



December 13, 2022

The Honorable Margaret Angela Franklin
Woodbridge District County Supervisor
1 County Complex Court
Prince William County, Virginia 22192

Re: Pathway to 2040 Comprehensive Plan

This letter is submitted on behalf of the Belmont Bay Homeowners Association, Inc (BBHOA) Board of Directors requesting that designations to the Land Use Chapter of the Comprehensive Plan that relate to Belmont Bay be changed as shown on the attached Northern Woodbridge Small Area Plan Land Use Map.

For the past two years, concerned residents within the Belmont Bay Community have raised numerous concerns with you and at various BOCS Meetings, Town Halls, Planning Commission Meetings and via 2 petitions signed by hundreds of residents.

Specifically, in January 2021, petitions signed by over 500 Belmont Bay residents (see attached) were hand-delivered to each County Supervisor urging the entire Board to reconsider the North Woodbridge Small Area Plan and to make changes to it that support the original Belmont Bay development concept because residents of Belmont Bay were not involved in the drafting or the NWSAP. The residents of Belmont Bay understand that the NWSAP was adopted by the BOCS after you won the Primary of the last election and you continue to claim that you have nothing to do with the passage, but now is the time for you to right the wrong as our supervisor to ensure our voices is being heard.

After more than two years' deliberation, it became clear that most concerning is the lack of comprehensive environmental impact study being performed to ensure that all future plans and development will conform to all environmental regulations including Resource Protection Plan in the Chesapeake Bay Preservation Act. Residents have spoken out about the negative impacts that such proposed high-density levels will have on our very sensitive environmental areas, traffic, safety, parking, and open spaces within Belmont Bay.

Of grave concern is the fact that proposed long-range land use designations have the highest densities located all along the waterfront shoreline from the GMU Science Center down to the Wildlife Refuge and then more additional density directly adjacent and along the Refuge Road/Heritage Bike Trail. These same areas fall within the Chesapeake Bay Resource Protection Area and contain wetland areas that drain directly into the Wildlife Refuge and then into the Occoquan River.

While the Audubon Society and Prince William Conservation Alliance have advocated that a 100 ft buffer zone be established between the Occoquan Bay National Wildlife Refuge and Belmont Bay Property, the Refuge has requested a 300 ft buffer zone. On account of the recent designation of the Northern Long Eared Bats as endangered species, it is prudent to designate the land that buffers the Refuge be open space.



Since the developer intends to demolish the Ospreys, formerly the golf course club house, the narrow streets, owned by BBHOA, simply will not be able to support any commercial activities, therefore the land area should be redesignated only as residential and not mixed use. Additionally, the area is also borders the OBNWR.

Lastly, we oppose the Mobility Chapter amendments that correspond to Belmont Bay and request the Rt1/Rt 123n flyover into Belmont Bay be deleted since it would severely impact Belmont Bay and encourage industrial trucks to use residential roads. We urge the BOCS to adopt a pedestrian and bike bridge to provide a connection between Belmont Bay and the new Town Center being developed by the IDI Group.

The Pathway to 2040 is an opportunity for the BOSC to protect the sensitive river front environment here at Belmont Bay and beyond in the Refuge and to ensure that the Belmont Bay's neighborhood characteristic be maintained.

Thank you for your attention and effort to represent the residents of Belmont Bay. We trust that you will do what is right.

Sincerely Yours

KP Lau, President

CC: Honorable Ann Wheeler, chair@pwcgov.org
Honorable Jeanine Lawson, jlawson@pwcgov.org
Honorable Yesli Vega, yvega@pwcgov.org
Honorable Andrea Bailey, abailey@pwcgov.org
Honorable Victor S. Angry, vsangry@pwcgov.org
Honorable Kenny Boddye, kboddye@pwcgov.org

Enclosure: Northern Woodbridge Small Area Plan Land Use Map (revised)
BBHOA Resident Petitions, January 2021

