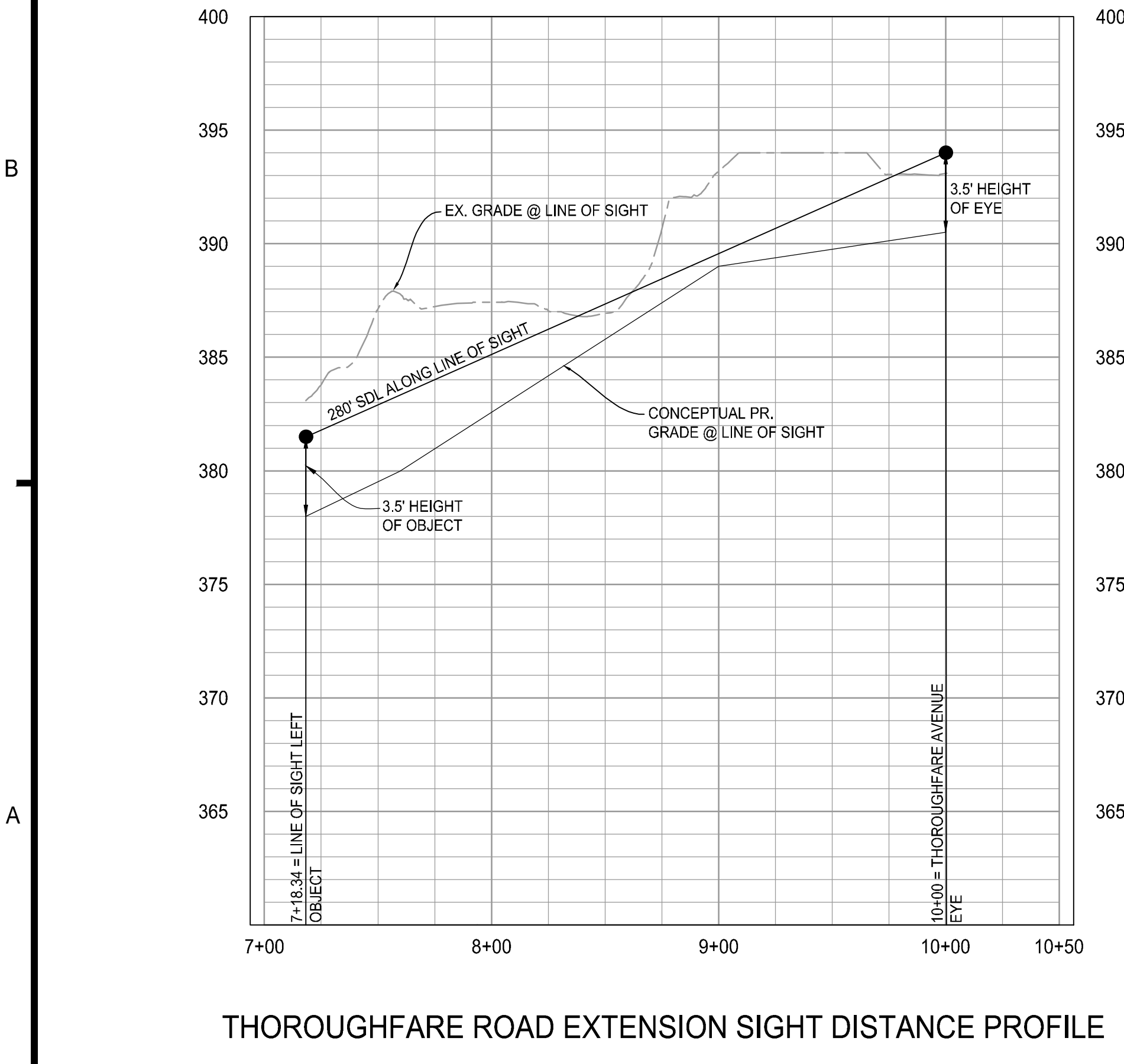
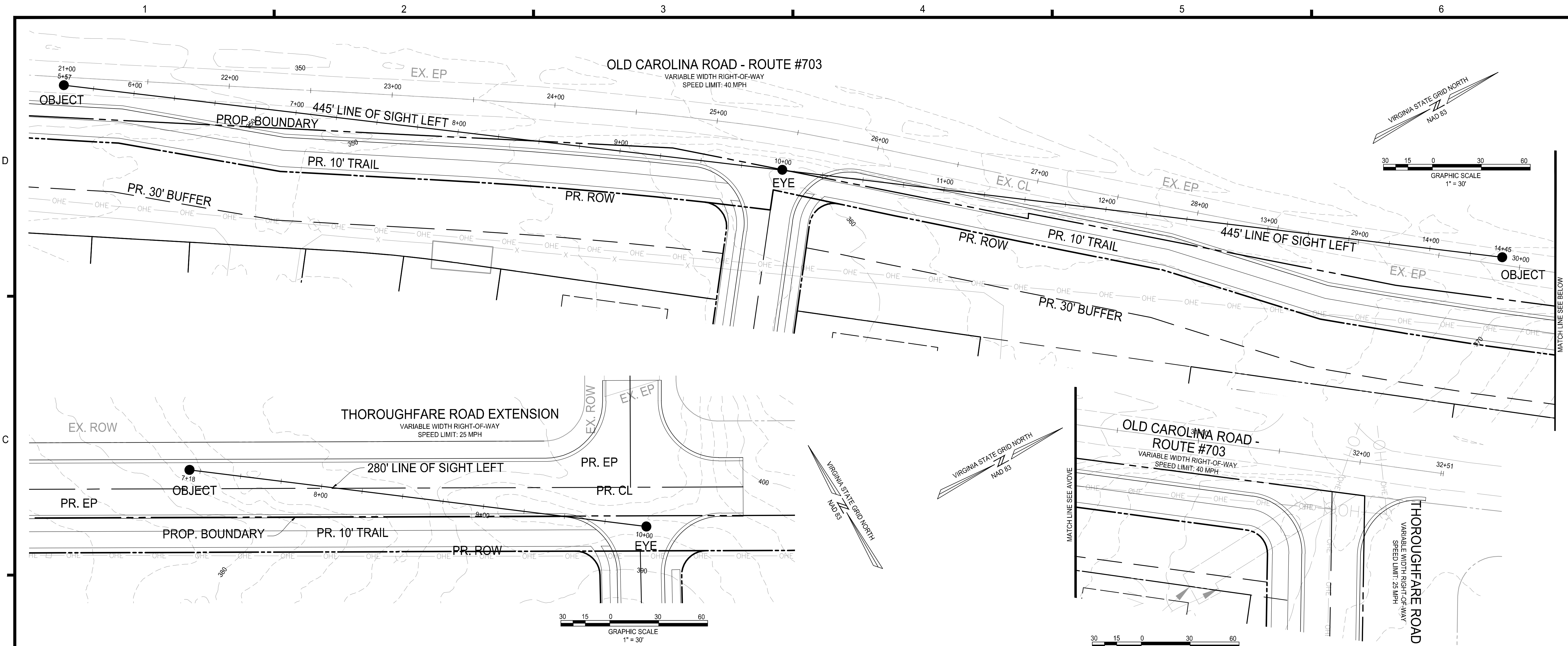
Attachment: 03 Planning-Site Distance Plan and Profile SS-2024_0208 (6508 - One Mile Review I)

MARK	DATE	DESCRIPTION

PROJECT No.: 21380.002.00
DRAWING No.: 111572
DATE: 12/15/2023
SCALE: AS NOTED
DESIGN: DL
DRAWN: CW
CHECKED: GD

SHEET TITLE:
**SIGHT DISTANCE
PLAN & PROFILE**

SHEET No.
1





**PRINCE WILLIAM COUNTY
DEPARTMENT OF TRANSPORTATION
PROJECT REVIEW
COMMENT AND RESOLUTION SHEET**

TIA **REQUIRED**

COMMENT CATEGORIES:
1. CORRECTIONS
2. RECOMMENDATIONS

COUNTY PROJECT NUMBER: REZ2022-00035

DEVELOPER/ENGINEER: CHRISTOPHER CONSULTANTS
9301 INNOVATION DRIVE, SUITE 150, MANASSAS VA
20110

REVIEWER(S): GEORGE PHILLIPS
GPHILLIPS@PWCGOV.ORG

DATE: 4/14/2023

TYPE & SUBMITTAL: REZONING
SECOND SUBMISSION

PROJECT NAME: GRAYSON OVERLOOK



ITEM NO.	REFERENCE	COMMENTS	COMMENT CATEGORY	RESPONSE DATE: 3/3/2023 & 12/15/23	FINAL DISPOSITION ⁽²⁾
2.01	Draft Proffers	The draft proffers include a new request for a waiver of 650.04 (22c). This must be submitted separately. The proposed narrower streets will reduce road capacity and available on-street parking. The justification given in the Narrative is not sufficient to grant a waiver.	1	12/15/23: A waiver has been filed separately with the County.	
2.02	Draft Proffers	Proffers – Transportation – 18.c -The Applicant specifies the lengths of turn lanes/tapers, but this proffer states that the lengths are subject to engineering design and constraints. The Applicant should either add, “subject to VDOT/PWCDOT waivers” or agree to process the waivers as part of the rezoning.	1	12/15/23: A waiver has been filed separately with the County.	

