



**COUNTY OF PRINCE WILLIAM**  
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PLANNING  
OFFICE

Christopher M. Price, AICP  
Director of Planning

January 25, 2013

## **STAFF REPORT**

Special Use Permit #PLN2013-00025, Fauquier Bank Drive-Thru (Gateway Crossing)  
(Brentsville Magisterial District)

**Planning Commission Public Hearing Date: February 6, 2013**  
**Staff Recommendation: Approval**

**I. Background is as follows:**

- A. Request - This is a request to allow a drive-through facility in association with a 2,845 sq. ft. by-right financial institution.

<b>Features</b>	<b>Proposed bank</b>
Building Area & canopy	+/-2,845 square feet
Drive – thru lanes	2 + 1 ATM lane
Vehicle Circulation	Designed for optimal vehicle circulation
Building Orientation	Towards Wellington Rd.
Building materials	Brick, glass & split faced block

- B. Site Location - The site is located on the north side of Wellington Rd., approximately 300 feet east of the intersection of Limestone Dr. and Wellington Rd. (see maps in Attachment A). The SUP site is identified on County maps as GPIN 7497-03-0758.
- C. Comprehensive Plan - The site is designated RCC, Regional Commercial Center.
- D. Zoning/Acreage - The +/-0.81 SUP site is zoned B-1, General Business, in its entirety, with proffers.
- E. Surrounding Land Uses - The site is bordered by industrial, light industrial, and office uses to the north, south, and east sides of the property. The properties to the

west consist of a variety of commercial uses including, retail, motor vehicle fuel sales, and convenience retail. Further west of the site is the bulk of Virginia Gateway consisting of retail, office, and lodging uses.

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

- A. Planning Office Recommendation - The Planning Office recommends approval of SUP #PLN2013-00025, Fauquier Bank Drive-Thru (Gateway Crossing), subject to the conditions dated January 9, 2013. See Attachment B for the staff analysis and Attachment C for the proposed conditions.
- B. Staff Recommendation – Staff recommends approval for the following reasons:
- The site is zoned B-1, General Business, the zoning district intended to implement the RCC land use designation. Drive-through uses are discouraged in the RCC designation; however, the zoning district permits financial institutions as a by-right use and allows drive-through facilities subject to the conditions of an approved SUP.
  - The bank site is located within an existing commercial center. The layout of the site shows a building oriented towards the right-of-way, decorative landscaping, and ideal location of the drive-through windows on the rear of the bank building.
- C. Planning Commission Public Hearing - A public hearing before the Planning Commission has been advertised for February 6, 2013.

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

- A. Comprehensive Plan
1. Long-Range Land Use - Is the proposed use consistent with those uses intended by the RCC designation?
  2. Level of Service (LOS) - How does the proposal address the Policy Guide for Monetary Contributions in effect July 1, 2006?
- B. Community Input - Have members of the community raised any issues?
- C. Other Jurisdictional Comments - Have other jurisdictions raised any issues?
- D. Legal Uses of the Property - What uses are allowed on the property? How are legal issues resulting from the Planning Commission action addressed?
- E. Timing – When must the Planning Commission take action on this application?

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

A. **Recommend approval** of SUP #PLN2013-00025, Fauquier Bank Drive-Thru (Gateway Crossing), subject to the conditions dated January 9, 2013, found in Attachment C.

1. **Comprehensive Plan Consistency Analysis:**

- a) **Long-Range Land Use** - The site is designated RCC, General Commercial in the Comprehensive Plan and is zoned B-1, General Business. Drive-through uses are discouraged in the RCC designation; however, the zoning district permits financial institutions as a by-right use and allows drive-through facilities subject to the conditions of an approved SUP.
- b) **Level of Service (LOS)** - The level of service impacts related to the request would be mitigated by the conditions of the special use permit as follows:

Fire and Rescue	\$0.61/sq. ft.	Approximate area of building and canopy - 4,069 sq. ft	Contribution amount \$2,482.09
Water Quality	\$75 per acre	±0.81 acres	\$60.75
<b>Total</b>			<b>\$2,542.84</b>

- 2. **Community Input** - Notice of the application has been transmitted to adjacent property owners within 200 feet. As of the date of this report, the Planning Office has not received any input from surrounding property owners.
- 3. **Other Jurisdictional Comments** - The subject site is located outside of the required notification area, therefore, no other jurisdiction reviewed the application.
- 4. **Legal Uses of the Property** – In addition to by-right B-1 uses, this site could be used for a drive-through financial institution pursuant to the conditions of an approved SUP. Legal issues resulting from Planning Commission action are appropriately addressed by the County Attorney’s office.
- 5. **Timing** - The Planning Commission has until May 7, 2013, 90 days from the first public hearing date, to take action on this proposal. Approval of the special use permit would meet the 90-day requirement.

B. Recommend denial of SUP #PLN2013-00025, Fauquier Bank Drive-Thru (Gateway Crossing).

1. Comprehensive Plan

a) Long-Range Land Use - If the application is denied, the land use designation of the site would remain RCC, Regional Commercial Center, and the zoning classification would remain B-1, General Business, with proffers.

b) Level of Service - Denial would not have any impact on the existing level of service.

2. Community Input - The application has been transmitted to adjacent property owners within 200 feet. As of the date of this report, the Planning Office has not received any input from surrounding property owners.

3. Other Jurisdictional Comments - The subject site is located outside of the required notification area, therefore, no other jurisdiction reviewed the application.

4. Legal Uses of the Property - The site could be developed with uses permitted in the B-1 zoning district. Legal issues resulting from Planning Commission action are appropriately addressed by the County Attorney's office.

5. Timing - The Planning Commission has until May 7, 2013, 90 days from the first public hearing date, to take action on this proposal. Denial of the special use permit would meet the 90-day requirement.

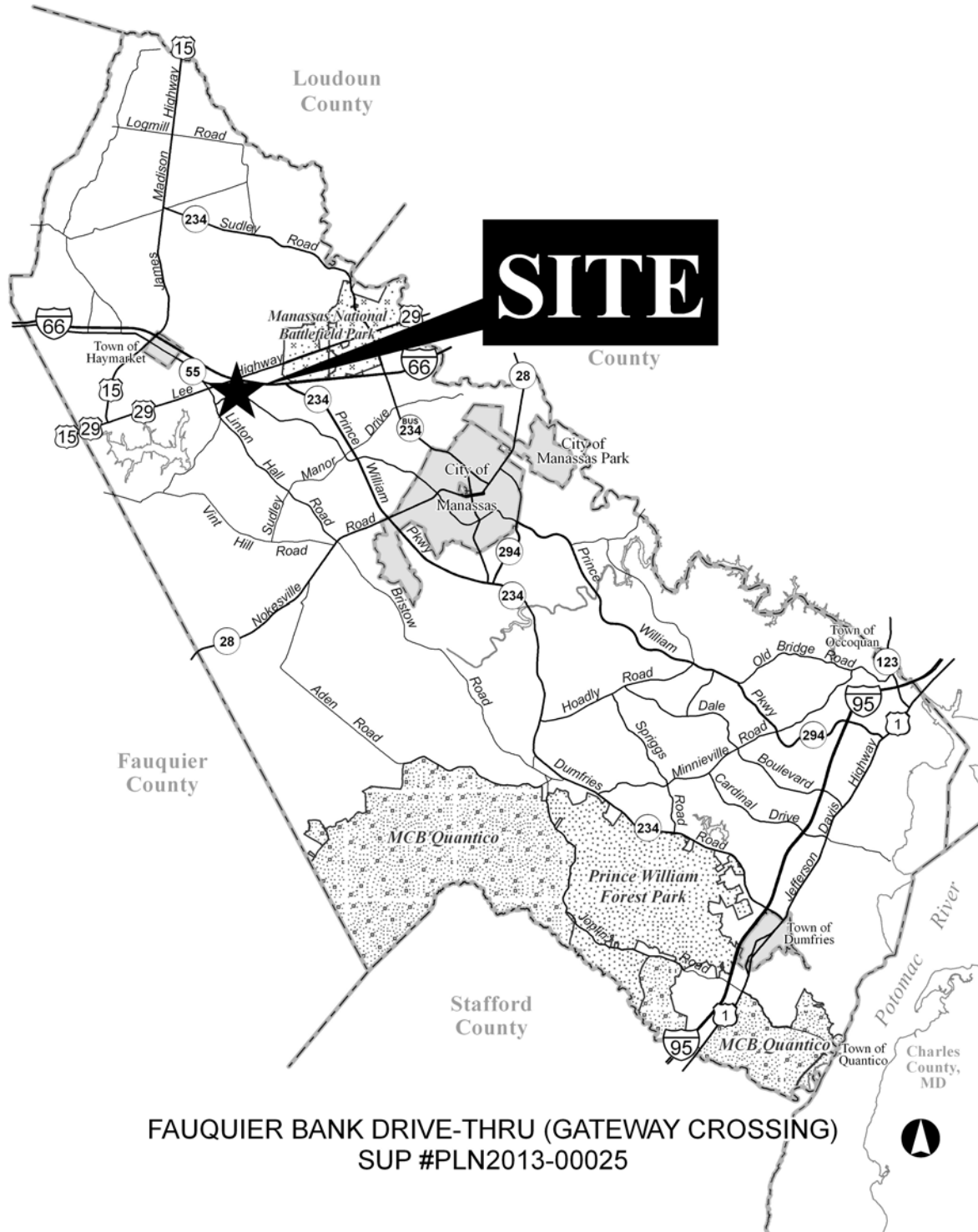
V. Recommendation is that the Planning Commission accept Alternative A and recommend approval of SUP #PLN2013-00025, Fauquier Bank Drive-Thru (Gateway Crossing), subject to the proposed conditions dated January 9, 2013.

