

Date	Name	Email
8/6/2018	Tammy Spinks	Amending the Comp Plan to allow development of lower density housing developments will have a negative impact on our County in terms of infrastructure improvements, public safety and schools. None of which our County has the financial resources to invest in or maintain. School overcrowding is already unacceptable. Furthermore, paving over large swaths of green areas will affect the Occoquan Watershed with unacceptable amounts of storm water runoff and pollution. It is well known that PWC cannot sustain its citizens with a sufficient public water supply and that we must purchase millions of gallons of water a day from a neighboring jurisdiction, thereby driving up the cost of water and sewer to PWC citizens. How do you intend to guarantee a potable drinking water supply not only for the new housing developments that will follow any Comp Plan amendment, but for all the citizens in the development area now? The MOU between PWC and FCWA and UOSA will only go so far if you continue to allow mass development in protected areas. Once the water is gone - it's gone. How much more do you expect your citizens to pay for basic necessities that you are duty bound to provide but will have no way or option to provide except through subcontracting out? It is not a fiscally prudent policy to deplete every natural resource in our County and subsequently place a tax/usage burden on generations to come. <u>Please consider the TDR and PDR option seriously as a long-term measure to protect the water supply and the Occoquan watershed.</u>
8/7/2018	Robert Martin JR	The last thing we need is more housing. Suggest you consider some code changes to limit the construction of houses of worship to existing property that would not require zoning changes or special use permits. No encroachment on rural crescent property, to include the battlefield.
8/10/2018	David Moret	What is the definition of the Heritage open space corridor and what is the expected use? In particular that area on Bristow road from Valley View to the bridge over Kettle Run. The north side of Bristow road in this area borders Manassas Airport and is currently sod farms but is zoned as light industrial and is not a part of the rural crescent.
8/11/2018	Ralph & Kathy Stephenson	All: BOCS Chairman Corey Stewart and his stand in on high density residential development Marty Nohe (Coles District Supervisor) are at it again. This time they hope to repay their residential development cronies and patrons by paving over the Rural Crescent with residential housing, not caring that this will: 1) break a BOCS promise to protect the last major rural areas in the county, 2) further overcrowd our roads and schools, and 3) again raise our taxes by approving more large scale tax negative residential housing. Corey Stewart has received ~\$1.5 million from developers since becoming BOCS chairman and Marty Nohe ~\$150 thousand. In addition to some of the most overcrowded roads and schools in the state, here's what Corey and Marty have given you in return, a 35% increase in real estate taxes (at least for our modest west county home) since Corey became chairman: (Email Shows Graphic). More on Stewart and Nohe's plans to gradually destroy the Rural Crescent, and what you can do to stop them, coming up. But first, please also note the following recent message from BOCS Brentsville District Supervisor Jeanine Lawson, warning of plans by the Stone Haven landowner to revive that plan, which was defeated in 2015 by a citizen outcry against it, after its successor, Brentswood, was defeated by a similar public outcry in 2006."Bristow area: Devlin Road Rezoning This is a proposal to rezone 269 acres off Devlin Rd. for 650 single family homes. Like Woodborne, I have stated my concerns to the applicant due to the added number of cars a new community will have on our local road network and new students to our school buildings. Devlin Rd. has serious traffic challenges during peak commute hours. 650 homes are proposed to add 6,500 trips per day on an already very congested road that is currently not fully funded for future improvements. I am aware the applicant has recently presented to local HOAs. Soon I will hold a town hall to thoroughly discuss this project and take community input." 2 Now, here's a 7 Aug message from Supervisor Lawson on what you can do to make your voice heard and stop Corey and Marty from further eliminating what remains of our green space, further overcrowding our roads and schools, and continually raising our taxes to pay for the tax negative residential housing that they continually approve. Note that the first meeting is this coming Monday 13 August at 7:15 pm at the Renaissance Montessori School (former Nokesville Elementary School) @ 12625 Fitzwater Drive, Nokesville. Hope to see you there. Kathy & Ralph Stephenson, Prince William Citizens for Balanced Growth
8/12/2018	Andra Stamps	Just Stop It. We bought here because of this zoning and now like toddlers pulling at mommy's skirt incessantly for that candy, you won't stop asking the same question over and over, "please can't we just build a metropolis on your farm, please please please?" I was there in the front row at 3am during the Nokesville Mosque vote when Corey Stewart told the other Board member how to vote--it's on tape! Turns out there's no higher authority to bring Board corruption assaults to--the County Attorney works for Corey Stewart. What an insult to the citizens' trust and our valuable time. I won't get involved with County "citizen time" again because I saw then and there that the vote was bought and paid for long before any of us ever became involved. So just Stop It. Stop "ASKING for our INPUT," when your backroom deals are already signed, sealed and delivered. Our only power is to vote you out, Period. And that WE WILL DO.
8/13/2018	Mark Carson	It is wrong to place additional limits on the rights of property owners with this new effort. Property owners already have way too many hoops to jump through to exercise control of their properties.
8/13/2018	Jacqueline Schweizer	PLEASE do what you can to stop approving any more communities and subdivisions in our area! We moved here 15 years ago from California to get away from crowded overgrowth and it is starting to feel as overcrowded as the place we left! This area is being ruined by greedy developers and misguided leaders. As a parent of Battlefield High School students, I witness the effects of overcrowding on our students. They are not receiving a quality education in our overcrowded schools. You, as a fellow BHS parent, should know that firsthand.
8/14/2018	Troy Nolan	Please do whatever is necessary to preserve the rural crescent and limit development to its current standard.
8/14/2018	Susan Caudle	The draft map depicting priority areas for preservation of open space and cultural resources does not show the protected open space (conservation area) for Leopold's Preserve. Please refer to GPINs 7297-49-6084, 7298-80-6450, 7298-71-5165, and 7297-17-0738. The easement is held by the Northern Virginia Conservation Trust. All of this information was provided to the GIS and Mapping department several months ago and is reflected on the County's Mapper.
8/14/2018	Patricia Mattes	You need to preserve the rural areas. Once they are gone we can not get them back. You especially need to preserve areas around Bull Run Mountain and the historic areas. We don't need more development. Our roads and schools can not handle what we have now.
8/15/2018	Toni McFadden	As a long time resident of PWC (Woodbridge) I totally support Supervisor Candland's efforts to preserve the rural areas of our county. These areas preserve our heritage and culture, the beauty and uniqueness of our open spaces, our quality of life, and the deep pride, love and commitment residents have for this county. I have been just sickened over the last almost 35 years watching every inch of this county being developed into housing tracks, malls, shopping centers, roads, etc. by developers who are mostly in it for the money, not what makes this a nice livable place for us and our children. I am deeply ashamed of what we have done and allowed our elected leaders to do to us. I'm not against development but <u>we need a comprehensive plan that focuses on and preserves every inch of our remaining land. Please don't let us turn into another Fairfax or Loudon county. Thank you.</u>
8/15/2018	Roberta Clark	Thank you for striving to protect the remaining rural area in Prince William County. Recent intense and rapid residential development in the Western part of the County has led to serious traffic back-ups and overcrowded schools. Driving, hiking, or biking through the remaining agricultural and undeveloped areas provides fresher air and relief from the hustle and bustle of highways such as Route 66 and route 234. Once development starts to encroach on these remaining unspoiled areas, the pressure for further "development" increases, and the existing problems only get worse. Please limit new construction to infill in the already more developed parts of the county.

8/21/2018	Teresa Hebert	I think its terrible that all our trees are disappearing from our county. Everytime we turn around another huge lot is being bull dozed. We need to stop building and destroying are land. Everywhere I have lived in Virginia the representatives are are bull dozing the land and building more buildings which bring more people. I live off of 66 ,34 years ago when I was first married, we lived in a townhouse right off of RT 29 and had to use 66 to get anywhere and it was bad then and we decided it was time to move. And traveling on the highway now is putting your life in your own hands and everywhere we go its bumper to bumper traffic, even to go south on 29. We have too many people, our roads aren't big enough are taxes can't maintain the roads and our representatives think the answer is to charge us money for the roads we are already paying our taxes for. We left there 1 year later and moved to Reston and then Ashburn. Live in Ashburn for 20 years, we raised our boys there and life was great, When we first moved there there was only 1 light on the main street. 20 years later there is a light on every corner and Data centers everywhere. the last 10 years my husbands commute was unbearable each and everyday but somehow he came to our home with a smile on his face. We decided to move to Gainesville and we live in Heritage Hunt and the traffice here is just as bad if not worse. The way I see it is the people allowing the homes and the businesse to be be build and not pay for the infrastructure is careless and just makes all of us miserable.Enough is enough and we need to stop destroying the land that we have left.
8/24/2018	Rolland Ellard	I notice the Occoquan Bay National Wildlife Refuge, Featherstone National Wildlife Refuge, Leesylvania State Park, and some other small parks in southwest PW County are not color coated on the Rural Character and Open Space maps. Also, even though the Osprey's Golf Course is closed I believe it is still designated as open space.
8/28/2018	Dennis G. Harter	I am still reading through the study but would like to offer some initial comments as follows: Revisions to the terms of reference for development of the Rural Crescent impact all other parts of the Comprehensive Plan. Any proposed changes and evaluations need to be considered as a whole for the County and not just their impact on the Rural Crescent. I think the Planning Commission should open up the entire Comprehensive Plan for review to see how best to meet some of the target goals in the Rural Crescent study. For example, efforts to preserve 39% of county land in protected areas will not be achieved with the recommendations included in the Rural Crescent study. Let's look at the overall county land mass to focus on what can be protected and where outside the Rural Crescent in order to reach the overall goal. Related to that is the concept of Purchase of Development Rights (PDR). Why should PDR be restricted to the Rural Crescent? There are bound to be areas in the SRR and in the developed areas which would benefit from protection. For example, currently undeveloped land which is surrounded by houses could easily be purchased in small chunks to preserve natural buffers inside developed SRR areas which would protect existing wild life as well as providing a natural buffer for home noise and normal traffic flows. Neighborhood access to these areas might be supported by regular neighborhood-based clean-ups and maintenance activities and would still permit current landowners to recoup their earlier land investments. I look forward to attending the public sessions on these issues.
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8/29/2018	Dennis G. Harter	On August 2, 2018, the Washington Post published an excellent story on a new farming community underway in Berkeley County, West Virginia. If the Planning Commission has not previously reviewed this article by Audrey Hoffer, I highly recommend it to you. PW County has not done much to encourage the growth of farming in the rural parts of our county and the current review of the Rural Crescent study from 2013 is an ideal time to see how we can better support farming activities. The Broomgrass program offers unique ways to encourage conservation of natural lands, develop sustainable agriculture, and provide meaningful incomes to people interested in farm living. I hope it will stimulate further <u>consideration of this sort of model in Prince William County.</u>
1/10/2019	Joe and Sharon Fontanella	Recommendations: 1. The profitability of farming, agricultural, agriculture-related and agritourism activities are essential to the preservation of the character of the rural area that the county hopes to achieve. These activities are businesses and need to be viable from an economic perspective if they are to continue in PWC. PWC can help encourage and assist these activities by: removing land use, zoning and building regulatory barriers to these enterprises; marketing, and: rural land preservation, including both the transfer of development rights and the purchase of development rights and preservation of property value on agricultural land. 2. Ensure zoning ordinances support the agricultural activities the county claims it wishes to preserve and support. Implement prior recommendations in the existing Rural Preservation Study Report, or at least explain to the public why actions have been delayed. 3. Clean up vague, contradictory and confusing language in the zoning ordinance as it applies to ag land in the Rural Crescent in particular, and maybe all land zoned A-1. There appears to be no universal interpretation and implementation of the current language between all county offices. Citizens should be able to work with the count on issues without having to hire an attorney. 4. Establish a process by which County residents can identify problems and recommend changes to ordinances in a transparent and responsive way. 5. It appears that few variances and appeals are approved by the PWC Zoning Board. In the interest of transparency and to counter public perception, forensics should be done on to determine the rate at which appeals and/or zoning variances submitted to the Zoning Board are approved. Why have a variance and an appeal process if outcomes are predetermined? 6. The County's property violation complaint process should be reviewed. There appears to be no triage mechnism within the County's Public Works office prior to investigation of complaints. The method of using a single complaint as an entry into a complete review of other potential violations is discriminatory, intimidating, punitive and even possibly illegal. 7. Ensure county records, e.g., zoning approval and building permits, are consistently maintained and easily discoverable. Digitize existing records. 8. Train county employees in their respective positions and in customer service. Public perception from those we've spoken with in the AG community is that the zoning process is a labyrinth best avoided. Consistent governance and better customer service would encourage, rather than discourage, citizens to make attempts to comply with county ordinances. 9. Suburban development ordinances should not automatically be applied to existing ag land., especially in support of by-right ag operations, businesses, agritourism. 10. Land designated small rural estates should not then be interpreted as suburban R-1 properties by the county. 11. Rural lands should not be taxed the same as suburban developments. Comps should come from other rural ag land properties. 12. Complaints from non-residents of the county should not be entertained by Public Works, especially when applied to the Rural Crescent. 13. Ten acres should be the very minimum parcel size. Growing small parcels to larger parcels is recommended as long as the ten acre minimum for development is preserved. 14. Rural waste management, e.g., AOSS or septic systems should be regularly inspected, but not become a burden on the home owner due to overregulation.

6/13/2019	Ralph & Kathy Stephenson	<p>Thanks for the invite. As we mentioned during the interview, we will not be in the area on 24 June and thus cannot attend.</p> <p>It would be nice if this could be done instead when all have returned from school and summer vacations in September or October -- not during a time when it is known that many citizens will not be able to attend.</p> <p>Besides, as we mentioned in the interview, what's the hurry? Two of the most vociferous proponents of residential development that is tax negative, overcrowds our schools and roads, reduces property values, damages the environment, and encroaches on the Rural Crescent are leaving office at the end of the year: Corey Stewart and Marty Nohe. Why don't we wait to go much further on this Rural Crescent plan before their replacements are seated on the BOCS?</p> <p>Regards,</p> <p>Ralph & Kathy Stephenson Prince William Citizens for Balanced Growth</p>
6/23/2019	Jen Getty	<p>To Whom It May Concern,</p> <p>Please accept this email in lieu of my attendance at the working session tomorrow (6/24)- unfortunately, I am unable to attend in person.</p> <p>Luckily, my position is quite simple and easily communicated electronically: Please preserve the rural crescent. The area has a charm unique to Northern Virginia, and it's right here in Prince William County. It's something to be cherished rather than paved.</p> <p>Higher density development will ruin the quality of life for the rural crescent's residents. Higher density development will add more congestion to all roads leading out of PWC because its home owners, along with some 60% of all other PWC residents, will be exiting the county each morning for work and returning home to gridlock each evening. I'm not sure what the county's motive is for conducting this study, but I can promise you that the answer isn't more housing.</p> <p>Please preserve the rural crescent.</p> <p>Thank you, Jen Gettys Occoquan District</p>
6/24/2019	Richard and Nancy Schneider	<p>Dear Pete,</p> <p>I recall not too many months ago, you asked me for my opinion about the future of the Rural Crescent. I replied that I felt strongly the RC should be preserved as a protected area retaining its tranquil and pristine environment. I still feel the same way today. And thus I'm opposed to the current County Planning efforts to increase residential density in this special area. I also think the proposed \$220 million bond referendum that residents will ultimately pay for is inconsistent with your constituents wishes.</p> <p>Rural Crescent changes being pursued by many segments of our county government threaten our way of life and the success of our county. Tough Mudder, and other destructive events, do not belong in Silver Lake Park in the Rural Crescent – established as a passive-use environmental resource for all county residents. Binding proffers, designating the park's passive recreation, cannot be ignored on a whim. Proffers are in place throughout this county, creating the character of our communities. By ignoring Silver Lake's proffers, what will be the next step that contributes to more sprawl and greater school overcrowding and traffic congestion while lining the pockets of developers. County citizens chose trails and natural wildlife habitats as the top two priorities for our county. Your constituents' desires are not considered in the \$220M bond referendum being pushed.</p> <p>Moreover, multiple Rural Crescent zoning changes being pursued will increase RC housing density, cause worse school overcrowding, and rob critical infrastructure dollars from other county districts passed over for too long. You are our representative champions for the direction we want this county to take. Capitalize on our county's assets, don't destroy them. Today's zoning and proffers protect Rural Crescent assets, but just as importantly, county-wide assets.</p> <p>I will be unable to attend tonight's meeting to hear resident comments. Please forward this email to other County officials involved in the decision making process.</p> <p>Many thanks, Dick Schneider Heritage Hunt</p>
6/24/2019	Clarke Chitty	Keep the Rural Crescent Rural!! No further development!!
6/24/2019	Carolyn Lightner	<p>The start time of this meeting limits the input from residents who work and would like to participate. I am concerned that the Planning Department and BOC Supervisors are favoring developers over residents. Effort should be made to include as many residents as possible - it is our quality of life that will be impacted not the developers who live elsewhere</p> <p>Sincerely, Carolyn Lightner</p>
6/24/2019	Karen Sheedy	<p>To Whom It May Concern,</p> <p>Please work to continue preserving our rural crescent. We need to maintain this beautiful area for our people who live here now and in the future.</p> <p>Sincerely, Karen Sheedy</p>

6/24/2019	Cindy Burke	<p>We are unable to attend tonight's meeting on the Rural Crescent and its' future. Please let it be known that there are FOUR REGISTERED VOTERS at this address that want the Rural Crescent PROTECTED! We want the minimum of ten acre lots per ONE household. NO CLUSTERING!!! We want to maintain the REQUIREMENT FOR SEPTIC SYSTEMS. NO EXCEPTIONS to hook up to Public Sewer!!! We want all buildings built in the Rural Crescent to look like they belong here. No MEGA CHURCHES, No miles of asphalt parking lots...(All religions and ethnicities are welcome, but they must fit into what is an established RURAL SETTING!) Please close loopholes that are allowing the developers to decimate our lovely countryside! This rural setting is why people have moved here in the first place! Please require proof of Septic Perks, and the size and style of septic tank they will use, PRIOR to approving an SUP. Please REQUIRE Archeology assessments before ground is broken on this historic land! Please stop any SUP that is found to be stretching the limits of our resources. An example is in the Monterey Church SUP. Station 25 is answering more calls than it was intended to do, for the staff that they currently have. I know that a staff increase is the answer, but I do not see the county moving toward making this move due to finances. Another problem we have with the Monterey Church SUP is that without requiring a connection to public water, there is not enough water pressure for the fire department to put out a fire on this over sized mega-church! Please, please require the appropriate minimums. (Monterey Church is just a current SUP that all should be familiar with, and is being used as an example only.) Please stop allowing SUP's to be approved in the Rural Crescent, until we see the current approved SUP'S built. It appears that once things get approved, the SUP has an immortal life! How can anyone properly manage our land in this manner? What are the long-term ramifications to all these approvals? Traffic and Public Safety is being compromised by the growth of the Rural Crescent. When this parcel of land was designated "Protected Farmland" in 1998, it was not only done to keep this green space beautiful, it was done to keep Prince William County from having to develop the infrastructure out here. We DO NOT WANT SIDEWALKS! WE DO NOT WANT STREET LIGHTS! Nor do we want gridlock or delayed response times of our First Responders! These people submitting SUP's may be willing to waive the safety of their congregations, but the neighbors to these developments have done no such thing! Another case in point, is that Patriot High School, and T. Clay Wood Elementary School were both built in the Rural Crescent, on Kettle Run Road in 2010. As of TODAY, JUNE 24, 2019, VDOT is finally getting around to closing the road to widen it, put in sidewalks, and to build in cross walks across a very dangerous Vint Hill Road that has just enough curve and hill, that will get someone killed there eventually! These schools will be in their TENTH YEAR this fall! Further building in the Rural Crescent, especially with the Developer's using "tools" such as "clustering and hooking up to sewer" will only make life miserable and dangerous out here, especially if it takes ten years or longer, for the county to put the necessary infrastructure in place! In conclusion, I would like you to think about what the developer's are offering as proffers, and what the real cost is going to be to residents in time, money and safety! Vint Hill Road has been widened from Route 28 to Schaeffer Lane, and it will be widened from Kettle Run to Sudley Manor Drive, this summer. There is a stretch of Vint Hill Road between Schaeffer Lane and Kettle Run Road, that remains a two-lane narrow winding country road. The county says they can't afford to widen this less than a mile stretch of road, because just this small portion will cost approximately 22 million dollars plus.. Think about that a minute, and then calculate what it will take in cost in road infrastructure alone, to develop the Rural Crescent! How many years will that take? While Developer's dance away with a king's ransom in their pocket's, PWC</p>
6/24/2019	psnyder566@aol.com	<p>Subject: RC Meeting 6/24</p> <p>After last night's fiasco, I would like to make some suggestions:</p> <ol style="list-style-type: none"> 1. Cancel any further meetings involving county wide participation. If we continue to have these meetings, there's a few problems that must be addressed. Some participants cannot be allowed to hold the rest of us hostage through intimidation, name calling, misrepresentations and by who screamed the loudest. I found it to be an extremely distasteful and counterproductive diversionary tactic. Bob Weir was heard to say after the meeting "Well you know we had to railroad this." And so they did. And so they will continue to do so. 2. Have district meetings, or western, mid, and eastern sectors. I found at my table (and I've talked to others who said the same) that participants were not interested in the western perspective when they live elsewhere, and quite frankly, I was not interested in their areas. As a result, we had no substantive discussions. We need to stop treating the RC as "one size fits all". Each area is distinctly different with it's own sets of issues. We need to get out of that 20 year old box when the broad definition/plan did fit most of the county but obviously no longer does. 3. I would like to point out just two of many glaring misrepresentations: <ul style="list-style-type: none"> - It is not true that 87% of the population wants to keep the RC as was stated regarding the 2013 survey. Instead, it was 87% of the respondents whose small and vocal minority does not represent the majority of the population and should not claim to do so. - These same people tactically arranged themselves at different tables in order to dominate and in many cases presented statements to the group that did not represent input from all participants at the table. 4. There was one area where I think most of the participants agreed. Our elected officials have shown a stunning lack of leadership and vision and whatever insignificant actions they have taken to address any aspect of the RC have only been dependent upon getting re-elected. 5. In case you have not seen the blogs after the meeting, I refer you to Derecho and to the FORCE (Friends of the Rural Crescent Energized) who has made a declaration of war.

6/27/2019	Anthony Carpino	<p>First off I would like to thank the PWC Planning Office for having the meeting. While the meeting did not meet my expectations on what was to be presented, at least I was made aware of the meeting and was able to attend unlike the original meetings (if there were public meetings) on the original Rural Crescent plan that was established back in 1998. Specifically I was anticipating a specific discussion on proposed changes to cluster development density, transitional ribbons, purchase of development rights, etc. That really did not happen on the 24th.</p> <p>To make things easier I am going to bulletize my observations/comments/feedback suggestions below.</p> <ol style="list-style-type: none"> 1. I think any future meetings need to have specific recommendations/changes to the current Rural Crescent Plan. This discussion of "visions" and that entire discussion of "voices" was not very well received nor did I personally find it helpful. 2. What I heard at the meeting was that the original Rural Crescent plan was to encourage/promote development in the eastern part of PWC and to try discourage development and preserve the open space in western PWC. I also heard (from the lady who represented Battlefield Builder) that there was this belief that by limiting homes to 10 acre parcels that large expensive homes would be built on these properties. I would ask the questions (1) after 20 years how successful has this been?, (2) has there been a rush to build homes on 10 acre lots?, (3) has the Rural Crescent been a deterrent to businesses moving into western PWC? and (4) Did the decisions made back in 1998 benefit eastern PWC at the expense of western PWC (and are they valid today)? 3. At the meeting it was obvious that there were a number of people who I would almost categorize as "activists" who want to keep the Rural Crescent in place as it is today so that they can enjoy the "viewscape" (I think that was the term that was used). What they seem to ignore is that the land that they want to keep undeveloped belongs to people. I was very tempted to ask in the meeting the following questions (1) How many people here live in the Rural Crescent?, (2) How many people that live in the Rural Crescent live on parcels of land that are 10 acres or more or own 10 or more acres of property in the Rural Crescent ? It seems to me that the original Rural Crescent was adopted without much input from the people that owned large parcels of land. I personally live on 13 acres in the Rural Crescent and moved there in 1986 and own another 150 acres along with some friends (I am the Trustee and majority owner) which we purchased well before the Rural Crescent came into existence. No one contacted us about the adoption of the Rural Crescent. As I recall, during the late 80s and early 90s a small group of people (some who were at the meeting) who were mainly preservationist and anti development influenced what was adopted. Bottom line is that I do not think the original Rural Crescent implementation received any feedback from the property owners who were most affected and till this day I think that is still the case. 4. At the meeting there was some discussion on 10 acre lots. What is the market for 10 acre lots? Do families today want to be in an area with houses on 10 acre lots and no community or would they rather be on a large lot (say 1 to maybe 3 acres) in a neighborhood (where their kids could walk to friends houses and play and you actually got to know your neighbor) but still surrounded by a permanent green space buffer? Since PWC has hired Christina Winn as the county's Economic Development Director it might be appropriate to get her opinion on how various housing options available in eastern PWC would effect the county's ability to attract clean high tech business as well as provide jobs locally for PWC residents (particularly eastern PWC).
7/5/2019	Karen Bewick	<p>The County Planning department spokesperson on June 24, 2019 stated that there were seven different viewpoints about the direction of the Rural Crescent; these perspectives generally can be organized into two primary and seemingly opposing positions: preserve the Rural Crescent for future generations or develop the land.</p> <p>The two dominant groups desiring land development are large landowners and real estate developers ... in other words those who make money from the land. The developers see cheap land prices and the farmers want to cash in. Frankly I only have empathy for the farmers whose families have owned the land for generations, and who now find it difficult to earn a living through farming in today's world. The 2016 study made recommendations that would help these farmers: TDR's and PDR's ... both of these recommendations would help the landowners financially while keeping the land undeveloped.</p> <p>I strongly oppose allowing sewer into the Rural Crescent. First, the County would incur additional, unnecessary cost, and sewer would become another link for further development. Already one developer mid county has applied both for sewer and increased density. If approved, the Rural Crescent would face greater and greater pressure as developers rush to purchase diminishing cheap land opportunities.</p> <p>Our world faces climate change due at least in part to rampant and ill conceived development without thought to future ramifications. Prince William County also has allowed ill conceived development to intrude into areas once designated as protected land. It is time for the County now to take a stand against further development in the Rural Crescent. We need trees and rural space not only for our psychological well being but also to give space for nature to assist in healing the unintended consequences of past development. A new study seen in the journal Science has found that "forest restoration could be humanity's single most important tool in fighting climate change...[It is] 'by far, [the top climate change solution in terms of carbon storage potential.'"</p> <p>Finally, the Rural Crescent was designed in part to save the County from additional infrastructure costs, allowing it to focus its limited dollars on specified areas. Now, developers and large landowners are advocating the County open the Rural Crescent for development and incur additional infrastructure costs just so they can make money.</p> <p>I strongly oppose further intrusion into the Rural Crescent.</p> <p>Sincerely,</p>
7/7/2019	John Lee	I AM A 37 YEAR RESIDENT OF WESTERN PRINCE WILLIAM COUNTY AND FEEL THAT CLUSTERING WILL RESULT IN HIGHER DENSITY HOUSING PROJECTS. I AM FULLY AGAINST THIS PROPOSAL.

7/8/2019	Anthony Maloney	<p>It goes without saying the PWC Planning Office meeting on June 24th was in no way what was expected or as advertised. The expectation was to have a feedback from consultants, who have been working since 2013 on suggested changes to the current Rural Crescent Plan. "Rebecca Horner, director of Prince William Planning Office, said the goal is to help county residents find common Ground." It became more than clear the meeting attendees were polarized, and not willing to find common ground. At one point it degraded to character assassination of someone who spoke out for change.</p> <p>To insure there is no miss understanding, although I reside in the city of Manassas, in 1992 I became part owner in 150 acres in the county as an investment. Without any consulting our land was placed in the Rural Crescent. Since 1992 my family and I have used the property for outdoor activities. My VOICE should be clear the land was to be a long term investment. I would like to see the county move forward with a TRUE long term Vision for smart development.</p> <p>Smart development should find the correct mixture of housing density and open space and meets the needs of a progressive county. With the hiring of Christina Winn as Economic Development Director the vision for land use should be tied directly to an Economic Vision. It has been my experience that young professionals do not want to come home and have to maintain 10 acres of land. It is also hard to believe that the vision for the county is to continue to be a conduit for commuters traveling thru the county to high tech jobs. We continue to widen and improve roads such as Interstate 95, 66 and Routs 1, 28, and 29. With nothing in return but traffic jams, pollution and Tech job loss.</p> <p>I would only hope that a vision for the county would try to reach out to more than "18 Voices in the county" before setting a vision for the next 20 years. Seek out the next generation and identify their needs and desires to live in Prince William County.</p> <p>Continuing to call meetings between polarized groups will not lead to any type of vision for a progressive county</p> <p>Regards Anthony Maloney</p>
7/8/2019	Elizabeth Levinson	No sewers. No rural clustering. This would bring an end to any aspect of rural crescent protection I have been here for 25 years and the changes have continued nonstop. It is time to remember what the rural crescent was meant to preserve.
7/9/2019	Craig Boyce	No sewers. No rural clustering. This would bring an end to any aspect of rural crescent protection I have been here for 25 years and the changes have continued nonstop. It is time to remember what the rural crescent was meant to preserve.
7/10/2019	Patricia Schrade	No to sewers in rural clusters!
7/18/2019	Karen Bewick	Hello, My neighbors in the Falkland Farm area have inquired about your Rural Crescent Survey. Can you please open it back for additional comment.
7/24/2019	Elena Schlossberg	It is outrageous that the county doesn't have the courage to put on the table what they are really planning with their rural sprawl cluster plan. Increasing density in the rural area under the guise of "saving open space" is NOT a preservation tool, it is a development tool. No one is falling for it.
7/27/2019	Nate Peluso	<p>My name is Nate Peluso and I have been a property owner in the Rural Crescent since before 1998 when the current Rural Crescent guidelines were adopted. I am writing to the planning office with my comments since I cannot attend the July 30th meeting on the Rural Crescent. Having read the PWC Rural Crescent Preservation Study I recommend the following to the PWC Planning Office:</p> <ol style="list-style-type: none"> 1) Support the PWC Rural Crescent Preservation Study recommendations including Purchase of Development Rights (PDR) Transfer of Development Rights(TDR) and Rural Clusters 2) Continue to allow buy-right 1 home per ten acre density with septic; allow by-right 1 home per 10 acre with sewer provided a minimum of 50% open space is protected by permanent third party conservation easement 3) Where higher density is sought and appropriate, achieve this through rezoning subject to proffers 4) Also, incentivize agri-business, agri-tourism with sewer use where applicable. <p>Respectfully, Nathan J. Peluso</p>
7/30/2019	Joseph	<p>I attended last nights meeting held at the Hylton Center at George Mason. While I applaud the effort of getting the information out and getting as many comments as possible, I found that the format for disseminating the information was bad. The stations were so close together that one could not hear the speaker from a particular station due to another presenter close by. When questions were asked, all of the folks at the station could not hear the questioner.</p> <p>At a minimum there should have been some sort of screens between the stations, better yet would have been separate rooms for each option.</p> <p>In particular, I wear hearing aids and although I can focus them, it was still virtually impossible to hear some of the more soft spoken presenters over the noise of the adjoining option.</p>
7/30/2019	Cindy Burke	Please maintain the current requirement for the Rural Crescent. No sewer hook up on any new builds. Only allowed to hook up to sewer if septic fails on an already established building or house that has been on septic for years. One house per ten acres. No infringement on Rural Crescent. The SRR is the transitional ribbon. All buildings should be for occupancy of 100 people or less! All builds should look as though they belong in the Rural Crescent. All builds must have hydrology reports to prevent well and septic and water table changes on nearby properties. All loopholes that developers are wiggling through must be closed. Promises must be kept to keep the area rural. Traffic is gridlocked on many roads now. Public Safety must be a top priority.
7/30/2019	Roberta Clark	The highways in Western Prince William have become incredibly congested and have dramatically worsened our quality of living. Route 66 has traffic stoppages for many hours of the day all the way to the District of Columbia. All development projects that would result in additional vehicular traffic on Route 66 should be put on hold until public transportation modes have reduced traffic on Rt. 66 dramatically.
7/30/2019	James Yankey	The planning office needs to give serious consideration to the use of installment-purchase agreements as the means to complete the purchase of the easements in the PDR program. Look at the City of Virginia Beach and Fredrick County, MD for templates. The both have very successful programs that utilize these tools to better leverage their available funding. The added income and tax advantages to the farmers and landowners will ensure greater participation in the program than straight taxable one time settlements for the easement purchases.

7/30/2019	Denise Radcliff	<p>To Whom It May Concern,</p> <p>As land owners of 60 acres for 20+ years in Nokesville, my husband and I would like our voices to be heard regarding the Rural Crescent.</p> <p>Over the past few years, I have become more educated on the Rural Crescent and both sides of the argument that surrounds it. I am a reasonable person that wants to take care of my family and believes this can be done without "completely destroying the county", as some would have you believe. As a land OWNER (and I emphasize the word OWNER), I believe the RC can be modified to allow for reasonable development without leaving a "wake of destruction". There must be a way to move forward that satisfies the goals of BOTH sides.</p> <p>I believe reasonable development should be allowed for many reasons, but I would like to take this opportunity to express just a few:</p> <ol style="list-style-type: none"> 1. PWC WILL BECOME A PASS-THROUGH COUNTY: If we continue on our current trajectory, PWC will get passed by as a desirable location for companies and economic development. Companies will invest in other counties around us and PWC will end up being a pass-through for people (and their money). We will be left with all the traffic, congestion and taxes to pay for infrastructure, but none of the jobs or income that might be brought in by responsible/reasonable development. 2. PROPERTY RIGHTS: The land owners are being unfairly REQUIRED to shoulder the financial burden of keeping open spaces for the county. When we originally purchased our property, we envisioned that its value would increase and we would have financial security for our family. Due to the restrictions in the RC, our property is worth a fraction of its true value. As a land owner, I should have the right to sell my property for its potential value. 3. 10 ACRE LOTS: Inaction is negative action. The county is growing and will continue to grow, whether we want it to or not. Having the entire RC divided into 10 acre lots is not preserving green space, nor is it helping the county to bring in revenue or advance in a smart, calculated manner. 4. CLUSTERING: This concept is a logical move forward and a positive compromise for both sides. I won't go into all the details because I'm confident you are all well versed, but I would like to point out that the Kline Community is a perfect example of the landowners/developers listening and accommodating the preservationists. They modified their plans to a reasonable course of action and once again, a decision was delayed and the can was kicked down the road. This is an incredibly sad situation for the Klines. Instead of enjoying their golden years, their lives are being consumed with this fight. They are making very reasonable concessions and still not being allowed to exercise their property owner rights. If BOTH sides were compromising, then clustering would be an excellent solution. <p>We can all agree that counties need money to successfully operate and properly take care of their people with adequate police protection, good schools, medical facilities, infrastructure, etc.. As more people come to the county, more money is needed to support the services and promote PWC as a desirable place to live. I believe there can be compromise from BOTH camps that can result in positive improvements for the entire county. I am strongly urging the Board to take action now, before opportunity passes us all by and we're left paying for infrastructure without receiving any of benefits. Our time to take action is limited and SOMEONE needs to step up NOW and make some decisions.</p> <p>Thank you in advance for your action on this important and timely topic.</p> <p>Denise Radcliff</p>
7/30/2019	Clarke Chitty	<p>Unfortunately I will be unable to attend tonight's Rural Preservation Study Meeting. I just wanted to share my thoughts with you on the Rural Crescent, and it's potential development. I have been a resident of Prince William County for the last nineteen years. We chose our neighborhood because of it's proximity to the rural area. For our family, it was the best of both worlds. We had the amenities of Gainesville and Manassas close by, while still being able to slip out into a farming community with a short five mile drive. I urge all of you involved in this planning process to maintain the rural area and not approve or encourage sewer to be brought into the area. The door has already been opened with the recent recommendation of the Monterey Church and the approval of ADAMS project, in addition to Patriot HS and T.Clay ES being built. You all have a responsibility to protect this treasure that is the Rural Crescent!! The Monterey Church project is particularly troubling, as it appears that PWC has give little thought to the impact on the water supply of those property owners around that parcel of land. Once the county opens the door to this kind of development, it is hard to stop.....just look at Fairfax County. Government never seeks so self limit it's size. Adding to the tax base (a standard justification for development) wouldn't be necessary if you stopped allowing developments to take place that will further burden our overcrowded schools, the emergency services, and our already choked roads. PLEASE PROTECT THE RURAL CRESCENT!! Once we loose this gem of our county, it will be gone forever.</p> <p>Sincerely, Clarke Chitty</p>
7/30/2019	Mark Branco	<p>Mark and I wanted to provided our input and recommendations in writing.</p> <p>The 1st attachment is our cover letter which outlines initial steps or recommendations to implement the Rural Preservation Study and build confidence with weary citizens:</p> <ol style="list-style-type: none"> 1. Incorporate the Recommendations outlined in the Rural Preservation Study into the Comprehensive Plan, see the 2nd attachment. 2. Allow sewer for by-right Rural Cluster Development at 10-acre density; see the ZTA provided at the 3rd attachment. 3. Allow sewer for agri-business and agri-tourism uses. 4. PDRs initial steps via a Survey & Application Process; see page 4 of the 2nd attachment. 5. Allow Conservation Cluster Subdivisions via rezoning in the transitional ribbon for a 2 to 3 year trial period to build citizen confidence as an initial step and to allow landowners to demonstrate exemplary Permanent Rural Land Preservation; see page 5 of 2nd attachment. 6. Implement a Conservation Cluster Ordinance; see the ZTA provided at the 4th attachment. <p>Thank you for your time and consideration.</p> <p>Mark Branca, PE and Rural Landowner 703-927-7783</p>

7/30/2019	Martha Hendley	<p>COMMENTS ON JULY 30, 2019 EXERCISE ON RURAL AREA PROPOSALS</p> <p>The only two options which are reasonable and logical in keeping the Rural Area are A-10 (existing policy) and PDR.</p> <p>RC-A, RC-B, TDR-A, and TDR-B preserve only a portion of the Rural Area, and that by cannibalizing another portion of the Rural Area dubbed "The Transition Area." That is not reasonable or logical.</p> <p>Yes, the Rural Area has some lots smaller than 10 acres. In 1998 when the Rural Area and Development Area were created, these smaller lots already legally existed. However, they were, and still are, zoned A-1 and were/are contiguous to the bulk of the larger A-1 parcels which comprise the Rural Area. They were/are referred to as anomalies. Sometimes you may hear them today referred to as non-conforming.</p> <p>The Rural Area was formed by taking all the contiguous A-1 zoned area and giving it a designation. Subdivision into 10-acre lots was permitted by right before and the same was allowed afterwards. However, with the county's experience with the erratic leap-frogging of suburban development, it was decided that the Rural Area would not be eligible for public sewer service. The County Attorney at the time said that not extending sewer was the one and only tool that the Commonwealth gives a municipality to keep wanton, uncontrolled development in check. And that boundary has worked very well.</p> <p>There was also a transition area which was made up of SRR designated areas inside the Development Area on the border of the Rural Area. That transition area has been pretty much trashed since then. One of the first and maybe the most egregious transgression was when a very large chunk of SRR was swallowed up into residential suburbia known as the Addition to Braemar. And so followed many other SRR parcels until there is no transition area left. So, trash one transition area and then ask for another? That just shows that someone in county government thinks we are all fools.</p> <p>The PDR option would solve the issue in perpetuity. According to the handout July 30, the estimate is \$314M to purchase development rights for by-right 10-acre lots. That's about half the \$600M that the county will have on the ballot in a bond referendum in November. Much of the transportation part of that bond would go to improvements that benefit developers with pending applications more than residents. It would seem more prudent to use funds to purchase development rights and thereby drastically reduce all infrastructure needs such as schools, fire, police and other services as well as roads, that would come with increased residential population in what is proposed as a new "Transition Area." \$314M is far less than what those capital expenditures would be.</p> <p>As to a TDR program, it is disappointing that there is no option of transferring development rights from the Rural Area into the Development Area. Almost routinely there are zoning cases where more residential units are granted than are called for by the Comprehensive Plan and/or the Zoning Ordinance. And then there are all the instances where applicants have requested a switch from non-residential to residential. These cases seem ripe as receiving areas. So, besides A-10 and PDR, an option that transfers development rights to receiving areas in the Development Area where there are going to be overages would be another viable option.</p> <p>So the positives are A-10 (as exists) and PDR. The absolutely unacceptable options that destroy a large portion of the Rural Area are RC-A, RC-B, TDR-A, and TDR-B.</p>
7/30/2019	Mark Branca	<p>Subject: July 30th Rural Preservation Study Implementation Meeting Input & Recommendations</p> <p>Patti & Rebecca,</p> <p>Mark and I wanted to provided our input and recommendations in writing.</p> <p>The 1st attachment is our cover letter which outlines initial steps or recommendations to implement the Rural Preservation Study and build confidence with weary citizens:</p> <ol style="list-style-type: none"> 1. Incorporate the Recommendations outlined in the Rural Preservation Study into the Comprehensive Plan, see the 2nd attachment. 2. Allow sewer for by-right Rural Cluster Development at 10-acre density; see the ZTA provided at the 3rd attachment. 3. Allow sewer for agri-business and agri-tourism uses. 4. PDRs initial steps via a Survey & Application Process; see page 4 of the 2nd attachment. 5. Allow Conservation Cluster Subdivisions via rezoning in the transitional ribbon for a 2 to 3 year trial period to build citizen confidence as an initial step and to allow landowners to demonstrate exemplary Permanent Rural Land Preservation; see page 5 of 2nd attachment. 6. Implement a Conservation Cluster Ordinance; see the ZTA provided at the 4th attachment. <p>Thank you for your time and consideration.</p> <p>Mark Branca, PE and Rural Landowner 703-927-7783</p>

7/30/2019	Mark A. Branca	<p>Mark A. Branca 11672 Sandal Wood Lane Manassas, Virginia 20112</p> <p>July 30, 2019</p> <p>Ms. Rebecca Horner Director of Planning Prince William County Planning Office 5 County Complex Court Prince William, Virginia 22192-9201</p> <p>Subject: July 30th Rural Preservation Study Implementation Meeting Dear Ms. Horner, The purpose of this letter is to provide detailed input and recommendations of how the County can implement the recommendations of the Rural Preservation Study to maximize the Permanent Preservation of Open Space in Permanent Conservation Easements.</p> <p>Initial steps to implement the Rural Preservation Study and build confidence with the citizens:</p> <ol style="list-style-type: none"> 1. Incorporate the Recommendations outlined in the Rural Preservation Study into the Comprehensive Plan, see the 1st attachment. 2. Allow sewer for by-right Rural Cluster Development at 10-acre density; see the ZTA provided at the 2nd attachment. 3. Allow sewer for agri-business and agri-tourism uses. 4. PDRs initial steps via a Survey & Application Process; see page 4 of the 1st attachment. 5. Allow Conservation Cluster Subdivisions via rezoning in the transitional ribbon for a 2 to 3 year trial period to build citizen confidence as an initial step and to allow landowners to demonstrate exemplary Permanent Rural Land Preservation; see page 5 of 1st attachment. 6. Implement a Conservation Cluster Ordinance; see the ZTA provided at the 3rd attachment. <p>Thank you for your time and consideration. If you have any questions or require additional information please contact me at (703) 927-7783.</p> <p>Sincerely,</p> <p>Mark A. Branca, PE and Rural Landowner Attachments:</p>
7/31/2019	Denise Radcliff	<p>Hello Rebecca, It was a pleasure meeting you last night. I appreciate the time you took to chat with me. Per our conversation, below is the email I sent to BOCS and Anisha. I think I'm now on every mailing list possible, but if there is ever anything I can do to assist you, please let me know!</p> <p>Thank you,</p> <p>Denise Radcliff</p>
7/31/2019	Anthony Carpino	<p>Subject: Sept 30th Meeting</p> <p>Rebecca,</p> <p>It was great to see you last evening. I think the staff did a great job controlling the meeting so that it didn't degenerate into a shouting session like the meeting on the 24th.</p> <p>There was a lot of good information and options presented.....I thought the overall vision statement was nice and simple. I plan to read through the material and will provide my comments. I know that the FORCE Facebook group has already slammed the meeting format and the staff. Please know that there were a lot of people in the audience that were not a part of that group. Facts and common sense is far more appealing than emotional arguments and name calling.</p> <p>P.S. David, I did not spot you at the meeting to say hello in person. Sorry I missed you.</p> <p>Thanks, Tony Carpino</p>

7/31/2019	Denise Radcliff	<p>Subject: Fwd: comments regarding July 30 meeting about the RC</p> <p>Hello Rebecca,</p> <p>It was a pleasure meeting you last night. I appreciate the time you took to chat with me. Per our conversation, below is the email I sent to BOCS and Anisha. I think I'm now on every mailing list possible, but if there is ever anything I can do to assist you, please let me know!</p> <p>Thank you,</p> <p>Denise Radcliff</p> <hr/> <p>From: Denise Radcliff [deniseradcliff@aol.com] Sent: Tuesday, July 30, 2019 11:23 AM To: BOCS; anisha.agrawal@theclearing.com Subject: comments regarding July 30 meeting about the RC</p> <p>** PLEASE CONFIRM RECEIPT OF THIS MESSAGE. **</p> <p>To Whom It May Concern,</p> <p>As land owners of 60 acres for 20+ years in Nokesville, my husband and I would like our voices to be heard regarding the Rural Crescent.</p> <p>Over the past few years, I have become more educated on the Rural Crescent and both sides of the argument that surrounds it. I am a reasonable person that wants to take care of my family and believes this can be done without "completely destroying the county", as some would have you believe. As a land OWNER (and I emphasize the word OWNER), I believe the RC can be modified to allow for reasonable development without leaving a "wake of destruction". There must be a way to move forward that satisfies the goals of BOTH sides.</p>
7/31/2019	Mark Branca	<p>Subject: Re: July 30 rural area consultant meeting, info submission and thanks</p> <p>I agree. The new format was great and a welcome change.</p> <p>I thought station 1 did a great job of showing the large parcels that are left and in conveying the reality that most of the large parcels will be developed without any permanent open space by 2040 or sooner and with the development of the remaining large parcels our remaining agriculture lands, many of our agricultural structures (barns & silos), and the County's agricultural heritage and Rural Character will be lost forever.</p> <p>Lots of interesting approaches for permanent open space preservation were presented last night. Each have positives and negatives from different points of view. The key is can reasonably people reach a consensus in time to save meaningful open space.</p> <p>Key takeaways.</p> <ol style="list-style-type: none"> 1. Doing nothing is not an option that permanently preserves open space, agricultural lands, farms, farm structures, our agricultural heritage or rural character. It just builds false hopes. We have 20 years of experience to prove it. 2. PDRs alone at market value of +/-13k an acre is way to expensive for the taxpayers to stomach to make a meaningful difference. Could be beneficial in strategic accusations by the County of other government entities but its too expensive to be the only option. 3. Down zoning from 10 acre lots to 50 acre lots to direct or encourage landowners to participate in a TDR program could be counter productive by accelerating the subdivision of many parcels into 10 acre lots to vest their property with 10 acre lots prior to the down zoning because of the uncertainty of what a TDR would sell for. TDRs historically have not sold for a lot of money I think ranging from \$5k to \$25k per TDR. In Montgomery County I think they reached a high of around \$42k per TDR a few years ago and then dropped back to around \$25k per TDR. So rural landowners are most likely better off with 10 acre lots that sell for around \$130k raw or \$250k developed. So even if the TDRs sell for \$25k each which isn't a guarantee it's going to take a lot of TDRs per 10 acre lot to equal the value of 10 acre lots. And where would we put all the TDRs. 4. Sewer and Conservation Cluster Subdivisions with significant permanent open space preservation are the key to meaningful permanent preservation of natural open space, agricultural lands, farms and farm structures, battlefields, environmental resources and public and private passive recreational areas or parks. <p>The key is how do we incentivize landowners to make meaningful preservation before there's nothing left to preserve. Here are my initial thoughts.</p>

7/31/2019	Mark Granville-Smith	<p>Subject: July 30 rural area consultant meeting, info submission and thanks</p> <p>Patti, Anisha, Rebecca</p> <p>You all did a great job last night. Your structure last night was excellent and provided excellent opportunity to allow information exchange.</p> <p>We will provide comment in time for your next meeting.</p> <p>Attached is info to augment what Mark Branca has sent in yesterday.</p> <p>Congrats to you all on last nights program. Rebecca, great to see the efforts and preparation and cordial handling of the comments last night.</p> <p>Well done</p> <p>Mark Granville-Smith</p>
8/1/2019	Keith Savage	<p>The Rural Crescent, at one time, was an effective urban growth boundary tool. However, today, it has become a burden. The county Planning Office's Rural "Preservation" Draft is a very well planned out strategy for smart growth throughout the Rural Crescent. By allowing sewer in the rural development, together with the TDR program, you are providing opportunities for affordable housing and planned strategic growth of our county. Thank you. This is the proper balance of an open space conservation and preservation plan.</p> <p>The Rural Crescent, as it exists today, has outlived the needs of our county and disproven its county-wide worth and effectiveness in the 21st century. There will always be a faction of county residents that prefer to live in the privileged past with no acceptance of future growth needs and therefore reject all new and necessary space development. This is smart growth and it is fiscally sound. James Conant said, "Behold the turtle: he only makes progress when he sticks his neck out." And again, Bruce Barton who said, "When you are through changing, you're through." Prince William County must continue to move forward with smart growth to continue to create equitable affordable housing and development that has benefits beyond housing.</p>
8/3/2019	Lisa Schumann	<p>I am asking you you to vote no to increased residential density in the rural area. Please vote no to more harm to ordinary citizens by residential developers, vote no "Transitional Ribbon," no TDRs. We do not have the infrastructure to support the housing already built. It is irresponsible to add more housing! In addition, most proposed housing is tax negative which puts the burden on tax payers to pay more to build the necessary roads, schools, hospitals, etc. Please stop the madness! Please stop building housing in Prince William County!</p>
8/3/2019	Sharon Harvey	<p>: I am totally against the Transition Ribbon that allows builders and developers to increase density in areas which were agreed years ago to allow to remain rural. This blatant disregard for the work of previous committees and boards with community input is reprehensible! You cannot be seriously considering such a terrible idea for the rural crescent that you continue to destroy! I am sick of these sneaky machinations!!</p>
8/3/2019	Craig Wade	<p>As a county resident, I am concerned that certain members of the BOCS want to continue to chip away at the Rural Crescent. I want you to know that I am already unhappy with as much as Cory Stewart has already let go. Please do not let anymore RC land be ceded to developers.</p> <p>Best regards, Craig Wade</p>
8/3/2019	Edwin Diaz	<p>Dear County Planners,</p> <p>The answer to Prince William County's issues is NOT more housing density whose sole purpose, if successful, is more people. We moved here from New England specifically looking for space. A quiet peaceful environment to begin or post military retirement life. We moved to the Rural crescent area hoping it would be a reprieve from the daily rat race committing is in all of our lives. While our home sits in a nicely forested neighborhood, leaving and merging into traffic as it stands today is a chore. I hesitate to think of what more traffic on 234, 28, and 123 would do when we are all trying to get to our places of employment all at the relatively same time. And what types of studies have been done to account for existing empty store fronts and land for commercial lease? It seems more is not the answer when what is already here is not being used to its capacity.</p> <p>If quality of life in the Rural Crescent is not #1 or #2 on your priorities list, it should be. Once the developers have made their money and taken their profits to the next opportunity, we will me left with their overreach and excess. Please consider those of us who currently live here, and will have to live with mistakes, before considering potential new residents that will tax an already strained infrastructure.</p> <p>Respectfully,</p>
8/3/2019	Jan Rutledge	<p>Do not allow increased density in the rural crescent or the SRR areas. Prince William County has more than enough density in the eastern area of the county. Preserve the variety of living choices available in our county. Allow it and they will come ... and they will lessen the desirability of Prince William County for its lifestyle choices and public schools.</p>
8/3/2019	Greg Gorham	<p>Don't harm the Rural Crescent. Many people purchased property knowing the Rural Crescent was to be preserved. To undo those protections now would be a bait and switch. Do not bend to the voices of the few developers that want to burden the county with more infrastructure costs.</p> <p>Keep the Rural Crescent, promote the stability of same</p>