(1) To be filled out by Applicant/Engineer. Date of Response is required.
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REVISED: MAY, 2017



Attachment: 04 PWCDOT Comments.Second Submission.Applicant Responses.1-17-24 (P1384506) (6508

		PRINCE WILLIAM COUNTY DEPARTMENT OF TRANSPORTATION PROJECT REVIEW COMMENT AND RESOLUTION SHEET			COMMENT CATEGORIES: 1. CORRECTIONS 2. RECOMMENDATIONS
COUNTY PROJECT NUMBER: REZ2022-00035		DEVELOPER/ENGINEER: CHRISTOPHER CONSULTANTS 9301 INNOVATION DRIVE, SUITE 150, MANASSAS VA 20110		REVIEWER(S): GEORGE PHILLIPS GPHILLIPS@PWCGOV.ORG	DATE: 4/14/2023
TYPE & SUBMITTAL: REZONING SECOND SUBMISSION		PROJECT NAME: GRAYSON OVERLOOK			
ITEM NO.	REFERENCE	COMMENTS	COMMENT CATEGORY	RESPONSE DATE: 3/3/2023 & 12/15/23	FINAL DISPOSITION ⁽²⁾
2.03	Design Guidelines; Master Zoning Plan.	The streetscape design doesn't specify a DCSM typical section and the proposed internal street section right of way/street section doesn't conform to any typical section. Also, the typical section for the Internal Streets isn't the same as that shown in the Design Guidelines. To be consistent and avoid confusion during site plan review, it is recommended the Applicant remove the road dimensions shown in the Design Guidelines.	1	12/15/23: Please see the MZP addressing this comment.	

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TYPE & SUBMITTAL: REZONING SECOND SUBMISSION		PROJECT NAME: GRAYSON OVERLOOK			
ITEM NO.	REFERENCE	COMMENTS	COMMENT CATEGORY	RESPONSE DATE: 3/3/2023 & 12/15/23	FINAL DISPOSITION ⁽²⁾
1.01	DCSM 601.03 DCSM 602.18	Old Carolina Road is planned as a 4-lane road with a MC-1 typical section and includes a 10' shared use path along the east side. This includes a right of way width of 104' or 52' from the road centerline. The Applicant must provide dedication of 52' from centerline along Old Carolina Road on the generalized development plan. The Applicant must also construct the additional northbound lane and 10' shared use path on Old Carolina Road along the site frontage to facilitate the Comprehensive Plan improvements.	1	The Mobility Chapter of the Comprehensive Plan designates Old Carolina Road as an RL-2. The Applicant has provided a shared use path along the Old Carolina Road frontage. 12/15/23: Please see the MZP addressing this comment.	The Applicant provides the recommended shared use path along the Old Carolina Road site frontage. However, the Mobility Chapter does not designate Old Carolina as an RL-2 road. It is still designated as a Major Collector but it's 2 lanes instead of 4 lanes. This must be noted on the MZP.

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TYPE & SUBMITTAL: REZONING SECOND SUBMISSION		PROJECT NAME: GRAYSON OVERLOOK			
ITEM NO.	REFERENCE	COMMENTS	COMMENT CATEGORY	RESPONSE DATE: 3/3/2023 & 12/15/23	FINAL DISPOSITION ⁽²⁾
1.02	General	If the recommended Roadway Plan is approved with Old Carolina Road modified to a two-lane facility, the recommended additional right of way and road widening on Old Carolina Road will not be required. For clarity, the Applicant should note in the proffers that if Old Carolina Road is approved as a two-lane facility, the recommended additional right of way and road widening on Old Carolina Road will not be required.	1	The Mobility Chapter of the Comprehensive Plan designates Old Carolina Road as an RL-2. The Applicant has provided a shared use path along the Old Carolina Road frontage 12/15/23: Please see the MZP addressing this comment.	The Mobility Chapter does not designate Old Carolina as an RL-2 road. It is still designated as a Major Collector but it's 2 lanes instead of 4 lanes. This must be noted on the MZP.

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<p>1.03</p>	<p>DCSM 601.03 DCSM 602.18</p>	<p>Thoroughfare Road is planned as a 4-lane road with a MC-1 typical section and includes a 10' shared use path along the south side. This includes a right of way width of 104' or 52' from the road centerline. The Applicant must provide dedication of 52' from centerline along Thoroughfare Road on the generalized development plan. The Applicant must also construct two lanes and a 10' shared use path on Thoroughfare Road along the site frontage between Old Carolina Road and the proposed site entrance on Thoroughfare Road to facilitate the Comprehensive Plan improvements. If the recommended Roadway Plan is approved with Thoroughfare Road modified to a two-lane facility, the recommended additional right of way and road widening on Thoroughfare Road will not be required. For clarity, the Applicant should note in the proffers that if Thoroughfare Road is approved as a two-lane facility, the recommended additional right of way and road widening on Thoroughfare Road will not be required.</p>	<p>1</p>	<p>The Mobility Chapter of the comprehensive Plan designates Thoroughfare Road as RM-2. 12/15/23: Please see the MZP addressing this comment.</p>	<p>The Mobility Chapter did not designate Thoroughfare Road as an RM-2. It designated it as a local road. This must be noted on the MZP and the proffers</p>
<p>1.04</p>	<p>DCSM 620.10,602.07 and Table 6-7</p>	<p>The Old Carolina Road segment adjacent to the site includes a 40 MPH posted speed limit with a 45 MPH design speed. When connected, the segment Thoroughfare Road adjacent to the site</p>	<p>1</p>	<p>Please see the Infrastructure and Utilities Plan. The full turn lane meeting the County's standard is shown.</p>	<p>The Applicant has shown the full turn lane meeting the County's standard. This issue is adequately addressed.</p>

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TYPE & SUBMITTAL: REZONING SECOND SUBMISSION		PROJECT NAME: GRAYSON OVERLOOK			
ITEM NO.	REFERENCE	COMMENTS	COMMENT CATEGORY	RESPONSE DATE: 3/3/2023 & 12/15/23	FINAL DISPOSITION ⁽²⁾
		is also anticipated to have a 45 MPH design speed. The DCSM requires a 250' turn lane plus a 100' taper for roads with a design speed of 45 MPH. The Applicant must provide turn lanes into both site entrances which meet VDOT and DCSM standards to serve the proposed site traffic.			
1.05	DCSM 601.06	The Applicant must provide the extension of and connection to Newfoundland Way at their proposed site entrance on Thoroughfare Road.	1	Please see the MZP addressing this comment.	The Applicant shows the extension of Newfoundland Way at their proposed site entrance on Thoroughfare Road. However, the Applicant must commit to provide this extension and include it in the proffers.

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 REVISED: MAY, 2017

Attachment: 04 PWCDOT Comments.Second Submission.1-17-24 (P1384506) (6508



**PRINCE WILLIAM COUNTY
DEPARTMENT OF TRANSPORTATION
PROJECT REVIEW
COMMENT AND RESOLUTION SHEET**

TIA **REQUIRED**

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20110

REVIEWER(S): GEORGE PHILLIPS
GPHILLIPS@PWCGOV.ORG

DATE: 4/14/2023

TYPE & SUBMITTAL: REZONING
SECOND SUBMISSION

PROJECT NAME: GRAYSON OVERLOOK



ITEM NO.	REFERENCE	COMMENTS	COMMENT CATEGORY	RESPONSE DATE: 3/3/2023 & 12/15/23	FINAL DISPOSITION ⁽²⁾
1.06	DCSM 601.06	In order to minimize impacts of turning vehicles on through traffic and reduce circuitous travel on Old Carolina Road and Thoroughfare Road, the Applicant must provide and designate future interparcel access connections to adjacent properties with compatible uses on Old Carolina Road including GPIN's 7297-52-6565, 7297-52-4659, 729752-6417. An interparcel connection south is also recommended to properties with compatible uses which front on Route 29 at a location determined by the Applicant and Prince William County.	1	As discussed at the post submission meeting, interparcel connections to the south do not make sense in this location. A separate waiver can be provided at site plan.	The Applicant should process a waiver from VDOT and PWCDOT during the rezoning. Because if this waiver isn't granted at site plan, the Applicant would then have to revise the layout, thereby requiring a PRA.

(1) To be filled out by Applicant/Engineer. Date of Response is required.
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REVISED: MAY, 2017



Attachment: 04 PWCDOT Comments.Second Submission.Applicant Responses.1-17-24 (P1384506) (6508

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TYPE & SUBMITTAL: REZONING SECOND SUBMISSION		PROJECT NAME: GRAYSON OVERLOOK			
ITEM NO.	REFERENCE	COMMENTS	COMMENT CATEGORY	RESPONSE DATE: 3/3/2023 & 12/15/23	FINAL DISPOSITION ⁽²⁾
1.07	DCSM 602.03	The Applicant must provide the average daily site traffic at each proposed site entrance on the MZP and provide current VDOT daily traffic counts for Old Carolina Road and the existing section of Thoroughfare Road.	1	Please see the Infrastructure and Utilities Plan addressing this comment.	The Applicant now shows the average daily site traffic at each proposed site entrance on the MZP and provides current VDOT daily traffic counts for Old Carolina Road and the existing section of Thoroughfare Road. This issue is adequately addressed.
1.08	DCSM 603.05, 603.13	The Applicant must provide sight distance information and the distance between intersections on the MZP.	1	Please see the Sight Distance Plan & Profile Exhibit showing the sight distance. Please see the Infrastructure and Utilities Plan addressing the distances.	The Applicant now provides the recommended sight distance information. This issue is adequately addressed.