**Staff:** Stephen L. Donohoe, X5282

**Attachments**

- A. Area Maps
- B. Staff Analysis
- C. Proposed Conditions, SUP Plan, and Building elevations
- D. Environmental Constraints Analysis - Existing Conditions Plan
- E. Historical Commission Resolution

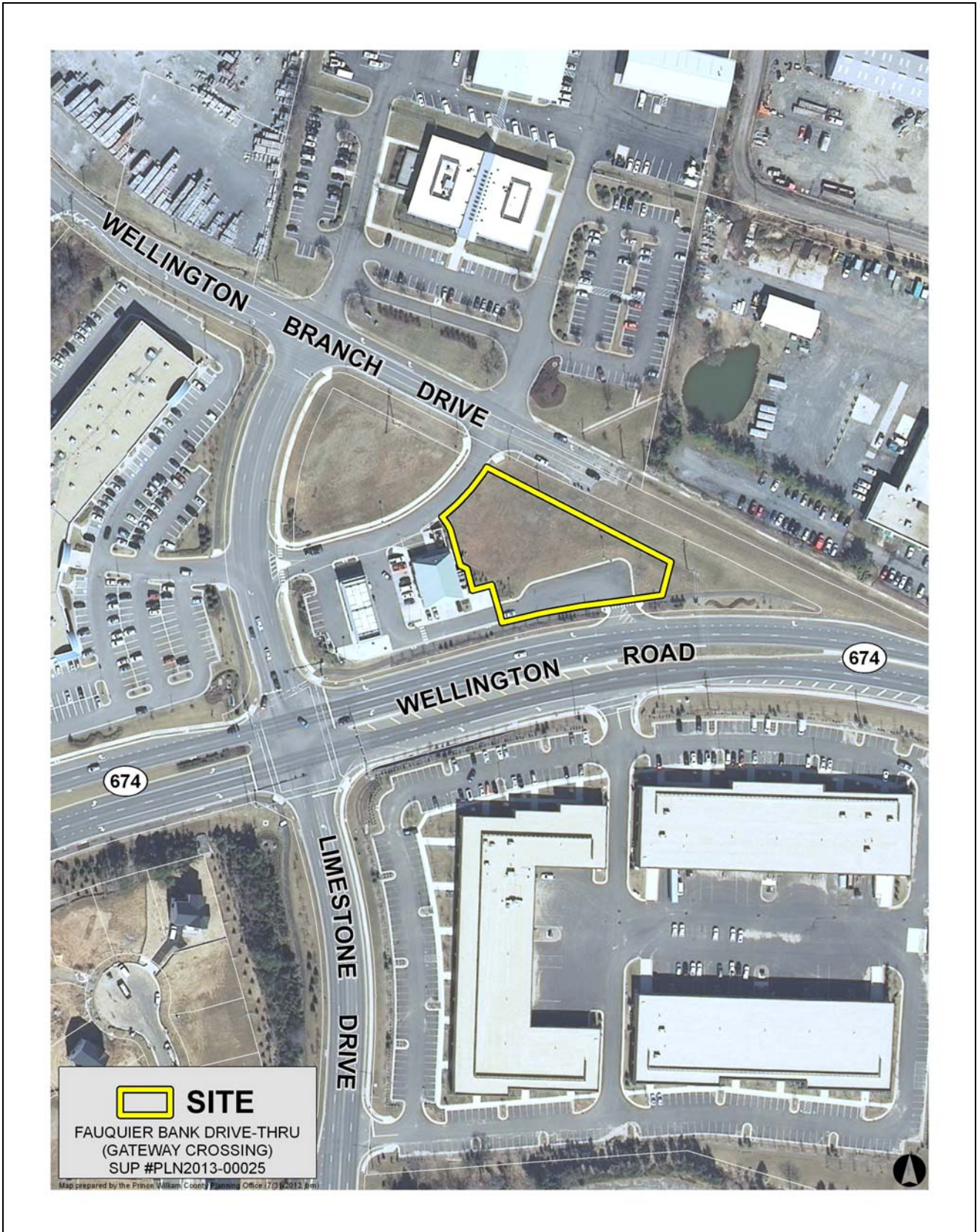
Attachment A – Maps  
VICINITY MAP



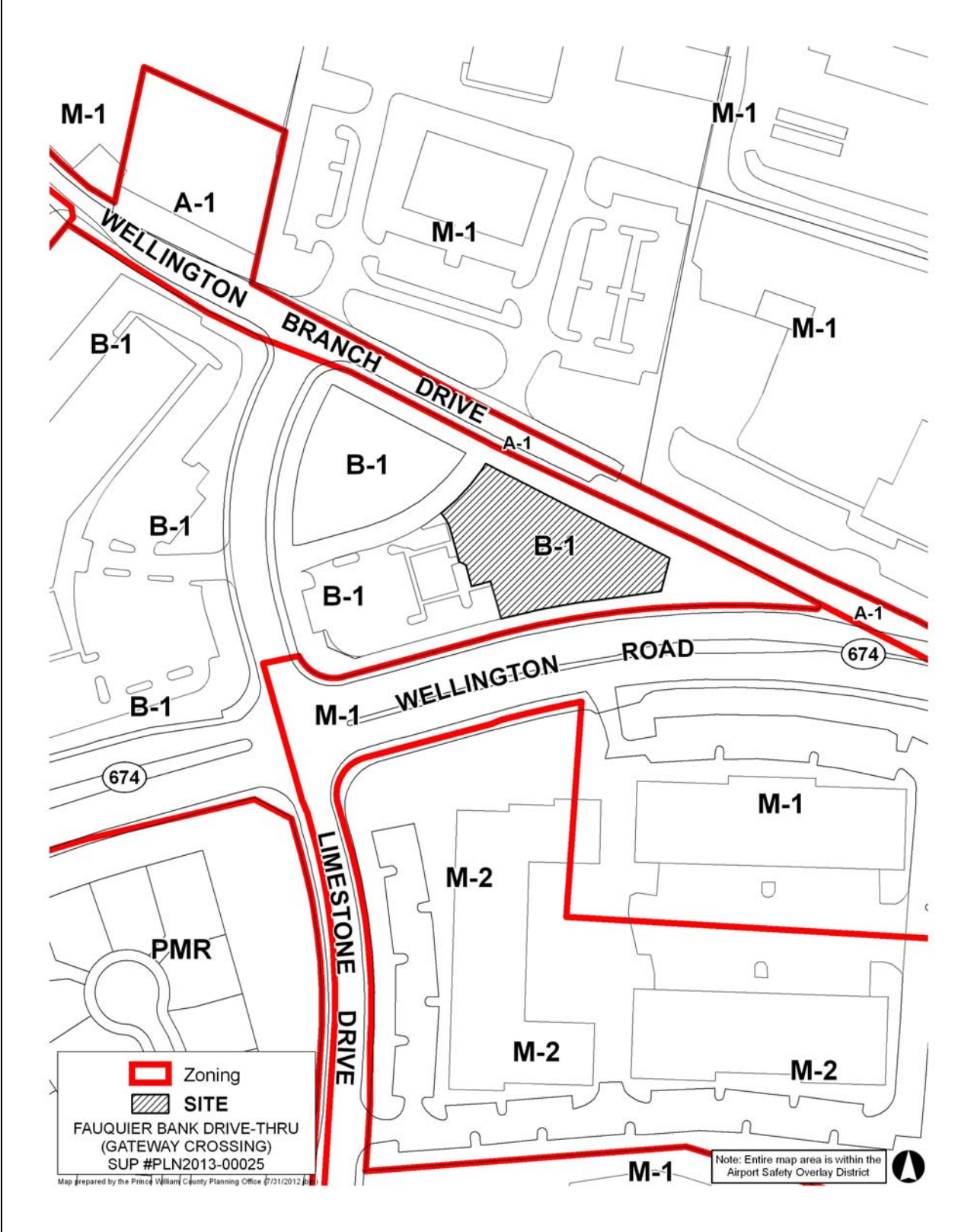
FAUQUIER BANK DRIVE-THRU (GATEWAY CROSSING)  
SUP #PLN2013-00025



Attachment A – Maps  
AERIAL MAP

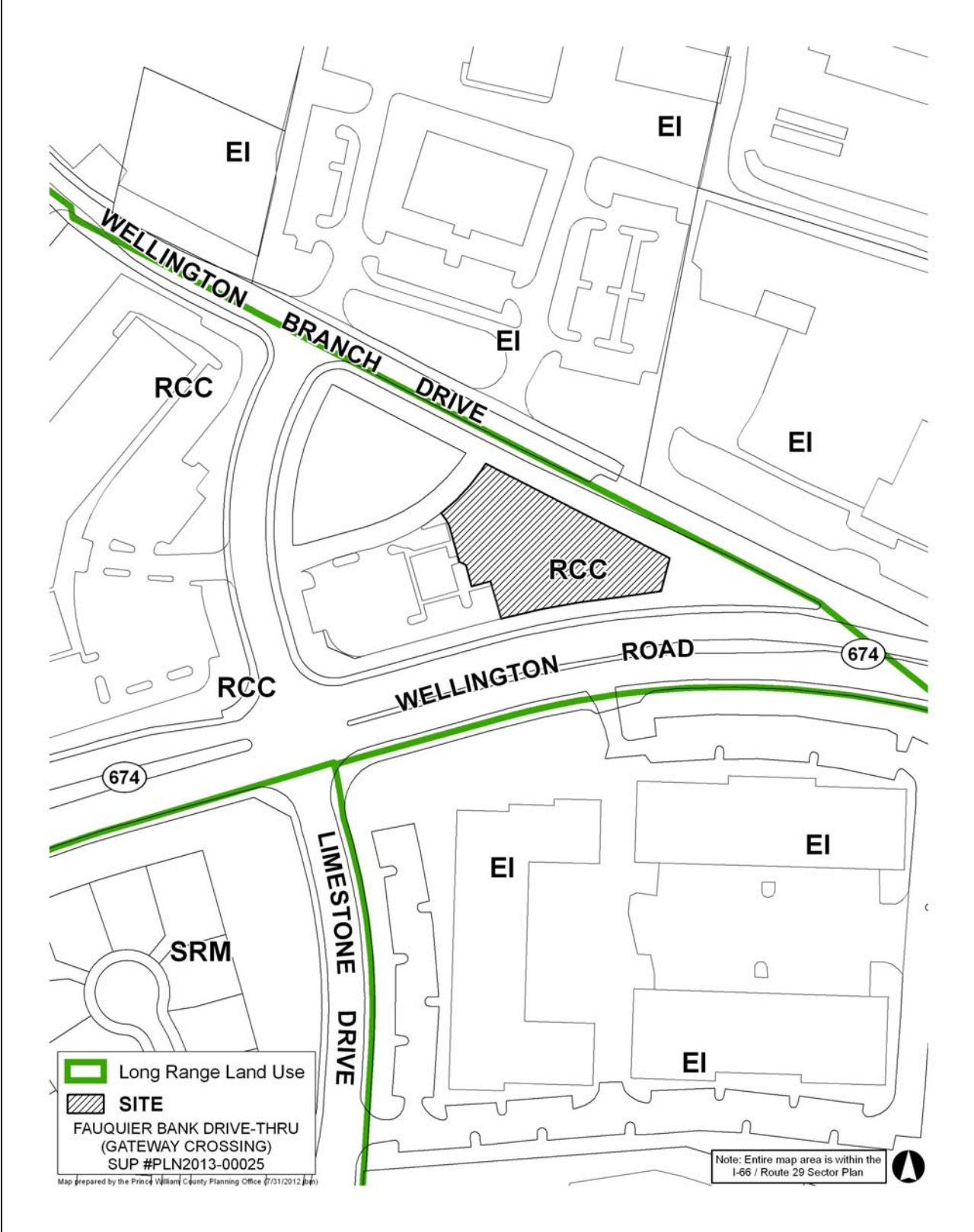


Attachment A – Maps  
**ZONING MAP**





Attachment A – Maps  
LONG-RANGE LAND USE MAP





**Part I. Summary of Comprehensive Plan Consistency**

**Staff Recommendation: Approval**

The following is a summary of staff’s analysis of this special use permit request to allow drive-through window service at a financial institution (Fauquier Bank). This analysis is based on the relevant Comprehensive Plan action strategies, goals, and policies. A complete analysis is provided in Part II of this report.

<u>Plan</u>	<u>Consistency</u>	<u>Reasons</u>
Long-Range Land Use	Yes	The site is designated RCC, Regional Commercial Center in the Comprehensive Plan and is zoned B-1, General Business. Drive-through uses are discouraged in the RCC designation; however, the zoning district permits financial institutions as a by-right use and allows drive-through facilities subject to the conditions of an approved SUP.
Community Design	Yes	The SUP plan shows landscaping, internal circulation and overall site design. The proposed building elevations depict a brick structure with a standing seam metal roof. Landscaping is provided along the side of the building that fronts Wellington Rd.
Environment	Yes	The site has been previously cleared, graded and partially developed with an adjacent convenience retail use. The site has no mapped resource protection area or 100-year floodplain. The site utilizes an off-site stormwater management facility that was designed for the development at Gateway Crossing. A water quality contribution has been conditioned.