8/3/2019	Ralph & Kathy Stephenson	<p>Fellow county citizens, please be aware of the following:</p> <p>1. PW County's Residential Developer-Inspired Plan To Gradually Fill Rural Crescent w/ Thousands of New Houses -- Your county government, beginning with outgoing Board of County Supervisors (BOCS) Chairman Corey Stewart and Coles Supervisor Marty Nohe and including county Planning Staff, plan to add thousands of houses to the previously relatively off-limits Rural Crescent (RC).</p> <p>Why is the county government doing this, and if possible before the end of 2019? Stewart has received over \$1M in recent years from residential developers. Nohe, recently defeated in his bid to succeed Stewart as BOCS chairman, receives support from Fairfax County and other developer interests and consistently toes their party line and supports their interests, including multiple attempts by him over the years to develop the RC. This is both Stewart and Nohe's last-ditch attempt as soon-to-be-ex-members of the BOCS (end-2019.)</p> <p>Furthermore, county planning staff and BOCS members are lobbied endlessly by residential developers and their allies during county business hours. By comparison, the rest of us, the vast majority of county citizens and taxpayers, who are at work earning a living during county business hours, are rarely heard, and even when heard can be seen as little more than a nuisance by pro-developer county officers and politicians.</p> <p>2. PW County Plan Disregards Majority Citizen Input & Interests -- The public has repeatedly stated its strong support for the Rural Crescent (RC) to be kept relatively rural with multiple purposes that mostly exclude residential development. Where "by-right" (required by law) residential development in the RC must be allowed, 10-acre lots should remain the norm. Public support to maintain the RC goes back at least to a 2014 survey by the county of citizen attitudes and wishes regarding the RC.</p> <p>3. County Staff Jargon & Propaganda Meant To Obfuscate & Overrule Ordinary Citizens -- County government jargon regarding the RC such as development "transition areas", "transitional ribbons" of land at the edge of the RC, smaller lot sizes, and sewer in the RC are euphemisms and code that mean the county doesn't agree with its own citizens. So, instead of heeding the overwhelming majority, the county wants to work with residential developers to unilaterally overrule citizens' repeated feedback by gradually eroding the edges, then more and more of the RC with more and more residential development. Note that per the Prince William Conservation Alliance, the RC area to be developed "is actually approximately 13,800 acres," not the 4,000 acres claimed by county Planning Staff.</p> <p>Every time exceptions are made to RC protections, more RC land becomes unprotected, new precedents are established and the case for future and more exceptions becomes stronger, and the very rationale and future existence of the RC is threatened.</p> <p>4. How This Harms You -- Approving even more residential development than is already approved and in the pipeline overcrowds roads and schools and when tax-negative, as most residential development is, requires that the people, the taxpayers subsidize the very thing that is tormenting them. This in turn further corrupts county politics and political decision-making.</p>
8/3/2019	John Unger	<p>I believe, as a person that lives in Nokesville, allowing these developers move into the RC would be detrimental to the way of life we have now. This is rural land for a reason. People move out here to live away from the big city life. Not to have that way of life infringed upon by elected officials that get money from these developers. Stewart has received over \$1M in recent years from residential developers. This is not what is proper. As a tax payer we experience overcrowded roads and schools and when tax-negative, as most residential development is, requires that the people subsidize the very thing that is tormenting them. These decisions are being made by city dwelling people not towns people that love their way of life.</p>
8/3/2019	Lisa Smith	<p>I have lived in PWC for nearly two decades. This county is at risk of losing the very features that have long made it an ideal community and place to live. It will soon cease to be a unique and enjoyable corner of Virginia, having traded all that was natural, enriching and essential for ubiquitous concrete, ceaseless housing developments, congested roads, overcrowded and ineffectual schools, inadequate infrastructure, noise and light pollution, over-extended public service facilities, and a generally unsatisfying quality of life. PWC is already coming to be known by other Virginia residents as a place with too many people, crowded schools, an unbearable road system, and a shocking lack of parks and recreational areas.</p>
8/3/2019	David Porfiris	<p>I urge you to reconsider the transitional ribbon plan. Development can never be undone; the loss of farmland or native ecosystems in our county equates to selling our future well being for short term developer profit and little else.</p> <p>There are many opportunities to revitalize existing structures in the rural areas of the county for both economic development and increased quality of life for residents. Look to Farm Brew Live as a great example of that. Encouraging revitalization while keeping new development to a minimum is the smart and sustainable way we can move forward.</p> <p>Thank you</p>
8/3/2019	Jane Lewis	<p>No additional increase in housing density</p>
8/3/2019	Connie Unger	<p>no increased residential density in the rural area, no more harm to ordinary citizens by residential developers, no "Transitional Ribbon," no TDRs</p>

8/3/2019	Elizabeth Ward	<p>On consideration, I think the PDR option is the best option for Prince William County.</p> <p>Both of the rural cluster options will result in a need for more infrastructure: water, sewer, road, schools, and County services. While there would be a preservation of some of the open areas, agricultural parcels will continue to be chopped up. The impact on water resources is unknown. The upfront capital costs are significant as well as the increase in the PW County and school annual operating budgets.</p> <p>Transfer of development rights. Though there would be preservation of open areas within the donor areas, the incentive would be to convert all donor lands to farm wineries and breweries. The receiving areas would become a high density development ribbon that runs from one end of the "Rural Area" to the other. This would create constant traffic issues on what are currently in many cases unlit rural roads. Residents would no longer experience the view sheds as their view would be blocked by the wider developed road and the super density zone. It would all appear as Fairfax style subdivision. This option will result in a need for more infrastructure: water, sewer, road, schools, and County services. The impact on sustainability and availability of groundwater for this has not been studied, but this creates a high density area of impervious surfaces around the entire Rural Area which could significantly impact the wells of existing residents. In addition, this increases the demand for public water which is also limited. The upfront capital costs are significant as well as the increase in the PW County and school annual operating budgets.</p> <p>PDR with increase of minimum lot size of A-1. Though this option would require the county to raise what the Development Office estimates to be between \$50,000,000-\$114,660,000 to purchase the development rights of the remaining open space and \$137,000,000 to outright purchase the 10,000,000 recommended in the Rural Preservation Study, it would not necessarily be the most expensive option to the county. All the other options will result in a need for more infrastructure: water, sewer, road, schools, and County services that also have significant upfront costs- a foot of water main or sewer main costs about \$300 and a mile cost about \$1,600,000. There is a large capital cost to expand capacity of the H.L. Mooney Advanced Water Reclamation Facility and Upper Occoquan Service Authority (UOSA). There is a capital cost to purchase additional capacity from Fairfax Water and that water is not unlimited.</p> <p>In the PDR option viewsheds and the current feel of the rural area would be maintained and truly public land would be increased. The PDR option would not increase the number of houses, students in our schools nor the number of transportation daily trips in the coming years. There would be no additional need for County services or infrastructure. No additional need for teachers and schools and the capital and carrying costs associated with increased population. There would be no impact on sustainability and availability of groundwater to the existing property owners.</p> <p>In 2018 Virginia Legislature amended the comprehensive planning process (§§ 15.2-2223 and 15.2-2224 of the Code of Virginia) to include planning for the continued availability, quality and sustainability of groundwater and surface water resources on a County level. State law now requires that the County plan to have good quality water for all its residents present and future in the Comprehensive Plan. These proposals do not address this issue</p>
8/3/2019	Carleton Garrison	<p>Please take your stewardship seriously and protect this county from efforts to further strip and diminish our community. There is absolutely no public support for ongoing housing projects. We citizens pay the ultimate price when those we elect to represent us allow or even promote policies that render our county a place no one wishes to live.</p>
8/3/2019	Jen Gettys	<p>Preserve the rural crescent! We're already being choked to death in traffic, stop allowing developers ruin this county and our quality of life along with it- enough!</p>
8/3/2019	Charles Grymes	<p>Proposals to increase the number of dwelling units in the Rural Area create a problem, rather than solve a problem.</p> <p>The county may need additional housing to accommodate projected population growth by 2040, but there is absolutely no reason to propose locating new housing in the Rural Area. There is plenty of appropriate space within the Development Area to accommodate the projected new housing, especially at North Woodbridge, Dumfries/Triangle, and Innovation.</p> <p>If the county intends to create live-work-play-retire communities which minimize future traffic congestion, then planning for a ribbon of higher-density development on the edge of the Rural Area makes no sense.</p> <p>Plan for new development near transit nodes, including VRE stations. Partner with Manassas and Manassas Park to establish bus, rail, and shared use vehicle networks - and pedestrian/trail routes - so future traffic congestion will be minimized.</p> <p>Proposing to perpetuate sprawl today is planning malpractice. Don't do it.</p>

8/4/2019	Ralph Stephenson	<p>1. PW County's Residential Developer-Inspired Plan To Gradually Fill Rural Crescent w/ Thousands of New Houses -- Your county government, beginning with outgoing Board of County Supervisors (BOCS) Chairman Corey Stewart and Coles Supervisor Marty Nohe and including county Planning Staff, plan to add thousands of houses to the previously relatively off-limits Rural Crescent (RC).</p> <p>Why is the county government doing this, and if possible before the end of 2019? Stewart has received over \$1M in recent years from residential developers. Nohe, recently defeated in his bid to succeed Stewart as BOCS chairman, receives support from Fairfax County and other developer interests and consistently toes their party line and supports their interests, including multiple attempts by him over the years to develop the RC. This is both Stewart and Nohe's last-ditch attempt as soon-to-be-ex-members of the BOCS (end-2019.)</p> <p>Furthermore, county planning staff and BOCS members are lobbied endlessly by residential developers and their allies during county business hours. By comparison, the rest of us, the vast majority of county citizens and taxpayers, who are at work earning a living during county business hours, are rarely heard, and even when heard can be seen as little more than a nuisance by pro-developer county officers and politicians.</p> <p>2. PW County Plan Disregards Majority Citizen Input & Interests -- The public has repeatedly stated its strong support for the Rural Crescent (RC) to be kept relatively rural with multiple purposes that mostly exclude residential development. Where "by-right" (required by law) residential development in the RC must be allowed, 10-acre lots should remain the norm. Public support to maintain the RC goes back at least to a 2014 survey by the county of citizen attitudes and wishes regarding the RC.</p> <p>3. County Staff Jargon & Propaganda Meant To Obfuscate & Overrule Ordinary Citizens -- County government jargon regarding the RC such as development "transition areas", "transitional ribbons" of land at the edge of the RC, smaller lot sizes, and sewer in the RC are euphemisms and code that mean the county doesn't agree with its own citizens. So, instead of heeding the overwhelming majority, the county wants to work with residential developers to unilaterally overrule citizens' repeated feedback by gradually eroding the edges, then more and more of the RC with more and more residential development. Note that per the Prince William Conservation Alliance, the RC area to be developed "is actually approximately 13,800 acres," not the 4,000 acres claimed by county Planning Staff.</p> <p>Every time exceptions are made to RC protections, more RC land becomes unprotected, new precedents are established and the case for future and more exceptions becomes stronger, and the very rationale and future existence of the RC is threatened.</p> <p>4. How This Harms You -- Approving even more residential development than is already approved and in the pipeline overcrowds roads and schools and when tax-negative, as most residential development is, requires that the people, the taxpayers subsidize the very thing that is tormenting them. This in turn further corrupts county politics and political decision-making.</p> <p>5. Coalition to Protect PWC's vision for RC -- "The vision for the Prince William County Rural Area (aka RC) is that it is a permanent countywide asset, with an enduring rural landscape, characterized by a unique composite of protected natural</p>
8/4/2019	Betsie Fobes	How does it help the county to change the character and restrictions on the Rural Crescent?
8/4/2019	Francis Debritz	I want to register opposition to this plan. First the congestion on Routes 66,29 and 28 is already intolerable. Secondly, the disruption of construction will make quality of life for those of us who live there now almost unbearable,between construction equipment and the tearing up of roads to install sewers. Thirdly, those of us who explicitly bought our homes there because of the fact that it's open space was to be preserved will have lived with wells, no sewers, paying for our own road for many years as a trade off.
8/4/2019	Lynn Boyd	It would seem that we should maintain our rural crescent ribbons as just that rather than allow housing on those or for builders to find a loop hole to cram as many houses in as possible. We need to be ambassadors of our surrounding environment and create a balance of nature homes and businesses whoever possible for ourselves and generations to come. Thank you
8/4/2019	Chris Park	Would ask that there be no changes in the land use in the Rural Crescent. There are currently plenty of houses approved and scheduled to be built at this time. Please keep sewer out of the Rural Crescent. Please stop wasting tax payer funds on facilitators to show us what we already know - developers and large land owners would like a change and the majority of those of us currently living here want no change - Thank You

8/4/2019	Tori Simpson	<p>Dear County Officials</p> <p>The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.</p> <p>The Rural Crescent, as it exists today, has proven its county-wide worth and effectiveness time and time again. It is a powerful fiscal tool and an asset for the entire county. Instead of attempting to dismantle this unique aspect of Prince William County, this county should honor the boundary and market the rural area as an advantage for all.</p> <p>I do not want this beautiful and integral part of the county to be ruined. I don't want to see cluster suburbs and sewer extended into the rural area. You don't save open space by developing it. You don't market your rural assets by putting houses everywhere. Don't squander re-development opportunities in the county by building out our rural area. This isn't smart growth, and it is fiscally unsound.</p> <p>Hold the line. Preserve the Rural Crescent and protect infrastructure dollars needed for re-development elsewhere in the county. The only positive parts of this plan which I can endorse are the A-10 existing policy, the PDR incentives, and the improvements to the Land Use Valuation policy. Do not approve any other portion of this plan. Grow Smart!</p> <p>-- Ms Tori Simpson ptsimpson@comcast.net Round hill drive Nokesville</p>
8/5/2019	Arlene Wadkins	<p>All -</p> <p>Why are you feeling the need to destroy the rural feeling (or what is left of it) in Prince William County? Please, please, please do not continue to build additional homes, commercial, industrial, and other buildings in our county. The wildlife, which should be a STRONG consideration, is being driven from their habitats into residential areas (like mine). This is NOT because you are not building, it is solely because the powers that be ARE building. Please stop, there are plenty of already built homes throughout the entire county to accommodate those that want to live here, or perhaps they can purchase the land that an old house/building was on and build something that they would like. Additionally, the infrastructure is not in place to support additional homes. Stop thinking about the dollar and how much money the county could make; start thinking about ensuring we have a county in the next hundred years. At the rate it is going, the charm and uniqueness of this county will be long gone.</p> <p>Arlene Wadkins</p>
8/5/2019	Gary Obrien	<p>First of all, I found the venue not conducive to a dinner time meeting as most people did have time to eat before the meeting; those who showed up to eat had to stand; had very little time to eat and couldn't even take the food into the meeting; just water.</p> <p>My next complaint is that there was no ability to ask questions before having to stand in front of a poster, 4-5 deep, where it was hard to see or hear. Many older individuals, like myself, find it hard to stand for long periods of time and the majority of us were well over 50 years of age.</p> <p>My next complaint is that the presentations were confusing and there was little time for explanation, much less time to contemplate what we had been just shown and then somehow stand while writing comments on small cards which is no easy feat. You indicated we could find these presentations on-line but I'm having trouble finding them. We were told we could sit and fill out the cards but I was asked to leave the auditorium by staff. We were further told there would be individuals to take our card at the exit and there wasn't. All in all, I hope and pray the next meeting isn't such a fiasco and waste of our time! If the intent was solely to confuse and frustrate those in attendance, congratulations! You succeeded!</p>
8/5/2019	Susan Collins	<p>Our county needs to keep the 10 acre 1 home in place. We don't have the road structure to handle the traffic. I drive from Manassas to Nokesville everyday at least once and it takes a minimum of 25 minutes for about a 10 mile drive whether I take main roads or back roads. Also, there is a huge portion of residents that make their lively hood farming and you, the board, is slowly taking this out of our county in favor of dollars in taxes. Don't let greed make your decision.</p>
8/5/2019	Suzanne Marshall	<p>Please do NOT increase the density in the Rural Crescent and especially NOT in the Transitional Ribbon.</p>
8/5/2019	Martin Newdorf	<p>The study is out of date since it is dated in 2014 which makes the development 2012 to 2013. There have been a lot of changes to the county since then. Also, it does not take into account the impacts that development will have on the roads, water supply, sanitary sewer, storm drainage due to the increase in hard surfaces. The recharge rate of the aquifers is unknown in the rural crescent and the impacts of additional draw down on it. It may even force people outside of the development areas to have wells go dry and need to drill deeper. Additionally it appears that all the updates or what additional work is being done is not complete. Any changes to the Rural Crescent should be put on hold and the existing <u>development criteria be maintained. We are not here to give developers a free hand on how the Rural Crescent is developed</u></p>
8/5/2019	Amy Buongiovanni	<p>We already have enough traffic and crowded schools! Let's not make things worse by crowding in more houses and cutting down more trees.</p>
8/5/2019	Elizabeth Suse	<p>We do not agree with any planning that increases the amount of housing within our local area. There is already a huge increase of building, both housing and commercial, within the area, and the area cannot continue in this manner. There has to be a line we do not cross, and this is that line. Do not continue with this increase. It is bad for the conservation of the remaining rural area and the homeowners already within the communities in question.</p>
8/6/2019	Norman Wilson	<p>I greatly oppose increased density in the rural area and no Transitional Ribbon . We are happy with the way our part of the county is and wish No changes!</p>

8/6/2019	Frank Gregorio	I cannot believe that each year this topic comes up, County Board members listen more to housing developers than to the majority of county citizens. There is a wide swath of acreage that is already open to new development. The rural crescent was set aside years ago to protect some land in the county from being raped and pillaged to build more thousands of houses, creating all of the problems that entails. Instead, some of you are taking campaign "contributions" from developers to reward them and circumvent the careful plans to keep the rural crescent rural. Don't do it! leave than land alone.
8/6/2019	Cynthia McGraw	Our household supports no increased residential density in the rural area, no more harm to ordinary citizens by residential developers, no "Transitional Ribbon," no TDRs Let's focus our limited infrastructure resource spending closer to D.C. where it's needed and far more efficient. Creating more cross-county drivers heading to D.C. on our already pack roads is counter-productive.
8/7/2019	Abby Himes	: I am against developing in the rural crescent. I live less than a mile from Vint Hill and chose to live in this region for the open spaces. Opening it up to any development, even a restrained concept, will only set precedent for the future. It will slowly become more and more developed. We need to stand strong against the idea and preserve the insightful legislation that was set in 1998. This isn't even beginning to get into the issues of overcrowding that will continue with the addition of 30,000 more people. Please do not go forward with this plan and maintain the integrity of the rural area.
8/7/2019	Kathleen Limjoco	Housing density in the rural crescent and in the transition zone should not be increased. One of the reasons I and most of my neighbors moved to this mid county area was the rural nature and widespread openness of the landscape. I also don't believe that the roads would at all be able to handle the influx of commuters.
8/7/2019	Christopher Lutz	I am strongly against the Small Are Plan, Independent Hill. This is yet another proposal to build more houses and try to grab more tax money, and slowly erase the rural crescent. Our area is completely full, we do not need any more houses or any more people. Growth in this area needs to STOP. It is destroying the current residents' quality of life through increased traffic, taxes, and destruction of open space. Leave our open spaces alone and stay out of it.
8/7/2019	Carrie Gonzalez	Please do not change the guidelines for the rural crescent. We have remained in the county because of the benefits and beauty of the rural crescent. There is already too much development infringing upon this area. Rezoning and continued development will force us to leave the County we love to all home.
8/7/2019	Ryan Stuckles	There's already enough traffic in PWC and this plan does nothing to fix the ever increasing delays for communities commuting to and from work putting further stress on families and overcrowded schools.
8/7/2019	Frank and Marion D. Harris	We moved into this area because of the suburban atmosphere with larger than 1 acre lots. We were told that this area was to remain rural and have lived here for 42 years. We strongly object to rezoning this area in order to accommodate developers who would destroy the rural feeling. Rezoning would materially increase our taxes, would require additional schools to avoid overcrowding, and would require the upgrading of many roads.
8/7/2019	Lori Fenn	We need to protect our rural areas and life styles they have. We do not need or want increased residential density in the rural area. Residential developers are creeping into these areas, contributing money towards elections and buying their influence. We do not want water and sewer in these area. Our schools and roads are already too crowded. Stop the growth! We are not building quality neighborhoods where kids can run and play- we cram as many people/houses/families into the smallest area as possible. There isn't enough parking, green space, pools, rec/common areas..the builders win every time! Stop this and listen to the members of the community!
8/7/2019	Jessie Barringer	Subject: Rural Crescent "Preservation" Dear Supervisor Candland, The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development. The Rural Crescent, as it exists today, is an asset for the entire county. Instead of attempting to dismantle it, this county should honor the boundary and market the rural area as an advantage for all. I don't want cluster suburbs and sewer extended into the rural area. Don't squander re-development opportunities in the county by building out our rural area. This isn't smart growth, and it is fiscally unsound. Please vote to preserve the Rural Crescent and protect infrastructure dollars needed for re-development elsewhere in the county. Jessie Barringer 6010 Wheeler Lane Broad Run (in the Rural Crescent)
8/8/2019	Karen Rhoads-Winslow	I am in favor of the proposed changes as they allow some open space to remain. I prefer the option that includes 20 acres to qualify. Those screaming the loudest are people living on what was one time farmland. They are what created the problem, not the people who have held onto large tracts of land-some for generations. Allow PWC to purchase the rights to the land or let us build on it.

8/8/2019	Dale House	<p>As the President of Rural Crescent Preservation Coalition, representing 300 members, we are pleased to submit the following principles and recommendations to you in the developing policies governing land use in the Prince William County Rural Crescent as it applies to the Comprehensive Plan revision, currently being considered.</p> <p>Principles:</p> <p>SEWER: Sewer is primarily and foremost a health and hygiene tool. It should be looked at/ considered in this light when building, development and/or rezoning is considered . Using it as a negative, restrictive tool in smart growth, as has been in the past is not doing due-diligence and is a disservice. Perk-ability of Prince William County soils is marginal. Encouraging private septic system use in marginally perkable soils is foolish when public sewer is readily available.</p> <p>SOIL FERTILITY: Saving farmland should have soil fertility as a guiding factor . Location of the more productive cropland should be considered when changes are made. Sewer access allows this flexibility.</p> <p>Recommendations:</p> <p>We feel Prince William County should employ a variety of diversified tools for land preservation and development. Specifically:</p> <ol style="list-style-type: none"> 1.Utilize a Transition Ribbon, as per the map on page 15 of the Community Engagement Session Packet presented on July 30, 2019. 2.Maintain the existing policy of one dwelling per ten acres for By-Right Subdivisions outside the transition ribbon using public sewer, where available. 3.Support VOLUNTARY PDR and TDR Programs while maintaining the one dwelling per ten acres for By-Right Subdivisions outside the transition ribbon, using public sewer where available. 4.Support Rural Cluster B (RC-B) Option using a 50-Acre minimum parcel size to qualify (in lieu of the 20-acre minimum parcel size proposed): <ol style="list-style-type: none"> a.By-Right Density one dwelling per five acres. b.60% Open Space in Permanent Conservation Easements.
8/8/2019	William Belches	<p>Can you please leave the rural crescent alone. You develop anything with a piece of green on it. Can we at least leave it alone for a little while longer and pretend you care.</p>
8/8/2019	Scott Foster	<p>Dear Prince William County Planning Office, Planning Commission, and PWC Supervisors,</p> <p>It is unacceptable that citizen concerns be swept under the carpet and ignored regarding development of the rural crescent. Greed, corruption, and bribery has become the rule of our land based on what we are all seeing with specific families influencing the planning commission to change the rural crescent. These new changes diminish the rural crescent and reduce the entire value of what was originally designed to protect farmland, forests, rivers, and green areas. At the end of the day the new Rural Preservation Plan is a load of nonsense and equals High Density Development and destroys the rural crescent. It destroys our roads as more traffic will create more repairs needed, of which VDOT is incapable of supporting, which will increase taxes on us homeowners, who do not have money to pay for these taxes caused by denser housing.</p> <p>I am a republican and I'm ashamed of the republican leadership (Corey Steward and others) rolling over and playing dead to special interests for developing the rural crescent. This will not help PWC, but will destroy it. There are many of us citizens who are fed up with PWC supervisors not listening to us. The new Rural Preservation Plan needs to be tossed and there needs to be no more housing development. We are already destroying this county with the ugly data centers popping up everywhere and new mega churches, which should have never been approved!</p> <p>I am absolutely against any development or changes to the rural crescent and I hope and pray that my voice will finally be heard by these greedy politicians who just do not listen to the people! It is time for you all to actually listen to us and not a select few who want to cash out.</p> <p>Respectfully,</p>
8/8/2019	Wendy Ault	<p>Dear Sirs- It is critical to quality of life in this county to preserve the Rural Crescent. For the last 20 years I have seen nothing but intense pressure on rural areas in the county- it looks like those whose job it is to preserve quality in this county are dedicated to its degradation in an unrelenting attempt to make maximum money with no regard to the ridiculous overcrowding in schools and on roads in what used to be a lovely area to live. Of course it is fine in the opinion of residents of Fairfax and Loudon to pave Prince William- why not? The health benefits of lower density development to the health of those in higher density city living CANNOT be underestimated, and the short sighted greed of developers and supervisors they buy cannot be overstated</p>
8/8/2019	Becky Crowne	<p>Enough already. Enough Traffic, enough people, enough shopping, enough.</p> <p>I am a life-long PWC resident. We purchased our home 20+ years ago knowing about the Crescent and the rules... and believing that way of life would be perserved. It has not been, there have been so many exceptions and bending of the rules.</p> <p>This latest plan that is being jammed down our throats without time to learn about it, digest it, and respond to it. Shame on you... you do not have this county's best interest at heart.</p>

8/8/2019	Anthony Carpino	<p>I am a resident and landowner in the Rural Crescent, and I would like to thank the PWC Planning Office for holding the meeting to allow residents and landowners to hear the various options being considered in a format that did not allow people to disrupt the meeting and prevent the options from being presented. While we were able to provide comments on the cards at the various stations, there was a lot of information to digest and also some confusion on the TDR-A and TDR-B alternatives. I would like to provide my comments to each alternative in the Draft Material Packet, but first I would like to state that:</p> <ul style="list-style-type: none"> • I strongly agree with the Draft Vision on page 1 that states we should preserve open space, environmental & cultural resources, honor & respect property rights of county landowners and promote the availability of farmland. I think the Draft vision was simple and well stated. • I think it is very important to remind everyone what open space is and what it is not. Residential subdivisions of 10 acre lots are not open space. I strongly agree that one of the main goals of the Rural Crescent should be to preserve contiguous open space and open space corridors that are protected from development. • Regarding the TDR-A and TDR-B alternatives, there was considerable confusion at the meeting (at least in my group) about the down zoning from one unit per 10 acres to one unit per 50 acres. Looking at the text in the packet it reads, "As part of this alternative, the A-1, Agricultural zoning district would be revised from one unit per 10 acres to one unit per 50 acres, which would apply to properties that chose to develop by-right use and not utilize the TDR alternative." That wording essentially states that both of the TDR alternatives are not voluntary and would rezone all the current A-1 properties in the Rural Crescent to one unit per 50 acres. I also confirmed this by speaking with the county staff. This rezoning would cause landowners to have considerable financial issues (i.e., devalue property) and seems to directly go against one of the primary vision objectives to "honor and respect property rights of county landowners." In the 1998 Rural Crescent Policy landowners saw tens of thousands of acres down planned and devalued to lower density, both these TDR alternatives once again would negatively impact landowners. For farmers who need to take out a loan using their farmland as collateral, the bank will value the land based on one unit per 50 acres not one unit per 10 acres resulting in lower loan amount. Also, there is a risk that farmers and other landowners with existing land loans may have issues with their banks since the rezoning will affect the land value compared to the date when the loan originated. Also, there is no guarantee that a TDR for a given property would take place at a price that was fair / agreeable to the landowner. In short, both TDR-A and TDR-B, if implemented, should be voluntary and not mandatory so as not to create significant financial impacts to landowners. <p>ALTERNATIVES</p> <ul style="list-style-type: none"> • 1 A-10: 10-ACRE LOTS AND RURAL CLUSTER WITH EXSISTING DENSITY AND NO SEWER (EXISTING POLICY) <ul style="list-style-type: none"> o The current policy has failed to achieve the original goals of slowing population growth, conserving/protecting open space and protecting/preserving farmland. o At the meeting I asked the presenter at station 1 if he was aware of any Rural Cluster that had been done in the Rural Crescent. He replied that he was not aware of any. Since perk sites dictate where homes are located on a property, it is almost impossible to implement a Rural Cluster as currently defined. o Over the last 20 years I am only aware of less than 1000 acres of land that has been placed in protected open space (Leopold Preserve-400 acres, Silver Lake -160 acres and Merrimac Farm - 300 acres). o Landowners were never given a proper voice in 1998 when the current Rural Crescent Policy was adopted, and it is time for the county to consider the rights of landowners who actually own the properties as opposed to others who want to tell landowners what they need to do with their property.
8/8/2019	Martha McCauley	<p>I am against increasing the housing density anywhere in the Rural Crescent, particularly in the Transitional Ribbon area. The Rural Crescent was created for a specific reason, no large developments period. This Rural Crescent was to last forever. That is what the people of Prince William county wanted and still want.</p> <p>Say NO to any increased density in the rural area and no "Transitional Ribbon". Plain and simple, do not change the Rural Crescent rules.</p> <p>Thank you, Martha McCauley</p>
8/8/2019	Bridget Lang	<p>I am extremely dissapointed in PWC rural cresent review. As a citizen who was born and raised in Nokesville, I am in complete opposition of any changes to the rural cresent. People in the county like and enjoy the rural areas. There is too little left already due to the unbelievable growth the county has allowed. To me, this is just another way for the county to gain additional funds and not about smart growth. Unfortunately, my family and I are wanting to leave where I have called home for over 30 yrs, simply because of the growth. Please preserve the Rural Cresent AS IS. Stop trying to trick the public</p>
8/8/2019	Katherine Johnson	<p>I strongly support the preservation of the Rural Crescent. Please prevent another harmful onslaught of residential housing by residential developers</p> <p>I urge the county to take action to ensure there is no increased residential density in the rural area, no more harm to ordinary citizens by residential developers, no "Transitional Ribbon," no TDRs). I believe that county officials are looking out for themselves and ignoring citizen input.</p>
8/8/2019	Zachary Johnson	<p>I strongly support the preservation of the Rural Crescent. Please prevent another harmful onslaught of residential housing by residential developers</p> <p>I urge the county to take action to ensure there is no increased residential density in the rural area, no more harm to ordinary citizens by residential developers, no "Transitional Ribbon," no TDRs). I believe that county officials are looking out for themselves and ignoring citizen input.</p>
8/8/2019	Margaret Gentry Myers	<p>I support Supervisor Lawson's most recent comments regarding the Rural Crescent's unwanted growth and development. We all have been "duped."</p>

8/8/2019	Amy Sommer	<p>I understand that with a push from outgoing Supervisor Cory Stewart and Coles Supervisor Marty Nohe there is potential for large residential development in the Rural Crescent, despite a lack of support from the citizens of Prince William County. I ask that you do what's in the best interest of the citizens whom you serve and not permit development of the Rural Crescent; including "transitional ribbons" and/or "transition areas".</p> <p>I moved to the County in 2012 because of the rural appeal of the County; however this is slowly slipping away with the huge development that's happened over the last 7 years. Having lived in both Fairfax and Spotsylvania Counties, I've watched them explode uncontrollably and how the residents' everyday life is impacted by the overburden of traffic, crowded school system, increased crime rates, government services which can't keep up with the demands of their increasing population, and loss of wildlife.</p> <p>Prince William County has an opportunity to set itself apart from the others; i.e. develop smartly, promote agribusiness and tourism. I've recently been looking for farmland and have to say I'm swaying toward Western Loudoun County, where the government is promoting farms to remain intact with restrictions on development, encouraging agribusiness and tourism. This is the main reason why they've gotten the jump on the winery and brewery industry which are bringing lots of tourists and tax revenue.</p> <p>In closing, I am always suspect why politicians try to push through plans prior to their term ending. I would hope that any and all board members/supervisors who are pushing for more development are monitored for any inappropriate personal gains from said development (such as kickbacks from developers, etc.).</p> <p>I hope that the planning commission puts the citizens of the County before the special interests of the developers and actually does what it's elected to do - advocate for it's citizens, the ones who elected them, not the special interest groups/developers, and not permit an encroachment on the Rural Crescent.</p>
8/8/2019	William Jones	I would like to let the county know that myself and all of my neighbors are opposed to the development of the rural crescent. We are all registered voters and will be out in force for all future elections.
8/8/2019	Cindy Smith	I'm quite disturbed that development rights are being transferred to the transition area. This is not smart growth. Concentrated development belongs near transportation corridors, like I95. I live in mid-county, the current roads can not handle the increased traffic these proposals suggest. If approved, this will make PWC a very unpopular place to live, and will probably have the worst commute time in the nation. Since we know traffic is already bad, sitting for long periods of time is unhealthy... why propose this sort of higher density development? Please let's take a hard look at attracting economic development to PWC so we don't have to commute so far for descent jobs. Do not move forth on these recommendations.
8/8/2019	Valerie Thornton	Please allow the citizens of PWC to have information, time, and input when making decisions for us. It sounds like you have no interest in protecting the rural crescent; it also sounds like you are being deceitful in your handling of rural districting. This may not be true, but your actions seem to speak to it. You may have sound reasons, present them, let us be part of the process, you only anger and make people suspicious when you do not.
8/8/2019	Teresa Walker	Please DO NOT make any changes to the current Rural Crescent. I was born in Western PWC in 1966, grew up here, and have lived in PWC most of my adult life. Our family purchased 10 acres in Nokesville over 5 years ago and built our dream home. The peace and serenity is wonderful after fighting traffic morning and evening to commute to work. We lived in Courtyard style homes for 11 years and know what it's like to live on top of your neighbor. I wish everyone could enjoy what we have now. There are actually stars in the sky that can be seen at night!!!! Traffic in this area is a nightmare. I have seen so many changes in my lifetime. We need to stop the high density building so leave things the way they are. <u>Protect the Rural Crescent. It's the right thing to do.</u>
8/8/2019	Jessica Dutrow	Please keep Nokesville a rural community. I do not want to see crowded roads and schools and increased property taxes. I will vote for supervisor Lawson and others who support the rural crescent. We have bald eagles, raccoons, egrets, deer, and other wildlife that is unique to the county. With overdevelopment, this wildlife will disappear. I enjoy seeing the farmland and the small town life that Nokesville is.
8/8/2019	Lynne Jones	Please keep the rural crescent as rural and undeveloped green space.
8/8/2019	Shannon Lacefield	Please leave this beautiful and peaceful area alone. Most people moved out here to get away from the overcrowding and endless rows of houses in places like Fairfax county. The residents living in and near the Rural crescent DO not want this!
8/8/2019	Kathleen Lupariello	Please stop the development of the Rural Crescent! The last thing we need is additional houses that will increase traffic and over crowd our schools! Listen to the people that live here.
8/8/2019	Emi Angeli	Preserve the rural crescent! This part of the county can't support and doesn't need more traffic and population density. Preserve the rural beauty of western PWC- not every corner of the county needs to be developed!
8/8/2019	Harold E. House	<p>To: Members of the Prince William County Planning Office</p> <p>I would like to thank you for your efforts to present a variety of ideas for the future of the Rural Crescent and to provide the opportunity for all opinions to be heard in a non-threatening environment. Please consider the following suggestions which I feel will support farming, open space, and reasonable development.</p> <ol style="list-style-type: none"> 1) Rural Clusters should have a minimum 40 acres to qualify, a density of 1 dwelling per 2-5 acres, and 50% open space in conservation easements. Public sewer should be allowed. 2) Allow Rural Cluster Subdivisions in the Transitional Ribbon at a density of 1 dwelling per 3 acres. Increase the density to 1 dwelling per 2-3 acres with TDR's. 3) BDR and TDR programs should be voluntary. By-Right subdivisions outside the transition ribbon should use public sewer where available and allow 1 dwelling per 5 acres. 4) Policies should not discourage agriculture, agri-business, and agritourism. Hire an experienced rural economic development professional dedicated full time to creating policies that support agriculture and related businesses. 5) Allow active farm owners age 65 and older to continue to qualify for land use tax evaluation after active farming is curtailed until farm property is conveyed to the next generation. <p>Sincerely,</p>
8/8/2019	Emily Russell	Unbelievable that ANYONE living in this county would permit the destruction of our magnificent rural county spaces! Will be following closely when it comes time to vote.
8/8/2019	Rachel Sheperd	We moved to nokesville because of the lure of the rural crescent. We wanted to get away from the urban sprawl. The roads and infrastructure here can not accommodate the growth projected with the stripping of the rural crescent - clustering, transference of land use etc. please protect the rural crescent as it stands and allow for the slower, smarter Growth. Thank you

8/9/2019	Eric Skiff	I attended both the June 24th and July 30th meetings and my takeaway is that I don't see any reason, not do I observe any resident demand, for any of the RC or TDR options. I think these options do not align with why the Rural Crescent was established. I am in favor of implementing PDR and AODR.
8/9/2019	J. Michas	Is there a layer on the Mapper site that shows the Transitional Ribbon? I see one for the Rural Crescent, but the only thing I have found that shows the Transitional Ribbon is a PDF on another web site. Stewart, Nohe, et al — Stop trying to build densely spaced houses in the Rural Crescent! Keep it to ten-acre plots minimum.
8/9/2019	Donna House	I support the County's effort, including portions of the Staffs' most recent new "Rural Area Vision", in exploring strategies to create a new, vibrant Rural Area. I support all efforts to incentivize preservation of open space, farming, agri-tourism, and agribusiness. Please give us a plan that will benefit all our citizens. Please continue these efforts in earnest. Do not allow the efforts of a few to permit our Rural Area to continue its failing policies. It's time for Prince William County to employ a variety of diversified tools for land preservation and development in the Rural Area: 1. Maintain the existing policy of one dwelling per ten acres for By-Right Subdivisions allowing clustering of homes where public sewer is currently available. This would then guarantee at least 60% open space placed in a conservation easement. The use of sewer where available will protect our precious water supply and environment. 2. Support voluntary PDR and TDR programs. Refine the details of such programs so that they can actually produce results. 3. Treat agriculture and agri-tourism as a targeted industry by hiring an experienced rural economic development professional, dedicated full time to creating policies that promote agriculture and agribusiness. 4. Allow active farm owners age 65 years or older to keep their property in land value taxation once active farming is curtailed until farm property is conveyed to the next generation. 5. Sewer is should be considered a valuable tool as 1) a health and hygiene tool 2) a pre-requisite tool necessary to implement Rural Cluster at any density. Requiring private septic systems in watersheds with marginal soils and environmentally sensitive areas is not in the best interest of our citizens where public sewer is available. Please continue the process and give our citizens something we can be proud of. Donna House Member Rural Crescent Preservation Coalition
8/10/2019	Denice Dressel	Hello, Can you please tell me when the public meetings are scheduled for the Rural Area Preservation Study implementation? (I am looking for information about the public meetings rather the public hearings.) I am aware that there have been at least two held already. Are more public meetings planned, and if so, where is this information posted? Thank you, Denice Dressel
8/10/2019	Donna House	Members of the Prince William County Planning Office, As a resident in the Rural Crescent area of Prince William County, I have several concerns that I would like to share with you. I also would like to express my support for positive policy changes in the area. My first concern is that a small group of very vocal individuals have presented their own opinions as if they were the opinions of the majority of citizens in the Nokesville area. Nokesville citizens are very diverse, and many may not routinely share their opinions. Please keep this in mind and do not make your decisions based on the opinions of those few who are most vocal. As I understand the opinion of this group, they view no change as the solution to protecting open space. However, no change is never possible. Farms have turned into 10 acre lots all over the area. Some farmers will continue to leave the business as they enter retirement and those farmers need to be treated fairly when they sell their land. However, other farmers can continue or begin farming if policies change. I would like to see the county adopt policies that provide for responsible growth while supporting those individuals who would like to farm in the area. I support the following policies for the rural area: • Rural Clusters should have a minimum 40 acres to qualify, a density of 1 dwelling per 2-5 acres, and 50% open space in conservation easements. Public sewer should be allowed. • Allow Rural Cluster Subdivisions in the Transitional Ribbon at a density of 1 dwelling per 3 acres. Increase the density to 1 dwelling per 2-3 acres with TDR's. • PDR and TDR programs should be voluntary. By-Right subdivisions outside the transition ribbon should use public sewer where available and allow 1 dwelling per 5 acres. • Policies should not discourage agriculture, agri-business, and agritourism. Hire an experienced rural economic development professional dedicated full time to creating policies that support agriculture and related businesses. • Allow active farm owners age 65 and older to continue to qualify for land use tax evaluation after active farming is curtailed until farm property is conveyed to the next generation. Sincerely,
8/10/2019	George Dodge	The current proposal is being rushed through during a period when many people that will be impacted by the proposal are out of the county. Any decisions regarding the proposal should be deferred until further study can be completed and the new board is in place. In its current form I oppose the plan.
8/11/2019	Jan K. Gleiman	As resident, Taxpayer, and registered voter, I am firmly opposed to the dismantling of the rural crescent through the Transfer of Development rights (TDRs), the use of "transition ribbons" and "transition areas". I support the position of Prince William Citizens for Balanced Growth.

8/11/2019	Joseph Lucas	<p>August 11, 2019</p> <p>Subject: Comments to the PWC Planning Office Community Engagement Session Draft Materials Pac</p> <p>We have been landowners in PWC since 1992, and were unable to attend the meeting held on July 30th at the Hylton Performing Arts Center. We were able to review the material on-line and our comments and recommendations are provided in the following paragraphs.</p> <p>We purchased our property as a long term investment, and the 1998 Rural Crescent policy adopted by the county down planned our property from Rural Residential to A-1, with little notification or discussion with landowners. That same Rural Crescent policy stated, "Sufficient vacant and underdeveloped land exists outside the Rural Area that the Rural Area is not needed to accommodate further residential growth for the next 20 years." Our interpretation of this was that the Rural Crescent had a 20 year expected time frame before the Rural Area is needed for residential expansion. So in short, it was our belief that the Rural Crescent was a temporary policy. Note that we have discussed this letter and comments with our partners and each of us shares similar views on the material presented at the meeting.</p> <p>We do not believe the 1998 Rural Crescent policy met the initial goals of slowing population growth and preserving open space or farmland. One only has to look at the data in the packet to see this, and the requirement to build on 10 acre lots doesn't really create open space which was pointed out in the packet.</p> <p>If preserving open space and environmental resources, promoting the availability of farmland and also honoring and respecting the property rights of landowners are the goals of the new policy, several of the alternatives would be welcome changes and several would be disastrous to landowners. Specifically</p> <p>Rural Clusters are the most feasible and the best way to preserve open space and farmland while respecting landowner property rights. That said, given the difficulty in finding drain fields in the needed locations to lay out a cluster development, sewer will be required in order to create quality open space. In addition, to move toward Rural Clusters versus IO acre lots, we believe that increasing the Rural Cluster density to motivate developers is needed as well.</p> <p>Therefore we strongly support the Rural Cluster B alternative as a way to preserve open space and farmland while respecting landowner rights.</p> <p>Both of the TDR alternatives would rezone all the current A-1 properties in the Rural Crescent to one unit per 50 acres unless you choose to do a TDR. Since these are not voluntary programs, it doesn't seem like either of these proposals honors and respects landowner rights. There is no guarantee that there is a TDR receiving property nor a fair price. For these reasons we think the TDR program should be voluntary and not mandatory. The increased densities proposed in TDR-B may make it attractive to do a TDR instead of just building on IO acre lots by-right, but any TDR alternative needs to be voluntary. The TDR alternatives do not guarantee that there is a receiving property nor is there any guarantee on when a TDR would happen or what the financials would look like. So the financial implications to landowners could be disastrous. Finally, the PDR Alternative could be a valid tool to create open space and preserve farmland if funding became available, and we would encourage PWC to promote both the AAOD efforts and continue the LUV program.</p> <p>In summary, below are our suggestions regarding the County Staffs recommendations. 1) Utilize a Transition Ribbon, as per the map on page 15 of the Community Engagement Session Packet presented on July 30, 2019.</p> <p>2) Maintain the existing policy of one dwelling per ten acres for By-Right Subdivisions outside the transition ribbon allowing public sewer, where available.</p> <p>3) Support VOLUNTARY PDR and TDR Programs while maintaining the one dwelling per ten acres for By-Right Subdivisions outside the transition ribbon, using public sewer where available</p> <p>4) Support Rural Cluster B (RC-B) Option using a 50-Acre minimum parcel size to qualify (in lieu of the 20-acre minimum parcel size proposed):</p> <p>a. By-Right Density one dwelling per five acres.</p> <p>b. 60% Open Space in Permanent Conservation Easements.</p>
8/12/2019	Linda Spittle	<p>As a landowner and resident in the rural crescent I oppose any change to the current zoning as it stands today. One home per 10 acres has stood the test of time and been successful for 20 years. We are members of the Prince William/Fairfax Farm Bureau and oppose their endorsement of any options proposed by the planning committee concerning the Rural Crescent.</p> <p>Philip Spittle and family</p>
8/12/2019	Anthony Maloney	<p>As a landowner in the Rural Crescent I want to thank the PWC Planning Office for conducting a meeting to allow residents and landowners to hear potential options under review. I further complement them for conducting the meeting without disruption and character assassination of individuals who asked questions.</p> <p>I strongly support the stated Vision in the handout to preserve open space, environmental & cultural resources, honor & respect property rights of landowners and promote availability of farmland. In my opinion the current approach of 10 acre lots do not align with the Vision and does not come close to preserving open space and is detrimental to landowners and farms.</p> <p>The TDR-A and TDR-B alternatives as presented caused a lot of confusion at the meeting. As presented the farmers and landowners would struggle to realize maximum value from the lands. The PDR approach seems to be equally prohibitive for farms and landowners; and, would be costly to the county. The proposed solutions to financing seemed to be more of a wish list than an approach.</p> <p>The one approach to meeting the Vision Statement would be Clustering A&B with Sewer. Thus, allowing farmers and landowners the flexibility to tradeoff return from land to meet their interest and preserve the maximum amount of open space.</p> <p>Respectfully Anthony J. Maloney 8808 Suldey Rd.</p>

8/12/2019	Dutchhouse72@gmail.com	<p>Background</p> <p>On July 30th, the County held its second citizens meeting regarding the update of the County's Comprehensive Plan with recommendations concerning the future of the Rural Crescent.</p> <p>Attached:</p> <p>1. The County's information handout and suggested changes to the Rural Area Land use policies 2. Our Coalition Letter with recommendations to PWC.</p> <p>Below are our suggestions regarding the County Staff's recommendations:</p> <ol style="list-style-type: none"> 1. Utilize a Transition Ribbon, as per the map on page 15 of the Community Engagement Session Packet presented on July 30, 2019. 2. Maintain the existing policy of one dwelling per ten acres for By-Right Subdivisions outside the transition ribbon allowing public sewer, where available. 3. Support VOLUNTARY PDR and TDR Programs while maintaining the one dwelling per ten acres for By-Right Subdivisions outside the transition ribbon, using public sewer where available. 4. Support Rural Cluster B (RC-B) Option using a 50-Acre minimum parcel size to qualify (in lieu of the 20-acre minimum parcel size proposed): <ol style="list-style-type: none"> a. By-Right Density one dwelling per five acres. b. 60% Open Space in Permanent Conservation Easements. c. Allow Public Sewer. 5. Allow Rural Cluster Subdivisions in the Transitional Ribbon at a Density of one dwelling per five acres or up to one dwelling unit per three acres with the use of TDR' s 6. Treat agriculture, agribusinesses and agritourism as targeted industries and hire an experienced rural economic development professional, dedicated full time to creating policies that promote, not prohibit agriculture and agribusiness. 7. Allow active farm owners age 65 years or older to keep their property in land value taxation once active farming is curtailed until farm property is conveyed to the next generation. 8. DO NOT DOWNZONE THE RURAL AREA TO ONE HOME PER 50 ACRES. This option would be devastating to rural land values and ability to finance rural area lands.
8/12/2019	Rachel Carpino	<p>I am a resident of Haymarket, VA and my family have been landowners in the area of PWC known as the Rural Crescent since 1986. I am writing this email to provide my comments and recommendations to you concerning the Rural Crescent as it applies to the Comprehensive Plan revision currently being considered.</p> <p>I was born in 1991 so I have seen first hand the effect of the current 1998 Rural Crescent policies, and I do not believe they have met many of the initial goals of slowing population growth and preserving open space or farmland. Building homes on 10 acre lots doesn't really create open space and the population of PWC has exceeded the 1998 Rural Crescent projections.</p> <p>If preserving contiguous open space and environmental resources, promoting the availability of farmland and respecting the property rights of landowners is the goals of the new policies, then I believe Rural Clusters are the most feasible and the best way to preserve open space and farmland while still respecting landowner property rights. Including the ability to utilize sewer is an excellent recommendation given the difficulty in finding drain fields in the needed locations to lay out a cluster development so you can creating the maximum amount of contiguous open space. In addition, to move toward Rural Clusters versus 10 acre lots, increasing the Rural Cluster density is needed to motivate developers to build clusters versus building on 10 acre lots. I would love to see the area maximize open space and see agricultural fields, but at the same time we need to respect the landowners and not negatively impact them financially. There needs to be common ground where we preserve open space and farmland but not at the expense of the landowners who own the property.</p> <p>I have reviewed the PWC Planning Office Community Engagement Session Draft Materials Packet, and after looking at the alternatives and I strongly support the Rural Cluster B alternative as a way to preserve open space and farmland while respect landowner rights. It seems that the modest increase of approximately 5,000 additional dwelling in exchange for approximately 13,700 acres of new protected contiguous open space would be something that is attractive to everyone. This alternative also allows sewer so that there is no need to have septic systems that over time could damage the environment.</p> <p>After reading the text in Transfer of Development Rights (TDRs) in the package several times and getting clarification from my parents who attended the July 30th meeting, both TDR alternatives would rezone all the current A-1 properties in the Rural Crescent to one unit per 50 acres unless you choose to do a TDR. Since these are not voluntary programs, it doesn't seem like either of these proposals honors and respects landowner rights. With TDRs there is no guarantee that there is a TDR receiving property, no guarantees on when these TDR transfers would happen and what price the landowner would receive.. However there would be an immediate down zoning and an immediate devaluation of the properties which is very unfair to the landowners. For these reasons I think the TDR program should be voluntary.</p> <p>My recommendations to PWC Planning are as follows:</p> <ul style="list-style-type: none"> •Maintain the existing policy of 1 dwelling per 10 acres but allow hook-up to public sewer where available at landowner expense •<input type="checkbox"/> •Prioritize preserving contiguous open space over building on 10 acre lots
8/12/2019	Leigh Bravo	<p>I am disgusted with the lies that have been told by PWC elected officials. We moved from Eastern PWC because the market was so saturated with homes that our townhouse lost over \$60,000 in value. We considered moving into Fairfax county, but after visiting the McCourt Building and reading through the comprehensive plan, we decided to build a home in Western PWC, at Lake Manassas. Since that time, 20 years ago, we have seen homes built, subdivisions built, shopping centers built, all going against what the citizens of PWC voted for.....any community built after those grandfathered in were supposed to be 1 per 10 acres. The most disturbing thing is the fact that members of the planning commission that have voted for the overcrowding of western PWC are builders and realtors. They should not be allowed to vote as it is a conflict of interest. I am sick that no one thinks of the citizens...since we live here and pay taxes. You are ruining the county. QUIT LYING TO US. Do your job and protect the rural crescent!!@!!!!!!!</p>

8/12/2019 Jack Shafran I am writing this email to provide my comments and recommendations to the Rural Crescent Draft Materials Package provided at the July 30th meeting held at the Hylton Performing Arts Center, which I attended! I have been a landowner in PWC since the 1992.

In 1998 the county adopted the current Rural Crescent policy with little notification or discussion with landowners. We purchased our property as a long term investment, and the 1998 Rural Crescent policy saw our property down planned from Rural Residential to A-1, which at the time was unwelcome. That same Rural Crescent policy stated, "Sufficient vacant and underdeveloped land exists outside the Rural Area that the Rural Area is not needed to accommodate further residential growth for the next 20 years." Our interpretation of this is that the Rural Crescent had a 20 year expected time frame before the Rural Area is needed for residential expansion. So in short, it was our belief as well as the belief that the Rural Crescent was a temporary. Note that I have discussed this letter and comments with my partners and each of us will be sending in similar letters and comments.

Regarding the 1998 Rural Crescent policy itself, I do not believe it met the initial goals of slowing population growth and preserving open space or farmland. One only has to look at the data in the packet to see this, and the requirement to build on 10 acre lots doesn't really create open space which was pointed out in the packet.

If preserving open space and environmental resources, promoting the availability of farmland and also honoring and respecting the property rights of landowners is the goals of the new policies, I think several of the alternatives would be welcome changes and several would be disastrous to landowners. Specifically

Rural Clusters are probably the most feasible and the best way to preserve open space and farmland while respecting landowner property rights. That said, given the difficulty in finding drain fields in the needed locations to lay out a cluster development, sewer will be required in order to create quality open space. In addition, to move toward Rural Clusters versus 10 acre lots, I believe that increasing the Rural Cluster density to motivate developers is needed as well. Therefore I strongly support the Rural Cluster B alternative as a way to preserve open space and farmland while respect landowner rights.

Both of the TDR alternatives would rezone all the current A-1 properties in the Rural Crescent to one unit per 50 acres unless you choose to do a TDR. Since these are not voluntary programs, it doesn't seem like either of these proposal honors and respects landowner rights. There is no guarantee that there is a TDR receiving property nor a fair price. For these reasons I think the TDR program should be voluntary and not mandatory. The increased densities proposed in TDR-B may make it attractive to do a TDR instead of just building on 10 acre lots by-right, but the any TDR alternative needs to be voluntary.

Finally, the PDR Alternative could be a valid tool to create open space and preserve farmland if funding became available, and I would encourage PWC to promote both the AAOD efforts and continue the LUV program.

Respectfully,

8/12/2019 Anthony Maloney I am writing this email to provide my comments and recommendations to the Rural Crescent Draft Materials Package provided at the July 30th meeting held at the Hylton Performing Arts Center. While I was not able to attend the session, I was able to review the material on line and wish to provide some comments as I have been a landowners in PWC since the 1992.

In 1998 the county adopted the current Rural Crescent policy with little notification or discussion with landowners. We purchased our property as a long term investment, and the 1998 Rural Crescent policy saw our property down planned from Rural Residential to A-1, which at the time was unwelcome. That same Rural Crescent policy stated, "Sufficient vacant and underdeveloped land exists outside the Rural Area that the Rural Area is not needed to accommodate further residential growth for the next 20 years." Our interpretation of this is that the Rural Crescent had a 20 year expected time frame before the Rural Area is needed for residential expansion. So in short, it was our belief as well as the belief that the Rural Crescent was a temporary. Note that I have discussed this letter and comments with my partners and each of us will be sending in similar letters and comments.

Regarding the 1998 Rural Crescent policy itself, I do not believe it met the initial goals of slowing population growth and preserving open space or farmland. One only has to look at the data in the packet to see this, and the requirement to build on 10 acre lots doesn't really create open space which was pointed out in the packet.

If preserving open space and environmental resources, promoting the availability of farmland and also honoring and respecting the property rights of landowners is the goals of the new policies, I think several of the alternatives would be welcome changes and several would be disastrous to landowners. Specifically

Rural Clusters are probably the most feasible and the best way to preserve open space and farmland while respecting landowner property rights. That said, given the difficulty in finding drain fields in the needed locations to lay out a cluster development, sewer will be required in order to create quality open space. In addition, to move toward Rural Clusters versus 10 acre lots, I believe that increasing the Rural Cluster density to motivate developers is needed as well. Therefore I strongly support the Rural Cluster B alternative as a way to preserve open space and farmland while respect landowner rights.

Both of the TDR alternatives would rezone all the current A-1 properties in the Rural Crescent to one unit per 50 acres unless you choose to do a TDR. Since these are not voluntary programs, it doesn't seem like either of these proposal honors and respects landowner rights. There is no guarantee that there is a TDR receiving property nor a fair price. For these reasons I think the TDR program should be voluntary and not mandatory. The increased densities proposed in TDR-B may make it attractive to do a TDR instead of just building on 10 acre lots by-right, but the any TDR alternative needs to be voluntary.

Finally, the PDR Alternative could be a valid tool to create open space and preserve farmland if funding became available, and I would encourage PWC to promote both the AAOD efforts and continue the LUV program.

