

PRINCE WILLIAM

— Parks, Recreation & Tourism

Parks and Recreation Commission Meeting Minutes

COMMISSION MEMBERS

Brodie Freer, Chair, Occoquan District
Christian Thom, At Large Member
Erica Tredinnick, Brentsville District
Jane Beyer, Coles District
Jeff Bergman, Vice Chair, Gainesville District
Nate Murphy, Neabsco District
Selonia Miles, Potomac District
Sharon Richardson, Woodbridge District

Special Meeting
September 14, 2022

Commission Members Present

Brodie Freer
Jeff Bergman
Jane Beyer
Selonia Miles
Nate Murphy
Sharon Richardson
Christian Thom
Erica Tredinnick

Staff Present (Virtual)

John Blevins
Kevin Costello
Manuel Duarte

Staff Present

Charlie Taylor

Commission Members Absent

None

Secretary

Susan Plattner (for Shannon Jaenicke)

Call to Order At 7:03 p.m. Brodie Freer called the meeting of the Prince William County Parks and Recreation Commission to order. Mr. Freer asked all to rise; Nate Murphy led the Pledge of Allegiance to the Flag.

Administrative Items

Res. No. 22-23 Approve Minutes of August 17, 2022, Parks and Recreation Commission meeting as corrected.

Motion: Beyer **Second:** Tredinnick

APPROVED: Freer, Bergman, Beyer, Murphy, Tredinnick

Absent from Vote: None

Absent from Meeting: None

Abstentions: Miles, Richardson, Thom

Introduction of New Parks Commission Member, Selonia Miles.

The Commission welcomed Selonia Miles representing the Potomac District. Selonia lives in Dumfries and serves on the Dumfries Town Council. She also served for 6 years on the Planning Commission.

Citizens Time (followed the presentation- see page 4)

The following citizens were in attendance:

Paul Holmes -Manassas

Sean Pollin – Manassas

Mike Melville – Manassas

John Duvall – Nokesville

Brandon McCoy – Manassas

New Business - Endorse Dove's Landing Master Plan (Seth Hendler-Voss- Presentation)

Update: Two public meetings have been held to provide feedback on the Draft Doves Landing Master Plan, one on April 21 ,2022 with an attendance of 80 people and again on July 14, 2022 with 130 participants. Input from citizens was used to make improvements to the draft master plan. (Handouts were provided showing written and verbal feedback from citizens on this project).

The document presented represents the Final Draft of the Dove's Landing Master Plan. Large-Scale maps of the properties were provided for up-close viewing and shows the entirety of the proposed park. The county purchased Doves Landing in the 1990's. In 2013, a Comprehensive Plan Amendment was approved by the BOCS that changed the land use designation from public lands to parks and open space. In 2018, an additional 74 acres at Sinclair Mill were purchased and consolidated into one large tract of about 300 acres called Dove's Landing Proper. In 2020, the BOCS approved the rezoning of Preserve at Long Branch which includes 167 plus 20 acres proffered to the county. These properties have not been accepted yet by the BOCS. If they are accepted there is an opportunity to expand Dove's Landing Proper to create a continuous 500 -acre natural resource park -the largest of its kind in the PWC park system. This Master plan is an expansion of the original plan to encapsulate these new properties into one Dove's Landing Regional Park.

Park Plans and Features for Each Section:

Doves Landing Proper -passive use park - Two parking areas that include restrooms and picnic shelters, new accessible trails (ADA), a kayak launch, fishing pier, boardwalk through the wetland area, trail re-routes and loops, s series of multi-use pedestrian bridges in low lying areas and future pedestrian bridge to connect the parks

Sinclair Mill – suspension style bridge to connect to Dove's Landing; restroom, picnic shelter, fishing pier, road improvements, property already includes historic and archeological areas of interest- a civil war embankment and old mill house; hiking, boating and modest parking lot, gated entry, and bridge to connect to Long Branch

Long Branch – this property trail system has been proffered by developer during rezoning so there is less leeway with design; modest parking area and a looped trail system; this park will abut a proposed residential neighborhood.

Overview: It will be recommended that the BOCS consider placing Dove's Landing proper in a conservation easement. The community overwhelmingly supports this idea and the two proffered properties (Sinclair Mill and Long Branch) have to be under conservationist easement as required by the developer. Therefore, all of

the properties included in Dove's Landing Regional Park would be under conservation easement so as not to be subject to possible redevelopment in future. Benefits are conservation of property, open space preservation, protected environment and the will of the citizens. The drawback is that the Board would be taking public property and restricting it.

If the Board agrees they would issue a directive to staff to put Doves Landing under conservation easement. Discussions are taking place with the Northern Virginia Land Trust to be conservation easement holder on Sinclair Mill which must take place prior to being gifted to Board according to the proffers for that property. Staff has ability to participate in the selection of the conservation easement holder but must be approved by the BOCS. Northern Virginia Land Trust is interested in working with the county on the other two properties.

It will also be recommended, that in addition to normal maintenance and operating expenses required to maintain the park, that there is a designated full-time ranger present for boating to patrol waters and recommend a ranger presence to patrol the park.

