

## The Belmont Bay Concerned Citizens Group

July 20, 2021

Richard R. Berry, Joe Fontanella Jr., Patricia McKay, Juan A. McPhail, William J. Milne, Cynthia Moses Nedd, Robert Perry, and Don Taylor  
Prince William County Planning Commission  
James J. McCoart Administration Building  
1 County Complex Court  
Prince William, VA 22192

Dear Ladies and Gentlemen:

The Belmont Bay Concerned Citizens Group is writing to you since Caruthers Properties (Caruthers) has submitted its rezoning application to the Planning Commission on June 30, 2021.

Our group provided a petition with signatures from more than 570 resident citizens in Belmont Bay to Supervisor Margaret Franklin and the Board of Supervisors opposing Caruthers' proposed rezoning application proffers, based on public presentations it has made.

Our group plans to actively oppose any rezoning which comes before you that does not protect the residential character and quality of life of our Belmont Bay residents. These oppositions will include, but are not limited to: residential housing type and density, open space which should be given to the Belmont Bay HOA, environmental concerns, and traffic, including access, congestion parking and trash.

We plan to make detailed presentations at the Planning Commission and Board of Supervisors meetings when this rezoning is considered. However, we initially want to point out several problems with what Caruthers submitted.

1. Caruthers proposed a Road Diet with public parking on Belmont Bay Drive that would take up two lanes of a four lane road. This allows them to avoid having parking that the developer would have to provide off-street or in a

parking garage. Essentially, they would be asking Prince William County to subsidize their development. Our group considers this to be wrong and a hazard for bicyclists, motorists and pedestrians who use this road. It also would create the same after hour's security and nuisance problems that caused the Caruthers to lock their public lots at the Ospreys and the Marina each night. Aesthetically, lines of parked cars would detract from entering Belmont Bay. We think it is important for the County to conduct an independent traffic study of the area based on the number of existing residences, the number of not built residences that Caruthers is currently authorized to build, and the additional residences that they are proposing to build, plus all retail space, both currently allowed as well and is being requested by the rezoning application.

2. We are concerned about the impact of any amenities Caruthers Properties is proposing that will negatively impact the RPA areas. Two such items are a Dog Park and a boat launch/beach area. Caruthers clear cut through the RPA to the Occoquan River from the storm water drainage pond next to GMU under the guise of pond repair works and was supposed to mitigate and restore the trees (some more than 60 years old,) and foliage of the RPA to support the water runoff into this Chesapeake Bay waterway. Over the past 20 years or so, Caruthers cleared most of the vegetation in the RPA along the Occoquan from GMU to the Marina and has yet to restore and mitigate this area. A Dog Park, in what is intended as a nature preserve, will have a serious impact on wildlife-wildlife will retreat.
3. We are greatly concerned about future residents of the Retreat area using Belmont Bay Drive in front of Harbor Point East and Harbor Point West and Harborside Street in front of Harborview since they are private owned and maintained streets and they are already clogged and hazardous due to existing poor traffic sightlines.

These are just some of the major issues we are extremely concerned about.

For those of you who have toured the area you already know that Caruthers has not been successful in marketing the existing retail space in Belmont Bay. Yet they have proposed more such development on a much larger scale. In addition, they

propose building many more residences even though they have not built the 400+ new ones that they are currently authorized. Caruthers enticed many people to move to Belmont Bay by building a golf course and then, after a few years, closing it. Now they propose using a portion of the golf course for an additional housing development. This will have an effect on the resale values of the current properties which are now adjacent to the Golf Course

Proffers were used in 1999 for the original rezoning and currently are valid and enforceable. We feel that the PWC Planning staff should evaluate those proffers and issue a public report that determines if Caruthers and the construction companies working with them, such as Miller & Smith, are in compliance with those proffers.

Any new proffers proposed in the Caruthers' rezoning application should address all impacts to our Belmont Bay residents.

We look forward to your response.

Regards,  
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cc: Prince William County Board of Supervisors, PWCDOT, VDOT, Board of BBHOA