Fire and Rescue	Yes	A monetary contribution of \$0.61 per square foot based on building area and canopy has been conditioned. The site is within the recommended response times and the station is currently operating within capacity.
Police	Yes	No significant increase to police services is anticipated.
Transportation	Yes	The site will be accessed from a single right-in/right-out on Wellington Rd. and from points internal to the Gateway Crossing. The SUP plan shows three drive-through lanes; two service windows and an ATM lane. The SUP plan shows a layout designed to facilitate vehicles to the drive-through and parking areas.

<b>Part II. Comprehensive Plan Consistency Analysis</b>
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The following table summarizes the area characteristics (see maps in Attachment A):

<b>Direction</b>	<b>Land Use</b>	<b>Long Range Future Land Use Map Designation</b>	<b>Zoning</b>
North	Industrial uses & office	EI	M-1
South	Light industrial uses & office	EI	M-1 & M-2
East	Industrial uses & office	EI	M-1 & M/T
West	Convenience retail, Motor vehicle fuel sales, retail uses, office & lodging	RCC	B-1, M-1 & M-2

**Long-Range Land Use Plan Analysis**

Through wise land use planning, the County ensures that landowners are provided a reasonable use of their land while the County is able to judiciously use its resources to provide the services for residents and employers’ needs. The Long Range Land Use Plan sets out policies and action strategies that further the County’s goal of concentrating population, jobs, and infrastructure within vibrant, walkable, mixed-use centers serviced by transit. In addition to delineating land uses on the Long Range Land Use Map, the plan includes smart growth principles that promote a countywide pattern of land use that encourages fiscally sound development and achieves a high-quality living environment; promotes distinct centers of commerce and centers of community; complements and respects our cultural and natural resources, and preserves historic landscapes and site-specific cultural resources; provides adequate recreational, park, open space and trail amenities that contribute to a high quality of life for county residents; and revitalizes, protects, and preserves existing neighborhoods.

