



# STAFF REPORT

<b>PC Meeting Date:</b>	November 17, 2021
<b>Agenda Title:</b>	Proffer Amendment #REZ2021-00013, Manassas Mall Special Use Permit #SUP2021-00020, Motomember
<b>District Impact:</b>	Brentsville Magisterial District
<b>Requested Action:</b>	Recommend Approval of Proffer Amendment #REZ2021-00013, Manassas Mall, subject to proffers dated October 27, 2021 Recommend Approval of Special Use Permit #SUP2021-00020, Motomember, subject to conditions dated November 3, 2021
<b>Department:</b>	Planning Office
<b>Case Planner:</b>	Christopher Perez

## EXECUTIVE SUMMARY

The Applicant, Preowned Motorcars, LLC, has submitted two concurrent applications (REZ2021-00013 & SUP2021-00020) to allow the following uses: 1) motorcycle sales, rental or lease, service or repair and the accessory sale of associated small utility/cargo trailers to transport such vehicles; 2) motor vehicle service; 3) motor vehicle sales, rental or lease (recreational) and 4) trade, technical, and vocational school. Collectively, these uses will operate as a business known as Motomember Manassas from a proposed three-story, 64,770 square foot building to be located on a ±3.78 acre site, which is currently an undeveloped portion of the Manassas Mall adjacent to Wal-Mart. The site is identified on County Maps as GPIN 7696-65-8558 (portion) and the property is located ±1,553 feet west of the intersection of Ashton Ave., and Rixlew Lane. In addition to facilitating the four uses, the proffer amendment proposes modifications to buffers and landscaping as well as the deletion of transportation proffers that have been deemed satisfied. The two applications also propose modifications to increase both the number and area of facade signage.

It is the recommendation of staff that the Planning Commission recommend approval of both Proffer Amendment #REZ2021-00013, Manassas Mall, subject to proffers dated October 27, 2021, and Special Use Permit #SUP2021-00020, Motomember, subject to conditions dated November 3, 2021.

## BACKGROUND

- A. Request: To construct a retail center to sell, rent or lease, service or repair motorcycles, motorized all-terrain/utility terrain vehicles, and other similar power sports vehicles and equipment. To permit an outdoor driver safety and driver instruction school for these types of vehicles. To service and do minor repairs on cars, trucks, and vans. Additionally, the applicant requests a proffer amendment to add landscaping within a 20-foot landscape buffer abutting Ashton Avenue, along the southern property line. To delete the first five transportation proffers which have been satisfied and are no longer applicable. The Applicant also requests a sign modification to permit additional facade signs and an increase in total sign area for facade signs beyond what is permitted by the Zoning Ordinance.

Uses/Features	Existing (REZ1995-35)	Proposed (Proffer Amendment & SUP)
<b>Zoning</b>	B-1, General Business <i>(with proffers)</i>	B-1, General Business <i>(with amended proffers)</i>
<b>SUP</b>	All SUP uses in the B-1 Zoning designation are permitted through SUP, except no freestanding drive-thru restaurants shall be permitted.	Motorcycle sales, rental or lease, service or repair; and the accessory sale of associated small utility/cargo trailers to transport such vehicles; motor vehicle sales, rental or lease (recreational); motor vehicle service; trade, technical and vocational school; a sign modification <i>(with SUP)</i> .
<b>Allowable Uses</b>	All by-right uses in the B-1 Zoning designation are permitted, except no freestanding drive-thru restaurants shall be permitted.	Trade, technical and vocational school will be limited in size and location as depicted on the SUP plan.
<b>Landscaping Proffer</b>	20-foot setback along southern property line abutting Ashton Avenue. Provisions for plantings in the 20-foot setback as depicted in the landscape plan dated August 9, 1995, prepared by Ross, France, & Ratliffe. The plantings in this area consist of a single row of large shade trees, a single row of evergreen shrubs, and a couple small deciduous trees.	20-foot landscaped buffer along southern property line abutting Ashton Avenue. Provisions for plantings in the 20-foot buffer consisting of plantings at 130 planting units/100 linear feet. This buffer contains a robust mix of large, medium, and small deciduous and evergreen trees and shrubs.

<b>Transportation Proffers</b>	Proffers 1-5 dictate required transportation improvements that were required.	Proffers 1-5 have been satisfied and shall be deleted
<b>Uses/Features</b>	<b>Allowed per Zoning Ordinance</b>	<b>Proposed Sign Modification (SUP)</b>
<b>Building Facade Signs</b>	3 facade signs  (Up to 400 SF in total area allowed per the Zoning Ordinance)	11 facade signs ( <i>sign modification by SUP</i> ) (531 SF total area requested)

- B. Site Location: The ±3.718-acre subject site is identified on County maps as GPIN 7696-65-8558 (portion). The property is located ±1,553 feet west of the intersection of Ashton Ave., and Rixlew Lane. The site is an undeveloped portion of the Manassas Mall property adjacent to Walmart.
- C. Comprehensive Plan: The site is designated RCC, Regional Commercial Center, in the Comprehensive Plan.
- D. Zoning: The site is zoned B-1, General Business and has proffers associated with REZ1995-35, REZ1988-98, and REZ1984-49.
- E. Surrounding Land Uses: To the north are existing commercial uses of Walmart and the Manassas Mall. To the south is a stormwater management facility for Walmart, which abuts Ashton Avenue. On the other side of Ashton Avenue to the south and southwest is the Vulcan Quarry and Ellis Elementary School. To the west is a large vacant agriculturally zoned parcel, which is subject to an active rezoning application for a Data Center and Substation use. To the east is a vacant 3-acre parcel of heavily wooded agricultural land, which abuts Rixlew Lane. On the other side of Rixlew Lane to the east is a single family detached residential neighborhood and Sudley Club.
- F. Background and Context: The site is zoned B-1, General Business, and has proffers associated with REZ1995-35, REZ1988-98, and REZ1984-49. The Applicant requests to amend the proffers associated with REZ1995-35 to allow the requested uses. The proffers associated with REZ1988-98 and REZ1984-49 are not triggered by the proposed uses and does not necessitate a proffer amendment.

## **STAFF RECOMMENDATION**

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Staff recommends approval of Proffer Amendment #REZ2021-00013, Manassas Mall, subject to the proffers dated October 27, 2021, and Special Use Permit #SUP2021-00020, Motomember, subject to the conditions dated November 3, 2021 for the following reasons:

- The proposed uses are consistent and complementary to the existing mixture of commercial/retail service-oriented uses within the existing Manassas Mall property.
- The requested proffer amendment and SUP allows new development and investment in the Manassas Mall property.
- The proposed development will utilize existing entrances onto public roads and existing travel ways to access the site.
- As conditioned through the SUP, specific uses and operational parameters, site layout, access, building elevations, signage details, and landscaping are being proposed to mitigate the impacts.
- The proposed development supports the adopted Strategic Plan goal to increase the County's commercial tax base.
- While staff recommends approval of additional facade signage for tenant flexibility, staff maintains that the total area of 400 square feet should not be exceeded for façade signage.

### **Comprehensive Plan Consistency Analysis**

Long-Range Land Use: This site is located within the Development Area, and is classified RCC, Regional Commercial Center, in the Comprehensive Plan, and is zoned B-1, General Business. The existing B-1 zoning designation implements the RCC designation in the Comprehensive Plan. Additionally, all the proposed uses are permitted within the existing B-1 zoning classification either by right or with a special use permit. As conditioned, staff does not anticipate any adverse impacts with the proposed uses which require a special use permit.

Strategic Plan: Resilient Economy – A resilient economy for Prince William County improves the economic well-being of the community, creates and maintains jobs, expands the commercial tax base, and enhances the quality of life for residents. The proposed proffer amendment and SUP will allow for additional use to be located on the Manassas Mall property. The proposed uses will add to the mixture of uses onsite and will support the existing commercial/retail uses in the immediate vicinity. Therefore, the project aligns with the Strategic Plan goal to creates jobs and expand the commercial tax base. Therefore, the project aligns with the Strategic Plan goal to provide a resilient economy.

Level of Service (LOS): The LOS impacts related to the subject SUP request would be mitigated through monetary contributions, as follows:

<b>Fire &amp; Rescue</b>	\$0.61 per square foot	New building proposed (±64,770 square feet)	\$39,509.7
<b>Water Quality</b>	\$75 per acre	±3.7183 acres	\$275.87
<b>TOTAL</b>			<b>\$39,785.57</b>

### **Community Input**

Notice of the proffer amendment and special use permit applications have been transmitted to property owners within 500 feet of the site. As of the date of this staff report, the Planning Office has not received any verbal or written comments on this proposal and is not aware of any community opposition.

### **Other Jurisdiction Comments**

The subject site is located less than half a mile from the City of Manassas. The City reviewed the application and they have no comments or objections to the proposal.

### **Legal Issues**

If the subject proffer amendment and SUP are approved, the site can be developed with the additional uses as depicted on the SUP Plan. Such uses are permissible in the B-1 zoning district; however, if the proffer amendment is denied, then the concurrent SUP cannot be implemented as proposed. The property is currently subject to REZ1995-35, REZ1988-98, and REZ1984-49 and may continue as allowed under the existing proffers. Legal issues resulting from the Planning Commission action are appropriately addressed by the County Attorney's Office.

### **Timing**

The Planning Commission has until February 15, 2022, which is 90 days from the first public hearing date, to take action on the proffer amendment and special use permit proposals. A recommendation to approve both requests would meet the 90-day requirement.