(1) To be filled out by Applicant/Engineer. Date of Response is required.
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 REVISED: MAY, 2017

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TYPE & SUBMITTAL: REZONING SECOND SUBMISSION		PROJECT NAME: GRAYSON OVERLOOK			
ITEM NO.	REFERENCE	COMMENTS	COMMENT CATEGORY	RESPONSE DATE: 3/3/2023 & 12/15/23	FINAL DISPOSITION ⁽²⁾
1.09	General	Typical road sections for Old Carolina Road, Thoroughfare Road and internal streets must be provided on the MZP, not in the Design Guidelines. In order to reduce confusion at site plan, the Public Street A and Public Street B cross sections shown on page 5 of the Design Guidelines must be removed. All road cross sections must be shown on the MZP.	1	Please see the Infrastructure and Utilities Plan addressing this comment.	On the Thoroughfare Road and Old Carolina Typical Sections, the title reads "Modified" but the section doesn't show how they've been modified. Old Carolina only shows a half section of an RL-2, which is not correct. Old Carolina Road is still designated as a Major Collector. This needs to be accurately reflected on the MZP.

(1) To be filled out by Applicant/Engineer. Date of Response is required.
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 REVISED: MAY, 2017

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VIRGINIA DEPARTMENT OF TRANSPORTATION PRINCE WILLIAM LAND USE PROJECT REVIEW COMMENT AND RESOLUTION SHEET				TIA: REVIEW COMPLETE	COMMENT CATEGORIES: 1. REQUIREMENT 2. RECOMMENDATION 3. CLARIFICATION
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PROJECT NAME: GRAYSON OVERLOOK		REVIEW PHASE & TYPE: 1 ST REVIEW, REZONING		DISCIPLINE: PWC LAND USE	
ITEM No.	DWG. No. ⁽¹⁾	COMMENTS	COMMENT CATEGORY	RESPONSE ⁽²⁾ DATE: 12/15/23	FINAL DISPOSITION ⁽³⁾
2.01	G	The typical section for the internal streets shows trees in the ROW however the response to comment 1.02 says that trees are not proposed within the ROW, what is the correct typical section?	3	The typical section has been modified and updated on the MZP.	
2.02	C300	Update the design speed for the public internal streets to be 25 mph with min CL Radius of 200', Stopping sight distance 155', Intersection Sight distance 280'	1	Please see the MZP addressing this comment.	
2.03	C300	Update the typical section for Old Carolina Road to provide a min. of 8.0' buffer between the shared use path and face of curb. The SL needs to be a min. of 23'	1	Per discussions with VDOT and PWCDOT the Old Carolina section has been modified to show 15.5' of pavement to allow for the 8' from face of curb to trail.	
2.04	C300	Update the classification for Thoroughfare Road to be a collector per the PWC Mobility Plan Roadway Plan Map.	1	It has been confirmed with PWCDOT that this section of Thoroughfare is a local street.	

(1) Indicate drawing no./page no. or use "G" for general comment.
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 REVISED SEPTEMBER, 2014

Attachment: 05 VDOT Comments.Second Submission.Applicant Responses.1-17-24 (P1383843) (6508 :

VIRGINIA DEPARTMENT OF TRANSPORTATION PRINCE WILLIAM LAND USE PROJECT REVIEW COMMENT AND RESOLUTION SHEET				TIA: REVIEW COMPLETE	COMMENT CATEGORIES: 1. REQUIREMENT 2. RECOMMENDATION 3. CLARIFICATION
COUNTY PROJECT NUMBER: REZ 2022-00035		DEVELOPER/ENGINEER: K. HOVNIANIAN MID-ATLANTIC DIVISION, LLC / CHRISTOPHER CONSULTANTS, LTD		REVIEWER(S): ERIK SPENCER, P.E. ERIK.SPENCER@VDOT.VIRGINIA.GOV RUTH NJOGU, TRAFFIC ENGINEERING	DATE: 08/29/22
PROJECT NAME: GRAYSON OVERLOOK		REVIEW PHASE & TYPE: 1ST REVIEW, REZONING		DISCIPLINE: PWC LAND USE	
ITEM NO.	DWG. No. ⁽¹⁾	COMMENTS	COMMENT CATEGORY	RESPONSE ⁽²⁾ DATE: 12/15/23	FINAL DISPOSITION ⁽³⁾
2.05	C300	Provide distance from Thoroughfare Road and Street 8 and make sure there is enough distance so that the proposed roadway will meet VDOT Corner Clearance distances. Street 8 may need to be shifted further away from Thoroughfare.	1	Since Thoroughfare is classified as a local street corner clearance is not required.	
2.06	C300	Update the Old Carolina Road Half Section to state varies min to max distance to include the right turn lanes.	1	Please see the MZP addressing this comment.	
2.07	C300	Update the Old Carolina Road Half Section to state that the CL is the center of the roadway and not the ROW.	1	Please see the MZP addressing this comment.	
2.08	C300	Update the Thoroughfare Road typical section to state the SL to be 23' and the SR to be a min of 12.5 to accommodate a future sidewalk along the north side of Thoroughfare Road.	1	Please see the MZP addressing this comment.	
2.09	Prof	Update Proffer 18.a to provide a min of 39' ROW Dedication with additional ROW Dedication for the right turn lanes.	1	Right of way dedication will remain 38.5' reference responses above.	

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ITEM NO.	DWG. No. ⁽¹⁾	COMMENTS	COMMENT CATEGORY	RESPONSE ⁽²⁾ DATE: 12/15/23	FINAL DISPOSITION ⁽³⁾		
2.10	Prof	Update Proffer 19.a to state a ROW dedication for up to 67.5' to accommodate a future sidewalk on the North side of Thoroughfare Road.	1	Please see Proffer 19 addressing this comment.			
1.01	C300	Update street Section 1 and 2 to show the distance from Face of Curb to Face of Curb	1	Please see the Infrastructure & Utilities Plan that includes the street sections.	Comment Closed		
1.02	C300	Are you proposing any street trees or plantings in the planting zone on the typical sections? If so, then the planting zone needs to be 6.0'. If not, then update the label to state buffer zone.	1	Trees are not proposed within the right-of-way.	See Comment 2.01		
1.03	C300	Provide the design speed for the typical sections	1	Please Infrastructure & Utilities Plan that includes the street sections and the Design Speed for each typical section.	See Comment 2.02		
1.04	C300	Provide labels to show what streets go with what typical section.	1	Please see the Infrastructure & Utilities Plan that includes the street sections. All of the internal streets will have the same street sections.	Comment Closed.		

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ITEM NO.	DWG. No. ⁽¹⁾	COMMENTS	COMMENT CATEGORY	RESPONSE ⁽²⁾ DATE: 12/15/23	FINAL DISPOSITION ⁽³⁾
1.05	C300	Provide a centerline and centerline stationing for Old Carolina Road.	1	Please see the Sight Distance & Profile Exhibit submitted with this application.	Comment Closed
1.06	C300	Are you proposing any ROW dedication along Old Carolina Road? The PWC Transportation plan calls out Old Carolina as an MC-1 with 104' ROW, so the ROW should be 52' from centerline.	1	The Mobility Chapter of the Comprehensive Plan designates this portion of Old Carolina as a RL-2 Road.	Comment Closed
1.07	C300	Provide design and posted speed for Old Carolina Road and Thoroughfare Road.	1	Please Infrastructure & Utilities Plan that includes the street sections and the Design Speed for each typical section and the posted speed for Old Carolina Road. The posted speed for Thoroughfare has not been determined because the road does not currently exist.	Comment Closed
1.08	C300	Provide a typical section for the proposed Thoroughfare Road. Per PWC transportation plan, it should be a MC-1 with min. of 104' ROW.	1	The Mobility Chapter of the Comprehensive Plan designates this portion of Thoroughfare Road as a RM-2 Road.	Comment Closed
1.09	C300	Update the classification for Thoroughfare Road to be a Major Collector per the PWC Transportation plan	1	The Mobility Chapter of the Comprehensive Plan designates this portion of Thoroughfare Road as a RM-2 Road.	Repeat Comment, see comment 2.04

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ITEM NO.	DWG. No. ⁽¹⁾	COMMENTS	COMMENT CATEGORY	RESPONSE ⁽²⁾ DATE: 12/15/23	FINAL DISPOSITION ⁽³⁾
1.10	C300	Provide a plan showing the proposed improvements to Old Carolina Road along the site's frontage. At a min., provide a 1/2 section of the ultimate MC-1 typical section for Old Carolina.	1	The Mobility Chapter of the Comprehensive Plan designates this portion of Old Carolina Road as RL-2 which only requires 77 ft. of right-of-way.	Comment Closed
1.11	C300	Provide preliminary sight distance plan and profile to verify that the proposed entrances can work in the location shown on the plans.	1	Please see the Sight Distance & Profile Exhibit submitted with this application.	Comment Closed
1.12	C300	The PWC Transportation plan calls for a Shared Use Path along Old Carolina and Thoroughfare. Show the location of the trail on the plans and if it is going to be in the VDOT ROW or not. Provide size of the trail.	1	A shared use path is shown on Old Carolina Road.	See Comment 2.03
1.13	C300	Clearly show the extension of Newfoundland Way to tie into the Thoroughfare Road Extension as it is not showing it on this plan view.	1	Please see the MZP addressing this comment.	Comment Closed
1.14	C300	Provide distances between the proposed intersections to make sure the meet corner clearance off old Carolina and Thoroughfare Road Extension and they meet the minimum offsetting spacing.	1	Please see the Infrastructure & Utilities Plan addressing this comment.	See comment 2.05

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ITEM NO.	DWG. No. ⁽¹⁾	COMMENTS	COMMENT CATEGORY	RESPONSE ⁽²⁾ DATE: 12/15/23	FINAL DISPOSITION ⁽³⁾
1.15	C300	Provide the centerline radius of the proposed streets to make sure they meet the minimum required radii.	1	Please Infrastructure & Utilities Plan that includes the street sections and the radii for each typical street section.	Comment Closed.

