



Prince William County Comprehensive Plan Update

Land Use Elements | Rural Area

Draft Rural Area Placetype Maps








February 1, 2022

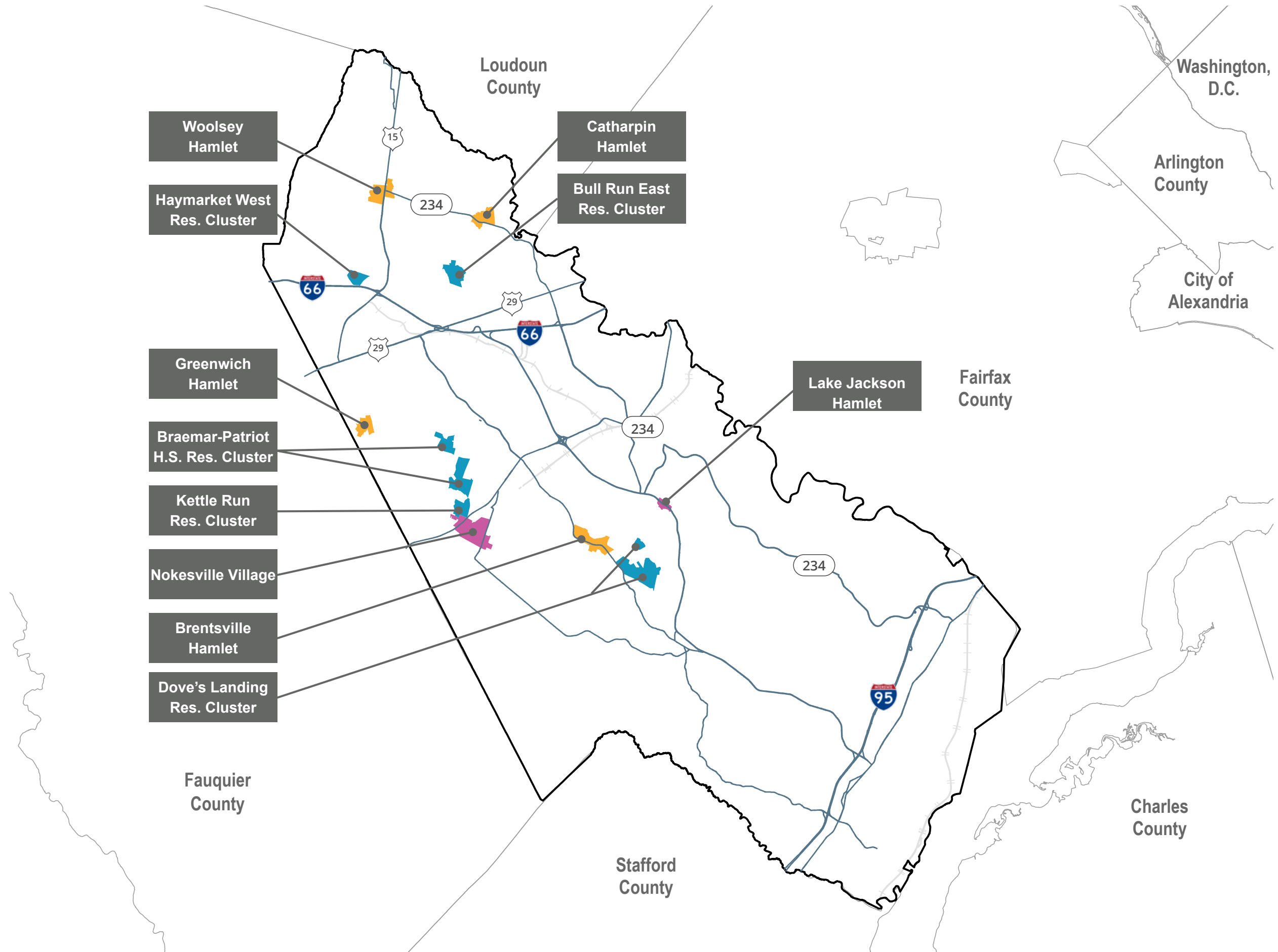
Nelson\Nygaard | Rhodeside & Harwell, Inc. | RKG Associates, Inc.