### **STAFF CONTACT INFORMATION**

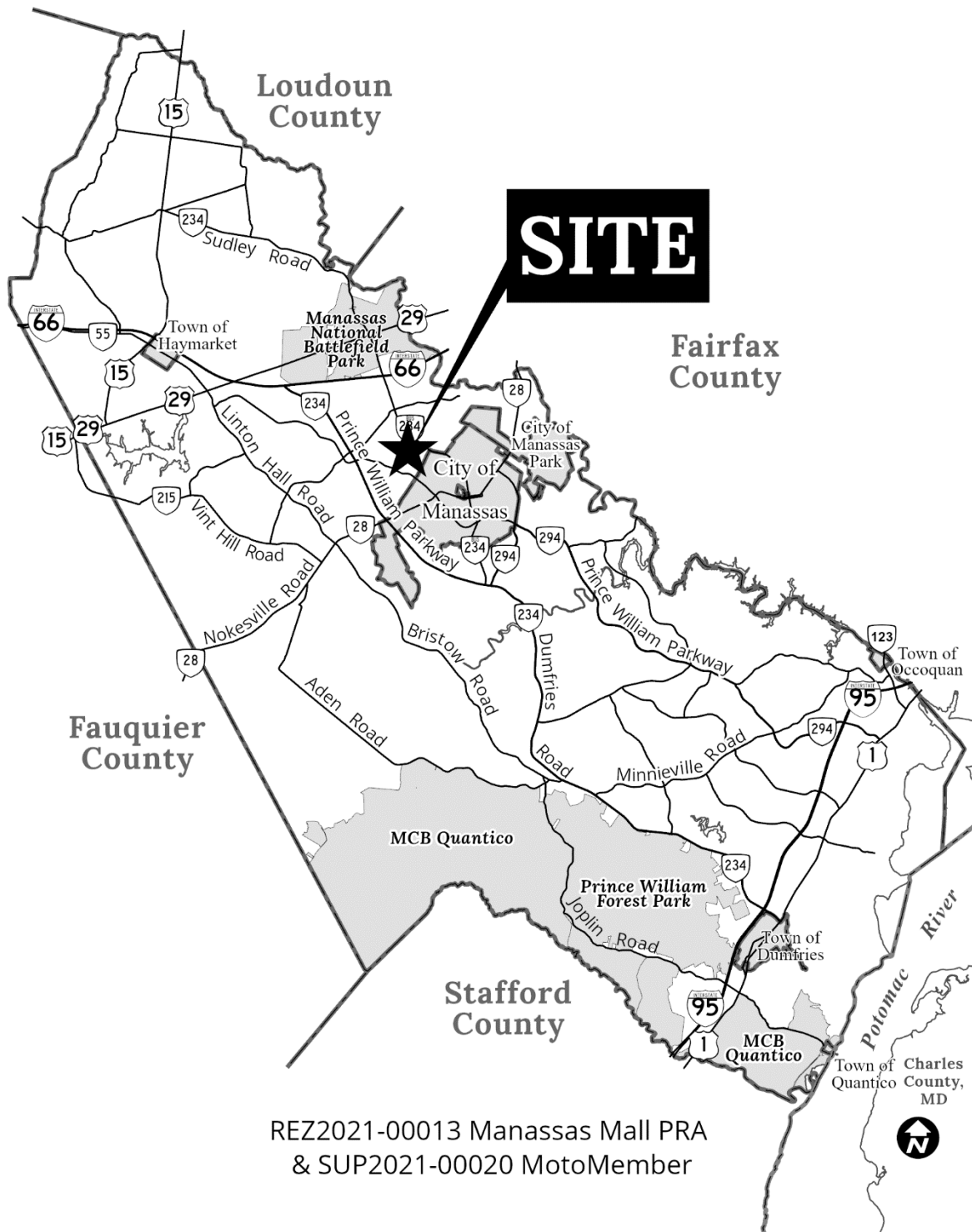
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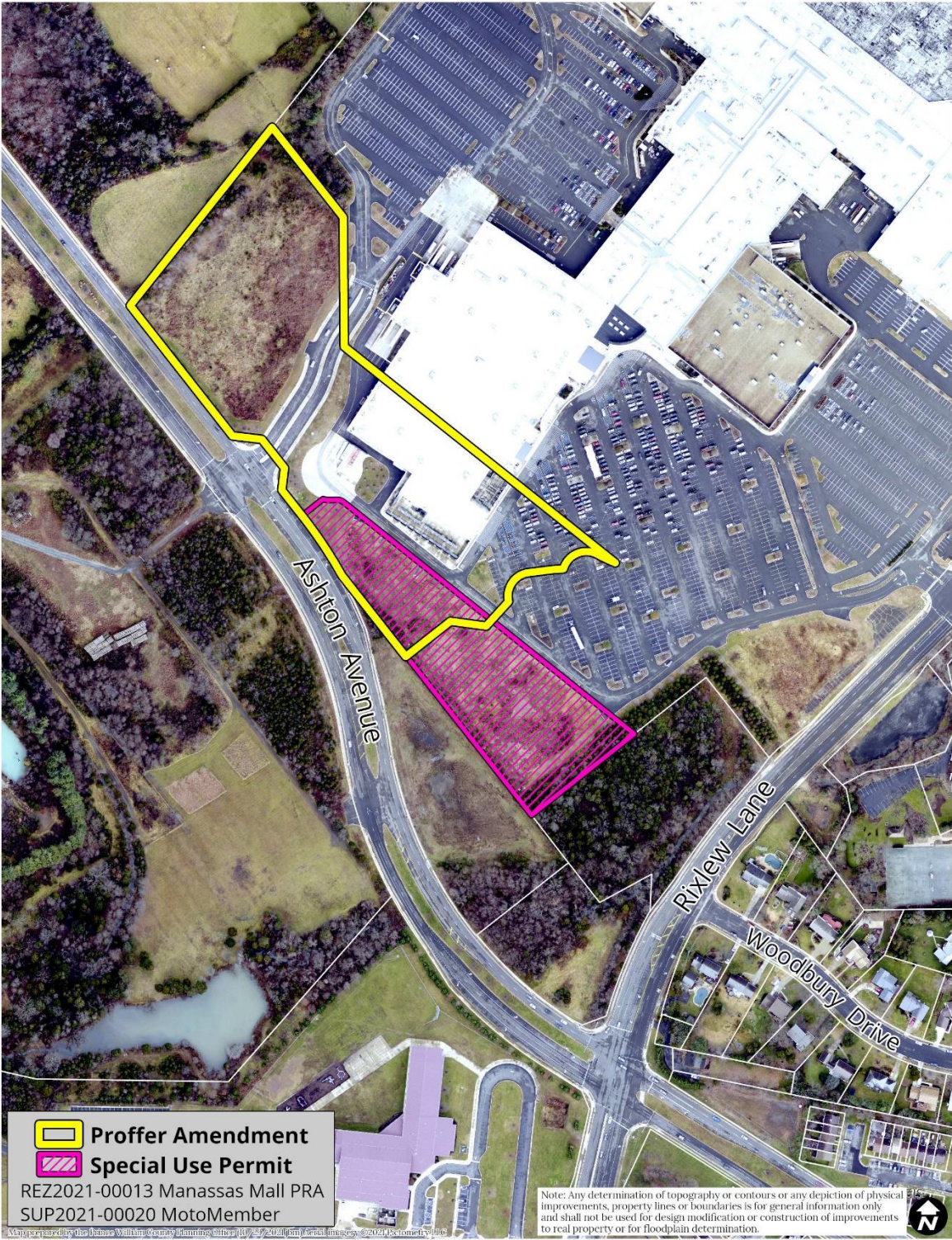
## **ATTACHMENTS**

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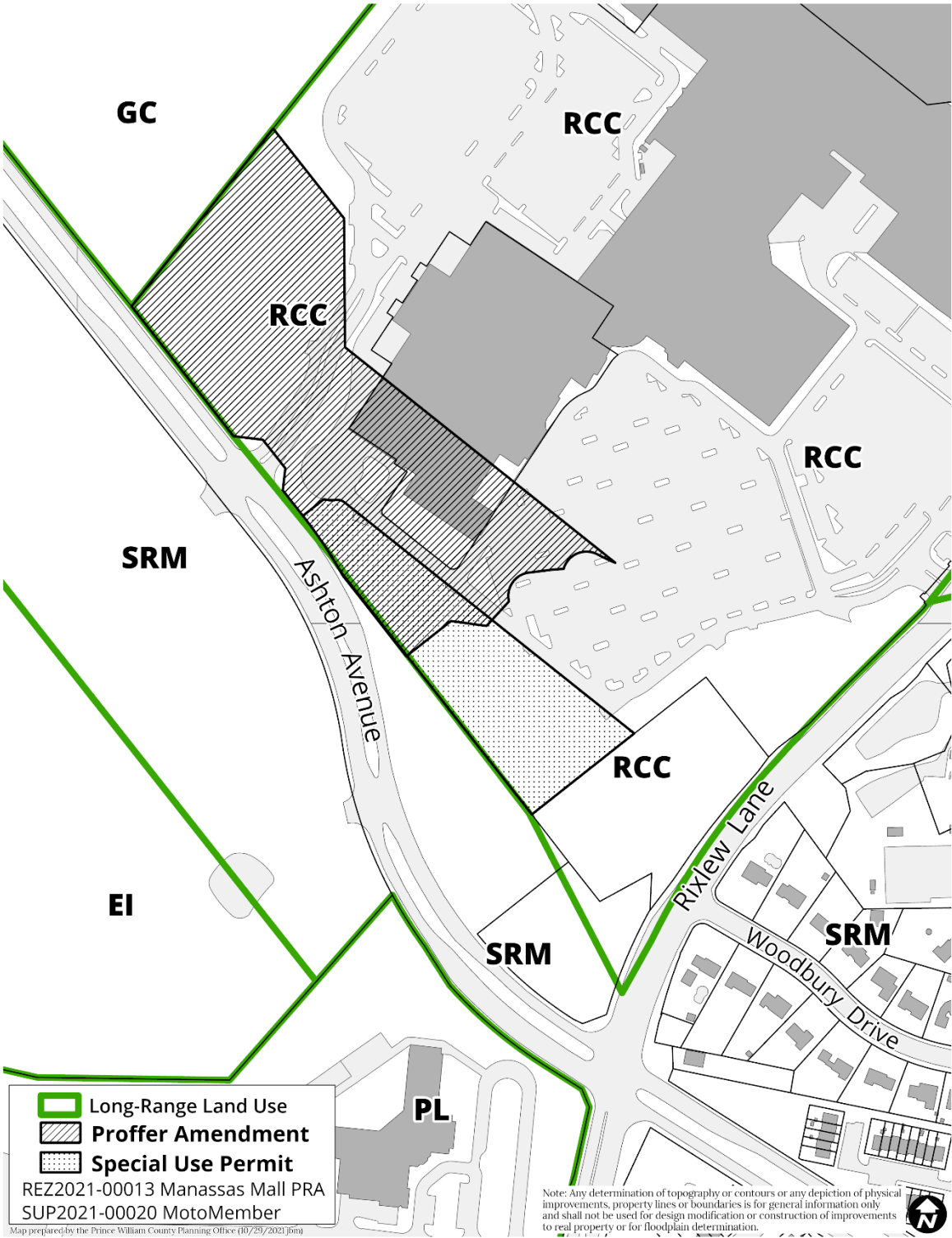
Area Maps  
Staff Analysis  
Proffer Amendment Statement (from Applicant)  
Special Use Permit Conditions  
Special Use Permit Plan  
Modified Environmental Constraints Analysis (ECA)  
Signage Elevations  
Building Elevations  
Historical Commission Resolution