Next Steps:

- At the October 11th meeting the BOCS will be asked to approve the 2022 Dove's Landing Master Plan presented and consider putting Dove's Landing Park under conservation easement.
- Design and Engineering- 24 months
- Implementation- phased approach to construction

The Commissioners asked some additional questions:

As for the conservation easement will it protect against any future use or development as something other than a park such as a school? Yes, the Conservation Easement would protect the land from future development other than a park.

Whether the conservation easement was as based on citizen or staff input? The citizens involved in the master plan meetings identified a conservation easement as highest priority.

Will the Board have the option to accept the two parcels and decline to put a conservation easement on the park? Seth replied, the Conservation Easement will be a separate recommendation to the BOCS for consideration, not part of the Board item to accept the parcels and master plan. Additionally, the conservation holder (NVCT) needs to continue to be part of the discussions, to date they have been involved and approve of the planned improvements.

Will the plan create a negative impact to the Occoquan River? Seth responded that no, activity on the river would be limited to fishing and kayaks.

Are we voting to approve the Doves Landing project and recommending a conservation easement? Chair Freer answered that we are only voting to Recommend to the Prince William Board of County Supervisors the approval of the 2022 Doves Landing Master Plan Update. Seth added that we are not asking the Commission to vote to recommend an easement, but a part of our presentation to the Board will be that the Board consider placing the entire park under conservation easement. Chair
(H)

Ms. Beyer and Ms. Tredinnick expressed concern about endorsing the Master Plan without the recommendation for the Conservation Easement included as part of the recommendation.

Mr. Murphy inquired about whether they could separately vote on both the master plan and the easement? Chair Freer stated that anyone can make a new motion to vote on, but if we like the plan, we should endorse the plan and not get hung up on the Conservation Easement as that will be recommended to the Board for consideration by staff.

Chair Freer read the motion and called for the vote.

Res. No. 22-24: Recommend to the Prince William Board of County Supervisors the approval of the 2022 Doves Landing Master Plan Update.

Jane Beyer moved to recommend to the Prince William Board of County Supervisors the approval of the 2022 Dove's Landing Master Plan Update provided by the Parks and Recreation staff. Erica Tredinnick seconded the motion. With no further discussion, vote was taken and motion passed (5-3).

Ayes: Freer, Bergman, Beyer, Thom, Tredinnick

Nays: Miles, Murphy, Richardson

Abstentions: None

Absent from Vote: None

Absent from Meeting: None

Ms. Beyer called for a point of order to inquire as to whether the Potomac Commissioner was eligible to vote; it was responded that she was appointed and the minutes of that meeting have been passed.

Ms. Tredinnick asked that the Citizens that joined the meeting late be allowed to speak. Chair Freer asked if there was any objection, hearing none, he reopened citizens time.

Citizens Time

John Duvall- Nokesville – Concerns that the river is too small and not wide enough to accommodate the park and that the area would get overcrowded and land destroyed. He commented that it has always been a private river and the reason people bought land there. sj

Brandon McCoy – Manassas - He lives on Doves Lane where the second entrance is proposed. He said that there were no signs posted about the developing taking place on their road. He is worried about the impact to the neighborhood should the park be considered. He took around a petition and he said it had over 150 signatures and that he and the neighbors he spoke with never knew about the public hearings regarding the park. He stated that the petition was mailed to Yesli Vega and somebody else with the petition and they said they didn't think it was going to increase the traffic.

Paul Holmes – Manassas – He lives near the area in question and feels the citizens who live on Dove's Lane are not being listened to and most oppose this project. A petition was put together requesting that they not put parking and facilities at Dove's Lane since there was already access on the other end of the property.

The citizens were directed and encouraged to contact/email their respective Supervisors about their concerns and attend/speak at the Oct 11th BOCS meeting where this plan will be brought forth.

Commissioners Time

Mr. Murphy – Pool season was successful and looking forward to the 24th bus tour

Ms. Miles – Great first meeting, glad to be here and look forward to serving

Mr. Bergman – Great to be here and see citizens present, looking forward to the bus tour

Ms. Beyer – Welcome and look forward to the Saturday 24th bus trip

Mr. Thom – Welcome- look forward to working with Ms. Miles and look forward to the 24th

Ms. Tredinnick -Exciting meeting; thanked the citizens for attending and Seth for presenting and working with BOCS and to the Commission for all the knowledge they impart

Mr. Freer – Thank you to fellow Commissioners, citizens and to Seth for presentation. Look forward to bus tour; looking forward to updates on pool season -good summer

Adjournment

Res No. 22-25 There being no further business to come before the Commission, at 8:20pm the meeting was adjourned.

Motion: Thom **Second:** Beyer

APPROVED: Freer, Bergman, Beyer, Miles, Murphy, Richardson, Thom, Tredinnick

Absent from Vote: None

Absent from Meeting: None


Abstentions: None

The next meeting of the Parks and Recreation Commission will be held on October 19, 2022, at the Hellwig Park Administration Building.

