

MOTION: STIRRUP

**July 11, 2006
Regular Meeting
Ord. No. 06-66**

SECOND: STEWART

**RE: REZONING #PLN2005-00197, DOMINION VALLEY COUNTRY CLUB –
GAINESVILLE MAGISTERIAL DISTRICT**

ACTION: APPROVED

WHEREAS, this is a request to rezone ±317 acres from A-1, Agricultural, to A-1, Agricultural with proffers for ±155 acres for public park purposes, ±40 acres for school purposes, and 12 A-1 Cluster lots; to rezone ±26 acres from A-1, Agricultural, to RPC, Residential Planned Community, for 55 lots; to rezone ± 102 acres (Mill Park) from SR-1, Semi-Rural Residential, to RPC, Residential Planned Community, to allow 125 single-family dwelling units and a proffer condition amendment to REZ #PLN2001-00095 to allow an increase in the number of age-restricted dwelling units from 250 to 845 and an increase in the total number of dwelling units approved with the previous rezonings of Dominion Valley and Mill Park from 2,850 to a total 3,270 dwelling units, which is an overall increase of 420 units. In addition to the previously approved waivers and modifications in REZ #PLN2001-00095, the applicant has requested to modify the internal buffers between uses and unit types. The site is located on the west side of Route 15, ± 800 feet north of its intersection with Old Carolina Road and 2,350 feet south of its intersection with Waterfall Road and is on the north side of Antioch Road, ±one mile northwest of its intersection with Route 55. The site is identified on County maps as GPINs 7299-12-4612, 7299-75-1337, 7299-68-5929, 7299-78-9006, 7299-88-0253, 7298-19-5023 pt., 7299-20-5085 pt., 7299-24-7616 pt., and 7299-65-3693 pt. The majority of the site is zoned RPC, Residential Planned Community; the Silver Lake Property (+/-317 acres), which is located to the west of existing Dominion Valley, is zoned A-1, Agricultural; the Mill Park property (+/-102 acres), which is located north and east of existing Dominion Valley, is zoned SR-1, Semi-Rural Residential; and the Squire property, which is located in the north central portion of Dominion Valley, is zoned A-1, Agricultural. The eastern portion of the overall site falls within the Route 15 HCOD. The site is designated Residential Planned Community (RPC), Semi-Rural Residential (SRR), Agricultural or Estate (AE), and Environmental Resource (ER); and

WHEREAS, staff has reviewed the subject application and recommends approval, as stated in the staff report; and

WHEREAS, the Planning Commission, at its public hearing on April 5, 2006, recommended approval, as stated in Planning Commission Res. No. 06-070; and

WHEREAS, a Board of County Supervisors' public hearing, duly advertised in a local newspaper for a period of two weeks, was held on June 6, 2006, and interested citizens were heard; and

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WHEREAS, on June 6, 2006, the Board of County Supervisors adopted a motion to defer the decision to a date certain of July 11, 2006; and

WHEREAS, the Board of County Supervisors, duly re-advertised in a local newspaper for a period of two weeks and conducted a new public hearing on July 11, 2006, and interested citizens were heard; and

WHEREAS, general welfare and good zoning practice are served by the approval of the application;

NOW, THEREFORE, BE IT ORDAINED that the Prince William Board of County Supervisors does hereby approve REZ #PLN2005-00197, Dominion Valley Country Club, subject to the proffers dated July 11, 2006;

BE IT FURTHER ORDAINED that the Prince William Board of County Supervisors' approval and adoption of any conditions does not relieve the applicant and/or subsequent owners from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

Votes:

Ayes: Barg, Caddigan, Connaughton, Covington, Jenkins, Nohe, Stewart, Stirrup

Nays: None

Absent from Vote: None

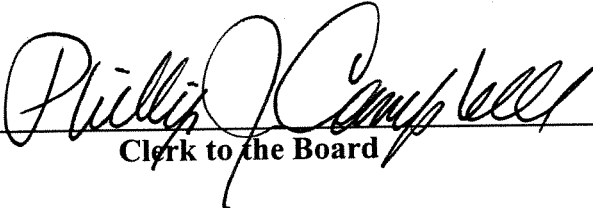
Absent from Meeting: None

For Information:

Planning Director

Michael D. Lubeley, Esquire
Walsh, Colucci, Lubeley, Emrich & Terpak
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CERTIFIED COPY


Clerk to the Board