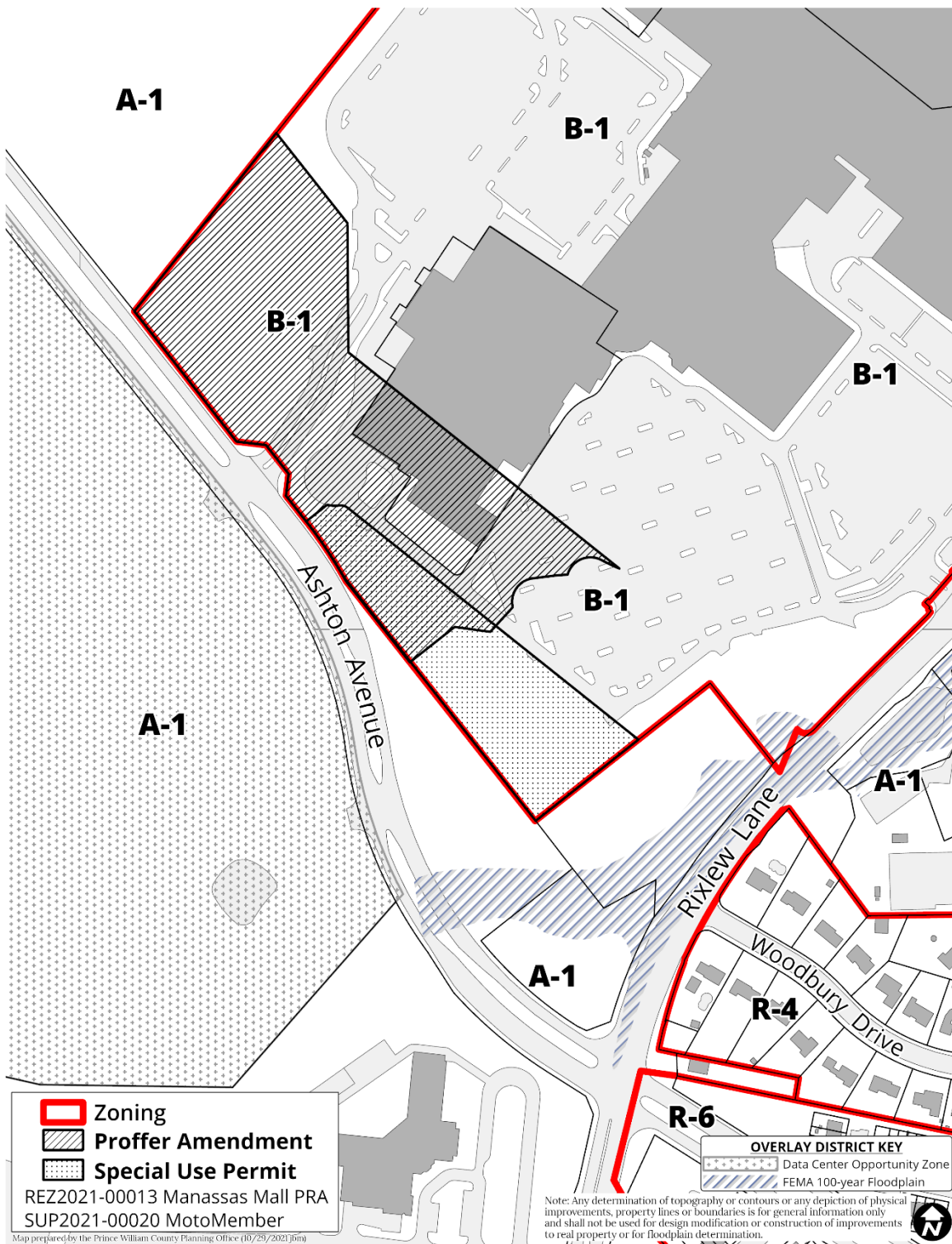


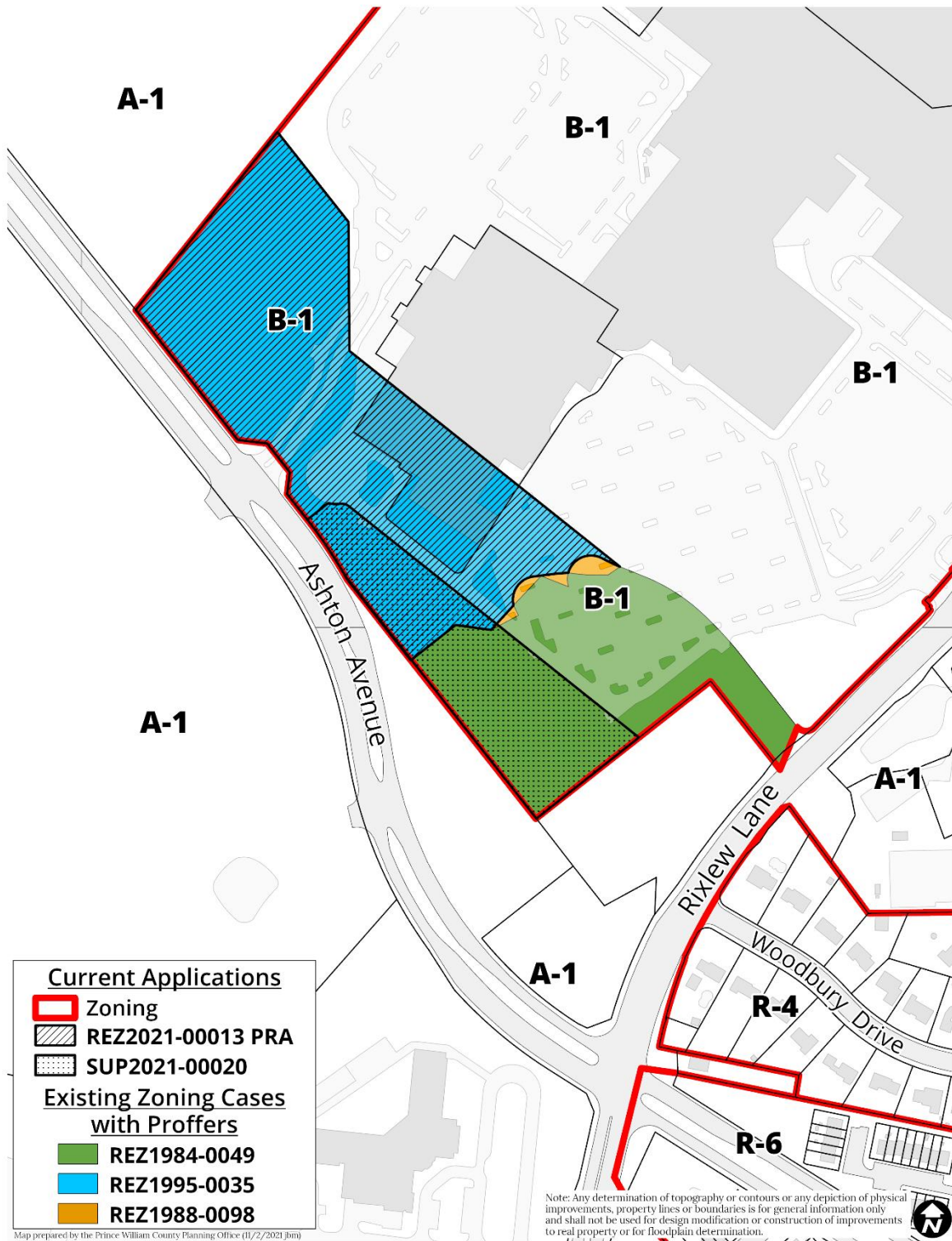
REZ2021-00013 Manassas Mall PRA  
& SUP2021-00020 MotoMember











Map prepared by the Prince William County Planning Office (11/2/2021 jbm)

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

**Staff Recommendation: APPROVAL**

This summary analysis is based on the relevant Comprehensive Plan action strategies, goals, and policies. A complete analysis is provided in Part II of this report.