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ITEM NO.	DWG. No. ⁽¹⁾	COMMENTS	COMMENT CATEGORY	RESPONSE ⁽²⁾ DATE: 12/15/23	FINAL DISPOSITION ⁽³⁾
1.16	TIA	Intersection #5 SBTLR- PM peak hr- There is significant delay increase for 2030 built conditions as compared to 2030 background conditions. Please look into what improvements would be needed in order to mitigate the issue and document them in the report. One of the option worth considering is providing a median U Turn for the left turn traffic.	1	<p>As detailed in the TIA, the site trip assignments were requested by VDOT during the scoping process; however, based on travel time runs conducted by Wells + Associates and alternate available routes (Old Carolina Road south to Lee Highway and Old Carolina Road north to Somerset Crossing Drive and south to Lee Highway), future traffic at the southbound Hopewells Landing Drive approach to Lee Highway will realistically seek the path of least resistance and will not contribute to excessive delays due to the existing Lee Highway peak period commuter traffic.</p> <p>As discussed in an October 14, 2022, meeting with PWCDOT and VDOT, installation of turn restrictions at Hopewells Landing Drive and Route 29 would impact the adjacent residential community and is not proposed with this application.</p>	Comment Closed

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MASTER ZONING PLAN REZ 2022-00035

GRAYSON OVERLOOK

BRENTSVILLE MAGISTERIAL DISTRICT PRINCE WILLIAM COUNTY

PROJECT TEAM

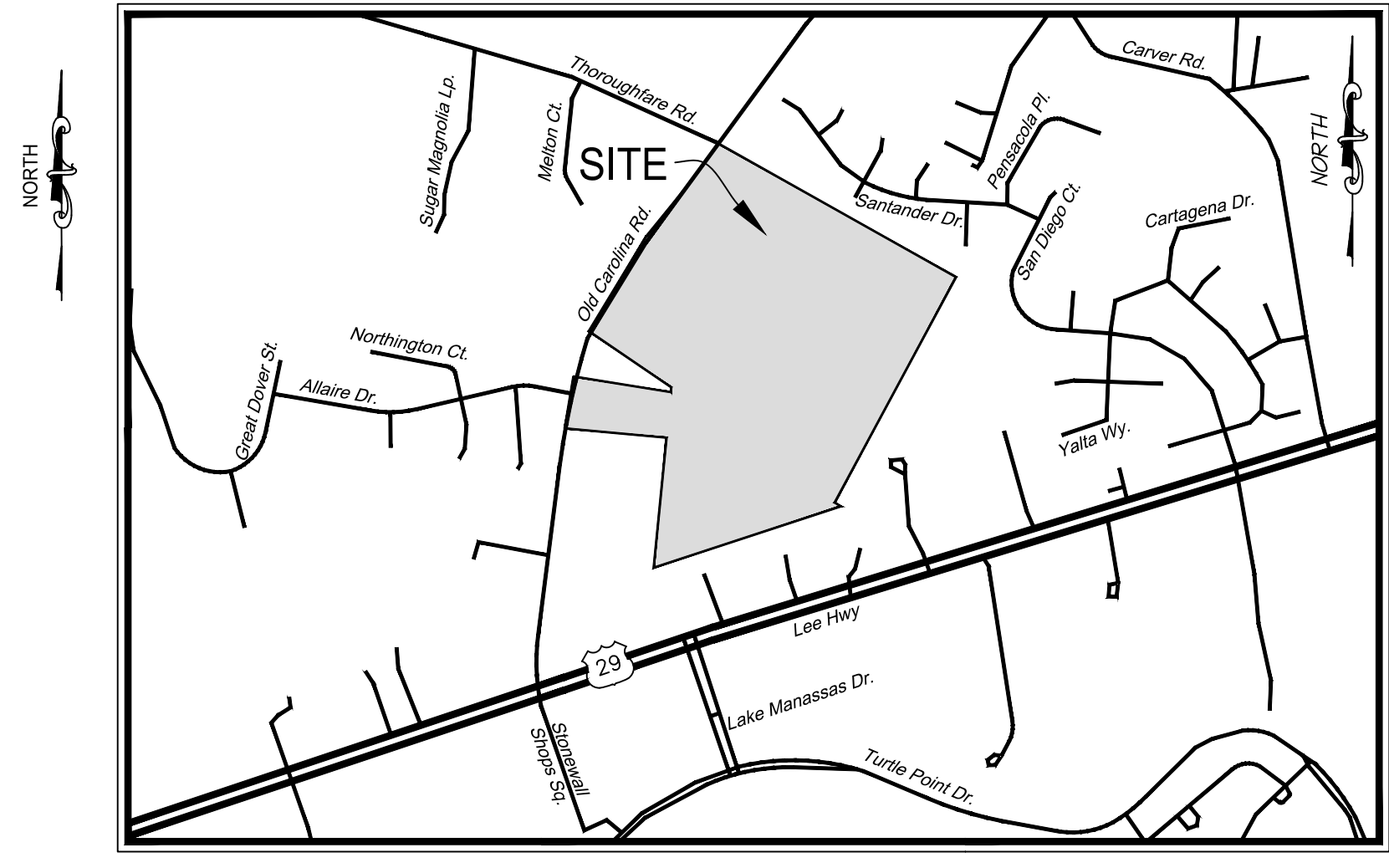
APPLICANT / DEVELOPER
**K. HOVNANIAN MID-ATLANTIC
 DIVISION, LLC**
 14520 AVION PARKWAY, SUITE 200
 CHANTILLY, VA 20151

LAND USE ATTORNEY
**WALSH, COLUCCI, LUBELEY &
 WALSH, P.C.**
 4310 PRINCE WILLIAM PARKWAY, SUITE 300
 PRINCE WILLIAM, VA 22192

CIVIL ENGINEER & LAND PLANNING
IMEG CONSULTANTS CORP.
 9301 INNOVATION DRIVE, SUITE 150
 MANASSAS, VA 20110

TRANSPORTATION
WELLS + ASSOCIATES
 11220 ASSETT LOOP, SUITE 202
 MANASSAS, VA 20109

ENVIRONMENTAL CONSULTANTS
TNT ENVIRONMENTAL, INC.
 4455 BROOKFIELD CORPORATE DRIVE, SUITE 100
 CHANTILLY, VA 20151

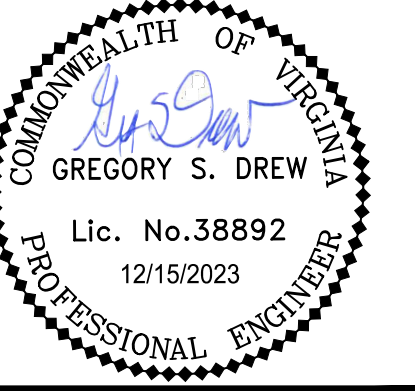


VICINITY MAP
SCALE: 1" = 1000'

SHEET INDEX	
SHEET #	SHEET TITLE
C000	COVER SHEET
C100	NOTES & TABULATIONS
C200	LAND USE PLAN
C300	INFRASTRUCTURE & UTILITIES PLAN
C400	OPEN SPACE & LANDSCAPE PLAN



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 Manassas, VA 20110 P 703.393.9887
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GRAYSON OVERLOOK
 REZ 2022-00035
 BRENTSVILLE MAGISTERIAL DISTRICT,
 PRINCE WILLIAM COUNTY, VA

DATE	MARK	REVISIONS PER COUNTY COMMENTS	REVISIONS PER COUNTY COMMENTS	DESCRIPTION
12-15-2023	2			
03-03-2023	1			

PROJECT No.: 21380.002.00
 DRAWING No.: 111572
 DATE: 6/20/2022
 SCALE: AS NOTED
 DESIGN: DL
 DRAWN: DL
 CHECKED: GD

SHEET TITLE:
COVER SHEET

SHEET No.
C000

GENERAL NOTES:

1. THE SUBJECT PROPERTY SHOWN ON THIS MASTER ZONE PLAN TO BE REZONED IS COMPRISED OF FOUR PARCELS RECORDED IN THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA AS FOLLOWS:

GPIN	ADDRESS	ACREAGE	CURRENT ZONING	OWNER
7297-52-6431	7611 OLD CAROLINA ROAD, GAINESVILLE, VA 20155	4.40962	A-1 (AGRICULTURAL)	VALERIE WALKER
7297-61-3883	15112 LEE HIGHWAY, GAINESVILLE, VA 20155	14.44551	A-1 (AGRICULTURAL)	JAMES A. JACKSON, ET AL
7297-62-5865	7511 OLD CAROLINA ROAD, GAINESVILLE, VA 20155	39.69785	A-1 (AGRICULTURAL)	CHARLES R. LIMAGE & PATRICIA LIMAGE
7297-63-8136	7505 OLD CAROLINA ROAD, GAINESVILLE, VA 20155	22.23957	A-1 (AGRICULTURAL)	PATRICK J. CRONIN, TRUSTEE OF THE PATRICK J. CRONIN REVOCABLE TRUST

- THE SUBJECT PROPERTY IS LOCATED IN THE BRENTSVILLE MAGISTERIAL DISTRICT.
- THE AREAS FOR REZONING AS SHOWN HEREON, ARE BASED ON AN ALTA/NSPS LAND TITLE SURVEY, DATED 10/1/2021 (SEALED 1/6/2022, AND PREPARED BY LAND DESIGN CONSULTANTS AND WITH MONUMENTATION CONFIRMED BY THIS FIRM. THE SURVEY CONFORMS WITH THE STANDARDS ESTABLISHED BY THE COMMONWEALTH OF VIRGINIA, AND THE CONFIGURATION MAY DIFFER FROM THAT SHOWN ON THE PRINCE WILLIAM COUNTY MAPPER.
- THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS) 1983 - NORTH AS ESTABLISHED FROM A FIELD SURVEY PERFORMED BY LAND DESIGN CONSULTANTS AS NOTED ON THE ALTA/NSPS LAND TITLE SURVEY REFERENCED ABOVE.
- THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) GEOID-18 AS ESTABLISHED FROM A CURRENT GPS SURVEY.
- NO TITLE REPORT FURNISHED. ALL UNDERLYING TITLE LINES, EASEMENTS, AND OTHER MATTERS OF TITLE MAY NOT BE SHOWN HEREON.
- THE PHYSICAL IMPROVEMENTS AND TOPOGRAPHY SHOWN HEREON ARE BASED UPON AN AERIAL TOPOGRAPHIC SURVEY CONDUCTED BY MCKENZIE SNYDER, INC, FLOWN JANUARY 26 2022. THIS DATA HAS BEEN SUPPLEMENTED BY A FIELD SURVEY BY THIS FIRM ON BETWEEN THE DATES OF JANUARY 11, 2022 AND MARCH 25, 2022. THE CONTOUR INTERVAL IS ONE (1) FOOT.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) FOR PRINCE WILLIAM COUNTY, VIRGINIA AND INCORPORATED AREAS DATED JANUARY 5, 1995 ON FLOOD MAP NUMBER 51153C0067D, THE SUBJECT PROPERTY LIES WITHIN A FLOOD ZONE "X" WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- THE SUBJECT PROPERTY IS PARTIALLY LOCATED IN THE LEE HIGHWAY (ROUTE 29) HIGHWAY CORRIDOR OVERLAY DISTRICT.
- RESOURCE PROTECTION AREAS (RPAs) ARE LOCATED ON THE SUBJECT PROPERTY. SEE THE SUBJECT ENVIRONMENTAL CONSTRAINTS ANALYSIS (ECA) BY TNT ENVIRONMENTAL FOR ADDITIONAL INFORMATION.
- TO THE BEST KNOWLEDGE OF THE ENGINEER AND APPLICANT THERE ARE NO GRAVES OR BURIAL SITES LOCATED ON THE PROPERTY.
- ANY EXISTING WELLS SHALL BE ABANDONED IN ACCORDANCE WITH PRINCE WILLIAM COUNTY HEALTH DEPARTMENT REQUIREMENTS.
- THE SUBJECT PROPERTY WILL BE SERVED BY PUBLIC WATER AND SEWER.

PROPOSED DEVELOPMENT STANDARDS & TABULATIONS:

- THE APPLICANT PROPOSES TO REZONE THE ENTIRE SUBJECT PROPERTY TO THE PLANNED DEVELOPMENT - PMR, PLANNED MIXED RESIDENTIAL DISTRICT. PROPOSED DENSITIES ARE SHOWN ON SHEET C200. ALL DENSITIES ARE BASED ON GROSS SITE AREA PRIOR TO ANY RIGHT-OF-WAY DEDICATION.
- SEE SHEET C400 FOR MORE INFORMATION CONCERNING THE PROPOSED LANDSCAPING AND OPEN SPACE.
- THE FEATURES SHOWN ON THIS PLAN ARE SUBJECT TO CHANGED BASED ON FINAL ENGINEERING.

PROPOSED ZONING AREA TABULATION	
AREA TO BE REZONED PMR	80.79255 ACRES
PROPOSED DWELLING UNITS	218 SINGLE-FAMILY DETACHED
PROPOSED DENSITY	2.70 DU/AC

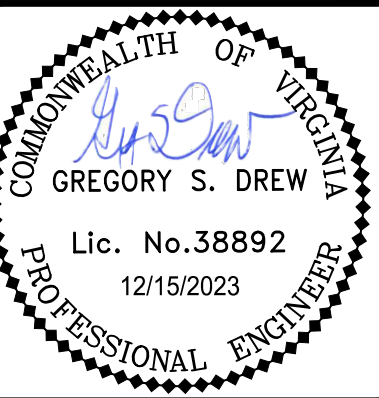
SITE AREA TABULATIONS	
SITE AREA BEFORE RIGHT-OF-WAY DEDICATION	80.79255 ACRES
SITE AREA TO BE DEDICATED FOR RIGHT-OF-WAY	1.83 ACRES
SITE AREA AFTER RIGHT-OF-WAY DEDICATION	78.96255 ACRES

OPEN SPACE CALCULATIONS	
REQUIRED:	24.2 AC. (30%)
PROPOSED:	29.60 AC. (36.6%)

PROPOSED PARKING STANDARDS - ALL LAND BAYS	
USE:	PROPOSED PARKING RATIO:
SINGLE-FAMILY DETACHED	2 (EXCLUSIVE OF GARAGE)
REQUIRED PARKING SPACES: 436	PROPOSED PARKING SPACES: 436



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GRAYSON OVERLOOK
REZ 2022-00035
BRENTSVILLE MAGISTERIAL DISTRICT,
PRINCE WILLIAM COUNTY, VA

MARK	DATE	DESCRIPTION
2	12-15-2023	REVISIONS PER COUNTY COMMENTS
1	03-03-2023	REVISIONS PER COUNTY COMMENTS

PROJECT No.: 21380.002.00
DRAWING No.: 111572
DATE: 6/20/2022
SCALE: AS NOTED
DESIGN: DL
DRAWN: DL
CHECKED: GD

SHEET TITLE:
NOTES & TABULATIONS

SHEET No.
C100

PROPOSED DEVELOPMENT TABULATIONS					
LAND BAY	ZONING	LAND BAY USE DESIGNATION	LAND USE	LAND BAY ACREAGE	MAXIMUM DWELLING UNITS (DU)
A	PMR	LDR, OS	SINGLE-FAMILY DETACHED	32.43	71
B	PMR	LDR, OS	SINGLE-FAMILY DETACHED	26.81	84
C	PMR	LDR, OS	SINGLE-FAMILY DETACHED	21.55	63
TOTALS				80.79	218

NOTES:
1. LAND BAY ACREAGE AND MAXIMUM DWELLING UNITS MAY VARY 10% BETWEEN LAND BAYS SUBJECT TO THE ABOVE MAXIMUM LIMITS.

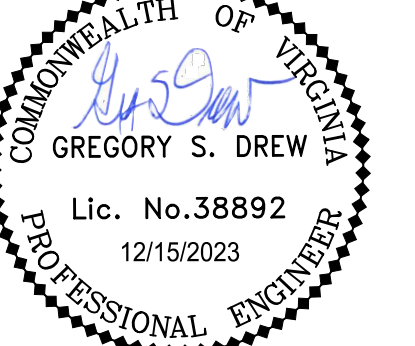
LEGEND:

- AREA SUBJECT TO REZONING
- - - PROPOSED LAND BAY BOUNDARY LINES
- *

PROPOSED ENTRY LOCATION



9301 Innovation Dr, Suite 150
Manassas, VA 20110 P 703.393.9887
engineering • surveying • land planning



COMMONWEALTH OF VIRGINIA
GREGORY S. DREW
Lic. No. 38892
12/15/2023
PROFESSIONAL ENGINEER

GRAYSON OVERLOOK
REZ 2022-00035

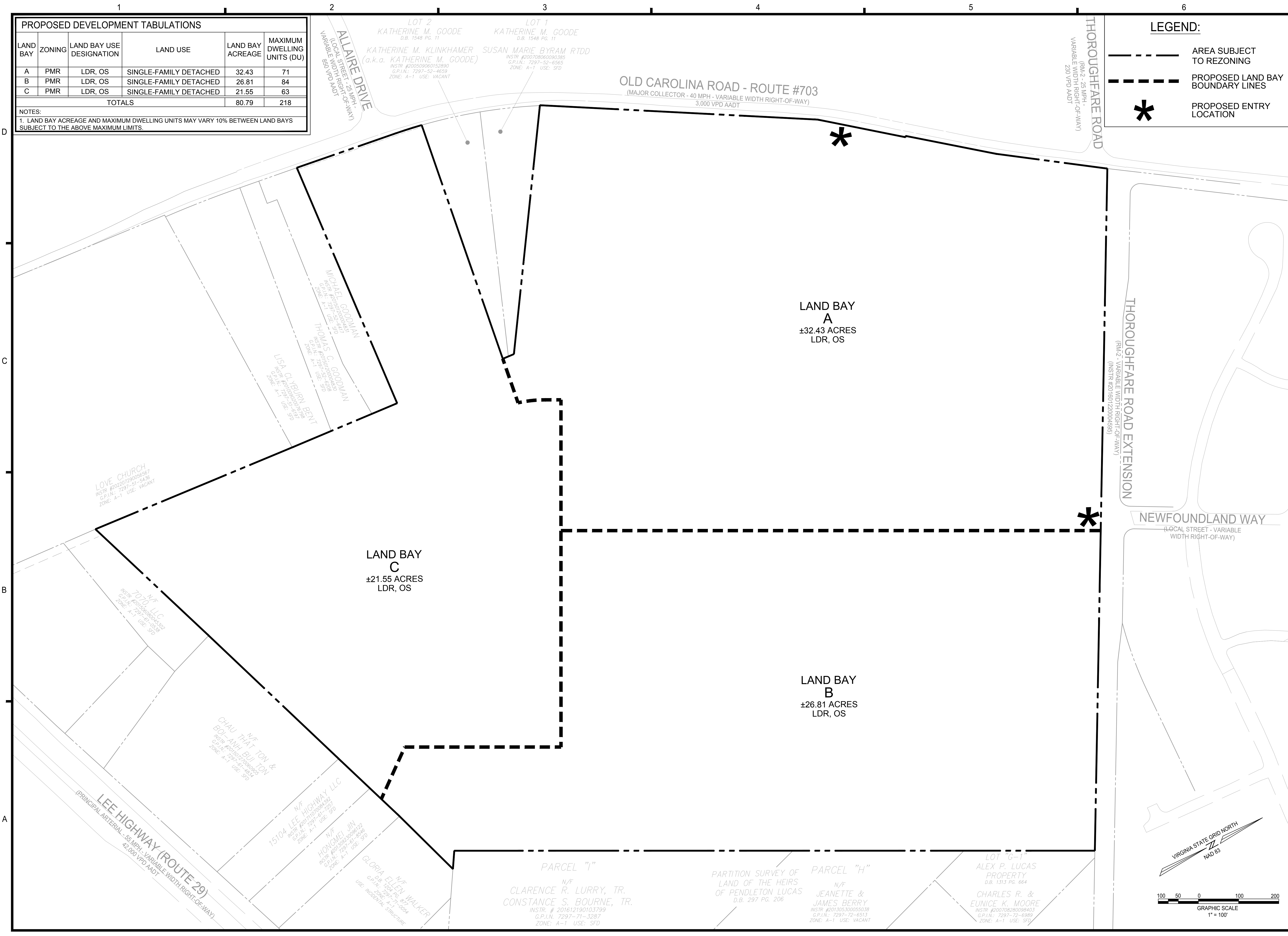
BRENTSVILLE MAGISTERIAL DISTRICT,
PRINCE WILLIAM COUNTY, VA

MARK	DATE	DESCRIPTION
2	12-15-2023	REVISIONS PER COUNTY COMMENTS
1	03-03-2023	REVISIONS PER COUNTY COMMENTS

PROJECT No.: 21380.002.00
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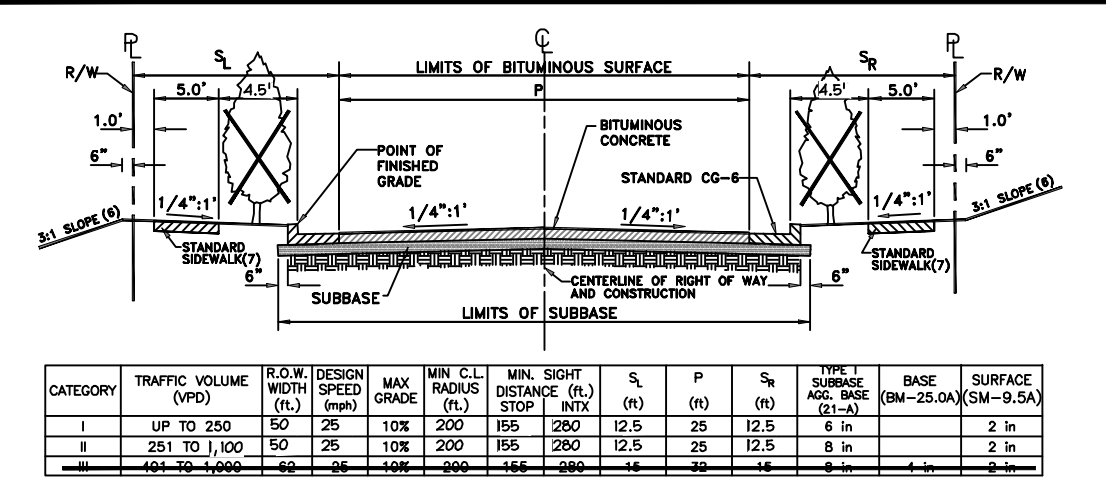
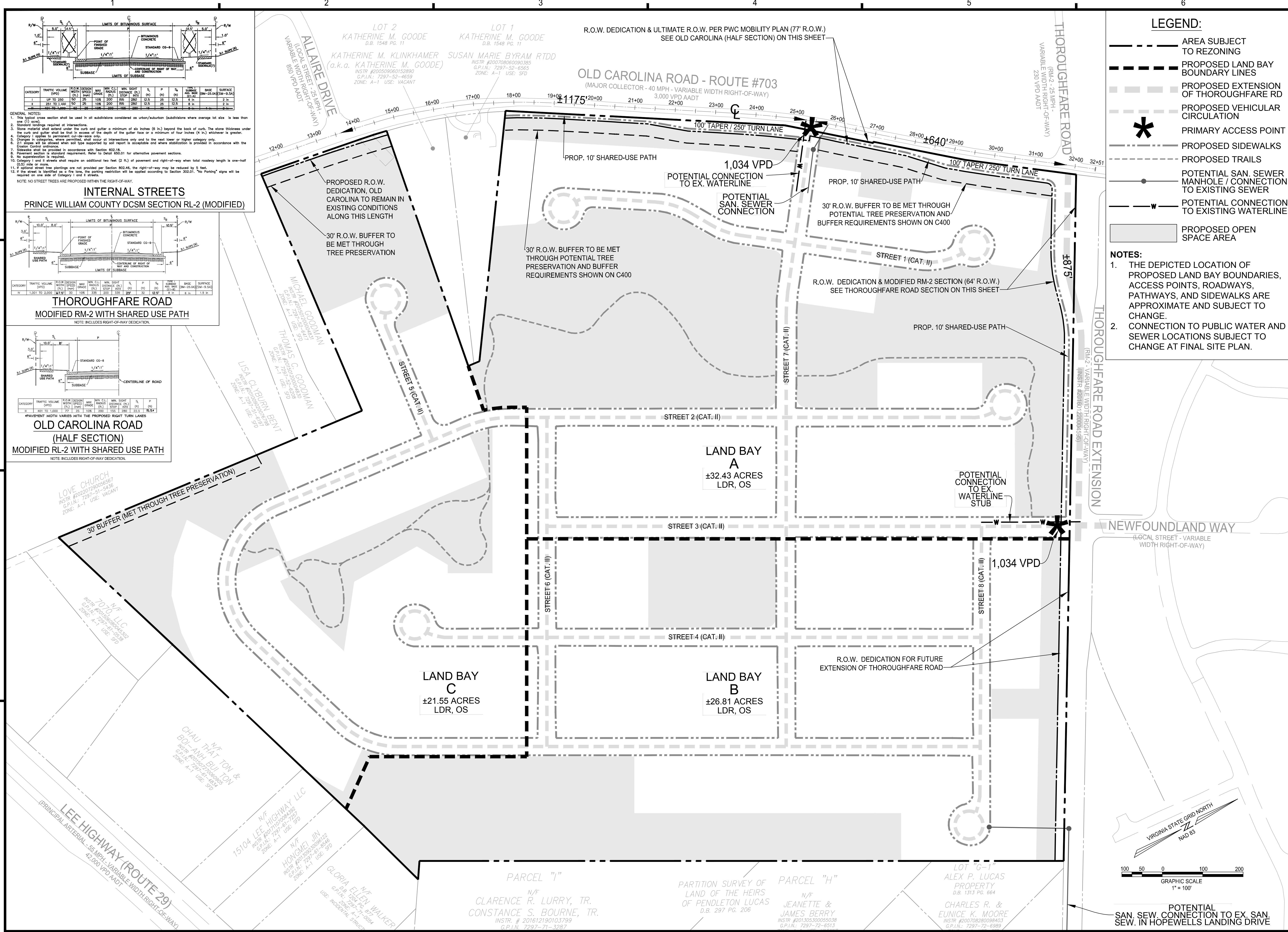
SHEET TITLE:
LAND USE PLAN