Minutes **APPROVED** at Parks and Recreation Commission meeting held on ~~October 19, 2022.~~

November 16, 2022



Brodie Freer, Chair

Seth Hendler-Voss, Director

Shannon Jaenicke, Secretary

PRINCE WILLIAM
 —Parks, Recreation & Tourism
Parks and Recreation
Commission

SIGN-IN SHEET

Sept 14, 2022 Special Meeting

Please Print Name / Address / Phone Number/ Email

Place a check mark beside your name if you wish to address the Commission. Please limit your comment to 3 minutes when speaking on your own behalf or 5 minutes if speaking on behalf of a group.

Name	Address	Phone #	Email
Paul Holmes	12301 Wild Acres Way	703-369-3254	wzapholmes@yahoo.com
SEAN POLLIN	9019 Doves Lane	703-402-4552	SEAN.POLLIN@GMAIL.COM
MIKE KEVICK	9105 Doves Lane	540-602-8747 <small>LEAVE MESSAGE</small>	MIKELV1@HOTMAIL.COM
John Duvall	9101 Keyser Rd.	703-926-2622	JohncDuvall5@gm.com
Brandon McCoy	8991 Doves lane Monroeville VA	703-314-1061	B91mccoyconstruction@gmail.com

MOTION: BEYER

**September 14, 2022
Special Meeting
Res. No. 22- 24**

SECOND: Tredinnick

RE: RECOMMEND TO THE PRINCE WILLIAM BOARD OF COUNTY SUPERVISORS THE APPROVAL OF THE 2022 DOVES LANDING MASTER PLAN UPDATE - COLES MAGISTERIAL DISTRICT

ACTION: APPROVED

WHEREAS, on February 13, 2013, the Prince William County Board of Supervisors (BOCS) approved a Comprehensive Plan Amendment to change the designation of 234.6 acres of land assemblage known as Doves Landing from Public Lands to Parks and Open Space via Resolution 13-126; and

WHEREAS, on September 17, 2013, the BOCS approved the Doves Landing Master Plan via Resolution 13-581; and

WHEREAS, on June 25, 2019, the BOCS closed on approximately seventy-five (75) acres of land adjacent to Dove's Landing Park via Resolution 19-336, resulting in 309 contiguous acres of total parkland; and

WHEREAS, on January 19, 2021, the BOCS approved the Preserve at Long Branch rezoning via Resolution 21-08, resulting in 190 acres to the east of Lake Jackson being proffered to the County for Parks and Open Space; and

WHEREAS, in 2022 the Department of Parks, Recreation, and Tourism (DPRT) initiated an update to the Doves Landing Master Plan to capitalize on the expansion opportunities presented by the newly proffered land to create a 500+ acre Natural/Cultural Resource Park; and

WHEREAS, DPRT held two public meetings on April 21, 2022 and July 14, 2022 to collect input on improvements to the existing park and new improvements to the newly acquired and proffered acreage; and

WHEREAS, on September 14, 2022, the Prince William County Parks and Recreation Commission held a public meeting for the purpose of reviewing the proposed 2022 Doves Landing Master Plan Draft; and

NOW, THEREFORE, BE IT RESOLVED, that Prince William County Parks and Recreation Commission does hereby recommend to the Prince William Board of County Supervisors Approval of the 2022 Doves Landing Master Plan Update

ATTACHMENT: Master Plan

Special Meeting

Res. No. 22- 24

Page Two

Votes:


Ayes: Freer, Bergman, Beyer, Thom, Tredinnick

Nays: Miles, Murphy, Richardson

Absent from vote: None

Absent from meeting: NOne

ATTEST: _____


Secretary to the Commission

LEGEND

- PROPERTY BOUNDARY
- STREAMS
- CONTOURS (10 FT)
- WETLAND RESTORATION
- PROPOSED ROADWAY
- TRAIL HEAD
- VIEWSHED
- PARKING
- PEDESTRIAN BRIDGE
- SHUTTER
- RESTROOMS
- BOAT LAUNCH / KAYAK LAUNCH / TAKE-OUT
- FISHING SITE
- EXISTING TRAIL
- PROPOSED TRAIL
- PROPOSED ACCESSIBLE TRAIL
- PROPOSED COUNTY GREENWAY TRAIL
- PROPOSED COUNTY BLUEWAY TRAIL
- BIASED PATHWAY
- FUTURE PROPOSED TRAIL (OFFSITE)

HISTORIC LOCATIONS

- A GOODWAY FARMSTEAD
- B FORD OVER ROAD FISH
- C OLD BRIDGE ALIGNMENT
- D BRINKMAN MILL & FORD FUTURE KAYAK LAUNCH

AMENITIES

- 1 EMERGENCY MAINTENANCE ACCESS ROAD
- 2 WETLAND TRAIL

NOTES

* POTENTIAL FUTURE TRAIL CROSSING FROM DOVES TO BRINKMAN WILL ALLOW BOAT TRAFFIC UNDERNEATH

DOVES LANDING PARK
MASTER PLAN
 SCALE: 1" = 300'
 SEPTEMBER 1, 2022