Comprehensive Plan Sections	Plan Consistency
Long-Range Land Use	Yes
Community Design	Yes
Cultural Resources	Yes
Environment	Yes
Fire and Rescue	Yes
Police	Yes
Potable Water	Yes
Sanitary Sewer	Yes
Transportation	Yes
Economic	Yes

**Part II. Comprehensive Plan Consistency Analysis**

The following table summarizes the area characteristics (see maps in Attachment A):

Direction	Land Use	Long-Range Land Use Map Designation	Zoning
North	Walmart and the Manassas Mall	RCC	B-1
South	Stormwater management pond serving the mall and Walmart. Ashton Avenue, the Quarry, and Ellis Elementary School.	SRM	A-1
East	Small vacant wooded parcel, Rixlew Lane, a single-family detached residential subdivision, and Sudley Club.	RCC, SRM	A-1, R-4, R-6
West	Large vacant partially wooded land. The site of a rezoning application currently under review to permit a data center and a substation (REZ2021-19 and SUP2021-30, Compton Property).	GC, SRM	A-1

**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 on 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.

This site is located within the RCC, Regional Commercial Center, designation on the Long-Range Land Use Map. The proposal is consistent with the RCC designation which calls for large scale retail to serve a regional market. As a result, the Applicant’s proposed uses are consistent with the intent of the RCC designation. The following table summarizes the uses and densities intended within the RCC designation:

Long-Range Designation	Intended Uses and Densities
<p><b>Regional Commercial Center (RCC)</b></p>	<p>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 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.</p>

## Staff Analysis

The following is a more detailed description of the functions and operations anticipated with each of the proposed uses as well as additional information on each of the proposed applications:

- Motorcycle sales, rental or lease, service or repair; motor vehicle sales, rental or lease (recreational): The Applicant requests to sell, rent or lease, service or repair motorcycles, motorized all-terrain/utility terrain vehicles, dirt bikes, three-wheeled motorcycles, side-by-side utility vehicles, scooters, electronic bicycles, go-carts, golf carts, pleasure boats, personal watercraft and other similar power sports vehicles and equipment. The Applicant also requests to sell small utility/cargo trailers to transport such vehicles. The Zoning Administrator indicated that the sale of trailers is accessory/ancillary to the primary use.

- Motor vehicle service: This facility will provide for minor motor vehicle maintenance services such as tune ups, brakes, air conditioning, transmission, mufflers, glass replacement, and similar services. This portion of the use will be also provide similar services for cars, vans, and trucks and other similar motor vehicles.

The above uses will be housed in a new 64,770 square foot building, which will include 12,840 square feet of retail sales, 8,750 square feet (12 service bays) for motor vehicle service and other service and repair associated with the motorized all-terrain vehicles, and 43,180 square feet of inventory storage located on the second and third floors. The retail/rental/lease portion of the business will operate from 9 AM until 8 PM, seven days a week. The service/repair portion of the business will operate from 7 AM until 7 PM, Monday through Saturday.

- Trade, technical, and vocational school: This use is by-right in the B-1 Zoning District but given the complex zoning history associated with the site, the Applicant has opted to include the use as part of the SUP and proffer amendment to avoid any potential future ambiguity. Additionally, the SUP governs the entire site, therefore only by-right uses being retained must be included in the SUP and the SUP Plan. This use is intended as a trade, technical and vocational school for driver safety and driver instruction. The use will be limited to the 25,300 square foot area depicted on the SUP Plan and as labeled "Instructional area". The number of students will vary and is not available at this time. Instructional classes will be available to the general public as well as retail customers. The trade, technical, and vocation school portion of the business will operate from 8 AM until 7 PM, seven days a week.

- Proffer Amendment: In addition to permitting the above noted uses, the proffer amendment includes a request to add landscaping within a 20-foot landscape buffer abutting Ashton Avenue, along the southern property line. The proffer amendment would also delete the first five transportation proffers which have been satisfied and are no longer applicable.

- Sign Modification: The Applicant requests a sign modification to permit 11 facade signs, which is 8 additional facade signs beyond what is permitted by the Zoning Ordinance. The Applicant also requests an increase in total sign area for facade signs, from the 400 square feet permitted by the Zoning Ordinance to the 531 square feet being requested.

### **Proposal's Strengths**

- **Land Use & Zoning Compatibility:** The property is zoned B-1, General Business, and is designated RCC, Regional Commercial Center, in the Comprehensive Plan. The B-1 designation implements the RCC designation. The proposal is consistent with the RCC designation, which calls for large scale retail to serve a regional market.
- **Permitted Uses:** All of the proposed uses are permitted within the existing B-1 zoning designation either by right or with a special use permit.
- **Use Compatibility in Area Context:** SUP conditions mitigate the impacts of the uses through a specific site layout that includes landscaping and buffers, design details (building and signage), and other use parameters.
- **Use of Existing Vacant Land:** The proposal will allow a new retail use within an underutilized vacant portion of land adjacent to Walmart that is a part of the Manassas Mall property.

### **Proposal's Weaknesses**

- None identified.

**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.

### **Site Layout and Proposed Uses**

The Applicant proposes a three-story steel building to include approximately 64,770 square feet of gross floor area, which will contain the retail, storage, and vehicle service/maintenance uses that are subject to the special use permit requests. The building will house 12 service bays for vehicle service/maintenance uses. The building will not be taller than the permitted 45 feet height limit permitted in the B-1 Zoning Designation. The proposed parking for the use and the outdoor vehicle display area are in front of the building and internal to the site. The retail/rental portion of the business will operate from 9 AM until 8 PM, seven days a week. The service/repair portion of the business will operate from 7 AM until 7 PM, Monday through Saturday.

Adjacent to the building is a 25,300 square foot outdoor paved "instructional area" that will be used as a trade, technical and vocational school for driver safety and driver instruction. This portion of

the business is a by-right use in the B-1 Zoning District but is included as part of the proffer amendment and SUP at the request of the Applicant. The driving school proposes to operate from 8 AM until 7 PM, seven days a week. The number of students will vary and is not available at this time. Instructional classes will be available to the general public as well as retail customers. Behind the building is a gated chain link fenced outdoor storage area.

Staff has concerns with potential noise impacts associated with the driver safety and driver instruction school, which will be located outdoors in the paved "instructional area" adjacent to the building. The Applicant proposes to instruct drivers on motorcycle, dirt bikes, and motorized all-terrain/utility terrain vehicles and other similar power sports vehicles, which generate higher noise levels than cars or trucks. Although this use is by-right in the B-1 Zoning District, it has been included as part of the request for SUP and proffered condition amendment. As such, the Applicant should explore techniques to mitigate against the possibility of increased noise, particularly given the proximity of the site to existing single-family detached residential dwellings and Ellis Elementary School, which is opposite the site across Ashton Avenue. Techniques could include limitations on the hours of operation, enhanced buffering/setbacks, and/or noise attenuation, any combination of which should be addressed by the Applicant's proffer statement. Conditions have been added to reduce the noise impacts on the surrounding area, to include a 6 foot tall wooden fence along the southern property line, and to limit the trade, technical, and vocational school use to weekends only from 9AM – 5PM.

Also, based on the 20 foot landscape buffer depicted in the SUP plan and the proposed pavement and drive aisles associated with the various uses abutting the buffer it appears the rear setback associated with the SUP uses and the Trade, technical and vocational school's "instructional area" is incorrectly depicted on the SUP plan. Pursuant to Section 32-401.15 of the Zoning Ordinance, a minimum setback of 25 feet from the common property line for uses shall be required when the rear of a lot within a B-1 District abuts an agricultural district. Revise the limits of the of SUP uses and the "instructional area" to meet the 25-foot setback requirement. A condition has been added to ensure this setback requirement is met.

### Landscape buffers and fencing

To help screen the uses onsite from Ashton Avenue, the Applicant is providing a 20-foot-wide landscaped buffer along the southern property line of the site. The 20-foot buffer area will be planted to 130-plant unit per 100 linear foot standard and will contain small, medium, and large deciduous and evergreen trees and shrubs. The proposed landscape buffer is more robust and better suited to provide screening than the landscaping included as part of the approved rezoning. Although the enhanced landscape buffer will provide visual screening of the instructional area and the outside storage area located at the rear of the site, it will not fully mitigate the noise impacts described above.

In an effort to add additional screening and as an option for potential noise attenuation for the uses on site, staff requests the Applicant provide a 6-foot-tall wooden fence outside the 20-foot buffer along the entire frontage of the southern property line. Currently, the applicant proposes an 8-foot-tall black PVC coated chain-link fence with opaque slats behind the proposed building; no fencing is proposed behind the "instructional area." Chain link fencing with opaque slates is not a screening method endorsed by the County, as it is not visually appealing, nor is it an effective noise deterrent. A condition has been added to require the 6-foot-tall wooden fence at the rear of the site.



On the southeastern portion of the site the Applicant is providing a 10-foot-wide landscape buffer that will be planted with large deciduous trees and small evergreen trees. Adjacent to this area, the applicant is preserving a 50-foot-wide buffer which contains existing vegetation consisting of large trees. This buffer is anticipated to adequately screen the majority of the building from Rixlew Lane and from the nearby residential neighborhood, and from Sudley Club that are all east of the site.

### Building and Architecture

The **rear facade of the building**, which faces Ashton Avenue, is predominantly unpainted steel but includes a brick waterline on the lower portion of the building as well as windows on every level of the three-story building. The **front facade of the building** is not visible from any public roads and is interior to the site and faces the Walmart parking lot. This facade consists of red, blue, green, yellow, orange, and red building sections, which are separated by unpainted steel sections. Atop of each colored building segment are signs for each of the various brands the business sells, rents, and leases. The colored building sections contain large amounts of windows on each of the three floors. The **two side building facades** mimic the front facade by providing colored sections separated by unpainted steel sections. The brick waterline is provided on the lower portion of the building and is featured on every facade. Staff has concerns with the bright colors being proposed and recommends the colors be more natural and more subdued.



The front and side building facades include fenestration, building recesses, and changes of building pattern and color, which are all architectural features and design elements that the County encourages for large buildings. While the rear building facade includes windows, it lacks the architecture features included on the front and side façades, and the use of unpainted steel is more indicative of an industrial storage building. Staff is concerned about the lack of architectural treatments along the rear façade as this portion of the building is the most visible from Aston Avenue. Given the Manassas Mall property is a regional commercial destination, staff recommends treatments along rear façade similar to those used along the front and side facades in order to visually breakup the uninterrupted building mass, enhance the commercial corridor, and be more compatible with the existing buildings in the nearby area.