DRAFT

PLACETYPE STUDY AREAS

LEGEND

-  Major Roadways
-  Hamlets
-  Residential Clusters
-  Villages
-  Prince William County Boundary
-  Neighboring County Boundaries
-  Railroad















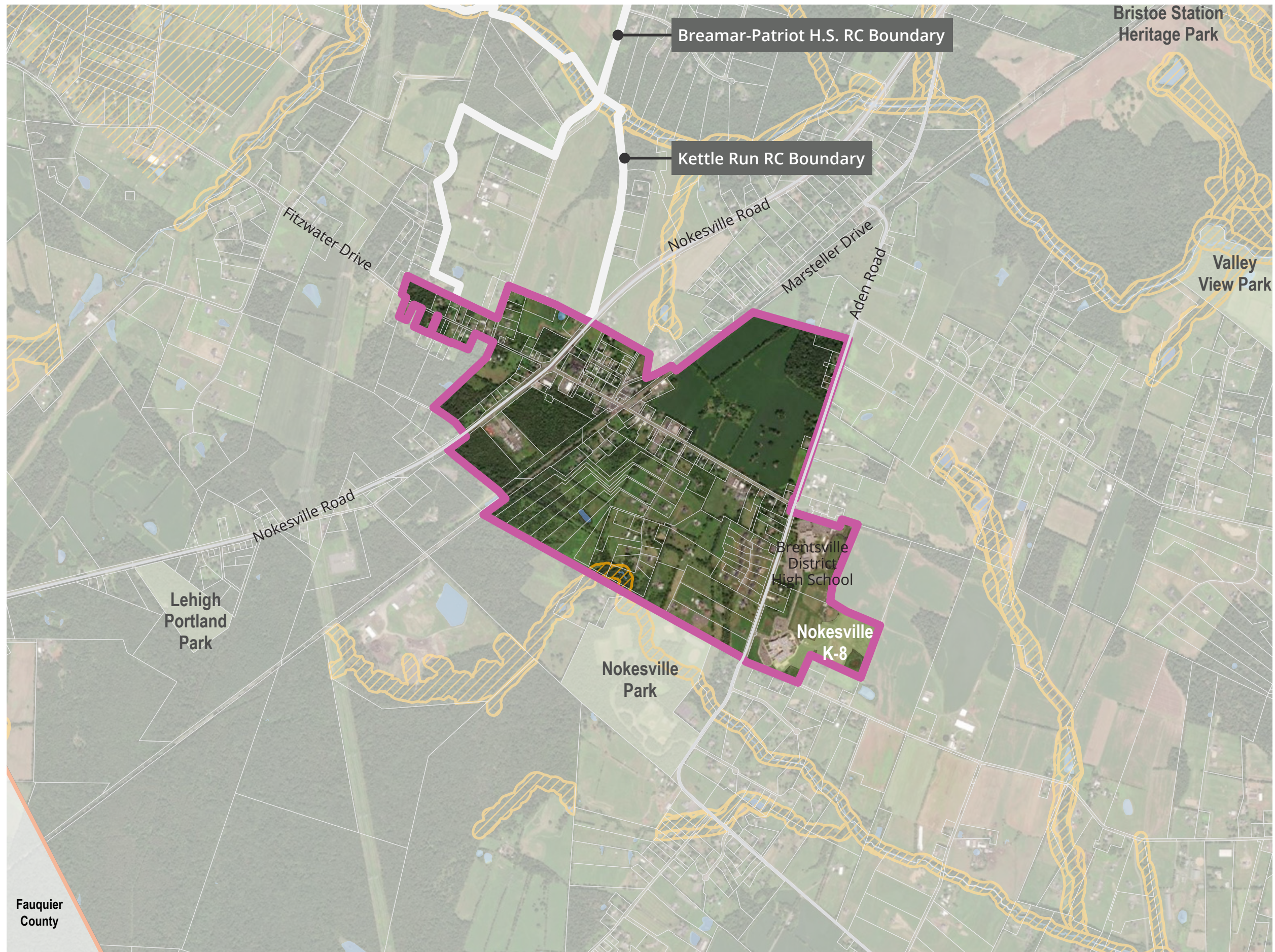
Data Sources:
Map Creation Date: 1/27/2022



NOKESVILLE VILLAGE

LEGEND

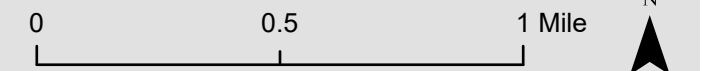
-  Major Roadways
-  Nokesville Village
-  Breamar-Patriot High School RC
-  Kettle Run RC
-  Prince William County Boundary
-  Railroad
-  Neighboring County Boundary
-  Parcels
-  Rural Area Boundary
-  Resource Protection Areas
-  Hydrological Features
-  Parks



Fauquier County

Data Sources:

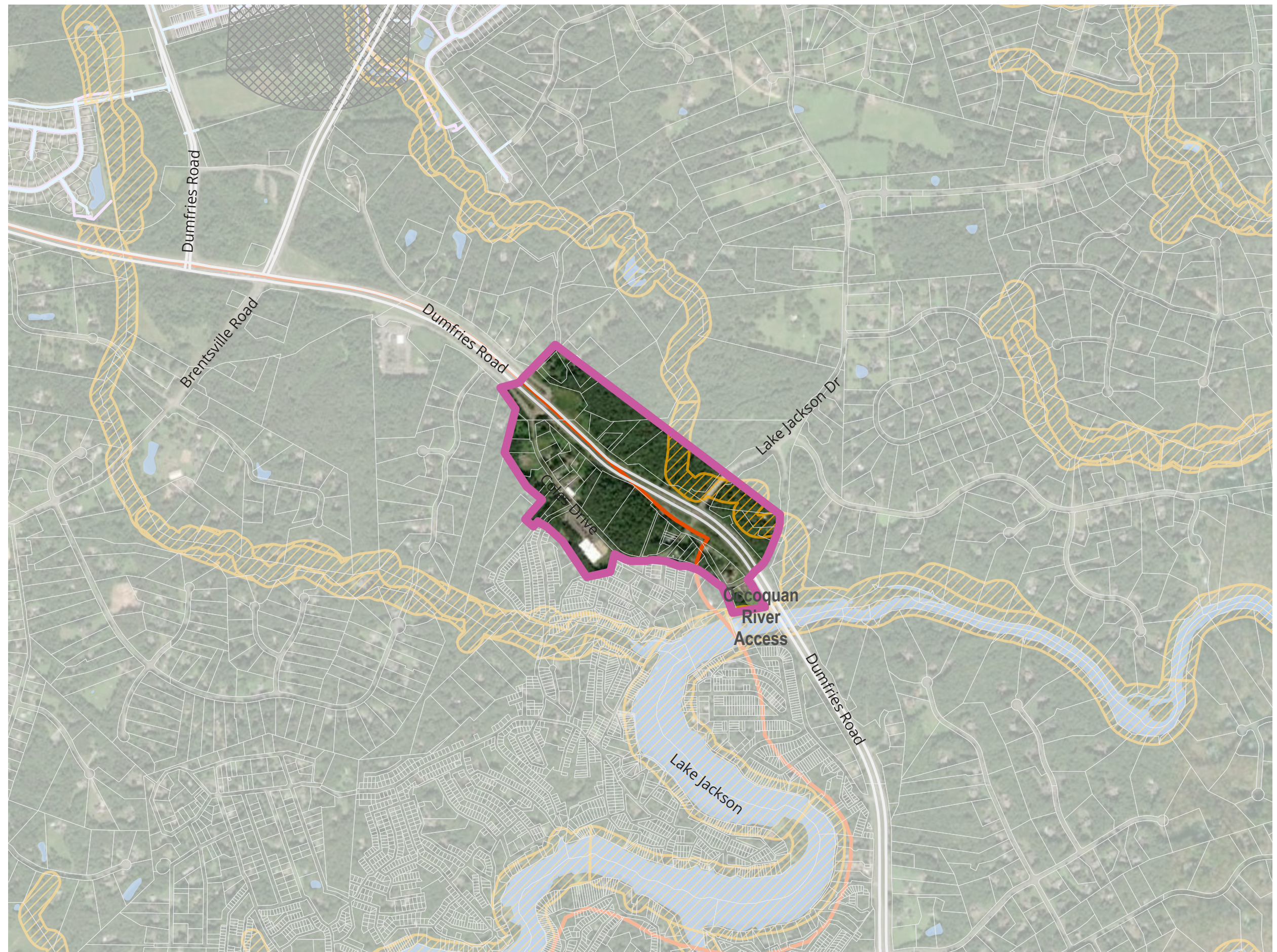
Map Creation Date: 1/27/2022



LAKE JACKSON HAMLET

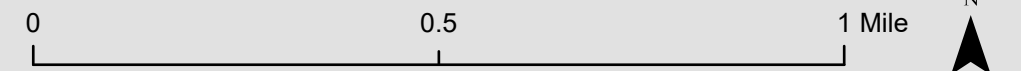
LEGEND

- Major Roadways
- Lake Jackson Village
- Prince William County Boundary
- Historic Sensitivity Areas
- Parcels
- Rural Area Boundary
- Resource Protection Areas
- PWCSA Water Lines
- PWCSA Sewer Lines
- Hydrological Features
- Parks



