

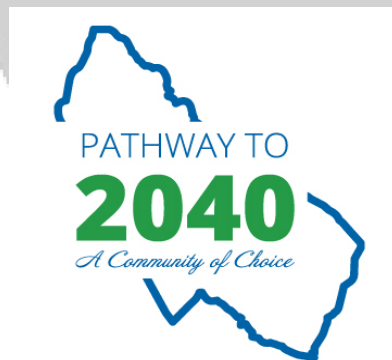


**NATIONAL CAPITAL AREA BOY SCOUTS OF AMERICA**  
**JOHN MARSHALL HIGHWAY PROPERTY**  
**MAY 12, 2021**

**Application**  
for  
Long-Range Land Use Map Changes  
During the Comprehensive Plan Update

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## Instructions

All items contained in this application package must be completed and submitted before the May 12, 2021 deadline. The application will not be deemed complete unless all items listed below have been submitted. Please attach additional pages where necessary to identify all requested information clearly.

**Please contact the Planning Office at 703-792-7615 for assistance. The form may be completed and submitted by email. [Form Link](#)**

### **Application Package is to include:**

- Long- Range Land Use Classification Change Request Form – Page 3 (Required)**
  - Fill in the project name.
  - Identify the GPIN(s), acreage and plan amendment request (for map amendments only).
  - Describe the property location (for map amendments only).
  - Give names of the owner of the property/applicant, authorized agent(s), contract purchaser/lessee, and engineer, as applicable. Please check the box next to the contact person to whom correspondence on the application should be sent.
  
- Map Amendment Requirements – Page 4**
  - Justification of the proposed amendment (map amendment).
  - Existing and proposed Comprehensive Plan land use classifications (map amendment) SEE NOTES ON SUBMITTED EXHIBIT
  - Proposed transects and location associated Comprehensive Plan land use classifications (map amendment). SEE NOTES ON SUBMITTED EXHIBIT
  
- Text Amendment Requirements – Page 4**
  - Existing text to be amended and proposed, new or revised, using underline/strikethrough (text amendment).
  - Purpose and intent of amendments (text amendment).
  - Comprehensive Plan Consistency Analysis (text amendment).
  - Levels of service associated with request (text amendment).

# Long-Range Land Use Classification Change Request Form

**Project Name:** Boy Scouts of America – Route 55 and Antioch Road

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby request a change the Comprehensive Plan Map as shown on the accompanying plans, maps, and graphics which are made part of this request, as follows:

| GPIN                  | From:                  | To: | Acres   |
|-----------------------|------------------------|-----|---------|
| 7198-83-9509          | P&OS                   | EI  | 21.5 Ac |
|                       | 2 <sup>nd</sup> Option | CEC |         |
|                       |                        |     |         |
|                       |                        |     |         |
| <b>Total Acreage:</b> |                        |     | 21.5 Ac |

**Property Location** (Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two (2) public roads or streets):

NW CORNER OF INTERSECTION OF JOHN MARSHALL HIGHWAY (ROUTE 55) AND ANTIOCH ROAD

<sup>1</sup>Applicable only to Long-Range Land Use Map changes. GPINs not required for text change requests.

The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser(s)/lessee(s), and engineer(s) as applicable are:

**Owner of Property\***

**Authorized Agent(s)\***

Name: National Capital Area Boy Scouts of America      Name: \_\_\_\_\_  
 Mailing Address: 9190 Rockville Pike      Mailing Address: \_\_\_\_\_  
 City/State/Zip: Bethesda, MD 20814      City/State/Zip: \_\_\_\_\_  
 Phone: \_\_\_\_\_      Phone: \_\_\_\_\_  
 Email: \_\_\_\_\_      Email: \_\_\_\_\_

**Contract Purchaser/Lessee\***

**Engineer\***

Name: \_\_\_\_\_      Name: christopher consultants  
 Mailing Address: \_\_\_\_\_      Mailing Address: 9301 Innovation Drive, Suite 150  
 City/State/Zip: \_\_\_\_\_      City/State/Zip: Manassas, VA 20110  
 Phone: \_\_\_\_\_      Phone: 703-334-5641  
 Email: \_\_\_\_\_      Email: mikekitchen@ccl-eng.com

\*Check the box next to the contact to which correspondence should be sent.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this 12<sup>th</sup> day of MAY, 2021.