The building contains an angled/sloped metal roof. The building’s architectural drawings do not depict any screening of mechanical equipment that will be proposed on the roof. The Applicant explained that a sloped roof design does not easily allow for a parapet to screen mechanical equipment. Staff has concerns that if mechanical equipment is proposed on the roof that it will not be screened. Staff has provided a SUP condition to address this concern: “The mechanical equipment if proposed on the roof shall be hidden by a wall or other similar enclosure extending not more than one foot above the height of such equipment and designed in harmony with the building.”

**Request for Signage Modification**

This SUP proposal also includes a request for the following modification to signage:

- To allow eleven (11) facade signs, which deviate from the three (3) facade signs allowed by the Zoning Ordinance. None of these signs are visible from the public road and instead, are interior to the site. All sign requirements and proposed modifications are outlined below:

<b>SIGN TYPE</b>	<b>PERMITTED/ALLOWED</b>	<b>PROVIDED/PROPOSED</b>
<b>Facade</b>		
Number Permitted Per Lot	3 for corner lot	<p><u>Proposed: 11 total</u></p> <ul style="list-style-type: none"> <li>- Front Facade: 9 signs; 446 square feet proposed</li> <li>- Right Facade: 1 sign; 54 square feet proposed</li> <li>- Left Facade: 1 sign; 31 square feet proposed</li> </ul>
Maximum Sign Area (Square Feet)	3 square feet per 1 foot of building (Maximum area of 400 SF)	Total Proposed: 531 square feet
<b>Freestanding Sign</b>		
Number Permitted Per Lot	<ul style="list-style-type: none"> <li>- 1 sign along each street</li> <li>- ½ feet per foot of street frontage, maximum of 80 square feet</li> <li>- 20 feet maximum height</li> </ul>	<ul style="list-style-type: none"> <li>- 1 Monument sign</li> <li>- 78 square feet (156 square feet of frontage along Ashton Avenue)</li> <li>- 12 feet, maximum height</li> </ul>

Section 32-250.23.6. of the Zoning Ordinance allows the Board of County Supervisors to approve signage that is not consistent with the sign standards within the Zoning Ordinance as part of a rezoning or SUP request. Pursuant to Section 32-250.23.6. of the Zoning Ordinance and in the context of this subject SUP proposal, the following criteria must be considered in order to grant modifications for signage. Summarized responses to each of the criteria are as follows:

- Compatibility of the proposed sign(s): The compatibility of the proposed sign(s) with the existing and/or approved buildings, landscaping, on-site, amenities, overall design character of the on-site development, and design character of development adjacent to the subject property.*

The Applicant is proposing to own and operate a power sports sales and service facility. The business is a destination use that will rely on drive-by visibility and signage that aids in site location. The proposed building will be located south of the mall across from the mall ring road, approximately 900+/- feet from the Rixlew Lane entrance. The site is well screened by existing landscaping and is not immediately in a driver's line of sight when entering the mall area. The Applicant's sign program is similar to signage on the mall property as it provides brand centric identification that aids customer orientation. The commercial nature of the immediate surrounding area along with the industrial use across Ashton Avenue allow for the proposed signage to be compatible with the surrounding areas.

- b. *Improve the Scenic Quality along Highways: The ability of the proposed sign(s), particularly when accompanied by landscaped treatments and lighting, to improve the scenic quality of highly visible areas along interstate highways, regional highways, and major County thoroughfares, with particular emphasis for signs proposed in proximity to the County's major gateways as identified in the Comprehensive Plan.*

The facade signage will be designed around popular brands in the power sports industry, giving the general public the ability to immediately recognize the nature of the business and products available. The monument sign will provide similar branding in the form of a single monument sign located near the Ashton Avenue frontage. The proposed freestanding monument sign will meet the Zoning Ordinance standards for freestanding signage.

- c. *Mixed Use Development: The proposed site is not located within a mixed-use development.*
- d. *Degree of Deviation: The degree of deviation from the sign regulations, considering whether the proposed sign design represents the minimum amount of modification necessary to provide adequate identification of the proposed use while still remaining consistent with the purposes and intent of County Code Section 32-250.21.*

The proposed signage is representative of the signage plans implemented at other Motomember facilities, and it is an important element in the success of the Applicant's business. Similar to a car dealership, product branding is crucial to the success of the business because it alerts customers to the types of brands and products available at the site. The proposed signage is designed to attract customers while also being compatible with the surrounding commercial uses. The sign chart provided in the application provides a comparison between signage allowed by the Zoning Ordinance and the proposed signage.

- e. *Existence of Special Visual Obstruction: The existence of a special visual obstruction or difficulty in locating the use, due to unique challenges associated with the location, topography, size, or configuration of the lot, including access to the lot, which makes the customary application of the sign regulations unreasonably restrictive.*

As noted above, the proposed building will be located south of the mall, across from the mall ring road, approximately 900+/- feet from the Rixlew Lane entrance. The site is well screened by existing landscaping and is not immediately in a driver's line of sight when entering the mall area. If driving north on Ashton Avenue from Rixlew Lane, the property is not visible for

approximately 600 feet and then it is setback behind a stormwater detention pond. This storm pond runs along the eastern side of the Ashton Avenue right of way line for approximately 625 feet at which point it connects with existing landscaping for the mall's Ashton Avenue entrance. The proposed facade signage allows customers already within the mall to readily identify the Applicant's business and provides for enhanced customer orientation within the Mall. The proposed freestanding monument sign will allow customers coming from Ashton Avenue to identify the business operations, which will be beneficial for the business operations since much of the existing and proposed vegetation will screen facade signage from view along the public rights-of-ways.

- f. Highway Corridor Overlay District (HCOD): *Whether the proposed sign would be located within a Highway Corridor Overlay District (HCOD)*

The site is not located within a Highway Corridor Overlay District.

Staff does not recommend approval of facade signage above 400 square feet. As conditioned, staff limits the sign area to 400 square feet as required in the Zoning Ordinance. However, staff supports the portion of the sign modification to allow additional facade signs along the front and sides of the building as none of these signs are visible from the public road and instead are interior to the site.

### **Proposal's Strengths**

- Front/Side Building Elevations: The front and side building facades include fenestration, building recesses, and changes of building pattern and color, which are all architectural features and design elements that the County encourages, and which will help mitigate the building's mass. Proposed building elevations for the new facility have been offered by the Applicant and are conditioned with this SUP.
- Signage Package: None of the facade signs are visible from the public road and instead are interior to the site. A comprehensive sign package, including facade signs and monument sign, have been offered by the Applicant and has been conditioned with the SUP.
- Landscaping Enhancements: The proposed 20-foot landscape buffer provided along the Southern border of the site is more robust and better suited to provide screening than the landscaping included as part of the approved rezoning. When mature, the enhanced landscape buffer will provide adequate screening of the instructional area and the outside storage area that is located at the rear of the site.
- Landscaping Enhancements: The undisturbed 50-foot buffer, which includes the preservation of existing mature trees, is anticipated to adequately screen the majority of the building from the public street (i.e. Rixlew Lane), from the nearby residential neighborhood, and from Sudley Club, all of which are east of the site.
- Landscaping Enhancements: As conditioned, landscaping is to be provided in general conformance with the SUP Plan. All new plantings shall be species native to northern Virginia.

### **Proposal's Weaknesses**

- **Rear Building Facade:** Whereas the front and side elevations use architectural techniques (fenestration, building recesses, changes of building pattern/color, etc.) to mitigate the building mass/size and proposed steel construction, the same techniques have not been used along the rear building facade which consists overwhelmingly of unpainted steel, and which gives the appearance of an industrial storage building. Staff is concerned about the rear facades it is this portion of the building that can be viewed from Aston Avenue and is part of the Manassas Mall property, a regional commercial destination. The County strongly encourages similar architectural techniques as used along the front and sides of the building be incorporated into the rear facade of the building which will have an effect to visually breakup the large building, enhance the commercial corridor, and be more compatible with the existing buildings in the nearby area.
- **Facade Colors:** Staff has concerns with the bright colors being proposed on the front, side and rear building facades and recommends the colors be more natural and more subdued.
- **Signage Package:** The facade signs combined are 531 square feet in area, which is 131 square feet larger than permitted by the Zoning Ordinance. Staff does not recommend approval of facade signage above 400 square feet.

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

### **Cultural Resources Plan Analysis**

Prince William County promotes the identification, evaluation, and protection of cultural resource sites throughout the County, as well as the tourism opportunities these sites present. The Cultural Resources Plan recommends identifying, preserving, and protecting Prince William County's significant historical, archaeological, architectural, and other cultural resources – including those significant to the County's minority communities – for the benefit of all of the County's citizens and visitors. To facilitate the identification and protection of known significant properties that have cultural resource values worthy of preservation, the land use classification County Registered Historic Site (CRHS) is used in the Comprehensive Plan. The Plan includes areas of potentially significant known but ill-defined or suspected pre-historic sites, Civil War sites, historic viewsheds, landscapes or areas of potential impact to important historic sites, and encourages the identification, preservation, protection, and maintenance of all cemeteries and/or gravesites located within the County.

The subject property is a vacant portion of previously graded property associated with the Manassas Mall. There is no potential for archaeological resources and no additional cultural resource studies are requested.

The Historical Commission reviewed this proposal at its April 13, 2021 meeting, and determined that no further work was needed. (See signed resolution in Attachments.)

### **Proposal's Strengths**

- No Further Work: The Historical Commission reviewed this proposal at its April 13, 2021 meeting and determined that no further work was needed. The County Archaeologist concurs.