Respectfully,
Anthony J Maloney

8/12/2019	Elizabeth Cronauer	<p>I have the following comments on the PWC Planning Office Community Engagement Session Draft Materials packet:</p> <p>Rural Cluster</p> <ol style="list-style-type: none"> 1. The attraction of cluster zoning as presented to the Agricultural and Forestal District Committee by Chris Price, Director of Planning, was that the open space would be used to "seal off" the edge of the developed area and create a more permanent rural area boundary. How can this be achieved if the sewer hookup and the developable part of any parcel happens to be on the western edge of the property? In that case, which it seems would randomly occur about 50% of the time, you have only introduced a sewer line into the area and fostered expansion of suburban development.. 2. Traditionally, cluster design was conceived for the purpose of hiding the houses from plain view and leaving the open space in the viewshed along roads and other properties. If this is to be achieved via the "design guidelines" alluded to in the document, how will the guidelines be enforced, and will the County deny cluster options to developers that can't or won't achieve this goal? If the goal is not achieved, and the open space is not visible or accessible, then much of the benefit is negated and what you have is something looking much MORE suburban than houses on 10 acres lots. 3. The document claims that RC-A will result in 8,000 acres and RC-B will result in 15,000 acres of "contiguous, protected open space". I believe these statements are misleading because: <ul style="list-style-type: none"> • First: Although the method for calculating these numbers is not revealed, it appears to assume that EVERY qualifying parcel would be developed as a cluster, which seems so unrealistic as to render the number rather useless. • Second: How can the open spaces be described as contiguous when the parcels are not contiguous and the County has no control other than parcel size over which lots are developed with the cluster option? • Third: Both schemes assume that the open space will be protected, but this will only happen if the unused land is held in a trust. This service is not without its own cost: for instance to periodically inspect and maintain the properties, and most existing Land Trusts are not interested in the small, unremarkable (without specific historic or environmental value), parcels that would most likely be created by these schemes. How will the County ensure the lands are properly maintained and preserved? 4. All options except the A-10 require additional sewer lines. Generally, sewer lines and sewage treatment is provided as a public service and the lines are designed according to watersheds in order to take advantage of gravity flow. Using cluster incentives to open the area up to sewer in a piecemeal fashion could create the need for costly pump stations. Who will build and maintain these facilities? If major watersheds, such as Slate Run, are to be sewered, who will pay for the main lines and will property be condemned in order to construct them? <p>Transfer of Development Rights</p> <p>In general, planning theory behind TDR's has been to transfer the purchased development to receiving areas that ALREADY contain the necessary infrastructure to support denser development rather than to increase development densities in areas that do not contain adequate infrastructure, such as sewer and water. This plan automatically forfeits much of the potential TDR benefit by increasing the density in the rural area that currently does not contain adequate roads and sewer.</p> <ol style="list-style-type: none"> 1. For TDR-A and TDR-B the minimum lot size for participation is 20 acres, and yet the revised downzoning is stated as one unit per 50 acres. How can this be achieved in the instance where the sending property is only 20 acres? 2. Staff identifies the total acreage in the receiving area to be 4,011 acres, which could be located anywhere within the 12,000 - 15,000 acre transition ribbon identified on the map. Although not clearly stated I presume that it will allow introduction of sewer in order to service either the 2,643 T-R-A lots at 1.5 ac each or the 10,390 TDR-B lots at 0.4 acres each. Yet sewer lines will now be available within the existing rural area and so will the higher density developments , effectively creating a new , irregularly shaped, un-controlled edge. This is not desirable, and is difficult to defend legally, and this downside should at least be mentioned in the description. 3. The calculations presented for this option are particularly opaque, but it is not at all clear how a sending area of 23,050 acres could produce the even larger stated 23,889 acres of protected open space. Assuming that EVERYONE in the
8/12/2019	Michael D Mayhugh	<p>On July 30th, the County held its second citizens meeting regarding the update of the County's Comprehensive Plan with recommendations concerning the future of the Rural Crescent.</p> <p>Attached:</p> <ol style="list-style-type: none"> 1. The County's information handout and suggested changes to the Rural Area Land use policies 2. Our Coalition Letter with recommendations to PWC. <p>Below are our suggestions regarding the County Staff's recommendations:</p> <ol style="list-style-type: none"> 1. Utilize a Transition Ribbon, as per the map on page 15 of the Community Engagement Session Packet presented on July 30, 2019. 2. Maintain the existing policy of one dwelling per ten acres for By-Right Subdivisions outside the transition ribbon allowing public sewer, where available. 3. Support VOLUNTARY PDR and TDR Programs while maintaining the one dwelling per ten acres for By-Right Subdivisions outside the transition ribbon, using public sewer where available. 4. Support Rural Cluster B (RC-B) Option using a 50-Acre minimum parcel size to qualify (in lieu of the 20-acre minimum parcel size proposed): <ol style="list-style-type: none"> a. By-Right Density one dwelling per five acres. b. 60% Open Space in Permanent Conservation Easements. c. Allow Public Sewer. 5. Allow Rural Cluster Subdivisions in the Transitional Ribbon at a Density of one dwelling per five acres or up to one dwelling unit per three acres with the use of TDR' s 6. Treat agriculture, agribusinesses and agritourism as targeted industries and hire an experienced rural economic development professional, dedicated full time to creating policies that promote, not prohibit agriculture and agribusiness. 7. Allow active farm owners age 65 years or older to keep their property in land value taxation once active farming is curtailed until farm property is conveyed to the next generation. 8. DO NOT DOWNZONE THE RURAL AREA TO ONE HOME PER 50 ACRES. This option would be devastating to rural land values and ability to finance rural area lands. <p>Please review this information and provide your own personal input OR copy and paste the email addresses above and forward this message to BOCS, Planning Commission, and Planning office by Friday, August 16, 2019.</p> <p>REMEMBER, Our Coalition encourages all ideas in order to generate reasonable decisions for the future of the Rural Area.</p> <p>web site; www.preservetheruralcrescent.org email: info@preservetheruralcrescent.org Michael D Mayhugh</p>

8/12/2019 Michael D. Mayhugh
SUBJECT LINE : Comments to the PWC Planning Office Community Engagement Session Draft Materials Pac
I am a resident of the Rural Crescent and my mother's family has been farming in PWC for over 100 years. I am writing this email to provide my comments and recommendations to the Draft Materials Package provided as a handout at the July 30th meeting held at the Hylton Center.
In 1998 the county adopted the current Rural Crescent policy with little notification or discussion with landowners. I have seen the effect of the current Rural Crescent policies and I do not believe they met many of the initial goals of slowing population growth and preserving open space or farmland. The requirement to build on 10 acre lots doesn't really create open space which was pointed out in the packet and the population of PWC has exceeded the 1998 Rural Crescent projections.
If preserving contiguous open space and environmental resources, promoting the availability of farmland and respecting the property rights of landowners is the goals of the new policies, I think several of the alternatives would be welcome changes and several would be disastrous to farmers and landowners.
Rural Clusters are probably the most feasible and the best way to preserve open space and farmland while respecting landowner property rights. Adding the ability to utilize sewer was an excellent recommendation given the difficulty in finding drain fields in the needed locations to lay out a cluster development while creating quality open space. In addition, to move toward Rural Clusters versus 10 acre lots, increasing the Rural Cluster density is needed to motivate developers to build using the Rural Cluster approach versus building on 10 acre lots which doesn't really create open space. Therefore I strongly support the Rural Cluster B alternative as a way to preserve open space and farmland while respect landowner rights.
At the meeting there was considerable confusion on the TDR alternatives. After reading the text in the package several times and getting clarification from relatives, it appears that both of the TDR alternatives would rezone all the current A-1 properties in the Rural Crescent to one unit per 50 acres unless you choose to do a TDR. Since these are not voluntary programs, it doesn't seem like either of these proposals honors and respects landowner rights. There is no guarantee that there is a TDR receiving property and there are no guarantees on when these TDR transfers would happen and what the price would be, but there would be an immediate down zoning and an immediate devalue of the properties. This is very unfair to landowners and particularly farmers who may use their land as collateral for loans. For these reasons I think the TDR program should be voluntary and the densities proposed be evaluated so that they can be accommodated in the Transition Ribbon or expand the receiving area beyond the Transition Ribbon.
Finally, I felt that the PDR Alternative could be a valid tool to create open space and preserve farmland if funding is available, and I would also encourage PWC to promote both the AAOD efforts to help encourage farming and continue the LUV program.
Respectfully,
Michael D Mayhugh

8/12/2019 Emi Angeli
Subject: PLEASE SUPPORT POLICIES TO CREATE PERMANENT RURAL OPEN SPACE!
THE RURAL CRESCENT PRESERVATION COALITION IS A COALITION OF 300+ MEMBERS SEEKING REASONABLE DISCUSSIONS RESULTING IN REASONABLE SOLUTIONS WITHIN THE RURAL AREA TO FINALLY ACHIEVE OUR OPEN SPACE GOALS ESTABLISHED 20+ YEARS AGO. www.preservetheruralcrescent.org

COALITION MEMERS: Important Action Needed by August 16

This Message is formatted so you can simply copy the email addresses below to our County Board of Supervisors, Planning Commissioners and Planning office and forward this message to them in support of our Rural Crescent Preservation Coalitions positions outlined below.

COPY and Forward to: BOCS@pwcgov.org, planning@pwcgov.org, clerkPC@pwcgov.org

Background

On July 30th, the County held its second citizens meeting regarding the update of the County's Comprehensive Plan with recommendations concerning the future of the Rural Crescent.

Attached:

1. The County's information handout and suggested changes to the Rural Area Land use policies
2. Our Coalition Letter with recommendations to PWC.

Below are our suggestions regarding the County Staff's recommendations:

1. Utilize a Transition Ribbon, as per the map on page 15 of the Community Engagement Session Packet presented on July 30, 2019.
2. Maintain the existing policy of one dwelling per ten acres for By-Right Subdivisions outside the transition ribbon allowing public sewer, where available.
3. Support VOLUNTARY PDR and TDR Programs while maintaining the one dwelling per ten acres for By-Right Subdivisions outside the transition ribbon, using public sewer where available.
4. Support Rural Cluster B (RC-B) Option using a 50-Acre minimum parcel size to qualify (in lieu of the 20-acre minimum parcel size proposed):

8/12/2019 Kim Hosen Subject: Comprehensive Plan Update - Rural Area

Dear Supervisors,

Attached and copied below, please find a letter on the Comprehensive Plan Update for the Rural Area. Please let us know if you have questions or would prefer a meeting to discuss our concerns. Thanks for the opportunity to share our views.

Kim Hosen

Prince William Conservation Alliance

Martin Jeter

Mid-County Civic Association

Melinda Masters

Nokesville Civic Association

Elena Schossberg

Coalition to Protect Prince William

Dear Supervisors,

According to the County website, the Board of Supervisors directed the Planning Office to "conduct research on appropriate planning tools to help in the preservation of open space in rural areas." Their first step was to commission a Rural Preservation Area Study, which the Planning Office has been reviewing since 2014.

Recently staff started a process to update the Comprehensive Plan for the Rural Crescent to achieve these goals, with a focus on Cluster Development, Transfer of Development Rights (TDR), and Purchase of Development Rights (PDR) programs.

The proposed PDR program is in the current Comprehensive Plan and should be undertaken by the County.

Unfortunately, the other recommendations and the process itself fails to focus on the stated goals. For one example, the proposed TDR program does not follow the Board's direction to transfer development rights from the rural area and into transit nodes.

The Planning Office's interaction with the public is problematic. They have consistently shared little information, including not providing answers to direct questions. Some information shared at the Planning Office staff's July 30 2019 public meeting was misleading, and/or in conflict with information previously shared with Supervisors, such as the location of proposed receiving areas for a TDR program, which were supposed to focus on mixed-use development at transit nodes.

In addition, at the July 30 2019 meeting, Planning Office staff:

- Proposed to remove 13,800 acres from the Rural Crescent to create a "Transition Ribbon" that would allow sewer and increased densities, and erroneously presented that acreage as 4,011 acres. There was no information provided on how this would improve the County's ability to preserve open space, address infrastructure shortfalls in the development area, or attract economic investments.
- Proposed a TDR program that would move densities from one area of the Rural Crescent to the new Transition Ribbon located within the Rural Crescent, rather than moving them to areas with adequate infrastructure and ignoring the opportunity to benefit from transit oriented development. No research was done regarding how increasing the housing density in "Transition Ribbon" areas would affect land use in other nearby areas.

8/13/2019 Dorcie 13AUG2040

Jasperse

Dearest Great Granddaughter,

It is hard to imagine to today what power and energy of the people of Prince William County came to light during the planning of the now famous Rural Crescent. The community sang praises of optimism of the people, place and time of the question of "how do we want to live." Not as the neighboring counties necessarily answered their questions, but as we ourselves wanted to live and thrive for generations to come. We knew the path and it was glorious. Today we still see the far reaching vision for our Rural Crescent in place and can barely remember there were those who would have transformed the county into and endless hardscape of anywhere USA.

The community knew that the promotion of agriculture, open space, eco-agriculture, biodynamic agriculture, forest lands, organic agriculture, and conventional agriculture was the answer to maintaining the rural character of this most precious resource. We knew the enduring value that it would provide future generations such as yours. Our county is full of open space and our community is full of possibilities and openness, inclusion, action and everything else that makes our community thrive.

Look around, you and your new family are able to enjoy the clean water, clean air, clean food and community cohesion due to the forward thinking and looking choices made by your forbearers. We knew that the Rural Crescent was full of natural riches, those bestowed by geography and time. Natural riches meant to be shared, not be extracted by few for personal gain. We knew without maintaining this gift of an oasis for future generations that the wood stands and farmland would disappear under the blades of the bulldozer and acers of asphalt. We knew then as you know now that when farmland is gone, it is gone forever.

Prince William County's Rural Crescent was recognized by County residents as an ecological, geographical paradise and an ecological gift never to be taken for granted. It was a time of lament of habitat loss around the world and yet, and yet, we lived in a refuge and knew we could be a part of the answer, we knew we could protect our precious area for our own loved ones and our love of place. We had the opportunity to play our part in climate change reduction and mitigation by expanding our biodiversity, growing and enjoying our precious goods of food, drink and local entertainment. We knew the building of forested trails for mountain bikes, equestrians and joggers improved physical and mental health for all. Bike paths and pumpkin patches, we had it all. We did not take our pristine locale for granted. We knew that local open space, including forests and meadows as well as farms could contribute mightily to carbon sequestration in the most positive and beneficial fashion.

We knew there was antipathy in high places, but we also knew we were strong and had hearts and minds to expend the energy and action necessary to breathe life into the will and vision of the community. The division model was always in the background and nurtured by some but we saw the value of this most special jewel, Prince William County.

Our collective will was a miracle to behold, we joined our disparate voices, we mobilized our energies, we loved our future generations and knew they could live, work and play in spectacular places. They could live in less hardscape to ensure enough clean water for all. Even then, way back in 2019 there had been almost 450 families that had personally participated in the Prince William Water and Conservation program to help protect area water supplies and thereby downstream

8/13/2019 Amy Adkins Dear County Officials

The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.

The Rural Crescent, as it exists today, has proven its county-wide worth and effectiveness time and time again. It is a powerful fiscal tool and an asset for the entire county. Instead of attempting to dismantle this unique aspect of Prince William County, this county should honor the boundary and market the rural area as an advantage for all.

I do not want this beautiful and integral part of the county to be ruined. I don't want to see cluster suburbs and sewer extended into the rural area. You don't save open space by developing it. You don't market your rural assets by putting houses everywhere. Don't squander re-development opportunities in the county by building out our rural area. This isn't smart growth, and it is fiscally unsound.

Hold the line. Preserve the Rural Crescent and protect infrastructure dollars needed for re-development elsewhere in the county. The only positive parts of this plan which I can endorse are the A-10 existing policy, the PDR incentives, and the improvements to the Land Use Valuation policy. Do not approve any other portion of this plan. Grow Smart!

Ms Amy Adkins

8/13/2019 B. Rudd Dear County Officials

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Ms B. Rudd

8/13/2019 Barbara Mifflin Dear County Officials

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Mrs Barbara Mifflin
bmifflin@comcast.net
4883 Palmers Ridge Ct
Haymarket

8/13/2019 Brad Bauer Dear County Officials

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Mr Brad Bauer

8/13/2019 David Gochenour Dear County Officials

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8/13/2019 Diane Pyles Dear County Officials

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Ms Diane Pyles

8/13/2019 Erin Cope Dear County Officials

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This is not a preservation plan at all. This is a plan to appease developers and a small but vocal group of large land owners. The majority of the County does NOT want this and the way the County has gone about it proves to us that they know this. It is up to the Board to protect their citizens and vote against this before the end of their terms, not leave this to a new, inexperienced Board.

The Rural Crescent, as it exists today, has proven its county-wide worth and effectiveness time and time again. It is a powerful fiscal tool and an asset for the entire county. Instead of attempting to dismantle this unique aspect of Prince William County, this county should honor the boundary and market the rural area as an advantage for all.

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Ms Erin Cope

8/13/2019 Frank Nahlik Dear County Officials

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Mr Frank Nahlik
fnahlik@gmail.com
6108 Ferrier Ct
Gainesville

8/13/2019 Jeffrey Jackson Dear County Officials

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Mr Jeffrey Jackson
jeffreyjjackson@gmail.com
5732 Amelia Springs Cir

8/13/2019 Joanne Guarini Dear County Officials

The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.

The Rural Crescent, as it exists today, has proven its county-wide worth and effectiveness time and time again. It is a powerful fiscal tool and an asset for the entire county. Instead of attempting to dismantle this unique aspect of Prince William County, this county should honor the boundary and market the rural area as an advantage for all.

I do not want this beautiful and integral part of the county to be ruined. I don't want to see cluster suburbs and sewer extended into the rural area. You don't save open space by developing it. You don't market your rural assets by putting houses everywhere. Don't squander re-development opportunities in the county by building out our rural area. This isn't smart growth, and it is fiscally unsound.

Hold the line. Preserve the Rural Crescent and protect infrastructure dollars needed for re-development elsewhere in the county. The only positive parts of this plan which I can endorse are the A-10 existing policy, the PDR incentives, and the improvements to the Land Use Valuation policy. Do not approve any other portion of this plan. Grow Smart!

--

Mrs Joanne Guarini
joanegarini22@comcast.net
13615 Ryton Ridge Lane

8/13/2019 John Zebatto Dear County Officials

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Ms John Zebatto
zebweb@gmail.com
13881 Cinch Lane

8/13/2019 Karen
Chelena

Dear County Officials

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Ms Karen Chelena
kcchelena@gmail.com
5801 Gaines Manor Ct

8/13/2019 Karen
Sheedy

Dear County Officials

The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.

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Please value our responses and keep this beautiful area open, as it currently is. This part of Prince William County has been successful and is causing people all over the area to look more into both living and starting businesses here. The rural crescent is currently being compared to the western part of Montgomery County and Potomac. Please help us to maintain this gorgeous area.

Sincerely,
Karen Piercy Sheedy

--

Ms Karen Sheedy
karenpiercysheedy@gmail.com
3400 Mountain Rd

8/13/2019 Keli Mckee Dear County Officials

The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.

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Ms Kelli McKee
kmckee623@gmail.com
15700 Nelson Dr

8/13/2019 Kevin Hynes Dear County Officials

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Ms Amy Adkins
amytadkins@gmail.com
2657 Ruddy Court

8/13/2019 Lewis Hudson Dear County Officials

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Mr Lewis Hudson
deanHUDSON6705@gmail.com
15727 Edgewood Drive
Dumfries

8/13/2019 Luis De Leon Dear County Officials

The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.

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Ms Luis De Leon
marcelafig1969@gmail.com
7047 Sauvage Ln
Gainesville

8/13/2019 Marilyn Amodeo Dear County Officials

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Ms Marilyn Amodeo
mmamodeo@comcast.net
5965 Piney Grove Way

8/13/2019 Michele Failla Dear County Officials

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Ms Michele Failla
mefailla@comcast.net
1411 Mercer Rd

8/13/2019 Randy Haddadin
Dear County Officials

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--
Mr Randy Haddadin
randy@haddadin.net
15070 Walking Stick way

8/13/2019 Stephen Dargusch
Dear County Officials

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Mr Stephen Dargusch
cdargusch@comcast.net
6296 Culverhouse Ct

8/13/2019 Susan Butler Dear County Officials

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--

Mr Todd Counts
countsfamily@gmail.com
6277 Settlers Trail Pl

8/13/2019 Teresa Hebert Dear County Officials

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cdargusch@comcast.net
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8/13/2019 Todd Counts Dear County Officials

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Mr Walter Reinhard
w.reinhard@comcast.net
14350 Verde Pl

8/13/2019 Ruth Hoeffler I have lived here my whole life. 50 years. I am sick of what is happening to our County. Building after building, over crowded schools, horrible traffic, and higher crime! Leave our rural crescent areas alone. Leave some rural lands. Our lands and county are being destroyed and wildlife decimated ! Stop please!

8/13/2019 Martin Jensen	<p>The Rural Crescent has been a primary relief and escape from urban sprawl in Prince William County. Given our proximity to the mountains to our West, the rural byways of Fauquier County, and the historic Civil War fields that formed a whole nation, the value of the Rural Crescent contributes directly to the principles upon which this nation was founded.</p> <p>The county Planning Office's Rural "Preservation" Draft is a narrow vision of what can be observed if we put high density housing throughout the Rural Crescent -- encouraging sewer lines and cluster development without commensurate transportation resources. At this crucial time in human history, what sense does it make to pave over the fields and forests urgently needed to capture carbon dioxide and store it as life-inducing rather than survival-threatening</p> <p>Suspensions, as well, prompt us to ask what benefits county residents will gain from a distorted transfer-of-development-rights (TDR) program. Who else stands to gain from the financial speculation that is contrived by TDR? Are county officials and agents among them?</p> <p>The Rural Crescent has proven its county-wide worth and effectiveness as a powerful fiscal tool and an asset for the entire county and all of its citizens. Instead of dismantling this unique aspect of Prince William County, you should honor the official commitment that established this vital boundary and market the rural area as an advantage for us all.</p> <p>Preserve the Rural Crescent and protect infrastructure dollars needed for redevelopment elsewhere in the county. Grow Smart!</p> <p>Martin Jensen 15529 Fassels Ct Haymarket, VA 20169 em: hawkeye96@comcast.net ph: 703-753-4125</p>
8/13/2019 Dan Zimmerman	<p>Subject: High Density Development</p> <p>Dear County Officials,</p> <p>We love our home in Prince William County and think this is a beautiful area in which to live, and feel that the Planning Office's Rural "Preservation" Draft would be a move in the wrong direction. Since some of my neighbors have done a really good job in spelling out the details (ref: Brad Wambach's letter), I'll spare you mine, which would be more of the same. In addition to Prince William County's beauty, we enjoy its business climate and have run our business from here for the last 17 years.</p> <p>----</p> <p>Dan Zimmerman 15855 Parnell Court Haymarket, VA 20169 BVTI - President (703)930-2557 www.bvti.com</p>
8/14/2019 Elle Yeon	<p>Dear County Officials</p> <p>How will you support 10,000 additional students in already overcrowded schools and 150,000 additional cars with no plans for widening roads?</p> <p>Please preserve the Rural Crescent and protect infrastructure dollars needed for re-development elsewhere in the county. The only positive parts of this plan which I can endorse are the A-10 existing policy, the PDR incentives, and the improvements to the Land Use Valuation policy. Do not approve any other portion of this plan. Grow Smart!</p> <p>--</p> <p>Mrs Elle Yeon ellebelle@gmail.com 15300 Westham Court</p>

8/14/2019 Eric Skiff Dear County Officials

I am a homeowner in the Rural Crescent and as President of the Thunder Oak HOA also represent 66 property owners occupying 700 acres in this protected area. Many of our residents enjoy a peaceful, disconnected life in Thunder Oak and although very concerned about the current activity threatening the Rural Crescent, they may not have taken the time to email you or submit comments on the County web site; however, when I see them while walking in the neighborhood or at community events, they are concerned, confused, and have asked us as board members to protect their quality of life in Thunder Oak, a community some have lived in since 1987.

What is broken with the Rural Crescent such that we now have to be concerned with so many changes and are forced to digest what Rural Cluster, Transfer of Development Rights, Purchase of Development Rights, Agrotourism and Arts Overlay District, and Land Use Valuation mean? Who asked for these changes? I've lived in Prince William County since 1985 and have steadily moved west from Manassas, to Bristow, Gainesville, and now Haymarket to escape the never-ending construction and traffic that plagues the development areas in the County. Why encroach on a protected area when there should be plenty of opportunities for residential development in areas already designated for this? My primary takeaway from the June 24th and July 30th meetings was that not only do the County Planning Office representatives fail to explain the options they are putting forth for consideration, but there is a glaring lack of basis as to why they are being put forward in the first place. Again, what is broken?

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Eric Skiff
17061 Thousand Oaks Drive, Haymarket
President, Thunder Oak HOA

--

Mr Eric Skiff
eric.skiff@gmail.com
17061 Thousand Oaks Drive

8/14/2019 Richard Schneider Dear County Officials

I have spoken out to you before on the importance of preserving The Rural Crescent as the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.

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--

Mr Richard Schneider
twomeows2@comcast.net
13672 HERITAGE VALLEY WAY

8/14/2019 Scott Kunkel Dear County Officials

I moved around the United States most of my life, even as far as Germany for three years up until the age of 14, and then my family planted their roots in Manassas. I graduated from Stonewall Jackson HS. I did eventually move to Fairfax after graduating college, but Prince William County always held special memories.

Eventually, having saved enough money, I chose to move out of Centreville and build my dream home in the Rural Crescent on 10 acres. I am a proud conservative, I believe in property rights. I also believe in common sense policy. The Rural Crescent protects everyone, those who moved here for open space, and those who choose to live in more urban areas. My tax dollars should NOT be going to support infrastructure needs if you develop the Rural Crescent. As an engineer I look at facts and science. There has been zero supportive facts to indicate how developing the Rural Crescent benefits anyone but large lot owners and developers.

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--

Mr Scott Kunkel
slmcalot@gmail.com
16875 stormy drive

8/14/2019 Kamal Altafullah Dear County Officials

I realize that progress and change go hand in hand, however the speed at which change is implemented can sometimes be very detrimental. The proposed plan to remove the rural protection is seriously going to harm the fabric of PWC. One of the reasons for us to move to Haymarket was the rural appeal of the county and area, a bit more bucolic than the usual "rat race", please do not eliminate this.

The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.

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Hold the line. Preserve the Rural Crescent and protect infrastructure dollars needed for re-development elsewhere in the county. The only positive parts of this plan which I can endorse are the A-10 existing policy, the PDR incentives, and the improvements to the Land Use Valuation policy. Do not approve any other portion of this plan. Grow Smart!

Best regards,

Kamal Altafullah

--

Mr KAMAL ALTAFULLAH
kaltafullah@gmail.com
4644 PII TON PLACE

8/14/2019 Ashraf
Shalaby

Dear County Officials

I'm adding my name to the list of people signing this letter and petition because I chose to embrace life in the Rural Crescent. I have lived all over Northern Virginia's suburban areas and long sought to live somewhere with more privacy, peace, and quiet. This area of Prince William County, much like more rural areas of western Loudoun County to our north, have serious concerns about suburban encroachment and overdevelopment. Word is, it has gotten so bad to our north that there is talk of splitting off from the rest of Loudoun County. We are talking about people who are willing to divest from one of the richest counties in the country in terms of tax revenues and property values. The desire to maintain the Rural Crescent, so named because it is one of the last such areas that has been forced into that shape due to increasing suburban development, is no less strong here than it is in rural areas to our north, nor in Fauquier County to our south. This alone should be telling. Entire areas of these counties are making a decision that any promise of economic development is far outweighed by the very real loss of a priceless and irreplaceable rural lands.

There is a very real and fragile opportunity here to demonstrate a wiser and more sustainable vision of growth and progress that does not run roughshod over good communities with relative satisfaction and low crime rates. There is a very real opportunity here to show respect for the essence of what it means to be American; rugged, natural, and coexistent with the land. There is a very real opportunity here to show respect to diversity not just among cultures and ethnicities and personal identities, but also among ways of life.

There is no benefit to further eroding rural life to make room for yet more and more suburban sprawl. There is a very real opportunity here to demonstrate a conscientious regard for ecology, rural life, and the self-determination that has been the hallmark of some of our best achievements as a nation. This is not a refusal of progress or development, it's an embrace of good, sustainable communities that have existed for quite some time and can point towards a better future for all communities in Northern Virginia. This is an opportunity for you to demonstrate a deep regard and respect for our rural roots and to learn from them, hopefully to the betterment of a lot of suburban communities which are sorely lacking in natural spaces and sustainable land use. Saying no to this proposed suburban development is saying yes to preserving a hope for a better future for all of Northern Virginia. This is an opportunity to make a conscientious decision that benefits the entire region, and it is an opportunity that I urge you to take.

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8/14/2019 Anthony
Fazio

Dear County Officials

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Mr Anthony Fazio
fazio92@vt.edu
17161 Thousand Oaks Dr

8/14/2019 Archit Shah Dear County Officials

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Mr Archit Shah
s.archit@gmail.com
7142 Mercury Ave
Haymarket

8/14/2019 Charlene Pascarelli Dear County Officials

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Ms Charlene Pascarelli
cpasc@live.com
Waterloo Bridge Circle
Haymarket

8/14/2019 Cheryl Anderson Dear County Officials

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Ms Cheryl Anderson
cheryl.ruth.anderson@gmail.com
5725 Amelia Springs Circle

8/14/2019 Cheryl Zobel Dear County Officials

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Ms Cheryl Zobel
efry22@hotmail.com
14740 Keavy Ridge Court

8/14/2019 Dave Lewis Dear County Officials

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Mr Dave Lewis
dave.lewis@gmail.com
6147 Popes Creek Pl

8/14/2019 Donna Archer Dear County Officials

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Ms Donna Archer
shemonkz@gmail.com
6604 Stourcliffe lane

8/14/2019 Elmer and Nancy Estey Dear County Officials

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Mr Elmer and Nancy Estey
stubestey@gmail.com
5726 Wheelwright Way

8/14/2019 Heather Gettler Dear County Officials

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Developing this land could have impact the county negatively in the future. Less green/natural space has shown to create other natural disasters such as mud slides, drought, and so on. We need to take the steps to preserve our natural beauty rather than allowing developers to tear it down for more over crowded/ over developed spaces. People move to Prince William County to escape the overcrowding disaster that is NOVA, why that away from the people who live and take care of the land here?

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Ms Heather Gettler
heathergettler@gmail.com
5879 Tulloch Spring court

8/14/2019 James Gettler Dear County Officials

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Hopefully, for once, you value our land within PWC instead of allowing developers to make a profit via overdevelopment and destruction of our natural habitat.

--

Mr James Gettler
jgettler@outlook.com
5879 Tulloch Spring Ct

8/14/2019 Jeanne
Coglianese Dear County Officials

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It is outrageous to put the burden of building schools and public utilities on current homeowners. Builders should be providing these facilities.

--

Mr Jeanne Coglianese
coglianj@gmail.com
4616 Pilton Place
Haymarket

8/14/2019 Jon Spargue Dear County Officials

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Mr Jon Sprague
jbsprague56@gmail.com
3517 Woolman Drive

8/14/2019 Joseph Rather Dear County Officials

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Mr Joseph Rather
jrat382@hotmail.com
15425 Cross Keys Rd

8/14/2019 Josh Shaffer Dear County Officials

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I moved to Virginia (Prince William County) in 1980, grew up in the county and am proud to say so. I recently moved back into Prince William county with my wife and toddler, so that we could raise our child here. A main part of our attraction to move back into PWC was the Rural Crescent, don't take away any part of the current Rural Crescent.

--

Mr Josh Shaffer
shafferjosh75@gmail.com
Lawnvale Dr

8/14/2019 Joyce Hughes Dear County Officials

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Ms Joyce Hughes
pacubambi@comcast.net
6324, Adirondack Court

8/14/2019 Kristin Ullman Dear County Officials

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Ms Kristin Ullman
ullman.kristin95@gmail.com
5011 Warwick Hills Ct

8/14/2019 Lawrence Tisch Dear County Officials

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Mr Lawrence Tisch
LarryTisch4@Gmail.com
16913 Stormy Drive

8/14/2019 Linda Kwong Dear County Officials

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linda.kwong@gmail.com
4601 Pilton Pl

8/14/2019 Lissa Eckert Dear County Officials

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I do not want this beautiful and integral part of the county to be ruined. I don't want to see cluster suburbs and sewer extended into the rural area. You don't save open space by developing it. You don't market your rural assets by putting houses everywhere. Don't squander re-development opportunities in the county by building out our rural area. This isn't smart growth, and it is fiscally unsound.

Hold the line. Preserve the Rural Crescent and protect infrastructure dollars needed for re-development elsewhere in the county. The only positive parts of this plan which I can endorse are the A-10 existing policy, the PDR incentives, and the improvements to the Land Use Valuation policy. Do not approve any other portion of this plan. Grow Smart!

--

Ms Lissa Eckert
lissaknowles@gmail.com
6775 Hampton Bay Ln

8/14/2019 Mark Barshow Dear County Officials

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Mr MARK BARSHOW
m.barshow@gmail.com
13101 DOMINIQUE ESTATES LN

8/14/2019 Marsha tisch Dear County Officials

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Mrs Marsha Tisch
mltisch3@gmail.com
16913 Stormy Drive
Haymarket

8/14/2019 Mary Reiley Dear County Officials

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From yet another PWC resident who is horrified and ashamed of the duplicity of our county elected and professional decision makers who seem to forget about quality of life for the residents that are already call PWC home.

--

Ms Mary Reiley
reiley-mc@comcast.net
8131 Cancun Ct

8/14/2019 Mildred
Coutns Dear County Officials

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Ms Mildred Counts
milliecounts@gmail.com
6277 Settlers Trail Pl

8/14/2019 Nadine Griffith

Dear County Officials

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My husband and I recently moved to Dominion Valley Country Club to escape the stress of fighting urban sprawl in the Boston, MA area. We cherish the open spaces, views of the mountains, and the clean, fresh air of Haymarket in Prince William County. Almost everyone we know in DVCC has moved from densely populated areas of Northern Virginia or Maryland seeking the same relief from traffic pollution, overcrowded schools, and ever-expanding housing developments. We have watched in horror as the construction along 66W has caused countless numbers of trees to be clear-cut to make room for new intersections and more cars. Please don't ruin the natural beauty that surrounds you here and jeopardize the peace and well-being of your residents.

Sincerely,
Nadine L. Griffith

--
Ms Nadine Griffith
nlgriffith@comcast.net
4648 Pilton Place

8/14/2019 Olivia Alsbrooks

Dear County Officials

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Mrs Olivia Alsbrooks
walsbrooks@gmail.com
13627 Heritage Valley Way

8/14/2019 Ona Orkin Dear County Officials

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Ms Ona Orkin
orkin@comcast.net
14301 Shelter Lane

8/14/2019 Rebecca Phelps Dear County Officials

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Mrs Rebecca Phelps
rphelps@nas.edu
5520 Blackburns Ford Ct

8/14/2019 Richard
Glover

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Mr Richard Glover
arbyglover@gmail.com
7508 Rio Grande Way

8/14/2019 Rosemary
Luzi

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Mrs Rosemary Luzi
rosemary.luzi@gmail.com
5419 Trevino Drive

8/14/2019 Stella
Rowland

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Mrs Stella Rowland
stella.rowland81@gmail.com
12821 Dominique Estates Ln

8/14/2019 Steve
Anderson

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Mr Steven Anderson
steande2@cisco.com
Snickersville

8/14/2019 Steve Miller Dear County Officials

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fsumet@gmail.com
4606 Hull Dr

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Mr Thomas Nedrow
oldfoxgray@oldfoxgray.com
15237 Weiskopf ct

8/14/2019	Tobin St Louis	<p>Dear County Officials</p> <p>The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.</p> <p>The Rural Crescent, as it exists today, has proven its county-wide worth and effectiveness time and time again. It is a powerful fiscal tool and an asset for the entire county. Instead of attempting to dismantle this unique aspect of Prince William County, this county should honor the boundary and market the rural area as an advantage for all.</p> <p>I do not want this beautiful and integral part of the county to be ruined. I don't want to see cluster suburbs and sewer extended into the rural area. You don't save open space by developing it. You don't market your rural assets by putting houses everywhere. Don't squander re-development opportunities in the county by building out our rural area. This isn't smart growth, and it is fiscally unsound.</p> <p>Hold the line. Preserve the Rural Crescent and protect infrastructure dollars needed for re-development elsewhere in the county. The only positive parts of this plan which I can endorse are the A-10 existing policy, the PDR incentives, and the improvements to the Land Use Valuation policy. Do not approve any other portion of this plan. Grow Smart!</p> <p>--</p> <p>Mr Tobin St Louis tobinstlouis@gmail.com 5826 Cranswick Ct Haymarket</p>
8/14/2019	Anthony V. Carpino	<p>Good Afternoon,</p> <p>I am writing this email to provide my comments and recommendations regarding the Rural Crescent land policies being considered for the Comprehensive Plan revision. My family and I have been landowners in PWC since the late 1980s, and having grown up in Gainesville, I do not believe that the current requirement to build on 10 acre lots has created contiguous open space nor has it been successful in slowing population growth.</p> <p>Looking at all the alternatives presented, Rural Clusters with sewer appears to be the best way to preserve contiguous open space and farmland while respecting landowner property rights. Increasing the Rural Cluster density is also needed to motivate developers to build using the Rural Cluster approach versus building on 10 acre lots. Therefore, I strongly support the Rural Cluster B alternative as a way to preserve open space and farmland while also respect landowner rights.</p> <p>Since both of the TDR alternatives would down zone all the current A-1 properties in the Rural Crescent to one unit per 50 acres unless implementing a TDR, I oppose both these alternatives as they would immediately devalue properties and be disastrous to landowners. Since there is no guarantees that there is a TDR receiving property nor guarantees on when or at what price these TDR transfers would happen, TDRs need to be voluntary. Trying to preserve land by essentially negatively impacting those that own the land seems grossly unfair.</p> <p>Using the evaluation criteria of preserving open space/farmland/environmental resources and honoring and respecting the property rights of landowners, and looking at the recommendations of the Rural Crescent Preservation Coalition, below are my suggestions regarding the County Staff's Draft Alternatives:</p> <ol style="list-style-type: none"> 1. Maintain the existing policy of 1 dwelling per 10 acres by-right but allow hook-up to public sewer where available 2. Maintain existing 1 unit per 10 acres by-right Rural Cluster subdivisions with 50% open space but allow using public sewer where available 3. Support Rural Cluster B (RC-B) Option <ol style="list-style-type: none"> a. By-Right Density one dwelling per five acres. b. 60% Open Space in Permanent Conservation Easements. c. Allow Public Sewer. 4. DO NOT DOWNZONE THE RURAL AREA TO ONE HOME PER 50 ACRES. This option would be devastating to rural land values and ability to finance rural area lands. 5. Support VOLUNTARY PDR and TDR Programs while maintaining the one dwelling per ten acres for By-Right Subdivisions outside the transition ribbon, using public sewer where available 6. Allow Rural Cluster Subdivisions in the Transitional Ribbon at a density of one dwelling per five acres or up to one dwelling unit per three acres with the use of TDRs to get the additional density BUT create the new additional TDR contiguous open space
8/14/2019	Samantha Steenkamp-Farrell	<p>I am concerned about the discussions around increasing the number of residential homes in the Rural Crescent area. We already have schools functioning at capacity and roads that are challenged to keep up with the capacity of traffic being experienced. Adding more homes puts a strain on already strained resources. We moved to this area because of the fact that there were restrictions in place on how much construction could be done in the area and the fact that we wanted to be a little more rural. In the 8 years we have lived here the surrounding neighborhoods have already been expanded and it is taking away from why we wanted to live here. Nothing should change, especially not to line somebody's pockets with personal incentives.</p>
8/14/2019	Melinda Duncan	<p>No, No, No!! Please, no more building more homes in the rural crescent area without more roads and transit options to handle the already overcrowded roads. There is rush hour in Haymarket now! We need the infrastructure to support what we already have, much less what would be needed with additional homes and people.</p>

8/14/2019	Mark Harty	Please do not encroach on the rural crescent with higher density zoning! Keeping density low in the rural areas while maximizing agricultural business opportunities will help to maintain the character and beauty of the region. We recently bought our home here specifically to get away from the urban sprawl of Fairfax and Loudoun counties
8/14/2019	Brian Kaiser	The development idea is harmful to the environment and will cause many to rethink living in the county due to increased traffic and noise pollution. I chose PWC for the rural feel and to be away from the cities closer in to DC, this will make the area just like what ive tried to get away from
8/14/2019	Jim Hardin	There appears to be no benefits to Prince William County residents in this plan. Changes to the current situation will only cause higher taxes, more traffic congestion, crowded schools, and depletion of natural resources. Please reconsider. Thank you James R. Hardin 15521 Alderbrook Dr Haymarket, VA 20169
8/14/2019	Nick Lion	We moved to PWC because of the mindful development. Future development is inevitable, and we understand that, but please be careful to implement appropriate infrastructure with residential development. Roads, sewerage, transit options, commercial space, schools, etc. must all be considered when injecting thousands of new homes and residents into the county. Also, maintaining green space is imperative to the quality of life of current and future residents of the county. Thank you
8/14/2019	Darryl Griffin	Good afternoon David, Thanks for taking the time to meet with me today regarding the ongoing Prince William County Rural Area Preservation Study implementation accessible via: https://www.pwcgov.org/government/dept/planning/Pages/Rural-Preservation-Study.aspx . Per our conversation my inquiry is: If water/sewer infrastructure is extended into the Rural Area/Rural Crescent, is there a plan to mitigate residential development impacts to MCB Quantico inclusive of, but not limited to, additional traffic, noise and light? Please note that MCB Quantico understands that a formal Rural Area Preservation Plan draft has not been completed to be sent to the Planning Commission for a recommendation of approval/denial. Additionally, MCB Quantico is tracking the Rural Area Preservation implementation but has not formalized any comments at this time. V/r Darryl Griffin Community Plans and Liaison Officer Marine Corps Base Quantico
8/15/2019	Gary O'Brien	Although the vision statement currently on your website somewhat aligns with the general view of some residents of the county, I personally believe one provided by Ms. Karen Sheehan is better and more appropriate: ""The vision for the Prince William County Rural Area is that it is a permanent countywide asset, with an enduring rural landscape, characterized by a unique composite of protected natural and historic assets, with residential development in rural spaces with no public sewer, limited to no less than 10 acre lots, and rural-based businesses, agricultural and equine uses and economy, all of which contribute to a workable growth boundary serving as an economic engine for the county by sustaining tourism, working agricultural lands, and open space. The Rural Area will be visually and spatially distinct from adjoining areas of the county by implementing and utilizing a range of management tools, such as PDR, and performance standards which will maintain long-term economic, environmental, and social sustainability for the entire county. The county's natural and heritage resources will be protected and enhanced in the Rural Area, which are fundamental to the health, safety, welfare, sustainability, and enjoyment of current and future generations." One proposal that was NOT offered as an option and presented on the evening of July 24th was a TPR (Transfer of Protection Rights) vice TDR (Transfer of Development Rights). There is currently a patchwork of properties within the Rural Area either too small to sell as a 10 acre home site or not big enough for the proposed 20 acre minimum for preservation. Additionally, a TDR only from and to the RC does nothing to keep further higher density housing out of the RC where there is inadequate infrastructure to no infrastructure at all. If we want to both create a diverse environment in which to live and grow while at the same time attract businesses and mass transit opportunities, we need to focus on the part of the county which is closest to the D.C. metropolitan area and already has highway, water, and VRE access to D.C. If we squander our scarce financial resources on supporting more tract housing in the rural area, with even more cross-county traffic, we drastically reduce our chances of success as a county, and drastically diminish our quality of life. Thank you!
8/15/2019	Kristan Kish	As a long time resident of the county, I adamantly disapprove of the idea of increasing the residential density in the western part of Prince William County. I moved to Haymarket in 1998 because I liked the open spaces. Although I understand that progress must occur, Transitional Ribbons and Transfers of Developmental Rights will not only change the landscape, they will burden the resources of the area. Kristan M Kish

8/15/2019 Chris
Fornecker Dear County Officials

Dear Sirs:

My wife and I moved from Fairfax County three years ago in part to escape the urban sprawl and traffic. We are greatly concerned that the proposals to change to the Rural Crescent will greatly increase the stress on an infrastructure that is barely able to support the current policies.

It isn't clear what the benefits and costs are to the options being proposed. While there is a great deal of information on the PWC website, it appears to be written by consultants for the County's professional planning staff - not citizens who are not familiar with the language and technicalities. We recommend developing a single, comprehensive document written for the average citizen not familiar with planning jargon that fully addresses the costs and benefits. As it stands now it appears that the only people benefiting are the developers and the people who will end up paying are the citizens. So, until we get better, comprehensible answers, we oppose any changes to the current policies.

Chris and Kathy Fornecker

--

Mr Chris Fornecker
chrisfornecker@gmail.com
15416 Cross Keys Road
Haymarket

8/15/2019 Carrie
Gonzalez Dear County Officials

I live where I do at the border of the rural crescent because I love the undeveloped area and the resources and protection it provides to us. Please don't make any changes. Please do not agree to develop this. Natural resources are vital to our community- it might not be the equivalent of cash in the County accounts from taxes but it is a critical resource that contributes to the County in so many more ways than money.

The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.

The Rural Crescent, as it exists today, has proven its county-wide worth and effectiveness time and time again. It is a powerful fiscal tool and an asset for the entire county. Instead of attempting to dismantle this unique aspect of Prince William County, this county should honor the boundary and market the rural area as an advantage for all.

I do not want this beautiful and integral part of the county to be ruined. I don't want to see cluster suburbs and sewer extended into the rural area. You don't save open space by developing it. You don't market your rural assets by putting houses everywhere. Don't squander re-development opportunities in the county by building out our rural area. This isn't smart growth, and it is fiscally unsound.

Hold the line. Preserve the Rural Crescent and protect infrastructure dollars needed for re-development elsewhere in the county. The only positive parts of this plan which I can endorse are the A-10 existing policy, the PDR incentives, and the improvements to the Land Use Valuation policy. Do not approve any other portion of this plan. Grow Smart!

--

Mrs Carrie Gonzalez
cbwg421@gmail.com
Broadsword dr
Bristow

8/15/2019	Jennifer Collins	<p>Dear County Officials</p> <p>I moved here because it was open, spacious and NOT the suburbs.</p> <p>The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.</p> <p>The Rural Crescent, as it exists today, has proven its county-wide worth and effectiveness time and time again. It is a powerful fiscal tool and an asset for the entire county. Instead of attempting to dismantle this unique aspect of Prince William County, this county should honor the boundary and market the rural area as an advantage for all.</p> <p>I do not want this beautiful and integral part of the county to be ruined. I don't want to see cluster suburbs and sewer extended into the rural area. You don't save open space by developing it. You don't market your rural assets by putting houses everywhere. Don't squander re-development opportunities in the county by building out our rural area. This isn't smart growth, and it is fiscally unsound.</p> <p>Hold the line. Preserve the Rural Crescent and protect infrastructure dollars needed for re-development elsewhere in the county. The only positive parts of this plan which I can endorse are the A-10 existing policy, the PDR incentives, and the improvements to the Land Use Valuation policy. Do not approve any other portion of this plan. Grow Smart!</p> <p>--</p> <p>Mrs Jennifer Collins jennifercollins659@gmail.com 2208 Lookout Rd</p>
8/15/2019	John Taylor	<p>Dear County Officials</p> <p>Keep the Rural Crescent as is. <u>Plain and Simple.</u></p>
8/15/2019	Alicia Smith	<p>Dear County Officials</p> <p>My husband and I moved to Nokesville 10 years ago to raise our family. We've since welcomed 4 children into our home and have fallen in love with the beauty and peace of the rural crescent. This is a place for families to grow; have small farms; to know their neighbors and the children who go to school together; and most importantly to build lasting community.</p> <p>High density, commuter neighborhoods disrupt all this. The rural crescent must not in any way be developed along the same lines as Gainesville, Haymarket, or Manassas. It is too precious a legacy to squander over lining developers' pockets or a perceived increase in county tax revenue.</p> <p>The community of the rural crescent is energized and ready to engage strongly in the fight to reasonably develop the crescent. That means NO sewer and NO high density housing. As taxpayers and active voters, we will be electing candidates who value the rural crescent and the community it fosters. The current proposal will only strain the network of rural roads and add years of tax draining, road expansion projects, not to mention the many years of disruptive construction traffic it will cause.</p> <p>You must do better than this proposal and honor this unique community and respect the character and history of the rural crescent land. It was not made to support large developments and sewer. The vision and foresight of those who chose to protect the rural crescent in 1998, remain prudent and wise. Please learn from this spirit of stewardship and integrity and insist on reasonable development of the crescent.</p> <p>Sincerely, Alicia and Chris Smith</p> <p>I support the letter below from the hundreds of Rural Crescent residents:</p> <p>The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.</p> <p>The Rural Crescent, as it exists today, has proven its county-wide worth and effectiveness time and time again. It is a powerful fiscal tool and an asset for the entire county. Instead of attempting to dismantle this unique aspect of Prince William County, this county should honor the boundary and market the rural area as an advantage for all.</p>

8/15/2019 Jacquelyn
Mason Dear County Officials

Please don't destroy the Rural Crescent! It is necessary to maintain it, not only for Nokesville residents, but for the benefit of the whole area. The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.

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HOLD THE LINE! Preserve the Rural Crescent and protect infrastructure dollars needed for re-development elsewhere in the county. The only positive parts of this plan which I can endorse are the A-10 existing policy, the PDR incentives, and the improvements to the Land Use Valuation policy. Do not approve any other portion of this plan. Grow Smart!

--

Ms Jacquelyn Mason
jacqui.mason@gmail.com
11970 Bluegrass Ct

8/15/2019 Adam Abbott Dear County Officials

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--

Mr Adam Abbott
adamrabbott@gmail.com
15142 Golf View Dr

8/15/2019 Adele Jackson

Dear County Officials

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--

Ms Adele Jackson
adele.milliken@gmail.com
9545 Auburn Rd

8/15/2019 Alicia Smith

Dear County Officials

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--

Mrs Alicia Smith
30waldt@gmail.com
11907 Airlea Dr

8/15/2019 Brittany Moo Dear County Officials

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--

Ms Brittany Moo
brittrules2003@gmail.com
9271 old dumfries rd

8/15/2019 Carol Varley Dear County Officials

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--

Mrs Carol Varley
cjvar38@gmail.com
4354 Misty Ridge Drive

8/15/2019 Catherine Leach
Dear County Officials

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Catherine Leach

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Mrs Catherine Leach
clac11@gmail.com
Greenwich Road

8/15/2019 Christie Wolfgang
Dear County Officials

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--

Ms Christie Wolfgang
christienwolfgang@gmail.com
Benford Drive
Haymarket

8/15/2019 Christopher Keys Dear County Officials

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--

Mr Christopher Keys
ckkeys506@gmail.com
Keyser Rd

8/15/2019 Dale Burke Dear County Officials

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--

Mr Dale Burke
dburke4120@msn.com
Schaeffer Lane

8/15/2019 Dana Alexy Dear County Officials

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--

Ms Dana Alexy
danamarie33@gmail.com
Broadwinged Drive

8/15/2019 David Keller Dear County Officials

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--

Mr David Keller
dkeller22@comcast.net
10228 Cedar Run Drive

8/15/2019 Davis Hall Dear County Officials

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Dr. Davis Hall
dhall2846@comcast.net
10810 and 11601 Parkgate Dr

8/15/2019 Deeann Ross Dear County Officials

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Mrs Deeann Ross
deeannross@gmail.com
11556 Parkgate Dr

8/15/2019 Denise Schrandt
Dear County Officials

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--

Mrs Denise Schrandt
schrandt@hotmail.com
Snapshot Ct

8/15/2019 Douglas Arnold
Dear County Officials

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--

Ms Douglas Arnold
dsarnold69@gmail.com
12800 Slate Bridge Ct

8/15/2019 Eileen
Stubenrauch

Dear County Officials
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Eileen Stubenrauch

--

Ms Eileen Stubenrauch
kreitzer12@comcast.net
4605 Pilton place

8/15/2019 Elizabeth
Perry

Dear County Officials

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My personal view, put on hold all new development until county has caught up with current development. The county is always playing catch up with developers.

--

Mrs Elizabeth Perry
househd6@gmail.com

8/15/2019 Elizabeth Scali Dear County Officials

The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.

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I do not want this beautiful and integral part of the county to be ruined. I don't want to see cluster suburbs and sewer extended into the rural area. You don't save open space by developing it. You don't market your rural assets by putting houses everywhere. Don't squander re-development opportunities in the county by building out our rural area. This isn't smart growth, and it is fiscally unsound.

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Mrs Elizabeth Scali
ElizabethScali@gmail.com
Rail Post Place

8/15/2019 Erick Fletcher Dear County Officials

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Mr Erick Fletcher
efletcher@macontracting.com
Glenkirk Rd

8/15/2019 Heather
Gettler

Dear County Officials

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Developing this land could have impact the county negatively in the future. Less green/natural space has shown to create other natural disasters such as mud slides, drought, and so on. We need to take the steps to preserve our natural beauty rather than allowing developers to tear it down for more over crowded/ over developed spaces. People move to Prince William County to escape the overcrowding disaster that is NOVA, why that away from the people who live and take care of the land here?

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Ms Heather Gettler
heathergettler@gmail.com
5879 Tulloch Spring court

8/15/2019 Heather
Revard

Dear County Officials

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Mrs Heather Revard
hrevard@hotmail.com
Deepwood Lane
Nokesville

8/15/2019 Heather Skowronsky Dear County Officials

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Ms Heather Skowronsky
hskowronsky@gmail.com
Bradley Forge Dr

8/15/2019 Heidi Watts Dear County Officials

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Ms Heidi Watts
hkwatts@gmail.com
15722 Foleys Mill Place

8/15/2019 James Gettler Dear County Officials

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Hopefully, for once, you value our land within PWC instead of allowing developers to make a profit via overdevelopment and destruction of our natural habitat.

