

**MOTION: WARD**

**October 24, 2024**

**SECOND: BEETON**

**Regular Meeting**

**Res. No. 24-020**

**RE: SUSTAINABILITY COMMISSION RESOLUTION ON LAND USE**

**ACTION: APPROVED**

**WHEREAS**, the Board of County Supervisors (BOCS) approved a plan to reduce Greenhouse Gas (GHG) emissions called the Community Energy and Sustainability Master Plan; and

**WHEREAS**, transportation is identified in that plan to be the number two contributor to GHG emissions in the region; and

**WHEREAS**, the Metropolitan Washington Council of Governments (MWCOG) and other land-use experts recommend targeting high-density housing near high-capacity transit; and

**WHEREAS**, the only transit available to many areas of the county is limited capacity bus service rather than high-capacity transit; and

**WHEREAS**, there are projects now being proposed in some of these areas without access to high-capacity transit that either call for the maximum housing density from the recommended density range, or a density much higher than that recommended in the Comprehensive Plan; and

**WHEREAS**, Prince William County has adequate capacity built into its Comprehensive Plan to provide for the future housing needs of the county without the large density increases in these areas; and

**WHEREAS**, the incentive to use public transit is greatly reduced when high-density housing is constructed in areas without direct access to high-capacity transit, which will lead to increases in transportation-related GHG emissions;

**NOW, THEREFORE, BE IT RESOLVED** that the Sustainability Commission recommends that the Board of County Supervisors and the Planning Commission immediately begin to consider GHG emissions implications in all residential land-use applications being considered by the county, to include factoring in proximity to existing or planned high-capacity transit availability.

**Votes:**

**Ayes:** By acclimation

**Nays:** None

**Absent from Vote:** Commissioners Chinaka Barbour, Dr. Joseph Boutte, Stephanie Johnson

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*Salita Gray*

ATTEST: \_\_\_\_\_  
Clerk of the Sustainability Commission