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Planning Director
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PLANNING OFFICE
PRINCE WILLIAM COUNTY

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)
 - Proposed transects and location associated Comprehensive Plan land use classifications (map amendment).

- 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: Granville-Smith farm

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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:

2021 MAY 12 A 8:45
PLANNING OFFICE
PRINCE WILLIAM COUNTY

GPIN	From:	To:	Acres
7494 46 4904	AE	CR	184.588
7494 26 3796	AE	CR	88.13
Total Acreage:			272.718

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):

ABOVE parcels are contiguous from Kettle Run Rd to Reid Lane
MAIN Entrance is 11008 Kettle Run Rd from Kettle Run Rd to Schaeffer Ln

¹Applicable only to Long-Range Land Use Map changes. GPINs not required for text change requests. .4 of mile
2200 feet

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: R. MARK Granville-Smith Name: _____
Mailing Address: 9743 Brentsville Rd Mailing Address: _____
City/State/Zip: MANASSAS VA 20112 City/State/Zip: _____
Phone: 703 975 2781 Phone: _____
Email: Tarpbone@AOL.com Email: _____

Contract Purchaser/Lessee*

Engineer*

Name: _____ Name: MARK Branca
Mailing Address: _____ Mailing Address: 11672 Sandal Wood Ln
City/State/Zip: _____ City/State/Zip: MANASSA VA 20112
Phone: _____ Phone: _____
Email: _____ Email: _____

*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 10 day of may 2021

[Signature]
Signature of Owner

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

Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 10 day of MAY, 2021
(day) (month) (year)

I, R. MARIE Granville Smith
(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:

MA

Owner

COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 10 day of May, _____ in my county and state aforesaid, by the aforementioned principal.

Cybil Kennedy
Notary Public

My commission expires: 6-30-23



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):
AE 200.718 ER 72;
- Proposed Comprehensive Plan land use classification(s) and respective area(s):
CR Conservation Residential;
- Existing zoning and land use of the subject parcel(s): ~~ER 72~~ AC AE 200.718
- Will there be a submission for a rezoning application for concurrent processing if the CPA is initiated?
Yes No not until CR designation is granted by BOCs
- What use/zoning will be requested if the amendment is approved? CR as approved by BOCs
- Existing Sector Plan(s)/Small Area Plan(s): n/a;
- Existing Center of Commerce or Center of Community: n/a

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.

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 *Attached*
 - 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
- Interest Disclosure Affidavit (required) (page 5)
- The following supporting documentation:
 - All plans, maps, and/or graphics printed in color or black/white reduced to 8.5"x11".
- Document/Information Checklist (page 6)
- Other requested information (specify):

*NOTE 27 well and Septic lots are by Right with well and Septic.
 See Proposed well and Septic Design. The CR Development
 Standards with cluster and Sewer provide open space
 to be preserved, Agr + tourism use of Burnside Farms and
 Bucholtz Viewshed with farmhouse, 2 Barns and Tulip
 and Sunflowers farming from April - Early Fall.
 It is believed Mr Walsh, adjoiner, will also
 be filing a CPA Request*

Conservation Residential Suggestions

- Amend the Rural Cluster Ordinance (ZTA initiated in 2016) to allow “By-Right” rural cluster with one-acre lot sizes with public Sewer where available at a density one home per 10-acre with 60% minimum open space requirement
- Through Rezoning- Allow CR densities and intensities consistent with the policies ultimately approved by the BOCS. Give consideration to policies that may result in moderately priced housing opportunities.

Kettle Run Area Characteristics

- Adjacent to the Rural Area Boundary
- Access to Public Sewer
 - I. Sewer runs down Kettle Run Road and serves Patriot High School and T. Clay Wood Elementary
 - II. The Granville-Smith Farm has deeded access to the Sewer Pump station at the Elementary School if sewer policy is changed in the rural area to allow its use.
- Public Water is available along Vint Hill Road and at the Schools
- Adjacent to Kettle Run stream (environmental feature to protect)
- Currently home to Burnside Farms – a successful Agri-tourism/Agri-business Tulip and Sunflower farm open to the public from April-early Fall