--

Mr James Gettler
jgettler@outlook.com
5879 Tulloch Spring Ct

8/15/2019 Jessica Dutrow Dear County Officials

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Ms Jessica Dutrow
jessica.ann.myers@gmail.com
12420 Bristow Ridge Lane

8/15/2019 Jessica Paris Dear County Officials

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Mrs Jessica Paris
jyaros@gmail.com
Keyser Rd

8/15/2019 Jessica Woelkers Dear County Officials

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Mrs Jessica Woelkers
jessandrobbie@gmail.com
14177 Hunters Run Way

8/15/2019 Jorge Loa Dear County Officials

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Ms Jorge Loa
jloa285@gmail.com
Windy Ridge Lane

8/15/2019 Juan Hernandez Dear County Officials

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Mr Juan Hernandez
juanjhernandez@comcast.net
12799 Lemaster Drive

8/15/2019 Karen Bewick Dear County Officials

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Ms Karen Bewick
karen.bewick@longandfoster.com
7450 Cerro Gordo Rd

8/15/2019 Karen Dryden Dear County Officials

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Ms Karen Dryden
kdryden4@comcast.net
Stepping stone drive

8/15/2019 Karin Mustoe Dear County Officials

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Ms Karin Mustoe
MalibuBarbieDoll@comcast.net
10810 and 11601 Parkgate Dr

8/15/2019 Karlene HemerlyFluck Dear County Officials

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Ms Karlene HemerlyFluck-Kroll
karlykopro@gmail.com
Fleetwood Dr

8/15/2019 Kimberly Hargrove Dear County Officials

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Ms Kimberly Hargrove
kimberly.hargrove@torutman.com
16895 Stormy Drive

8/15/2019 Liam O'Malley Dear County Officials

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Mr Liam O'Malley
liam.omalley@gmail.com
11044 Wooldridge Dr

8/15/2019 Lisa Hausman Dear County Officials

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Ms Lisa Hausman
rylomat@gmail.com
Stormy Dr

8/15/2019 Lynda Bruni Dear County Officials

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Ms Lynda Bruni
lbruni18@gmail.com
13719 Piedmont Vista Dr.
Haymarket

8/15/2019 Martha Sandoval Dear County Officials

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Mrs Martha Sandoval
marthasandoval36@gmail.com
Carriage Ford Road

8/15/2019 Mary McCormack Dear County Officials

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Mrs Mary McCormack
mary.mccormack@crumilitary.org
Reid Lane

8/15/2019 Matthew Poole
Dear County Officials

The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.

The Rural Crescent, as it exists today, has proven its county-wide worth and effectiveness time and time again. It is a powerful fiscal tool and an asset for the entire county. Instead of attempting to dismantle this unique aspect of Prince William County, this county should honor the boundary and market the rural area as an advantage for all.

I do not want this beautiful and integral part of the county to be ruined. I don't want to see cluster suburbs and sewer extended into the rural area. You don't save open space by developing it. You don't market your rural assets by putting houses everywhere. Don't squander re-development opportunities in the county by building out our rural area. This isn't smart growth, and it is fiscally unsound.

Hold the line. Preserve the Rural Crescent and protect infrastructure dollars needed for re-development elsewhere in the county. The only positive parts of this plan which I can endorse are the A-10 existing policy, the PDR incentives, and the improvements to the Land Use Valuation policy. Do not approve any other portion of this plan. Grow Smart!

--

Ms Matthew Poole
matthewpoole15@hotmail.com
Weathersfield Drive

8/15/2019 Melanie Thatcher
Dear County Officials

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--

Ms Melanie Thatcher
melaniemthatcher@gmail.com
Cedar Run Drive

8/15/2019 Molly Higgins Dear County Officials

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--

Ms Molly Higgins
higgins.l.molly@gmail.com
Foremost

8/15/2019 Monica Kamin Dear County Officials

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--

Mrs Monica Kamin
mnm1616@gmail.com
10207 Oxfordshire Drive

8/15/2019 Mr. Gerald Hovan Dear County Officials

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--

Mr GERALD HOVAN
gehovan@comcast.net
15425 Championship Drive
Haymarket

8/15/2019 Rachel Shepherd Dear County Officials

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Ms Rachel Shepherd
rachel.shepherd@comcast.net
13521 Herring Lane

8/15/2019 Renee Hull Dear County Officials

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Ms Renee Hull
mrelhull84@gmail.com
10417 edisto ct

8/15/2019 Richard Tirrell Dear County Officials

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--

Mr Richard Tirrell
ricknzara@earthlink.net
Parkgate

8/15/2019 Rick Hausman Dear County Officials

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--

Mr Rick Hausman
rhausman13@gmail.com
Stormy Dr

8/15/2019 Ronna Snow Dear County Officials

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Ms Ronna Snow
ronnasnow@hotmail.com
10029 Three Sisters Court

8/15/2019 Ryan Hausman Dear County Officials

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Mr Ryan Hausman
rylomat8@gmail.com
Stormy Dr
Haymarket

8/15/2019 Steven Watts Dear County Officials

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--

Mr STEVEN WATTS
steven.watts@gmail.com
15722 Foleys Mill Place

8/15/2019 Susan Benning
Dear County Officials

The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.

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Hold the line. Preserve the Rural Crescent and protect infrastructure dollars needed for re-development elsewhere in the county. Spend the money on public transportation and maximize building in areas already developed. The only positive parts of this plan which I can endorse are the A-10 existing policy, the PDR incentives, and the improvements to the Land Use Valuation policy. Do not approve any other portion of this plan. Grow Smart!

--
Mrs Susan Benning
srpbenning@comcast.net
15566 Admiral Baker Circle

8/15/2019 Tammy Brasfield
Dear County Officials

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--
Mrs Tammy Brasfield
BrasfieldVA@gmail.com
10708 Schaeffer Lane

8/15/2019 Tammy Hockman Dear County Officials

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--

Ms Tammy Hockman
tlovenrotts@msn.com
Burwell

8/15/2019 Tessi Orren Dear County Officials

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Ms Tessi Orren
tessorren@gmail.com
Fleetwood Dr.

8/15/2019 tiffany
Kingston Dear County Officials

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--

Ms Tiffany Kingston
tkingston07@gmail.com
Kendall Knolls

8/15/2019 Victor Bruni Dear County Officials

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Signed,
Victor Bruni
13719 Piedmont Vista Drive
Haymarket VA 20169

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Ms Victor Bruni
vic.bruni@comcast.net
13719 Piedmont Vista Dr

8/15/2019 Vida Carroll Dear County Officials

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--

Mrs Vida Carroll
vida.ess@gmail.com
Lonesome Road

8/15/2019 William Belsches Dear County Officials

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--

Mr William Belsches
bill@twistedracing.com
Colvin
Nokesville

8/15/2019 Mark Branca Dear Members of the BOCS and Planning Commission and County Officials,

In the 21 years since the adoption of the 1998 Comprehensive Plan only around 1,000 acres has been permanently preserved as Protected Open Space. That's less than 50 acres of our Rural Area Permanently Preserved a year. In contrast on average nearly 1,000 acres per year is lost to 10-acre lot residential development. With only around 17,000 acres in parcels >50 acres remaining in the Rural Area it's time to make meaningful changes to our Rural Area Policies to Finally achieve the Permanent Open Space and Agricultural Land Preservation Goals of the Comprehensive Plan.

Doing nothing for another 20 years is not the solution; it will just build more false hope of preservation that never happens and continues to perpetuate the failed policies and the missed opportunities of the last 21 years.

The recommendations provided below if fully implemented provide the tools that could result in Permanent Preservation of 10,000 acres or more of Permanent Protected Open Space. That's nearly 10% of the Rural Area Permanently Preserved which is nearly the size of Prince William Forest Park.

Please Support the following policies:

1. Utilize a Transition Ribbon, as per the map on page 15 of the Community Engagement Session Packet presented on July 30, 2019.
2. Maintain the existing policy of one dwelling per ten acres for By-Right Subdivisions outside the transition ribbon allowing public sewer, where available.
3. Support VOLUNTARY PDR and TDR Programs while maintaining the one dwelling per ten acres for By-Right Subdivisions outside the transition ribbon, using public sewer where available.
4. Support Rural Cluster B (RC-B) Option using a 50-Acre minimum parcel size to qualify (in lieu of the 20-acre minimum parcel size proposed):
 - a. By-Right Density one dwelling per five acres.
 - b. 60% Open Space in Permanent Conservation Easements.
 - c. Allow Public Sewer.

8/15/2019 Lance
Cresswell

Good day,
Please accept this email as one resident's input against the proposed changes to the Rural Crescent. The area has enough houses and cars as is and is not in need of any more. There are already numerous new communities under development. The Virginia Crossing in Haymarket/Gainesville is one such development in progress and all the signs indicate it will be a huge development.

Thank you
Lance Cresswell
Haymarket, VA

8/15/2019 Diane Theiss I am against increasing the housing density anywhere in the Rural Crescent, particularly in the Transitional Ribbon area. I DON'T think adding housing density to the Rural Crescent in the Transitional Ribbon or anywhere else is good for farm and open space preservation, the county taxpayer, or mid-county residents. I DON'T want more crowded schools, more crowded roads, and much higher taxes. PDR's - Yes! TDR's, especially all within the Rural Crescent - absolutely NO!

8/15/2019 John Schubert I am writing this email to provide my comments and recommendations to the Rural Crescent Draft Materials Package provided at the July 30th meeting held at the Hylton Performing Arts Center. While I was not able to attend the session, I was able to review the material on line and wish to provide some comments as I have been a landowner in PWC since the 1992.

In 1998 the county adopted the current Rural Crescent policy with little notification or discussion with landowners. We purchased our property as a long term investment, and the 1998 Rural Crescent policy saw our property down planned from Rural Residential to A-1, which at the time was unwelcome. That same Rural Crescent policy stated, "Sufficient vacant and underdeveloped land exists outside the Rural Area that the Rural Area is not needed to accommodate further residential growth for the next 20 years." Our interpretation of this is that the Rural Crescent had a 20 year expected time frame before the Rural Area was needed for residential expansion. So in short, it was our belief that the Rural Crescent solution was a temporary condition..

Regarding the 1998 Rural Crescent policy itself, I do not believe it met the initial goals of slowing population growth and preserving open space or farmland. One only has to look at the data in the packet to see this, and the requirement to build on 10 acre lots doesn't really create open space as pointed out in the packet.

If preserving open space and environmental resources, promoting the availability of farmland and also honoring and respecting the property rights of landowners are the goals of the new policies, I think several of the alternatives would be welcome changes and several would be disastrous to landowners. Specifically

Rural Clusters are probably the most feasible and the best way to preserve open space and farmland while respecting landowner property rights. That said, given the difficulty in finding drainage fields in the potential locations of cluster developments, county sewer will be required in order to create quality open space. In addition, to move toward Rural Clusters versus 10 acre lots, I believe that increasing the Rural Cluster density to motivate developers is needed as well. Therefore I strongly support the Rural Cluster B alternative as a way to preserve open space and farmland while respect landowner rights.

Both of the TDR alternatives would rezone all the current A-1 properties in the Rural Crescent to one unit per 50 acres unless you choose to do a TDR. Since these are not voluntary programs, it doesn't seem like either of these proposal honors and respects landowner rights. There is no guarantee that there is a TDR receiving a fair sale price. For these reasons I think the TDR program should be voluntary and not mandatory. The increased densities proposed in TDR-B may make it attractive to do a TDR instead of just building on 10 acre lots by-right, but the any TDR alternative needs to be voluntary.

Finally, the PDR Alternative could be a valid tool to create open space and preserve farmland if funding became available, and I would encourage PWC to promote both the AAOD efforts and continue the LUV program.

Respectfully,
Name: John Schubert

8/15/2019 Kimberly Hargrove Jill I am writing to voice my opposition to the current proposed changes to the Rural Crescent. My husband and I very intentionally bought our home in Thunder Oak quite a few years ago because of the County's voiced commitment to the Rural Crescent and the values that stand behind open land conservation. The high density housing allowances and the lack of support for the original intent of the conservation easement policy voiced in the July 30th meeting are extremely disappointing to me.

We pay very close attention to local politics, vote in every election and want to make clear that our expectation is that our lawmakers will stand behind the original intent of the Rural Crescent and preserve the open space, private sewer and limit housing that sets it apart.

Many thanks, Kim Hargrove

Kimberly Jill Hargrove
Direct: 202.274.1911
kimberly.hargrove@troutman.com

troutman sanders
401 9th Street, NW, Suite 1000
Washington, DC 20004

8/15/2019	Gary Obrien	<p>I would like to share with you comments by Charlie Grymes which somewhat align with my thoughts: "The most recent 2018 Build-Out Analysis (http://www.pwcgov.org/government/dept/planning/Pages/Build-Out-Analysis.aspx) states that in the Rural Area (not counting the land within Marine Corps Base Quantico):</p> <ul style="list-style-type: none"> - the Rural Area currently contains 7,827 existing residential units - 87 residential units were built in 2018 - 739 more houses could be built within Rural Area subdivisions that have been approved/filed - an additional 2,660 residential units could be built through new 10-acre subdivisions or development of vacant lots not in existing subdivisions <p>Based on the county's numbers, the Rural Area could accommodate 3,399 more houses without any rezonings to allow development on less-than-10-acre lots. Let's assume demand increases to 100 houses/year, to keep the math simple. (The 2017 Build-Out Analysis states that 74 residential units were built in 2017.) With room to accommodate 3,399 more houses, Prince William will run out of space for Rural Area housing development more than 300 years from now, perhaps around the year 2350 AD. Prince William County has a more-than-adequate supply of land in the Rural Area now to accommodate demand far beyond the 20-year time frame of the next Comprehensive Plan, so why do we need to rezone for higher density to allow more houses? What problem would the supervisors be solving?"</p> <p>I might add, if we go into another recession (likely), the number of homes that would be built in the Rural Area in his projections are high.</p>
8/15/2019	Virginia Carpino	<p>On July 30th, I attended the second citizens meeting regarding the update of the County's Comprehensive Plan with recommendations concerning the future of the Rural Crescent. As a resident, landowner in Prince William County, and a member of the Rural Crescent Preservation Coalition (RCPC) I believe in preserving open space in the Rural Crescent while respecting landowner property rights. Below are the RCPC's suggestions regarding the County Staff's recommendations which I strongly support:</p> <ol style="list-style-type: none"> 1. Utilize a Transition Ribbon, as per the map on page 15 of the Community Engagement Session Packet presented on July 30, 2019. 2. Maintain the existing policy of one dwelling per ten acres for By-Right Subdivisions outside the transition ribbon allowing public sewer, where available. 3. Support VOLUNTARY PDR and TDR Programs while maintaining the one dwelling per ten acres for By-Right Subdivisions outside the transition ribbon, using public sewer where available. 4. Support Rural Cluster B (RC-B) Option using a 50-Acre minimum parcel size to qualify (in lieu of the 20-acre minimum parcel size proposed): <ol style="list-style-type: none"> a. By-Right Density one dwelling per five acres. b. 60% Open Space in Permanent Conservation Easements. c. Allow Public Sewer. 5. Allow Rural Cluster Subdivisions in the Transitional Ribbon at a Density of one dwelling per five acres or up to one dwelling unit per three acres with the use of TDR' s 6. Treat agriculture, agribusinesses and agritourism as targeted industries and hire an experienced rural economic development professional, dedicated full time to creating policies that promote, not prohibit agriculture and agribusiness. 7. Allow active farm owners age 65 years or older to keep their property in land value taxation once active farming is curtailed until farm property is conveyed to the next generation. 8. DO NOT DOWNZONE THE RURAL AREA TO ONE HOME PER 50 ACRES. This option would be devastating to rural land values and ability to finance rural area lands. <p>Respectfully,</p> <p>Virginia Carpino 16420 Gingerwood Court Gainesville, VA 20155 703.754.2385</p>
8/15/2019	Megan Urbaniak	<p>Please vote no on any increased density and no on the transitional ribbon. Our county does not need additional homes right now as we are forced to build two new high schools and the lower schools can't keep up.</p>
8/15/2019	Alicia Smith	<p>The current "preservation" proposal must be rejected. The Rural Crescent cannot handle high density housing or sewer. The current proposal will cause incredible strain on the simple network of rural roads and cause endless tax costs and years of traffic inducing construction. This is NOT a responsible development plan for the beautiful jewel that is the rural crescent. There is a reasonable way forward, however, nothing worthwhile will be accomplished by lining developers pockets or seeking additional tax revenue.</p> <p>As a resident of the rural crescent and an active voter, I urge you to consider the foresight and integrity of those who chose to protect the rural crescent from high density development and sewer in 1998. We are not simply overflow commuter neighborhoods for Northern Virginia. The integrity of this land must be respected and protected by prudent stewardship.</p> <p>We expect greater community input, thorough environmental studies, and greater compromise from the county developers before any plans are approved by elected representatives.</p> <p>Sincerely,</p> <p>Alicia Smith</p>

8/15/2019 Lindsey Greenwell THE RURAL CRESCENT PRESERVATION COALITION IS A COALITION OF 300+ MEMBERS SEEKING REASONABLE DISCUSSIONS RESULTING IN REASONABLE SOLUTIONS WITHIN THE RURAL AREA TO FINALLY ACHIEVE OUR OPEN SPACE GOALS ESTABLISHED 20+ YEARS AGO. www.preservetheruralcrescent.org

COALITION MEMERS: Important Action Needed by August 16

This Message is formatted so you can simply copy the email addresses below to our County Board of Supervisors, Planning Commissioners and Planning office and forward this message to them in support of our Rural Crescent Preservation Coalitions positions outlined below.

COPY and Forward to: BOCS@pwcgov.org, planning@pwcgov.org, clerkPC@pwcgov.org

Background

On July 30th, the County held its second citizens meeting regarding the update of the County's Comprehensive Plan with recommendations concerning the future of the Rural Crescent.

Attached:

1. The County's information handout and suggested changes to the Rural Area Land use policies
2. Our Coalition Letter with recommendations to PWC.

Below are our suggestions regarding the County Staff's recommendations:

1. Utilize a Transition Ribbon, as per the map on page 15 of the Community Engagement Session Packet presented on July 30, 2019.
2. Maintain the existing policy of one dwelling per ten acres for By-Right Subdivisions outside the transition ribbon allowing public sewer, where available.
3. Support VOLUNTARY PDR and TDR Programs while maintaining the one dwelling per ten acres for By-Right Subdivisions outside the transition ribbon, using public sewer where available.
4. Support Rural Cluster B (RC-B) Option using a 50-Acre minimum parcel size to qualify (in lieu of the 20-acre minimum parcel size proposed):
 - a. By-Right Density one dwelling per five acres.
 - b. 60% Open Space in Permanent Conservation Easements.
 - c. Allow Public Sewer.
5. Allow Rural Cluster Subdivisions in the Transitional Ribbon at a Density of one dwelling per five acres or up to one dwelling unit per three acres with the use of TDR' s
6. Treat agriculture, agribusinesses and agritourism as targeted industries and hire an experienced rural economic development professional, dedicated full time to creating policies that promote, not prohibit agriculture and agribusiness.

8/15/2019 Denise Radcliff To Whom It May Concern,
I am forwarding a message crafted by the President of the Rural Crescent Preservation Coalition because I believe the coalition has done an excellent job expressing reasonable suggestions for smart growth in the county. As a landowner of 60 acres and a true lover of PW County and all that it has to offer, I sincerely hope some responsible decisions on this difficult topic will be made soon, as growth continues to happen in our county, whether we want it to or not.
Thank you,
Denise Radcliff
11211 Reid Lane, Nokesville, VA 20181

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 - b. 60% Open Space in Permanent Conservation Easements.
 - c. Allow Public Sewer.

8/15/2019	Raul torres	<p>WARNING: Your email security system has determined the message below may be a potential threat.</p> <p>It may pose as a legitimate company, tricking victims into revealing personal information.</p> <p>If you do not know the sender or cannot verify the integrity of the message, please do not respond or click on links in the message. Depending on the security settings, clickable URLs may have been modified to provide additional security.</p> <p>----- ----- Suspicious threat disclaimer ends here -----</p> <p>Dear County Officials</p> <p>The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.</p> <p>The Rural Crescent, as it exists today, has proven its county-wide worth and effectiveness time and time again. It is a powerful fiscal tool and an asset for the entire county. Instead of attempting to dismantle this unique aspect of Prince William County, this county should honor the boundary and market the rural area as an advantage for all.</p> <p>I do not want this beautiful and integral part of the county to be ruined. I don't want to see cluster suburbs and sewer extended into the rural area. You don't save open space by developing it. You don't market your rural assets by putting houses everywhere. Don't squander re-development opportunities in the county by building out our rural area. This isn't smart growth, and it is fiscally unsound.</p> <p>Hold the line. Preserve the Rural Crescent and protect infrastructure dollars needed for re-development elsewhere in the county. The only positive parts of this plan which I can endorse are the A-10 existing policy, the PDR incentives, and the improvements to the Land Use Valuation policy. Do not approve any other portion of this plan. Grow Smart!</p> <p>-- Ms Raul Torres</p>
8/15/2019	Ami Billman	<p>We do not want an increased density in the Rural Crescent area. The current layout is what drew us to the area. The nature and the current environment. Increasing the density will remove the charm of the area.</p>
8/15/2019	Gary O'brien	<p>When one considers the high cost of just one High School like Colgan (\$110 MILLION+) and even ONE relatively small road improvement, e.g. (Minnieville Rd. (SpriggsRd. to Route 234) - \$22.3 MILLION Description: The project is a four-lane divided facility with a raised median from the DumfriesRd. (Route 234) intersection to Spriggs Rd. The length of this project is an estimated 10,600 feet.)" Route 1 (Joplin Rd. to Bradys Hill Rd.) - \$47 MILLION Description: Route 1 from Joplin Rd. to Brady sHill Rd. will be widened to a divided six-lane facility with a 16-foot raised median, curb and gutter, bike lane and pedestrian facility in accordance with the Route 1 corridor study. The total length of this project is 2,500 feet."</p> <p>Given these upgrade costs WITHIN the development area, why on earth would anyone want to increase housing density in the Rural Area which would require MANY of these such comparative infrastructure upgrades?! They make paying for PDR's in the Rural Crescent a bargain! Money saved could instead be used to upgrade schools and aging infrastructure closer to D.C., where most people are choosing to live due to growing transportation costs (tolls/bus fares/etc.) and time away from their families. Source: http://www.pwcgov.org/government/dept/dot/Documents/005437.pdf</p> <p>Gary O'Brien</p>
8/15/2019	Gary Theiss	<p>With our schools, roads, and services overloaded, we DON'T need high density building in the Rural Crescent or the Transitional Ribbon area. NO PWC RESIDENTS are in favor of higher density building. PDR's - Yes! TDR's absolutely NO!</p>
8/15/2019	Jay Yankey	<p>: I want to say I am very excited that we, as a community, are finally discussing real, meaningful rural preservation tools. I have participated in this process every step of the way over the past years, including the public meeting on July 30. I am very much in favor of a rural preservation program that brings together several land use tools to get permanent conservation easements on the ground as quickly as possible. I like the RC-A Conservation Subdivision proposal with existing density but allowing sewer hookup where available. I would like like to see slightly smaller lots with larger saved land. Maybe 2-3 acre lots with 70%+ save area going under easement. This would maximize the area saved while still keeping rural residential lot sizes. Since this option would likely only be used in the handful of areas where sewer is available and larger parcels exist we will still need to have TDR and PDR programs. I personally like the TDR-A proposal. It keeps the overall number of lots in line with current zoning and keeps the receiving area lot size closer in line with rural residential density that one would expect in the "transition zone". My one concern with this proposal is the by right A-1 zoning going to 1 unit per 50 acres. This seems a bit extreme and may turn off some landowners to the proposal. I would think one unit per 20 or 25 acres would be viewed as less extreme of a change yet still provide the motivation to participate in a land preservation program instead of doing a "by right" development. I would think that a similar "downzoning" could also apply to the RC-A option so folks are motivated to cluster. I like the PDR proposal and the fact that we are looking at compensating landowners for the actual value of the easement per acre instead of selecting an arbitrary number to pay per development right. This is critical to ensure participation. I think using installment purchase agreements in the same manner as Virginia Beach will offer advantages to furt er encourage landowners to participate. While it is unlikely that the program would be funded fully to serve as the only preservation tool, I believe the locality needs to fund this program at a rate to preserve around 10,000 acres over the next 5-10 years (1000-2000 acres per year). I have the same concerns over the change in A-1 lot size as with the TDR-A option. I also support the proposed AAOD and LUV proposals. A economic development staff member to encourage rural/agricultural business would also be a very desirable component to making this all work well. I firmly believe that this combination of programs will yield permanent preservation, that so many wish to see, keep the number of dwelling units in check with existing planning, while focusing them in areas better served by infrastructure, and preserve farmable land so that myself, and other young farmers can remain in</p>

8/15/2019 Cindy Smith

TO: Planning Office, Planning Staff and BOCS
FROM: Cindy Smith, PhD.
9901 Alydar Ct., Nokesville, VA 20181
DATE: Aug. 15, 2019

RE: My Comments on the Rural Area Comprehensive Plan Update

Thanks for reading these

- I do not support transferring development into the Rural Area's newly imagined 'transition ribbon.' I do support BOCS recommendation for development to be transferred to receiving areas such as North Woodbridge, I66 corridor and other higher density areas with infrastructure in place.
 - I do not support extending sewer and increasing residential density before high quality jobs are located nearby.
 - Please share what controls are in place for future building on sewer lines, and the calculation of the tax cost to PWC residents of providing services for the additional density.
 - I support bringing "Support Economic Development.... potential of the rural economy" before any new residential density is approved. Please share where the research or incentives for this rural or ag economic development are explained.
 - I want staff to identify and indicate where the environmentally sensitive lands (e.g. slopes, flood plains) which can be developed/managed for connected public trails and greenways will be developed. This was mentioned as a 'guiding principal.'
 - Except for A-10 (current zoning) and PDRs, the focus of the proposed changes is on increasing opportunities for residential development, all of which will lead to increased traffic congestion in the rural area, which is a big detractor for PWC quality of life.
 - If sewer is to be extended into the Rural Crescent, then I want BOCS to direct staff to more strongly recruit government contracting businesses to Innovation and to the Rural area. Building a wooded, environmentally friendly campus, similar to what Lockheed Martin has in place, would not detract from the character and would connect residents to local high-quality jobs and not increase traffic congestion as much.
 - Please extend the comment period, residents of PWC need more time to digest and respond to this confusing plan.
 - I respectfully request that the BOCS examine this planning process and maintain current A-10 densities in the Rural Crescent until an acceptable plan is has been devised and reviewed by all interested residents (rather than a select group of stakeholders who provided much input into this Plan).
 - I also request BOCS initiate a PDR program, as called for in the current Comprehensive Plan, as well as a review of other rural area incentive opportunities that do not require increased densities or access to public sewer.
- Lastly, I want residential development in the rural area to follow the 10 Accepted Principles of Smart Growth detailed below. But...this is challenging because we do not have transportation nodes, nor job centers in the rural area. See below....
Does the PWC Comprehensive Plan for the Rural Area meet the principles of Smart Growth? Ten Accepted Principles of Smart Growth

Ideally result in best practices in local leaders working with communities to create housing and transportation choices near jobs, shops and schools
No. Mostly residential with very few good jobs, commercial or industrial properties nearby. . Mixed land uses
Hopefully. . Take advantage of compact design

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PhD

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8/16/2019 Jaime Van Echo

Vote No

I am writing in opposition of the proposal to build additional homes as a "transitional ribbon" within the Rural Crescent. Specifically "option TDR-B (Transfer of Development Rights-Option B). This would negatively affect my family, my home, and my schools. I am particularly concerned about the increase of density since the School Board is looking at the 14th high school in Prince William County. It's important to see the integrity of Prince William County and preserve the Rural Crescent. This county has potential for more than a dense commuter hub. Please invest in what is currently in need of repair, maintenance, updates, and improvements. Additionally, consider the use of PDRs to maintain the integrity of Prince William County's unique population of both city and country dwellers.

Please adhere to the recommendations made from the Rural Crescent Study and maintain the rural area in Prince William County.

Thank you.

Jaime Van Echo
8060 Gracie Dr
Manassas VA 20112

8/16/2019 Cary Brown Dear County Officials

The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.

The Rural Crescent, as it exists today, has proven its county-wide worth and effectiveness time and time again. It is a powerful fiscal tool and an asset for the entire county. Instead of attempting to dismantle this unique aspect of Prince William County, this county should honor the boundary and market the rural area as an advantage for all.

I do not want this beautiful and integral part of the county to be ruined. I don't want to see cluster suburbs and sewer extended into the rural area. You don't save open space by developing it. You don't market your rural assets by putting houses everywhere. Don't squander re-development opportunities in the county by building out our rural area. This isn't smart growth, and it is fiscally unsound.

Hold the line. Preserve the Rural Crescent and protect infrastructure dollars needed for re-development elsewhere in the county. The only positive parts of this plan which I can endorse are the A-10 existing policy, the PDR incentives, and the improvements to the Land Use Valuation policy. Do not approve any other portion of this plan. Grow Smart!

--
Ms Cary Brown
cabrown417@gmail.com
Carriage Ford
Nokesville

8/16/2019 Ms. Dan Lane Dear County Officials

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--
Ms Dan Lane
dlane0122@gmail.com
5668 Wheelwright Way
Haymarket

8/16/2019 Dr. Bhal
Tulpule

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--

Dr. bhal tulpule
bhaltulpule@comcast.net
15714 Victorias Crest Pl
Haymarket

8/16/2019 Ms. John
Zebatto

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--

Ms John Zebatto
zebweb@gmail.com
13881 Cinch Lane
Gainesville

8/16/2019 Mrs. Raven
dixon

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I DO NOT want this beautiful and integral part of the county to be ruined. I DO NOT want to see cluster suburbs and sewer extended into the rural area. You don't save open space by developing it. Duh! You don't market your rural assets by putting houses everywhere. No s***! Don't squander re-development opportunities in the county by building out our rural area. This isn't smart growth, and it is fiscally unsound.

Also, on the note of lack of infrastructure to support such a large expansion; the common sense it takes for an individual to grasp that if one gains weight, they need to buy bigger clothes that fit is clearly lacking here. We're turning our schools and roads into sardine cans and it's just absolutely UNACCEPTABLE.

Hold the line. Preserve the Rural Crescent and protect infrastructure dollars needed for re-development elsewhere in the county. The only positive parts of this plan which I can endorse are the A-10 existing policy, the PDR incentives, and the improvements to the Land Use Valuation policy. Do not approve any other portion of this plan. Grow Smart!

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Mrs Raven Dixon
Raven96818@gmail.com
4009 Greenville Dr
Haymarket

8/16/2019 Ms.Carol
D'Arezzp

Dear County Officials

I have lived in Haymarket for 16 years. I moved here back when Rt 15 was a two lane road and the only grocery store was Food Lion. the Rural Crescent has been one of the most beautiful and integral parts of this area. We watched while Toll Brothers encroached into the area. Yes, developers make "improvements" via their proffers, but only because they have destroyed areas and added to the congestion.

The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.

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Hold the line. Preserve the Rural Crescent and protect infrastructure dollars needed for re-development elsewhere in the county. The only positive parts of this plan which I can endorse are the A-10 existing policy, the PDR incentives, and the improvements to the Land Use Valuation policy. Do not approve any other portion of this plan. Grow Smart! Remember - elections are coming!

--

Ms Carol D'Arezzp
cdare12@gmail.com
5989 Spout Spring Ct
Haymarket

8/16/2019 Janine Branca Dear Board Members, Planning Commissioners and County Officials,

The Current Rural Crescent policies are failing to save our farms and open space. 10 acre lots don't save farms or open space.

I support the Rural Crescent Preservation Coalition efforts to help the farmers and Save Our Open Space.

Please Support the following policies:

1. Utilize a Transition Ribbon, as per the map on page 15 of the Community Engagement Session Packet presented on July 30, 2019.
2. Maintain the existing policy of one dwelling per ten acres for By-Right Subdivisions outside the transition ribbon allowing public sewer, where available.
3. Support VOLUNTARY PDR and TDR Programs while maintaining the one dwelling per ten acres for By-Right Subdivisions outside the transition ribbon, using public sewer where available.
4. Support Rural Cluster B (RC-B) Option using a 50-Acre minimum parcel size to qualify (in lieu of the 20-acre minimum parcel size proposed):
 - a. By-Right Density one dwelling per five acres.
 - b. 60% Open Space in Permanent Conservation Easements.
 - c. Allow Public Sewer.

The Hyperlink Below Shows the Opportunities Available if an Effective Rural Cluster Option is adopted:

https://preservetheruralcrescent.org/wp-content/uploads/2018/11/RCPC_Pie-Chart-Video_v2.mov?_=1

8/16/2019 Mrs.Gail Forry Dear County Officials

I have lived in the Rural Crescent since before it was part of the Comprehensive Plan. All of us who lived here were overjoyed at the preservation of our rural neighborhood. Over the years it has been eroded by pre-existing zoning and waivers and now we have Dominion Valley and Piedmont in Haymarket.

Please preserve what remains of this jewel of Prince William County.

Do not change the Comprehensive Plan.

Thank you,

--

Mrs Gail Forry
gailforry@comcast.net
4206 High Ridge Rd
Haymarket

8/16/2019 Mr.David
Baird

Dear County Officials

The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.

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--

Mr David Baird
davebaird801@gmail.com
Rolling Ridge Road
Haymarket

8/16/2019 Mr. Robert
Zirpoli

Dear County Officials

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Mr Robert Zirpoli
jackzirpoli@msn.com
7274 Foster Lane
Nokesville

8/16/2019 Mr. Dennis
Ireland

Dear County Officials

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Mr Dennis Ireland
dennyi@comcast.net
14001 Plantation Mill Court
Gainesville

8/16/2019 Mr. David
Baird

Dear County Officials

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Mr David Baird
davebaird801@gmail.com
Rolling Ridge Road
Haymarket

8/16/2019 Ms. Amanda Sly
Dear County Officials

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--

Ms Amanda Sly
AmandaSly2019@gmail.com
6696 Comanche Court
Haymarket

8/16/2019 Ms. Michael Newton
Dear County Officials

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--

Ms Michael Newton
michael4zbwitu@gmail.com
13525 Ryton Ridge Lane
Gainesville, VA 20155

8/16/2019 Ms. Deb
Fairbanks

Dear County Officials

Please SAVE the rural crescent !!!!!!! We do not need or want the continued growth into the few beautiful areas we have left !!!!!!

The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.

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--

Ms deb fairbanks
funebunny@comcast.net
15750 Hunton Lane
Haymarket

8/16/2019 Ms. Claudia
Barnish

Dear County Officials

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--

Ms Claudia Barnish
barnfam76@gmail.com
9988 burwell rd
Nokesville

8/16/2019 Mr.Gerrit
Gillespie

Dear County Officials

As averse as I may be to sending emails that I have not actually written to elected officials, there is nothing in this email with which I disagree.

My wife and I moved here from Southwestern Illinois where we lived for more than 30 years in a town 10 miles east of St. Louis, MO. Not only was I a police officer in that city for 30 years, but I also grew up in that town. I watched that area of Illinois grow and spread out during my lifetime. Some areas that had always been agricultural and unaffected by growth became sprawling commercial areas.

Other than being much closer to our family, one of the greatest rewards of our move to this area was what we found in the Rural Crescent. We have come to love this area and what it has to offer. As I have never met a gravel or country road that I did not like, the Rural Crescent has provided us with the privilege of enjoying all that our area has to offer.

Progress is a good thing, but so is preserving areas that provide those intangibles that add to our quality of life. Please reconsider the ramifications of the actions you are undertaking that could adversely affect this gift that we have all been given - the Rural Crescent.

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Mr GERRIT GILLESPIE

8/16/2019 Ms. Marjorie
Younglof

Dear County Officials

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--

Ms Marjorie Younglof
myounglof@gmail.com
13364 Fieldstone Way, N/A
Gainesville

8/16/2019 Dr. Jeffrey
Wilson

Dear County Officials

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Dr. Jeffrey Wilson
threewilsons@gmail.com
Schaeffer Ln
Nokesville

8/16/2019 Ms. Elena
Schlossberg

Dear County Officials

Imagine the surprise, when citizens showed up to the July 30th land use meeting at the Hylton Center, and in the meeting were several uniformed police offers, including SWAT members. Is that what Planning has come to, using intimidation tactics to suppress healthy passionate dialogue?

Get ready for a ride, in the way back machine, because apparently Prince William Planning plans on taking us back to the 1981 comprehensive plan for land use, really, I'm not kidding.

None of the proposed plans represent smart growth initiatives. It's all about developing the entire rural crescent. The premise that land will be permanently saved cannot be accomplished without true conservation easements, and it was evident that planning staff did not understand HOW that cannot occur with most of their plans presented. The Rural Preservation Study is a Rural Sprawl Tax Payer Funded Development Plan.

People are passionate about protecting this county from simply becoming another Fairfax, that isn't what brought me and my husband to Prince William County, we fled Fairfax. The idea that there would be high density development throughout the rural crescent that would be built adjacent to rural crescent communities flies in the face of sane land use. Where is the "compatibility" of zoning? This county FINALLY has our first designated scenic byways and now the plan is to ruin them with a TDR that would place as many as one home per 1/4 acre in the "Ribbon" area?

The singular most effective control tool is prohibition of sewer, but now every plan proposed by Planning would sewer the entirety of the rural crescent. You are inviting fight after fight after fight over high density development proposals.

Just three years ago this Board signed a resolution supporting the integrity of the rural crescent and its historic resources when you all thought it was important to fight a Dominion Energy powerline in the wrong place. This plan flies in the face of your commitment to this community, not only IN the Rural Crescent, but county wide.

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8/16/2019 Mr. Stanley
Clem

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Mr Stanley Clem
stanclem@comcast.net
15001 Rolling Ridge Rd
Haymarket

8/16/2019

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Mr Bob Mifflin
rcmifflin@comcast.net
4883 Palmers Ridge Ct
Haymarket

Mr. Bob
Mifflin

8/16/2019 Mr. Justin
Hargrove

Dear County Officials

My wife and I moved from Loudoun to PW in 2009. We primarily made the change because we were planning to start a family and appreciated the efforts Prince William had taken to preserve rural spaces. I moved my business from Fairfax to PW in 2015. We now have two sons and plan to continue developing our roots in PW for years to come. The only thing that keeps us up at night regarding our home/future is the fear that the rural crescent is eroded in favor of sprawl and density. Please don't push us into Warren or Fauquier. We want to stay where we are. Thank you for your consideration.

Justin - Haymarket, VA

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Mr Justin Hargrove
justin@hargrovelegal.com
16895 Stormy Drive
Haymarket

8/16/2019 Mrs. Linda
Gerhardt

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Developing further down the I-66 corridor DOES NOT solve the issues left unsolved elsewhere -- such as the lack of infrastructure around Rt. 28 that forces me to sit in hours of traffic each and every day, the rising crime rates that make people hesitant to purchase in developed areas like Reston, Herdon, and part of Manassas. Moving the homes further out simple extends those problems further; it creates a bigger mess, rather than solving any of the issues that need addressing.

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Mrs Linda Gerhardt
lindagerhardt83@gmail.com
4507 MARTINWOOD DRIVE
HAYMARKET

8/16/2019 Ms. Michele
Roberts

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Ms Michele Roberts
reapandsow@rstarmail.com
2216 Lookout Rd
Haymarket

8/16/2019 Mr.Stuart
Zwibel

Dear County Officials

The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.

The Rural Crescent, as it exists today, has proven its county-wide worth and effectiveness time and time again. It is a powerful fiscal tool and an asset for the entire county. Instead of attempting to dismantle this unique aspect of Prince William County, this county should honor the boundary and market the rural area as an advantage for all.

I do not want this beautiful and integral part of the county to be ruined. I don't want to see cluster suburbs and sewer extended into the rural area. You don't save open space by developing it. You don't market your rural assets by putting houses everywhere. Don't squander re-development opportunities in the county by building out our rural area. This isn't smart growth, and it is fiscally unsound.

Hold the line. Preserve the Rural Crescent and protect infrastructure dollars needed for re-development elsewhere in the county. The only positive parts of this plan which I can endorse are the A-10 existing policy, the PDR incentives, and the improvements to the Land Use Valuation policy. Do not approve any other portion of this plan. Grow Smart!

--

Mr Stuart Zwibel
ducati748@rstarmail.com
2216 Lookout Rd
Haymarket

8/16/2019 Ms. Lisa
Fisher

Dear Supervisor,

I am reaching out to you today because I want our Rural Crescent protected against changes which are being pursued by many segments of our county government - changes that will threaten our way of life and the success of our county.

- Tough Mudder, and other destructive events, do not belong in our Silver Lake Park in the Rural Crescent – an environmental resource established just over 10 years ago as a passive-use park for all in the county to enjoy.
- Binding proffers, which designated Silver Lake for passive recreation, cannot be ignored on a whim. Binding proffers are in place all throughout this county, creating the character of our communities. If you are going to ignore the proffers for Silver Lake, are you next going to ignore the proffers protecting my home, in my neighborhood?
- County citizens chose walking/biking trails and natural wildlife habitats as the top two priorities for our county. Your constituents' desires are being ignored in the current \$220M bond referendum being put forward.
- The multiple zoning changes to the Rural Crescent being pushed by the county Planning Office are going to increase housing density in the Crescent, cause even worse overcrowding in our schools, and will rob critical infrastructure dollars from other districts of the county which have been ignored for far too long.

You are the representatives we selected to be our champions for the direction we want this county to take. From the Potomac shoreline to the Bull Run Mountains, we want to capitalize on our county's assets, not destroy them. The zoning and proffers in place today protect not only the county's assets within the Rural Crescent, but just as importantly, our assets county-wide.

--

Ms Lisa Fisher
fisher1986@vacoxmail.com

8/16/2019 Dr.Wm. Todd
Fisher

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--

Dr. Wm. Todd Fisher
todd.fisher@vacoxmail.com

8/16/2019 Mr. Joe
jackson

Dear County Officials

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--

Mr Joe Jackson
twinjay20136@gmail.com
10623 Schaeffer Lane
Nokesville

8/16/2019 Mr. William
Marinelli

Dear County Officials

Please do not make this zoning change. As I drive around Loudoun county all I see are these huge subdivisions everywhere. Just row upon row of houses. I don't want PWC to end up like that. We don't want to cut down every tree in Virginia!

Best regards,

Bill Marinelli

--

Mr William Marinelli
wcmarinelli@gmail.com
3827, Delashmutt Drive
Haymarket

8/16/2019 Ms. Jerole
Nelson

Dear County Officials

We moved here BECAUSE OF THE OPEN SPACE! With more homes come TRAFFIC, POLLUTION, MORE SCHOOLS, ROAD CLOSURES, EMERGENCY SERVICES, RT 66 NIGHTMARES, AND STRIP MALLS. Stress, stress, and more stress. It makes me sick to think about it. Go somewhere else. Once the homes are up - the developers will be at the bank and onto dismantling another beautiful community. This does NOTHING to make the area better, cleaner, healthier, or more attractive. It's a tax boon and greed plan. I actually put my head down and cried over this intrusion into our way of life.

The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high-density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. Who are you kidding? This is the antithesis of open space conservation and preservation plan.

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--

Ms Jerole Nelson
jerole@jerole.com
15850 Hunton Lane
Haymarket

8/16/2019 Ms. Eric
Teitelman

Dear County Officials

The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.

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--

Ms Eric Teitelman
eteitelman@outlook.com
6560 MACKLIN STREET
HAYMARKET

8/16/2019 Mr. Richard
O'Saben

Dear County Officials

The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.

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I do NOT want to see our little corner of paradise in the Rural Crescent impacted by any high density growth. . . period. The existing protected green space is truly one of the reasons we still live here in our retirement years (rather than moving to another county or state!). Please preserve the Rural Crescent as it is currently defined / protected.

Best regards,

--

Mr Richard O'Saben
Liv2Ride@Comcast.net
3500 Mountain Rd
Haymarket

8/16/2019 Mr. William
Rudd

Dear County Officials

The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.

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--

Mr William Rudd
williamnrudd@gmail.com
14291 Wythridge Way
Haymarket

8/16/2019 Ms. Sandra
Painter

Dear County Officials

I have been a resident of PWC for over 50 years. It seems the battle for the land in the Rural Crescent pops up every few years. My perception is that the developers feel this county is prime for more housing. More housing is not what we need. Our infrastructure for roads, schools, utilities, etc cannot handle much more. The BOCS needs to improve these areas before approving any more housing. Surrounding counties are building more homes and those homebuyers have to travel through PWC to get to NOVA for work. I heartily agree with the following "petition":

The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.

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--

Ms Sandra Painter
ssiskpainter@comcast.net
6300 Avington Place
Gainesville

8/16/2019 Ms. Sandra
Hollingsworth

Dear County Officials

The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.

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--

Ms Sandra Hollingsworth
sandyandbyron@comcast.net
5600 Solheim Cup Drive
Haymarket

8/16/2019 Mrs.Jill Hottel Dear County Officials

The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.

The Rural Crescent, as it exists today, has proven its county-wide worth and effectiveness time and time again. It is a powerful fiscal tool and an asset for the entire county. Instead of attempting to dismantle this unique aspect of Prince William County, this county should honor the boundary and market the rural area as an advantage for all.

As a resident of the Rural Crescent, I see firsthand the benefits open space is for aesthetics, biodiversity, and the well-being for my daughter. Life breathes a little easier when removed from the hustle and bustle of development. Paradise paved over is not recoverable, and allowing for high density development along the fringe would irreparably damage the land. Prince William County should develop a strategy that preserves our Rural Crescent and creates programs to encourage residents to connect back to nature by utilizing established parks and preserves, or through agrotourism.

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Smart development learns how to maximize existing developed and zoned land without raping lands set aside for conservation of biodiversity and the preservation of open space. The county would do well to encourage developers to redevelop brownfields; there is plenty of land already underutilized or abandoned from previous development that can be put to good use.

Hold the line. Preserve the Rural Crescent and protect infrastructure dollars needed for re-development elsewhere in the county. The only positive parts of this plan which I can endorse are the A-10 existing policy, the PDR incentives, and the improvements to the Land Use Valuation policy. Do not approve any other portion of this plan. Grow Smart!

--

Mrs Jill Hottel
jill.hottel@gmail.com
4308 Mountain Road
Haymarket

8/16/2019 Christopher Frost Jeanine,

What is going on with our Planning team? I would have thought the BOCS would have some say in how they plan to depreciate the value of my home.

Chris

8/16/2019 Ms. Elsie Szuminski

Dear County Officials

The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.

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Please make a serious effort to use your brains instead of being caught up in the rampant greed that surrounds us on all sides. Take pride in what we now have and do not hand it to greedy developers, even if you get a nice kickback for voting in their favor. You have to look yourself in the mirror every day, if you like what you see, you should not be representing the people of this county. Wake Up!!

I do not want this beautiful and integral part of the county to be ruined. I don't want to see cluster suburbs and sewer extended into the rural area. You don't save open space by developing it. You don't market your rural assets by putting houses everywhere. Don't squander re-development opportunities in the county by building out our rural area. This isn't smart growth, and it is fiscally unsound.

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--

Ms Elsie Szuminski
elsiecs@comcast.net
13574 Ryton Ridge Lane
Gainesville

8/16/2019 Mr. Martin Jensen

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--

Mr Martin Jensen
hawkeye96@comcast.net
15529 Fassels Ct
Haymarket

8/16/2019 Ms. Kay Foster	<p>Dear County Officials</p> <p>As a long-time advocate for open space, I am horrified by the county Planning Office's Rural "Preservation" Draft. The Draft Plan sells out a long strip of the Rural Crescent to development which requires huge infrastructure outlays for water and sewer systems. While you see new tax dollars coming in, those dollars are far exceeded by the cost of said sewers and roads, not to mention new schools.</p> <p>THINK: EVERY NEW HOUSE WITH EVEN JUST ONE CHILD HAS A NEGATIVE EFFECT ON THE COUNTY BUDGET. THE RURAL CRESCENT AS CURRENTLY ZONED IS MUCH BETTER LAND-USE BARGAIN.</p> <p>I agree: PLEASE hold the line. Preserve the Rural Crescent and protect infrastructure dollars needed for re-development elsewhere in the county. The only positive parts of this plan which I can endorse are the A-10 existing policy, the PDR incentives, and the improvements to the Land Use Valuation policy. Do not approve any other portion of this plan. Grow Smart!</p> <p>-- Ms Kay Foster kaynchuck@gmail.com 4929 Palmers Ridge Court Haymarket</p>
8/16/2019 Mrs. Nadia Stewart	<p>Dear County Officials</p> <p>The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. I do not want this beautiful and integral part of the county to be ruined. I don't want to see cluster suburbs and sewer extended into the rural area. You don't save open space by developing it. You don't market your rural assets by putting houses everywhere. Don't squander re-development opportunities in the county by building out our rural area. This isn't smart growth, and it is fiscally unsound.</p> <p>The county Planning Office's Rural "Preservation" Draft is the antithesis of an open space conservation and preservation plan. The Rural Crescent, as it exists today, has proven its county-wide worth and effectiveness time and time again. It is a powerful fiscal tool and an asset for the entire county. Instead of attempting to dismantle this unique aspect of Prince William County, this county should honor the boundary and market the rural area as an advantage for all.</p> <p>As your neighbor and constituent, I demand that you preserve the Rural Crescent and protect infrastructure dollars needed for re-development elsewhere in the county. The only positive parts of this plan, which I can endorse, are the A-10 existing policy, the PDR incentives, and the improvements to the Land Use Valuation policy. Do not approve any other portion of this plan. Grow Smart!</p> <p>-- Mrs Nadia Stewart nadia.m.stewart@gmail.com 17195 Stormy Dr. Haymarket</p>
8/16/2019 Jan Rutledge	<p>Do not allow increased density in the rural crescent or the SRR areas. Prince William County has more than enough density in the eastern area of the county. Preserve the variety of living choices available in our county. Allow it and they will come ... and they will lessen the desirability of Prince William County for its lifestyle choices and public schools.</p> <p>Sincerely, Jan Rutledge Prince William County resident since 1975</p>

8/16/2019 Mr. Robert
Paquin

Dear County Officials

It is very clear that you do NOT save open space by developing the Rural Crescent. No one is fooled by your slick words or shell game. We do not get 21st century opportunities by proposing tired old land use zoning from almost a half a century ago. I want to "Keep Our Green" Rural Crescent as an urban growth boundary for the health and well-being of the entire county, and I want to "Keep our Green" in your pockets through valid smart growth initiatives.

The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. It is one of the singular reason I chose to live in PWC versus other counties. The removal or reduction of it, will be the reason I leave, and take my tax revenue with me!

I feel the county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. There is no other way to see this. This is the antithesis of an open space conservation and preservation plan.

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--

Mr Robert Paquin
paquinpar@gmail.com
Janneys Mill Circle
Haymarket

8/16/2019 Ms. Melissa
Grasis

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Ms Melissa Grasis
melissagrasis@hotmail.com
Whistling Wind ct
Nokesville

8/16/2019 Ms. Jimmy
Jones

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--

Ms Jimmy Jones
splitshot000@gmail.com
6011 Wheeler Lane
Broad Run, 20137

8/16/2019 Mr. Joel
Becker

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--

Mr Joel Becker
joelbecker31@comcast.net
13904 Carriage Ford Rd
Nokesville

8/16/2019 Ralph & Kathy Stephenson Fellow county citizens, please be aware of the following:

1. PW County's Residential Developer-Inspired Plan To Gradually Fill Rural Crescent w/ Thousands of New Houses -- Your county government, beginning with outgoing Board of County Supervisors (BOCS) Chairman Corey Stewart and Coles Supervisor Marty Nohe and including county Planning Staff, plan to add thousands of houses to the previously relatively off-limits Rural Crescent (RC).

Why is the county government doing this, and if possible before the end of 2019? Stewart has received over \$1M in recent years from residential developers. Nohe, recently defeated in his bid to succeed Stewart as BOCS chairman, receives support from Fairfax County and other developer interests and consistently toes their party line and supports their interests, including multiple attempts by him over the years to develop the RC. This is both Stewart and Nohe's last-ditch attempt as soon-to-be-ex-members of the BOCS (end-2019.)

Furthermore, county planning staff and BOCS members are lobbied endlessly by residential developers and their allies during county business hours. By comparison, the rest of us, the vast majority of county citizens and taxpayers, who are at work earning a living during county business hours, are rarely heard, and even when heard can be seen as little more than a nuisance by pro-developer county officers and politicians.

2. PW County Plan Disregards Majority Citizen Input & Interests -- The public has repeatedly stated its strong support for the Rural Crescent (RC) to be kept relatively rural with multiple purposes that mostly exclude residential development. Where "by-right" (required by law) residential development in the RC must be allowed, 10-acre lots should remain the norm. Public support to maintain the RC goes back at least to a 2014 survey by the county of citizen attitudes and wishes regarding the RC.

3. County Staff Jargon & Propaganda Meant To Obfuscate & Overrule Ordinary Citizens -- County government jargon regarding the RC such as development "transition areas", "transitional ribbons" of land at the edge of the RC, smaller lot sizes, and sewer in the RC are euphemisms and code that mean the county doesn't agree with its own citizens. So, instead of heeding the overwhelming majority, the county wants to work with residential developers to unilaterally overrule citizens' repeated feedback by gradually eroding the edges, then more and more of the RC with more and more residential development. Note that per the Prince William Conservation Alliance, the RC area to be developed "is actually approximately 13,800 acres," not the 4,000 acres claimed by county Planning Staff.

Every time exceptions are made to RC protections, more RC land becomes unprotected, new precedents are established and the case for future and more exceptions becomes stronger, and the very rationale and future existence of the RC is threatened.

4. How This Harms You -- Approving even more residential development than is already approved and in the pipeline overcrowds roads and schools and when tax-negative, as most residential development is, requires that the people, the taxpayers subsidize the very thing that is tormenting them. This in turn further corrupts county politics and political decision-making.

5. Coalition to Protect PWC's vision for RC -- "The vision for the Prince William County Rural Area (aka RC) is that it is a permanent countywide asset, with an enduring rural landscape, characterized by a unique composite of protected natural and historic assets, with residential development in rural spaces with no public sewer, limited to no less than 10 acre lots, and rural-based businesses, agricultural and equine uses and economy, all of which contribute to a workable growth boundary serving

8/16/2019 Mr. mark Rafa Dear County Officials

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Mr Mark Rafa
markr3@rcn.com
Broadsword Dr.
Bristow

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8/16/2019 Mr.Jeff Polivka

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--

Mr Jeff Polivka
jeff.polivka@gmail.com
3650 Greenwood Farm Drive
Haymarket

8/16/2019 Mrs. Amy
Poole

Dear County Officials

As a Prince William County resident and a PWCS Kindergarten teacher, I am writing to implore you to leave the Rural Crescent alone. Our county has enough urban sprawl through which we have overburdened our school system and our roads. Our class sizes are the largest in the area and our schools are busting at the seams. The traffic from our area is ridiculous, as we lack the necessary infrastructure for our current residents. Also, we all know that high density housing will be a tax burden to existing residents. As responsible representatives of our county, you need to preserve this land and focus on improving what already exists. I look forward to hearing support for the preservation of the Rural Crescent from each and every one of you.

