



### AGENDA ITEM FORM

TYPE OF AGENDA ITEM:

- CONSENT AGENDA
- PRESENTATION
- ACTION ITEM
- TOWN MANAGER & STAFF COMMENTS
- PUBLIC HEARING
  - Duly Advertised

PURPOSE OF ITEM:

- INFORMATION ONLY
- DISCUSSION ONLY
- DISCUSSION AND/OR DECISION
  - Introduction     Resolution
  - Ordinance         Grant/MOU
  - By Motion           Bylaws

PRESENTER: David Moss

PRESENTER TITLE: Town Planner/Zoning Administrator

AGENDA ITEM: 2012 Comprehensive Plan of the Town of Dumfries

BACKGROUND / SUMMARY:

Planning Commission recommends approval.

Steps:

- Staff Presentation
- Public Hearing
- Discussion
- Vote on Adoption

ATTACHMENTS: Staff Report with final changes  
Resolution to Adopt

REQUESTED ACTION: Vote to Adopt the 2012 Comprehensive Plan of the Town of Dumfries     NO ACTION REQUESTED

FOR MORE INFORMATION, CONTACT: Name:

Phone#:

E-mail:

*FOR USE DURING MEETING*

VOTE:

PASSED

NOT PASSED

Y	N		Y	N		Y	N	
<input type="checkbox"/>	<input type="checkbox"/>	Barr	<input type="checkbox"/>	<input type="checkbox"/>	Foreman	<input type="checkbox"/>	<input type="checkbox"/>	Forrester
<input type="checkbox"/>	<input type="checkbox"/>	Jurgensen	<input type="checkbox"/>	<input type="checkbox"/>	Toney	<input type="checkbox"/>	<input type="checkbox"/>	Washington
<input type="checkbox"/>	<input type="checkbox"/>	West						



## DUMFRIES, VIRGINIA

Virginia's Oldest Continuously Chartered Town  
CHARTERED 1749 INCORPORATED 1961

17755 Main Street  
Dumfries, Virginia 22026-2386  
Tel: 703-221-3400 / Fax: 703-221-3544  
www.dumfriesva.gov

**To:** Town Council  
**From:** David Moss, Town Planner  
**Date:** December 29, 2011  
**RE:** Adoption of 2012 Comprehensive Plan

### **I. Background is as follows:**

- A. Request - This is a request to adopt the 2012 Comprehensive Plan.
- B. Plan Update Process – The Town recognized in 2010 the need to update the Comprehensive Plan. Instead of using external agencies to write the 2012 Comprehensive Plan as in previous versions, the Town decided to use Town resources with some outside expertise in order to develop a Comprehensive Plan better grounded in the existing conditions of the Town and the goals and visions of its residents. The Town brought together a diverse group of stakeholders including residents, members of the Town Council and Planning Commission, and some professionals throughout the community. The end result of several months of work is new plans to be adopted in a new format for the Comprehensive Plan going forward.
- C. Updates to the Comprehensive Plan – There are three primary plans proposed: A Land Use Plan that updates some of the existing sections of the Comprehensive Plan, adds new goals and strategies for the areas of Main Street, the Waterfront, and Fraley Boulevard, and leaves some sections of the plan to be updated during the next round of updates; A Transportation Plan that is completely re-written and includes the latest goals and plans of the Commonwealth and Prince William County; and a new Historic & Cultural Resources Plan that builds on some sections of the existing plan that deal with historic goals, but expands greatly on the goals and strategies to preserve the historic character of the Town and recognize cultural resources that might not be historic but are still very important to the Town.
- D. Additional Edits to the Existing Comprehensive Plan – In addition to the major plans being updated, edits were made to the existing Comprehensive Plan to modernize the format, update demographic information with 2010 Census data when available, and to eliminate older, obsolete sections.
- E. Planning Commission Review – The Planning Commission was presented with the 2012 Comprehensive Plan on October 17, 2011. On November 7, 2011, the Planning Commission held a Public Hearing and voted to recommend approval to the Town Council.