Kettle Run Conservation Residential Area

- 1) This area was recommended by Staff in 2019 as a CR (Conservation Residential) candidate.
- 2) The area consists of two farms:
 - a. The “Walsh Farm” 131 acres fronts on Vint Hill Road directly across from 4 lane Sudley Manor Drive.
 - a. The “Granville-Smith farm” approx. 270 acres abutting Walsh and fronting on Kettle Run Road.
- 3) The Area meets all the criteria for a CR designation

Well & Septic Design

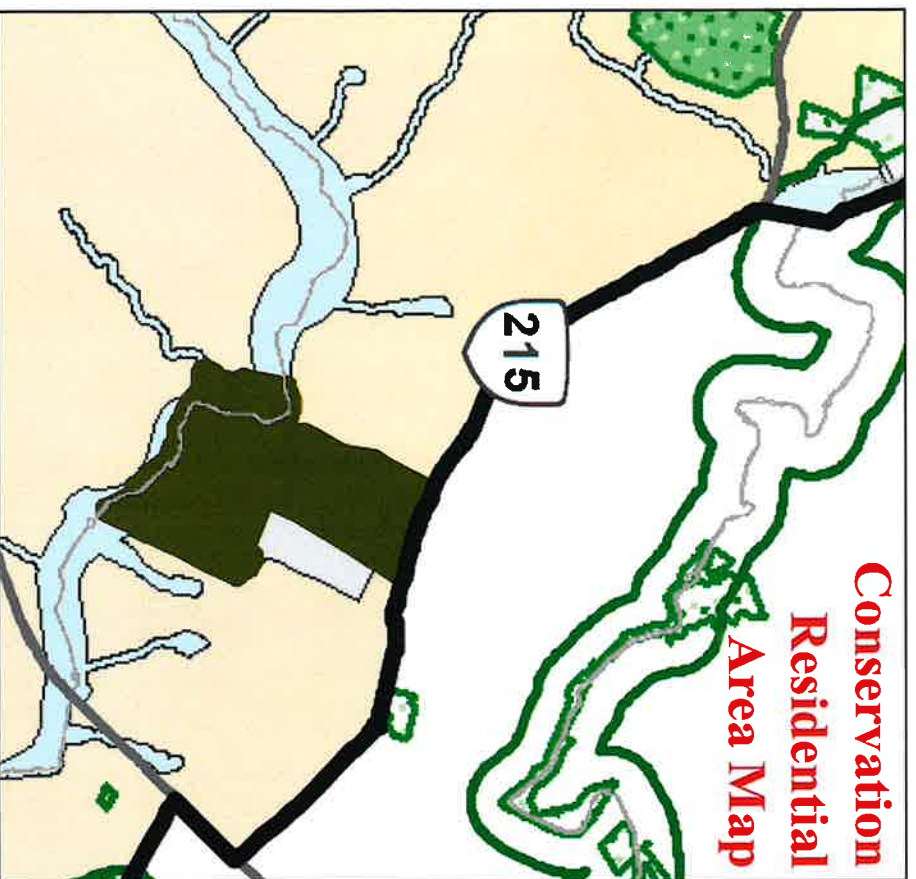
- ❖ 10-Acre By-Right; 27 Homes & No Permanent Open Space.
- ❖ Minimize Proposed Infrastructure by Maximizing Public Road Frontage.