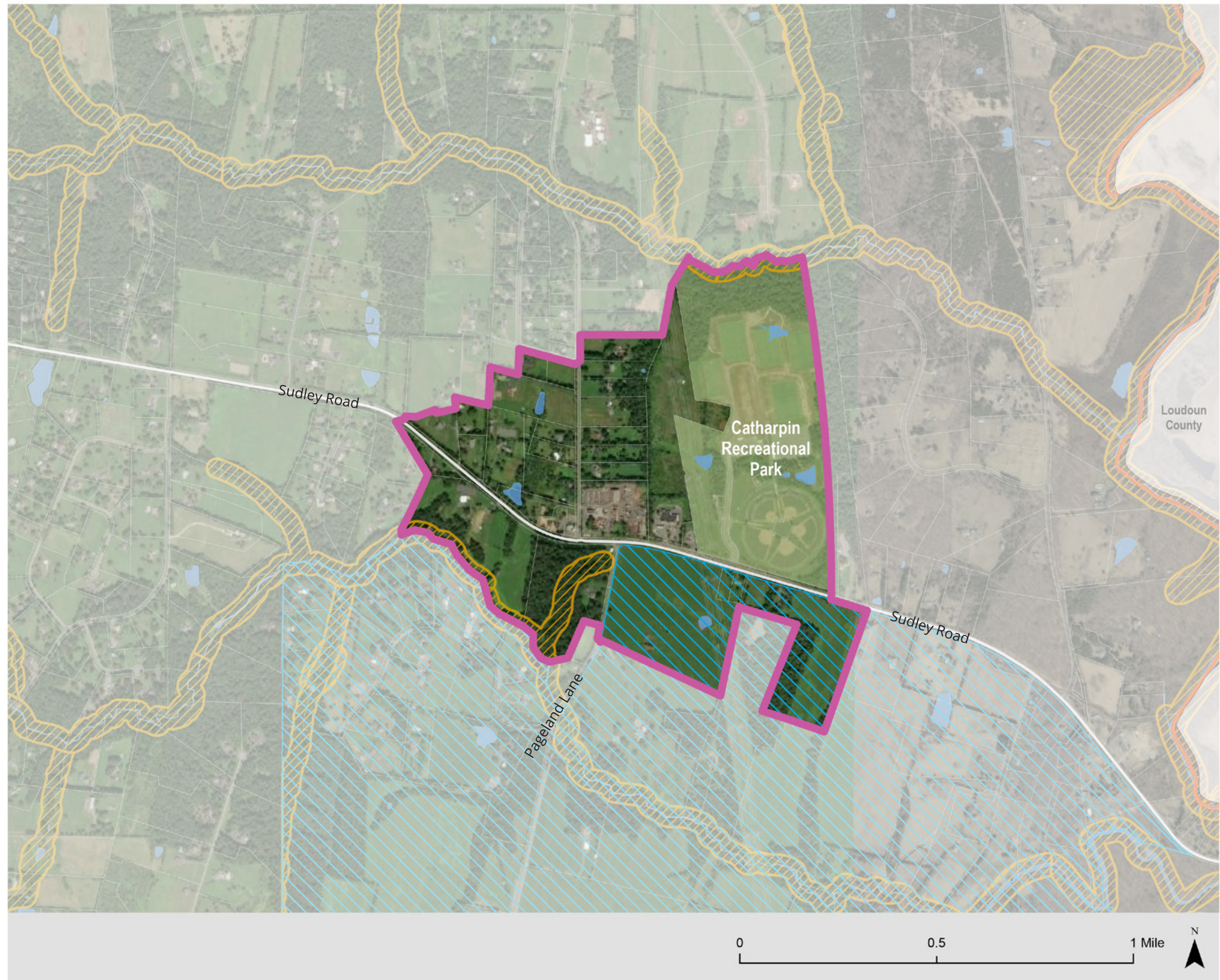
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CATHARPIN HAMLET

- Hamlet includes existing commercial sites at the intersection of Sudley Road and Pageland Lane
- Surrounding area has experienced recent residential development activity
- Area located near existing powerline corridor
- Other points of interest in the area include the US Post Office, Catharpin Recreational Park, and the Four Hills Farm event venue.