  
 \_\_\_\_\_  
 Signature of Owner

(If anyone other than owner is signing, Power of Attorney must be attached.)

# Map Amendment Requirements

## Please provide the following information:

- Completed and signed Form;** Long-Range Land Use Classification Change Request Form
- Interest Disclosure Affidavit** for each owner and contract purchaser/lessee;
- Map of proposed CPA area** including transects associated with this change.
- Justification of proposed CPA:** Describe why the change to the Comprehensive Plan Map is being proposed and include relevant Comprehensive Plan analysis;
- Existing Comprehensive Plan land use** classification(s) and respective area(s):  
P&OS \_\_\_\_\_;
- Proposed Comprehensive Plan land use** classification(s) and respective area(s):  
EI/CEC \_\_\_\_\_;
- Existing zoning and land use** of the subject parcel(s): A-1 (Undeveloped)\_\_\_\_\_;
- Will there be a submission for a rezoning application** for concurrent processing if the CPA is initiated?  
Yes  No
- What use/zoning will be requested** if the amendment is approved? M-2/O(L)) (T2 transect)\_\_\_\_\_;
- Existing Sector Plan(s)/Small Area Plan(s):** N/A\_\_\_\_\_;
- Existing Center of Commerce or Center of Community:** N/A\_\_\_\_\_

SIGNED FORMS TO BE SUBMITTED SEPARATELY

## Text Amendment Requirements

- Purpose and intent of text amendment;**
- Reference Plan chapter, goal, policy and/or action strategy text that is proposed to be amended;**
- Proposed new or revised text:**
  - Note: Attach and specify text changes with additions underlined and strikethrough of deletions;
- Comprehensive Plan Consistency Analysis:**
  - Demonstrate how the proposed text amendment furthers the goals, policies/objectives, and action strategies set forth in the Comprehensive Plan chapter(s) relative to the text amendment request and why the proposed revision to said goals, policies, and action strategies are appropriate;
  - Demonstrate how the proposed text amendment is internally consistent with other Comprehensive Plan components that are not the subject of the amendment;
  - Identify level of service impacts, if any, associated with the request.

NOTE: Applicants should consult the Comprehensive Plan to identify goals, policies or action strategies which are applicable to the individual Comprehensive Plan Amendment request.

# Interest Disclosure Affidavit

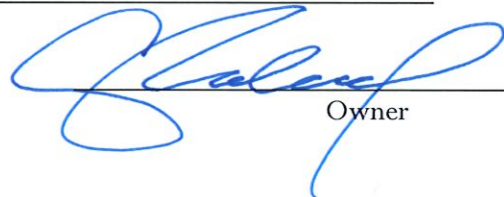
COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 17<sup>th</sup> day of MAY, 2021,  
(day) (month) (year)

I, CRAIG POLAND (National Capital Area Council)  
(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:

N/A

  
Owner

COMMONWEALTH OF VIRGINIA:

County of Howard

Subscribed and sworn to before me this 17<sup>th</sup> day of May, 2021 in my county and state aforesaid, by the aforementioned principal.

My commission expires: 4/4/25

  
Notary Public

SANDRA ESCOTO  
Notary Public-Maryland  
Howard County  
My Commission Expires  
April 04, 2025

## Document/Information Checklist

**Application package is to include:**

- Comprehensive Plan Land Use Classification Change Request Form** (page 3)
- Map Amendments and/or Text Amendment Requirements** (page 4)
  - Map amendments
    - Justification of the proposed amendment
    - Existing and proposed Comprehensive Plan land use classification
    - Existing and proposed zoning request
    - Map of transects for new land use classification.
  - Text Amendments
    - Existing text to be amended and proposed, new or revised using underline/strikethrough
    - Purpose and intent of amendments
    - Comprehensive Plan Consistency Analysis
    - Levels of service associated with request

SEE NOTES ON  
SUBMITTED  
EXHIBIT

- Interest Disclosure Affidavit** (required) (page 5)

SIGNED FORMS TO BE  
SUBMITTED SEPARATELY

- The following supporting documentation:**

- All plans, maps, and/or graphics printed in color or black/white reduced to 8.5"x11".