Well & Septic Design





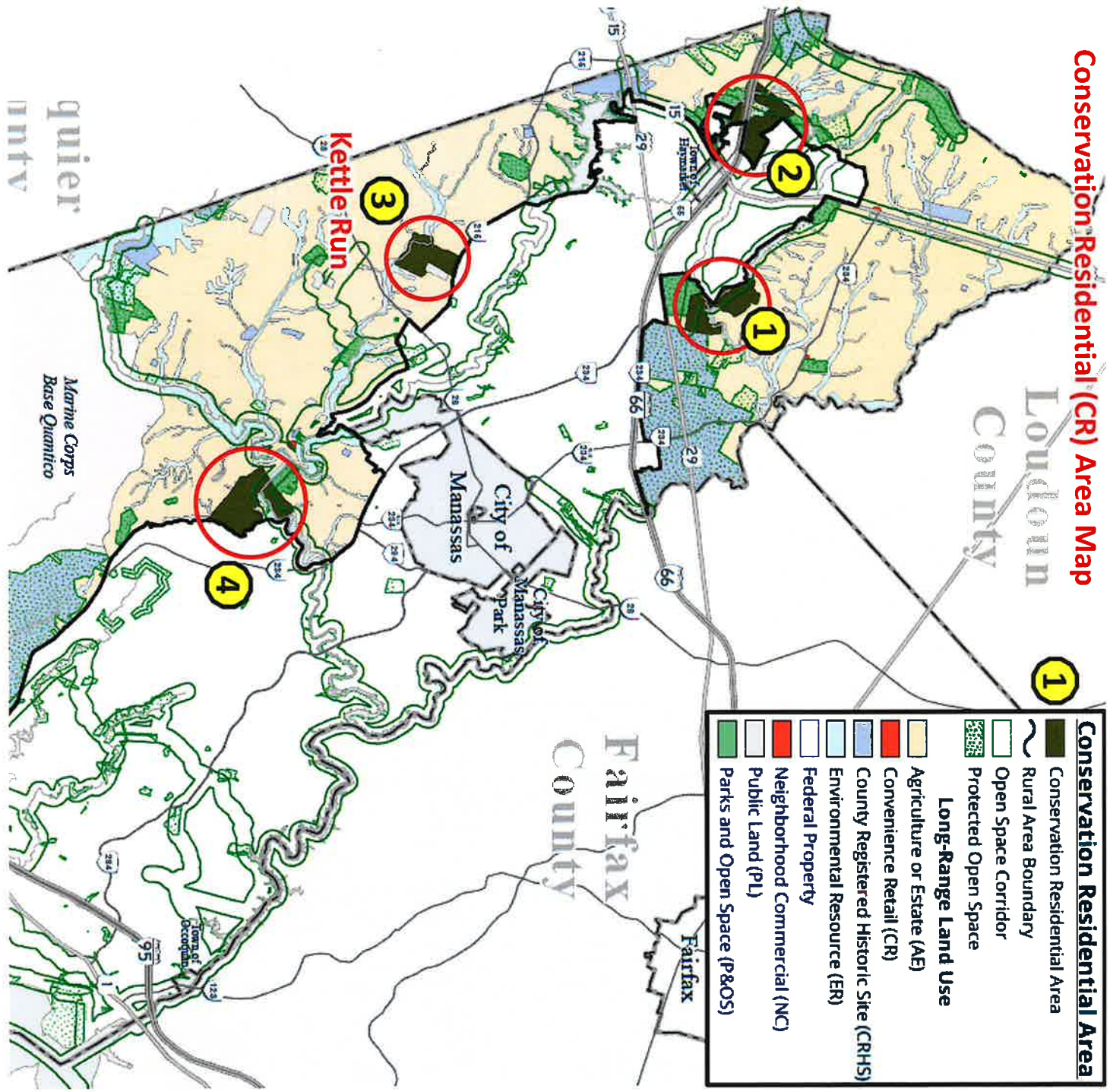


Conservation Residential Area	
	Conservation Residential Area
	Rural Area Boundary
	Open Space Corridor
	Protected Open Space
Long-Range Land Use	
	Agriculture or Estate (AE)
	Convenience Retail (CR)
	County Registered Historic Site (CRHS)
	Environmental Resource (ER)
	Federal Property
	Neighborhood Commercial (NC)
	Public Land (PL)
	Parks and Open Space (PAOS)



**Kettle Run
Conservation Residential
Area**

Conservation Residential (CR) Area Map



Conservation Residential Area	
	Conservation Residential Area
	Rural Area Boundary
	Open Space Corridor
	Protected Open Space
Long-Range Land Use	
	Agriculture or Estate (AE)
	Convenience Retail (CR)
	County Registered Historic Site (CRHS)
	Environmental Resource (ER)
	Federal Property
	Neighborhood Commercial (NC)
	Public Land (PL)
	Parks and Open Space (P&OS)

Burnside Farms





