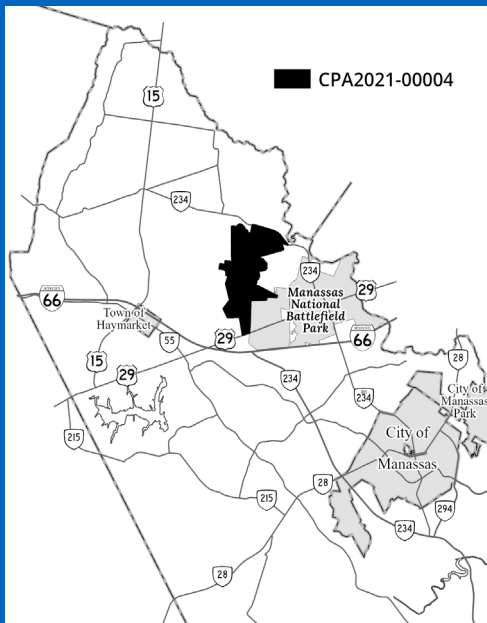




PRINCE WILLIAM
COUNTY

CPA2021-00004 PW Digital Gateway Process and Timelines

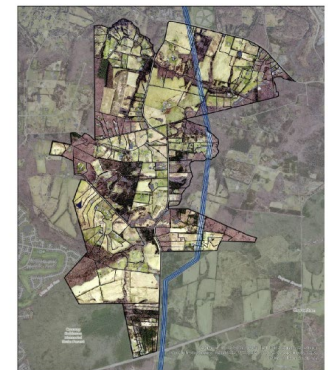


Planning Office
October 11, 2022



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PW Digital Gateway

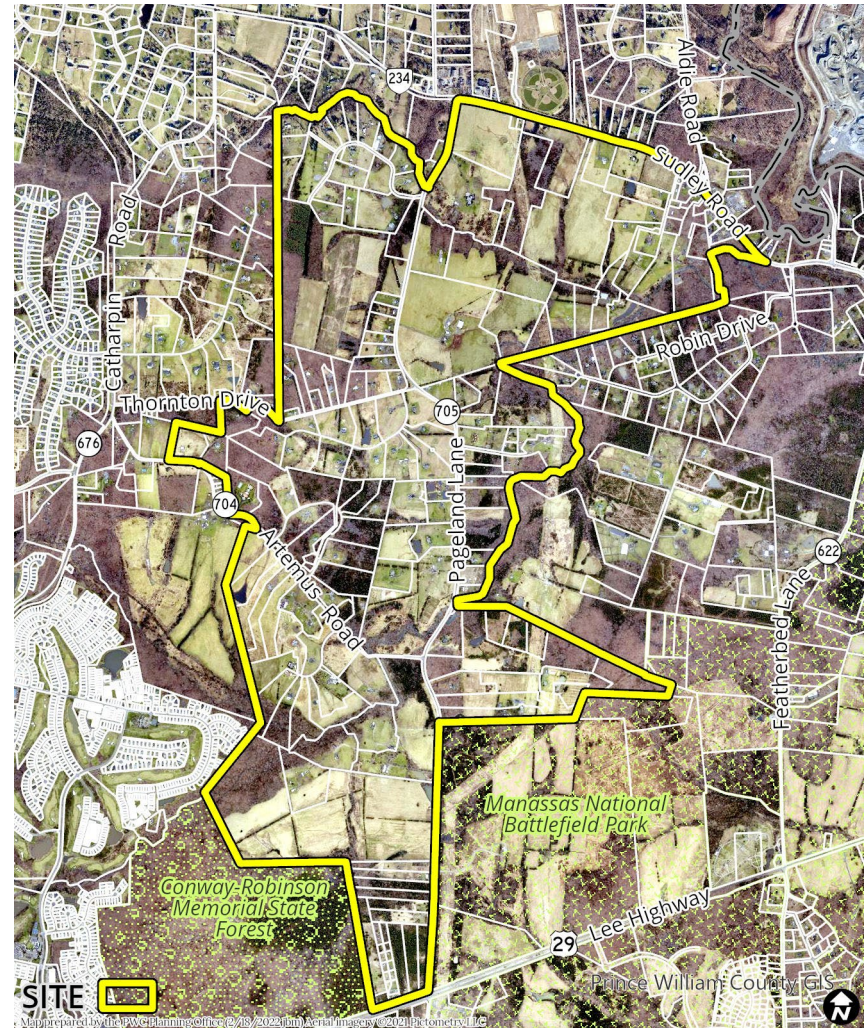


Second Draft: August 15, 2022

Applicant for CPA2021-0004 PW Digital Gateway

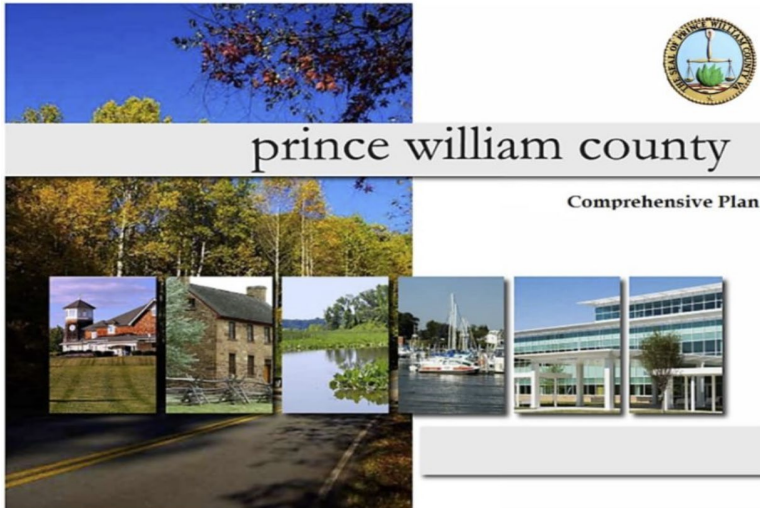
The BOCS initiated the CPA with an expanded study area between **Route 29** and **Route 234** in order to review in a holistic manner.

1. Original requested area ± 801.59 acres
2. Board directed expansion Res. No. 21-445
3. Board of County Supervisors is the only one authorized to initiate an amendment to the Comprehensive Plan.
4. **Board is the moving party on all CPA requests.**



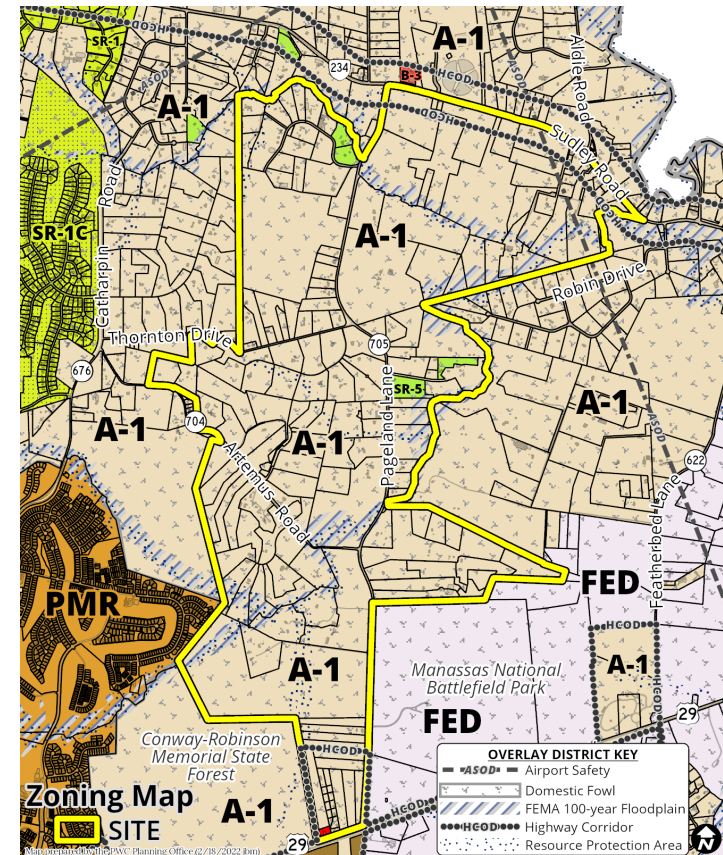
Comprehensive Plan

- A **Comprehensive Plan** guides the growth and development of a community. It **articulates the goals and policies** that help guide the Board of County Supervisors in making informed land use development decisions and investments in public infrastructure.
- A Comprehensive Plan Amendment (CPA) is an **amendment initiated by the Board of County Supervisors** to consider a change to the Comprehensive Plan (either text or map).
- Only the Board of County Supervisors can initiate a CPA.



Zoning Ordinance

- **Zoning is a power**, granted by the state, that allows Prince William County **to regulate land use**; the size and coverage of lots; the height, bulk, and siting of buildings; and the density of development.
- The Prince William County Zoning Ordinance is for the general purpose of **promoting the health, safety, and general welfare** of the public; providing for development of new community centers with adequate highway, utility, health, educational and recreational facilities; recognizing and providing for the needs of agriculture, industry and business; providing that the growth of the community be consonant with the efficient and economical use of public funds.
- A **rezoning** is a request to change the zoning designation on a property.



Comprehensive Plan and Zoning Ordinance Relationship

- Comprehensive Plan is a planning tool that provides guidance through policies and action strategies. It is **not** legally binding.
- Zoning is a planning tool that is a regulatory instrument that governs the uses that are allowed and the standards of development and is legally binding.
- Zoning of land is intended to complement its Comprehensive Plan classification.
- A property owner does not have a legal right to apply to change the long-range land use of their property; nevertheless the County has an established process which allows a property owner to request that the Board initiate a CPA.
- A property owner does have legal right to petition a zoning change on their property, which makes a CPA very different from a rezoning application.