- F. Town Council Review – The Town Council was presented with the 2012 Comprehensive Plan on November 15, 2011.

**II. Current Situation is as follows:**

- A. Plan Available for Comment – The 2012 Comprehensive Plan has been available for review since October 26, 2011. The document was made available at Town Hall and online at [www.dumfriesva.gov/plan](http://www.dumfriesva.gov/plan).
- B. Final Edits to the Plan – After receiving comments from Town Council and Prince William County, Town staff has made several minor edits to the final language proposed for adoption. The changes are detailed in Attachment A – Final Changes. In addition, further minor technical edits were made from the previously-presented version to include:
  - 1. All dates indicating the 2011 plan were changed to 2012.
  - 2. The colors used in the plan were updated to reflect colors that are part of the officially adopted color chart from the Architectural Review Board, in order to continue to promote the historic nature of Virginia’s Oldest Town.
  - 3. Other minor grammatical and formatting errors were corrected.
- C. Town Council Public Hearing – The Public Hearing has been scheduled for January 3, 2012.

**III. Future Steps:**

- A. Parks and Recreation Plan – A Committee has already been established to begin the next update to the Comprehensive Plan, a Parks and Recreation Plan. The Committee will begin meeting in January, and a new Parks and Recreation Plan will be brought before the Planning Commission for review this spring.
- B. Zoning Ordinance Update – An initial Zoning Ordinance update will be proposed later this winter. This initial update will be of a mostly technical nature, updating existing flaws in the Zoning Ordinance, adding sections that are necessary but that don’t currently exist, and laying out an updated structure to accommodate changes dictated by the Comprehensive Plan update, to include a mixed-use zoning district and some type of design control such as form-based codes or smart codes. A further, more detailed, and more comprehensive update to the Zoning Ordinance will occur later due to the enormous amount of work that will be required to add all the language necessary in order to align the Zoning Ordinance with the Comprehensive Plan.
- C. Capital Improvement Program Update – Staff is in the process of evaluating the CIP and will be bringing forward proposed updates for Council to consider as the changes are

being made in order to better align the Town's newly-adopted goals and strategies with our implementation measures, including this funding-based document.

- D. Land Use Plan Update – The committees working on this proposed 2012 Comprehensive Plan were only able to focus on land use in three specific areas of Town. A further update is needed to include analysis and updates to the entirety of the area within Town limits. This further update will build upon the new strategies and formatting of the new Comprehensive Plan and will be produced by the same process of using local resources to create a plan that is appropriate for the Town of Dumfries, created by the Town of Dumfries.

**IV. Issues in order of importance are as follows:**

- A. General in Nature – According to *Virginia Code § 15.2-2223*, the Comprehensive Plan must be general in nature. Does the currently proposed Comprehensive Plan meet this criterion?
- B. Transportation Plan – According to *Virginia Code § 15.2-2223*, the Comprehensive Plan must contain goals for the provision of transportation infrastructure. Does the currently proposed Comprehensive Plan meet this criterion?
- C. Long-range Recommendations – According to *Virginia Code § 15.2-2223*, the Comprehensive Plan must include long-range recommendations for land use, public facilities, parks, and various others. Does the currently proposed Comprehensive Plan meet this criterion?

**V. Alternatives beginning with the staff recommendation are as follows:**

- A. Adopt the 2012 Comprehensive Plan of the Town of Dumfries.
1. General in Nature – The currently proposed Comprehensive Plan meets this criterion.
  2. Transportation Plan – The currently proposed Comprehensive Plan meets this criterion.
  3. Legal Uses of the Property – The currently proposed Comprehensive Plan meets this criterion.
- B. Send the Comprehensive Plan back to the Planning Commission with specific sections designated for improvement or overriding guidelines for improvement.