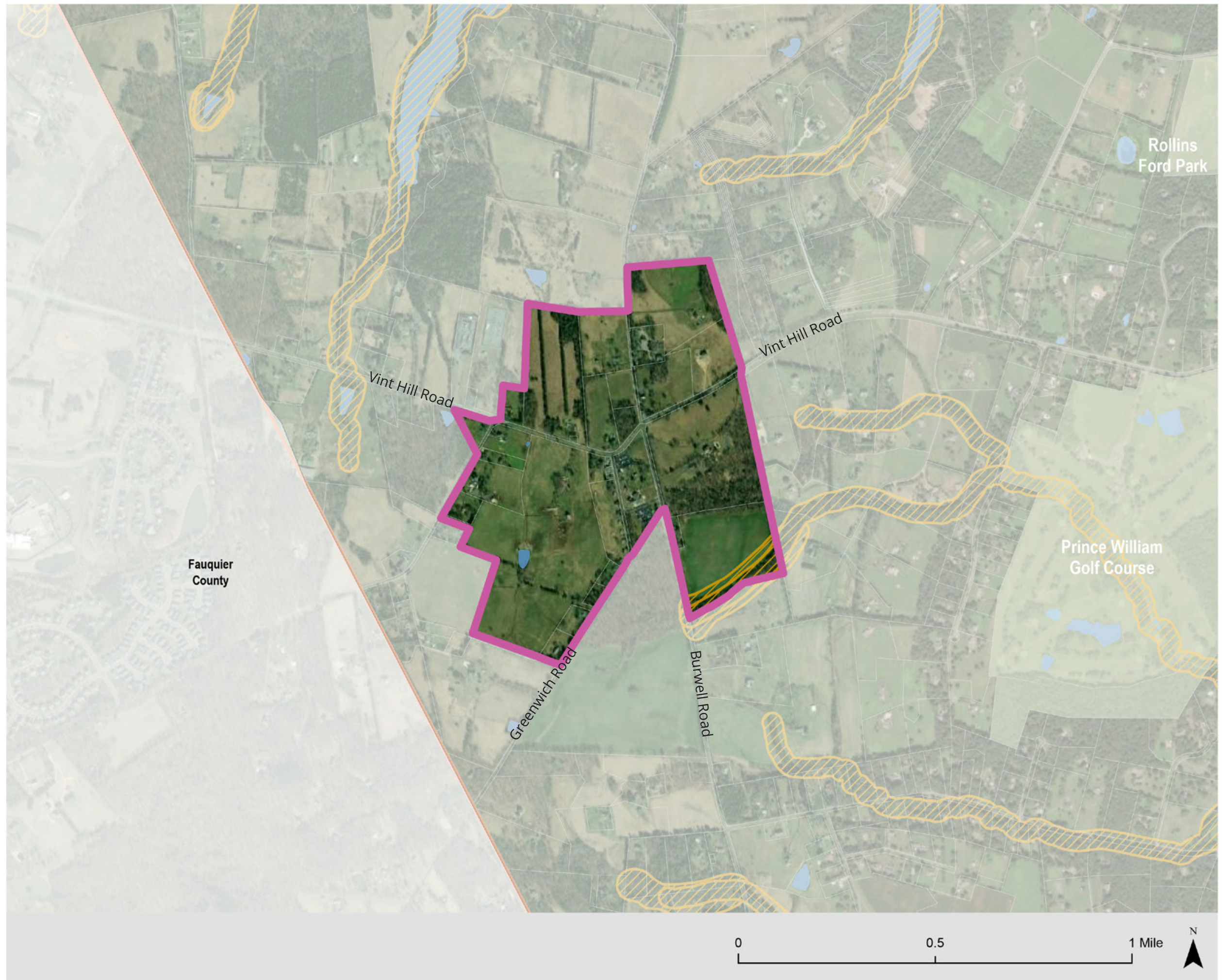


LEGEND

- Major Roadways
- ▭ Study Area Boundary
- ▨ Digital Gateway CPA Boundary
- ▭ Rural Area
- ▭ Neighboring County Boundary
- ▭ Parcels
- ▭ Rural Area Boundary
- ▨ Resource Protection Areas
- ▭ Hydrological Features
- ▭ Parks