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Mrs Amy Poole
nova.pooles@gmail.com
9350 Weathersfield Dr.
Bristow

8/16/2019 Ms, Caroline
Zimmerman

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--

Ms Caroline Zimmerman
carey@cklinks.com
Grandpas Rd
Nokesville

8/16/2019 Lisa
Schumann

Hello,

It has come to my attention that PW County's Residential Developer has an Inspired Plan To Gradually Fill Rural Crescent w/ Thousands of New Houses -- to add thousands of houses to the previously relatively off-limits Rural Crescent (RC).

Though myself and many working people don't contact you often, we want to keep Prince William county nice. We don't want increased traffic, taxes (due to tax negative housing and the need for increased Infrastructure), or burdens on school class sizes due to over crowding in schools. Added housing requires that the people, the taxpayers subsidize the very thing that is tormenting them. This in turn further corrupts county politics and political decision-making.

Note that per the Prince William Conservation Alliance, the rural crescent area to be developed "is actually approximately 13,800 acres," not the 4,000 acres claimed by county Planning Staff.

Every time exceptions are made to RC protections, more rural crescent land becomes unprotected, new precedents are established and the case for future and more exceptions becomes stronger, and the very rationale and future existence of the rural crescent is threatened.

The vision for the Prince William County Rural Area (aka RC) is that it is a permanent countywide asset, with an enduring rural landscape, characterized by a unique composite of protected natural and historic assets, with residential development in rural spaces with no public sewer, limited to no less than 10 acre lots, and rural-based businesses, agricultural and equine uses and economy, all of which contribute to a workable growth boundary serving as an economic engine for the county by sustaining tourism, working agricultural lands, and open space. The Rural Area will be visually and spatially distinct from adjoining areas of the county by implementing and utilizing a range of management tools, such as PDR, and performance standards which will maintain long-term economic, environmental, and social sustainability for the entire county. The county's natural and heritage resources will be protected and enhanced in the Rural Area, which are fundamental to the health, safety, welfare, sustainability, and enjoyment of current and future generations."

PDRs (purchase of development rights) would allow the county to buy land and preserve it permanently. TDRs (transfer of development rights), on the other hand, strongly supported by many residential developers, would allow landowners and developers to sell development rights from one area of the county to be used in other areas of the county not previously approved for residential development.

PDRs could be a useful tool, especially considering that the alternative costs of government services for all those additional houses would cost hundreds of millions of dollars. But you should be opposed to the use of TDRs, including in the rural crescent, which could lead to by-right (legally-required) development almost anywhere in the county that developers choose.

I ask that you vote no to increased residential density in the rural area! Vote no to more harm to ordinary citizens by residential developers! Vote no to "Transitional Ribbon,"(no TDRs)!

8/16/2019 Ms. Patricia
Mullins

Dear County Officials

The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.

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--

Ms Patricia Mullins
wpmullins@comcast.net
10404 Reid Lane
Nokesville

8/16/2019 Ms. Patricia
Cianflone

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I provide In-home services throughout the County. As more areas are developed, I have had to limit my clients due to increased travel time due to construction, congestion, and accidents. The 7 mile trip from my home to the town of Nokesville, on Aden Rd, can take me 10 minutes or it can take me over an HOUR. I see more road rage, distracted drivers, and aggressive drivers now than even 2 years ago. Traffic is a nightmare with unmarked country roads being used as "short cuts" everywhere in the Rural Crescent. Adding any large church within this area is irresponsible and a slap to the citizens paying taxes (and paying YOU to represent us!).

County services are inadequate to fit the needs of current homes and you wish to add more of a drain? Again, irresponsible! Schools are overcrowded even before they open. Fire and Police are overwhelmed. I am appalled to learn the nearest Pediatric Hospital is not even in the County.

Every road I travel is littered with potholes and drop-offs where the rain has washed away the shoulders. These hazards need to be addressed to keep your constituents safe. Let the County catch up before approving more! While I would prefer a cessation of any growth, this would at least be a small attempt at Smart Growth.

--

Ms Patricia Cianflone
patcian33@gmail.com

8/16/2019 Ms. Marc
Trost

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Ms Marc Trost
marctrost@gmail.com
10159 Elgin way
Bristow

8/16/2019 Ms. Margaret Day
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Ms Margaret Day
margetedd@comcast.net
13081 Triple Crown Loop
Gainesville

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Mr JAMES LYNN
jimandpam1966@msn.com
11065 Manley Rd
Nokesville

8/16/2019 Mr. Larkin Mize
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Mr Larkin Mize
kidsoccer22@gmail.com
13251 Crail Court
Bristow

8/16/2019 Ms. Shannon Lacefield
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Ms Shannon Lacefield
spluta55@gmail.com
Kinloss mews
Bristow

8/16/2019 Ms. Julia Pluta Dear County Officials

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juliapluta7@gmail.com
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Mr Robert Lacefield
Robert.lacefield@gmail.com
Kinloss mews
Bristow

8/16/2019 Ms. Linda
Kennedy

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Linda L Kennedy

--

Ms Linda Kennedy
lindalk2@earthlink.net
13662 Heythorpe Ct
Gainesville

8/16/2019 Ms. Tori
Simpson

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ptjsimpson@comcast.net
Round hill drive
Nokesville

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Noakes

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The Rural Crescent, as it exists today, has proven its county-wide worth and effectiveness time and time again. It is a powerful fiscal tool and an asset for the entire county. Instead of attempting to dismantle this unique aspect of Prince William County, this county should honor the boundary and market the rural area as an advantage for all.

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Hold the line. Preserve the Rural Crescent and protect infrastructure dollars needed for re-development elsewhere in the county. The only positive parts of this plan which I can endorse are the A-10 existing policy, the PDR incentives, and the improvements to the Land Use Valuation policy. Do not approve any other portion of this plan. Grow Smart!

--

Ms Tammy Noakes
schaianne@gmail.com
Parkgate Dr
Nokesville

8/16/2019 Ms. Tori
Simpson

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Ms Tori Simpson
ptjsimpson@comcast.net
Round hill drive
Nokesville

8/16/2019 Miss
Cheyenne
Noakes

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Miss Cheyenne Noakes
cdnoakes99@gmail.com
Parkgate Dr
Nokesville

8/16/2019 Ms. Jenny
Becker

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Ms Jenny Becker
jlc306@hotmail.com
13904 Carriage Ford Rd
Nokesville

8/16/2019 Ms. Nancy Stone

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Ms Nancy Stone
nancidirect@gmail.com
13105 Ormond Dr
Bristow

8/16/2019 Mrs. Irene Croushorn

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Mrs Irene Croushorn
eyei91@gmail.com
13800 Carriage Ford Rd
Nokesville

8/16/2019 Ms. Rebecca Zaja Dear County Officials

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Ms Rebecca Zaja
gmz@umd.edu
15438 Cross Keys Rd
Haymarket

8/16/2019 Mr. Genc Zaja Dear County Officials

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Mr Genc Zaja
genc.zaja@gmail.com
7082 Little Thames
Gainesville

8/16/2019 Mrs. Michelle Klima
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Mrs Michelle Klima
michelle.toms@hotmail.com
2101 Belmont Grove Rd
Nokesville

8/16/2019 Mr. Jason Rowe
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Mr Jason Rowe
jasonjrowe@hotmail.com
Mountain Road
Haymarket

8/16/2019 Mrs. Laura
Dindal

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Mrs Laura Dindal
dindallaura@gmail.com
Fitzwater Drive
Nokesville

8/16/2019 Ms. Robert
Cope

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--

Ms Robert Cope
robert.cope@homelandsecurityconsultants.net
12014 robin dr
catharpin

8/16/2019 Mr. Connie
Krupp

Dear County Officials

I have lived in The Rural Crescent for 14 years. Prior to that, my family moved an average of every two years. We have lived in 3 countries and 11 states. We have FINALLY found a place worth putting down roots in Haymarket. We live off a narrow two lane road and our neighbors are The Winery at La Grange, local farms, Silver Lake, the Chapman-Beverley Mill, Camp William B. Snyder and The Retreat at Bull Run for Wounded, Ill and Injured Warriors.

I have been involved with Serve Our Willing Warriors and the Retreat at Bull Run in Haymarket since its inception. There is a reason that we chose to locate a retreat for our warriors and their families in The Rural Crescent. It is an area of outstanding natural beauty that offers a sense of peace due to the surrounding countryside and lack of development. From the moment our warriors exit off I66, they find themselves driving (or being driven) in a tranquil, traffic-free setting through a pastoral setting. But for the past few years, we have had nonstop battles to protect the retreat from overdevelopment issues - like placing 100 ft. power lines in the front yard of the property. And now we are looking at the surrounding area becoming yet another region of urban sprawl and traffic and school congestion with these new proposals from our county's planning office.

I have witnessed this type of shortsighted planning before - in many places. I have MOVED from those places because of it. I am currently preparing my house to be ready to go on the market just in case these measures go through. Not only would these measures destroy much of the landscape, they would destroy the lifestyle of many of the current occupants and they may see an exodus as a result.

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Connie Krupp

8/16/2019 Mr. Chris
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Mr Chris Noakes
canoakes@gmail.com
Parkgate Dr
Nokesville

8/16/2019 Ms. Karen Peak

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Ms Karen Peak
homemom@comcast.net
3813 Findley Road
Woodbridge

8/16/2019 Mr. Jeff Buck

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I have lived in Haymarket for 10 years and have seen this area grow exponentially with increased traffic, and the need to build new schools, and also increases in my property taxes. I work in Washington, DC and chose to live in Haymarket for the small town community feel-- which we are quickly losing. We are turning into a large suburb which is quickly diminishing all of the benefits of living here and quality of life. Please stop the development in this area which is saturated with homes and an influx of new residents.

Thank you.

J. B.

--

Mr Jeff Buck
buck_j@hotmail.com
Bakerwood Place
haymarket

8/16/2019 Mr. Ryan
Brooks

Dear County Officials

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Mr Ryan Brooks
brookr03@gmail.com
14907 Greenhill Crossing Drive
Haymarket

8/16/2019 Ms. Diane
Gray

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--

Ms Diane Gray
dgrayedu@gmail.com
5525 Roan Chapel Dr.
Haymarket

8/16/2019 Mr. Walter Adams Dear County Officials

As a 25-year resident of the Rural Crescent I have found it to be the single most effective urban growth boundary tool in all of Northern Virginia. It has achieved a much-needed balance between development and rural preservation, much less a cap on tax growth. As it is even with the lower density Rural Crescent in place, the schools and roads are over crowded as the developer proffers woefully fall short of the needs for PW County.

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--

Mr Walter Adams
wadams@diquest.net
16950 Thunder Rd
Haymarket

8/16/2019 Mr. Connor Adams Dear County Officials

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Mr Connor Adams
cadams@diquest.net
16950 Thunder road
Haymarket

8/16/2019 Mr. Scott
Ward

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Hold the line. Preserve the Rural Crescent and protect infrastructure dollars needed for re-development elsewhere in the county. The only positive parts of this plan which I can endorse are the A-10 existing policy, the PDR incentives, and the improvements to the Land Use Valuation policy. Do not approve any other portion of this plan. Grow Smart!

--

Mr Scott Ward
scott@capitalbuildouts.com
15099 Spittle Lane
Nokesville

8/16/2019 Marjorie and
Robert
Younglof

The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program.

Like many residents of Prince William County, my husband and I (both of whom are voters) are totally opposed to more residential development in the Rural Crescent. We need more businesses in our county, NOT more bedrooms. We need more businesses, NOT more schools; our existing schools are overcrowded and teachers underpaid.

We do NOT have an adequate road infrastructure in place. If there were to be a major emergency requiring rapid evacuation, it would be impossible for residents to get out and away from the problem; we'd be trapped on inadequate and poorly maintained existing roads in our county and throughout Northern Virginia.

PLEASE leave the rural crescent along and turn your focus to working on solutions for the problems we currently have, without adding to those problems and rendering life unpleasant for the residents of Prince William County and surrounding areas.

This isn't smart growth, and it is fiscally unsound. Hold the line. Preserve the Rural Crescent and protect precious infrastructure dollars needed for re-development elsewhere in the county.

Marjorie and Robert Younglof
Gainesville, VA

8/16/2019 Mr. Bill
Ogrince

Dear County Officials

The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan. ALL COUNTY BOARD of SUPERVISORS MUST DECLARE THEIR AFFILIATIONS WITH DEVELOPERS AND REAL ESTATE BROKERS, INCLUDING FAMILY MEMBERS, TO GET A TRUE PICTURE OF THEIR FINANCIAL GAIN TO BE MADE PUSHING THIS OR ANY OTHER LAND USE PLAN!!! A 25%LAND TAX MUST BE APPLIED TO ANY INCOME DERIVED FROM ACTIONS THAT FURTHER DEVELOPMENT OF THE RURAL CRESCENT TO BE APPLIED TO PURCHASE OF ADDITIONAL RURAL CRESCENT LAND FREE FROM DEVELOPMENT.

The Rural Crescent, as it exists today, has proven its county-wide worth and effectiveness time and time again. It is a powerful fiscal tool and an asset for the entire county. Instead of attempting to dismantle this unique aspect of Prince William County, this county should honor the boundary and market the rural area as an advantage for all.

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Hold the line. Preserve the Rural Crescent and protect infrastructure dollars needed for re-development elsewhere in the county. The only positive parts of this plan which I can endorse are the A-10 existing policy, the PDR incentives, and the improvements to the Land Use Valuation policy. Do not approve any other portion of this plan. Grow Smart!

--

Mr BILL OGRINCE
nancyo04@comcast.net
14020 Plantation Mill Ct.
Gainesville

8/16/2019 Mr. mark
Thomas

Dear County Officials

The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.

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--

Mr Mark Thomas
markthomas11@comcast.net
nokesville
nokesville

8/16/2019 Mrs. Joan Powers

Dear County Officials

The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.

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--

Mrs Joan Powers
jandgpowers@comcast.net
13500 Cavaletti Court
Gainesville

8/16/2019 Ms. Melissa Golden

Dear County Officials

The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.

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--

Ms Melissa Golden
Melissa.Golden1@outlook.com
6172 Toledo Place
Haymarket

8/16/2019 Mr. George
Evanisko

Dear County Officials

The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.

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--

Mr George Evanisko
gevanisko@gmail.com
14172 snickersville dr
gainesville

8/16/2019 Mr. Todd
Bartlett

Dear County Officials

The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.

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--

Mr Todd Bartlett
tbart161@gmail.com
2209 Gore Drive
Haymarket

8/16/2019 Mr. Larry
Zillox

Dear County Officials

The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.

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--

Mr Larry Zilliox
larry.zilliox@gmail.com
13459 colesmire gate way
BRISTOW

8/16/2019 Mr. Kyle
Adams

Dear County Officials

The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.

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Hold the line. Preserve the Rural Crescent and protect infrastructure dollars needed for re-development elsewhere in the county. The only positive parts of this plan which I can endorse are the A-10 existing policy, the PDR incentives, and the improvements to the Land Use Valuation policy. Do not approve any other portion of this plan. Grow Smart!

--

Mr Kyle Adams
Kadams@diquest.net
16950 Thunder Rd
Haymarket

8/16/2019 Ms. John
Davies

Dear County Officials

The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan. The growth plan in and around the Gainesville/Haymarket area seems to be build, build, build and then tax, tax, tax with little regard for those of us live on fixed incomes. I say this because your planned growth plans in the past have done little, but mass in more homes and raise taxes, and as a result my taxes have continually grown with little personal benefit to me. Your plans seem to urge me to sell and move elsewhere.

The Rural Crescent, as it exists today, has proven its county-wide worth and effectiveness time and time again. It is a powerful fiscal tool and an asset for the entire county. Instead of attempting to dismantle this unique aspect of Prince William County, this county should honor the boundary and market the rural area as an advantage for all.

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John Davies

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Ms John Davies
junds@comcast.net
13967 CHELMSFORD DR
GAINESVILLE

8/16/2019 Ms. Lawrence
Eldridge

Dear County Officials

The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is little more than a blatant attempt to put high density housing throughout the Rural Crescent by allowing rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.

The Rural Crescent, as it exists today, has proven its county-wide worth and effectiveness time and time again. It is a powerful fiscal tool and an asset for the entire county. Instead of attempting to dismantle this unique aspect of Prince William County, this county should honor the boundary and market the rural area as an advantage for all.

I do not want this beautiful and integral part of the county ruined. I don't want to see cluster suburbs extended into the rural area. Nobody has saved open space by developing it. Rural assets are destroyed by housing developments. This isn't smart growth, and makes no sense to the citizens that actually live in this part of the county. There are others living here besides large land holder and developers. The developers build wily nily and the citizens and county foot the bill - over and over again. This has to stop now!

Hold the line. Preserve the Rural Crescent and protect infrastructure dollars needed for re-development elsewhere in the county. The only positive parts of this plan which I can endorse are the A-10 existing policy, the PDR incentives, and the improvements to the Land Use Valuation policy. Do not approve any other portion of this plan. Grow Smart!

Thank you!

Lawrence J. Eldridge

--

Ms Lawrence Eldridge
larryje.4404@gmail.com
4404 Shari Ct
Catharpin

8/16/2019 Mr. Bryan
russo

Dear County Officials

The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.

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Hold the line. Preserve the Rural Crescent and protect infrastructure dollars needed for re-development elsewhere in the county. The only positive parts of this plan which I can endorse are the A-10 existing policy, the PDR incentives, and the improvements to the Land Use Valuation policy. Do not approve any other portion of this plan. Grow Smart!

--

Mr Bryan Russo
brusso1085@gmail.com
9082, COTTAGE LOOP
BRISTOW

8/16/2019 Mr. James
Cumming

Dear County Officials

The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.

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I do not want this beautiful and integral part of the county to be ruined. I don't want to see cluster suburbs and sewer extended into the rural area. You don't save open space by developing it. You don't market your rural assets by putting houses everywhere. Don't squander re-development opportunities in the county by building out our rural area. I don't want to see the increased traffic load generated on our streets and highways by more high density housing developments. It's difficult enough to fund all necessary road maintenance and improvements without substantially increasing the volume of traffic. The increased traffic volume will only exacerbate the challenge. This isn't smart growth, and it is fiscally unsound.

Hold the line. Preserve the Rural Crescent and protect infrastructure dollars needed for re-development elsewhere in the county. The only positive parts of this plan which I can endorse are the A-10 existing policy, the PDR incentives, and the improvements to the Land Use Valuation policy. Do not approve any other portion of this plan. Grow Smart!

--

Mr James Cumming
jcumming001@comcast.net
13509 Ryton Ridge Lane
Gainesville

8/16/2019 Mr. Edmund Page
Dear County Officials

I support the Rural Crescent in its present form. You cannot allow any more fragmentation of mature forests which serve to reduce pollution and provide vital wildlife corridors reducing human/bear interactions and allowing several at risk species to survive.

The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.

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You have seen with the controversy over the tough mudder at Silver Lake that the residents are extremely passionate about the rural character of the area and their wishes must be respected.

--

Mr Edmund Page
edbrm1@gmail.com
2305 Lookout Road
Haymarket

8/16/2019 Mr. Frank Maresca
Dear County Officials

The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.

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Hold the line. Preserve the Rural Crescent and protect infrastructure dollars needed for re-development elsewhere in the county. The only positive parts of this plan which I can endorse are the A-10 existing policy, the PDR incentives, and the improvements to the Land Use Valuation policy. Do not approve any other portion of this plan. Grow Smart!

--

Mr frank maresca
fmaresca@comcast.net
6701 bugle call place.
Gainesville

8/16/2019 Mrs. Sheryll
Jones

Dear County Officials

The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.

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--

Mrs Sheryll Jones
sljones62489@gmail.com
6612 Stourcliffe Lane
Haymarket

8/16/2019 Ms. Tom
Brocke

Dear County Officials

The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.

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I do not want this beautiful and integral part of the county to be ruined. I don't want to see cluster suburbs and sewer extended into the rural area.

You don't save open space by developing it. You don't market your rural assets by putting houses everywhere. Don't squander re-development opportunities in the county by building out our rural area. This isn't smart growth, and it is fiscally unsound.

Hold the line. Preserve the Rural Crescent and protect infrastructure dollars needed for re-development elsewhere in the county. The only positive parts of this plan which I can endorse are the A-10 existing policy, the PDR incentives, and the improvements to the Land Use Valuation policy. Do not approve any other portion of this plan. Grow Smart!

If you would think to proceed with plans to dismantle existing definitions of development in the Rural Crescent, it would be incumbent on your decision to solicit resident opinions in continued open forums for transparent discussion. After all, changing existing land use definitions as they exist today, violates terms upon which residents have and will be paying taxes. We live here. This is our county too!

--

Ms Tom Brocke
teb250@comcast.net
2200 Logmill Rd.
Haymarket

8/16/2019 Mr. herbert
Kronk Dear County Officials

Leave our open space alone! Stop the madness of eliminating our green spaces adding high density housing that then requires more schools and more road development. Enough is enough!!

The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.

The Rural Crescent, as it exists today, has proven its county-wide worth and effectiveness time and time again. It is a powerful fiscal tool and an asset for the entire county. Instead of attempting to dismantle this unique aspect of Prince William County, this county should honor the boundary and market the rural area as an advantage for all.

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--

Mr Herbert Kronk
herbk@mindspring.com
13650 Heathcote Blvd Suite 336
Gainesville

8/16/2019 Mr. Theodore
Shaughnessy Dear County Officials

The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.

The Rural Crescent, as it exists today, has proven its county-wide worth and effectiveness time and time again. It is a powerful fiscal tool and an asset for the entire county. Instead of attempting to dismantle this unique aspect of Prince William County, this county should honor the boundary and market the rural area as an advantage for all.

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--

Mr Theodore Shaughnessy
ted.shaughnessy@gmail.com
3650 mill creek rd
haymarket

8/16/2019 Ms. Segundo
Pereira Dear County Officials

The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft will result in placing high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This runs contrary to preserving an open space conservation and preservation plan.

The Rural Crescent, as it exists today, has proven its value and effectiveness in that it is a powerful fiscal tool and an asset for the entire county. Instead of dismantling this unique aspect of Prince William County, this county should honor and preserve the boundary and market the rural area as an advantage for all.

It would be an affront to allow this beautiful and integral part of the county to be ruined by abandoning its rural features and replacing it with cluster suburbs and extended public sewer lines. Don't squander re-development opportunities in the county by ruining our rural area; it's not smart, but rather, it is fiscally unsound.

Hold the line. Preserve the Rural Crescent and protect infrastructure dollars needed for re-development elsewhere in the county. I can endorse the A-10 existing policy, the PDR incentives, and the improvements to the Land Use Valuation policy. Please do not approve any other portion of this plan.

--

Ms Segundo Pereira
segundo.pereira@comcast.net
5570 Tucson Court
Haymarket

8/16/2019 Ms. Eddie
Cisneros Dear County Officials

The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.

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Hold the line. Preserve the Rural Crescent and protect infrastructure dollars needed for re-development elsewhere in the county. The only positive parts of this plan which I can endorse are the A-10 existing policy, the PDR incentives, and the improvements to the Land Use Valuation policy. Do not approve any other portion of this plan. Grow Smart!

--

Ms Eddie Cisneros
eddiecisneros@hotmail.com
15837 fourmile creek
Haymarket

8/16/2019 Mrs. Tracey Ginn

Dear County Officials

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Mrs Tracey Ginn
traceyginn@comcast.net
Arthur Street
Gainesville

8/16/2019 Ms. Cynthia Sano

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As someone who has lived through the urban development of the LA basin in the 1960 and 1970's development of this type always has a long term negative impact. Developers want more houses and people but normally these individuals live elsewhere, and they will push their agenda to make money. The current roads, schools, sewers, and water systems do not exist to support the new expansion, and replacing agricultural property with subdivisions forever changes the landscape of the area. Learn from Southern California's mistakes and do not allow the greed of developers to overshadow the stewardship of the land and resources in Prince William County.

--

Ms Cynthia Sano
cindysano@msn.com
15830 Parnell Ct
Haymarket

8/16/2019 Hugh J. Holloman

I am writing as a concerned citizen who has resided in Woodbine Woods for the past 40 years. I am dismayed that the county would even consider expanding the housing situation in the Mid County. Surely the funds can be better spent on infrastructure and transportation issues instead of adding more residential, which only further compounds our current problems. Please consider the feelings of your current constituents rather than be concerned about future residents and their additional tax base.

Sincerely,
Hugh J. Holloman
8139 Mary Jane Drive
Manassas, VA 20112

<p>8/16/2019 Amy Buongiovanni</p>	<p>Dear Board of County Supervisors,</p> <p>Please pay attention to the voice of the people. We do not want more houses crammed into our community. We like having a rural feel to our community. Please vote against additional crowding.</p> <p>Thank you,</p> <p>Amy Buongiovanni</p>
<p>8/16/2019 Mr. Jon Burton</p>	<p>Dear County Officials</p> <p>The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.</p> <p>The Rural Crescent, as it exists today, has proven its county-wide worth and effectiveness time and time again. It is a powerful fiscal tool and an asset for the entire county. Instead of attempting to dismantle this unique aspect of Prince William County, this county should honor the boundary and market the rural area as an advantage for all.</p> <p>I do not want this beautiful and integral part of the county to be ruined. I don't want to see cluster suburbs and sewer extended into the rural area. You don't save open space by developing it. You don't market your rural assets by putting houses everywhere. Don't squander re-development opportunities in the county by building out our rural area. This isn't smart growth, and it is fiscally unsound.</p> <p>Hold the line. Preserve the Rural Crescent and protect infrastructure dollars needed for re-development elsewhere in the county. The only positive parts of this plan which I can endorse are the A-10 existing policy, the PDR incentives, and the improvements to the Land Use Valuation policy. Do not approve any other portion of this plan. Grow Smart!</p> <p>--</p> <p>Mr Jon Burton jjnotrub@gmail.com 4503 Martinwood Drive Haymarket</p>
<p>8/16/2019 Mr.Bart Robey</p>	<p>Dear County Officials</p> <p>The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.</p> <p>The Rural Crescent, as it exists today, has proven its county-wide worth and effectiveness time and time again. It is a powerful fiscal tool and an asset for the entire county. Instead of attempting to dismantle this unique aspect of Prince William County, this county should honor the boundary and market the rural area as an advantage for all.</p> <p>I do not want this beautiful and integral part of the county to be ruined. I don't want to see cluster suburbs and sewer extended into the rural area. You don't save open space by developing it. You don't market your rural assets by putting houses everywhere. Don't squander re-development opportunities in the county by building out our rural area. This isn't smart growth, and it is fiscally unsound. I will do everything I can for this beautiful area in Prince William County to NOT wind up like Fairfax County, where I grew up!</p> <p>Hold the line. Preserve the Rural Crescent and protect infrastructure dollars needed for re-development elsewhere in the county. The only positive parts of this plan which I can endorse are the A-10 existing policy, the PDR incentives, and the improvements to the Land Use Valuation policy. Do not approve any other portion of this plan. Grow Smart!</p> <p>--</p> <p>Mr Bart Robey bhrobey@gmail.com 5668 Cherokee Run Ct Haymarket</p>

8/16/2019 Ms. Michael King

Dear County Officials

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--

Ms Michael King
kingfamily179@gmail.com
Garnetts Farm
Haymarket

8/16/2019 Mr. Bart Robey

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--

Mr Bart Robey
bhrobey@gmail.com
5668 Cherokee Run Ct
Haymarket

8/16/2019 Ms. Joan
Donnelly

Dear County Officials

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Roads are jammed with traffic now. Space for classrooms is at a premium. Lifestyle is being compromised. Don't approve a plan to increase housing per this plan.

--

Ms Joan Donnelly
Brooklynjoan@comcast.net
6240 clay hill court
Gainesville

8/16/2019 Dr. Bruce
McCain

Dear County Officials

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Dr. Bruce McCain
mccainva@comcast.net
5845 Brandon Hill Loop
Haymarket

8/16/2019 Ms. Elizabeth Phillips
Dear County Officials

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Ms Elizabeth Phillips
liz.pak@gmail.com
Falkland Dr
Gainesville

8/16/2019 Ms. Alison Jones-Theisen
Dear County Officials

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--

Ms Alison Jones-Theisen
aligirl73@gmail.com
Roderick Loop
Gainesville

8/16/2019 Ms. Mary
Billingslea

Dear County Officials

I moved to PWC because of the Rural Crescent and the opportunity to have more land, without neighbors crowding on top of me. After only being here 5 years, there is already a 4-lane highway and a slew of houses currently being built in my backyard, ruining the pastoral setting with lots of wildlife that my neighbors and I cherished. Enough is enough. Please stop the sprawl! Do not put high density housing and tons of commercial buildings in our Rural Crescent! If I had wanted to live in Reston Or Fairfax, I would have moved there—I don't want that for PWC!

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Mary Billingslea

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Ms Mary Billingslea
mjrbillingslea@gmail.com
7104 Mercury Ave
Haymarket

8/16/2019 Ms. Sarah
Rudy

Dear County Officials

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Ms Sarah Rudy
sarahandgeorgerudy@hotmail.com
5243 Blossom Hill Dr
Haymarket

8/16/2019 Mrs Melissa Pieja
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Mrs Melissa Pieja
bella18318@gmail.com
15012 Vint Hill Rd.
Nokesville

8/16/2019 Ms. Vicky Lewis
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Ms Vicky Lewis
vicky_lewis@comcast.net
1543 Mountain Road
Haymarket

8/16/2019 Mrs. Aimee Charboneau

Dear County Officials

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Mrs Aimee Charboneau
lovingarmywife@hotmail.com
Moore Dr
Manassas

8/16/2019 Mr. David Feagans

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Mr David Feagans
dfeagans@comcast.net
2205 Mountain Road
Haymarket

8/16/2019 Mr. Brad
Wambach

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Mr Brad Wambach
bradwambach@comcast.net
15900 Parnell Court
Haymarket

8/16/2019 Mr. Barry
Kime

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Mr Barry Kime
mbkime@comcast.net
13963 Breeders Cup Dr
Gainesville

8/16/2019 Mrs. Mary Feagans

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--

Mrs Mary Feagans
mfeagans@comcast.net
2205 Mountain Road
Haymarket

8/16/2019 Ms Meghan Monaghan

Dear County Officials

I continue to be disappointed with the choices you're making for the residents and citizens you represent. Each and every day, your development and planning decisions affect my life DIRECTLY. Do we need to be developing this area with more housing and more people? What about other options for land use? I chose to leave Fairfax County's congestion over 15 years ago to live in an area that valued conservation and preservation.

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Hold the line. Preserve the Rural Crescent and protect infrastructure dollars needed for re-development elsewhere in the county. The only positive parts of this plan which I can endorse are the A-10 existing policy, the PDR incentives, and the improvements to the Land Use Valuation policy. Do not approve any other portion of this plan. Grow Smart!

Thank you for your attention to this email.

--

Ms Meghan Monaghan
mmmonaghan21@gmail.com
5732 Amelia Springs Cir
Haymarket

8/16/2019 Dr. Robert
Bettini

Dear County Officials

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--

Dr. Robert Bettini
rbettini97@comcast.net
13417 Fieldstone Way
Gainesville

8/16/2019 Mrs Carol
Proven

Dear County Officials

I have been to all of the meetings that the Planning Office has had regarding the Rural Crescent. I have consistently been dismayed and disappointed at the way each meeting has been handled. The consultants employed by the county have been less than effective in the handling of the audience and the handling of the techniques used in displaying the information put out by the Planning Office. The meeting held at the County office building was truly a joke, albeit an expensive one, and the one held on the stage of the Hylton Center was also ludicrous - to have people stand for an hour or more listening to different people give their speeches jammed on the stage, speeches which could not be heard because everyone was gathered together, was intolerable. I believe that everyone involved came away disappointed and not a little disgusted.

We do not need to have sewer infringe upon the Rural Crescent; we do not need higher density housing for the Rural Crescent: we do not need to have transition lanes for the Rural Crescent. We do not need to have more traffic, more schools, more facilities to crowd the area - this will not be the Rural Crescent.

Please keep the Rural Crescent as it is - we do not have the money for increased infrastructure! We do not have the money for PDR incentives! We don't need more housing in the Rural Crescent, we need more industry and economic development to build our tax base, in the areas that are already marked for it. We need to build affordable housing in those areas, together with increased public transportation availability.

--

Mrs Carol Proven
carol.proven01@gmail.com
6012 Wheeler Lane
BROAD RUN

8/16/2019 Mr. Ken
Kunkel

Dear County Officials

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--

Mr Ken Kunkel
kkunkel01@comcast.net
3905 Mountain Road
Haymarket

8/16/2019 Mr. William
Norris

Dear County Officials

The Rural Crescent has been our most effective urban growth boundary tool, protecting the environment that we have come to love since moving to PWC a dozen years ago from "jammed" Fairfax. . Now the Planning Office's Rural "Preservation" Draft is a cloaked attempt to put high density housing throughout the Rural Crescent by rural sprawl cluster development. This is the antithesis of an open space conservation and preservation plan.

The Rural Crescent, as it exists today, has proven its county-wide worth and effectiveness time and time again. It is a powerful fiscal tool and an asset for the entire county. Instead of attempting to dismantle this unique aspect of Prince William County, this county should honor the boundary and market the rural area as an advantage for all.

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Hold the line. Preserve the Rural Crescent and protect infrastructure dollars needed for re-development elsewhere in the county.

--

Mr William Norris
norrismb@comcast.net
15593 Alderbrook Dr
Haymarket

8/16/2019 Ms. Valerie reid	<p>Dear County Officials</p> <p>Our family moved to the Rural Crescent because of the promises that it would be kept rural. Do not renege on these policies because of pressure by developers. Please keep in mind that I VOTE AND WILL PAY ATTENTION TO HOW YOU VOTE!</p> <p>The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.</p> <p>The Rural Crescent, as it exists today, has proven its county-wide worth and effectiveness time and time again. It is a powerful fiscal tool and an asset for the entire county. Instead of attempting to dismantle this unique aspect of Prince William County, this county should honor the boundary and market the rural area as an advantage for all.</p> <p>I do not want this beautiful and integral part of the county to be ruined. I don't want to see cluster suburbs and sewer extended into the rural area. You don't save open space by developing it. You don't market your rural assets by putting houses everywhere. Don't squander re-development opportunities in the county by building out our rural area. This isn't smart growth, and it is fiscally unsound.</p> <p>Hold the line. Preserve the Rural Crescent and protect infrastructure dollars needed for re-development elsewhere in the county. The only positive parts of this plan which I can endorse are the A-10 existing policy, the PDR incentives, and the improvements to the Land Use Valuation policy. Do not approve any other portion of this plan. Grow Smart!</p> <p>--</p> <p>Ms Valerie Reid Valeriejreid@gmail.com Kight Court Gainesville</p>
8/16/2019 Sharon Harvey	<p>I am writing to emphasize my displeasure and sense of betrayal I feel on your recent decisions regarding ribbon tracts agreed upon years ago. These decisions appear to benefit developers, builders, appliance dealers supplying builders, and those members who do not reside in the rural crescent. Have you no conscience?</p> <p>Sharon Harvey 13004 Caton Place Woodbine Woods Manassas VA. 20112 703-791-5419 Resident since 1972 Sent from my iPhone</p>
8/16/2019 Norman Wilson	<p>I am opposed to increased density in the rural area and no Transitional Ribbon . We are happy with the way our part of the county is set up and we wish to keep it this way!</p> <p>Norman Wilson</p>

8/16/2019 Mr. Chad
Nelson

Dear County Officials

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--

Mr Chad Nelson
m.r.chad.nelson@gmail.com
Jordan Crest Ct
Haymarket

8/16/2019 Mr. Robert
Ridings

Dear County Officials

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Don't be a sell out.

--

Mr Robert Ridings
robertjridings@gmail.com
6896 BOOTHE LANE
Haymarket

8/16/2019 Ms. Tina Ehlers

Dear County Officials

The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.

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--

Ms Tina Ehlers
tmemarie@gmail.com
6801 Hartzell Hill Ln
Haymarket

8/16/2019 Mr. Clifford Lowrie

Dear County Officials

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--

Mr Clifford Lowrie
cliffowrie@live.com
15325 September Way
Haymarket

8/16/2019 Mr. Franklin Steinko

Dear County Officials

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I currently reside in Bethesda, MD, and have been in this area since the early 1970s. I've seen the problems that come with over-development. Miles of concrete, neverending traffic, the list goes on and on. In fact, I chose to invest in rental properties in Virginia, rather than my home state, for some of these reasons. Simply put, Virginia is a much nicer place to live, especially in the Gainesville-Haymarket area. We have ten rentals currently in the area and plan to invest in additional properties over the next few years. Our tenants love the area too. Very close to amenities, but still with a small-town feel, and lots of green space.

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--

Mr Franklin Steinko
tas@grossberg.com
5 Newbold Court
Bethesda

8/16/2019 Ms. Angela White

Dear County Officials

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--

Ms Angela White
angelarlally@hotmail.com
16094 Green Bay St
HAYMARKET

8/16/2019 Ms. Ellen
Moosally

Dear County Officials

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--

Ms Ellen Moosally
ellenmj1@comcast.net
13290 fieldstone way
Gainesville, va 20155

8/16/2019 Ms. Mary Lou
Brown

Dear County Officials

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--

Ms Mary Lou Brown
mlbrown42@gmail.com
15088 Aviara View Ct
Haymarket

8/16/2019 Ms. Joyce
Hudson

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--

Ms Joyce Hudson
mizzhoward@gmail.com
15727 Edgewood Dr
Dumfries

8/16/2019 Mr. Geoffrey
Branco

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--

Mr Geoffrey Branco
brancoge@gmail.com
17935 Curtis Drive
Dumfries

8/16/2019 Ryan Stuckles

Hello,

As a resident of central Prince William County I would like to voice my opposition to further development of higher density housing within the rural crescent area. Please use the existing funds to further develop roads and schools.

Thank you,

Ryan Stuckles
13781 Coronado Ct
Manassas VA 20112

8/16/2019 Ms. Sandra
Surabian

Dear County Officials

6 years ago, my husband and I took a drive out in the country to find a piece of land that we could build a home on. The lot we found was wooded, peaceful and just what we needed to raise our family. At first, we were able to sit on the deck and look at the incredible night sky but now, with the proliferation of lights, the light pollution has removed that choice. We did our due diligence when buying this 10 acre lot. We researched the land use around us. We thought by buying in the rural crescent, we had some protection from the overwhelming sprawl. Where are my rights to continued peaceful and enjoyable use of my land? Where are my children's rights to uncrowded schools?

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--

Ms SANDRA SURABIAN
SANDRA.SURABIAN@CPA.COM
17010 THOUSAND OAKS DR
HAYMARKET

8/16/2019 Ms. Catherine
McGinnis

Dear County Officials

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--

Ms Catherine McGinnis
danceballroom@comcast.net
7052 ROGUE FOREST LN
GAINESVILLE

8/16/2019 Mr. Steven
MacDonald

Dear County Officials

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Mr Steven MacDonald
smacdonald@dwbhcorp.com
17035 Stormy Drive
Haymarket

8/16/2019 Mr. John
Bowlin

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--

Mr john bowlin
jbowlin712@gmail.com
16865 thunder road
haymarket

8/16/2019 Mrs. Lynn
Staymates

Dear County Officials

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--

Mrs Lynn Staymates
lcstaymates@gmail.com
Rosney Ct
Gainesville

8/16/2019 Ms Sarah
Hontz

Dear County Officials

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Ms Sarah Hontz
sarah.hontz@gmail.com
thunder rd
haymarket

8/16/2019 Dr. John
Hontz

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Dr. John Hontz
johnhontz@msn.com
Thunder Rd
Haymarket

8/16/2019 Mrs. Cynthia
Hontz

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Mrs Cynthia Hontz
cindyhontz@msn.com
Thunder Rd
Haymarket

8/16/2019 Ms. Kathleen Williams
Dear County Officials

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--

Ms Kathleen Williams
sanctuary_hill@comcast.net
11622 Smithfield Road
Manassas

8/16/2019 Dr. Aisha Cozad
Dear County Officials

Until the transportation infrastructure is fixed AND improved, we have absolutely no business adding more housing development to PWC. Additionally, until a massive influx of local job are also brought to PWC we have no business bring more housing to the county. We must first create a way for people to get here and work for them to do here before investing in more HOUSING! Leave the rural crescent alone, there is plenty of space for homes in already developed areas of the county.

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Dr. Aisha Cozad
ladya352012@gmail.com
13267 Queensdale Dr.
Woodbridge

8/16/2019 Ms. Marilyn
Karp

Dear County Officials

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Ms Marilyn Karp
marilynkarp@gmail.com
2524 Little River Road
Haymarket

8/16/2019 Ms. Emily
Neitzke

Dear County Officials

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Ms Emily Neitzke
emily.neitzke@gmail.com
9659 Auburn Rd.
Nokesville

8/16/2019 Mr. Terwin
Gonyaw

Dear County Officials

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--

Mr Terwin Gonyaw
tgonyaw@gmail.com
6729 Buglecall Place
Gainesville

8/16/2019 Mr. Daniel
Stapleton

Dear County Officials

I respect the Rural Crescent for being the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is a sell-out to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development. This is the antithesis of an open space conservation and preservation plan.

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Mr Daniel Stapleton
danstapleton@comcast.net
1621 Summit Drive
Haymarket

8/16/2019 Mrs. Ruth Hill Dear County Officials

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Mrs Ruth Hill
mail@ruthahill.com
6856 Derby Run Way
Gainesville

8/16/2019 Ms. Kay Hinegardner Dear County Officials

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Ms Kay Hinegardner
rayhine@comcast.net
13286 Fieldstone Way
Gainesville

8/16/2019 Mike Allen Dear County Officials

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Mike Allen
11614 Mohican Rd,
Woodbridge, Va, 22192

8/16/2019 Ms. Donna Petruska Dear County Officials

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/s/ Donna L. Petruska

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Ms Donna Petruska
dpet1885@comcast.net
Fieldstone Way
Gainesville

8/16/2019 Mrs. Mary
Gorodnick

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Mrs Mary Gorodnick
wzgmlg@comcast.net
6029 Calumet Ct.
gainesville

8/16/2019 Cindy Burke

Hi Folks,

There is a link to an article about the proposed changes for the Rural Crescent at the bottom of this page.

These proposals are for the latest Comprehensive Plan update. To tell you the truth, it's hard to understand the true nature of any of these proposals, other than the fact that they seem to all favor much denser development of the rural crescent. Sewer lines to are to become prolific in the rural crescent area. Clustering is to be encouraged in most, if not all proposals. This article by the Prince William Times, loosely outlines what is being pushed onto us. (The Planning People on this project are trying to keep public comment to a minimum. My opinion from the way they have handled their public meetings.)

My point of view is that we all need to WRITE an email to the Planning Board by August 15, 2019. This is the last day any comments will be accepted by the county in regard to the proposals they have presented. We need to get our comments on the public record so they can be accessed in the event that someone decides to sue the county for "breach of promise," or "just not listening to the Prince William County residents in general." I am sure there may be other issues? These are just hopes on my part, if we are force fed this agenda. Remember, if it is in writing, it becomes public record and we can prove our objections!

We need to express our thoughts as to what we want as individuals, and how we want to see the rural crescent evolve. This includes the suggestion to just leave the current rural crescent policy alone! Of course, you may state your opinions of whether you are in favor of anything, or against everything in your own email to PWC. Obviously, I am trying to vigorously fight the development of rural land.

My suggestions would be to:

- ~~D~~o p the requirement to build a home, to twenty acres instead of the current ten acres.
- ~~D~~o not allow any hook-up to public sewer for new builds. Regardless, if the houses are clustered.
- ~~D~~only allowing older homes, with failing septic systems to hook-up to public sewer, upon proof of failures.
- ~~K~~eeping our rural and agricultural areas, as rural or agricultural areas. Make it more difficult to rezone.
- ~~C~~losing any loopholes allowing any developer playing the system against itself. (This has happened.)
- ~~R~~equiring Hydrology Reports for any build that would be considered a large building. (This would give neighboring properties the assurance that the build would not affect the water tables/wells, or septic of any neighboring property. (A recent SUP was discussed at a public meeting, and the proposed builders suggested that there were legal remedies, if there were neighboring water problems. Let me remind everyone that legal remedies take years to resolve. They cost lots of money. Any water issue could condemn a home. New wells or septic fields cost a small fortune. Very few of us have the spare money in our monthly budget for this nonsense.)
- ~~M~~ore extensive archeological examinations of the physical land should be required. The current line dividing the rural crescent, (Vint Hill Road,) is the trail known to be traveled between several Civil War battles. There are identifiable Civil War encampment areas in the rural crescent. One is on Vint Hill Road between Schaeffer Lane and Kettle Run Road. Another is in Greenwich. Many soldiers that fell in battle were buried where they were killed or died. Most of these graves are unmarked. We need to respect our history and these graves.

8/16/2019 Ms. Rachel
Grothe

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Ms Rachel Grothe
RachelGrothe@Outlook.com
10037 Tummel Falls Dr
Bristow

8/16/2019 Mr. David
Bullaski

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Mr David Bulaski
dbulaski@gmail.com
12427 Iona Sound Drive
Bristow

8/16/2019 Ms. Chelsea Frascoia
Dear County Officials

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Ms Chelsea Frascoia
cfrascoia@gmail.com
14294 newbern loop
Gainesville

8/16/2019 Mr. Wayne Grindle
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We have lived in the Haymarket area for more than 40 years and we came here from Fairfax City to be in the country. The Rural Crescent provides the countryside that we came here for, do not dismantle it. If we wanted sprawl and unending traffic, we would have stayed in Fairfax City. We do not want this beautiful and integral part of the county to be ruined. We don't want to see cluster suburbs and sewer extended into the rural area. You don't save open space by developing it. You don't market your rural assets by putting houses everywhere. Don't squander re-development opportunities in the county by building out our rural area. This isn't smart growth, and it is fiscally unsound.

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Mr Wayne Grindle
grindlewayne011@gmail.com
4216 High Ridge Road
Haymarket, VA 20169

8/16/2019 Ms. Barbara Cook Dear County Officials

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--

Ms Barbara Cook
bcakitas@gmail.com
10116 Oxford Ct.
Nokesville

8/16/2019 Ms. Lisa Park Dear County Officials

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Ms Lisa Park
lkpark1960@gmail.com
11401 Reid Lane
Nokesville

8/16/2019 Ms Leah
Lewis

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Ms Leah Lewis
lretting@gmail.com
8011 Guy Drive
Manassas

8/16/2019 Mr. Joshua
Lewis

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Mr Joshua Lewis
joshlewis0824@gmail.com
8011 Guy Drive
Manassas

8/16/2019 Mrs. Maria
Trochan

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Mrs Maria Trochan
radeksmom@gmail.com
10407 Manley Road
Nokesville

8/16/2019 Ms. Jean
Marble

Dear County Officials

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Ms Jean Marble
jmarbleshop@gmail.com
6550 Bullen Bluff Terrace
Gainesville

8/16/2019 Ms. Casey
Morgal

Dear County Officials

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Ms Casey Morgal
caseywoodson@outlook.com
Bristow rd
Nokesville

8/16/2019 Ms. Linda
Laudiero

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Ms Linda Laudiero
linda.laudiero@gmail.com
7263 Tinsley Way
Manassas

8/16/2019 Ms. Maria Kane

Dear County Officials

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--

Ms maria kane
mszinak@msn.com
13690 Orlando Road
Nokesville

8/16/2019 Mr. Tony Hunter

Dear County Officials

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--

Mr Tony Hunter
thunter139@gmail.com
10125 Carlington Valley Ct
Manassas

8/16/2019 Liz Cronauer

Dear Supervisors and Planning Commissioners,

On July 30, Planning Staff presented a draft with options for changes to the Comprehensive Plan for the Rural Area. Having lived in the rural area for many years and served on a number of committees including my present assignment as chair of the Agricultural and Forestal District Committee, I would like to comment on the various options presented by staff. I have attached a letter, which I have also submitted to their website.

As a spoiler, I will share with you that my conclusion is that there are problematic issues with Staff's proposals for Rural Cluster developments and with their Transfer of Development Rights programs. I do think the Purchase of Development Rights is a very good idea and that agricultural activities can be encouraged without increasing residential density. I have given more specific reasons for my conclusions in the letter.

Thank you very much for your time and attention,

Liz Cronauer

8/16/2019 Linda Spittle	As a landowner and resident in the rural crescent I oppose any change to the current zoning as it stands today. One home per 10 acres has stood the test of time and been successful for 20 years. We are members of the Prince William/Fairfax Farm Bureau and oppose their endorsement of any options proposed by the planning committee concerning the Rural Crescent. Philip Spittle and family
8/16/2019 Mrs. Rachel Pierce	<p>Dear County Officials</p> <p>The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.</p> <p>The Rural Crescent, as it exists today, has proven its county-wide worth and effectiveness time and time again. It is a powerful fiscal tool and an asset for the entire county. Instead of attempting to dismantle this unique aspect of Prince William County, this county should honor the boundary and market the rural area as an advantage for all.</p> <p>I do not want this beautiful and integral part of the county to be ruined. I don't want to see cluster suburbs and sewer extended into the rural area. You don't save open space by developing it. You don't market your rural assets by putting houses everywhere. Don't squander re-development opportunities in the county by building out our rural area. This isn't smart growth, and it is fiscally unsound.</p> <p>Hold the line. Preserve the Rural Crescent and protect infrastructure dollars needed for re-development elsewhere in the county. The only positive parts of this plan which I can endorse are the A-10 existing policy, the PDR incentives, and the improvements to the Land Use Valuation policy. Do not approve any other portion of this plan. Grow Smart!</p> <p>--</p> <p>Mrs Rachel Pierce rpiercejr2014@gmail.com 10709 Dabshire Way Manassas</p>
8/16/2019 Mr. Paul Pierce	<p>Dear County Officials</p> <p>As a long time resident of Prince William County, I am completely against any plan that would attempt to change the structure of the Rural Crescent. It is the one area that maintains the heritage of this wonderful county and should not be changed to continue padding the pockets of developers and/or to benefit any of your political campaigns. The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.</p> <p>The Rural Crescent, as it exists today, has proven its county-wide worth and effectiveness time and time again. It is a powerful fiscal tool and an asset for the entire county. Instead of attempting to dismantle this unique aspect of Prince William County, this county should honor the boundary and market the rural area as an advantage for all.</p> <p>I do not want this beautiful and integral part of the county to be ruined. I don't want to see cluster suburbs and sewer extended into the rural area. You don't save open space by developing it. You don't market your rural assets by putting houses everywhere. Don't squander re-development opportunities in the county by building out our rural area. This isn't smart growth, and it is fiscally unsound.</p> <p>Hold the line. Preserve the Rural Crescent and protect infrastructure dollars needed for re-development elsewhere in the county. The only positive parts of this plan which I can endorse are the A-10 existing policy, the PDR incentives, and the improvements to the Land Use Valuation policy. Do not approve any other portion of this plan. Grow Smart!</p> <p>Mr Paul Pierce paulpiercejr@gmail.com 10709 Dabshire Way Manassas</p>

8/16/2019 Mrs. Megan
Fletcher

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--

Mrs Megan Fletcher
meganlou80@hotmail.com
14836 Glenkirk Rd
Nokesville

8/16/2019 Christipher
Farrell

Dear PWC Board of County Supervisors,

I am writing in reference to the discussions currently taking place regarding development in the rural crescent. My understanding is, despite it being the policy of the County and the will of the residents for the past 25 years to preserve rural areas, the County is planning to amend zoning inside the Rural Crescent. This will allow for higher density housing, public water and sewer lines and creation of so called 'transitional ribbons'. I can not express how strongly I am opposed to these changes.

Real Estate speculators bought cheap land in the rural crescent, knowing full well the zoning and development restrictions that land was subject to. They now want to move the goal posts at the expense of Prince William County residents.

Let's be clear. If these changes to zoning inside the rural crescent go through, it will be the end of the Rural Crescent. Incrementally more parts of the will be rezoned until the Crescent is gone. That's not what the residents of Prince William County want.

Sincerely,

Christopher Farrell
Manassas

8/16/2019 Dan
Zimmerman

Dear County Officials,

We love our home in Prince William County and think this is a beautiful area in which to live, and feel that the Planning Office's Rural "Preservation" Draft would be a move in the wrong direction. Since some of my neighbors have done a really good job in spelling out the details (ref: Brad Wambach's letter), I'll spare you mine, which would be more of the same. In addition to Prince William County's beauty, we enjoy its business climate and have run our business from here for the last 17 years.

Dan Zimmerman
15855 Parnell Court
Haymarket, VA 20169
BVTI - President
(703)930-2557
www.bvti.com

<p>8/16/2019 Diane Theiss</p>	<p>Dear Board of Supervisors,</p> <p>I am against increasing the housing density anywhere in the Rural Crescent, particularly in the Transitional Ribbon area. I DON'T think adding housing density to the Rural Crescent in the Transitional Ribbon or anywhere else is good for farm and open space preservation, the county taxpayer, or mid-county residents. I DON'T want more crowded schools, more crowded roads, and much higher taxes. PDR's - Yes! TDR's, especially all within the Rural Crescent - absolutely NO!</p> <p>Kind regards, Diane Theiss 12831 Classic Springs Drive Manassas, VA 20112</p>
<p>8/16/2019 Jaime Van Echo</p>	<p>Vote No</p> <p>I am writing in opposition of the proposal to build additional homes as a "transitional ribbon" within the Rural Crescent. Specifically "option TDR-B (Transfer of Development Rights-Option B). This would negatively affect my family, my home, and my schools. I am particularly concerned about the increase of density since the School Board is looking at the 14th high school in Prince William County. It's important to see the integrity of Prince William County and preserve the Rural Crescent. This county has potential for more than a dense commuter hub. Please invest in what is currently in need of repair, maintenance, updates, and improvements. Additionally, consider the use of PDRs to maintain the integrity of Prince William County's unique population of both city and country dwellers.</p> <p>Please adhere to the recommendations made from the Rural Crescent Study and maintain the rural area in Prince William County.</p> <p>Thank you.</p> <p>Jaime Van Echo 8060 Gracie Dr Manassas VA 20112</p>
<p>8/16/2019 Mr. Patrick Vander Woude</p>	<p>Dear County Officials</p> <p>The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.</p> <p>The Rural Crescent, as it exists today, has proven its county-wide worth and effectiveness time and time again. It is a powerful fiscal tool and an asset for the entire county. Instead of attempting to dismantle this unique aspect of Prince William County, this county should honor the boundary and market the rural area as an advantage for all.</p> <p>I do not want this beautiful and integral part of the county to be ruined. I don't want to see cluster suburbs and sewer extended into the rural area. You don't save open space by developing it. You don't market your rural assets by putting houses everywhere. Don't squander re-development opportunities in the county by building out our rural area. This isn't smart growth, and it is fiscally unsound.</p> <p>Hold the line. Preserve the Rural Crescent and protect infrastructure dollars needed for re-development elsewhere in the county. The only positive parts of this plan which I can endorse are the A-10 existing policy, the PDR incentives, and the improvements to the Land Use Valuation policy. Do not approve any other portion of this plan. Grow Smart!</p> <p>-- Mr Patrick Vander Woude pjvne@msn.com 12128 Hooker Ln Nokersville</p>

8/16/2019 Mrs. Nancy Zook

Dear County Officials

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Mrs Nancy Zook
zooknl@gmail.com
Schaeffer Lane
Nokesville

8/16/2019 Heather Novak

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Heather Novak

8/16/2019 Anthony J
Maloney

Continuing my review there are some additional points:

Background

On July 30th, the County held its second citizens meeting regarding the update of the County's Comprehensive Plan with recommendations concerning the future of the Rural Crescent.