1. General in Nature – If the Town Council feels that this criteria is not met, Council should specify improvements for the Planning Commission to address in a further revision to the proposed 2012 Comprehensive Plan.
2. Transportation Plan – If the Town Council feels that this criterion is not met, Council should specify improvements for the Planning Commission to address in a further revision to the proposed 2012 Comprehensive Plan.
3. Long-range Recommendations – If the Town Council feels that this criterion is not met, Council should specify improvements for the Planning Commission to address in a further revision to the proposed 2012 Comprehensive Plan.

**VI. Recommendation is that the Town Council accepts Alternative A and Adopt the 2012 Comprehensive Plan of the Town of Dumfries.**

**Attachments**

- A. Final Changes
- B. Resolution to Adopt the 2012 Comprehensive Plan of the Town of Dumfries

<b>Page</b>	<b>Section</b>	<b>Earlier proposed draft</b>	<b>Final language proposed</b>
113	Paragraph 5	The land use change will only occur if the existing landowner sells or develops the land as something other than what exists today.	The designated land use will restrict any proposed rezoning of a property.
114	First bullet	<ul style="list-style-type: none"> <li>• Provide some retail services in closer proximity to residential areas as an important amenity to residents. The design considerations are very important.</li> </ul>	<ul style="list-style-type: none"> <li>• Provide retail services in closer proximity to residential areas as an important amenity to residents. Design considerations are very important.</li> </ul>
130	LU-MS-1.11 1	Because the continued presence of underutilized and blighted properties along the Main Street area combined with the Town’s desire to revitalize the Main Street area offers several additional opportunities for redevelopment, encourage a mixture of both high and medium density residential and commercial uses in and around the Main Street area to improve the economic vibrancy of the area and to further promote a pedestrian friendly environment.	Encourage a mixture of both high and medium density living and working areas to improve the economic vibrancy of the area and to create a sense of community that enhances the identity, cohesiveness and pride of the community for its Main Street area
130	LU-W-1.10	Develop a plan that considers the impact of a development in this flood prone area.	Develop a plan that considers the impact of a development in floodplain areas.
131	LU-FB-1.7	Establish well defined pedestrian crossways at intersections as a defined by the Access Management Plan.	Establish well defined pedestrian crossways at intersections as defined by the Access Management Plan.
143	Paragraph 1	In order to move the Town forward in its pursuit of mixed-use, walkable areas, the Town needs to begin to accommodate a mix of uses not usually found in Euclidian Zoning schemes.	In order to move the Town forward in its pursuit of mixed-use, walkable areas, the Town needs to begin to accommodate a mix of uses not usually found in Euclidean Zoning schemes.
144	Paragraph 1	Despite this focus, the employment center should incorporate a fair degree of mixed-use elements, including restaurants, retail, and some multifamily residential.	Employment centers should also encourage a fair degree of mixed-use elements, including restaurants, retail, some multifamily residential, and businesses of all sizes.
144	Paragraph 2	This category recognizes particular parcels of land may be suitable for more than one land use. This designation is typically applicable to parcels that lie at the edge of two different land uses, adjacent to a major corridor, or significantly impacts nearby established uses or conditions. The intent of this designation is to provide transition from adjacent land uses or conditions and mitigate and reduce the impacts of the proposed land use.	This category is designed for block-level planning efforts to create areas of transition between two dissimilar land use categories, land adjacent to a major corridor, or land that significantly impacts nearby established uses or conditions. The intent of this designation is to provide a physical transition from one land use or condition to another and mitigate and reduce any adverse impacts of the land uses on each other.
152	Paragraph 5	Local streets are assigned a speed limit of 25 miles per hour unless otherwise posted.	Local streets within Town limits are assigned a speed limit of 25 miles per hour unless otherwise posted.