GREENWICH HAMLET

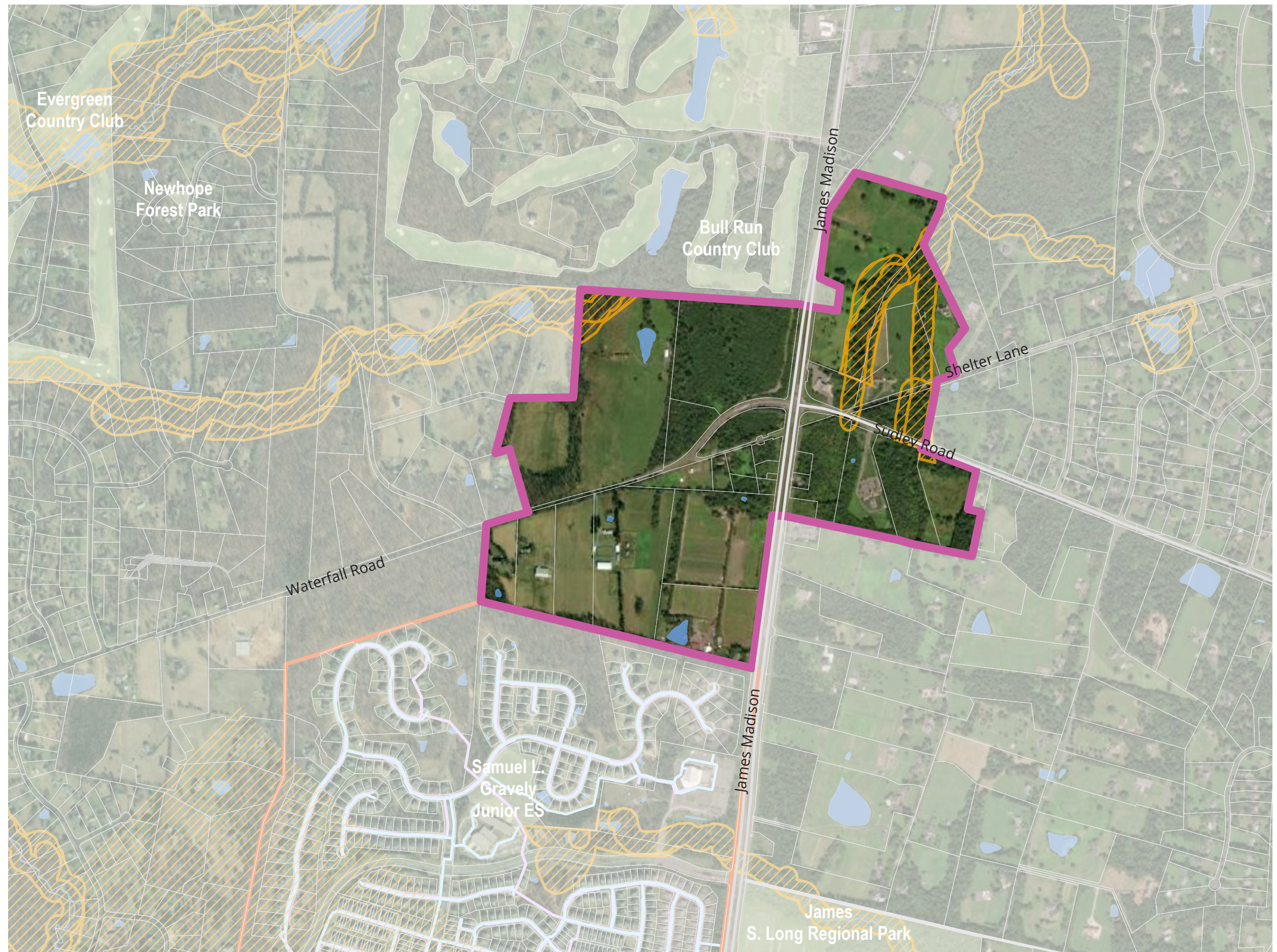
- Existing core comprised of general store and church
- Opportunity to preserve and support existing historic character and sense of place
- Residential, commercial, and recreational uses located in surrounding area



WOOLSEY HAMLET

LEGEND

- Major Roadways
- Woolsey Hamlet
- Prince William County Boundary
- Parcels
- Rural Area Boundary
- Resource Protection Areas
- PWCSA Water Lines
- PWCSA Sewer Lines
- Hydrological Features
- Parks



Data Sources:

Map Creation Date: 1/28/2022



BRENTSVILLE HAMLET

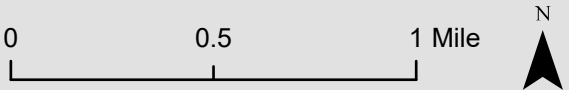
LEGEND

- Major Roadways
- Lake Jackson Village
- Brentsville Hamlet
- Prince William County Boundary
- Historic Sensitivity Areas
- Parcels
- Rural Area Boundary
- Resource Protection Areas
- PWCSA Water Lines
- PWCSA Sewer Lines
- Hydrological Features
- Parks