Attached:

1. The County's information handout and suggested changes to the Rural Area Land use policies
2. Our Coalition Letter with recommendations to PWC.

Below are our suggestions regarding the County Staff's recommendations:

1. Utilize a Transition Ribbon, as per the map on page 15 of the Community Engagement Session Packet presented on July 30, 2019.
2. Maintain the existing policy of one dwelling per ten acres for By-Right Subdivisions outside the transition ribbon allowing public sewer, where available.
3. Support VOLUNTARY PDR and TDR Programs while maintaining the one dwelling per ten acres for By-Right Subdivisions outside the transition ribbon, using public sewer where available.
4. Support Rural Cluster B (RC-B) Option using a 50-Acre minimum parcel size to qualify (in lieu of the 20-acre minimum parcel size proposed):
 - a. By-Right Density one dwelling per five acres.
 - b. 60% Open Space in Permanent Conservation Easements.
 - c. Allow Public Sewer.
5. Allow Rural Cluster Subdivisions in the Transitional Ribbon at a Density of one dwelling per five acres or up to one dwelling unit per three acres with the use of TDR's
6. Treat agriculture, agribusinesses and agritourism as targeted industries and hire an experienced rural economic development professional, dedicated full time to creating policies that promote, not prohibit agriculture and agribusiness.
7. Allow active farm owners age 65 years or older to keep their property in land value taxation once active farming is curtailed until farm property is conveyed to the next generation.
8. DO NOT DOWNZONE THE RURAL AREA TO ONE HOME PER 50 ACRES. This option would be devastating to rural land values and ability to finance rural area lands.

Regards

Anthony J Maloney
8808 Sudley Rd
Manassas, VA 20110

8/16/2019 Mr David
Peterson

Dear County Officials

We moved to western Prince William County because it reminded us of where we grew up back in the midwest. I went to the Hylton Center meeting this past July and was dismayed at what the county presented. Virtually every option was how to further develop the Rural Crescent. None of the options were designed for how to preserve the Rural Crescent. It was clear to me that all of the proposals put forward were biased towards building out the Rural Crescent - in effect, making Prince William County into another Fairfax County. Please don't do that!

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Mr David Peterson
DKPETERSON@ATT.NET
6033 Calumet Ct
Gainesville

8/16/2019 Ms. Tina
Bingel

Dear County Officials

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I do not want this beautiful and integral part of the county to be ruined. I don't want to see cluster suburbs and sewer extended into the rural area. You don't save open space by developing it. You don't market your rural assets by putting houses everywhere. Don't squander re-development opportunities in the county by building out our rural area. This isn't smart growth, and it is fiscally unsound.

Hold the line. Preserve the Rural Crescent and protect infrastructure dollars needed for re-development elsewhere in the county. The only positive parts of this plan which I can endorse are the A-10 existing policy, the PDR incentives, and the improvements to the Land Use Valuation policy. Do not approve any other portion of this plan. Grow Smart!

--

Ms Tina Bingel
tbingel02@gmail.com
Links Pond Circle
Gainesville

8/16/2019 Mr. Justin
Bingel

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Mr Justin Bingel
justinmbingel@gmail.com
Links Pond Circle
Gainesville

8/16/2019 Ms. Zara C.
Tirrell

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--
Ms Zara C. Tirrell
yumarose@earthlink.net
Parkgate Drive
Nokesville

8/16/2019 Ms. Zara
Tirrell

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--
Ms Zara Tirrell
stonesoupfarmgirl@earthlink.net
Parkgate dr
Nokesville

8/16/2019 Mr. Warren Prados

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--

Mr Warren Prados
wprados@comcast.net
Buffalo Trace Lane
Nokesville

8/16/2019 Martha Snyder

Comments Re the Rural Crescent Alternatives

Alternative 1: I do not support.

Alternative 2: I support.

Alternative 3TDR-A : I do not support.

Alternative 3 TDR-B: I support TDR density. I do not support revising A-1 zoning from one unit per 10 acres to one unit per 50 acres. The transition ribbon needs to be larger as a receiving area. There is more density from sending area than there is ability to accept in receiving area.

Alternative 4: I do not support.

Alternative 5: I support with reservations concerning what are acceptable commercial uses within the RC.

Alternative 6: I support.

--

Sent from Gmail Mobile

8/16/2019 Mr. Kevin Inge

Dear County Officials

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Mr Kevin Inge
kinge44@hotmail.com
Asbury Ridge ct
Nokesville

8/16/2019 Martha Snyder

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Sent from Gmail Mobile

8/16/2019 Ms. Debra
Stine

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--

Ms Debra Stine
debbie.stine23@gmail.com
11336 Aden rd
Nokesville

8/16/2019 Kevin Lightner To the Board of Supervisors,

This is Kevin Lightner, resident of Bristow Road, and I am writing in regards to the proposed plan to gut the Rural Crescent of all of its culture and character to essentially make it into any other typical corporate zone. One of the most glaring issues with this proposal and the events surrounding it is the important fact that the residents of this road DO NOT want to have their lives and lands consumed by endless taxpayer-funded construction. This is land bought and paid for with hard-earned money, and to have it swept away and "developed" upon is a slap in the face to those who have either moved to this area or lived here all of their lives.

To point out another issue, I would like to refer to a recent meeting where there were armed guards and quashed discussion. The fact that organizers felt they had to hire armed personnel to keep the meeting from becoming out of hand makes it painfully obvious that developers and supporters of the plan know the people do not really want it. This notion is also supported through my second issue with the meeting- the fact that taxpayers were not allowed to even ask questions regarding the plan. This shows that planners know that the people do not, or will not like it if they learn what is going to happen to the area. These are obvious violations of our freedom of speech, and freedom to petition the government. These tactics utilized by the meeting organizers were blatantly undemocratic and go against some of the most enshrined values of Americans.

I will leave you with this: to anyone who wants to preserve our lands and lives, thank you; and to those who want to tarnish those things we hold dear, I encourage you to think about what I have written above. You know we- the ones most directly affected- do not want it. You know that through the meetings and the things you have done to keep your plan moving forward. I hope you can see things from our point of view.

☐

Regards,

Kevin Lightner

8/16/2019 Ms. Michelle Kight
Dear County Officials

The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.

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--

Ms Michelle Kight
mkight77@gmail.com
8700 Sinclair Mill Road
Manassas

8/16/2019 Dr. Dorcie Jasperse
Dear County Officials

The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.

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Dr. Dorcie Jasperse
p_moon2us@comcast.net
Parnell Ct
Haymarket

8/16/2019 Mr. Peter
Martin

Dear County Officials

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It seems that the more "improvements" that are made, or greater density of homes the greater the problems go beyond our ability to pay them. Please make things better before making them worse for more people (more than roads and schools, just everything that has to be paid for). The idea of greater density in a smaller footprint is just going to stop growth or slow it down is just not realistic.

--

Mr peter martin
nitrametep14@gmail.com
7014 old carolina rd
gainesville

8/16/2019 Mx. John and
Melissa
McDonald

Dear County Officials

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Hold the line. Once you lose the open space, you never get it back. This is a one time opportunity to get it right! Preserve the Rural Crescent and protect infrastructure dollars needed for re-development elsewhere in the county. The only positive parts of this plan which I can endorse are the A-10 existing policy, the PDR incentives, and the improvements to the Land Use Valuation policy. Do not approve any other portion of this plan. Please grow smart!

--

Mx. John and Melissa McDonald
sailorfly1@gmail.com
5400 Lightning Drive
Haymarket

8/16/2019 Mr. Pat Sanford

Dear County Officials

The Rural Crescent has been a very effective urban growth boundary tool for all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is not acceptable with additional high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.

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Mr Pat Sanford
psanford7@gmail.com
Waterloo Bridge Cir
Haymarket

8/16/2019 Ms. Shelly Kochersperger

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Ms Shelly Kochersperger
shellak1@comcast.net
8103 Overlook ct
Catlett

8/16/2019 MS. Barbara Janay
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Ms Barbara Janay
bbubbajusa@comcast.net
12350 Barbee Rd
Bristow

8/16/2019 Ms. Suzanne Addis
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Ms Suzanne Addis
suzanne.m.addis@gmail.com
6504 Caybury Place
Gainesville

8/16/2019 Ms. Mary
Mauck

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Ms Mary Mauck
Needmorefarm@gmail.com
Fitzwater
Nokesville

8/16/2019 Stephanie
Cornell

Stephanie Cornell
Kettle Wind Farm, LLC
Managing Member
Phone: 703-594-2709
Fax: 703-361-7320

From: info@preservetheruralcrescent.org <info@preservetheruralcrescent.org>
Sent: Monday, August 12, 2019 4:46 PM
Subject: PLEASE SUPPORT POLICIES TO CREATE PERMANENT RURAL OPEN SPACE!

THE RURAL CRESCENT PRESERVATION COALITION IS A COALITION OF 300+ MEMBERS SEEKING REASONABLE DISCUSSIONS RESULTING IN REASONABLE SOLUTIONS WITHIN THE RURAL AREA TO FINALLY ACHIEVE OUR OPEN SPACE GOALS ESTABLISHED 20+ YEARS AGO. www.preservetheruralcrescent.org

COALITION MEMERS: Important Action Needed by August 16

This Message is formatted so you can simply copy the email addresses below to our County Board of Supervisors, Planning Commissioners and Planning office and forward this message to them in support of our Rural Crescent Preservation Coalitions positions outlined below.

COPY and Forward to: BOCS@pwcgov.org, planning@pwcgov.org, clerkPC@pwcgov.org

Background

8/16/2019 Ms. Greg
O'Brien

Dear County Officials

The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.

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--

Ms Greg O'Brien
gregobrien@sbcglobal.net
6046 Smooth Stone Place
Haymarket

8/16/2019 Paul House

As a farmer, I'm concerned with the waste of farmland to ten acre lots. A person with a full stomach has lots of problems. A person with an empty stomach that doesn't know where their next meal is coming from has only one problem.

Sincerely,

Paul House
Kettle Wind Farm, LLC
President
Phone: 703-594-2709
Fax: 703-361-7320

From: stephanie kettlewindfarm.com <stephanie@kettlewindfarm.com>
Sent: Friday, August 16, 2019 9:30 AM
To: paul kettlewindfarm.com <paul@kettlewindfarm.com>; maryehouse2016@gmail.com <maryehouse2016@gmail.com>
Subject: FW: PLEASE SUPPORT POLICIES TO CREATE PERMANENT RURAL OPEN SPACE!

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8/16/2019 Gary O'brien Our county spent roughly \$200,000 for the 2014 Rural Crescent Preservation study. The "Overarching Conclusions and Recommendations" of that taxpayer funded study, for the most part, are currently being ignored by county staff in favor of proposals to increase housing density and introduce sewer lines within the Rural Crescent.

Lest we forget, the conclusions from that 2014 study:

- "Public input to the Study showed a strong consensus on the importance of maintaining a rural area in Prince William County." (Our planning focus should therefore be in THAT direction vice more houses and housing densities for that Rural Area.)
- "Past zoning policy has had mixed impacts on the Rural Area landscape. More nuanced policies are needed to preserve the Rural Area." (Those subtle differences could be simply the ability to combine non-associated adjacent properties for zoning purposes, PDR's, and additional farm subsidies to encourage retention of existing farms and open land. This is also where Land Use Valuation (LUV) tax adjustments would be helpful.)
- "Much development happens without design review, resulting in lost opportunities for preserving land and inter-connected open space." (Appropriate zoning categories within the Rural Area would help prevent these lost opportunities.)
- "More tools are needed in the Rural Area land preservation and land development toolboxes, to give more choices and options to land owners, farmers, businesses, and government." PDR's, LUV and rural business development financial assistance could be prime examples.)
- "Agricultural land is a key element of rural character and needs to be a high priority for action." (New appropriate zoning, policies, and fiscal incentives to preserve the existing Rural Area character need to happen soon.)
- "Farming needs supportive policies, the window of opportunity to put supportive programs in place is narrow." (To date, other than simply creating the Rural Crescent, there have been no other associated supportive policies from the Supervisors to protect or shape the Rural Area.)
- "39,000 additional acres are needed to meet the goal, but the pool of land to achieve this is limited." (Re: Goal of 39% protected open space. With that in mind, increasing the density and therefore the number of homes allowable within the Rural Crescent is counter-productive.)
- "Without policy changes, the Rural Area will likely develop in a manner dominated by large lot residential development, with little contiguous open space and significant loss of agricultural lands." (Owners should have the ability to designate their properties as permanent farms, and the ability to sell them with other adjacent land owners as one property, and, by right, adopt the same permanent farm protection with county/state funded PDRs.)

Their recommended actions:

8/16/2019 Dorcie Jasperse Dear Board of Supervisors and Planning Commission of Prince William County,

There are many positive examples of towns, counties, states and countries who value their agricultural economies, lifestyles, past, present and future. Their creative and imaginative solutions create living, breathing communities supporting one another through connection, integration and collaboration. My many years involved in agriculture in Maryland, Pennsylvania, New Jersey and Virginia have taught me many things, most of all that Margaret Mead was spot on, "Never doubt that a small group of thoughtful, committed citizens can change the world, indeed, it is the only thing that ever has." My hope is you will continue to listen to the county's citizenry and expand your quest for extensive rural promotion and preservation versus succumbing to development pressure and limited, narrowly conceived development options. Let us not seek economic weapons of self-destruction in our county.

The Rural Preservation Study (RPS), published in 2014 basically outlines what is being proposed today by the County Planning Commission. It is unclear why the Board and Planners waited 5 years to rush to take the first steps laid out in RPS' recommendations? The first step was create a vision. The county citizens have been showing up for years providing their visions at numerous meetings. Here again, it is unclear why those visions were not captured in real time for input into the visioning process. What was the point of holding all the previous meetings where our voices were to be heard and then not pay attention to them?

It is with great sadness and consternation that I have watched this county's government cynically dismiss the wishes of its citizen, take the citizens for granted and spend county resources with total disregard for fully and artfully expressed sentiments and sound scientific survey principles. Is it any wonder that the citizens who participated in the June 24, 2019 meeting were in an uproar? Why would any third party contractor, at the behest of the Board, believe that they knew what was in the hearts and minds of county residents after having interviewed 18 people? Eighteen people! Eighteen people out of PWC's over 649,000 residence, this is entirely beyond comprehension and showed lack of respect the hard working people of PWC who have showed up time and time again to meetings regarding the Rural Crescent and insult all of them by detailing the beginnings of a vision after 18 interviews when dozens had been provided over the years in county sponsored public forums. This revealed a genuine disregard for the county's citizens, county funds and all the previous earnest efforts put forth prior to the date of the meeting. This certainly seemed to demonstrate the Board's predisposition to plowing ahead with a special interest vision without due consideration of the county residents expressed views and opinions.

The July 30, 2019 planning meeting was a better prepared, organized and thoughtful exercise, however, all the alternatives were still predicated on the RPS and a vision perhaps based upon what was stated to be 218 people out of 649,000 county's citizens. Anyone involved in survey samples clearly understands this sample is woefully inadequate and based upon the reaction of the attendees it was clear that no one appreciated having canned categories and lines of questioning intentionally funneling responses into predetermined categories. It appeared to most in the room that there had been woeful neglect of the issue from 2016 to then where the Board apparently now saw fit to ramrod, through the guise of a visioning process, the RPS suggestions without the hundreds of man hours of past years of input from the residents.

Looking to the RPS again, it was stated that the Board would be looking into what has worked in other areas near and far, and there are many. Residence know that examples of stewardship versus exploitation abound. Hundreds, maybe thousands across the country. What has been the outcome of such exploration? Why have these results not been shared with PWC citizens? Have these been presented to the residents of PWC?

As per the conclusions 8 and 9 of the RPC, "8. There is farming in the Rural Area, but the type of farming has changed. Agricultural land is a key element of rural character and needs to be a high priority for action; 9. Farming needs supportive policies,

8/16/2019 Katie House THE RURAL CRESCENT PRESERVATION COALITION IS A COALITION OF 300+ MEMBERS SEEKING REASONABLE DISCUSSIONS RESULTING IN REASONABLE SOLUTIONS WITHIN THE RURAL AREA TO FINALLY ACHIEVE OUR OPEN SPACE GOALS ESTABLISHED 20+ YEARS AGO. www.preservetheruralcrescent.org

COALITION MEMERS: Important Action Needed by August 16

This Message is formatted so you can simply copy the email addresses below to our County Board of Supervisors, Planning Commissioners and Planning office and forward this message to them in support of our Rural Crescent Preservation Coalitions positions outlined below.

COPY and Forward to: BOCS@pwcgov.org; planning@pwcgov.org; clerkPC@pwcgov.org

Background

On July 30th, the County held its second citizens meeting regarding the update of the County's Comprehensive Plan with recommendations concerning the future of the Rural Crescent.

Attached:

1. The County's information handout and suggested changes to the Rural Area Land use policies
2. Our Coalition Letter with recommendations to PWC.

Below are our suggestions regarding the County Staff's recommendations:

1. Utilize a Transition Ribbon, as per the map on page 15 of the Community Engagement Session Packet presented on July 30, 2019.
2. Maintain the existing policy of one dwelling per ten acres for By-Right Subdivisions outside the transition ribbon allowing public sewer, where available.
3. Support VOLUNTARY PDR and TDR Programs while maintaining the one dwelling per ten acres for By-Right Subdivisions outside the transition ribbon, using public sewer where available.
4. Support Rural Cluster B (RC-B) Option using a 50-Acre minimum parcel size to qualify (in lieu of the 20-acre minimum parcel size proposed):
 - a. By-Right Density one dwelling per five acres.
 - b. 60% Open Space in Permanent Conservation Easements.

8/16/2019 Kyle Hosue Sent from my iPhone

Begin forwarded message:

From: stephanie kettlewindfarm.com <stephanie@kettlewindfarm.com>

Date: August 16, 2019 at 9:02:08 AM EDT

To: "kylekwf@aol.com" <kylekwf@aol.com>, "katie.house@comcast.net" <katie.house@comcast.net>

Subject: FW: PLEASE SUPPORT POLICIES TO CREATE PERMANENT RURAL OPEN SPACE!

From: info@preservetheruralcrescent.org <info@preservetheruralcrescent.org>

Sent: Monday, August 12, 2019 4:46 PM

Subject: PLEASE SUPPORT POLICIES TO CREATE PERMANENT RURAL OPEN SPACE!

THE RURAL CRESCENT PRESERVATION COALITION IS A COALITION OF 300+ MEMBERS SEEKING REASONABLE DISCUSSIONS RESULTING IN REASONABLE SOLUTIONS WITHIN THE RURAL AREA TO FINALLY ACHIEVE OUR OPEN SPACE GOALS ESTABLISHED 20+ YEARS AGO. www.preservetheruralcrescent.org

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Background

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8/16/2019 Mr. Robert Weir	<p>Dear County Officials</p> <p>As adopted in 1998, Rural Crescent has been the single most effective fiscal planning and urban growth boundary tool in the County's toolbox.</p> <p>The Planning Office's Rural "Preservation" Draft is nothing more than a mechanism to quash public opposition and reward select developers and land owners with high density housing options in the Rural Crescent. The "preservation" plan and its provisions for sewer and cluster development as well as a poorly crafted TDR/PDR program that does not comport with the Code of Virginia, is the antithesis of smart growth and does little to preserve open space or ensure development occurs where sufficient infrastructure exists.</p> <p>It provides simply for the advancement of suburban sprawl in through new "cluster" development standards and the extension of sewer into the rural area.</p> <p>Hold the line. Preserve the Rural Crescent and protect infrastructure dollars needed for re-development elsewhere in the county. The only positive parts of this plan which I can endorse are the A-10 existing policy, the PDR incentives, and the improvements to the Land Use Valuation policy. Do not approve any other portion of this plan. Grow Smart!</p> <p>--</p> <p>Mr Robert Weir rbw@trademarkinfo.com 6853 SAINT PAUL DR HAYMARKET</p>
8/16/2019 Mr. Blake DeForest	<p>Dear County Officials</p> <p>The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.</p> <p>The Rural Crescent, as it exists today, has proven its county-wide worth and effectiveness time and time again. It is a powerful fiscal tool and an asset for the entire county. Instead of attempting to dismantle this unique aspect of Prince William County, this county should honor the boundary and market the rural area as an advantage for all.</p> <p>I do not want this beautiful and integral part of the county to be ruined. I don't want to see cluster suburbs and sewer extended into the rural area. You don't save open space by developing it. You don't market your rural assets by putting houses everywhere. Don't squander re-development opportunities in the county by building out our rural area. This isn't smart growth, and it is fiscally unsound.</p> <p>Hold the line. Preserve the Rural Crescent and protect infrastructure dollars needed for re-development elsewhere in the county. The only positive parts of this plan which I can endorse are the A-10 existing policy, the PDR incentives, and the improvements to the Land Use Valuation policy. Do not approve any other portion of this plan. Grow Smart!</p> <p>--</p> <p>Mr Blake DeForest badeforest1014@gmail.com 13418 Old Church rd Nokesville</p>
8/16/2019 Brian McCannell	<p>As a nearby resident, I am opposed to the plan for tech / industrial. Dumfries road is overloaded with trucks. Walking through our neighborhood (Walton), the traffic noise has gotten so bad you can have a conversation. Over development and over population is why I left Fairfax. Now it is right on my heels again.</p>
8/16/2019 Sharon Harvey	<p>This is not good. Nothing should be built that high or have so many people crammed into that small space. Again, you are adding 1600 cars and multiple trips a day to the already terrible traffic and poor light synchronization on 234. Please nip this poor proposal in the bud. Planning Commission habit of postponing decisions and ignoring community input to STOP the insanity is wearing thin. We can see through this ploy and the Community is not giving in or giving up.</p>

8/16/2019 Mr. William
Deutsch Dear County Officials

The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.

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--

Mr William Deutsch
willie.deutsch@gmail.com
Middleburg Ct.
Manassas

8/16/2019 Ms. Cathy
Gamble Dear County Officials

The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.

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--

Ms Cathy Gamble
grandcat51@gmail.com
10105 Roslyn Ct.
Manassas

8/16/2019 Matha White To Whom It May Concern:

My husband and I own 75 acres of farmland in the rural crescent and lease approximately 200 more acres and run a cattle and hay operation. Our farm has been in my family since the 1940's when my father purchased it and has been in continuous operation since then. We have watched too many farms destroyed to build subdivisions and change the character of this area forever. But I can't stand by and not give a few comments on your proposal for this go round to try and preserve what is left of agriculture in Prince William.

Without going into great detail, in order to maintain what is left of the rural crescent, some things must happen:

1. Sewer must not be allowed to enter the rural crescent under any circumstances EVER. If this happens, there would be nothing stopping high density development.
2. More options are needed for landowners that need to liquidate their property. PDR's would be the best choice overall since it would leave the land available for farming and curb development. Give tax incentives for younger people that would want to enter farming. Land availability and cost is a major prohibiting factor from getting into farming unless you are fortunate enough to inherit the land. Even then, farming is a difficult but noble occupation because of many factors out of their control (weather, markets, cost of inputs).
3. Retain minimum of 10 acre size or larger lots with emphasis on keeping majority of the land open in farmable condition which would allow it to be kept in land use.
4. Allow farms to be kept in land use after older farmers have retired. This will help them retain their land longer and preserve open space provided the land is not allowed to grow over.
5. Lastly, does preserving agricultural land matter? Yes, it does because the United States not only feeds its citizens but also the world. When the land is paved over to satisfy a few, there will be no turning back and saying if only we had had the foresight to protect this vital land before it was too late. If I have made no other point than this one, I am glad to have gotten this across to you to act before it is too late for our area.

Thank you for your time and attention.

Martha White
10409 Crockett Road
Nokesville, VA 20181

8/16/2019 Andrew Wack Dear County Officials,

Once again the BOCS is converting its constituents' land into political currency, this time on a massive scale, by proposing the incremental demise of the Rural Area.

There is nothing noble about using the cloak of "preservation" and mask of consultants to further development within the Rural Area. There is nothing clever about creating a "transition ribbon" that attempts to blur lines until lines are meaningless. The Board could have created a transition area on the development side of the current rural/development line during the past two decades. But no. Instead, we have a gateway to the Rural Area at the Rt. 28 and Linton Hall Road intersection which boasts a Sheetz gas station and a lime green self storage facility. And a 7-11 convenience store at Sudley Manor and Vint Hill Roads. These examples of the BOCS' idea of "transition" demonstrate what we can anticipate if you bust open the Rural Area with the TDR-A and/or TDR-B options.

There is also nothing respectable about forcing blue collar workers to pay local and/or state taxes so large landowners can benefit from PDRs. I cannot imagine that a roofer on a hot July day would pause and say "I might be hot, exhausted and doing my best to defy gravity and avoid the hospital... but thank heaven my taxes are compensating someone who does not want to sell their large estate for more money than I will make in 10 to 50 years. Not that I can take my family for a picnic on their property or anything, but still."

Few things can undercut confidence in the BOCS's veracity than reversing its prior "vision" and spending our money to diminish the value of the Rural Area. By the way, if the BOCS blurs the (transition, sewer/no-sewer, etc.) lines now, then why would anyone trust the body to maintain the new rules? Answer: They won't, in this or any other matter. Are our current Rural Area-busting officials actually promising that future officials will be more principled, enlightened and steadfast than today's crew? Is that your selling point as you present yourselves today as "preservationists and developers" of the Rural Area? A more likely scenario is a future Board that will 1) divide and conquer the Rural Remnant with six or so options again, 2) develop more acreage again, and 3) rinse and repeat until little if anything is left.

In closing, I urge you to maintain the current boundaries of the 10+ acre, no-sewer and no public water Rural Area.

Regards,

Andrew Wack
14005 Owls Nest Road
Nokesville, VA

8/16/2019 Leslie Dawley To whom it may concern,
I am forwarding a message crafted by the President of the Rural Crescent Preservation Coalition because I believe the coalition has done an excellent job expressing reasonable suggestions for smart growth in the county. My son, Michael and I feel we provide a perfect example of how open space can be used for agrotourism. We offer a unique pick your own tulip "Festival of Spring" that is only available in a few places in the world. We bring guests from all over the country to Prince William County providing income to hotels and restaurants and provide many jobs opportunities. We then have our Summer of sunflower and Fall for Sunflower events in the summer and fall along with our Fall Festivities. I feel this is Urgent as new policies take time and with just a few aging farmers quit farming the last of the rural crescent, the landowners will fall into an unaffordable change in taxes and will sell out to the next developer. I sincerely hope some responsible decisions on this difficult topic will be made soon, as growth continues to happen whether we want it to or not. I do not want the farm we lease to fall victim to 10 acre lots. If that happens we would move to Loudon County as they welcome and support agriculture. Please, let's make a change so we can stay in Prince William County. I invite all of you to come and visit us and see what agrotourism has to off the county and community.
Thank you,
Leslie Dawley
Burnside Farms
11008 Kettle Run Rd
Nokesville, VA 20169
703-930-3052
www.burnsidefarms.com, www.facebook.com/BurnsideFarms

8/16/2019 Mr. James Blankenship Dear County Officials
The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.
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--
Mr James Blankenship
blankenship.jimmy@gmail.com
5729 Yewing Way
Gainesville

8/16/2019 Jim Gehlsen Jim Gehlsen
12801 Hazelwood Dr.
Nokesville, VA 20181

Re: rural crescent input

Gentlemen:

I am in agreement that higher density should occur along the western edge of the RC, known as the "Ribbon". I also agree that the ribbon area should connect to nearby sewer. I can also understand and appreciate the concept of having the western side of the RC evolve to one dwelling per 50 acres. I believe TDR would be the most cost-effective way to accomplish this.

My main concern is the execution in getting things to work accordingly. By granting one dwellings per 5 acres in the ribbon, you would automatically double the land value in the ribbon. This increase in land value would be borne partly by the land holders in the balance of the RC that would still have the one dwelling per 10 acre designation. By instantly doubling the number of dwellings in the ribbon, it would subsequently cut in half the value of development rights on the large parcels to the west.

My solution would be for all the RC to keep the one per 10 right as currently exists and utilize available sewer and TDR. This would create a robust market for development rights from the western side. I believe market forces and available sewer would best define the bounds of the ribbon. I believe you could even allow up to 1 DU per 2.5 acres. With strong demand for the development rights, I would sell mine sooner than later. As currently proposed, I would keep the development rights as they would have little value initially and take a long time to develop any value.

Sincerely,

Jim Gehlsen

8/16/2019 psnyder566@aol.com Comments on Introduction to Draft Vision Comments

Open Space Definition: Would like more clarity and detail of defining factors. For instance, is it still considered open space with high tension power lines and commuter parking lots? Do most people understand that privately owned open space cannot be used by the public as passive recreational areas, and that it only serves as view sheds? The truth of the matter is that people mainly want open space for 2 reasons: so that they can use it and to keep it from being residentially or economically developed so that it won't further burden transportation corridors.

Guiding Principles:

1. Preserves/protects contiguous open space for publicly accessible passive recreation: Is this referencing public parks only? What are "passive" recreational uses?
2. Preserves potential for continued farming: traditional farming as we have known it is dying or already dead, with no probable resurrection.
3. Protects rural economy: if you are a farmer in PWC you know there is no future and certainly no financial gain in farming.

Rural Area Facts: Kettlewind Farm, which is by far the county's largest operation, is a commercial sod farm that sells sod to developers. Many people would not consider this "farming".

The statement about 9 to 10 thousand acres being farmed is misleading: most of the farms are doing the minimally required farming to stay in land use and earn no financial gain and usually operate at a loss.

Alternative 1: I do not support

Comments:

The existing RC designation is based on what we looked like and what our needs were 20 years ago. Everything has changed. Current reality and predicted impacts must be evaluated and planned for. We are not the "one size fits all" county that we used to be. As we go through this process we are making a critical mistake by applying the same planning to all sectors. Conventional wisdom would dictate that we view each sector as a separate entity when applying planning principles.

Alternative 2 RC-A: I support the general concept

Comments:

This proposal has the appearance of favoring a very small group of landowners whose property adjoins sewer.

Alternative 2 RC-B : I support the general concept

Comments:

- The 20/60 ratio means that the property must be at least 100 acres which again is a very small group of landowners.
- I do not think permanent conservation easements are wise: instead, since this would be a 20 year plan then the conservation easements should be for 20 years in order to retain flexibility for the future.

Alternative 3 TDR-A: I do not support

Comments:

- It appears in this alternative that if your property is not in the transitional ribbon, you will be downzoned to 50 acres per DU. Downzoning is a slippery slope, a dangerous taking and litigiously actionable especially against senior citizens who own the

8/16/2019 Craig Betterly Comments on Introduction to Draft Vision Comments

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- Do not think permanent conservation easements are wise: instead, since this would be a 20 year plan then the conservation easements should be for 20 years in order to retain flexibility for the future.

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8/16/2019 Lana Craven Good afternoon,

Three years ago my husband and I moved to the Rural Crescent to get away from the suburban clutter and sprawl of Alexandria. We used our savings and sacrificed convenience of being "near it all" to raise our three children closer to nature. There are plenty of families like ours, and plenty more to follow if Prince William County keeps the Rural Crescent intact.

We love driving home at the end of the day passing by the farms, and often pull over to the side of the road in awe to give the gigantic harvesters the right of way. To us the Rural Crescent symbolizes the American dream. A life of working the land, respecting the land and helping to provide for the community. We considered ourselves fortunate to find a 13 acre lot with a creek and beautiful home zoned for agriculture. We have chickens and bees, take walks on our backyard trail, and enjoy coffee on our porch with the deer, bunnies, hummingbirds, and so much more. Just this spring we were able to witness a Barred Owl nest produce a beautiful fledgling. This just does not happen in cluster or high density developments.

As our planet continues to grow and housing becomes limited it is easy to understand the appeal to develop the Rural Crescent. A higher density of homes brings in big money for developers and the county, but at what environmental cost? What will become of the natural ground cover when all these homes are built? How will this impact the water table? What is the impact on the Occoquan Watershed, which provides drinking water to our neighbors in Fairfax? What about the impact such development has on the Chesapeake Bay Watershed? In all the public reports, proposals and plans I have found on the County's Rural Crescent plans for the future I fail to see one environmental impact study mentioned. With the ever growing carbon output of our world the need for greenspace, clean drinking water and clean air grows ever more important. We need to preserve what we have in the best way possible, which should be determined by environmental scientists not pipeline and home developers.

My husband and I not only want what is best for our children, but for their children, and their children's children as well. It is apparent by the lack of schools, public service/community centers, and poor infrastructure that Prince William County has failed to consider the future when permitting housing developments in the past. For reasons of school overcrowding, traffic, flooding, water shed contamination, and the destruction of our environment and all it's inhabitants I am writing you today to ask you to deny any proposed changes to the Rural Crescent. Say no to high density/cluster development. Maintain the 10 acre lots, with well water and septic systems. Keep the Rural Crescent rural.

Thank you for your time,
Lana Craven
3910 Clifton Manor Place
Haymarket, VA 20169

8/16/2019 Mrs. Yvonne
Overs

The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.

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Hold the line. Preserve the Rural Crescent and protect infrastructure dollars needed for re-development elsewhere in the county. The only positive parts of this plan which I can endorse are the A-10 existing policy, the PDR incentives, and the improvements to the Land Use Valuation policy. Do not approve any other portion of this plan. Grow Smart!

--

Mrs Yvonne Ivers
yivers@comcast.net
14120 Aden Road
Nokesville

8/16/2019 [putzingnow@
gmail.com](mailto:putzingnow@gmail.com)

Alternative 1: I do not support.

Alternative 2: I support.

Alternative 3 TDR-A : I do not support.

Alternative 3 TDR-B: I support TDR density. I do not support revising A-1 zoning from one unit per 10 acres to one unit per 50 acres. The transition ribbon needs to be larger as a receiving area. There is more density from sending area than there is ability to accept in receiving area.

Alternative 4: I do not support.

Alternative 5: I support with reservations concerning what are acceptable commercial uses within the RC.

Alternative 6: I support.

☐

8/16/2019 Ms. Pat
Widener

The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.

The Rural Crescent, as it exists today, has proven its county-wide worth and effectiveness time and time again. It is a powerful fiscal tool and an asset for the entire county. Instead of attempting to dismantle this unique aspect of Prince William County, this county should honor the boundary and market the rural area as an advantage for all.

I do not want this beautiful and integral part of the county to be ruined. I don't want to see cluster suburbs and sewer extended into the rural area. You don't save open space by developing it. You don't market your rural assets by putting houses everywhere. Don't squander re-development opportunities in the county by building out our rural area. This isn't smart growth, and it is fiscally unsound.

Hold the line. Preserve the Rural Crescent and protect infrastructure dollars needed for re-development elsewhere in the county. The only positive parts of this plan which I can endorse are the A-10 existing policy, the PDR incentives, and the improvements to the Land Use Valuation policy. Do not approve any other portion of this plan. Grow Smart!

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Ms Pat Widener
patwidener571@gmail.com
7679 Great Dover St
Gainesville

8/16/2019 Stephen Ward Regarding the Rural Preservation Area - Current state law requires that county plans assure the availability, quality and SUSTAINABILITY of water supplies. The materials presented at the public meeting on July 30, 2019 do not address this very real requirement at all. We already have reason to believe that our current water supplies of both groundwater and surface water are at or near the limits of their capacity to support the current county population and level of development. No proposal that increases the population generated can be acceptable if it tips us into the crisis of groundwater loss as is happening now in some parts of our area such as Fauquier and Loudoun counties and the Coastal Plain.

In addition to the risk of a water crisis, the additional costs of development as well as the overcrowding and reduced quality of life, end up falling on the remaining residents as those who sell to development leave the area. This is both costly to the remaining residents through higher taxes and utility rates and unfair to them as they end up with a lower quality of life in a less beautiful and natural environment.

Any proposal that increases population generated beyond the current A-10 policy should be rejected as putting our water supply at risk. The county should look at proposals such as PDR that limit or reduce possible future water demand and both improve our margin of safety for water and minimize new direct and intangible costs that may be placed on current residents by development.

8/16/2019 Ms. Linda
Daubert

Dear County Officials

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--

Ms Linda Daubert
lindaubert@gmail.com
8752 Weir St
Manassas

8/16/2019 Troy Nolan

Dear County Officials

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--

Dr. Troy Nolan
troy.nolan@gmail.com
Moss Ledge Ct
Gainesville

8/16/2019 Mary Ann Ghadban

Thank you for the information.

On Fri, Aug 16, 2019 at 3:39 PM Mary Ann Ghadban <maryann@maglandbroker.com> wrote:

We do not support this downzoning and submit a legal opinion we have received regarding this issue below.

The referenced zoning text change from 1 DU per ten acres to 1 DU per 50 acres in the A-1 District is illegal. The reduction in density would apply to all lots in the A-1 district in the Rural Area to the extent the owners do not take advantage of the opportunity to transfer the development rights. Therefore, the reduction in development rights would apply to some lots and not others and the lots to which the reduction would apply would be those who choose not to transfer development rights to others who are located in the "transitional ribbon."

It would seem, therefore, that these two options would take property rights only from those who decline to transfer rights to others either because they just don't want to or because they are not satisfied with the price being offered. What they end up with by virtue of that choice—no more than one house on 50 acres—would appear would seem to have little or no economic viability since 50 acres is no longer viable as a farm and because there is no residential market for even a large house on no less than 50 acres.

If there is little or no economic viability to the maximum density of 1 DU/50 acres, there is a good argument that the downzoning should be regarded as an unconstitutional taking either as a categorical taking (because it leaves the owner with no economically viable use) or under an ad hoc balancing test because of the devastating economic impact of the downzoning, its interference with the owners' reasonable investment backed expectations to develop at 1 DU/ten acres and because the character of the governmental action is suspect in forcing owners to who want an economically viable use of their property to sell development rights to others rather than realize the full potential of those rights, themselves.

The downzoning may also be a subject to attack as an illegal, piecemeal downzoning because it does not apply to all Rural Area lots but only to those owned by folks who choose not to sell rights to others. Under this analysis, the downzoning must be justified by fraud, change of circumstances or mistake since the imposition of the 1 DU/ten acre limitation in 1998. I don't see within the document you sent me any real explanation of changed circumstances that require a five-fold reduction in density since 1998. I certainly don't see any reference to some sort of fraud or mistake that requires a piecemeal and owner-dependent reduction in development rights.

☒

8/16/2019 Darryl Griffin

Good afternoon David,

I wanted to resend my inquiry just in case you hadn't received my initial email .

Per our conversation my inquiry is:

If water/sewer infrastructure is extended into the Rural Area/Rural Crescent, is there a plan to mitigate residential development impacts to MCB Quantico inclusive of, but not limited to, additional traffic, noise and light?

Please note that MCB Quantico understands that a formal Rural Area Preservation Plan draft has not been completed to be sent to the Planning Commission for a recommendation of approval/denial. Additionally, MCB Quantico is tracking the Rural Area Preservation implementation but has not formalized any comments at this time.

V/r
Darryl Griffin
Community Plans and Liaison Officer
Marine Corps Base Quantico

8/16/2019 Toni Connell

Prince William County Planning Board

In reference to the proposed plans to consider for Rural Crescent I would like to make the following comments:

I currently own about 75 acres in Rural Crescent and purchased this property because it is in Rural Crescent. I wanted to get away from development and traffic and enjoy the quieter atmosphere.

Adding Sewer and development to Rural Crescent unfortunately, increases traffic and decreases desperately needed green space. We need to maintain green space to buffer the environmental change currently being experienced.

We need to encourage environmental responsibility and lead the rest of Virginia in these efforts. We should lead the efforts in sustainability and promote ideas that will maintain sustainability without the use of extensive fossil fuels. We can do this with proper use of green space, solar energy, geothermal energy, etc.

Please vote to maintain Rural Crescent the way it is.

Toni Connell

8/16/2019 Ross Moore The Prince William County Planning Office

In Reviewing the Planning Office Community Engagement Session Draft July 2019 After reading said draft and options I would like to make the following observations:

1)There is no environmental impact study. We hear the reports on global warming every day. I am experiencing its effects on my farm now. So what are we doing about it in Prince William County? What are the effects on our county forward and why is it not included in such a plan?

2)There is no economic impact study. How much will my taxes be increased as the residential population increases and more infrastructure is necessary to support the increased population?You show the number of people, students and schools needed but have not mentioned the costs and how it affects the current residents. We need to know for example, Plan A will increase new taxes 3%, Plan B 8%, etc.

3)Where is the infrastructure study? We all realize traffic is getting worse. It takes longer to get from A to B. Yesterday I saw the after effects of 2 wrecks on a short trip. How will each plan affect the county residents who moved to the Rural Crescent for a quieter life. My farm was on a bucolic 2 lane county road when I moved here in 1980. Now I live on a 4 lane divided highway. This has been the greatest decrease in our quality of life with all the effects of this traffic. Don't do it to others . In conclusion, I recommend the least damage to the county would be Plan A but consider adding:

1)Moving land to best form environmentally as moving open space to forest.

2)Remove the contiguous need for land set aside. I would like to bundle my 45 acres with my 13 acres to put all in land bank but cannot due to contiguous restriction.

3)Require all construction to pay an environmental impact fee to preserve green space.

4)Convert land around roads (i.e. medians) from fossil fuel mowing to trees, wildflowers and natural habitat.

always seem to go

That you don't know what you got until it's gone They paved paradise
And put up a parking lot."

Lyrics from Big Yellow Taxi by Joni Mitchell From,
Ross Moore

"Don't it

8/16/2019 Mary Ann Ghadban To: BOCS, PC, Planning Department From: Mary Ann Ghadban
Reference: Comments on Draft Vision for Rural Crescent July 30th presentation

August, 16, 2019

- Every subdivision in PWC existing today was a farm which includes Heritage Hunt, Dominion Valley, Braemar, Victory Lakes, Foxborough to name a few.
- Prince William County has always played 2nd fiddle to Fairfax County and Fauquier County... then Loudoun County built the Dulles Greenway and we now are 2nd fiddle to them, losing billions of dollars in jobs and opportunities to them due to our lack of regional awareness, planning and vision.
- Not all of the Rural Crescent is the same nor should it be planned with one blanket rule for all. When the RC was established, the county as a whole was of a more homogeneous makeup and it made sense then. Since then, and especially in the current and future climate, the districts of the county are now distinctly different with changing needs and pressures. An obvious example is the Gainesville District which is being pressured by changes and planning in surrounding counties as they continue to develop and impact Gainesville. It is negligent to fail to assess surrounding counties plans and we need to adjust accordingly. Each sector of the Rural Crescent needs to be evaluated separately to determine where a transition area is appropriate and evaluate where commercial and industrial uses need to be a component of the transition area.
- Western Prince William abuts Loudoun County and all the development that has been done and is now planned under Loudoun's 2040 plan that was approved June 25 will have major impacts on us. Western Prince William should be replanned preserving the area West of Rt. 15 as a Rural Crescent (this land up to Bull Run Mt. is truly a rural area and should be preserved) and replanning the area on the East of Rt.15 as the Transition area. Loudoun County's 2040 plan, which is adjacent to Western PWC is accelerating their residential and industrial development smack dab up against Western PWC. Planning must take that into account. The increased industrial development that Loudoun is planning on Gum Springs Road is going to have a huge effect on the secondary roads in Prince William, ie: Catharpin Rd, Pageland Lane, Rt. 234.
- We have an opportunity here to create employment centers along Pageland Lane, Catharpin Road, and Rte 234 up to Gum Springs Road. Pageland also has a state road on the books called the North South Corridor planned to connect Loudoun to 1-66. The transitional ribbon for Western Prince William needs to include all the Pageland Lane properties in order to plan as the NS Corridor becomes a reality. In the Loudoun 2040 plan it states that their plan is contingent on the building of the NS Corridor.
- The transitional ribbon should not include the area on the back side of Dominion Valley by Silver Lake Park. Separate evaluation should occur in each quadrant of the Rural Crescent countywide.
- When all is said and done, BOCS and the Planning Dept are charged with creating a plan that will attract business and economic development and neighborhoods that are relevant to this generation: live, work, play. And it must be affordable without

8/16/2019 Mark Branca Subject: July 30th Community Engagement Session Comments and Recommendations

Rebecca,

Please find attached at the 1st attachment my detailed comments and recommendations regarding the alternatives presented at the July 30th meeting.

I think there are some middle of the road alternatives that protect the rights and land values of Rural Landowners, truly incentivize the preservation of open space, don't overburden the Rural Area with too many additional new homes and don't cost a fortune in an unrealistic PDR program. The key is to strike the right balance. Mark and I think a few of the keys in striking the right balance are:

- Maintain the Existing Policy of 1 dwelling per 10 acres for By-Right Subdivisions. To protect rural land values.
- Acquire 2,000 Acres through a Targeted PDR Program (Modified PDR Option). To try to keep the PDR \$ manageable.
- Incentivize Rural Cluster Subdivisions (Modified Cluster Option RC-B with a 50-Acre Minimum Parcel Size to Qualify) (in lieu of the 20-Acre Minimum Parcel Size proposed in RC-B) This will reduce the potential additional new homes by around 500 homes and clustering on 20 and 30 acre parcels don't generate very large open space parcels for the 500 additional homes they could generate.

Just a few thoughts.

We encourage the County to use all the tools in the toolbox.

Thank you for your time and consideration.

Mark Branca, PE and Rural Landowner
703-927-7783

8/16/2019 Mark Branca Mark A. Branca
11672 Sandal Wood Lane Manassas, Virginia 20112

August 16, 2019
Ms. Rebecca Horner
Director of Planning, Prince William County 5 County Complex Court
Prince William, Virginia 22192-9201

Subject: July 30th Community Engagement Session Comments and Recommendations Dear Ms. Horner,

In the 21 years since the adoption of the 1998 Comprehensive Plan less than 1,000 acres has been permanently preserved as Protected Open Space. That's less than 50 acres of our Rural Area Permanently Preserved a year. In contrast on average nearly 1,000 acres per year is lost to 10-acre lot development. The Rural Study concluded that our current rural land preservation policies have failed.

Doing nothing is not a viable solution, it will just perpetuates the failed policies and the missed opportunities of the last 21 years.

I support all recommendations in the Rural Preservation Study as outlined in the Implementation Plan on page 58 of the Rural Preservation Study & provided below in figure 1 for quick reference.

(BOCS Res. No. 16-647)

8/16/2019 Mark A.
Branca

ZTA to Fix the Current Rural Cluster Development Ordinance
Sec. 32-300.40. - Rural cluster development.

1. Rural cluster developments shall be permitted in the rural area, as designated in the Comprehensive Plan, on land in the A-1, Agricultural Zoning District. Rural cluster development shall be subject to subdivision plan review in accordance with the subdivision ordinance and the Design and Construction Standards Manual. The subdivision plan shall include provisions for establishment of a homeowner's association or recorded covenants and restrictions that shall be responsible for the maintenance and/or use of the required open space area in accordance with this section.

2. Within rural cluster developments, the permitted uses shall be as follows:

(a) One-family dwellings.

(b) Home occupations.

(c) Home employment.

(d) Agricultural uses and their accessory uses and buildings and structures, as permitted in the A-1 Agricultural Zoning District and as determined under the homeowners' association covenants or other recorded covenants and restrictions pursuant to section 32-300.42.

(e) Special uses as determined under the homeowners' association covenants or other recorded covenants and restrictions pursuant to section 32-300.42.

3. If the property contains an existing farm house and associated buildings and structures, a single-family dwelling that is a designated cultural resource in the Comprehensive Plan, or other single-family dwelling that is determined eligible for listing in the National Register of Historic Places, that farm or historic resource may be part of the required open space area of the rural cluster development, as established under the homeowners' association covenants or other recorded covenants and restrictions pursuant to section 32-300.42. The use of the farm or the historic resource other than for farming and dwelling purposes shall require a Special Use Permit pursuant to section 32-300.42. If a separate lot is created for the farm buildings or the historic building, it shall be a minimum of three acres. The farm dwelling or historic dwelling shall not count as one of the dwellings that would otherwise be allowed pursuant to section 32-400.41.5 and a separate lot created for such features shall be allowed to count toward the required open space.

(Ord. No. 99-26, 4-20-99; Ord. No. 06-30, 3-7-06)

Sec. 32-300.41. - Design standards.

1. Any proposed rural cluster development shall be designed so as to foster the preservation of open space or existing farmland; to protect the distinct visual quality and the natural landscape, topographic, and natural resource features of the rural area; to provide landowners in the rural area an alternative use of their property; and to uphold the general intent of the A-1, Agricultural Zoning District.

2. A minimum rural cluster development area of 50 acres shall be required. Additions to existing rural cluster developments may be less than 50 acres but must meet all other provisions of sections 32-300.40 through 32-300.43.

8/16/2019 Dorcie
Jasperse

Subject: Rural Crescent Promotion and Preservation

16AUG2019

Dear Board of Supervisors and Planning Commission of Prince William County,

There are many positive examples of towns, counties, states and countries who value their agricultural economies, lifestyles, past, present and future. Their creative and imaginative solutions create living, breathing communities supporting one another through connection, integration and collaboration. My many years involved in agriculture in Maryland, Pennsylvania, New Jersey and Virginia have taught me many things, most of all that Margaret Mead was spot on, "Never doubt that a small group of thoughtful, committed citizens can change the world, indeed, it is the only thing that ever has." My hope is you will continue to listen to the county's citizenry and expand your quest for extensive rural promotion and preservation versus succumbing to development pressure and limited, narrowly conceived development options. Let us not seek economic weapons of self-destruction in our county.

The Rural Preservation Study (RPS), published in 2014 basically outlines what is being proposed today by the County Planning Commission. It is unclear why the Board and Planners waited 5 years to rush to take the first steps laid out in RPS' recommendations? The first step was create a vision. The county citizens have been showing up for years providing their visions at numerous meetings. Here again, it is unclear why those visions were not captured in real time for input into the visioning process. What was the point of holding all the previous meetings where our voices were to be heard and then not pay attention to them?

It is with great sadness and consternation that I have watched this county's government cynically dismiss the wishes of its citizen, take the citizens for granted and spend county resources with total disregard for fully and artfully expressed sentiments and sound scientific survey principles. Is it any wonder that the citizens who participated in the June 24, 2019 meeting were in an uproar? Why would any third party contractor, at the behest of the Board, believe that they knew what was in the hearts and minds of county residents after having interviewed 18 people? Eighteen people! Eighteen people out of PWC's over 649,000 residence, this is entirely beyond comprehension and showed lack of respect the hard working people of PWC who have showed up time and time again to meetings regarding the Rural Crescent and insult all of them by detailing the beginnings of a vision after 18 interviews when dozens had been provided over the years in county sponsored public forums. This revealed a genuine disregard for the county's citizens, county funds and all the previous earnest efforts put forth prior to the date of the meeting. This certainly seemed to demonstrate the Board's predisposition to plowing ahead with a special interest vision without due consideration of the county residents expressed views and opinions.

The July 30, 2019 planning meeting was a better prepared, organized and thoughtful exercise, however, all the alternatives were still predicated on the RPS and a vision perhaps based upon what was stated to be 218 people out of 649,000 county's citizens. Anyone involved in survey samples clearly understands this sample is woefully inadequate and based upon the reaction of the attendees it was clear that no one appreciated having canned categories and lines of questioning intentionally funneling responses into predetermined categories. It appeared to most in the room that there had been woeful neglect of the issue from 2016 to then where the Board apparently now saw fit to ramrod, through the guise of a visioning process, the RPS suggestions without the hundreds of man hours of past years of input from the residents.

8/19/2019 Robert Piston Dear County Officials

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Dr. Troy Nolan
troy.nolan@gmail.com
Moss Ledge Ct
Gainesville

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Ms Mary Herceg
maryherceg@gmail.com
12418 Parkgate Drive
Nokesville

8/19/2019 Sandy Wells Please do not permit the change in status of the areas designated as safe for trees and natural environment. We do not need any more three and four story townhouses. The more we add, the more we look like Fairfax and Arlington!! It is awful!!!

8/19/2019 Terry Lesr

Dear County Officials

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Ms Terry Lesr
terrylearevans@gmail.com
9408 windy Hill drive
Nokesville

8/19/2019 Nick Branca Dear Board Members, Planning Commissioners and County Officials,

The Current Rural Crescent policies are failing to save our farms and open space.

I support the Rural Crescent Preservation Coalition efforts to Save Our Open Space & Rural Lands.

Please Support the following policies:

1. Utilize a Transition Ribbon, as per the map on page 15 of the Community Engagement Session Packet presented on July 30, 2019.
2. Maintain the existing policy of one dwelling per ten acres for By-Right Subdivisions outside the transition ribbon allowing public sewer, where available.
3. Support VOLUNTARY PDR and TDR Programs while maintaining the one dwelling per ten acres for By-Right Subdivisions outside the transition ribbon, using public sewer where available.
4. Support Rural Cluster B (RC-B) Option using a 50-Acre minimum parcel size to qualify (in lieu of the 20-acre minimum parcel size proposed):
 - a. By-Right Density one dwelling per five acres.
 - b. 60% Open Space in Permanent Conservation Easements.
 - c. Allow Public Sewer.

