



Supervisor Tony Buffington
Blue Ridge District
NewsFlash



Purcellville Northern Collector Road

Public Use Rights-of-Way Abandoned Through Wright Farm Community

Sent: June 15, 2020

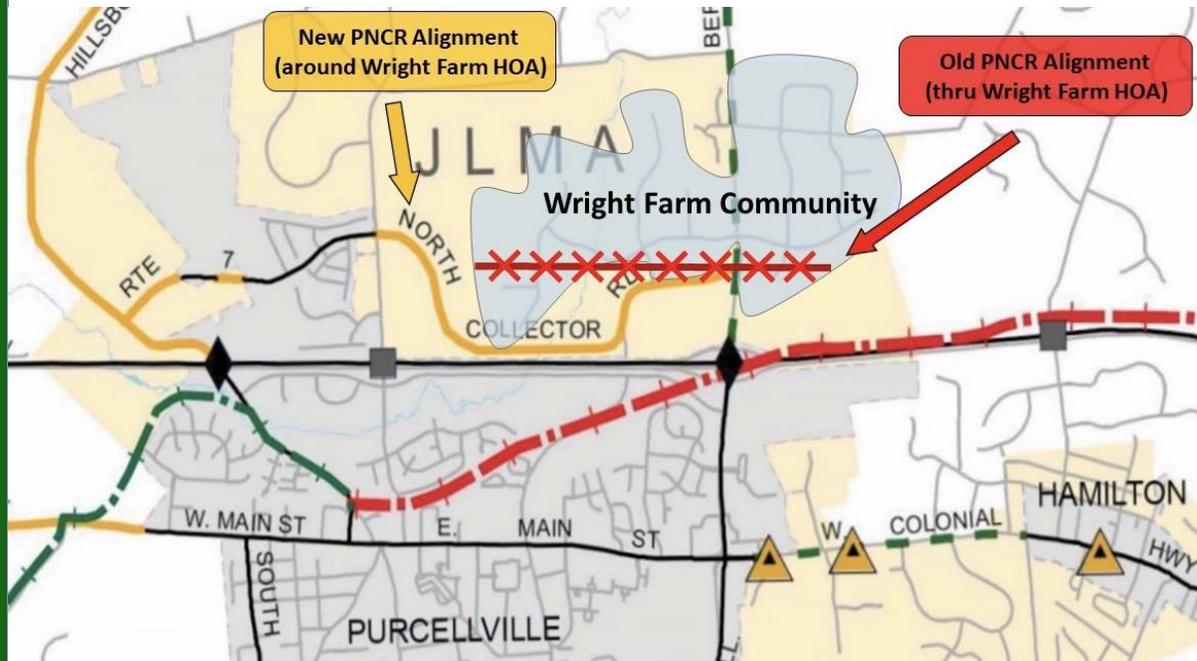
As you may recall, the Purcellville Northern Collector Road (PNCR) has been on the Countywide Transportation Plan (CTP) for many years and included an alignment alternative that would have cut directly through the Wright Farm community.

In my last term, I worked with my colleagues to:

- Delay further consideration of the PNCR until after the Rt 7/Rt 690 Interchange becomes operational.
- Update the CTP by replacing all previously planned alignments that would have cut directly through the Wright Farm community, with one new alignment that would not cut through the Wright Farm community.

On June 20th, 2019, the Board approved my motion formally updating the CTP to reflect the currently planned PNCR

alignment which does not cut through the Wright Farm community (see "New PNCR Alignment" in the below diagram).



While the new CTP alignment was an important step in the right direction, it did not remove the County owned public roadway right-of-way easements for the old CTP alignment located throughout various portions of the Wright Farm community.

It was later brought to my attention that because the County owned public roadway rights-of-way throughout the Wright Farm community still existed, should the adjacent Warner Brook Property be developed, there would be a requirement for the Warner Brook developer to construct a roadway connection to existing Warfield Court within the Wright Farm community, thus resulting in a defacto PNCR through the Wright Farm Community against the community's wishes and against the intent of the Board's June 20th, 2019, action to update the CTP alignment by removing it from within the Wright Farm community.

In order to address this concern of a possible defacto PNCR cutting through the Wright Farm community, my staff and I worked with county staff on a plan to:

- Abandon the County owned right-of-way along existing Warfield Court within the Wright Farm community from use as a future public roadway and to deem Warfield Court as no longer necessary for use as a public roadway.
- Vacate other County owned street reservations that would have been necessary for dedication and construction of the previously planned PNCR alignment through the Wright Farm community.

At the June 10th, 2020, Public Hearing, the Board supported my motion accomplishing the above two objectives.

The above actions resolved a majority of the Wright Farm community's concerns regarding the PNCR; however, based on concerns from the County's Department of Planning and Zoning and the Loudoun County Fire and Rescue Department, the County has retained limited right-of-way easements along Warfield Court within the Wright Farm community for the possibility of future pedestrian and emergency vehicle access to and from the adjacent Warner Brook property. Should the County become aware of plans to develop the Warner Brook property in the future, county staff will bring an item to a future Board of Supervisors Public Hearing for public comment and Board of Supervisor consideration of these remaining limited right-of-way easements.

As of now, **my opinion regarding the remaining County owned pedestrian easement is** that there is no County need to ensure future pedestrian access from an undeveloped parcel into an existing community that has already formally advised the County that it does not wish to be directly connected to the adjoining parcel in the event that parcel becomes developed at some point in the future.

As for the **remaining emergency vehicle access easement, my opinion as of now, is** that an inter-community connection is not needed because the property's can be easily accessed by first responders from either Purcellville Road (Rt 611), Berlin Turnpike (Rt 287), and/or the future PNCR - should it be built.



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