



Supervisor John T. Stirrup
Gainesville District

THE GAINESVILLE EXPRESS

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Supplemental

Dear Gainesville Resident,

We are quickly approaching the Town Hall Meeting on September 23, 2009 at Battlefield High School regarding the Land Use and Transportation Chapters of the Comprehensive Plan (Comp Plan) and I want to give some more information regarding how the Comp Plan can be changed and what the proposed changes to the Comp Plan are.

There are two processes by which the Comp Plan can be changed. First is through a request for change to the BOCS by a property owner. The second is through the Comp Plan review process required by state law at least every five years which is currently in process.

The county is currently reviewing two chapters of the Comp Plan, the Land Use Chapter and the Transportation Chapter. The process began with citizen committees making recommendations to the Planning Commission (PC) which makes recommendations to the BOCS. The recommendations are now before the BOCS which is seeking public input from you through Town Hall Meetings.

Generally, the guidelines used in the recommendations of the citizen committee, the PC, and planning staff are intended to align the Comp Plan with smart growth concepts. Smart growth emphasizes the need to preserve open space and the environment by making development more concentrated and pedestrian friendly and focusing development around transit.

The citizen Land Use Advisory Committee (LUAC) recommendation focuses on a new layer of designations with the creation of Centers of Community and Centers of Commerce radiating out a half mile from designated intersections where development would be compact, walkable, and transit-friendly. The LUAC recommendation includes 26 locations for the new Centers with 9 located in or near the Gainesville District. The LUAC plan may result in a large increase in possible residential units.

The PC recommendation does not include the language pertaining to Centers. Instead, the PC has recommended that the County build on what is already in place and retain its current zoning definitions. The BOCS would designate areas for redevelopment and revitalization using the waiver of monetary proffers as an incentive. Residential and non-residential uses would have to

be built concurrently. Implementation would come through using the current Urban Mixed Use (UMU) and Village Mixed Use (VMU) land use designations already in use in the Potomac Communities Plan.

Rather than commenting on the PC proposal as traditionally done, the planning staff has proposed their own version of the Land Use Chapter. It would adopt the language regarding Centers of Community and Centers of Commerce but recommends that only four Centers are approved and two additional locations be studied.

The amendments to the Transportation Chapter of the Comp Plan are intended to support and reinforce the changes to the Land Use Plan through the development of a transit component. Among other things, the recommended amendments specific to the Gainesville District would update the thoroughfare plan and add the Manassas Battlefield Bypass and remove the extension of Artemus Road.

This September 23 Town Hall Meeting is the opportunity for Gainesville District citizens to comment on the proposed changes. As the Comp Plan review process continues, more public input will be sought through countywide public hearings. After public input and discussion, the BOCS will take action. They are not required to adopt any of the recommended plans and could develop a totally new plan or readopt the old plan. The review process does not require that the BOCS change the Comp Plan, just to review it.

Comments on the Comp Plan may also be sent via e-mail to planning@pwcgov.org. Please put "Comp Plan Update" in the subject line. Additional information and draft versions of the text are available on the County web site at www.pwcgov.org/PlanUpdate. In addition to the recommended text changes codifying the updates, this web page provides links to the draft maps proposed as part of this update.

I would encourage you all to come to this meeting. The decisions the BOCS will make on the Comp Plan will affect the County for many years. This is one of your opportunities to voice your opinions or concerns on the future of the County.

Please let me know if you have any questions or concerns on this or another issue. I can be reached at 703-792-6195 or gainesville@pwcgov.org.

Sincerely,

A handwritten signature in blue ink that reads "John T. Stirrup". The signature is written in a cursive, flowing style.

John T. Stirrup
Supervisor
Gainesville District