

Attachment D – Planning Commission Resolution

PLANNING COMMISSION RESOLUTION

MOTION: BURGESS November 4, 2009
SECOND: HENDLEY Regular Meeting
Res. No. 09-116
RE: COMPREHENSIVE PLAN AMENDMENT #PLN2006-00438,
AVENDALE, BRENTSVILLE MAGISTERIAL DISTRICT
ACTION: RECOMMEND DENIAL

WHEREAS, under Section 15.2-2229 of the Code of Virginia, Ann., the Board of County Supervisors may consider amendments to the 1998 Comprehensive Plan; and

WHEREAS, this is a request to amend the Comprehensive Long Range Land Use Plan from Agricultural or Estate, AE, to Suburban Residential Low, SRL; and

WHEREAS, by way of Resolution No. 06-244, the Board of County Supervisors initiated consideration of Comprehensive Plan Amendment #PLN2006-00321, Avendale on March 14, 2006 and referred it to the Prince William County Planning Commission; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on November 4, 2009, at which time public testimony was received and the merits of the above-referenced comprehensive plan amendment were considered; and

WHEREAS, the Prince William County Planning Commission believes that public general welfare as well as good planning practices are served by the denial of this comprehensive plan amendment;

NOW, THEREFORE, BE IT RESOLVED, that the Prince William County Planning Commission does hereby recommend denial of Comprehensive Plan Amendment #PLN2006-00438, Avendale, for the following reasons:

- The Comprehensive Plan, as it pertains to the Rural Crescent, speaks to protecting its rural character by limiting densities to one house per 10 acres. Accordingly, in the rural area, land is and has been valued on this basis. If density is the determinant, property in the Rural Crescent is worth “one house per 10 acres” purchase price. If the density is changed with this CPA and companion Rezoning (post purchase to R-4), the value per acre becomes 40 times more valuable (4 homes per acre x 10 acres = 40 homes).
- The Planning Commission questions how equitable this action is to the original property owners in the rural area.

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- Unless, and until the BOCS makes broad, sweeping changes to the entire Rural Crescent, the Planning Commission cannot, and will not, support any projects that destroy the character in the rural area. All property owners in the “so designated Rural Crescent boundary” are affected by decisions made regarding any Comprehensive Plan Amendment that contemplates an increase in density in the rural area.
- The Prince William County School Board should make attempts to resolve the issues brought up by the PWCS representative.
- Staff report notwithstanding, the Planning Commission can find no compelling reason as to why this action would not be precedent setting.

Votes:

Ayes: Burgess, Hendley, Holley, Hosen, Friedman

Nays: Bryant, Fry, Gonzales

Absent from Vote: None

Absent from Meeting: None

MOTION CARRIED

CERTIFIED COPY

M. Christine Thompson

Clerk to the Commission