SUBMITTED  
ELECTRONICALLY

- Document/Information Checklist** (page 6)

- Other requested information** (specify):

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**NOTES:**

1. THE FOLLOWING PROPERTY IS SUBJECT TO THIS APPLICATION:

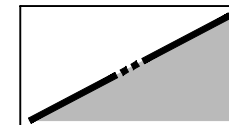
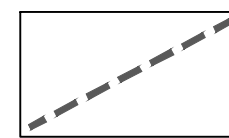

GPIN: 7198-83-9509  
 ADDRESS: 16000 JOHN MARSHALL HIGHWAY  
 OWNER: NATIONAL CAPITAL AREA COUNCIL  
 SIZE: 21.504 ACRES  
 INSTR. #: D.B. 2486 PG. 0503  
 ZONE: A-1, AGRICULTURAL

2. BOUNDARY AND PHYSICAL IMPROVEMENTS SHOWN HEREON ARE BASED UPON INFORMATION OBTAINED FROM PRINCE WILLIAM COUNTY GIS DATA.

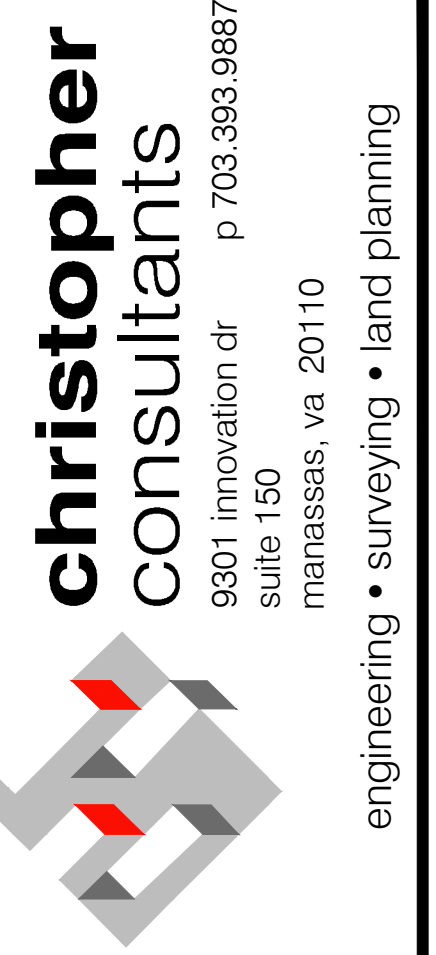
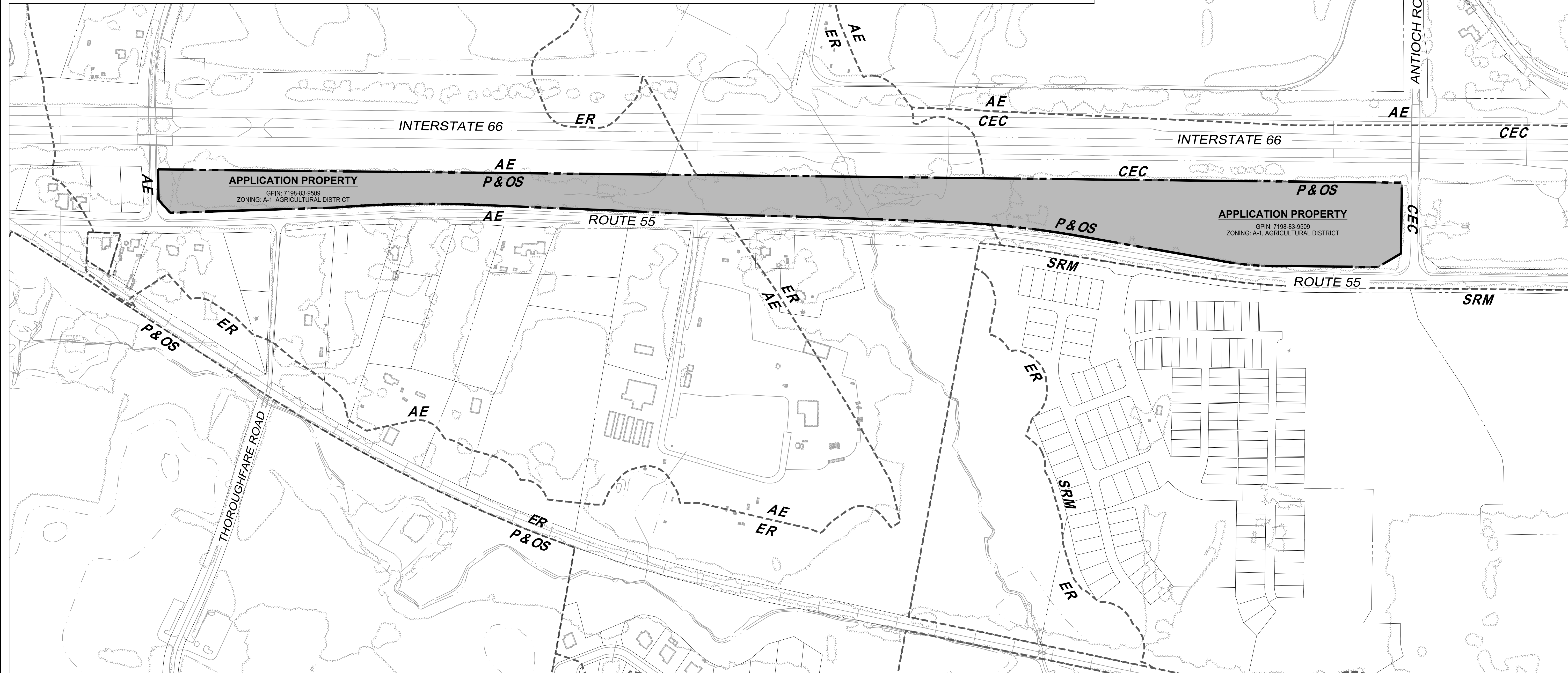
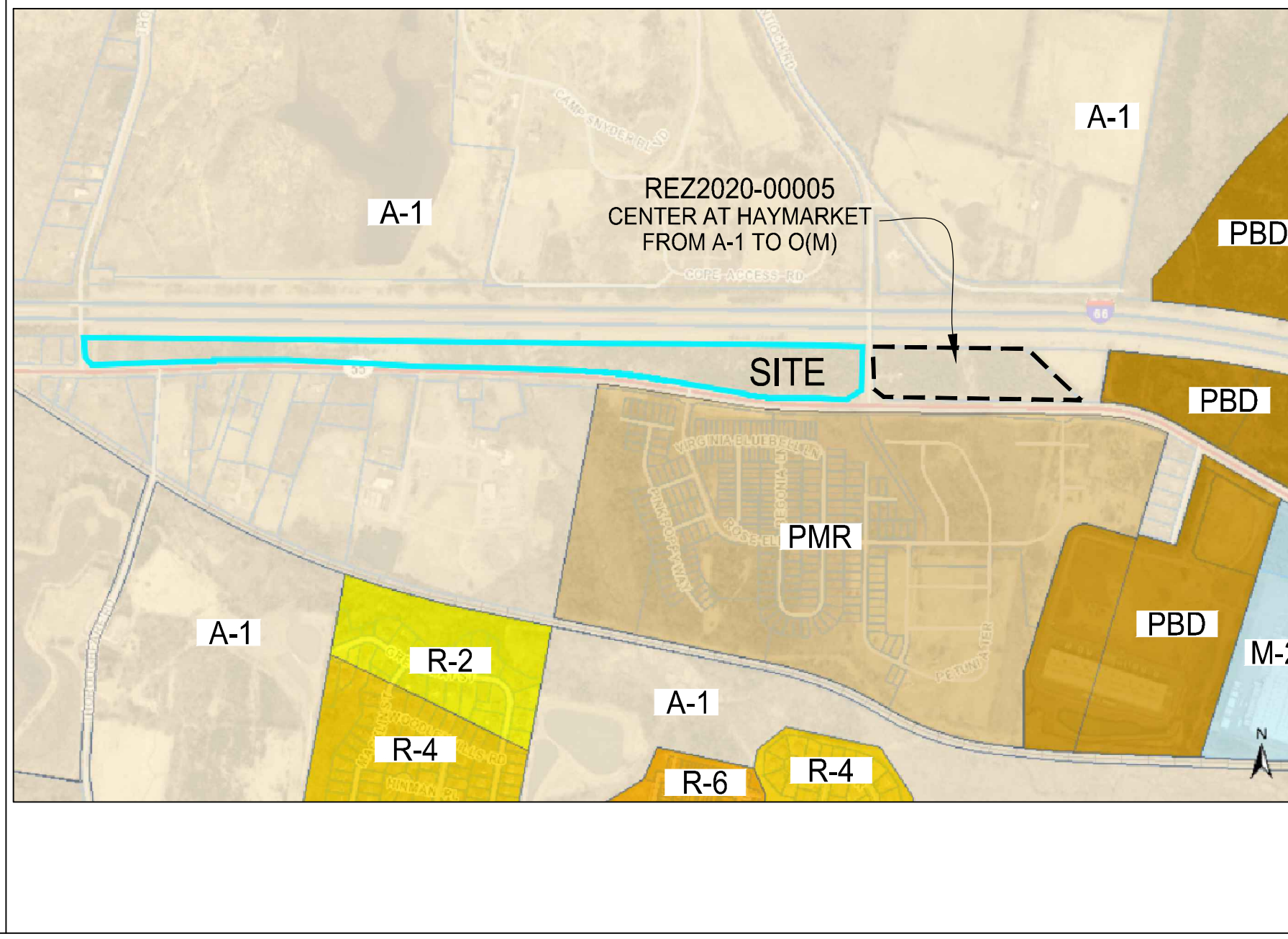
3. THE APPLICANTS ARE REQUESTING THE RE-DESIGNATION OF THE SUBJECT PROPERTIES FROM THE P & OS (PARKS & OPEN SPACE) LONG RANGE LAND USE CATEGORY TO THE EI (INDUSTRIAL EMPLOYMENT) LONG RANGE LAND USE CATEGORY OR ALTERNATIVELY TO THE CEC (COMMUNITY EMPLOYMENT CENTER) LONG RANGE LAND USE CATEGORY. IT IS THE APPLICANTS' INTENTION TO SUBMIT REZONING APPLICATIONS AT A FUTURE DATE SEEKING EITHER M-2 (LIGHT INDUSTRIAL) DISTRICT OR O(L) (LOW-RISE OFFICE) DISTRICT.