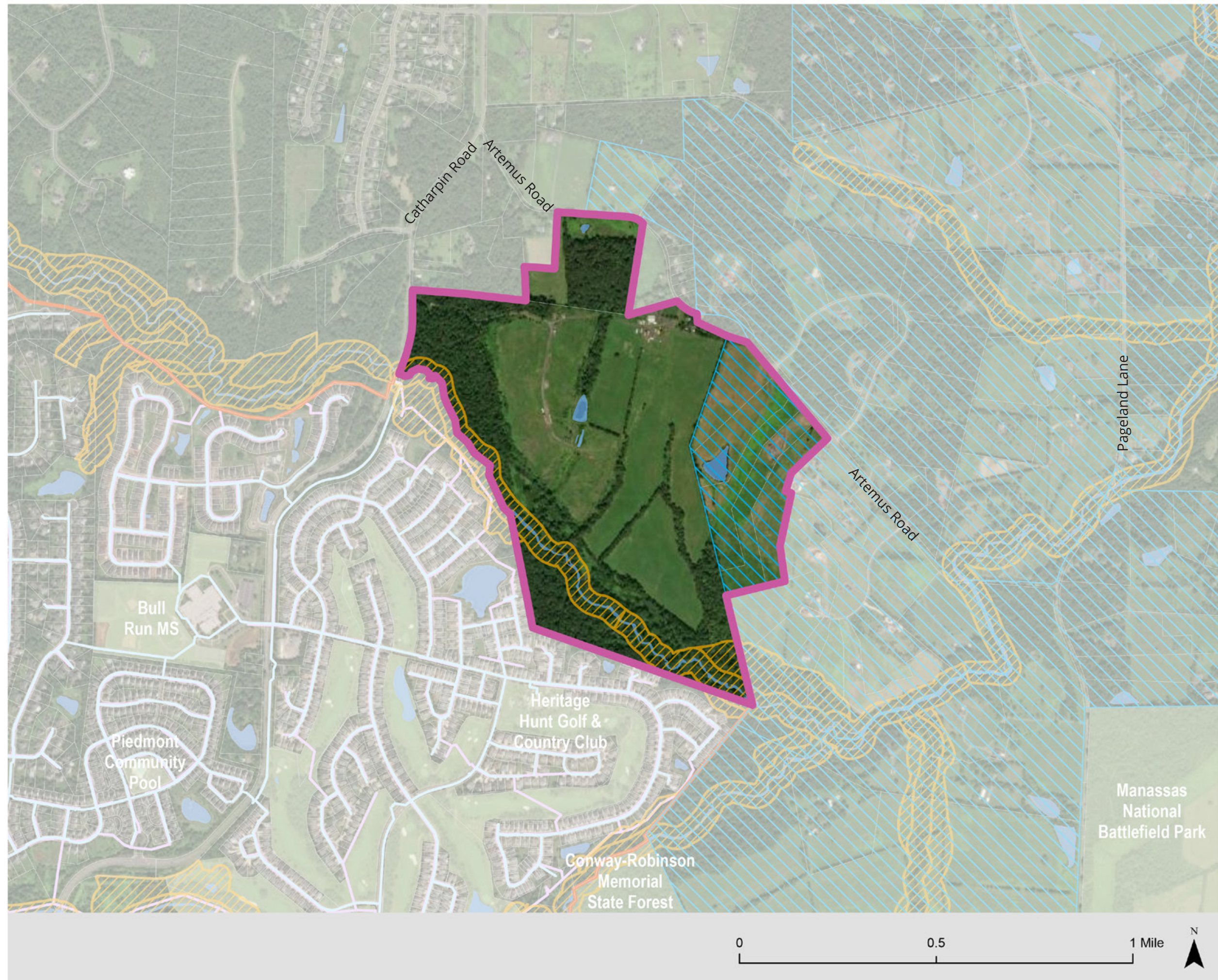
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BULL RUN EAST RES. CLUSTER

- Area abuts existing water and sewer infrastructure
- Area abuts rural area boundary
- Located adjacent to existing residential development
- Opportunity to pair residential cluster development with conservation of natural resources and open space















LEGEND

- Study Area Boundary
- Digital Gateway CPA Boundary
- Rural Area
- Parcels
- Rural Area Boundary
- Resource Protection Areas
- PWCSA Water Lines
- PWCSA Sewer Lines
- Hydrological Features
- Parks

HAYMARKET WEST RES. CLUSTER

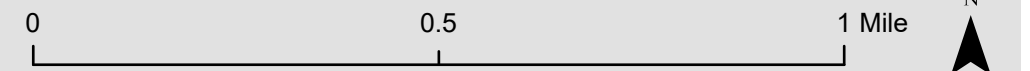
LEGEND

-  Major Roadways
-  Haymarket West RC
-  Prince William County Boundary
-  Railroad
-  Historic Sensitivity Areas
-  Parcels
-  Resource Protection Areas
-  Rural Area Boundary
-  PWCSA Water Lines
-  PWCSA Sewer Lines
-  Hydrological Features
-  Parks


