## Attachment B - Staff Analysis

This site is located within the development area of the County and is classified RCC, Regional Commercial Center. The following table summarizes the uses and densities intended within the RCC designation:

Long-Range Land Use Plan Classification	Land Uses Intended
<b>Regional Commercial Center (RCC)</b>	The purpose of the Regional Commercial Center classification is to provide for areas, located close to and/or with good access to/from an interstate highway, where large-scale retail projects that serve a regional rather than local market are to be located. RCC projects should be planned and developed in a comprehensive, coordinated manner. Primary uses include regional retail malls, mixed-use projects, and large single-user retail buildings. Residential uses shall be considered secondary uses and shall represent no greater than 25 percent of the total RCC gross floor area of the project. Drive-in/drive-through uses are discouraged. Residential uses shall, with the exception of Residential Elderly, be part of a mixed-use building. Shared/structured parking is encouraged. The acceptable housing type within any mixed-use RCC project is multifamily, at a density of 16-30 dwelling units per gross acre, less the ER-, Environmental Resource-designated portion of a property. Development in RCC projects shall occur according to an infrastructure implementation plan submitted at the time of rezoning. The intent of this plan is to ensure that critical infrastructure for office, employment and lodging uses is developed adequately for each phase of the project. Development shall also occur according to a phasing plan that must ensure that office, employment, retail and lodging uses are always the primary uses within the area rezoned.

The site is located on the north side of Wellington Rd., approximately 300 feet east of the intersection of Limestone Dr. and Wellington Rd. The SUP site is approximately 0.81 of an acre and is identified as GPIN 7497-03-0758. The property is zoned B-1, General Business, with proffers, in its entirety.

This is a request for a special use permit to allow a drive-through facility in association with a by-right financial institution.

### **Proposal's Strengths**

- **Zoning Classification** –The site is zoned B-1, General Business, which implements the RCC, Regional Commercial Center land use designation and allows drive-through uses with an SUP. The financial institution use is allowed by-right in the B-1.

### **Proposal's Weaknesses**

- Drive-Throughs - The RCC land use description specifies that drive-in/drive-through uses are discouraged within this designation.

**On balance**, this application is found to be consistent with the relevant components of the Long-Range Land Use Plan.

### **Community Design Plan Analysis**

An attractive, well-designed County will attract quality development, instill civic pride, improve the visual character of the community and create a strong, positive image of Prince William County. The Community Design Plan sets out policies and action strategies that further the County's goals of providing quality development and a quality living environment for residents, businesses and visitors, and creating livable and attractive communities. The plan includes recommendations relating to building design, site layout, circulation, signage, access to transit, landscaping and streetscaping, community open spaces, natural and cultural amenities, stormwater management, and the preservation of environmental features.

The SUP plan shows landscaping, internal circulation and overall site design. The proposed building elevations depict a brick structure with a standing seam metal roof. Building elevations show the main entrance to the bank on the south side of the building that faces Wellington Rd.

### **Proposal's Strengths**

- Site Layout - As conditioned, the site will be developed and the building will be oriented as shown on the SUP plan.
- Building Elevations – As conditioned, the bank shall be constructed in conformance with the colors, materials and design of the attached building elevations.
- Landscaping - Landscaping has been provided as shown on the Landscape Plan.

### **Proposal's Weaknesses**

- None identified.

**On balance**, this application is found to be consistent with the relevant components of the Community Design Plan.



### **Environment Plan Analysis**

Prince William County has a diverse natural environment, extending from sea level to mountain crest. Sound environmental protection strategies will allow the natural environment to co-exist with a vibrant, growing economy. The Environment Plan sets out policies and action strategies that further the County's goal of preserving, protecting and enhancing significant environmental resources and features. The plan includes recommendations relating to the incorporation of environmentally sensitive development techniques, improvement of air quality, identification of problematic soil issues, preservation of native vegetation, enhancement of surface and groundwater quality, limitations on impervious surfaces, and the protection of significant viewsheds.

The site is located in Subwatershed #242 that drains into the Rocky Branch tributary in the Bull Run watershed.

### **Proposal's Strengths**

- Water Quality – The applicant is conditioned to make a monetary contribution in the sum of \$75.00 per acre to the Board of County Supervisors for the purpose of monitoring water quality, stream restoration projects, and/or drainage improvements.

### **Proposal's Weaknesses**

- None identified.

**On balance**, this application is found to be consistent with the relevant components of the Environment Plan.

### **Fire and Rescue Plan Analysis**

Quality fire and rescue services provide a measure of security and safety that both residents and businesses have come to expect from the County. The Fire and Rescue Plan sets out policies and action strategies that further the County's goal of protecting lives, property, and the environment through timely, professional, humanitarian services essential to the health, safety, and well-being of the community. The plan includes recommendations relating to siting criteria, appropriate levels of service, and land use compatibility for fire and rescue facilities. The plan also includes recommendations to supplement response time and reduce risk of injury or death to County residents, establishment of educational programs, such as cardio-pulmonary resuscitation (CPR) training, automatic external defibrillators (AED), and encourage installation of additional fire protection systems—such as sprinklers, smoke detectors, and other architectural modifications.

## Attachment B - Staff Analysis

The site is closest to the Gainesville Fire and Rescue Station #4. It is estimated that there are approximately 1,681 incidents per tactical unit at this station, which is within the recommended standard of 2,000 incidents per unit. It is estimated that the response time for the site is within the recommended 4.0-minute response time for fire suppression and basic life support. It is also estimated that the response time for this site is within the recommended 8.0-minute response time for advanced life support.

### **Proposal's Strengths**

- Level of Service - As conditioned, the applicant shall provide a monetary contribution of \$0.61 per square foot of building area and canopy to mitigate impacts on fire and rescue services.
- 4.0 Minute Response Time – The site is within the recommended 4.0-minute response time for fire suppression and basic life support.
- 8.0 Minute Response Time – The site is within the recommended 8.0-minute response time for advanced life support.
- Station Workload – The responses per tactical unit from the closest station are within the recommended standard.

### **Proposal's Weaknesses**

- None identified.

**On balance**, this application is found to be consistent with the relevant components of the Fire and Rescue Plan.

## **Police Plan Analysis**

Residents and businesses expect a high level of police service for their community. This service increases the sense of safety and protects community investments. The Police Plan is designed to promote Prince William County's public safety strategic goal to continue to be a safe community, reduce criminal activity, and prevent personal injury and loss of life and property, as well as to ensure effective and timely responses throughout the County. This plan encourages funding and locating future police facilities to maximize public accessibility and police visibility as well as to permit effective, timely response to citizen needs and concerns. The plan recommends educational initiatives, such as Neighborhood and Business Watch, and Crime Prevention through Environmental Design (CPTED), which encourages new development to be designed in a way that enhances crime prevention. The plan also encourages effective and reliable public safety communications linking emergency responders in the field with the Public Safety Communications Center.

**Proposal’s Strengths**

- Safety and Security Measures - The Police Department has recommended the safety and security measures that should be incorporated into the design of the site. No significant impact to police services is anticipated.
- Graffiti – As conditioned, the applicant shall notify the Police Department if their property is marked with graffiti and remove it promptly thereafter.

**Proposal’s Weaknesses**

- None identified.

**On balance**, this application is found to be consistent with the relevant components of the Police Plan.

**Transportation Plan Analysis**

By providing a multi-modal approach to traffic circulation Prince William County promotes the safe and efficient movement of goods and people throughout the County and surrounding jurisdictions. The Transportation Plan sets out policies and action strategies that further the County’s goal of creating and sustaining an environmentally friendly, multi-modal transportation system that meets the demands for intra- and inter-county trips, is integrated with existing and planned development, and provides a network of safe, efficient, and accessible modes of travel. The plan includes recommendations addressing safety, minimizing conflicts with environmental and cultural resources, maximizing cost effectiveness, increasing accessibility of all travel modes, minimizing projected trip demand, and providing sufficient network capacity. Projects should include strategies that result in a level of service (LOS) of “D” or better on all roadway corridors and intersections, reduce traffic demand through transportation demand management strategies, dedicate planned rights-of-way, provide and/or fund transit infrastructure, pedestrian and bicycle pathways, and improved and coordinated access to transit facilities.

The site will be accessed from a single right-in/right-out on Wellington Rd. and from points internal to the Gateway Crossing. The SUP plan shows three drive-through lanes; two service windows and an ATM lane. The SUP plan shows a layout designed to facilitate vehicles to the drive-through and parking areas. A traffic impact analysis (TIA) was not required for this application.