<b>Page</b>	<b>Section</b>	<b>Earlier proposed draft</b>	<b>Final language proposed</b>
153	Paragraph 3	, which is mostly a bifurcated facility. Fraley Boulevard is a one way two-lane roadway that serves as Route 1 northbound, whereas Main Street has two dedicated lanes that serve as Route 1 southbound	(sentences deleted from the end of the paragraph)
153	Paragraph 4	Like most urban communities around the Commonwealth, the Town's funding for its UCP has decreased from \$127,000 in FY09 to \$0 in FY12.	(sentence deleted from the middle of the paragraph)
154	Paragraph 5	Even though not located within the Town's limits, it is an important transportation facility that provides regional connections (e.g., Exit 152 next to the Town's northwest boundary).	Even though only a portion is located within the Town's limits, it is an important transportation facility that provides regional connections (e.g., Exit 152 next to the Town's northwest boundary).
155	Top of page	<u>Significant County Roadway Projects</u>	<u>Significant Prince William County Roadway Projects That Will Impact the Town of Dumfries</u> (consisting of excerpts taken directly from the Prince William County Comprehensive Plan Transportation Plan)
155	Third bullet	<ul style="list-style-type: none"> <li>Harbor Station Parkway (Cherry Hill Road to River Heritage Boulevard / Marina Access Road)</li> </ul> This section of Harbor Station Parkway connects the marina area of Cherry Hill to the town center area of the Harbor Station development. A reduced and modified minor arterial section was allowed with the Harbor Station development because traffic volumes did not generate the need for a principal arterial section.	(paragraph deleted)
156	Paragraph 3	(new sentence added to the end of the paragraph)	From Possum Point Road north, there are no sidewalks or crosswalks, and no connectivity between northern Town businesses and Main Street, Fraley Blvd, and Graham Park Road areas.
157	Paragraph 2	Bicycle lanes are particularly desired as part of future improvements to Route 1, Main Street, Graham Park Road, and Old Triangle Road.	Bicycle lanes are particularly desired as part of future improvements to Route 1, Main Street, Graham Park Road, 234, Possum Point Road, and Old Triangle Road.
161	Paragraph 4	Located at the intersection of Routes 234 and Route 1, a commuter lot serves the Dumfries community.	Located at the intersection of Routes 234 and Route 1, a commuter lot serves the Dumfries, Southbridge, Montclair, Triangle, Quantico, and North Stafford communities.
161	Paragraph 5	There is one Transfer Point located at the PRTC Transit Center on Dale Boulevard which enables further service to the Pentagon, Crystal City, Washington DC, Rosslyn, Tysons and metro stations.	There is one Transfer Point located at the PRTC Transit Center on Dale Boulevard which enables further service to the Pentagon, Crystal City, Washington DC, Rosslyn, Tysons and Washington Metropolitan Area Transit Authority (WMATA, also known as Metro) stations.