LAND USE CHAPTER

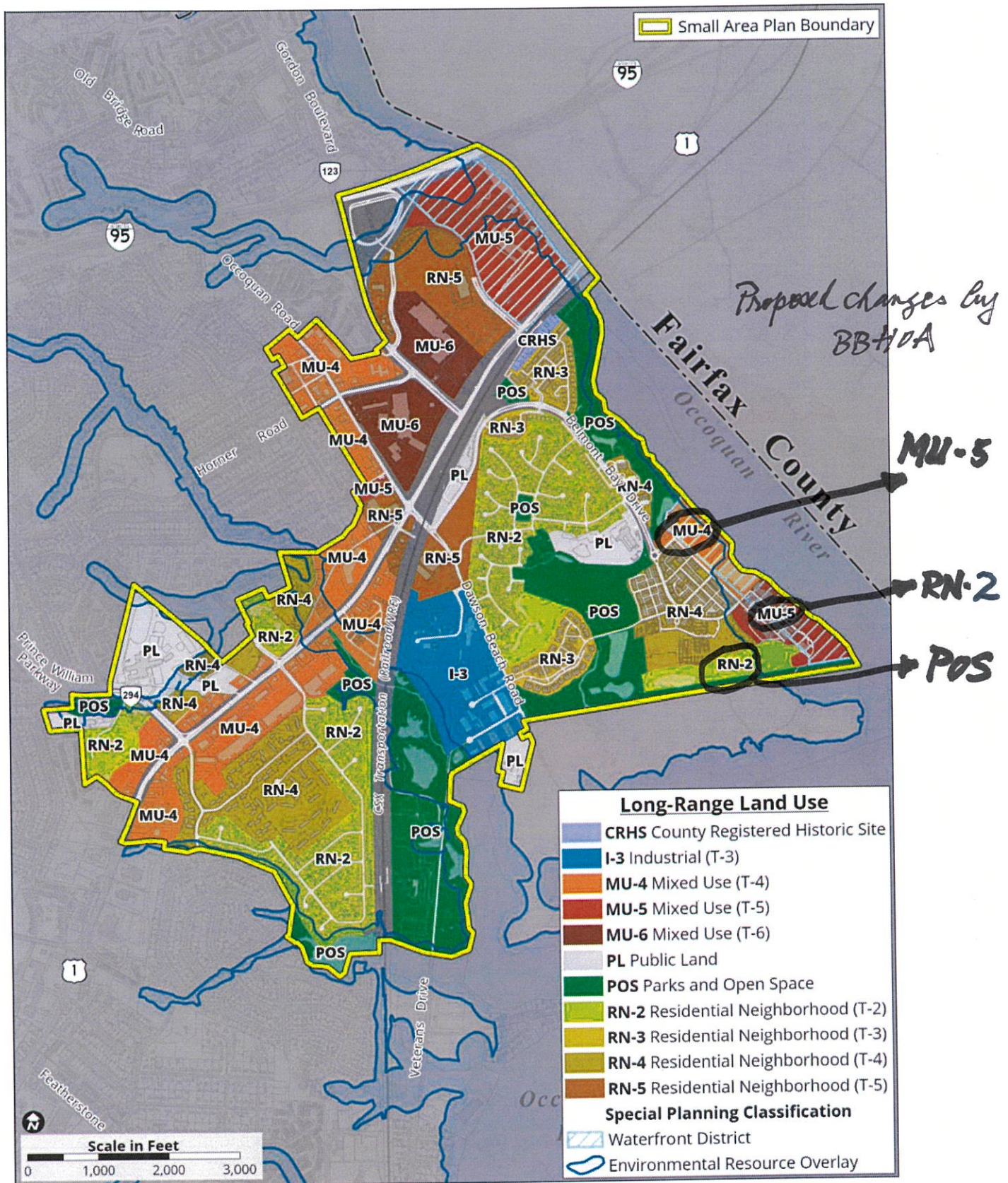
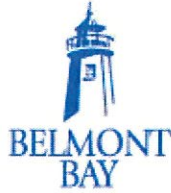


Figure 35: North Woodbridge Small Area Plan Land Use Map



February 2, 2021

Via Certified Mail, Return Receipt Requested
and E-mail (chair@pwcgov.org)

Board of County Supervisors
C/o The Honorable Ann B. Wheeler, Chair-At-Large
1 County Complex Court
Prince William, Virginia 22192

Re: North Woodbridge Small Area Plan (NWSAP)

Dear Members of the Board:

This letter is submitted on behalf of the Belmont Bay Homeowners Association, Inc. (“BBHOA”) Board of Directors in support of the enclosed “Petition to Prince William County Board of Supervisors” and accompanying “North Woodbridge Small Areas Plan Preserve Belmont Bay – Action Needed” (copies enclosed), which has been signed by approximately 565 BBHOA Members and residents.

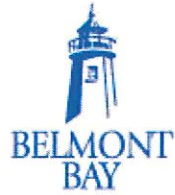
Please note that the BBHOA Board greatly appreciates the time, work and efforts by County Staff that went into the development and approval of the NWSAP. The BBHOA Board also greatly appreciates the concerns shared by its Members and Residents. As noted in the enclosed Petition documents, the Petitioners strongly believe that the current public parks and river access plans for Belmont Bay would not be welcome by most Belmont Bay Residents and that it will have a detrimental effect on Belmont Bay as an established residential community. The BBHOA Board thus respectfully requests that Prince William County reopen the decision about this proposed planned use of the land in Belmont Bay to allow greater input from all BBHOA Members and Residents about the use of this land as they will be the people living there long after the Belmont Bay is fully developed and built-out.