Roadway Name	Number of Lanes	2010 VDOT Count	Daily LOS
Wellington Road	4	14,000 vpd	A
Wellington Branch Drive	2	N/A	N/A
Limestone Drive	4	3,400 vpd	N/A

**Proposal's Strengths**

- Level of Service – The traffic generated by the proposed bank and drive-through use is not expected to deteriorate the LOS on the area roadway network.
- SUP Site Access – As conditioned and shown on the SUP plan, the site shall only have the existing right-in/right-out access on Wellington Rd.

**Proposal's Weaknesses**

- None identified.

**On balance**, this application is found to be consistent with the relevant components of the Transportation Plan.

**Materially Relevant Issues**

This section of the report is intended to identify issues raised during the review of the proposal, which are not directly related to the policies, goals, or action strategies of the Comprehensive Plan, but which are materially relevant to the County's responsibilities in considering land use issues. The materially relevant issues in this case are as follows:

- None identified.

**Minimum Design Criteria**

Staff and other agencies that have reviewed the proposal noted the following minimum design criteria. The development proposal will be reviewed for compliance with all minimum standards at the time that the applicant submits detailed site development information prior to the issuance of construction permits. The listing of these issues is provided to ensure that these concerns are a part of the development record. Such issues are more appropriately addressed during the site plan review.

- None identified.



**Agency Comments**

The following agencies have reviewed the proposal and their comments have been summarized in relevant Comprehensive Plan chapters of this report. Individual comments are in the case file in the Office of Planning:

County Archaeologist  
DPW- Environmental Services  
Fire and Rescue  
Planning Office, Case Manager and Zoning Administration  
Police Department  
PWC Service Authority  
PWC Transportation  
VDOT

## Attachment C – Proposed Conditions

### PROPOSED CONDITIONS

**Owner: Virginia Gateway Associates, L.P.**

**Applicant: The Fauquier Bank**

**Special Use Permit: SUP #PLN2013-00025**

**The Fauquier Bank – Gateway Crossing**

**Prince William County GPIN 7497-03-0758.00**

**Special Use Permit Area: +/-0.81 acres**

**Zoning: B-1, General Business**

**Magisterial District: Brentsville**

**Date: January 9, 2013**

The following conditions are intended to offset the impacts of the proposal and to render the application consistent with the applicable chapters of the Comprehensive Plan and the surrounding areas. If the conditions of this Special Use Permit or the Special Use Permit Plan (the “Plan”) are in conflict with the Zoning Ordinance, and/or the Design and Construction Standards Manual (DCSM), the more restrictive standards shall apply, except as specifically allowed by this special use permit.

The applicant shall file a site plan within one (1) year of approval of this special use permit by the Board of County Supervisors and shall have up to five (5) years from the date of final site plan approval to commence the proposed use. Issuance of an occupancy permit constitutes commencement of the use.

1. Site Development – The property shall be developed in substantial conformance with the following plans and the conditions herein:

Special Use Permit Plan – entitled “The Fauquier Bank at Gateway Crossing”, prepared by Ross, France & Ratliff, Ltd., dated March 27, 2012, and revised through October 9, 2012. Minor modifications from the SUP plan may be allowed in order to meet applicable regulations and standards necessary to gain final site plan approval for this development or to coordinate with the adjoining development.

2. Use Parameters

- a. Use Limitations - The use approved with this special use permit shall be limited to a financial institution with a maximum of three drive-through service lanes as shown on the Special Use Permit Plan.

## Attachment C – Proposed Conditions

### 3. Community Design

- a. Architecture - The design of the building shall substantially conform to the building elevations entitled “Proposed Elevation”, color sheets A201 & A202 dated September 2012 and building elevations entitled, “TFB The Fauquier Bank Building Elevations Sheets A201 and A202”, prepared by PWCampbell. Minor modifications from these elevations may be allowed in order to meet applicable regulations and standards necessary to gain final site plan approval for this development or to coordinate with the adjoining development in terms of colors, materials and finishes. The applicant shall submit building elevations no less than two weeks prior to requesting a building permit release letter to ensure compatibility by the Planning Office.
- b. Landscaping - Landscaping, as evidenced on the final site plan, shall be provided by the applicant as shown on the Landscape Plan, and shall meet minimum requirements of the DCSM and the following standards at the time of planting:
  - i) Landscaping shall substantially conform to page #2 of the SUP Plan, Landscape Plan entitled “Landscape Plan, The Fauquier Bank at Gateway Crossing”. Landscaping shall be provided outside of any existing or proposed parallel right-of-way or utility easements. Compliance with this condition shall be demonstrated on the final approved site plan.
  - ii) Drought-Resistant and Indigenous Plantings – All new plantings approved with this SUP, shall be drought-resistant and indigenous or other species approved at final site plan.
- c. Signs – All signage shall comply with the standards set forth in the Zoning Ordinance and Design and Construction Standards Manual (DCSM). In addition, the following shall apply to signage and advertisements onsite:
  - i) Monument Signage – The applicant shall provide a single freestanding monument style sign in the location as shown on the SUP plan. The sign shall substantially conform to the monument sign detail shown on the building elevations entitled, “TFB The Fauquier Bank Building Elevations Sheet A201”, prepared by PWCampbell.
  - ii) Traffic Signs - Appropriate signs such as “Stop, One-Way, Do Not Enter, and Yield to Pedestrians” shall be provided for safe pedestrian crossing from the parking lot to the building.

## Attachment C – Proposed Conditions

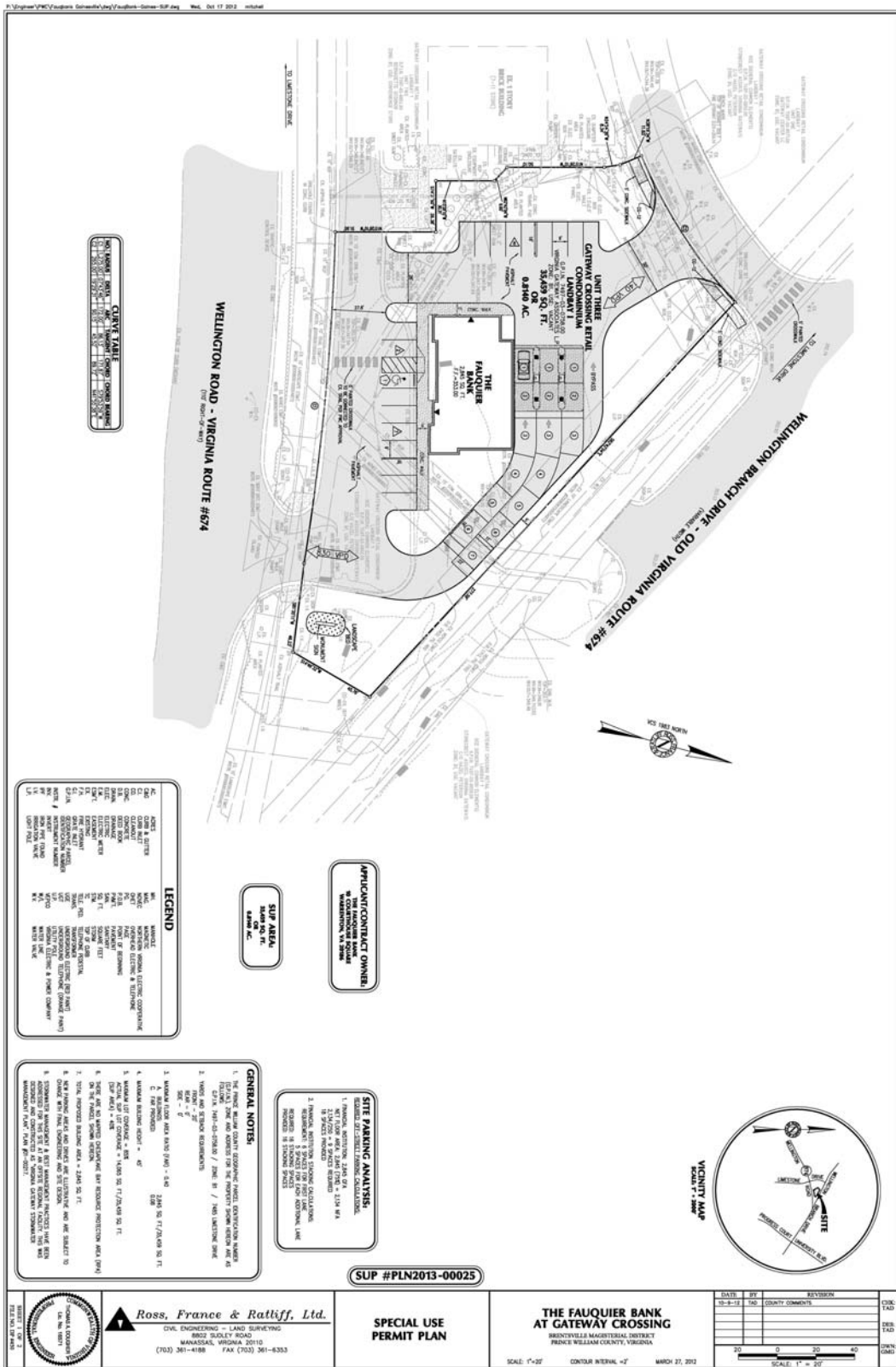
- iii) Directional Signs - On-site directional signs shall be required to alert customers to one-way traffic movements and to guide vehicles to the drive-through operation.
  - iv) Banners, pennants, streamers, balloons, figures and other attention getting devices not permitted by the zoning ordinance shall be strictly prohibited.
  - v) Parking and signage for handicapped customers shall be provided in accordance with the DCSM and other current standards.
  - vi) Sign permits are required for all signs that require sign permit per the zoning ordinance. Color, scaled renderings of all signage shall be submitted as part of the sign permit approval process.
4. Maintenance of Property
- a. Site Maintenance - The owner/applicant shall maintain the site and shall pick up trash, litter, and debris on a daily basis.
  - b. Graffiti Removal – The applicant agrees to remove any graffiti from the property. Graffiti shall be deemed any inscription or marking on walls, buildings, or structures not permitted by the sign regulations in Section 32-25.20 *et. seq.* of the zoning ordinance. Any graffiti is to be reported to the Prince William County Police Department before removal.
5. Environment
- Water Quality - The applicant shall contribute \$75 per acre to the Board of County Supervisors prior to, and as a condition of issuance of final site plan approval for the County to conduct water quality monitoring, stream restoration projects, and/or drainage improvements.
6. Fire and Rescue
- Monetary Contribution - The owner/applicant shall make a \$0.61 per square foot of building and drive-through canopy(+/-4,069 SF) monetary contribution for fire and rescue services to the Board of County Supervisors prior to, and as a condition of issuance of the final site plan approval.
7. Transportation
- a. Access Points – As shown on the SUP plan, direct access onto Wellington Rd. shall be right-in/right-out.