4. THE APPLICANT REQUESTS A TRANSECT ZONE DESIGNATION OF T-2.

**LEGEND:**

-  PROPERTY SUBJECT TO APPLICATION
-  LONG RANGE LAND USE BOUNDARIES
-  CURRENT LONG RANGE LAND USE

**EXISTING ZONING:**



**BOY SCOUTS OF AMERICA**  
 COMPREHENSIVE PLAN AMENDMENT  
 CPA # TBD  
 GAINESVILLE MAGISTERIAL DISTRICT  
 PRINCE WILLIAM COUNTY, VA

| MARK | DATE | DESCRIPTION |
|------|------|-------------|
|      |      |             |
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PROJECT No.: 21069.001.00  
 DRAWING No.: 110785  
 DATE: 05-12-2021  
 SCALE: N.T.S.  
 DESIGN: SG  
 DRAWN: SG  
 CHECKED: MK

SHEET TITLE:  
**CPA EXHIBIT**

**Statement of Justification – BSA Property**

The National Capital Area Council, Boy Scouts of America is requesting that the long range land use designation for their property located at GPIN 7198-83-9509 be revised from P&OS to EI. We believe this change is justified due to the location of similar uses just east of the property on John Marshall Highway (Route 55). It is the desire of the owner to rezone the property to the M-2 district to allow development as a contractor's yard or similar low-impact commercial/industrial use. If the EI designation is deemed to be inappropriate, the owner would like the property to be designated CEC. The property was designated for this land use a number of years ago, but the county redesignated the property to P&OS (without the consent of the owner) after the county leased the property for use as a park. The lease has since expired, but the land use designation was not reverted back to the original use. The owner requests that the property be designated as a T-2 Transect Zone.