SHEET No.
C200



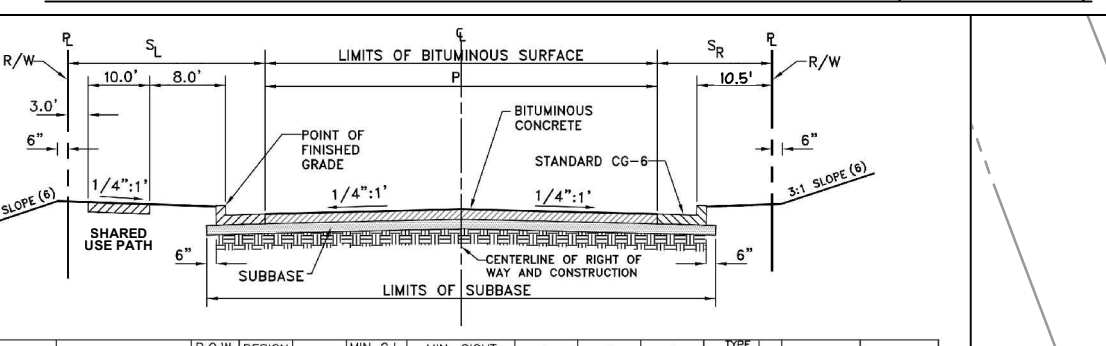
VIRGINIA STATE GRID NORTH
NAD 83

100 50 0 100 200
GRAPHIC SCALE
1" = 100'



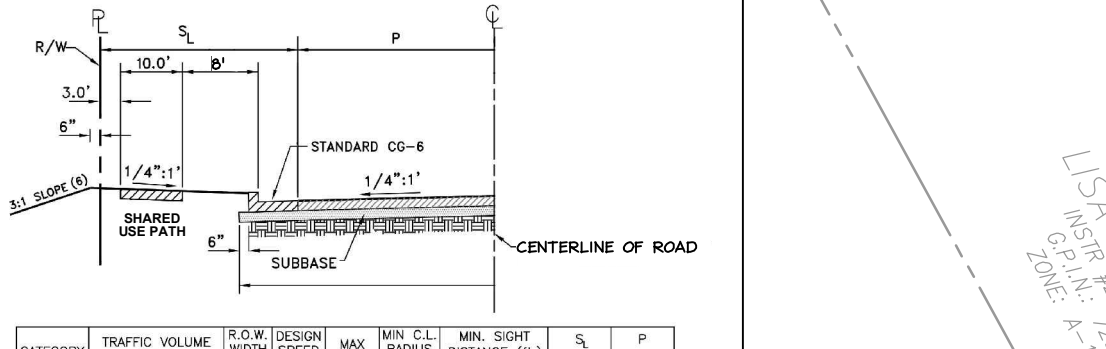
CATEGORY	TRAFFIC VOLUME (VPD)	R.O.W. WIDTH (FT)	DESIGN SPEED (MPH)	MIN. GRADE (%)	MIN. SLOPE (IN/100)	MIN. SIGHT DISTANCE (FT)	%	P	TIME - SURFACE (MIN)	BASE (IN)	SURFACE (IN)
I	UP TO 250	50	25	1.0%	1/8"	100	12.5	25	12.5	6 in.	2 in.
II	251 TO 1,000	50	25	1.0%	1/8"	100	12.5	25	12.5	6 in.	2 in.

GENERAL NOTES:
 1. This typical cross section shall be used in all subdivisions considered as urban/suburban (subdivisions where average lot size is less than one (1) acre).
 2. Standard drainage required at intersections.
 3. Stone material shall extend under the curb and gutter a minimum of six inches (6 in.) beyond the back of curb. The stone thickness under the curb and gutter shall be that in excess of the depth of the gutter face or a minimum of four inches (4 in.) whichever is greater.
 4. Category I applies to permanent cut-to-grade only.
 5. Category II applies to permanent cut-to-grade only and to the next lower or higher category only.
 6. Changes in categories, where permitted, shall occur at intersections only and to the next lower or higher category only.
 7. E slopes shall be allowed when soil type supported by soil report is acceptable and where stabilization is provided in accordance with the Geotechnical Engineer's report.
 8. Sidewalks shall be provided in accordance with Section 802.16.
 9. Pavement section is standard requirement. Refer to Detail 802.01 for alternative pavement sections.
 10. Category I and II streets shall require an additional two feet (2 ft.) of pavement and right-of-way when total roadway length is one-half (0.5) mile or more.
 11. If optional street tree plantings are not provided per Section 802.46, the right-of-way may be reduced by 5 feet.
 12. If the street is identified as a fire lane, the parking restriction will be applied according to Section 302.01. No "parking" signs will be required on one side of Category I and II streets.
 NOTE: NO STREET TREES ARE PROPOSED WITHIN THE RIGHT-OF-WAY.



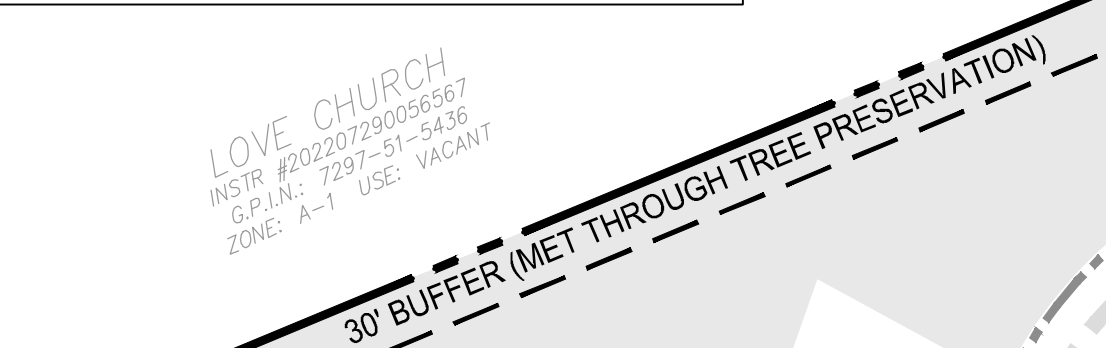
CATEGORY	TRAFFIC VOLUME (VPD)	R.O.W. WIDTH (FT)	DESIGN SPEED (MPH)	MIN. GRADE (%)	MIN. SLOPE (IN/100)	MIN. SIGHT DISTANCE (FT)	%	P	TIME - SURFACE (MIN)	BASE (IN)	SURFACE (IN)
III	1,001 TO 2,000	60	30	1.0%	1/8"	100	12.5	30	12.5	6 in.	1.5 in.

THOROUGHFARE ROAD MODIFIED RM-2 WITH SHARED USE PATH
 NOTE: INCLUDES RIGHT-OF-WAY DEDICATION.



CATEGORY	TRAFFIC VOLUME (VPD)	R.O.W. WIDTH (FT)	DESIGN SPEED (MPH)	MIN. GRADE (%)	MIN. SLOPE (IN/100)	MIN. SIGHT DISTANCE (FT)	%	P	TIME - SURFACE (MIN)	BASE (IN)	SURFACE (IN)
IV	401 TO 1,000	70	35	1.0%	1/8"	100	12.5	35	12.5	6 in.	1.5 in.

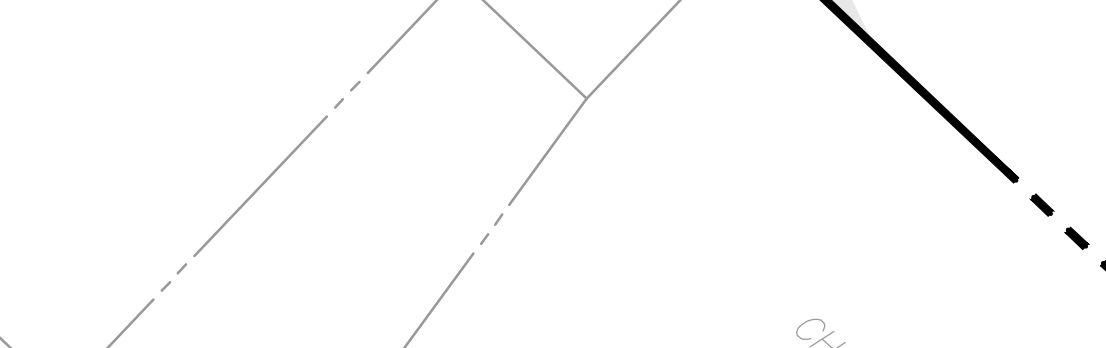
OLD CAROLINA ROAD (HALF SECTION) MODIFIED RL-2 WITH SHARED USE PATH
 NOTE: INCLUDES RIGHT-OF-WAY DEDICATION.