BBHOA’s Board, Members and Residents would welcome the opportunity to continue this discussion about possible options for the proposed use of this land, including the possible conveyance of it to BBHOA as Common Area, with Prince William County and the other affected parties. The BBHOA Board looks forward to hearing back on these concerns. Should you have any questions or require additional information, please contact Phillip Webber, CMCA[®], AMS[®], Community Manager, via telephone at 703-494-0440 or via e-mail at pwebber@cmc-management.com

Thank you for your time and consideration.

Sincerely yours,

KP Lau, President



Enclosures

Cc: The Honorable Margaret Angela Franklin, Woodbridge County Supervisor, Chair Pro-Tem

(Via e-mail: mfranklin@pwcgov.org)

Cynthia Moses-Nedd, Woodridge Planning Commissioner, Vice-Chair

(Via e-mail: PlanningWoodbridge@gmail.com)

Rebecca Horner, Prince William County Deputy County Executive

(Via e-mail: RHorner@pwcgov.org)

Parag Agrawal, Planning Director for Prince William County

(Via e-mail: PAgrawal@pwcgov.org)

North Woodbridge Small Area Plan

Preserve Belmont Bay – Action Needed

In August 2020, Belmont Bay LLC amended and transformed the original Declaration for the Belmont Town Center Nonresidential Association into the new Belmont Conservancy LLC. This restructuring allows it to include residential members such that new homes can be built without following Belmont Bay Homeowners Association's design guidelines and being a member of BBHOA. This change greatly diminishes BBHOA's ability to manage our neighborhood, which may reduce our property values and affects our lifestyle.

Currently, Belmont Bay LLC seeks to transfer or sell to Prince William County (PWC) 2/3 of the former Osprey's Golf Club course in exchange for the zoning change to build single family homes on 1/3 of the land. This transfer or sale will have a negative effect in preserving our community's self-determination and viability on future Belmont Bay development, because we would have extremely limited options on PWC land usage, development and maintenance.

The structure of the Northern Woodbridge Small Area Plan was based on two 2018 Woodbridge planning charrettes and other working group meetings for the whole Northern Woodbridge. Due to a lack of adequate participation by Belmont Bay residents and the fact there was no specific discussion about changes to Belmont Bay, the resulting NWSAP does not represent our collective wish and is not in the best interest of Belmont Bay community.

The fact is further demonstrated that the Board of Supervisors stated on October 8, 2019 that the Plan's goal was "to become a recreational asset to the Woodbridge Community." The resulting Plan does not take into consideration the detrimental effects to Belmont Bay as an established residential community.

PWC's Plan for active parks and river access includes a boardwalk and kayak launch with a public parking lot, active recreational areas, a beer garden, and a disc golf course with a public parking lot, all which would not be welcomed by the majority of the Belmont Bay Residents. The proposed Plan will impact the environment (e.g., loss of green space, wetland and natural habitats, light and noise pollution), increase existing community safety issues (e.g., additional traffic, after hours security issues), add to existing parking challenges, and increase cleaning and other maintenance costs.

BBHOA Board has offered to negotiate with Belmont Bay LLC to acquire the land by deed transfer or with a long term lease at minimal cost so that the vision of Preston Caruthers, the original community developer, for which most residents moved to Belmont Bay, will not be destroyed. Currently, Belmont Bay owns no open green space and recreational areas devoted to our residents. Belmont Bay LLC and the Marina own the riverfront with the exception of two townhouses and Harbor Point East. Our vision is to use the available green space to support our community's needs and at the same time create active partnerships with GMU, the BB Elementary School, and the greater Woodbridge charitable organizations. A community farm, Virginia native plant gardens, a community center, a dog park and walking trails are some ideas to support this initiative.

We need your support to preserve Belmont Bay as a residential neighborhood and to ensure that Belmont Bay Residents are able to determine our community's future!

Petition to Prince William County Board of Supervisors

Date

November 23, 2020

From

Concerned Belmont Bay Resident(s)

Subject

North Woodbridge Small Area Plan
Prince William County Land Acquisition from Belmont Bay LLC

I, we, object to Prince William County's plans to acquire from Belmont Bay LLC, a portion of the former Osprey's Golf Club at Belmont Bay for river access and active public use.

These areas are integral parts of our Belmont Bay Community. PWC's proposed Plan for active Public usage will impact the environment (e.g., loss of green space and natural habitats, light and noise pollution), increase existing community safety issues (e.g., additional traffic, after hours security issues), add to existing parking challenges, and increase cleaning and other maintenance costs.

I, we, ask that the Board cancel and reevaluate its position with regard to PWC's proposed plan for acquisition and future use of this property in Belmont Bay and open this reevaluation process for public input.

Signature(s)

Address

Date