### **Proposal's Weaknesses**

- None identified.

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

There are no environmental features of concern, as the SUP area is on vacant previously graded portion of the Manassas Mall property. The limits of disturbance have been depicted and labeled on the SUP plan and are conditioned with the SUP. The proposal provides an undisturbed 50-foot buffer, which will preserve existing mature trees onsite. The \$75 per acre contribution for water quality monitoring and stream restoration activities is included in the SUP conditions.

The proposal offers an enhanced landscape buffer consisting of a 20-foot landscape buffer along the southern border of the site. This proposed buffer is more robust and better suited to provide screening than the landscaping included as part of the buffer approved in conjunction with REZ1995-35.

An Environmental Constraints Analysis (ECA) narrative and plan was provided with the proposal.

### **Proposal's Strengths**

- Level of Service Water Quality: A \$75 per acre monetary contribution for water quality monitoring, stream restoration, and/or drainage improvements has been conditioned.
- Landscaping: As conditioned, all landscaping shall be provided in general conformance with the SUP Plan, and the Applicant shall only plant species native to northern Virginia.
- Landscaping: The proposal provides an undisturbed 50-foot buffer, which will preserve existing mature trees onsite.

- Limits of Disturbance: The limits of disturbance have been depicted and labeled on the SUP plan and conditioned with the SUP.

### **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.

The nearest responding fire station is Fire & Rescue Station #11 (Brentsville/Coles). The site is located inside the 4.0-minute travel area for fire suppression and basic life support and is within the 8.0-minute travel time for advanced life support services. In FY 2021, Fire/Rescue Station #11 responded to 5,693 incidents, while the station workload capacity is 2,000 incidents. There are no solutions in the current CIP to address the capacity issue of this station.

### **Proposal's Strengths**

- Monetary Contribution: As conditioned, the Applicant shall make a monetary contribution of \$0.61 per square foot of new building area constructed.
- Inside 4.0-Minute Travel Time: The site is located within the 4.0-minute travel time for fire suppression and basic life support.
- Inside 8.0-Minute Travel Time: The site is located within the 8.0-minute travel time for advanced life support services.
- Emergency Spill Contingency/Notification: Prior to final site plan approval, the Applicant shall prepare and submit an emergency spill notification contingency plan and shall have the same approved by the Fire Marshal and posted on the premises before the issuance of any occupancy permits.

### **Proposal's Weaknesses**

- Over Capacity: Fire/Rescue Station #11 is currently overcapacity and responding to 5,693 incidents, while the station workload capacity is 2,000 incidents.

**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.

At this time, the Police Department does not believe this application will create significant impact on calls for service.

### **Proposal's Strengths**

- Minimal New Calls for Service – The Police Department does not believe this application will create a significant impact on calls for service.
- Graffiti Removal & Reporting – As conditioned, the Applicant agrees to remove any graffiti from the property. Any graffiti is to be reported to the Police Department before removal.

### **Proposal's Weaknesses**

- None identified.

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

### **Potable Water Plan Analysis**

A safe, dependable drinking water source is a reasonable expectation of County residents and businesses. The Potable Water Plan sets out policies and action strategies that further the County's goal of providing an economically and environmentally sound drinking water system. The Plan



includes recommendations relating to system expansion, required connections to public water in the development area, and the use of private wells or public water in the Rural Area.

The subject property is within the Development Area of the County and is thereby required to utilize public water to develop. Public water is available onsite.

### **Proposal's Strengths**

- Water Connection – The Applicant is required to comply with Zoning Ordinance Section 32-250.74, which mandates connection of the site to public water service. As conditioned, the site shall connect to public water.

### **Proposal's Weaknesses**

- None identified.

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

## **Sanitary Sewer Plan Analysis**

Appropriate wastewater and sanitary facilities provide needed public health and environmental protections. The Sanitary Sewer Plan sets out policies and action strategies that further the County's goal of providing an economically and environmentally sound sanitary and stormwater sewer system. The Plan includes recommendations relating to system expansion, required connections to public sewer in the development area, and the use of either private or public sewer systems in locations classified as Semi-Rural Residential (SRR), as well as the rural area.

The subject property is within the Development Area of the County and is thereby required to utilize public sewer to develop. Public sewer is available onsite.

### **Proposal's Strengths**

- Sewer Connection – The Applicant is required to comply with Zoning Ordinance Section 32-250.75, which mandates connection of the site to public sewer service. As conditioned, the site shall connect to public sewer.

### **Proposal's Weaknesses**

- None identified.

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

## **Transportation Plan Analysis**

Prince William County promotes the safe and efficient movement of goods and people throughout the County and surrounding jurisdictions by providing a multi-modal approach to traffic circulation. The Transportation Plan establishes 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.

A deferral of the traffic impact analysis (TIA), signed by County Transportation staff, is included with the application. County Transportation staff indicated that there was no need for a Traffic Impact Analysis at this time due to the relatively low trip generation of the use and the mature adjacent road network including Ashton Avenue and Rixlew Lane. The proposed development will utilize existing shared entrances onto public roads and existing travel ways to access the site.

### **Proposal's Strengths**

- Site Access – The proposed development will utilize existing shared entrances onto public roads and existing travel ways to access the site.

### **Proposal's Weaknesses**

- None identified.

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

## **Strategic Plan**

This section of the report is intended to address the project's alignment with the outcomes provided within the County's Strategic Plan. The Strategic Plan posits that individuals, families and businesses prefer communities with a robust economy; easy access to jobs, services and activities; that support even the most vulnerable in the community; are safe and secure; and provide a quality education that assures lifelong learning and steady employment. From this analysis, the Strategic Plan Team developed seven strategic goal areas to guide Board actions: "Health, Wellbeing, and Human Services", "Safe and Secure Community", "Resilient Economy", "Quality Education and workforce development", "Environmental Conservation", "Sustainable Growth", and "Transportation and Mobility". It is important to note that no single area is viewed as more critical than another. Rather, each are interrelated and have direct impact on each other. Collectively, these goal areas impact the quality of life in all facets of the community 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 aspects of the proposal relative to the Strategic Plan are as follows:

Resilient Economy – A resilient economy for Prince William County improves the economic well-being of the community, creates and maintains jobs, expands the commercial tax base, and enhances the quality of life for residents. The proposed proffer amendment and SUP will allow for additional use to be located on the Manassas Mall property. The proposed uses will add to the mixture of uses onsite and will support the existing commercial/retail uses in the immediate vicinity. Therefore, the project aligns with the Strategic Plan goal to creates jobs and expand the commercial tax base. Therefore, the project aligns with the Strategic Plan goal to provide a resilient economy.

### **Increase commercial tax base**

- The proposed proffer amendment and special use permit are favorably aligned with the County's goal to increase the commercial tax base.

### **Increase at-place employment**

- Increase growth in at-place employment.

### **Robust Economy Strategy**

- The develop increases new investments in the area and provides increased job growth.

## **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.

**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 Planning Office:

- City of Manassas
- PWC Archaeologist
- PWC Building Official
- PWC Economic Development
- PWC Fire Marshal Office
- PWC Historical Commission
- PWC Planning Office: Current / Long-Range Planning/ Zoning, Proffer Administrator
- PWC Police / Crime Prevention
- PWC Public Works – Environmental Services / Watershed Management
- PWC Service Authority
- PWC Transportation
- Virginia Department of Transportation (VDOT)

# Mark-up Original Proffer Statement

## PROFFERS

**MICHAEL R. VANDERPOOL, TRUSTEE**

**Rezoning Application No. 95-00035**

**Tax Map No. 113-01-000-0057Q**

**August 8, 1995**

~~Revised August 14, 1995~~

~~Revised August 15, 1995~~

## PROFFER AMENDMENT STATEMENT

RE: REZ 2021-00013, Manassas Mall Proffer Amendment

Amending Proffer Statement: REZ1995-00035

Applicant/Record Owner: Manassas Real Estate Ventures LLC

Property: GPIN 7696-65-8558 (part) (the "Property")

Acreage: ±10.330 Acres

Zoning: B-1, General Business

Magisterial District: Brentsville

Date: October 27, 2021

The undersigned hereby proffers that the use and development of the subject Property shall be in strict accordance with the following conditions. ~~These proffers, which shall not affect the validity of those~~ supersede proffers ~~made in Rezoning 85-38 approved with REZ1995-00035.~~ In the event that the above-referenced rezoning is not granted as applied for by the Applicant, these proffers shall be withdrawn and are null and void. These proffers shall not affect the validity of those proffers made in Rezoning 85-38. Further, these proffers are contingent upon final rezoning of the Property with "final rezoning" defined as that rezoning which is in effect on the day following the last day upon which the Board of Supervisors' decision granting the rezoning may be contested in the appropriate Court or, if contested, the day following entry of a final Court Order affirming the decision of the Board of Supervisors which has not been appealed, or if appealed, the day following the day on which the decision has been affirmed on appeal. Unless otherwise specified, the off-site improvements proffered herein shall be provided at the time of development of the Property. The monetary contributions made herein shall be

# Mark-up Original Proffer Statement

DRAFT PROFFER AMENDMENT STATEMENT  
REZ 2021-00013, Manassas Mall Proffer Amendment  
June 25, 2021

paid to the Board of County Supervisors of Prince William County. Each reference to "Applicant" within these proffers shall include within its meaning, and shall be binding upon, Applicant's successor(s) in interest and/or developer(s) of the site or any parties thereof.