30' BUFFER (MET THROUGH TREE PRESERVATION)



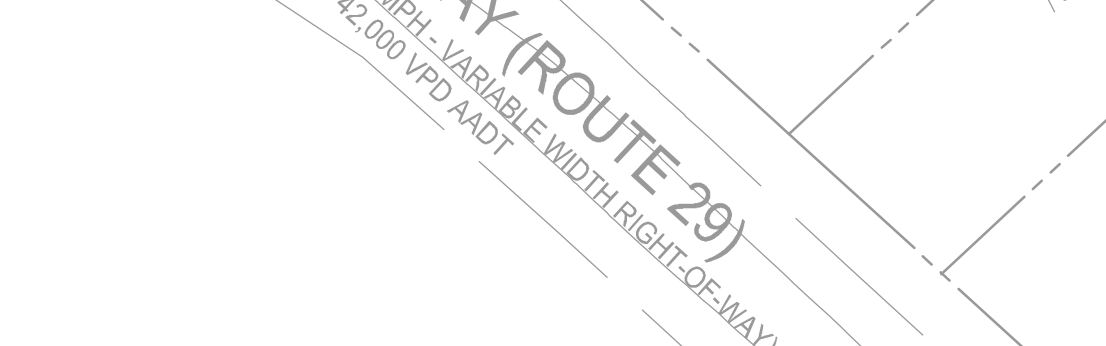
30' BUFFER (MET THROUGH TREE PRESERVATION)



30' BUFFER (MET THROUGH TREE PRESERVATION)



30' BUFFER (MET THROUGH TREE PRESERVATION)



30' BUFFER (MET THROUGH TREE PRESERVATION)

LEGEND:

- AREA SUBJECT TO REZONING
- PROPOSED LAND BAY BOUNDARY LINES
- PROPOSED EXTENSION OF THOROUGHFARE RD
- PROPOSED VEHICULAR CIRCULATION
- PRIMARY ACCESS POINT
- PROPOSED SIDEWALKS
- PROPOSED TRAILS
- POTENTIAL SAN. SEWER MANHOLE / CONNECTION TO EXISTING SEWER
- POTENTIAL CONNECTION TO EXISTING WATERLINE
- PROPOSED OPEN SPACE AREA

NOTES:

- THE DEPICTED LOCATION OF PROPOSED LAND BAY BOUNDARIES, ACCESS POINTS, ROADWAYS, PATHWAYS, AND SIDEWALKS ARE APPROXIMATE AND SUBJECT TO CHANGE.
- CONNECTION TO PUBLIC WATER AND SEWER LOCATIONS SUBJECT TO CHANGE AT FINAL SITE PLAN.

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COMMONWEALTH OF VIRGINIA
 GREGORY S. DREW
 Lic. No. 38892
 12/15/2023
 PROFESSIONAL ENGINEER

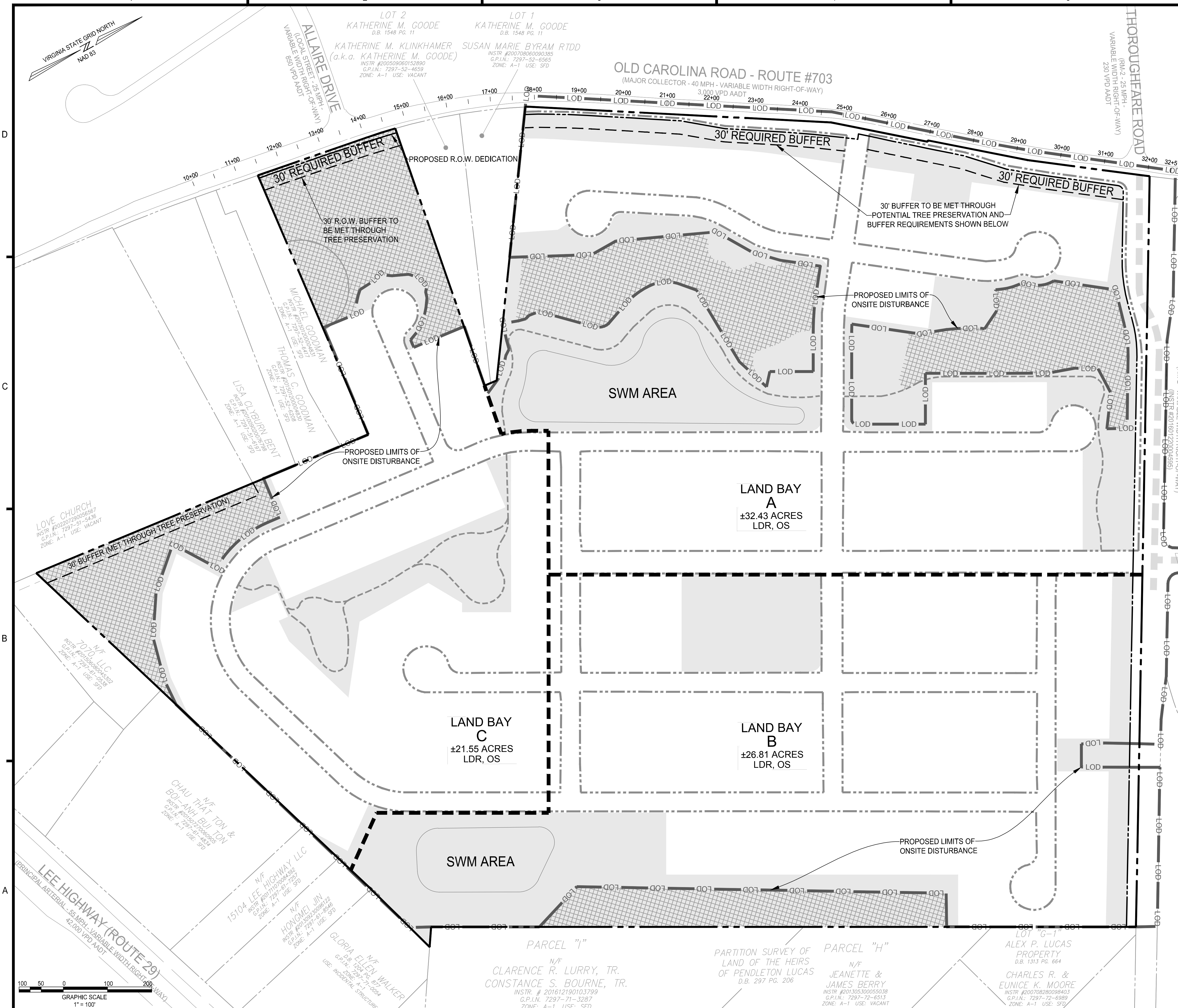
GRAYSON OVERLOOK
 REZ 2022-00035
 BRENTSVILLE MAGISTERIAL DISTRICT,
 PRINCE WILLIAM COUNTY, VA

REVISIONS PER COUNTY COMMENTS	REVISIONS PER COUNTY COMMENTS	MARK	DATE	DESCRIPTION
2	12-15-2023			
1	03-03-2023			

PROJECT No.: 21380.002.00
 DRAWING No.: 111572
 DATE: 6/20/2022
 SCALE: AS NOTED
 DESIGN: DL
 DRAWN: DL
 CHECKED: GD

SHEET TITLE:
INFRASTRUCTURE & UTILITIES PLAN

SHEET No.
C300



LEGEND:

- AREA SUBJECT TO REZONING
- PROPOSED LIMITS OF ONSITE DISTURBANCE
- PROPOSED LAND BAY BOUNDARY LINES
- PROPOSED EXTENSION OF THOROUGHFARE RD
- PROPOSED SIDEWALKS
- PROPOSED TRAILS
- PROPOSED OPEN SPACE AREA (29.60 AC.)
- PROPOSED TREE PRESERVATION AREA (10.25 AC.)

OPEN SPACE CALCULATIONS

REQUIRED:	24.2 AC. (30%)
PROPOSED:	29.60 AC. (36.6%)

TREE PRESERVATION

PROPOSED:	10.50 AC. (13.0%)
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PLANT LEGEND:

- PROPOSED LARGE DECIDUOUS TREES
- PROPOSED MEDIUM / SMALL DECIDUOUS TREES
- PROPOSED LARGE EVERGREEN TREES
- PROPOSED MEDIUM / SMALL EVERGREEN TREES
- PROPOSED SHRUBS

OLD CAROLINA ROAD BUFFER

N.T.S.

PROPOSED PLANT UNITS = 180 P.U. PER 100 LINEAR FEET

- BUFFER NOTES**
- DUE TO PROPOSED USE OF SINGLE-FAMILY DETACHED HOUSING, THE ONLY REQUIRED USE VS. USE BUFFER IS ADJACENT TO THE LOVE CHURCH ON THE SOUTHWEST CORNER.

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GRAYSON OVERLOOK
REZ 2022-00035

BRENTSVILLE MAGISTERIAL DISTRICT,
PRINCE WILLIAM COUNTY, VA

MARK	DATE	DESCRIPTION
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PROJECT No.: 21380.002.00
DRAWING No.: 111572
DATE: 6/20/2022
SCALE: AS NOTED
DESIGN: DL
DRAWN: DL
CHECKED: GD

SHEET TITLE:
LANDSCAPE & OPEN SPACE PLAN

SHEET No.
C400



Town of Haymarket
15000 Washington Street, #100
Haymarket, VA 20169
703-753-2600

Thomas Britt
Town Planner

MEMORANDUM

TO: Planning Commission
FROM: Thomas Britt, Town Planner
DATE: February 13, 2024
SUBJECT: 1 Mile Review: Special Use Permit

Background: McGuireWoods LLP has submitted a Special Use Permit to Prince William County to allow for the installation of a new Substation directly southwest of the interchange ramp of I-66 and Lee Highway. This application is separate from the data center plans currently under review by Prince William County.

The Town Planner has brought the current review package to the Planning Commission for any comments to send to Prince William County with their responses.

Due to the file type, the Town Planner will email the SUP documents separate from the agenda.

Attachment: 01 Memo--Daves Store Substation SUP (6509 : One Mile Review II)