The Hyperlink Below Shows the Opportunities Available if an Effective Rural Cluster Option is adopted:

https://preservetheruralcrescent.org/wp-content/uploads/2018/11/RCPC_Pie-Chart-Video_v2.mov?_=1

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8/19/2019 Lynne & Dan Black We don't want higher density housing or sewers run into the Rural Crescent area! Instead, please invest those scarce funds in infrastructure improvements and schools within the current development areas of the county. Thank you.

8/19/2019 Mark Branca Rebecca,

Please find attached at the 1st attachment my detailed comments and recommendations regarding the alternatives presented at the July 30th meeting.

I think there are some middle of the road alternatives that protect the rights and land values of Rural Landowners, truly incentivize the preservation of open space, don't overburden the Rural Area with too many additional new homes and don't cost a fortune in an unrealistic PDR program. The key is to strike the right balance. Mark and I think a few of the keys in striking the right balance are:

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Just a few thoughts.

We encourage the County to use all the tools in the toolbox.

Thank you for your time and consideration.

Mark Branca, PE and Rural Landowner
703-927-7783

8/19/2019 Mark Branca	<p>Dear Ms. Horner,</p> <p>In the 21 years since the adoption of the 1998 Comprehensive Plan less than 1,000 acres has been permanently preserved as Protected Open Space. That's less than 50 acres of our Rural Area Permanently Preserved a year. In contrast on average nearly 1,000 acres per year is lost to 10-acre lot development. The Rural Study concluded that our current rural land preservation policies have failed. Doing nothing is not a viable solution, it will just perpetuates the failed policies and the missed opportunities of the last 21 years.</p> <p>I support all recommendations in the Rural Preservation Study as outlined in the Implementation Plan on page 58 of the Rural Preservation Study & provided below in figure 1 for quick reference.</p>
8/19/2019 Melissa Kosak	<p>I live in the Woodbine Woods neighborhood. I oppose increased density in the rural area. I oppose the "Transitional Ribbon".</p>
8/19/2019 John Zook	<p>I'm requesting you limit growth and preserve the rural crescent. No sewer and no water should be allowed. Schools are overcrowded as is and the safety and welfare of the students and staff are at risk. Currently you have created an unsafe situation at schools and any additional development will compound the issue.</p>
8/19/2019 Nancy Zook	<p>Vote no to sewer and water in the Rural Crescent. Vote no to Rural clustering</p>
8/19/2019 Theresa Burton	<p>Proposals to increase the number of dwelling units in the Rural Area create many problems, rather than solve any problem.</p> <p>The county may need additional housing to accommodate projected population growth by 2040, but there is absolutely no reason to propose locating new housing in the Rural Area. There is plenty of appropriate space within the Development Area to accommodate the projected new housing, especially at North Woodbridge, Dumfries/Triangle, and Innovation.</p> <p>If the county intends to create live-work-play-retire communities which minimize future traffic congestion, then planning for a ribbon of higher-density development on the edge of the Rural Area makes no sense.</p> <p>Plan for new development near transit nodes, including VRE stations. Partner with Manassas and Manassas Park to establish bus, rail, and shared use vehicle networks - and pedestrian/trail routes - so future traffic congestion will be minimized.</p> <p>Proposing to perpetuate sprawl today is planning malpractice, and the opposite of what the residents of the Rural Crescent want. Please don't ruin the Rural Crescent.</p>
8/19/2019 David Burton	<p>Proposals to increase the number of dwelling units in the Rural Area create many problems, rather than solve any problem.</p> <p>The county may need additional housing to accommodate projected population growth by 2040, but there is absolutely no reason to propose locating new housing in the Rural Area. There is plenty of appropriate space within the Development Area to accommodate the projected new housing, especially at North Woodbridge, Dumfries/Triangle, and Innovation.</p> <p>If the county intends to create live-work-play-retire communities which minimize future traffic congestion, then planning for a ribbon of higher-density development on the edge of the Rural Area makes no sense.</p> <p>Plan for new development near transit nodes, including VRE stations. Partner with Manassas and Manassas Park to establish bus, rail, and shared use vehicle networks - and pedestrian/trail routes - so future traffic congestion will be minimized.</p> <p>Proposing to perpetuate sprawl today is planning malpractice, and the opposite of what the residents of the Rural Crescent want. Please don't ruin the Rural Crescent.</p>
8/19/2019 Brie Morgan	<p>Proposals to increase the number of dwelling units in the Rural Area create many problems, rather than solve any problem.</p> <p>The county may need additional housing to accommodate projected population growth by 2040, but there is absolutely no reason to propose locating new housing in the Rural Area. There is plenty of appropriate space within the Development Area to accommodate the projected new housing, especially at North Woodbridge, Dumfries/Triangle, and Innovation.</p> <p>If the county intends to create live-work-play-retire communities which minimize future traffic congestion, then planning for a ribbon of higher-density development on the edge of the Rural Area makes no sense.</p> <p>Plan for new development near transit nodes, including VRE stations. Partner with Manassas and Manassas Park to establish bus, rail, and shared use vehicle networks - and pedestrian/trail routes - so future traffic congestion will be minimized.</p> <p>Proposing to perpetuate sprawl today is planning malpractice, and the opposite of what the residents of the Rural Crescent want. Please don't ruin the Rural Crescent.</p>

8/19/2019 Ryan Flohrs Dear County Officials

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I do not want this beautiful and integral part of the county to be ruined. I don't want to see cluster suburbs and sewer extended into the rural area. You don't save open space by developing it. You don't market your rural assets by putting houses everywhere. Don't squander re-development opportunities in the county by building out our rural area. This isn't smart growth, and it is fiscally unsound.

Hold the line. Preserve the Rural Crescent and protect infrastructure dollars needed for re-development elsewhere in the county. The only positive parts of this plan which I can endorse are the A-10 existing policy, the PDR incentives, and the improvements to the Land Use Valuation policy. Do not approve any other portion of this plan. Grow Smart!

--

Ms Ryan Flohrs
rydog311@gmail.com
14284 Catbird Drive
Gainesville

8/19/2019 James Fredericks Dear County Officials

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Dr. James Fredericks
jfredericks@pestworld.org
10709 Lonesome Rd
Nokesville

8/19/2019 Colleen
Duncan

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Mrs Colleen Duncan
cwduncan77@gmail.com
11701 Belmont Farm Lane
Nokesville

8/19/2019 MS. Allison W Dear County Officials

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Ms Allison W
allw89000@gmail.com
Fleetwood drive
Nokesville

8/19/2019 Julie Fudala

The people in the rural crescent are hard to handle. They are extremely set in their ways.. they view their way as the only correct way. The idea that they want to preserve the land comes before taking care of people. The roads are bad.. the houses are not maintained. They are struggling to maintain.. people are selling the land because of the burden. Developing the land brings a set of new issues but in the end it's a situation where the community will thrive. It's currently just attacking and threatening. I live off Glenkirk right on the other side of vint Hill Rd.. I'd appreciate the planning commission voting to approve development.. it's not popular for them but they are the minority. They are bullying folks into speaking out. If you are for the development they will take action against you. It's an extremely volatile situation.

8/19/2019 MS. Susan Miller	<p>Dear County Officials</p> <p>The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.</p> <p>The Rural Crescent, as it exists today, has proven its county-wide worth and effectiveness time and time again. It is a powerful fiscal tool and an asset for the entire county. Instead of attempting to dismantle this unique aspect of Prince William County, this county should honor the boundary and market the rural area as an advantage for all.</p> <p>I do not want this beautiful and integral part of the county to be ruined. I don't want to see cluster suburbs and sewer extended into the rural area. You don't save open space by developing it. You don't market your rural assets by putting houses everywhere. Don't squander re-development opportunities in the county by building out our rural area. This isn't smart growth, and it is fiscally unsound.</p> <p>Hold the line. Preserve the Rural Crescent and protect infrastructure dollars needed for re-development elsewhere in the county. The only positive parts of this plan which I can endorse are the A-10 existing policy, the PDR incentives, and the improvements to the Land Use Valuation policy. Do not approve any other portion of this plan. Grow Smart!</p> <p>--</p> <p>Ms Susan Miller sherab1@msn.com 7450 Cerro Gordo Road Gainesville</p>
8/19/2019 Desi Arnaiz	<p>I would like to know which County you want to feed you? Leave it to Warren County - Right? Also, who says we need more houses, more Townhouses, more Condos, and more Apartments. Where is the studies and assessments that describe the need for housing? Why so have such a pressing need to cripple the traffic situation? Everyone complains about it and you all keep screwing it up! You need to stop taking money from Developers! Tell them to go to Maryland or PA. We do not need them here.. Bottom Line you collectively are making it impossible to live in a once beautiful county Prince William.</p>
8/19/2019 John DeBell	<p>In reviewing your web site on the comp plan review and update, I could not find information for the rural area around Catharpin. Will there be a comp plan study for this area? If so, what is the schedule, process, etc?</p>
8/19/2019 Ms. Kimberly Hobson	<p>Dear County Officials</p> <p>The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.</p> <p>The Rural Crescent, as it exists today, has proven its county-wide worth and effectiveness time and time again. It is a powerful fiscal tool and an asset for the entire county. Instead of attempting to dismantle this unique aspect of Prince William County, this county should honor the boundary and market the rural area as an advantage for all.</p> <p>I do not want this beautiful and integral part of the county to be ruined. I don't want to see cluster suburbs and sewer extended into the rural area. You don't save open space by developing it. You don't market your rural assets by putting houses everywhere. Don't squander re-development opportunities in the county by building out our rural area. This isn't smart growth, and it is fiscally unsound.</p> <p>Hold the line. Preserve the Rural Crescent and protect infrastructure dollars needed for re-development elsewhere in the county. The only positive parts of this plan which I can endorse are the A-10 existing policy, the PDR incentives, and the improvements to the Land Use Valuation policy. Do not approve any other portion of this plan. Grow Smart!</p> <p>--</p> <p>Ms Kimberly Hobson kimberly.n.hobson@gmail.com 12173 Caithness Circle Bristow</p>

8/19/2019 Mrs. Ann Leggett

Dear County Officials

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Mrs Ann Leggett
amleggett5@gmail.com
13163 Ormond Drive
Bristow

8/19/2019 Mr. Craig Leggett

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Mr Craig Leggett
golfin50@comcast.net
13163 Ormond Drive
Bristow

8/19/2019 Ms. Peg Futrell	<p>Dear County Officials</p> <p>The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.</p> <p>The Rural Crescent, as it exists today, has proven its county-wide worth and effectiveness time and time again. It is a powerful fiscal tool and an asset for the entire county. Instead of attempting to dismantle this unique aspect of Prince William County, this county should honor the boundary and market the rural area as an advantage for all.</p> <p>I do not want this beautiful and integral part of the county to be ruined. I don't want to see cluster suburbs and sewer extended into the rural area. You don't save open space by developing it. You don't market your rural assets by putting houses everywhere. Don't squander re-development opportunities in the county by building out our rural area. This isn't smart growth, and it is fiscally unsound.</p> <p>Hold the line. Preserve the Rural Crescent and protect infrastructure dollars needed for re-development elsewhere in the county. The only positive parts of this plan which I can endorse are the A-10 existing policy, the PDR incentives, and the improvements to the Land Use Valuation policy. Do not approve any other portion of this plan. Grow Smart!</p> <p>--</p> <p>Ms Peg Futrell futrellpeg@gmail.com 6963 Gillis Way Gainesville</p>
8/19/2019 Mrs.Katie Brown	<p>Dear County Officials</p> <p>The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.</p> <p>The Rural Crescent, as it exists today, has proven its county-wide worth and effectiveness time and time again. It is a powerful fiscal tool and an asset for the entire county. Instead of attempting to dismantle this unique aspect of Prince William County, this county should honor the boundary and market the rural area as an advantage for all.</p> <p>I do not want this beautiful and integral part of the county to be ruined. I don't want to see cluster suburbs and sewer extended into the rural area. You don't save open space by developing it. You don't market your rural assets by putting houses everywhere. Don't squander re-development opportunities in the county by building out our rural area. This isn't smart growth, and it is fiscally unsound.</p> <p>Hold the line. Preserve the Rural Crescent and protect infrastructure dollars needed for re-development elsewhere in the county. The only positive parts of this plan which I can endorse are the A-10 existing policy, the PDR incentives, and the improvements to the Land Use Valuation policy. Do not approve any other portion of this plan. Grow Smart!</p> <p>Our schools cannot take it! Our roads cannot either.</p> <p>--</p> <p>Mrs Katie Brown elon93@gmail.com Clatterbuck Loop Gainesville</p>
8/19/2019 Matthew Burke	<p>Please do not change the rules for the use of the rural crescent!</p>
8/19/2019 George Edwards	<p>Please consider limiting expansion of homes in the Rural Crescent as our water is limited as are our other resources. Too many cars/trucks as it is. Thx.</p>

8/19/2019 Kim and Len
Yotko

Dear Supervisors,

We strongly agree with the coalition's suggestions for the future of the Rural Crescent of Prince William County.

- Kim and Len Yotko
Fox Meadow Farm

-----Original Message-----

From: info <info@preservetheruralcrescent.org>

Sent: Mon, 12 Aug 2019 16:46

Subject: PLEASE SUPPORT POLICIES TO CREATE PERMANENT RURAL OPEN SPACE!

THE RURAL CRESCENT PRESERVATION COALITION IS A COALITION OF 300+ MEMBERS SEEKING REASONABLE DISCUSSIONS RESULTING IN REASONABLE SOLUTIONS WITHIN THE RURAL AREA TO FINALLY ACHIEVE OUR OPEN SPACE GOALS ESTABLISHED 20+ YEARS AGO. www.preservetheruralcrescent.org

COALITION MEMBERS: Important Action Needed by August 16

This message is formatted so you can simply copy the email addresses below to our County Board of Supervisors, Planning Commissioners and Planning office and forward this message to them in support of our Rural Crescent Preservation Coalitions positions outlined below.

COPY and Forward to: BOCS@pwcgov.org, planning@pwcgov.org, clerkPC@pwcgov.org

Background

On July 30th, the County held its second citizens meeting regarding the update of the County's Comprehensive Plan with recommendations concerning the future of the Rural Crescent.

8/19/2019 Dr. Anita
Flower

Dear County Officials

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Dr. Anita Flower
anita.r.flower@gmail.com
4400 Corum Lane
Haymarket

8/19/2019 Mrs. Karla Anzzolin

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Mrs Karla Anzzolin
rocmusisn@comcast.net
10990 Meanderview Ct
Manassas

8/19/2019 Ms. Alanna Almeda

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Ms Alanna Almeda
alanna.almeda@gmail.com
15700 Prosperity Drive
Haymarket

8/19/2019 Ms. Amy
Tejeda

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Ms Amy Tejeda
wetherac@pwcs.edu
Noyes Ave
Haymarket

8/19/2019 Ms. Kimberly
Carter

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Ms Kimberly Carter
kimcarter7163@gmail.com
5085 biscuit mountain road
Broad Run

8/19/2019 Ms. Juanita Miller

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Ms Juanita Miller
juanita.miller@nvdinc.com
7256 Foster Lane
Nokesville

8/19/2019 Ms. Lea Wolf

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Ms Lea Wolf
lmwolf5@gmail.com
5798 Spruce Grove Ct.
Haymarket

8/19/2019 Ms. Betty
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The Rural Crescent, as it exists today, has proven its county-wide worth and effectiveness time and time again. It is a powerful fiscal tool and an asset for the entire county. Instead of attempting to dismantle this unique aspect of Prince William County, this county should honor the boundary and market the rural area as an advantage for all.

I do not want this beautiful and integral part of the county to be ruined. I don't want to see cluster suburbs and sewer extended into the rural area. You don't save open space by developing it. You don't market your rural assets by putting houses everywhere. Don't squander re-development opportunities in the county by building out our rural area. This isn't smart growth, and it is fiscally unsound.

Hold the line. Preserve the Rural Crescent and protect infrastructure dollars needed for re-development elsewhere in the county. The only positive parts of this plan which I can endorse are the A-10 existing policy, the PDR incentives, and the improvements to the Land Use Valuation policy. Do not approve any other portion of this plan. Grow Smart!

--

Ms Betty Connal
bettyconnal@gmail.com
5422 Mountain Rd
Broad Run

8/19/2019 Ms, Vicki
Wilson

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Ms Vicki Wilson
vickifriday@gmail.com
Schaeffer Lane
Nokesville

8/19/2019 Mr. Brett
Grothoff

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Mr Brett Grothoff
brett@vacomp.com
5705 Turner Rd
Broad Run

8/19/2019 Ms. Mara
Schuettler

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--

Ms Mara Schuettler
msue80@hotmail.com
8024 Leland Rd
Manassas

8/19/2019 Ms. Jeffrey
Lehman

Dear County Officials -

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--

Ms Jeffrey Lehman
wildhearted1@gmail.com
2206 Youngs Drive
Haymarket

8/19/2019 Mr. Roy Dodd Dear County Officials -

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Mr Roy Dodd
rjdodd2743@gmail.com
5525 Roan Chapel Drive
Haymarket

8/19/2019 Mr. Walter Grant

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--

Mr Walter Grant
wwarren.grant@comcast.net
6009 Piney Grove Way
Gainesville 20151

8/19/2019 Ms. Sara Neff Dear County Officials -

The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.

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Ms Sara Neff
sschreff@gmail.com
15112 Santander Dr
Gainesville

8/19/2019 Ms. Lisa Colletti

Dear County Officials -

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--

Ms Lisa Colletti
hellolisa77@gmail.com
13603 Alexis Court
Woodbridge

8/19/2019 Mr. Robert Schnitzer

Dear County Officials -

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I have been a resident in the Rural Crescent for over 30 years. It is the jewel of Northern Virginia. Please leave MY Rural Crescent as it is.

--

Mr Robert Schnitzer
bob.schnitzer@gmail.com
Lookout rd
Haymarket

8/19/2019 Mrs. Cheryl
Claussen

Dear County Officials -

We have lived in The Rural Crescent for the last 16 years. It is a place of beauty & fresh air. Something we need more of not less. In the past we've lived in the other overcrowded/over developed areas of Centreville, South Riding and Fairfax. Please reconsider your plans.

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--

Mrs Cheryl Claussen
cheryc5219@gmail.com
5219 Blossom Hill Dr
Haymarket

8/19/2019 Mrs. Aileen
Fagan

Dear County Officials -

My family moved out to Haymarket because it offered the best of both worlds - vast open spaces and bucolic scenery with its rural setting, with maintained proximity to shopping and some, but limited, commercial development. Part of the appeal was also not having to sit in 45 minutes of traffic to go to the grocery store or school a couple miles away because of high population density, or having to listen to or encounter construction as part of a daily routine. Part of the appeal was having smaller schools because Haymarket is a less densely populated area.

The rural aspect of prince William county is exactly WHY so many moved here and now that is being threatened. It is a healthier environment for my children, physically and mentally, and I was willing to move 30-40 miles from work (office in downtown DC) in order to give my kids this.

I grew up in Derwood/Rockville, Maryland, and have seen first hand the impact of urban growth and cluster housing. I have seen first hand what it does to schools, roads, and quality of life, not to mention the environment.

I moved with my family to Haymarket to avoid that life. I have tremendous anxiety and living out here, in relative peace, with the rabbits, fox, bear, birds, squirrels, deer, etc. helps me mentally and allows me to be a better parent, as I am not a crazy stress ball or filled with road rage every time we have to go somewhere.

What are we teaching our kids by continuing to chop down trees (particularly with what is going on with climate), destroy habitats, and displace animals? What values? And in order to what??? What is the actual gain? What benefits will my family (and other current residents) gain from the new houses, endless construction and road projects (because the roads out here are not intended or suited for the traffic development will bring, and inevitable increase in taxes?

Though perhaps not entirely on point and used more typically in my legal profession - I cannot help but think cui bono? Developers and politicians who put their own financial interests above all. Kids in my current neighborhood have already been redistricted and forced to change schools once, and now it is happening again, because of growth. Add more high density housing to that and there will be more and more of that. Kids need stability.

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8/19/2019 Mr. Felix
Rivera

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Just look at the current state of the already developed areas and I'm sure you'll identify that there are real opportunities there to improve the county -- this is the function of the Rural Crescent, to force reassessment and improvement rather than to ignore and leave communities behind!

Hold the line. Preserve the Rural Crescent and protect infrastructure dollars needed for re-development elsewhere in the county. The only positive parts of this plan which I can endorse are the A-10 existing policy, the PDR incentives, and the improvements to the Land Use Valuation policy. Do not approve any other portion of this plan. Grow Smart!

--

Mr Felix Rivera
voyager78@comcast.net
Kona Drive
Gainesville

8/19/2019 Ms.
Gurumurthy
reddy

Dear County Officials -

I and my family live in Gainesville, Virginia, and we love this rural area and it is protected by the Rural Crescent from dense urban development of Residential and Commercial.

We are opposed to this development, because you are going to add to the difficulties, increase our burden and bring misery to our lives, by making traffic impossible to get out, building new schools to accommodate the doubling population of children, raising income taxes to levels we cannot bear, increasing the difficulties in procuring food, health and recreation. Simply put you will do us bad.

The only thing you are going to achieve in this is, pleasing the developers who want to become billionaires. What you are getting out of this other than the pressure from the builders, we do not know. Maximize the new business to assist the existing population and the needs of which the businesses have not caught up. Don't make things worse by bringing more population to our area.

--

Ms Gurumurthy Reddy
gurureddy@hotmail.com
13270 Fieldstone Way
Gainesville

8/19/2019 Ms. Jennifer
kelly

Dear County Officials -

The Rural Crescent is a beautiful area of Northern Virginia. Removing the current policies would crowd already crowded roads, schools, and dry effect water supplies to houses on well. The county doesn't have water storage for the current population using public water and sewer. We already buy from Fairfax. Depleting our wells is not acceptable.

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--

Ms Jennifer Kelly
jjcw22@gmail.com
4451 Lynn Forest Dr.
Gainesville

8/19/2019 George
Edwards

Please consider limiting expansion of homes in the Rural Crescent as our water is limited as are our other resources. Too many cars/trucks as it is. Thx.

8/19/2019 Ms. Johanna
Sfreddo

Dear County Officials

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--

Ms Johanna Sfreddo
Johanna@fashionablyom.com
5280 Lightning Dr
Haymarket

8/19/2019 Ms. Jayne
Leiter

Dear County Officials

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Having the Rural Crescent as part of Prince William County is a point of pride for our residents. Furthermore, it's existence is a source of joy and peace when one is fortunate enough to drive through it. PLEASE preserve this piece of tranquility and joy for generations to come. DON'T turn Prince William into another Fairfax County. Preserve our rural legacy!

Pauline Jayne and Cliff Leiter

The Rural Crescent, as it exists today, has proven its county-wide worth and effectiveness time and time again. It is a powerful fiscal tool and an asset for the entire county. Instead of attempting to dismantle this unique aspect of Prince William County, this county should honor the boundary and market the rural area as an advantage for all.

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--

Ms Jayne Leiter
jayne.leiter@gmail.com
15120 Heather Mill Lane
Haymarket

8/19/2019 Ms. Rebecca
Fay

County Officials

I've lived in or near Bull Run Mountain since 1967 my father retired as the head in chief FAA at Dulles Internation Airport. I watched from the top of The Mountain the fast-moving evening light sprawl, the fight to keep Disney away, so many years ago, gave way to palatial homes in gated communities where the struggle to find quality time with family after hours in traffic commuting to the better-paying jobs in NOVA and DC consumed our quality of life.

The Rural Crescent is the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" creates an open door for attempts to put high-density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, framed with a distorted TDR program.

The Rural Crescent, as it exists today, has proven its county-wide worth and effectiveness time and time again. It is a powerful fiscal tool and an asset for the entire county. Instead of attempting to dismantle this unique aspect of Prince William County, this county should honor the boundary and market the rural area as an advantage for all.

Preserve this jewel our Rural Crescent and protect infrastructure dollars needed for re-development elsewhere in the county. Do not approve any other portion of this plan; however, do consider the benefits of the A-10 existing policy, the PDR incentives, and the improvements to the Land Use Valuation policy. Remove any other portion of this plan from consideration. Although we need more quality, sustainably build affordable housing, so young and old alike can afford to support their dreams and communities, it is critical that we grow responsibly, sustainably and with the future our green future in mind.

Best regards,
Rebecca Logan Fay
703-376-1366

--

Ms Rebecca Fay
bloganfay@gmail.com
Rodgers Terrace, Bull Run Mountain
Haymarket

8/19/2019 Mr. Mell
Cunningham

Dear County Officials

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--

Mr Mell Cunningham
Mellgcunningham@gmail.com
15421 Cross Keys Rd, Haymarket, VA
HAYMARKET

8/19/2019 Ellenor A.
Kirkconnell

In the more than three decades I have lived in Prince William County, I have observed a pattern of rash and stunted decision-making in this county when it comes to land use.

The implications of decisions that are forming are that we currently have no protection for land use in PWC or the people who are in decision-making roles are completely ignoring the protections that are in place. We are going to end up with a county that is going to be "sliced and diced" every which way, at the whim of whoever is in charge. I do not want to leave my grandchildren a mass of commercialism, a destruction of our parks, and an abandonment of the Rural Crescent. I am asking you as a citizen, and as your neighbor, to do better.

Do NOT remove over 4000 acres from the rural area in a "ribbon" running the entire length of the Rural Crescent – all the way from Manassas, to Haymarket, and to Quantico. These formerly rural acres must NOT be a new development area with subdivisions of homes on lots that could be as small as slightly less than 1/2 acre (.4 acre). Increased density may add more than 150,000 more cars to rural roads which are not prepared to handle such traffic and more than 10,000 additional students to already overcrowded schools.

The Rural Crescent is our most effective urban growth boundary. I believe that private homes in 10-acre-lot communities serve to protect open space without trading high density for LESS private preserved land. Counties all around us, and throughout the rest of the country, successfully advocate for agro-tourism in their rural areas, while Prince William County only advocates for housing density.

I want you to "Keep Green" the Rural Crescent as an urban growth boundary for the health and well-being of our entire county. I want valid smart growth initiatives.

Thank you for your attention to my plea.

Sincerely,

Ellenor A. Kirkconnell
7939 Sly Fox Ln
Manassas, VA 20112
703-791-2633
IPhone 703-625-1107

Sent from my iPhone: word crimes courtesy of Apple. All efforts are made by my thumbs and/or fingers for rhetorical and grammatical correctness.

8/19/2019 Mr. Joe
Dougherty

Dear County Officials

Hold the line. Preserve the Rural Crescent and protect infrastructure dollars needed for re-development elsewhere in the county. The only positive parts of this plan which I can endorse are the A-10 existing policy, the PDR incentives, and the improvements to the Land Use Valuation policy. Do not approve any other portion of this plan.

This 18-year Haymarket resident thanks you in advance.

Joe Dougherty
Piedmont

--

Mr Joe Dougherty
joedoc2112@gmail.com
6015 Alderdale Place
Haymarket

8/19/2019 Ms. Kathryn
Stapleton

Dear County Officials

One of our main reasons for moving from Fairfax County to Prince William County in 2003 was because of the Rural Crescent. We DON'T want to lose that privilege. Please DO NOT support the proposed changes except for the ones listed in the next paragraph.

The only positive parts of this plan which I can endorse are the A-10 existing policy, the PDR incentives, and the improvements to the Land Use Valuation policy. Do not approve any other portion of this plan.

Thank you.

Kathryn Stapleton

--

Ms KATHRYN STAPLETON
kittystapleton@comcast.net
1621 Summit Drive
HAYMARKET

8/19/2019 Ms. Jennifer
Bollard

Dear County Officials

I moved to Bull Run Mountain seven years ago for the very reason of avoiding high density neighborhood living. There is something to be said for the calmer lifestyle that living in the rural crescent/a more rural setting brings. Is it really our intention to take away every space where a family can grow a garden, let their children play and run with less fear, own a dog that can run freely and still be on his own property? So much of life in Northern Virginia is about traffic, crowding, commuting, rushing... we should be trying to preserve the pieces of the rural crescent that are left. The type of development being proposed will only further strain our overcrowded schools, roads, and other infrastructure systems which diminishes quality of life, rather than improves it. As a county resident and a county government employee, I am strongly opposed to any high density development of the rural crescent.

Jennifer Bollard

The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.

The Rural Crescent, as it exists today, has proven its county-wide worth and effectiveness time and time again. It is a powerful fiscal tool and an asset for the entire county. Instead of attempting to dismantle this unique aspect of Prince William County, this county should honor the boundary and market the rural area as an advantage for all.

I do not want this beautiful and integral part of the county to be ruined. I don't want to see cluster suburbs and sewer extended into the rural area. You don't save open space by developing it. You don't market your rural assets by putting houses everywhere. Don't squander re-development opportunities in the county by building out our rural area. This isn't smart growth, and it is fiscally unsound.

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--

Ms Jennifer Bollard
bollarjm@pwcs.edu
4500 Martinwood Dr.
Haymarket

8/19/2019 Mr.
Christopher
Thompson

Dear County Officials

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--

Mr Christopher Thompson
astro1143@hotmail.com
7055 Kona Dr
Gainesville

8/19/2019 Ms. Jean Szumera

Dear County Officials

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--

Ms Jean Szumera
jean.szumera@gmail.com
15428 Gossoms Store Court
Haymarket

8/19/2019 Mr. Tom Claussen

Dear County Officials

Given the real reason for more development is to increase the tax base why don't you increase the tax on the data centers to at least with 10% of what Loudoun county taxes them? They have been getting a free ride for way to long.

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--

Mr Tom Claussen
tomc5219@gmail.com
5219 Blossom Hill Dr
Haymarket

8/19/2019 Mr. Ted
Cowles

Dear County Officials

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--

Mr Ted Cowles
tedcowles@gmail.com
17130 Thousand Oaks dr
Haymarket

8/19/2019 Mr. Jason
Lucier

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--

Mr Jason Lucier
jtlucier@gmail.com
Youngs Drive
Haymarket

8/19/2019 Ms. Jean Whetzel

Dear County Officials

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--

Ms Jean Whetzel
Jean.whetzel@hotmail.com
14389 Aden Road
Nokesville

8/19/2019 Mrs. Marilyn Hodge

Dear County Officials

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--

Mrs Marilyn Hodge
emjayache@comcast.net
#311. Chelmsford Drive
Gainesville

8/19/2019 Ms. Amy Fries Dear County Officials

The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.

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--

Ms Amy Fries
cloverbrookestable@gmail.com
10410 Kettle Run Rd
Nokesville

8/19/2019 Ms. Jim Kelly Dear County Officials

The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.

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--

Ms Jim Kelly
jimk490@gmail.com
4451 Lynn Forest Drive
Gainesville

8/19/2019 Becky Burke Please don't develop on the Rural Crescent. Please leave it alone. Thank you very much.

8/20/2019 Dr. Erika Hartzel

Dear County Officials

The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.

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--

Dr. Erika Hartzel
erikahartzel@gmail.com
10060 GREENWICH WOOD DR
NOKESVILLE

8/20/2019 Sally Chandler

Alternative 1: I do not support.

Alternative 2: I support.

Alternative 3 TDR-A : I do not support.

Alternative 3 TDR-B: I support TDR density. I do not support revising A-1 zoning from one unit per 10 acres to one unit per 50 acres. The transition ribbon needs to be larger as a receiving area. There is more density from sending area than there is ability to accept in receiving area.

Alternative 4: I do not support.

Alternative 5: I support with reservations concerning what are acceptable commercial uses within the RC.

Alternative 6: I support.

Aug-19 Mrs. Julie Fletcher

Dear County Officials

The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.

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--

Mrs JULIE FLETCHER
julie.fletcher@pv-va.com
12605 VALLEY VIEW DR
Nokesville

<p>Aug-19 Al Wessol</p>	<p>PWC has grown too fast and attracted too many undesirables to this once fine County. The County has not addressed the growth consequences without much forethought! The traffic issues are terrible and construction is out of control. The stress level because of the growth and the kind of people attracted to the County is unsatisfactory. People are running red lights, passing on yellow double lines, ignoring stop signs and using distracting devices - not paying attention to proper driving. Also the issue of storm water runoff is inadequate - especially dumping much more and much quicker into Yung's Branch. The water levels with even moderate storms rises so quickly and the water is very muddy than ever in our 36 years in our home. The development along Ballsford from Randolph Ridge to Jacksonville Av has removed so much foilage and ponds that stormwater runoff is out of control. PWC is going to get hit with one of the severe storms across the Country and this could be devastating. Expect class action activity if this happens and damages property or worse yet, endangers peoples lives at the intersection of 234 and rt 26 at the Stone House. Bottom line - stop bending to special interests and look at the effects of development on the long-term citizens that built this County.</p>
<p>8/20/2019 Joe and Sharon Fontanella</p>	<p>The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.</p> <p>The Rural Crescent, as it exists today, has proven its county-wide worth and effectiveness time and time again. It is a powerful fiscal tool and an asset for the entire county. Instead of attempting to dismantle this unique aspect of Prince William County, this county should honor the boundary and market the rural area as an advantage for all.</p> <p>I do not want this beautiful and integral part of the county to be ruined. I don't want to see cluster suburbs and sewer extended into the rural area. You don't save open space by developing it. You don't market your rural assets by putting houses everywhere. Don't squander re-development opportunities in the county by building out our rural area. This isn't smart growth, and it is fiscally unsound.</p> <p>Hold the line. Preserve the Rural Crescent and protect infrastructure dollars needed for re-development elsewhere in the county. The only positive parts of this plan which I can endorse are the A-10 existing policy, the PDR incentives, and the improvements to the Land Use Valuation policy. Do not approve any other portion of this plan. Grow Smart!</p> <p>Joe and Sharon Fontanella 8827 Brentsville Rd Manassas VA 20112</p>
<p>8/20/2019 Mr. Martin Mulroe, Sr</p>	<p>Dear County Officials</p> <p>The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.</p> <p>The Rural Crescent, as it exists today, has proven its county-wide worth and effectiveness time and time again. It is a powerful fiscal tool and an asset for the entire county. Instead of attempting to dismantle this unique aspect of Prince William County, this county should honor the boundary and market the rural area as an advantage for all.</p> <p>I do not want this beautiful and integral part of the county to be ruined. I don't want to see cluster suburbs and sewer extended into the rural area. You don't save open space by developing it. You don't market your rural assets by putting houses everywhere. Don't squander re-development opportunities in the county by building out our rural area. This isn't smart growth, and it is fiscally unsound.</p> <p>Hold the line. Preserve the Rural Crescent and protect infrastructure dollars needed for re-development elsewhere in the county. The only positive parts of this plan which I can endorse are the A-10 existing policy, the PDR incentives, and the improvements to the Land Use Valuation policy. Do not approve any other portion of this plan. Grow Smart!</p> <p>-- Mr Martin Mulroe, Sr mx2dancers@comcast.net 13506 Ryton Ridge Ln Gainesville</p>

8/21/2019 Marie Louden Dear County Officials

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--

Ms Marie Louden
louden1@comcast.net
Cumberstone Pl
Gainesville

8/21/2019 Sean O'Malley We strongly oppose the proposed zoning changes and increased development of the rural crescent. Thank you.

8/21/2019 Patrick Sanford Keep the Rural Crescent rural, do not develop it!!! The plan is strong as is.

8/21/2019 Dennis Harter I am fundamentally opposed to any decisions being made affecting the Rural Crescent without a total review of the Comprehensive Plan. Any decisions made to modify the Rural Crescent will have immediate carry-over effects to all other parts of the County. An approval for a greater density of homes in the Rural Crescent, for example, would create the impetus for developers to make an end-run around the current SRR limitations just as they have done when arguing an agreement to permit clustering can lessen the requirement for meeting the basic limitations on lot sizes on SRR land. The Carter's Grove approval is a case in point. By asserting they were not developing land that was already not subject to development because of wetlands issues, the developer was able to reduce lot sizes well below those in the immediate neighborhood that had been constructed many years earlier.

I am deeply troubled by the proposal by developers and others concerning the TDR-B option which would create transfer rights for developers to increase the density in the proposed Rural Crescent Ribbon. I do not believe the ribbon concept is a good one and the developer option compounds the problems because it would make the transitional area of the SRR meaningless. The SRR is already a PW County designated buffer zone between the developed portions of the county and the rural crescent. We don't need another "ribbon" transition that would make the SRR redundant and lead to its becoming a part of the developed section of the county. Adding in all of the associated service costs for sewer and water, to say nothing of what would need to be added for other county education services, we create a totally unnecessary burden on the county's taxpayers. The Planning Commission and the County Board of Supervisors need to remember that people have moved to PW County despite the distance commuting to other job locations because they did not want to live amidst the congestion of Arlington and Fairfax counties. They wanted space and countryside where trees and not impermeable parking lots affected the atmosphere surrounding their homes.

8/21/2019 Amy McAvoy Dear County Officials

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--

Ms Amy McAvoy
amcavoy0715@gmail.com
RJ Way
Nokesville

8/21/2019 Emily Russell Dear County Officials

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--

Ms Emily Russell
erussell10@comcast.net
Tallyrand Way
Gainesville

8/21/2019 Mell
Cuningham

I object to PWCPD approving any development request that does not include proportional enhancements to impacted infrastructure such as: roads, schools, traffic control, police, and utilities.

8/22/2019 Laurie Snyder Alternative 1: I do not support.
Alternative 2: I support.
Alternative 3TDR-A : I do not support.
Alternative 3 TDR-B: I support TDR density. I do not support revising A-1 zoning from one unit per 10 acres to one unit per 50 acres. The transition ribbon needs to be larger as a receiving area. There is more density from sending area than there is ability to accept in receiving area.
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Sent from my iPad

8/22/2019 Mell
Cunnigham Dear County Officials

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Hold the line. Preserve the Rural Crescent and protect infrastructure dollars needed for re-development elsewhere in the county. The only positive parts of this plan which I can endorse are the A-10 existing policy, the PDR incentives, and the improvements to the Land Use Valuation policy. Do not approve any other portion of this plan. Grow Smart!

--
Mr Mell Cunningham
Mellgcunningham@gmail.com
15421 Cross Keys Rd, Haymarket, VA

8/22/2019 Laurie Snyder Alternative 1: I do not support.
Alternative 2: I support.
Alternative 3TDR-A : I do not support.
Alternative 3 TDR-B: I support TDR density. I do not support revising A-1 zoning from one unit per 10 acres to one unit per 50 acres. The transition ribbon needs to be larger as a receiving area. There is more density from sending area than there is ability to accept in receiving area.
Alternative 4: I do not support.
Alternative 5: I support with reservations concerning what are acceptable commercial uses within the RC.
Alternative 6: I support.

8/22/2019 Mell
Cunnigham I object to PWCPD approving any development request that does not include proportional enhancements to impacted infrastructure such as: roads, schools, traffic control, police, and utilities

8/22/2019 Ms. Vicki Jackson

Dear County Officials

The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia.

I moved to Prince William County over 35 years ago and bought my first house in Manassas. When my husband said lets move to Nokesville I thought he was crazy! That is so far out in the country! But we did it and raised two children who climbed trees and splashed in the creek.

We bought our home in the rural crescent with the understanding that OUR COUNTY was protecting this area by limiting homes to 10 acre lots. That we would not be surrounded by high dense neighborhoods. In return we knew that we would not see our property values soar like many other areas in the county. This was a trade we were willing to accept. We are willing to commute farther, to drive farther for shopping etc all so that we can preserve what little green space is left.

As County Officials it is your job to ensure that our counties growth is done smartly. There is nothing smart about building out your biggest asset- your rural community. Once you do this there is no turning back. WE WILL ALL LOOSE what makes our area unique.

The rural crescent is a beautiful area do not turn it into a concrete housing jungle.

We do not need more buildings- we do not need more development- The only positive parts of this plan which I can endorse are the A-10 existing policy, the PDR incentives, and the improvements to the Land Use Valuation policy. Do not approve any other portion of this plan. Grow Smart!

--

Ms Vicki Jackson
mommajack@gmail.com
Stephen Street
Nokesville

8/22/2019 MS. Erika Fillpot

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Ms Erika Fillpot
rikawiquist@gmail.com
12100 Buffalo Trace Ln
Nokesville

8/22/2019 Mr. Joseph
Mrabal

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--

Mr Joseph Mirabal
jmmirabal@gmail.com
15550 September Way
Haymarket, VA 20169

8/22/2019 Mr. Ricky
Welsh

Dear County Officials

We specifically moved into our home in the Rural Crescent almost 2 years because we were sick and tired of the sprawl of Loudoun County and wanted to escape all the overdevelopment. We were re-zoned for school no less than 6 times in a 12 year period - all while living at the same address - due to the unprecedented growth. This cannot happen to our family again!

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Mr Ricky Welsh
uwelsh@gmail.com
12609 Homestead Drive
Nokesville

8/22/2019 Mrs. Leyla
Nichols

Dear County Officials

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--

Mrs Leyla Nichols
Leyla.Nichols@gcshospitality.com
9741 Windy Hill Dr
Nokesville

8/22/2019 Ms. Michelle
Tavares

Dear County Officials

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--

Ms Michelle Tavares
michelle_tavares@comcast.net
15425 September Way
Haymarket

8/22/2019 Chris Frost

I enjoyed reading the news on the proposed changes to the Rural Crescent. I wanted to encourage you to ask some follow-up questions of the planning staff

After reviewing the proposals, I am in opposition to any of the changes proposed by the planning department primarily due the cost to the taxpayers, the environmental impact to the county, and the knock-on effects of spending the money here instead of on other more important needs already existing in the county.

Let's look at some numbers to see what the planning office is proposing and see if we can find some good follow-up questions.

The biggest question is what needs will go unmet in PWC in order to fund anywhere between \$105 million to \$150 million that these plans require. That is a minimalist figure. It is actually much, much higher once you get to the total costs of the improvements that these homes will need in terms of roads, water, etc, etc.

Under the stay the same option, the planning staff say 0 acres will be preserved. Wow, 0 acres preserved, that must be bad. But they also say that currently, the Rural Crescent could support 2,783 more homes. Using the 1 home per ten acre lot and some math, it would seem that 27,830 acres are being preserved as we stand today.

I note that 27,830 acres exceeds any acreage preserved on the other two options. Could they be developed? Yes, but in a manner that is deemed by every objective planner in the world as the most environmentally friendly way possible to have residential properties.

Option 1 - 27,830 acres preserved at \$0 cost. Seems like a pretty good deal to me.

Second, let's look at the money needed for the easements. We know PWC needs money for schools, teachers, roads, etc, etc. Ms. Horner values the land at \$13,000 per acre. Now is she right or not? We'll not guess at the increase in value if land could be developed as it would obviously skyrocket but instead let's take her numbers without regard to market forces.

$\$13,000 \times 8,143 = \$105,000,000$ - WOW!!! The planners say that there are few hundred thousand dollars a year in grants available. If we ballpark that at \$250k a year, then we can pay it off in 420 years...

This \$105 million is for the LOWEST amount of preserved acreage.

Is that a serious proposal in your view? Are we going to prioritize open land over kids in trailers? Teacher pay? Police pay? New roads?

8/26/2019 Mr. John
Bisaga

Dear County Officials

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--

Mr John Bisaga
trjbisaga@comcast.net
6825 Derby Run Way
Gainesville

8/26/2019 Mrs. Theresa Bisaga Dear County Officials

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Mrs Theresa Bisaga
twBisaga@comcast.net
6825 Derby Run Way
Gainesville

8/26/2019 Nancy Burns Dear County Officials

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--

Mrs Nancy Burns
nburnsva@gmail.com
6595 Alderwood Way
Gainesville

8/26/2019 Robert House I agree with the coalitions recommendations and the planning suggestions.

-Robert House

Sent from Mail for Windows 10

From: Mark Granville-Smith <tarpbone@aol.com>

Sent: Saturday, August 10, 2019 7:56:16 AM

To: stephanie@kettlewindfarm.com <stephanie@kettlewindfarm.com>; centrevillesod@aol.com <centrevillesod@aol.com>; branca@comcast.net <branca@comcast.net>; bcownegdcdirty@aol.com <bcownegdcdirty@aol.com>; pdolan@pw.thelandlawyers.com <pdolan@pw.thelandlawyers.com>; wchouse@msn.com <wchouse@msn.com>; dutchhouse72@gmail.com <dutchhouse72@gmail.com>; harold@verizon.net <harold@verizon.net>; houserobert@hotmail.com <houserobert@hotmail.com>; harold.house@verizon.net <harold.house@verizon.net>; tclfarm@yahoo.com <tclfarm@yahoo.com>; bailey0032@gmail.com <bailey0032@gmail.com>; paul@kettlewindfarm.com <paul@kettlewindfarm.com>; chuck@weber-rector.com <chuck@weber-rector.com>; JDPIDDLE18@yahoo.com <JDPIDDLE18@yahoo.com>; leslie@burnsidefarms.com <leslie@burnsidefarms.com>; mike@burnsidefarms.com <mike@burnsidefarms.com>; Tony Carpino <acarpino@verizon.net>

Subject: Fwd: PLEASE SUPPORT POLICIES TO CREATE PERMANENT RURAL OPEN SPACE!

This will go out to Coalition on Monday

Please take a moment and do copy the email addresses for bocs, Pc, and planning

Sent from my iPhone

Mark Granville-Smith

Classic Concept Builders Inc

Cell 703-975-2781

Begin forwarded message:

From: info@preservetheruralcrescent.org

Date: August 9, 2019 at 1:22:12 PM EDT

8/26/2019 Ms. Jennifer
McCuiston

Dear County Officials

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--

Ms Jennifer McCuiston

jen.mccuiston@hotmail.com

October Way

Haymarket

8/26/2019 Ms. Sarah Skerker

Dear County Officials

Please do not be greedy and foolish and fall sway to the current pattern that more is better. Do not betray us. The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.

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Ms Sarah Skerker
sarahskerker@comcast.net
6700 Whirlaway Court
Gainesville

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8/26/2019 Ms. Sherry Brown

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--

Ms Sherry Brown
sherrymom8@comcast.net
6848 TRED AVON PL
Gainesville

8/26/2019 Chuck Shelton I would like to see a map showing current and proposed sewer lines and treatment facilities in the county along with projected costs to support the zoning changes. How will this affect county tax payers?

8/26/2019 Mr. Mark Lee Dear County Officials

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Mr Mark Lee
ml221022@gmail.com
15591 New Hope Dr
Haymarket

8/26/2019 Mr. Robert Fitch Dear County Officials

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Mr Robert Fitch
rman@ix.netcom.com
6272 Cu;verhouse Ct
Gainesville

8/27/2019 Mr. Gary Austin

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Mr Gary Austin
garya1850@gmail.com
13498 Ryton Ridge Lane
Gainesville

8/27/2019 Mark Granville-Smith

All,

Regarding Staff Rural Area Proposals.

There have been several recent allegations on blogs, emails, and in the press that the County Staff has somehow misled the citizens and BOCS about TDR's and proposed receiving areas.

Our Board of Supervisors has unanimously voted for a resolution directing our county staff to review the Rural Preservation Study to bring back recommendations including ordinances to implement the study recommendations such as PDR, TDR and Rural Cluster.

The proposals presented by the staff and the consultant on June 30 included multiple scenarios to elicit citizen comment. These options ranged from leave rural area "as is" to strategies to utilize PDR's TDR's and Rural Cluster. I have provided my input by separate email.

However, as a member of a 300 member Rural Crescent Preservation Coalition, preservetheruralcrescent.org, we are a fact based organization seeking reasonable discussions based on facts.

To clarify: TDR's and proposed Receiving Areas

The Rural Preservation Study clearly proposed possible TRD receiving areas across the County including the development area, Nokesville sector plan core areas, and areas within a proposed "transitional ribbon or area."

Rural preservation study excerpts below:

Thank you,

8/28/2019 Jay Ryan I am a landowner with 52 acres in the Rural Crescent.

I am only in favor of leaving the Rural Crescent alone. No changes should be made, and certainly not allowing sewer or bonus density in the future.

The additional cost for infrastructure would be prohibitive and only a few landowners and developers benefit; there is no benefit to the county.

Thank you.

Respectfully,
Jay Ryan

8/30/2019 Lora Vasquez To the Planning commission, Planning Office, and Board of supervisors,

I understand that you are working to present and discuss different options for the future of the rural crescent in Prince William County. I would really appreciate it if you would consider a couple of things that I think would help support the farmers in our area, those who desire to have open space, and those who wish to develop our area. I would like to see rural clusters of at least 40 acres with 1 house per 5 acers and 50% open space. Ideally there would be public sewer for the convenience of these clusters. It would also be nice to see rural cluster subdivisions in the transitional ribbon. As this is a transition area I think that 1 house per 2 to 3 acers would be appropriate, while also allowing them to have TDR's. This would allow some development while keeping a good amount of open space and allowing those who wish to keep more acres to sell their development rights to those who wish to develop. Thank you for taking the time to review my suggestions and take them into consideration while discussing how we can try to make this area everything that everyone wants to have.

Sincerely,
Lora Vasquez

9/3/2019 James and Lorraine Croushorn Members of the Prince William County Planning Office,

Members of our family have farmed in Nokesville for five generations. I have concerns that I would like to share with you. I also would like to express my support for positive policy changes in the area. We are concerned that a small group of very vocal individuals have presented their own opinions as if they were the opinions of the majority of citizens in the Nokesville area. Nokesville citizens are very diverse, and many may not routinely share their opinions. Please keep this in mind and do not make your decisions based on the opinions of those few who are most vocal.

As I understand the opinion of this group, they view no change as the solution to protecting open space. However, no change is never possible. Farms have turned into 10 acre lots all over the area. While this works for a few homeowners, many are finding that 10 acres are too difficult to maintain.

Some farmers will continue to leave the business as they enter retirement and those farmers need to be treated fairly when they sell their land. For these farmers, the land is their retirement fund. It is unfair that some farms in the county have been developed with many houses per acre, while others have been limited to only one house per 10 acres. Prince William County land policies have severely devalued the land of hardworking famers in the rural crescent area.

While some farmers are ready for retirement, other farmers can continue or begin farming if policies change. I would like to see the county adopt policies that provide for responsible growth while supporting those individuals who would like to farm in the area.

I support the following policies for the rural area:

- Rural Clusters should have a minimum 40 acres to qualify, a density of 1 dwelling per 2-5 acres, and 50% open space in conservation easements. Public sewer should be allowed.
- Allow Rural Cluster Subdivisions in the Transitional Ribbon at a density of 1 dwelling per 3 acres. Increase the density to 1 dwelling per 2-3 acres with TDR's.
- DR and TDR programs should be voluntary. By-Right subdivisions outside the transition ribbon should use public sewer where available and allow 1 dwelling per 5 acres.
- Policies should not discourage agriculture, agri-business, and agritourism. Hire an experienced rural economic development professional dedicated full time to creating policies that support agriculture and related businesses.
- Allow active farm owners age 65 and older to continue to qualify for land use tax evaluation after active farming is curtailed until farm property is conveyed to the next generation.

Sincerely,
James and Lorraine Croushorn

9/3/2019 Ms. Ann
Wallace

Dear County Officials

The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia. The county Planning Office's Rural "Preservation" Draft is nothing more than a cloaked attempt to put high density housing throughout the Rural Crescent by allowing sewer and rural sprawl cluster development, together with a distorted TDR program. This is the antithesis of an open space conservation and preservation plan.

The Rural Crescent, as it exists today, has proven its county-wide worth and effectiveness time and time again. It is a powerful fiscal tool and an asset for the entire county. Instead of attempting to dismantle this unique aspect of Prince William County, this county should honor the boundary and market the rural area as an advantage for all.

I do not want this beautiful and integral part of the county to be ruined. I don't want to see cluster suburbs and sewer extended into the rural area. You don't save open space by developing it. You don't market your rural assets by putting houses everywhere. Don't squander re-development opportunities in the county by building out our rural area. This isn't smart growth, and it is fiscally unsound.

Hold the line. Preserve the Rural Crescent and protect infrastructure dollars needed for re-development elsewhere in the county. The only positive parts of this plan which I can endorse are the A-10 existing policy, the PDR incentives, and the improvements to the Land Use Valuation policy. Do not approve any other portion of this plan. Grow Smart!

--

Ms Ann Wallace
ann.wallace@united.com
6824 General Lafayette Way
Gainesville

9/3/2019 Ms. Dorothy
Bowen

Dear County Officials

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--

Ms Dorothy Bowen
dawbowen@gmail.com
October Way
haymarket

9/10/2019 William
McCain

To Whom It May Concern:

I'm amazed and disappointed at the development plans being considered, especially how the percentages are being miscalculated to appear more benign. Who is in league with the developers, and what are they gaining with this plan? Let's stick with the current rural crescent, and let our county's schools and roads catch up with all the new housing we already have.

Sincerely,

William McCain
5845 Brandon Hill Loop
Haymarket, VA 20169

9/11/2019 Jessica Johnson

Subject: Rural Crescent

Last Tuesday, Supervisor Lawson introduced a joint resolution to “suspend any and all efforts on the Rural Clustering and Transfer of Development Rights (TDR) programs”.

The resolution, supported by Supervisors Candland and Principi, will go to a vote at the Board’s Oct 15th meeting 7:30 pm.

If the motion passes, this would leave only PDRs (Purchase of Development Rights) as the remaining viable option proposed in the Rural Study. THERE IS NO SIGNIFICANT FUNDING SOURCE FOR ANY SUCH PROGRAM. County Staff has suggested over \$300 million would be needed to fund such a program. The proposed resolution makes no mention of how our taxpayers will fund this PDR alternative. Why? Come ask those supporting this motion at next Tuesday Board meeting.

For nearly 8 years, the Rural Study process has been ongoing. Now, it appears three County Supervisors want to shut down the process now that our staff has PROPOSED alternatives to Preserve our Rural area before the true public discussion and citizen input continues at the Planning Commission on Oct 23 for their first scheduled work session.

Below are the facts:

A. On May 8, 2012 through Resolution No. 12-500 the Board of County Supervisors unanimously appropriated funds (\$60,000 initially) for the procurement of “consultant services to evaluate whether the goals set forth at the creation of the Rural Area have been effectively met through its implementation, identify and make recommendations regarding possible amendments to the County’s land use policies for the Rural Area, develop a policy framework for evaluating land use proposals in the Rural Area, and coordinate the stakeholder input process.” This evaluation became the Rural Preservation Study. Significantly more taxpayer funds have been spent since this original resolution.

Vote: 8-0 Motion, Nohe, Second, Caddigan.

Vote Ayes: Caddigan, Candland, Covington, Jenkins, May, Nohe, Prince of peace, Stewart

Nays:none

B. On August 3, 2016 through Resolution No. 16-647 the Board of County Supervisors included the Rural Preservation Study as one of the Planning Studies to be incorporated into the Comprehensive Plan during the current Comprehensive Plan update.