## Attachment C – Proposed Conditions

- b. Drive-through Circulation –The circulation of the drive-through shall be as depicted on the SUP plan. The entrance and drive-through shall be designed and signed accordingly.
  - c. Pedestrian Connection – As shown on the SUP plan, the applicant shall provide a five (5) foot wide painted crosswalk to connect the building entrance with the existing trail along Wellington Rd.
  - d. Obstruction of Travel Ways - The applicant shall ensure that any vehicles associated with the drive-through use do not obstruct the travel ways, fire lanes, adjoining road network, or landscaped areas as shown on the SUP plan.
8. Connection to Public Water & Sewer - The site shall be connected to public water and sewer with the applicant bearing all costs associated with providing all on- and off site facilities to make such connection.
9. Escalator - In the event the monetary contributions set forth in the development conditions are paid to the Prince William County Board of County Supervisors within eighteen (18) months of the approval of this special use permit, as applied for by the Applicant, said contributions shall be in the amounts stated herein. Any monetary contributions set forth in the development conditions which are paid after eighteen (18) months following the approval of this special use permit shall be adjusted in accordance with the Urban Consumer Price Index (CPI-U), published by the United States Department of Labor, such that at the time contributions are paid they shall be adjusted by the percentage change in the CPI-U from that date eighteen (18) months after final approval of this special use permit to the most recently available CPI-U to the date the contributions are paid, subject to a cap of six (6%) percent per year, non-compounded.

Attachment C  
 SUP plan dated March 27, 2012, revised through October 9, 2012



**CLUTTER TABLE**

1	REVISION	DATE	BY	REVISION
1	ISSUED FOR PERMITTING	03/27/12	RF	

**LEGEND**

CD	CLUTTER	CD	CLUTTER
CL	CLUTTER	CL	CLUTTER
...	...	...	...

**SUP AREA**  
 0.1485 AC

**APPLICANT/CONTRACT OWNER**  
 THE FAUQUIER BANK  
 WASHINGTON, VA 22004

**SITE PARKING ANALYSIS:**  
 1. PROPOSED PARKING SPACES: 240  
 2. PROPOSED PARKING SPACES: 240  
 3. PROPOSED PARKING SPACES: 240

**GENERAL NOTES:**  
 1. THE PROPOSED DRIVE-THRU CONDOMINIUM BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC) AS APPLICABLE.  
 2. ALL UTILITIES SHALL BE DEPTH MARKED AND IDENTIFIED BY THE PROPERTY OWNER PRIOR TO CONSTRUCTION.  
 3. THE PROPOSED DRIVE-THRU CONDOMINIUM BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC) AS APPLICABLE.  
 4. THE PROPOSED DRIVE-THRU CONDOMINIUM BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC) AS APPLICABLE.  
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**SUP #PLN2013-00025**

**Ross, France & Rattiff, Ltd.**  
 CIVIL ENGINEERING - LAND SURVEYING  
 1000 SOUTH MAIN STREET  
 MANASSAS, VIRGINIA 20108  
 (703) 261-4188 FAX (703) 261-6333

**SPECIAL USE PERMIT PLAN**

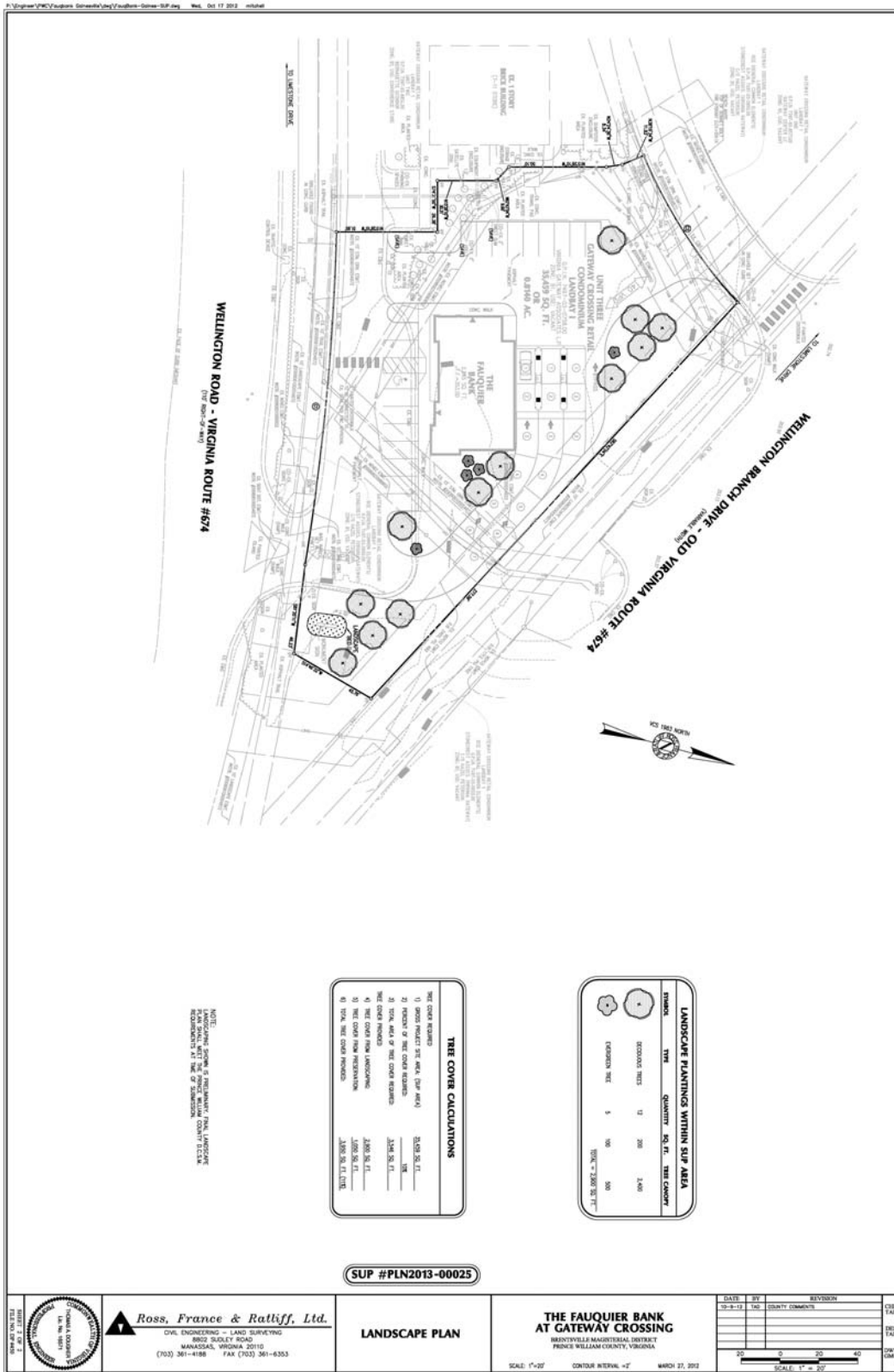
**THE FAUQUIER BANK AT GATEWAY CROSSING**  
 RESTON/LEESBURG METROPOLITAN DISTRICT  
 PRENCE WILLIAM COUNTY, VIRGINIA