<b>Page</b>	<b>Section</b>	<b><u>Earlier proposed draft</u></b>	<b><u>Final language proposed</u></b>
164	T-R-4.2	Plan and construct additional HOV lanes south of Exit 152.	Promote planning and construction of additional HOV lanes south of Exit 152 in order to relieve spill-over traffic that clogs Town roads when I-95 is backed up.
165	T-ATF-1.4	Using the inventory and existing databases of bus routes within the County, identify bus stop locations that are lacking adequate pedestrian access and prioritize the installation of pedestrian improvements in cooperation with PRTC.	Using the inventory and existing databases of bus routes within the County, identify bus stop locations within Town limits that are lacking adequate pedestrian access and prioritize the installation of pedestrian improvements in cooperation with PRTC.
171	Table header	<u>Cost:</u>	<u>Current Projected Cost as of 7/1/11:</u>
171	Table header	(column added)	<u>Priority:</u>
171	in the table	Route 1 Widening (Fraley Boulevard): design and widen Route 1 northbound from South Corporate Limits to Possum Point Road to accommodate a six lane, median divided facility with a sidewalk on the northbound shoulder and a multi-use path adjacent to the southbound lanes. Includes rebuilding bridge over Quantico Creek.	Route 1 Widening (Fraley Boulevard): design and widen Route 1 throughout the Town to accommodate a six lane, median divided facility with a sidewalk on the northbound shoulder and a multi-use path adjacent to the southbound lanes. Includes rebuilding bridge over Quantico Creek.
171	in the table	I-95 HOV and HOT Lanes: extend High-Occupancy Vehicle lanes south of Exit 152, and construct High-Occupancy Toll lanes on Interstate 95 in accordance with VDOT plans.	I-95 HOV and HOT Lanes: extend High-Occupancy Vehicle lanes south of Exit 152, and construct High-Occupancy Toll lanes on Interstate 95 in accordance with VDOT plans in order to relieve spillover traffic that clogs Town roads when I-95 is backed up.
193	HCR-1.5	Nominate, to the National Register of Historic Places (NRHP), with the consent of the owner(s), sites and districts that meet the NRHP criteria.	Nominate, to the National Register of Historic Places (NRHP) and Virginia Landmarks Register, with the consent of the owner(s), sites and districts that meet the appropriate criteria.
195	HCR-3.6	Continue to preserve, develop, and support the Weems Botts Museum, Merchant Park, Williams Ordinary, and other sites identified by the Town in through ongoing education and promotion.	Continue to preserve, develop, and support the Weems Botts Museum, Merchant Park, Williams Ordinary, Prince William County Courthouse (Fourth) and Jail site, Quantico Church Site and Dumfries Cemetery, Tebbs-Mundy House Site, and other sites identified by the Town in through ongoing education and promotion.

**At a regular meeting of the Dumfries Town Council held on Tuesday, January 3, 2012 in Council Chambers, 17755 Main Street, Dumfries, Virginia: On a motion duly made by \_\_\_\_\_, and seconded by \_\_\_\_\_, the following Resolution was adopted by the following vote:**

Nancy H. West, \_\_\_;  
Willie J. Toney, \_\_\_;  
Dorothea Barr, \_\_\_;  
Gerald M. Foreman, II, \_\_\_;  
Kristin W. Forrester, \_\_\_;  
Michele Jurgensen, \_\_\_;  
Gwen P. Washington, \_\_\_;

**A RESOLUTION TO ADOPT THE 2012 COMPREHENSIVE PLAN OF THE TOWN OF DUMFRIES**

**WHEREAS**, the 2012 Comprehensive Plan of the Town of Dumfries is a guide for the physical development of the territory within the Town of Dumfries; and

**WHEREAS**, a comprehensive plan update committee, under the authority of the Planning Commission, studied existing conditions and trends of growth; and

**WHEREAS**, the 2012 Comprehensive Plan has been made with the purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the territory which will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the inhabitants, including the elderly and persons with disabilities; and

**WHEREAS**, the Town of Dumfries Planning Commission, after holding a duly advertised public hearing at their November 7, 2011 meeting, recommended that Town Council adopt the 2012 Comprehensive Plan of the Town of Dumfries; and

**WHEREAS**, the Dumfries Town Council held a duly advertised public hearing on January 3, 2012; and

**WHEREAS**, the Dumfries Town Council finds that the 2012 Comprehensive Plan is general in nature, contain goals for the provision of transportation infrastructure, include long-range recommendations, and otherwise conforms to the requirements of Virginia State Code;

**NOW, THEREFORE BE IT ORDAINED** by the Council of the Town of Dumfries on this the 3<sup>rd</sup> day of January, 2012 that the 2012 Comprehensive Plan of the Town of Dumfries is hereby adopted.

Adopted by Town Council this 3<sup>rd</sup> day of January, 2012.

By: \_\_\_\_\_  
Nancy H. West, Mayor

Attest: \_\_\_\_\_  
Dawn Hobgood, Clerk