Motion: Nohe

9/11/2019 Anthony Carpino

Last Tuesday, Supervisor Lawson introduced a joint resolution,supported by Supervisors Candland and Principi, to “suspend any and all efforts on the Rural Clustering and Transfer of Development Rights (TDR) programs”.

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Vote Ayes: Caddigan, Candland, Covington, Jenkins, May, Nohe, Prince of peace, Stewart

Nays: none

B. On August 3, 2016 through Resolution No. 16-647 the Board of County Supervisors included the Rural Preservation Study as one of the Planning Studies to be incorporated into the Comprehensive Plan during the current Comprehensive Plan update.

Motion: Nohe

Second: Principi

Vote:

Ayes: Anderson, Caddigan, Candland, Jenkins, Lawson, Nohe, Principi, Stewart

Nays: none

Vote NO on the resolution to suspend any and all efforts on the Rural Clustering and Transfer of Development Rights (TDR) programs.

9/14/2019 Don Taylor Subject: PWC Rural Area Recommendations

Chris,

On behalf of Prince William/Fairfax Farm Bureau, the Rural Crescent Preservation Coalition along with personal experiences at Windy Knoll all coupled with your November departure could you please help us with the following:

County Staff and PWC Legislatures

Identify PWC rural area Agriculture and Forestry as a targeted industry. This shall include but not be limited to:

- Conventional Farming Practices
- Agribusiness
- Agritourism

Review all PWC zoning and building code requirements making changes as appropriate to assure all rural area A1 Zone businesses have the same PWC criterion to follow. Emphasis shall be placed on assuring all PWC zoning and building code requirements are reasonable and affordable for farm families. In some cases this may necessitate separate standards for the rural area.

Assign a staff member now while actively pursuing the hiring of a full time seasoned professional who understands the rural economy and associated challenges. Responsibilities may include but not limited to:

Interaction with staff to develop and maintain policies that fit the rural area

Be a tireless advocate for rural area businesses with authority to escalate impediments to gain prompt resolution

Outreach to local counties establishing synergies enhancing the growth of our PWC rural economy

9/16/2019 Elena Schlossberg Subject: What is your legacy.....

Some would say the current heated debate surrounding the rural preservation plan has been an exercise in futility. We disagree. Instead, there has been clarity. The current outlandish proposals to remove nearly 14,000 acres initially from the rural crescent for high density housing development has generated significant opposition. Community comments in writing and at meetings consistently show overwhelming support for maintaining the current Rural Crescent boundaries and rules. This response reflects a commitment to smart growth principals; protect our green open space AND our tax dollars. We have opportunities right now to redevelop in the east, build where the infrastructure exists, to implement the kind of walkable communities with access to real mobility transit and activity centers. None of that exists in the rural area.

The process for the Rural Preservation Study was flawed from its inception. Predicated on just one application for high density development in the Rural Crescent, the Study languished for 5 years. Now, new Planning staff charged with producing a revised Comprehensive Plan have dusted off this old study. Their implementation recommendations show a predetermined result: develop the remaining green spaces. Instead of consensus, there is chaos. With an unsubstantiated promise to "protect open" space under the guise of various development proposals like cluster and TDR, there is no trust in the Planning Department. Some in the community wonder if this is simply based on a lack of understanding regarding legally enforceable conservation easements, or is it more nefarious. To save open space through development clearly failed in East Prince William.

With no credible Green Open Space plan to ensure preservation of open space, this Planning process has failed. Opportunities for citizen participation are also at a low point. Outside consultants' serve as a barrier separating community and government, police in riot gear monitor Planning office public meetings, and now a previously advertised public meeting on September 24th, inviting the community's voices and comments, has been silenced by the Planning Department. The disrespect for citizens is breathtaking.

Enough.

It is time for Supervisors to embrace the Rural Crescent as the most unique and successful urban growth boundary tool in Northern Virginia. Our strategic plan identified smart growth as an underlying principal for how Prince William County develop. The most recent report by County of Governments (COG) calls for planned housing growth to be located near transit. Their strategy is based on what is best for everyone, not just a select few.

The creation of the rural crescent in 1998 was prescient. For twenty years now we have been flirting with making the commitment final. It's about time we finally "put a ring on it" and married her. It's high time we follow through with promises to invest in policies that highlight the special value of the Rural Crescent. This is a win-win for all.

We need to put this old tired debate to bed, once and for all. We call upon this Board to stop this flawed process. Let's put it in the trash bin and move on to productive ways to invest in the rural area.. Promote legally enforceable Conservation Easements, increase the Land Assessment Value, create and fund a robust PDR program. BE the unique Northern Virginia suburb that truly has a mix of Rural, Semi Rural, Suburban and Urban Areas.

9/18/2019 Nick Coughlin Rural Crescent resident since 2015. Please leave the Rural Crescent alone. While I sympathize with landowners, the Rural Crescent provides fiscal responsibility as well as environmental responsibility.

No to Clusters. No to Transitional Ribbon. No to TDRs.

Yes to funding for PDRs. Can the money that would be used for infrastructure upgrades related to proposed Rural Area development instead be used to fund PDR programs?

Also, keep in mind, there is plenty of appropriate space within the Development Area to accommodate new housing, which makes development in the Rural Area unnecessary.

To develop in the Rural Area creates overburden on roads, schools, fire, police, and taxpayers and environmental impacts on water, air, and forests.

Thank you - Nick Coughlin

9/25/2019 Bart Cowne Dear Prince William County Staff and Commission Members:

I have lived in Prince William Co. (Nokesville) all my life, and I am 60 years old. I have always kept up with the Counties planning, being involved in that industry and I am pleased to say that I was proud to have a Planning staff present the facts and present options based on sound planning and not just present what the prevailing politics are. I don't agree with everything said and don't believe that in the end a lot of this will make it forward pass our current Board but thanks for doing your job, and telling the people that good options do exist and sacrifice must be made along with compromise to solve these issues. What we have is not working and if we do nothing to incentivize conservation we will be a town of no farms no culture and no hope of change. Thanks again and keep up the good work.

P.S. Please forward this to the Planning Commission

Bart Cowne
10708 Lonesome Rd
Nokesville

9/25/2019 Don Taylor Subject: It's all about the \$\$\$; Well maybe not!

Folks,
A view from the farming community tractor seat:

Clustering only works with sewer availability
We asked for sewer hookup where
available maintaining 1 residence per 10
acre equivalent placing homes on 1 acre
maximizing open space. There is
tremendous opportunity driven by
watershed constraints all around
Nokesville from Vint Hill to 605. We did
not ask for money, we were acting in
good faith as stewards of the land!
We received nothing!

It appears the only open space opportunity
offered is PDRs or TDRs. Both assume
there is a vibrant AG economy and both
are hard to administer. If you are not
reinvesting in AG to prevent negative tax
implications devaluing your land for cash
is not a good financial measure in
most cases.

We asked for land-value tax relief if one is

<p>9/25/2019 Joe Lucas</p>	<p>Subject: Mislabeled Sept 24th Meeting question</p> <p>At the Sept 24th Rural Crescent meeting I mislabeled my question/comment card as PDR instead of TDR and never really had my question answered as it related to TDRs. I would appreciate it if you could please correctly sort my question (see below) with the other TDR questions and answer it as part of the online responses.</p> <p>"During the July 30th meeting the Staff presented data on the PDR alternative indicating the average price per acre at \$13,700. Does the staff have any data indicating the average price per acre (or average price per TDR credit) that is anticipated for the current TDR recommendation?"</p> <p>Thank you, Joe Lucas</p>
<p>9/26/2019 Joe and Sharon Fontanella</p>	<p>Rebecca Horner and Staff, I request the comments below be recorded and submitted to the Planning Commission in regards to the presentation to the public on Sep 24, 2019 at the Hylton Performing Arts Center.</p> <p>Just say "no" to TDR-R which is a substitute for the Transition Ribbon. There is no reason to transfer development rights within the Rural Crescent. I take issue with the seemingly arbitrary, but I suspect it isn't, TDR-R areas. My guess is there is a developer who has already purchased, or has a design on those properties. Do not set a precedent for any development with sewer in the Rural Crescent. Creation of these TDR-R areas suggests a future of other areas as a "by-right use," removing the need for rezoning applications, Planning Commission or BOCS oversight, and most importantly, citizen input. This opens a Pandora's box for future cluster development associated with new TDR-R areas. Residents of the small estates areas of the Rural Crescent don't want to see more high density development, even at one unit per three acres. We want to preserve our "taste of the country" just like everyone else. Area B of the TDR-R proposal is unusually discontinuous and represents sewer and development encroachment into the Rural Crescent just like the Transition Ribbon. I also want to point out that the Area B for TDR-R is in the vicinity of the proposed and funded clover leaf interchange at the congested and dangerous intersection of HWY 234 and Brentsville Road, which is going to be major change to this gateway into the Rural Crescent. Noise pollution along this corridor continues to grow and will be worsened by the construction of this interchange, as the natural landscape and buffer is altered/removed. Do we want to add more homes or leave some green space to buffer traffic and traffic noise? I suggest the church that owns the 35 acres also transfer their development rights outside the Rural Crescent and none of that 35 acres be developed. The adjacent 8 acres belong to VDOT for the future interchange. Do not make small estates residential, which include agritourism and agribusiness activities already, the sacrificial lamb for TDR. All TDR and PDR should transfer outside of the Rural Crescent. Period.</p> <p>Thank you for a well organized and executed presentation this past Tuesday. It was informative although we disagree with some of the recommendations.</p> <p>Please, acknowledge receipt of this email. Thank you.</p> <p>Joe and Sharon Fontanella 8827 Brentsville Rd Manassas, VA 20112 571-292-1539</p>
<p>9/27/2019 Janet Doyle</p>	<p>Why aren't we looking into something like this. Apparently, its working in Raleigh. They make the proper assessments before building!</p> <p>Project Update: Helping the City of Raleigh Advance Tree Conservation to Improve Air and Water Quality - Center for Watershed Protection</p> <p>We may already give builders credit for planting trees BUT they just can't plant them anywhere to receive credit anymore. They must plant them where they will be most beneficial in the watershed they are destroying. "Conservation" rules and practices are no good if they do not protect the sensitive features in the watersheds. Apparently, Raleigh must have someone experienced in watershed issues. The thing of it is that the watersheds should drive the development instead of the other way around as is our current practice.</p> <p>Thank you.</p> <p>Janet M. Doyle, Chemist, Environmental Specialist 8136 Hillcrest Drive Manassas, VA 20111</p> <p>Phone: (703) 369-6491 E.mail: janetdoyle422@gmail.com</p>

9/27/2019 Ralph & Kathy Stephenson Fellow Prince William County Citizens:

In our 14 years of involvement in county land use issues, and almost 20 years living here, pursuing balanced growth land use policies and protecting Prince William County's Rural Crescent have always been bipartisan issues, including protecting citizens against tax-negative residential development that chokes our roads, overcrowds our schools, raises our taxes, lowers property values, and damages our environment. Thank goodness for that.

Specifically, regarding the Rural Crescent, thank county officials like Sharon Pandak, a Democrat and county lawyer who helped create the Rural Crescent in 1998, former politicians like Republican Supervisors John Stirrup and Mike May, current politicians like Democratic Supervisor Frank Principi and Republican Supervisors Jeanine Lawson, Peter Candland, and Maureen Caddigan, all of whom have frequently and consistently spoken out and voted in favor of the Rural Crescent. They have done so against the wishes of unprincipled residential developers, big landowners, and allies on the Board of County Supervisors (Republican Supervisors Corey Stewart, Marty Nohe, and former Democratic Supervisor John Jenkins) who have had no qualms about sticking you with the most overcrowded roads and schools in Virginia and then raising your taxes to pay for the very things that are tormenting you. Also thank the citizens groups, composed of both Republicans and Democrats, who, on their own time and pro bono, have applied pressure and kept attention focused on balanced growth land use and preserving the Rural Crescent.

But now, sadly, and to our great disappointment, the bipartisanship has apparently ended.

As if they've received marching orders from a higher authority, none of the eight Democrats running for the Board of County Supervisors (BOCS) has agreed to sign the Preserve the Rural Crescent/Friends of the Rural Crescent (PRC/FORCE) pledge to protect the Rural Crescent or in any way unequivocally and publicly promised to support it. On the other hand, five of the six Republican candidates running for the BOCS -- John Gray (at-large, chairman), Yesli Vega (Coles District), Douglas Taggart (Potomac District), and incumbents Jeanine Lawson (Brentsville District) and Peter Candland (Gainesville District) -- have publicly and clearly expressed support for preserving the Rural Crescent.

- Democratic candidate for at-large chairman of the BOCS, Ann Wheeler, unapologetically supports the far-western north-south Bi-County Parkway (BCP), which: runs right through the Rural Crescent to Dulles Airport and thus will be the end of any honest semblance of a rural preservation area, solves no known commuter traffic problem, and is a big kiss to residential developers who wish to open up the Rural Crescent to high-density residential development. As of 31 Aug 2019, Ann had raised \$185K, three times that of her Republican opponent John Gray. Over \$103K (56%) of her money raised is from major Democratic donors, her family, organized labor, and developers. (See <http://vpap.org> for more info.)
- Democratic BOCS Supervisor Frank Principi (Woodbridge District), who supports the Rural Crescent and limits on residential growth, was ousted by his own party. It seems that the Democratic Party may have caught him off guard by running a quiet but well-organized primary campaign against him that succeeded by only 97 votes. His replacement as the Democratic candidate, Margaret Franklin, will apparently run unopposed in the general election. As of 31 Aug 2019, Margaret had raised \$61K. Just under \$27K (44%) of her money comes from major Democratic donors, organized labor, and developers.
- The Democratic candidate for Coles District Supervisor, Raheel Sheikh, when asked if he supported the Rural Crescent, not only refused to offer support, but also told PRC/FORCE: "I represent everyone and feel no need to take sides on anything." In other words: I refuse to tell you what I stand for so you can make an informed decision about me, but you should just vote for me anyway. My policies and views are not your concern as a voter. ... It appears that Raheel is uninterested in the democratic process of being transparent and accountable to voters. (Nothing special to report that I noticed about Raheel's fundraising.)
- The Democratic candidate for Gainesville District is Danny Funderburk, who works for one of the largest developers (construction site development) in northern Virginia, William A. Hazel, Inc. It's an understatement to say that electing a developer to

9/28/2019 Charles Foster Subject: A possible way to fund PDRs

Ms. Horner, PWC Planning Commissioners, and PWC County Supervisors -

I would like to call your attention to a suggestion I submitted on a card for that purpose during the Planning Meeting last Tuesday, September 24, at the Hilton Center. It concerns a potential means of funding PDRs, an important goal.

When Massachusetts passed the Community Preservation Act, it established a dedicated funding source independent of tax revenues and not subject to legislative budget considerations. A small surcharge on every deed transfer generated a very significant amount of money for community preservation. I realize a county is not an entire state, but I wonder if something like that could be applied to PDRs.

Respectfully,
Kay Foster

9/29/2019 Tony Carpino FYI. Interesting article I came across as I was looking for an accepted definition of "open space" used by planners and conservationists

Regards,
Tony Carpino

9/30/2019 Karen Sheehan

Following is for-the-record citizen input regarding the PWC Rural Area – Rural Crescent:
Rural Crescent – Reject the Planning Office recommended Rural Area Vision Statement
Planning Director Rebecca Horner said on September 24, 2019 that no one has objected to the statements in her recommended vision statement, and that she wants feedback on the recommended Vision Statement for the Rural Area – Rural Crescent. I reject the entire “Vision Statement” the Planning Office included in their recommended Rural Area Plan, published on 9/17/19. I do not want the Planning Office’s recommended Rural Area Vision Statement to be adopted for our county. The recommended vision statement does not serve the purposes of the PWC Rural Area – Rural Crescent.
An effective vision statement is an inspirational or motivational statement that is meant to drive the organization, and also clearly demonstrates the organization’s goals to all stakeholders. The recommended Rural Area vision statement does not meet this inspirational or motivational guideline, it is not clear, and it only addresses some stakeholder’s interests.
In particular, I am totally against this clause in the recommended vision statement: “The County: honors and respects property rights of county landowners.”
At the September 24 Planning Office meeting, I asked the Planning Office panel to explain what is meant by this statement. Ms. Horner’s opening response was: “Longtime landowners’ development potential was taken away from them in 1998 when the Rural Area was formed.” She closed her answer by saying that we need to take care of those landowners who have been in this county for so long, some for more than 40 years.
These points of view by our Planning Office are totally out of line.
First of all, no landowner is prevented from selling land that they own in the Rural Crescent – they can sell their land today. Rural Crescent land can be sold so that low density housing (1 house per 10 acres) can be built/developed by right. The county zoning and land use policies already in place are commitments made by this county to all of us with homes and properties inside and outside the Rural Crescent.
With her answer, Ms. Horner has officially made it very clear to the citizens of our county that she and her office are more concerned about the desires of speculators and developers, than about the rights of all the citizens living within and outside of the Rural Crescent.
Mr. Mark Granville-Smith and other large landowners who have weighed in on the proposed Rural Crescent “development” plan are speculators. I, too, am a speculator. Speculator is just a more refined way to say that all of us are Gamblers. I gamble in many ways. I have gambled that by focusing on Arab, Welsh, Connemara and Warmblood breeds, that we will produce horses that are more marketable, and with better health and attitudes than other breeds. I gamble that the breeds of hens I have will lay more eggs. I am gambling that my 1993 full bed 4WD diesel crew cab dually Chevy Silverado truck is going to keep serving me for everything we do on our property.
All of us landowners are gambling that the land we own will be more valuable in the future. The difference between me and these vocal landowner speculators is that I own almost 11 acres in the Rural Crescent, whereas they own hundreds of acres.
If I ever choose to sell my property, I will enter the typical real estate gamble to get the best possible fair market price for my land. The other difference between me, these speculators, and some other aging landowners, is that I won’t be complaining to the county that I need to be special-cased, that the zoning rules need to be changed for me and my land, and that somehow I am entitled to more than the market will bear for my land when I want to sell out.
I’ve been a landowner in this county for 21 years. Are my landowner rights only 50% as important as the rights of those who have owned land in the county for 40 or more years, or who own more land than I?
The statements made and positions taken by the Planning Office with their recommended “Vision Statement” open a Pandora’s box of problems for our county. If adopted, it will lead to destructive manipulations by speculators and developers, who are only concerned with making their profits; and it will result in outcomes which go against the declared purposes of the Rural Crescent.
Finally, the recommended vision statement is not focused on what this county should be aspiring to for our Rural Crescent, which comprises 52% of the area of the county.
Following below is the vision I recommend for the Rural Area – our Rural Crescent. Please adopt this vision statement:
“The Prince William County Rural Area (also referred to as the Rural Crescent in the PWC Comprehensive Plan):

9/30/2019 Mike Edwards Subject: For Ms Horner’s attention

Ms Horner,

I attended last week’s Rural Preservation meeting held at the Hilton Center. This often emotive issue has long been challenging for the BOCS and PWC staff alike.

I own a small farm property inside the rural crescent and frankly, my own views have shifted over time on the issue of land use: I now believe the status quo standard of 10 acres per homesite is simply not viable for the long term.

Among many, I am grateful your office took on board many of the comments provided on the rural crescent’s review in the Summary Recommendations distributed ahead of the meeting.

In sum, it is essential that effected landowners have options to better realize value over time: this new ‘menu’ of choices is appropriate, as it allows for many needs to be addressed while better balancing future development demand.

You and PD colleagues are to be commended for distilling many ideas into 4-5 workable options.

With thanks,

Mike Edwards

9716 Brentsville Road
Manassas, VA 20112

10/2/2019 Greg Gorham : 1) Need to add Yorkshire to destination areas. Need more destination areas than in current proposal. How were these selected? How can future destinations be added?

2) Need TDR bank, make it simple to use program.

3) Create funding option paid over time, not lump sum up front, make funding stream assignable.

4) Need to prepare for flood of rezoning requests by 10-acre properties (or smaller as in Arlington County today)

5) How does Virginia Outdoor Foundation (VOF) fit into this?

6) Can family subdivision program be part of this? Encourage this as it fosters uniqueness.

7) Ban one developer building on tracts of more than 1 home. Preserves rural character.

8) Can a "reverse mortgage" concept be adapted to this purpose? Landowners want income while they are living on the property, same as a reverse mortgage. Banks should be the funding source of PDR.

9) How can this proposal be future proofed? Adding TDR destination areas? Allowing smaller parcels to participate?

10/3/2019 Mark Branca Subject: Inventory of Rural Crescent Landowners who own a total of 50 Acres or more in the Rural Area

Rebecca, Steve & David,

Commissioner Taylor requested that I forward you a copy of the inventory of rural landowners that we prepared for the Rural Crescent Preservation Coalition.

We focused our inventory on rural landowners who own 50 acres or more which could include multiple parcels to meet the 50 acre minimum. We chose 50 acres because we wanted to focus on the landowners who controlled larger acreage that have the potential for significant areas of preservation and because 50 acres is the minimum area required for Rural Cluster development in the current Rural Cluster Development Ordinance.

Please let me know if you have any questions or I can be of further assistance.

Mark Branca
703-927-7783

10/4/2019 Anthony
Carpino

I support the County's effort, including portions of the Staffs' most recent new "Rural Area Vision", in exploring strategies to create a new vibrant Rural Area.

In the past 20 plus years the current Rural Crescent polices have failed to control population growth which was the major intent of the original policy. Specifically we expected to reduce the expected population projections of 470,000 in 2020 to 391,000 in 2020. We hit the 391,000 population in 2008, 10 years later, not 22 years later. In addition, it has also failed to create permanent open space as less than 1,000 acres of new permanent open space has been created. This was a flawed strategy and we need a change, continuation of the same failed policies of the past is not an option.

It's been nearly 8 years and two boards of Supervisors since Prince William County Supervisors voted to undertake a third party Study to determine if the Rural Area policies adopted in 1998 was achieving its goals, including preservation of open space and agricultural lands. It clearly revealed a failure of the current Rural Crescent polices and recommended TDR's, PDR's and Rural Cluster with the use of Sewer. To date we have failed to act on these recommendations.

Please continue these efforts in earnest and give us a plan that will benefit all our citizens, and do not let the efforts of a few to allow our Rural Area to continue its failing policies. .

It is time for Prince William County to employ a variety of proven diversified tools for land preservation and development in the Rural Area:

1. Maintain the existing policy of one dwelling per ten acres for By-Right Subdivisions allowing clustering of homes where public sewer is currently available. This would then guarantee at least 50% open space placed in a conservation easement. The use of sewer where available will protect our precious water supply and environment.
2. Support voluntary PDR and TDR programs. Refine the details of such programs so that they can be easily implemented and actually produce results.
3. Treat agriculture and agri-tourism as a targeted industry hiring an experienced rural economic development professional, dedicated full time to creating policies that promote agriculture and agribusiness.
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Please continue the process and give our citizens something we can be proud of.

Sincerely

10/4/2019 Dale House

Our Coalition supports the County's effort, including portions of the Staffs' most recent new "Rural Area Vision", in exploring strategies to create a new vibrant Rural Area. We support all efforts to incentivize preservation of open space, farming, agri-tourism, agri-business. Please give us plan that will benefit all our citizens.

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Dale House
President, Rural Crescent Preservation Coalition

10/4/2019 Mark
Granville-
Smith

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Member
Rural Crescent Preservation Coalition

SAVE THE OPEN SPACE

10/4/2019 Stephanie
Cornell

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Its time Prince William County employ a variety of diversified tools for land preservation and development in the Rural Area:

I am a young farmer in this county and what has been proposed will greatly assist in my future of farming in PWC. I can't afford to purchase land here with the development rights attached, and certainly have no control over what others chose to do with their land. I commend you on your efforts to find a solution for all, allowing so many options that will preserve true open space.

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Sincerely,

10/4/2019 Joe Lucas I support the County's effort, including portions of the Staffs' most recent new "Rural Area Vision", in exploring strategies to create a new, vibrant Rural Area. I support all efforts to incentivize preservation of open space, farming, agri-tourism, and agribusiness. Please give us a plan that will benefit all our citizens.

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PWC Landowner

Joe Lucas

10/4/2019 Holly Higgins Dear Planning Commission,

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Sincerely,
Holly Higgins, Manassas, VA

10/4/2019 Emi Angeli I support the County's effort, including portions of the Staffs' most recent new "Rural Area Vision", in exploring strategies to create a new, vibrant Rural Area. I support all efforts to incentivize preservation of open space, farming, agri-tourism, and agribusiness. Please give us a plan that will benefit all our citizens.

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Emi Angeli
Member
Rural Crescent Preservation Coalition

10/4/2019 Ralph & Kathy Fellow Prince William County Citizens:

Stephenson We and many other citizens groups have worked hard to bring limits to residential development in our county so that schools, roads, the environment, and the very limited commercial tax base can begin to recover from more than two decades of out-of-control residential development. (In recent decades, only ~15% of county real estate tax revenues have come from the county's relatively small commercial tax base, with almost 85% coming from residential housing.) But as we look over the political landscape of Prince William County going into the 5 Nov Board of County Supervisor (BOCS) elections, we are deeply concerned at what we see. Last weekend we wrote to you regarding how official bipartisan support for the Rural Crescent and limits on residential development have now, unfortunately, apparently become a thing of the past. That article is now posted on our pwcbg.org website -- hyperlinked immediately below, it has some important additional info, added after the earlier version we sent you last weekend. Note that Prince William Citizens for Balanced Growth (PWCBG) is allied with Preserve the Rural Crescent and Friends of the Rural Crescent (PRC and FORCE), as well as other citizens groups, and wrote the article in collaboration with them:

<https://pwcbg.org/2019/10/beware-preserving-rural-crescent-limits-on-residential-developers-no-longer-supported-by-both-parties-in-5-nov-elections/>

We believe that the Prince William County Democratic Party's lack of specific and unequivocal support for the Rural Crescent and limits on residential development, as noted in the article above, coinciding with big spending on Democratic BOCS campaigns from Democratic groups from outside the county, residential developers, and big labor, portends something ominous for the county and its residents. We believe it means that the Democratic Party, which has already nailed down two uncontested seats on the eight-member BOCS, and is currently favored to win the at-large chairman's seat, may need to win only two more of the remaining five seats to have a commanding 5-3 majority on the board. Once in power, then expect them to seek and receive even greater residential developer and allied campaign funding than they're already getting, as they: a) support developer efforts to build even more high-density tax-negative residential housing than we've seen in recent years, b) make the overcrowding in county schools and on county roads even worse, c) raise taxes as county services decline, and d) then blame it all on someone/something else. This is a great leap backward, in the opposite direction of progress. It is also the Corey Stewart formula for holding onto power for 12 years as BOCS chairman. But Corey always struggled to find a BOCS majority before. Now there will be a permanent and pliable, bought-and-paid-for majority for residential developers and their allies. "Pliable" as evidenced by how all eight of the Democratic candidates have, in lockstep, refused to support the Rural Crescent pledge and limits on residential development.

We are in no way comforted by assiduously politically-correct language or assurances from Democratic candidates, received after our article above was sent out, appearing to issue vague support for balanced growth. For example, consider this one received 3 Oct via direct mail from Brentsville BOCS candidate Maggie Hansford, who was nowhere to be seen when we were fighting major land use battles for the last 14 years in Brentsville and elsewhere: "Maggie will fight to protect and preserve the rural crescent. She believes that development doesn't have to come at a cost to our local farms, green spaces, and parks." We hear virtually the same thing regularly from the very residential developers and big landowners who want to pave over the Rural Crescent -- and any other cheap land they can get their hands on -- with high-density residential development. In other words, "You can have it all (high-density and high-volume growth, in reality, and balanced growth and rural preservation, in name at least, all at the same time) without making any choices. And don't worry, there won't be increasingly overcrowded schools and roads and tax-negative development as a result this time."

Our plea to you from PWCBG and other citizens groups is that you share all this information with as many of your Prince William County family members, friends, and neighbors as you can via Facebook, other social media, email, websites, etc. Ask them to support on 5 November the five (out of six) Republican candidates who have publicly and unequivocally pledged support for the Rural Crescent and limits on residential development: Jeanine Lawson (Brentsville), Peter Candland (Gainesville), Yesli Vega (Coles), Douglas Taggart (Potomac), and John Gray (at-large chairman).

Yours truly,

Ralph & Kathy Stephenson
Prince William Citizens for Balanced Growth

Only in the bright light of public scrutiny can the common good be secured,

10/4/2019 Virginia
Carpino

I support the County's effort, including portions of the Staffs' most recent new "Rural Area Vision", in exploring strategies to create a new vibrant Rural Area. I support all efforts to incentivize preservation of open space, farming, agri-tourism, and agribusiness. Please give us a plan that will benefit all our citizens.

Please continue these efforts in earnest. Do not allow the efforts of a few to permit our Rural Area to continue its failing policies.

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Please continue the process and give our citizens something we can be proud of.

Virginia R. Carpino
Gainesville, VA 20155
Member
Rural Crescent Preservation Coalition

10/4/2019 info@preservationruralcrescent.org
Subject: Support a Vibrant Rural Area

Please read the attached letter from the Rural Crescent Preservation Coalition encouraging the County to continue in its efforts to provide a vibrant new vision to the Rural area of this county. Thank you. A MESSAGE TO OUR CITIZENS AND OUR COUNTY OFFICIALS

Our Coalition supports the County's effort, including portions of the Staffs' most recent new "Rural Area Vision", in exploring strategies to create a new vibrant Rural Area. We support all efforts to incentivize preservation of open space, farming, agri-tourism, agri-business. Please give us plan that will benefit all our citizens.

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Sincerely

Dale House
President, Rural Crescent Preservation Coalition

10/4/2019 Emi Angeli

Subject: Land Use

I support the County's effort, including portions of the Staffs' most recent new "Rural Area Vision", in exploring strategies to create a new, vibrant Rural Area. I support all efforts to incentivize preservation of open space, farming, agri-tourism, and agribusiness. Please give us a plan that will benefit all our citizens.

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Emi Angeli
Member
Rural Crescent Preservation Coalition

10/7/2019 Patricia
Bradburn

To All Concerned:

Twenty one years ago the Rural Crescent was about "open space". Now it seems to be about sewers, roads and schools due to some timely changes in the needs of the County and the resulting backlash on FORCE, the environmental socialist group committed to preventing progress and change in our County.

Although the RC is just open space to many, to those who own the land it is everything. It is their past, present, life and future. It is their private property. Our Constitution guarantees that "private property shall not be taken for public use without just compensation".

But it has.

The FORCE maintains that this land, that is not theirs, should be controlled and zoned to their wishes, because they moved here for the open space and is forcefully insistent that it should remain that way.

They don't seem to know they are probably living on someone else's farm, due to rezoning. They have become belligerent, irreverent, nasty and disrespectful to many who have tried to solve this Rural problem for the "Plural" population. There is little to no pleasing them and they are determined to have their way as stated frequently in their letters and contacts.

The right thing would be for the NIMBYS to buy the RC. They could then continue to do nothing with it: no homes, no schools, no churches, no buildings, just open space in perpetuity...and let all live happily there after. Since this is not likely to happen, they are content to control it in any way possible, mainly coercion.

Would hundreds of millionaires come to PWC to live on 10 A. lots when PWC is known to be a Bedroom Community, unfriendly to developers, Slow as Molasses and resistant to growth and development. Where would they work?

While counties around us flourish PWC is likely to remain Podunk due to those who Force their Sob Zoning desires and selfish life styles on all.

It is time to abolish the Rural Crescent that affects hundreds of private property owners. They are the best stewards of their land and should be granted their RIGHT to develop or use it as they wish, if they wish. It is their property. Dissolving the RC will stop dividing our County. Allow the beleaguered farmers the same rights and privileges allowed others, yes even sewers. Sewers are environmentally friendly.

"If government decides it is in the best interest to restrict use, enjoyment and profit of private property, then society as a whole should pay for what it takes. Individual citizens should not have to endure the total burden of achieving a social objective." -
Property Rights Legislation 1994

With serious concern for the best of our County, Patricia A. Bradburn Gainesville District in the Rural Crescent

10/8/2019 Rachel
Carpino

To whom it may concern,

I support the County's effort, including portions of the Staffs' most recent new "Rural Area Vision", in exploring strategies to create a new vibrant Rural Area. I support all efforts to incentivize preservation of open space, farming, agri-tourism, and agribusiness. Please give us a plan that will benefit all our citizens.

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Please continue the process and give our citizens something we can be proud of.

Rachel Carpino
Member
Rural Crescent Preservation Coalition

--
Rachel Carpino
(703) 405-0012

10/8/2019 Jack D
Shafran

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Prince William County property owner

Jack D Shafran

10/8/2019 Paul House This is the boards last chance to stop the terrible waste of of our most important natural resource our land.It is time to start planning for the area called the Rural Cresent to be an area that we all can be proud of instead of ugly grown up pieces of ground that are of no value to anyone.With the proper planning for this area there can be preserved areas of open space for walking trails,open fields for kids and pets to run and play on,fields to grow fresh local produce and fields of flowers to enjoy. A person with a full stomach has many problems a person with a empty stomach and not knowing where they're next meal is coming from only has one problem. Please stop the waste of our most important natural resource.

Paul House

10/9/2019 Ralph & Kathy Stephenson Subject: Stopping the Many-Headed Monster of Out-of-Control Residential Development

Fellow Prince William County citizens:

As previously noted, working with many other civic groups and some Board of County Supervisors (BOCS) members, we've spent over 14 years, now almost 15 trying one-by-one to cut off the hydra heads of out-of-control residential development. (As you may recall, the hydra was a dangerous and destructive monster in Greek mythology. It sprouted two new heads for every one that was cut off by those trying to protect themselves and their communities from it.)

A prominent Prince William County Democrat who contacted us just this month described how the monster of out-of-control residential development has historically affected his/her party. Here are excerpts of what he/she said:

"Thank you for compiling and disseminating this very useful research information. ... I want you to know that I feel your pain on a very personal level." "It was always a very lonely and frustrating thing [to be a balanced growth/] smart growth Democrat in ... PW county... The Democratic Party is supposed to be the party of forward-looking, fact-based policy dedicated to serving the interests of the general public. The Prince William Democratic establishment ignored that memo then and they are evidently still ignoring it today. As hard as we tried to enlighten them to the actual realities and consequences of [out-of-control growth and] sprawl, you might think I would be surprised that they still don't get it. But in my heart I'm really not. They were always too beholden to their deep-pocketed developer friends to be willing to change. And the pro-developer [Democratic Party] incumbents always had the power to call the shots and make most of the establishment (i.e. County Democratic Committee) fall in line with their will.

"Once a person has bought into the old school developer thinking of 'all growth is good growth,' it is very easy to convince them that smart growth principles are just a bunch of rural elitist self-serving nonsense. They have already closed their minds to objective truths..."

He/she, after discussing some important past victories against out-of-control residential growth, then concluded, and this is particularly important:

"Unfortunately, progress made during one election cycle can be quickly lost in the next. The main problem is that the developers and their profit motive never go away, and there's a damn good reason for that: they own or are otherwise vested in massive real estate holdings in areas they have targeted for future growth. So they just bide their time and then come at us again in the next election with their hand-picked stealth candidates, well coached on how to dodge the issues or misrepresent themselves just long enough to fool enough voters to get elected. It's a fight that never ends, and it doesn't help that Virginia is a place where the laws on the books prioritize 'personal' property rights over almost any other consideration. Never mind that those laws were written in a time when sprawl wasn't an issue and their original purpose was to protect the rights of individual citizen landowners, not corporate entities and land use changes on a modern scale that can and do negatively impact the lives of hundreds of thousands of people throughout the whole region.

"We need people like you to stay vigilant, and I deeply appreciate your efforts."

First of all, it's always nice to know that we're not alone, after the volumes of hate mail and threats we and some of our friends have received from residential developers and their toadies over the years, particularly during and after hard-fought residential development battles. The amusing thing about those battles, which we've almost always won, is that we've spent around \$1,000 of our own money in almost 15 years, while our opponents have spent millions upon millions.

[By the way, here's what we, Prince William Citizens for Balanced Growth (PWCBG), have always stood for:
<https://pwcbg.org/about-us/> (Scroll down the page.)]

Second, the county has not come this far -- finally ridding itself of rubber-stamp, pro-residential-developer Republicans like Corey Stewart, Marty Nohe, Wally Covington, and Democrats Hilda Barg and John Jenkins -- only to have them now replaced by a

10/9/2019 Donna House The county should continue to explore new policies for the rural areas of the county. Current policies are leading to a certain death of county farming, agribusiness, and open space. In addition, it continues an inequity in the treatment of landowners in this area of the county. Creative policies can go a long way in correcting both of these problems. Please do not cave-in to those residents who do not want to compromise with their neighbors in order to improve the rural area and the policies that affect it.

Donna House

10/9/2019 Ralph & Kathy Stephenson Fellow Prince William County citizens:
As previously noted, working with many other civic groups and some Board of County Supervisors (BOCS) members, we've spent over 14 years, now almost 15 trying one-by-one to cut off the hydra heads of out-of-control residential development. (As you may recall, the hydra was a dangerous and destructive monster in Greek mythology. It sprouted two new heads for every one that was cut off by those trying to protect themselves and their communities from it.)
A prominent Prince William County Democrat who contacted us just this month described how the monster of out-of-control residential development has historically affected his/her party. Here are excerpts of what he/she said:
"Thank you for compiling and disseminating this very useful research information. ... I want you to know that I feel your pain on a very personal level." "It was always a very lonely and frustrating thing [to be a balanced growth/] smart growth Democrat in ... PW county... The Democratic Party is supposed to be the party of forward-looking, fact-based policy dedicated to serving the interests of the general public. The Prince William Democratic establishment ignored that memo then and they are evidently still ignoring it today. As hard as we tried to enlighten them to the actual realities and consequences of [out-of-control growth and] sprawl, you might think I would be surprised that they still don't get it. But in my heart I'm really not. They were always too beholden to their deep-pocketed developer friends to be willing to change. And the pro-developer [Democratic Party] incumbents always had the power to call the shots and make most of the establishment (i.e. County Democratic Committee) fall in line with their will.
"Once a person has bought into the old school developer thinking of 'all growth is good growth,' it is very easy to convince them that smart growth principles are just a bunch of rural elitist self-serving nonsense. They have already closed their minds to objective truths..."

He/she, after discussing some important past victories against out-of-control residential growth, then concluded, and this is particularly important:
"Unfortunately, progress made during one election cycle can be quickly lost in the next. The main problem is that the developers and their profit motive never go away, and there's a damn good reason for that: they own or are otherwise vested in massive real estate holdings in areas they have targeted for future growth. So they just bide their time and then come at us again in the next election with their hand-picked stealth candidates, well coached on how to dodge the issues or misrepresent themselves just long enough to fool enough voters to get elected. It's a fight that never ends, and it doesn't help that Virginia is a place where the laws on the books prioritize 'personal' property rights over almost any other consideration. Never mind that those laws were written in a time when sprawl wasn't an issue and their original purpose was to protect the rights of individual citizen landowners, not corporate entities and land use changes on a modern scale that can and do negatively impact the lives of hundreds of thousands of people throughout the whole region.

"We need people like you to stay vigilant, and I deeply appreciate your efforts."
First of all, it's always nice to know that we're not alone, after the volumes of hate mail and threats we and some of our friends have received from residential developers and their toadies over the years, particularly during and after hard-fought residential development battles. The amusing thing about those battles, which we've almost always won, is that we've spent around \$1,000 of our own money in almost 15 years, while our opponents have spent millions upon millions.
[By the way, here's what we, Prince William Citizens for Balanced Growth (PWCBG), have always stood for:
<https://pwcbg.org/about-us/> (Scroll down the page.)]
Second, the county has not come this far -- finally ridding itself of rubber-stamp, pro-residential-developer Republicans like Corey Stewart, Marty Nohe, Wally Covington, and Democrats Hilda Barg and John Jenkins -- only to have them now replaced by a platoon of Democrats, marching in lockstep behind Commandant (and BOCS at-large chairman candidate) Ann Wheeler to a thinly-disguised, yet more pro-residential-developer tune than ever.
See:

10/9/2019 Ralph & Kathy Stephenson Resolution to Suspend Rural Preservation Study Process
Joint Resolution: Supervisor Peter Candland, Supervisor Jeanine Lawson and Supervisor Frank Principi

WHEREAS, the Rural Area in Prince William County covers approximately 117,000 acres, including MCB Quantico and two national parks;
WHEREAS, the Prince William Board of County Supervisors created the Rural Area, an Urban Growth Boundary, in 1998 with the adoption of a Comprehensive Plan that established a Rural Area and a Development Area;
WHEREAS, the Rural Area is intended to provide a tool to promote and protect agriculture, woodland, open space, and other rural land, and better control sprawl development;
WHEREAS, the Prince William Board of County Supervisors initiated a Rural Preservation Study in 2012 to review, evaluate, and make recommendations for policy revisions to better meet the County's objectives;
WHEREAS, public input gathered throughout the study process revealed a strong consensus supporting the importance of maintaining an Urban Growth Boundary, Rural Area, in Prince William County;
WHEREAS, the Board of County Supervisors initiated further study of the options presented in the Rural Preservation Study on September of 2016;
WHEREAS, County Planning staff published draft policy revisions to the Comprehensive Plan regarding the rural area on September 17, 2019;
WHEREAS, the recent report of the Metropolitan Washington Council of Governments (COG) calls for planned housing growth to be located near transit;
WHEREAS, all chapters and recommendations prepared by the Prince William Planning Department for the 2040 Comprehensive Plan must be consistent with implementation of the housing targets adopted by the Metropolitan Washington Council of Governments on September 11, 2019.
WHEREAS, existing rural area policies have proven to be a successful policy protecting the rural area from suburban sprawl and thereby channeling taxpayer funding for services into the development area;
WHEREAS, the rural area has significant assets including over 40 miles of Virginia Scenic Byways recognizing the value of scenic countryside views;
WHEREAS, the Prince William County Board of Supervisors renews its commitment to smart growth policies and recognizes the need for a comprehensive review of County land use policies;
NOW, THEREFORE BE IT RESOLVED, that the Prince William County Board of Supervisors directs all County staff to suspend any and all efforts on the Rural Clustering and Transfer of Development Rights (TDR) programs, including any possible policy changes to the Rural Area/Urban Growth Boundary; removes from the Planning Commission's work schedule the current Rural Area review work on the Rural Clustering and Transfer of Development Rights programs; and that County staff continues only the review of the Purchase of Development Rights (PDR) program with a focus on the Metropolitan Washington Council of Governments' adopted goals and recommendations.

10/9/2019 anthony
Carpino

Members of the BOSC, Planning Commission and Planning Staff,

First off I would like to apologize for the length of this email, but there is so much misinformation and incorrect perception that I feel needs to be addressed.

I, like many landowners in the Rural Crescent, strongly agree that one of the main goals for the Rural Crescent should be to preserve contiguous open space and open space corridors that are protected from development. That said, Open Space Zoning is a proven way to preserve contiguous open space (see attached PDF file). Under Open Space Zoning, the agricultural or forested land is permanently protected under a conservation easement. The development has the same overall density, but house lots are approximately 1 acre in size and grouped to preserve the farmland or forests (typically at least 50%). It also avoids disturbing the equity held by existing landowners since Open Space Zoning allows the same overall amount of development that is already permitted which also means that the impacts to infrastructure and services are also the same.

I have repeatedly heard people claim that "The Rural Crescent has been the single most effective urban growth boundary tool in all of Northern Virginia." However if you examine the facts they tell a different story. In the past 20 plus years the current Rural Crescent polices have failed to control population growth which was the major intent of the original policy. Specifically we expected to reduce the expected population projections of 470,000 in 2020 to 391,000 in 2020. We hit the 391,000 population in 2008, 10 years later, not 22 years later. Maybe that is why our schools are over crowded. In addition, it has also failed to create permanent open space. Over the last 20 years I am only aware of less than 1000 acres of land that has been placed in protected open space (Leopold Preserve-400 acres, Silver Lake -160 acres and Merrimac Farm - 300 acres). I think it is very important to remember what open space is and what it is not. Residential subdivisions of 10 acre lots are not open space nor is it permanent.

At the Oct 8th press conference held by Supervisors Lawson, Candland and Principi I heard several people, including those supervisors who called the press conference, complaining about overcrowded schools, traffic, taxes and the strain on our infrastructure. Somehow keeping the same Rural Crescent polices was the solution and the proposed Planning Staff recommendations to the Rural Crescent would make things so much worst.....despite the fact that the Planning Staff's charts/projections included with the proposed Rural Preservation Recommendations show a different story. We have the current situation because of the failures of the current Rural Crescent polices to control growth and the lack of vision and planning on the part of the county to anticipate that population growth and build the needed schools and provide the needed services.

On May 8, 2012 through Resolution No. 12-500 the BOCS voted unanimously to appropriate funds for the procurement of "consultant services to evaluate whether the goals set forth at the creation of the Rural Area have been effectively met through its implementation, identify and make recommendations regarding possible amendments to the County's land use policies for the Rural Area, develop a policy framework for evaluating land use proposals in the Rural Area, and coordinate the stakeholder input process." This evaluation became the Rural Preservation Study.

On August 3, 2016 through Resolution No. 16-647 the BOCS again voted unanimously to include the Rural Preservation Study as one of the Planning Studies to be incorporated into the Comprehensive Plan during the current Comprehensive Plan update.

10/9/2019 John Schubert

I support the County's effort, including portions of the Staffs' most recent new "Rural Area Vision", in exploring strategies to create a new, vibrant Rural Area. I support all efforts to incentivize preservation of open space, farming, agri-tourism, and agribusiness. Please give us a plan that will benefit all our citizens.

Please continue these efforts in earnest. Do not allow the efforts of a few to permit our Rural Area to continue its failing policies.

It's time for Prince William County to employ a variety of diversified tools for land preservation and development in the Rural Area:

1. Maintain the existing policy of one dwelling per ten acres for By-Right Subdivisions allowing clustering of homes where public sewer is currently available. This would then guarantee at least 60% open space placed in a conservation easement. The use of sewer where available will protect our precious water supply and environment.
2. Support voluntary PDR and TDR programs. Refine the details of such programs so that they can actually produce results.
3. Treat agriculture and agri-tourism as a targeted industry by hiring an experienced rural economic development professional, dedicated full time to creating policies that promote agriculture and agribusiness.
4. Allow active farm owners age 65 years or older to keep their property in land value taxation once active farming is curtailed until farm property is conveyed to the next generation.
5. Sewer is should be considered a valuable tool as 1) a health and hygiene tool 2) a pre-requisite tool necessary to implement Rural Cluster at any density. Requiring private septic systems in watersheds with marginal soils and environmentally sensitive areas is not in the best interest of our citizens where public sewer is available.

Please continue the process and give our citizens something we can be proud of.

John Schubert

Member

Rural Crescent Preservation Coalition

SAVE THE OPEN SPACE

Rural Crescent Preservation Coalition • PO Box 12 • Nokesville, VA 20182 • info@preservetheruralcrescent.org

10/9/2019 Jenny Becker

Following is for the record citizen input regarding the PWCS Rural Area-Rural Crescent

PDR's: According to the Virginia Department of Agriculture and Consumer Services, PDR's was put into place by the state in 2001 as the state recognized that the need for farm and forestlands and the businesses they support has not diminished, even though there was a substantial loss of agricultural land and forests. For these to work funds needs to be available, which is available through state funds and nonprofits. To qualify for these funds, the PDR's need to "restrict" future development. If development is allowed in the future, by allowing the PDR to expire in 25 years (as discussed at the September 24th meeting), as recommended by staff, funds will not be available. Therefore, this program will not be supported, and no farmland or forestland will be preserved. For these reasons, I urge the PDR program be approved but with the required permanent conservation easement.

TDR's: According to the University of Wisconsin website, TDR's is a voluntary incentive-based program that allows farmers to sell development rights from their land to a developer to increase the density of development at another designated located. Once again, a conservation easement is placed on the sending property to prevent future development. This can be used for farmland, grazing land, forest, open space, critical habitat, or historic buildings and districts. For successful implementation, the TDR receiving area needs to be near businesses, existing urban services, and along a transportation corridor. This is not true for the TDR Receiving Areas located in the current plan. It is also recommended that there is trained staff in the local government to run the program and act as a middleman between the developer and landowner. Is this provided for in the current plan? For these reasons, I urge the board to approve of TDR's to the development sending area but not to the rural area.

Rural Clustering (CR designation): Rural clustering is defined as allowing single-family dwellings to be clustered together in areas of non-prime agriculture farmland in a manner that prime agriculture farmland, woodland, and unique natural amenities are preserved. For this to be successful, the parcels allowed this designation needs to be defined, as well as a method for calculating allowable number of dwellings, infrastructure requirements for roads, sewer, and water, permitted types of dwellings and/or design standards, establishing dimensions of lots, setbacks, and road frontages, and specific criteria addressing the location, amount, and use of open space on the parcel. Given this information, I have concerns regarding the CR designation.

First, the area developed should not be prime agriculture farmland. Most of the area currently being provided CR designation is farmland. Not all of the area is near acceptable roads or sewer. I'm not clear on the calculations used to determine allowable number of dwellings. One example will allow for doubling the existing dwellings, while the other will allow for much more than this (119 to 396 allowable units). I am also unsure how this designation will be limited in use, as it is stated in the plan that rezoning will be allowed. The current board has a history of allowing SUP's in the Rural Crescent so I am not sure if trust them not allow the CR rezoning. Once re-zoned, the piece of land would be available for public sewer, which is one of the few ways that the state provides for stopping development. A key to this is to keep the rural feel of the area by setback and setting limits on how development occurs (type of dwellings, minimum spaces between buildings, and staggering of lots so the design does not mimic typical subdivisions). Another key is that the open space is used according to the development plan and placed in a permanent conservation easement. Often the open space sits unused. For these reasons, I urge the board to vote against the CR designation. This information was taken from a number of literature reviews provided in a Dane County, Wisconsin planning commission paper.

With the increased density allowed for by the CR designation and the TDR-R areas, the planning committee does not discuss how the county will pay for the increased infrastructure needed in the rural area. In the county, our roads are in need of updating, our schools are overcrowded, and we are understaffed with police. It is fiscally irresponsible to allow more building in the Rural Area.

In closing, I feel that the facts support that the planning staff have provided the board with a lot of options that might sound good on face value. Once research is completed on the plan, it seems the planning staff provided a plan that will fail in implementation.

Jenny Becker

Brentsville District

10/10/2019 Berni Lucas

To Whom it May Concern:

I support the County's effort, including portions of the Staffs' most recent new "Rural Area Vision", in exploring strategies to create a new, vibrant Rural Area. I support all efforts to incentivize preservation of open space, farming, agri-tourism, and agribusiness. Please give us a plan that will benefit all our citizens.

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3. Treat agriculture and agri-tourism as a targeted industry by hiring an experienced rural economic development professional, dedicated full time to creating policies that promote agriculture and agribusiness.
4. Allow active farm owners age 65 years or older to keep their property in land value taxation once active farming is curtailed until farm property is conveyed to the next generation.
5. Sewer is should be considered a valuable tool as 1) a health and hygiene tool 2) a pre-requisite tool necessary to implement Rural Cluster at any density. Requiring private septic systems in watersheds with marginal soils and environmentally sensitive areas is not in the best interest of our citizens where public sewer is available.

Please continue the process and give our citizens something we can be proud of.

Sincerely,

Land Owner PWC

Berni Lucas

10/11/2019 Tonya Baker October 11, 2019

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Please continue the process and give our citizens something we can be proud of.

Sincerely,
Land Owner PWC

Tonya Baker

10/11/2019 Harold House Please allow the county staff to continue their work on the new vision for the rural area. Many of us in the rural area have waited 20 years for this day. We are hopeful to have new tools to work with, and a more positive, progressive area plan that is good for all. The work the staff has completed is very valuable and should not be ignored. Their plan will encourage more true open space and more opportunities for agribusiness. Please continue the path towards positive change for the rural area.

Harold House

10/11/2019 Anthony Maloney I support the County's effort, including portions of the Staffs' most recent new "Rural Area Vision", in exploring strategies to create a new, vibrant Rural Area. I support all efforts to incentivize preservation of open space, farming, agri-tourism, and agribusiness. Please give us a plan that will benefit all our citizens.

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Please continue the process and give our citizens something we can be proud of.

Member
Rural Crescent Preservation Coalition

Anthony J Maloney

10/11/2019 Diane theiss Dear Board of Supervisors, Planning Commission, Planning Director, etc.

I wanted to express my concern about the changes that the county is proposing for the Rural Crescent to include the rezoning application REZ2017-00013, Mid County Park and Estates project . I have been a resident of Prince William County since 1998 ; In the past 20+ years I have seen our county explode with growth brought on by fast development with little support for schools and infrastructure.

The Rural Area recommendations issued by the PWC planning staff are flawed and do not reflect citizen input which was overwhelmingly against extending sewer or increasing density. The current staff recommendation for the rural area contains changes that would greatly increase housing density in the rural area. The staff recommendation not only allows for sewer extension, but also doubling or tripling the density (#of homes allowed to be built on an acre). This type of recommendation not only destroys our green open space, but it transfers financial resources away from the parts of the county with dense populations and diverts it to an area that would need many infrastructure improvements to handle that type of growth. In addition, the staff recommendation appears to confuse the public that only four areas of the Rural Crescent would be affected. In reality, anyone in the rural area could apply for that type of rezoning to increase density and connect to sewer. It essentially opens up the entire Rural Crescent to sewer and the potential of higher density development.

The 10,000+ homes that are proposed would have a detrimental impact on our already strained roads and schools. With all of the redistricting as new schools are built due to major overcrowding, no district will be immune to the effects. We live in Prince William county for the peacefulness and the lower tax rates. Development like what is being proposed would raise our real estate tax bills to pay for all the new infrastructure required in the rural area to accommodate all these homes.

Bringing higher density development in the Rural Crescent would not only hurt the environment, but would require a tremendous amount of money to build infrastructure where little exists today. Tax dollars would have to be allocated to build new roads, schools, and bridges where there are none. It would also require additional police, first responders and teachers. Essentially, growth in the Rural Crescent would weigh financially on every resident and hurt existing areas.

We do not want to see development in the Rural Crescent!

I urge you to vote with Supervisors Lawson, Candland, and Principi to vote against this plan and make it null and void. There needs to be more citizen input and the planning commission needs to take in more of that input as they plan the future for Prince William County.

Kind regards,

Diane Theiss
Coles District