DATE	BY	REVISION
03-27-12	RF	COUNTY COMMENTS

SCALE: 1" = 20'

# Attachment C SUP plan dated March 27, 2012, revised through October 9, 2012



# Attachment C Building Elevations



NOTES:  
 1. REFER TO THE ARCHITECT'S GENERAL NOTES FOR A COMPLETE LIST OF MATERIALS AND FINISHES.  
 2. REFER TO THE ARCHITECT'S GENERAL NOTES FOR A COMPLETE LIST OF MATERIALS AND FINISHES.  
 3. REFER TO THE ARCHITECT'S GENERAL NOTES FOR A COMPLETE LIST OF MATERIALS AND FINISHES.

PWCampbell | Proposed Elevation | A201 | Presented to The Fauquier Bank | Sept. 2012 | Studio109  
 Designers LLC

# Attachment C Building Elevations

**EAST ELEVATION**

**SOUTH ELEVATION**

### THE FAUQUIER BANK, GAINESVILLE - EXTERIOR MATERIALS CHART

#	FINISH MATERIAL	MANUFACTURER	FINISH	COMMENTS	REMARKS
1	BRICK	WESTON	COMMON		
2	CONCRETE				
3	GLASS				
4	ALUMINUM				
5	BRICK				
6	BRICK				
7	BRICK				
8	BRICK				
9	BRICK				
10	BRICK				
11	BRICK				
12	BRICK				
13	BRICK				
14	BRICK				
15	BRICK				
16	BRICK				
17	BRICK				
18	BRICK				
19	BRICK				
20	BRICK				
21	BRICK				
22	BRICK				
23	BRICK				
24	BRICK				

**EXTERIOR NOTES:**

1. SEE PLAN NOTES
2. BRICK: WESTON
3. SEE PLAN NOTES
4. ALUMINUM: BROWN AND BLACK
5. ALUMINUM: BROWN AND BLACK
6. ALUMINUM: BROWN AND BLACK
7. ALUMINUM: BROWN AND BLACK
8. ALUMINUM: BROWN AND BLACK
9. ALUMINUM: BROWN AND BLACK
10. ALUMINUM: BROWN AND BLACK
11. ALUMINUM: BROWN AND BLACK
12. ALUMINUM: BROWN AND BLACK
13. ALUMINUM: BROWN AND BLACK
14. ALUMINUM: BROWN AND BLACK
15. ALUMINUM: BROWN AND BLACK
16. ALUMINUM: BROWN AND BLACK
17. ALUMINUM: BROWN AND BLACK
18. ALUMINUM: BROWN AND BLACK
19. ALUMINUM: BROWN AND BLACK
20. ALUMINUM: BROWN AND BLACK
21. ALUMINUM: BROWN AND BLACK
22. ALUMINUM: BROWN AND BLACK
23. ALUMINUM: BROWN AND BLACK
24. ALUMINUM: BROWN AND BLACK

**MONUMENT SIGN ELEVATION**

**MONUMENT SIGN ELEVATION**

**CLIENT REVIEW**

DAVID FULLER, AIA  
REGISTERED ARCHITECT  
100 ZETA DRIVE  
PITTSBURGH, PA 15228  
TEL: (412) 963-0100  
FAX: (412) 963-0200

**PW Campbell**  
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FAX: (412) 963-0200

**TFB The Fauquier Bank**  
Banking and Wealth Management Services  
180 LIMESTONE DRIVE  
GAINESVILLE, VIRGINIA 20155  
PRINCE WILLIAM COUNTY

DATE: 11/11/13  
DRAWN BY: CDF  
CHECKED BY: CDF

**A201**  
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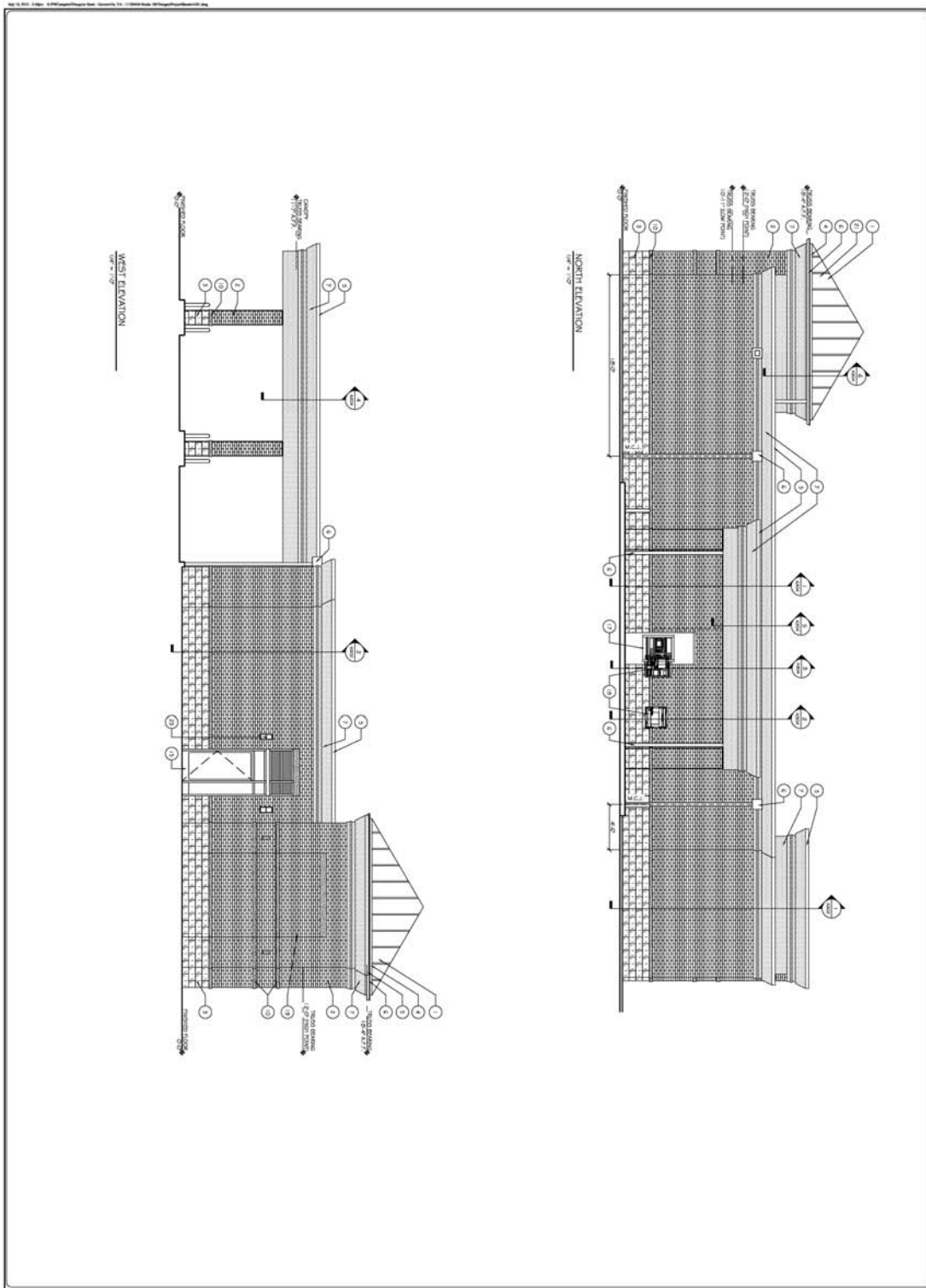
# Attachment C Building Elevations