## TRANSPORTATION

- ~~1. The Applicant shall construct a left turn lane from southbound Ashton Avenue into the subject Property.~~
- ~~2. The Applicant shall construct a right turn lane from northbound Ashton Avenue into the subject Property.~~
- ~~3. At such time as the traffic warrants as determined by the Virginia Department of Transportation or Prince William County, the Applicant shall contribute to Prince William County a sum sufficient to signalize the intersection of Ashton Avenue with the entrance to the subject Property.~~
- ~~4. The Applicant shall contribute the sum of Twelve Thousand Dollars (\$12,000.00) to Prince William County upon final site plan approval, said funds to be used exclusively towards the cost of installing a traffic light at the intersection of Ashton Avenue and Rixlew Lane.~~
- ~~5. Upon final site plan approval, the Applicant will contribute the sum of Five Thousand Dollars (\$5,000.00) to Prince William County. Said funds shall be used for the sole purpose of assisting in the construction of a~~

# Mark-up Original Proffer Statement

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REZ 2021-00013, Manassas Mall Proffer Amendment  
June 25, 2021

~~Class I bicycle trail along the frontage of the Manassas Mall on Ashton Avenue.~~

1. ~~6.~~ The Applicant shall construct the exit from the Manassas Mall onto Ashton Avenue in such a fashion that there shall be one lane for left hand turns and one lane for right hand turns. There shall be only one exit from the property onto Ashton Avenue.
2. ~~7.~~ The Applicant shall provide to Prince William County or the Virginia Department of Transportation, at no cost to Prince William County or the Virginia Department of Transportation, slope and utility easements required for the widening of Rixlew Lane, but only if (a) said easements do not result in the loss of any plantings, parking spaces, stormwater management facilities or other existing or planned improvements, (b) said easements do not extend more than ten feet from widened Rixlew Lane, (c) said easement areas shall continue to be included and credited as open space by Prince William County, and (d) said easements are approved by the Applicant's lender.

## LANDSCAPING

3. ~~8.~~ All parking lots constructed on the Property shall have interior landscaping area of six percent (6%).
4. ~~9.~~ The twenty (20) foot setback area along Ashton Avenue shall be landscaped in accordance with the landscape plan dated August 9, 1995, prepared by Ross, France & Ratliffe and submitted to the Planning Office.
5. [Notwithstanding Proffers 3 and 4 above, landscaping shall be provided in accordance with SUP2021-00020 for the portion of the Property subject to SUP2021-00020, as shown on the approved special use permit plan and landscape plan.](#)

## STORMWATER MANAGEMENT

6. ~~10.~~ Upon final site plan approval, the Applicant shall contribute the sum of Five Hundred Dollars (\$500.00) for the purpose of monitoring water quality in the applicable watershed.

## USE

# Mark-up Original Proffer Statement

[DRAFT PROFFER AMENDMENT STATEMENT](#)  
[REZ 2021-00013, Manassas Mall Proffer Amendment](#)  
[June 25, 2021](#)

[7.](#) ~~11.~~ Use of the Property that is the subject of this rezoning shall be limited to the expansion of the existing Manassas Mall including, but not limited to, enlargement of the Mall (including freestanding structures) and ancillary support structures such as parking lots and stormwater management facilities. No freestanding drive-thru restaurants shall be permitted. All buildings shall be set back at least one hundred (100) feet from the Ashton Avenue right of way line.

[8.](#) [Notwithstanding the above proffers, the uses and signage approved by Special Use Permit SUP2021-00020, as shown on the approved special use permit plan, shall be permitted.](#)

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PROFFER AMENDMENT STATEMENT

RE: REZ 2021-00013, Manassas Mall Proffer Amendment

Amending Proffer Statement: REZ1995-00035
Applicant/Record Owner: Manassas Real Estate Ventures LLC
Property: GPIN 7696-65-8558 (part) (the "Property")
Acreage: ±10.330 Acres
Zoning: B-1, General Business
Magisterial District: Brentsville

Date: June 25 October 27, 2021

The undersigned hereby proffers that the use and development of the subject Property shall be in strict accordance with the following conditions, which shall supersede proffers approved with REZ1995-00035. To the extent that any of the proffers, which are restatements of the proffers approved with REZ1995-00035 (except for Proffer 12), have been previously satisfied their inclusion in this amendment will not create any new obligation. In the event that the above-referenced rezoning is not granted as applied for by the Applicant, these proffers shall be withdrawn and are null and void. These proffers shall not affect the validity of those proffers made in Rezoning 85-38. Further, these proffers are contingent upon final rezoning of the Property with "final rezoning" defined as that rezoning which is in effect on the day following the last day upon which the Board of Supervisors' decision granting the rezoning may be contested in the appropriate Court or, if contested, the day following entry of a final Court Order affirming the decision of the Board of Supervisors which has not been appealed, or if appealed, the day following the day on which the decision has been affirmed on appeal. Unless otherwise specified, the off-site improvements proffered herein shall be provided at the time of development of the Property. The monetary contributions made herein shall be paid to the Board of County Supervisors of Prince William County. Each reference to "Applicant" within these proffers shall include within its meaning, and shall be binding upon, Applicant's successor(s) in interest and/or developer(s) of the site or any parties thereof.

TRANSPORTATION

- 1. The Applicant shall construct the exit from the Manassas Mall onto Ashton Avenue in such a fashion that there shall be one lane for left hand turns and one lane for right hand turns. There shall be only one exit from the property onto Ashton Avenue.
2. The Applicant shall provide to Prince William County or the Virginia Department of Transportation, at no cost to Prince William County or the Virginia Department of Transportation, slope and utility easements required for the widening of Rixlew Lane, but only if (a) said

# Mark-up Proffer Statement

**DRAFT PROFFER AMENDMENT STATEMENT**  
REZ 2021-00013, Manassas Mall Proffer Amendment  
June 25, 2021

easements do not result in the loss of any plantings, parking spaces, stormwater management facilities or other existing or planned improvements, (b) said easements do not extend more than ten feet from widened Rixlew Lane, (c) said easement areas shall continue to be included and credited as open space by Prince William County, and (d) said easements are approved by the Applicant's lender.

**LANDSCAPING**

3. All parking lots constructed on the Property shall have interior landscaping area of six percent (6%).
4. The twenty (20) foot setback area along Ashton Avenue shall be landscaped in accordance with the landscape plan dated August 9, 1995, prepared by Ross, France & Ratliffe and submitted to the Planning Office.
5. Notwithstanding Proffers 3 and 4 above, landscaping shall be provided in accordance with SUP2021-00020 for the portion of the Property subject to SUP2021-00020, as shown on the approved special use permit plan and landscape plan.

**STORMWATER MANAGEMENT**

6. Upon final site plan approval, the Applicant shall contribute the sum of Five Hundred Dollars (\$500.00) for the purpose of monitoring water quality in the applicable watershed.

**USE**

7. Use of the Property that is the subject of this rezoning shall be limited to the expansion of the existing Manassas Mall including, but not limited to, enlargement of the Mall (including freestanding structures) and ancillary support structures such as parking lots and stormwater management facilities. No freestanding drive-thru restaurants shall be permitted. All buildings shall be set back at least one hundred (100) feet from the Ashton Avenue right of way line.
8. Notwithstanding the above proffers, the uses and signage approved by Special Use Permit SUP2021-00020, as shown on the approved special use permit plan, shall be permitted.

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**PROFFER AMENDMENT STATEMENT**

RE: REZ 2021-00013, Manassas Mall Proffer Amendment

**Amending Proffer Statement:** REZ1995-00035  
**Applicant/Record Owner:** Manassas Real Estate Ventures LLC  
**Property:** GPIN 7696-65-8558 (part) (the "Property")  
**Acreage:** ±10.330 Acres  
**Zoning:** B-1, General Business  
**Magisterial District:** Brentsville

**Date:** October 27, 2021

The undersigned hereby proffers that the use and development of the subject Property shall be in strict accordance with the following conditions, which shall supersede proffers approved with REZ1995-00035. In the event that the above-referenced rezoning is not granted as applied for by the Applicant, these proffers shall be withdrawn and are null and void. These proffers shall not affect the validity of those proffers made in Rezoning 85-38. Further, these proffers are contingent upon final rezoning of the Property with "final rezoning" defined as that rezoning which is in effect on the day following the last day upon which the Board of Supervisors' decision granting the rezoning may be contested in the appropriate Court or, if contested, the day following entry of a final Court Order affirming the decision of the Board of Supervisors which has not been appealed, or if appealed, the day following the day on which the decision has been affirmed on appeal. Unless otherwise specified, the off-site improvements proffered herein shall be provided at the time of development of the Property. The monetary contributions made herein shall be paid to the Board of County Supervisors of Prince William County. Each reference to "Applicant" within these proffers shall include within its meaning, and shall be binding upon, Applicant's successor(s) in interest and/or developer(s) of the site or any parties thereof.

**TRANSPORTATION**

1. The Applicant shall construct the exit from the Manassas Mall onto Ashton Avenue in such a fashion that there shall be one lane for left hand turns and one lane for right hand turns. There shall be only one exit from the property onto Ashton Avenue.
2. The Applicant shall provide to Prince William County or the Virginia Department of Transportation, at no cost to Prince William County or the Virginia Department of Transportation, slope and utility easements required for the widening of Rixlew Lane, but only if (a) said easements do not result in the loss of any plantings, parking spaces, stormwater management facilities or other existing or planned improvements, (b) said easements do not extend more than

**DRAFT PROFFER AMENDMENT STATEMENT**  
REZ 2021-00013, Manassas Mall Proffer Amendment  
June 25, 2021

ten feet from widened Rixlew Lane, (c) said easement areas shall continue to be included and credited as open space by Prince William County, and (d) said easements are approved by the Applicant's lender.

**LANDSCAPING**

3. All parking lots constructed on the Property shall have interior landscaping area of six percent (6%).
4. The twenty (20) foot setback area along Ashton Avenue shall be landscaped in accordance with the landscape plan dated August 9, 1995, prepared by Ross, France & Ratliffe and submitted to the Planning Office.
5. Notwithstanding Proffers 3 and 4 above, landscaping shall be provided in accordance with SUP2021-00020 for the portion of the Property subject to SUP2021-00020, as shown on the approved special use permit plan and landscape plan.