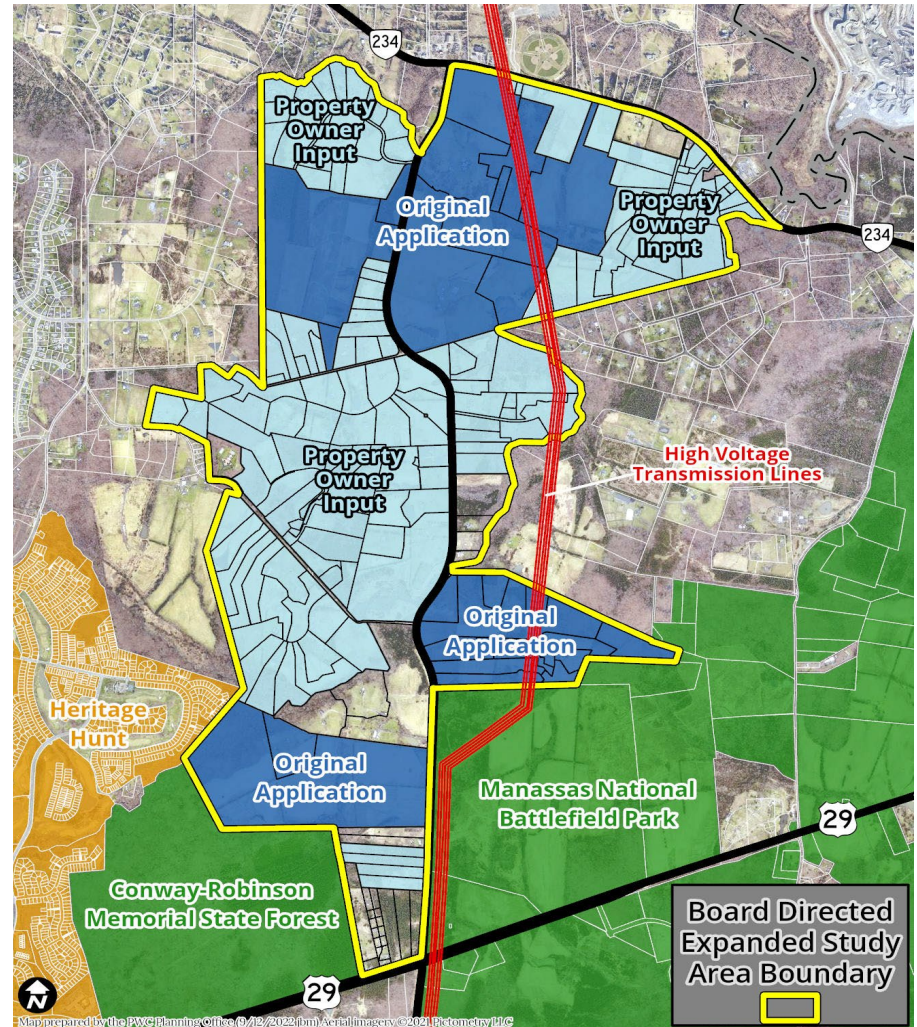


PRINCE WILLIAM
COUNTY

Zoning Ordinance

Properties included in Expanded Boundaries

1. Original requested area \pm 801.59 acres.
2. On July 20, 2021, the Board of County Supervisors **initiated** the request with an **expanded study area** (Res. No. 21-445).
3. Current PW Digital Gateway Plan has **194 parcels** consisting of \pm **2,139 acres**.
4. On April 4, 2022, property owners in Catharpin Valley Estates requested to be included in the PW Digital Gateway CPA.
 - The Planning Office did not expand the PW Digital Gateway CPA to include Catharpin Valley Estates. These properties are not included in the CPA.



Timeline of CPA2021-00004*

PW Digital Gateway CPA



On July 20, 2021, through [Res. No. 21-445](#), the Prince William Board of County Supervisors initiated an amendment to the Comprehensive Plan for PW Digital Gateway

- Planning Staff Established an Expanded Study Area Boundary: August 2021
- Planning Office Created and Published a CPA Website in October 2021 to Share Public Information and Updates about the Project Status (www.pwcva.gov/pwdigitalgateway)
- CPA Document Submissions and Staff and Agency Review: December 2021-September 2022
- Community Meetings on January 27 and February 3, 2022
- Development of the Staff-Created Draft Plan: March 2022- July 2022
- McHarg Analysis Complete on May 19, 2022
- 1st Draft Plan Published on July 7, 2022
- Planning Commission Work Session on July 20, 2022
- 2nd Draft Plan Published on August 15, 2022
- Planning Commission Public Hearing on September 14, 2022
- Board Of County Supervisors Public Hearing Scheduled for November 1, 2022

*For additional information please visit www.pwcva.gov/pwdigitalgateway
Comment can also be provided by using the Planning Office's [Public Comment Form](#)