DATE: 09/11/12  
 PROJECT: SUPPLEMENTAL WORK FOR THE FAUQUIER BANK DRIVE-THRU (GATEWAY CROSSING)  
 DRAWING NO.: 2012-09-01  
 DRAWING TITLE: BUILDING ELEVATIONS  
 DRAWING SCALE: AS SHOWN  
 DRAWING BY: J. H. HARRIS  
 CHECKED BY: J. H. HARRIS  
 APPROVED BY: J. H. HARRIS

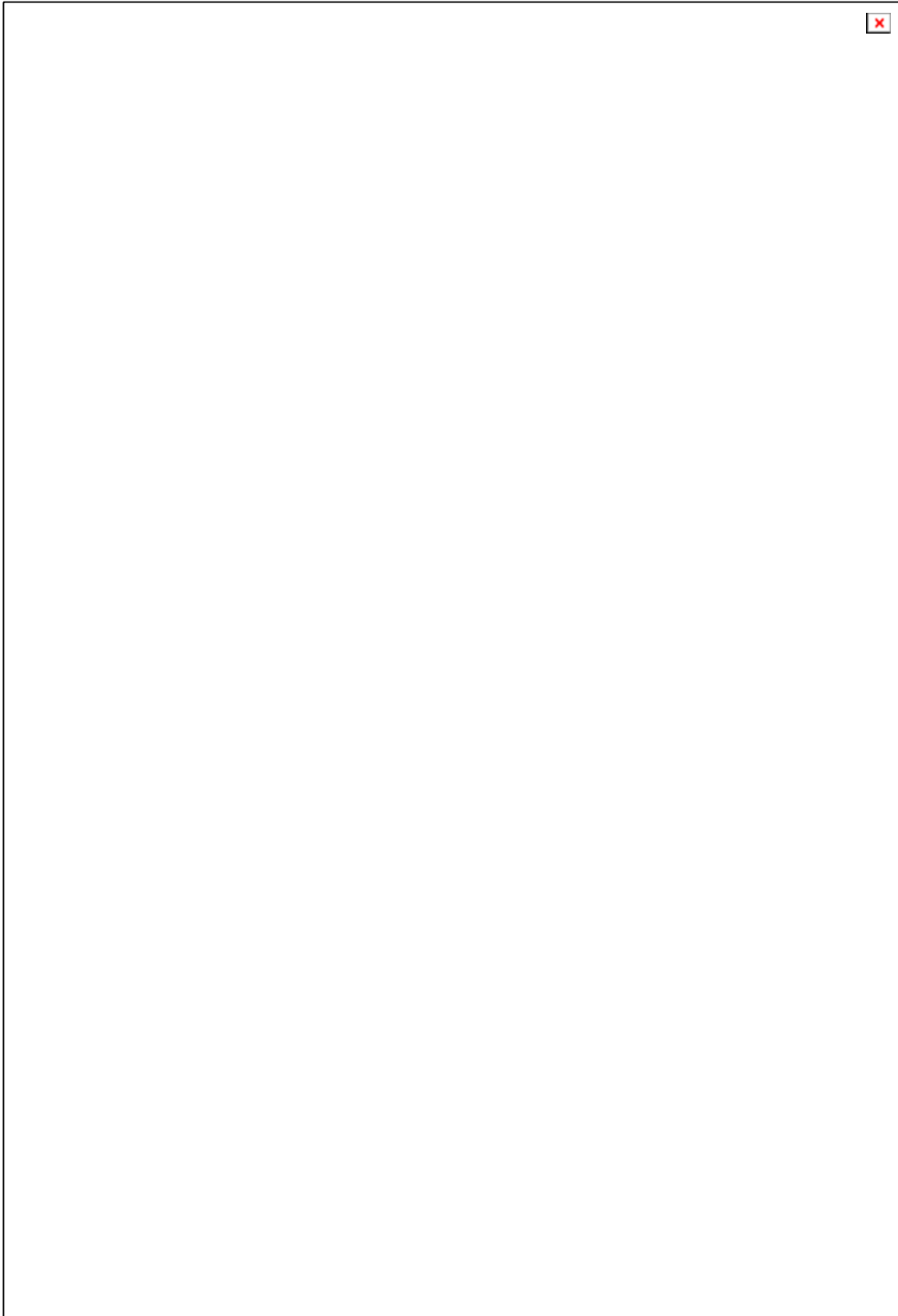
**PWCampbell** | Proposed Elevation | A202 | Presented to The Fauquier Bank | Sept. 2012 | **Studio109** Designers LLC

# Attachment C Building Elevations



© 2012 David Fuller, AIA <b>A202</b>	010 PROJECT NO.: 2011004 PROJECT NAME: 111004 DRAWN BY: CFB DATE:	<b>TFB The Fauquier Bank</b> <i>Banking and Wealth Management Services</i> 3485 LIMESTONE DRIVE GAINESVILLE, VIRGINIA 20155 PRINCE WILLIAM COUNTY	<b>CLIENT REVIEW</b>	DAVID FULLER, AIA REGISTERED ARCHITECT 109 ZETA DRIVE PITTSBURGH, PA 15228 TEL: (412) 963-0200 FAX: (412) 963-0200	<b>PW Campbell</b> PLANNING - DESIGN/BUILD - CONSTRUCTION MANAGEMENT 109 ZETA DRIVE PITTSBURGH, PA 15238 TEL: (412) 963-0100 FAX: (412) 963-0200											
	<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	REVISION										Title: <b>BUILDING ELEVATIONS</b>		
NO.	DATE	REVISION														

**Attachment D**  
**Environmental Constraints Analysis**





**HISTORICAL COMMISSION RESOLUTION**

**MOTION: SWAVELY**

**August 14, 2012  
Regular Meeting  
Res. No. 12-033**

**SECOND: VAN DERLASKE**

**RE: LAND DEVELOPMENT RECOMMENDATIONS**

**ACTION: APPROVED**

**WHEREAS**, the Prince William County Historical Commission seeks to identify, preserve and protect historic sites and structures in Prince William County; and

**WHEREAS**, the Prince William County Historical Commission's review of pending land development applications assists in determining the necessity for cultural resource surveys and other research and evaluations; and

**WHEREAS**, the Prince William County Historical Commission believes that the identification, preservation and protection of historic sites and structures throughout Prince William County is well served by this action;

**NOW, THEREFORE, BE IT RESOLVED**, that the Prince William County Historical Commission does hereby recommend to the Prince William County Planning Commission the action(s) noted for the following properties:

<b><u>Case Number</u></b>	<b><u>Name</u></b>	<b><u>Recommendation</u></b>
REZ PLN2009-00403	Geisler Property (5 <sup>th</sup> Revision)	No Further Work
REZ PLN2011-00268	New Dominion Square	Recommendations to proffers. Proffer 9 – Increase dollar amount for historical research and documentation. Proffer 10 – Replace plaque with interpretive signage.
SUP PLN2012-00243	Fuel Station at Geisler Property (2 <sup>nd</sup> Revision)	No Further Work
REZ PLN2012-00420	Potomac Shores	See Attached Proffer Recommendations
PFR PLN2012-00338	PRTC Bus Facility	No Further Work
SUP PLN2012-00434	Potomac Shores Town Center	No Further Work
SUP PLN2013-00004	Sentara Northern Virginia Medical Center	No Further Work
PRA PLN2013-00005	St. Margaret's Church	No Further Work
PRA PLN2013-00009	Rivergate Proffer Amendment	No Further Work
REZ PLN2013-00011	Glass Property Rezoning	Phase I
SUP PLN2013-00025	Fauquier Bank Drive-Thru (Gateway Crossing)	No Further Work

**Attachment E**  
**Historical Commission Resolution**

**Votes:**

**Ayes:** by acclamation

**Nays:** None

**Absent from Vote:** None

**Absent from Meeting:** Knock, Turner, Wright

**MOTION CARRIED**



**CERTIFIED COPY**

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**Secretary to the Commission**