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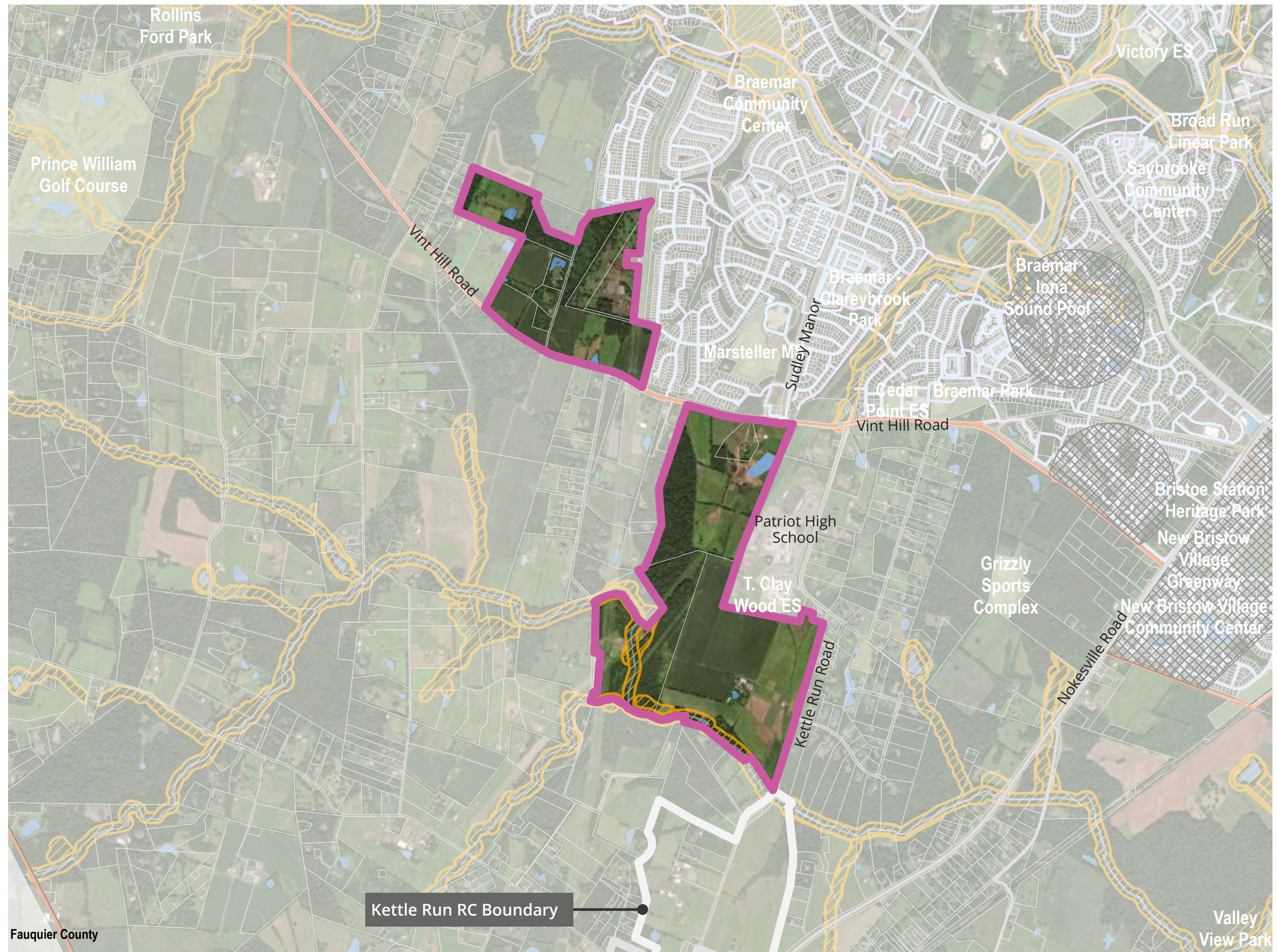
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BRAEMER-PATRIOT H.S. RES. CLUSTER

LEGEND

-  Major Roadways
-  Nokesville Village
-  Braemar-Patriot High School RC
-  Kettle Run RC
-  Prince William County Boundary
-  Railroad
-  Neighboring County Boundary
-  Historic Sensitivity Areas
-  Parcels
-  Rural Area Boundary
-  Resource Protection Areas
-  PWCSA Water Lines
-  PWCSA Sewer Lines
-  Hydrological Features
-  Parks

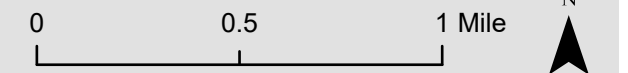


Fauquier County

Kettle Run RC Boundary

Data Sources:

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KETTLE RUN RES. CLUSTER

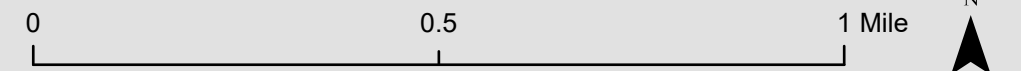
LEGEND

- Major Roadways
- Nokesville Village
- Breamar-Patriot High School RC
- Kettle Run RC
- Prince William County Boundary
- Parcels
- Rural Area Boundary
- Resource Protection Areas
- Hydrological Features



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VALLEY VIEW RES. CLUSTER

- Located adjacent to existing water and sewer infrastructure
- Proximity to Manassas Regional Airport and existing commercial and residential development in Bristow area
- Located near Nokesville Village and abuts Brentsville Hamlet