**STORMWATER MANAGEMENT**

6. Upon final site plan approval, the Applicant shall contribute the sum of Five Hundred Dollars (\$500.00) for the purpose of monitoring water quality in the applicable watershed.

**USE**

7. Use of the Property that is the subject of this rezoning shall be limited to the expansion of the existing Manassas Mall including, but not limited to, enlargement of the Mall (including freestanding structures) and ancillary support structures such as parking lots and stormwater management facilities. No freestanding drive-thru restaurants shall be permitted. All buildings shall be set back at least one hundred (100) feet from the Ashton Avenue right of way line.
8. Notwithstanding the above proffers, the uses and signage approved by Special Use Permit SUP2021-00020, as shown on the approved special use permit plan, shall be permitted.

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## Special Use Permit Conditions

### SPECIAL USE PERMIT CONDITIONS

**Owner: Manassas Real Estate Ventures, LLC**

**Applicant: Preowned Motorcars, LLC (d/b/a Motomember Manassas) (the "Applicant")**

**Special Use Permit #2021-00020, Motomember Special Use Permit**

**Prince William County GPIN: 7696-65-8558 (part) (the "Property")**

**Special Use Permit Area: ± 3.7183 acres**

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

**Magisterial District: Brentsville**

**Date: November 3, 2021**

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 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 three (3) 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 special use permit plan entitled, "Motomember Special Use Permit," prepared by Ross-France, dated January 11, 2021, last revised May 11, 2021, and bearing a seal date of November 3, 2021 (the "SUP Plan") subject to minor modifications in connection with final site plan review or final engineering and subject to the following conditions.
2. The site shall be developed in substantial conformance with the limits of disturbance shown on Sheet 1 of 2 of the SUP Plan.
3. Use Parameters:
  - a. Use Limitation: The uses approved with this special use permit shall include: Motorcycle sales, rental or lease, service or repair (to include the sale, rental or lease, service or repair of motorized all-terrain/utility terrain vehicles, dirt bikes, three-wheeled motorcycles, side-by-side utility vehicles, scooters, electronic bicycles, go-carts, golf carts, and other similar power sports vehicles and equipment; and the accessory sale of associated small utility/cargo trailers to transport such vehicles; Motor vehicle sales, rental or lease (recreational) (to only include pleasure boats and personal watercraft to be sold, stored, serviced, or repaired); Motor vehicle service; Trade, technical and vocational school; and a Signage modification.

## Special Use Permit Conditions

### CONDITIONS

Applicant/Owner: Preowned Motorcars, LLC (d/b/a Motomember Manassas) / Manassas Real Estate Ventures, LLC

Project Name: Motomember

Project Number: #SUP2021-00020

Date: November 3, 2021

Page 2 of 6

- b. Use Limitation: The area depicted on the SUP Plan labeled “*Instructional area*” is only to be used as a Trade, technical and vocational school for driver safety and driver instruction. This area is not to be an Outdoor Storage area or an Outdoor Display area. Motor vehicles; Motorcycles; motorized all-terrain/utility terrain vehicles, and other permitted power sports vehicles and equipment awaiting sale and/or repair shall not be stored in this area. Associated small utility/cargo trailers shall not be stored in this area. Additionally, there shall not be any racing or competitions in this area.
  - c. Setback: The uses onsite shall meet the minimum setback of 25 feet from the common property line abutting the abutting A-1 Zoned property that contains the existing stormwater management pond.
  - d. Hours of Operation: Hours of Operation associated with the retail/rental/lease portion of the business will operate from 9 AM – 8 PM, seven days a week. The service/repair portion of the business will operate from 7 AM – 7 PM, Monday – Saturday.
  - e. Hours of Operation: Hours of Operation associated with the trade, technical and vocational school for driver safety and driver instruction shall only operate on weekends, between the hours of 9 AM – 5 PM.
4. Community Design
- a. Building Elevations: The proposed building design, as shown on the SUP Plan, shall be in conformance to the building elevations prepared by Design Delmarva Architects, entitled “Motomember Manassas,” dated September 4, 2020 and issued for review 09-09-2021 (the “Building Elevations”). Building Elevations may be subject to minor modification approved by the County in connection with final site plan review. Any changes to architecture, colors or finishes or any future updates/changes may be made provided that such changes are approved by the Planning Director prior to the issuance of a building permit release letter. Such approval shall be based on a determination that the changes result in a building that is of equal or better quality than that shown on the Building Elevations.

## Special Use Permit Conditions

### CONDITIONS

Applicant/Owner: Preowned Motorcars, LLC (d/b/a Motomember Manassas) / Manassas Real Estate Ventures, LLC

Project Name: Motomember

Project Number: #SUP2021-00020

Date: November 3, 2021

Page 3 of 6

At least two (2) weeks prior to requesting a building permit release letter from the Department of Development Services, the Applicant shall submit building designs to the Department of Development Services so that it may ensure compatibility of the building with the Building Elevations identified herein.

- b. Facade Colors: The colors used on the building facades shall be natural and subdued. The bright red, orange, yellow, green, and blue colors as depicted in the building elevations prepared by Design Delmarva Architects, entitled "Motomember Manassas," dated September 4, 2020 and issued for review 09-09-2021 (the "Building Elevations") shall not be permitted and shall be modified. Such changes shall be approved by the Planning Director prior to the issuance of a building permit release letter. Such approval shall be based on a determination that the changes result in a building that is of equal or better quality than that shown on the Building Elevations.
- c. Screening of mechanical equipment: The mechanical equipment, if proposed on the roof, shall be hidden by a wall or other similar enclosure extending not more than one foot above the height of such equipment, and designed in harmony with the building.
- d. Fencing: A 6-foot-tall wooden fence outside the 20-foot buffer shall be provided for the full length of the Southern border of the site.
- e. Landscaping: Landscaping shall be provided in general conformance with the SUP Plan, and the Applicant shall only plant species native to northern Virginia.
- f. Landscaping: The 20-foot Landscape Strip shall be planted with 130 planting units/100 linear feet along the entire southwestern property line, except in the area of the monument sign as depicted on the SUP plan.
- g. Landscaping: The existing vegetation in the 50-foot buffer at the Eastern end of the site shall be preserved.

## Special Use Permit Conditions

### CONDITIONS

Applicant/Owner: Preowned Motorcars, LLC (d/b/a Motomember Manassas) / Manassas Real Estate Ventures, LLC

Project Name: Motomember

Project Number: #SUP2021-00020

Date: November 3, 2021

Page 4 of 6

- h. Landscaping: The Applicant shall provide a minimum of a 10-foot-wide perimeter parking lot landscape strip along the northern Limits of SUP.

#### 5. Environment

- a. Water Quality Monitoring/Stream Restoration: The Applicant shall contribute \$75.00 per acre ( $\pm$  3.7183 acres) at the time of final site plan approval for the County to conduct water quality monitoring, drainage improvement projects and/or stream restoration.

#### 6. Fire and Rescue

- a. Emergency Spill Contingency/Notification: Prior to final site plan approval, the Applicant shall prepare and submit an emergency spill notification contingency plan and shall have the same approved by the Fire Marshal and posted on the premises before the issuance of any occupancy permits. The Applicant shall be responsible for notifying the Fire Marshal's Office immediately in the event of a spill of any petroleum or chemical waste on the Property. The Applicant shall assume full responsibility for the costs incurred in the cleanup of such spills.
- b. Monetary Contribution: The Applicant shall make a \$0.61 per square foot of new building area (as reflected on the final site plan) monetary contribution for fire and rescue services to the Prince William Board of County Supervisors prior to and as a condition of issuance of building permit. If construction is phased, said amount shall be paid for those buildings (or phases of each) for which a building permit is being sought.

#### 7. Maintenance of Property

- a. 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- 250.21 *et. seq.* of the Zoning Ordinance. Any graffiti is to be reported to the Prince William County Police Department before removal.



## Special Use Permit Conditions

### CONDITIONS

Applicant/Owner: Preowned Motorcars, LLC (d/b/a Motomember Manassas) / Manassas Real Estate Ventures, LLC

Project Name: Motomember

Project Number: #SUP2021-00020

Date: November 3, 2021

Page 5 of 6

- b. Site Maintenance: The Applicant shall maintain the site and shall pick up trash, litter, and debris as needed.
- c. Building Maintenance: The Applicant shall maintain the building exterior. There shall be no peeling or faded paint and the façade shall be maintained in an orderly aesthetic appearance and any repairs or upgrades shall be conducted by the applicant.
- d. Signage: The Applicant shall be permitted the sign modification to provide an increased number of façade signs, a total of 11 façade signs, in the locations depicted in the Sign Elevations entitled "Moto Member", prepared by Pattison Sign Group, dated December 3, 2020 last revised January 15, 2021 (Sheets 1 – 12), with Sheet 12 being last revised May 10, 2021 (the "Sign Elevations"). The total sign area (size) for façade signs shall not be increased from that which is permitted in the Zoning Ordinance and the DCSM. The design, size, and style of the freestanding monument sign shall conform to the Sign Elevations. The design and style of the façade signage shall conform to the Sign Elevations. In addition, the following shall apply to signage and advertisement on site:
  - i. Banners, pennants, streamers, balloons, figures, and other attention getting devices not permitted by the Zoning Ordinance shall be strictly prohibited. This restriction is not intended to prohibit flags as permitted by the Zoning Ordinance or grand opening signage.
  - ii. Parking and signage for handicapped customers shall be provided in accordance with the DCSM and other current standards.
  - iii. Unless not required by the Zoning Ordinance, sign permits are required for all signs. Color, scaled renderings of all signage shall be submitted as part of the sign permit approval process.

## Special Use Permit Conditions

### CONDITIONS

Applicant/Owner: Preowned Motorcars, LLC (d/b/a Motomember Manassas) / Manassas Real Estate Ventures, LLC

Project Name: Motomember

Project Number: #SUP2021-00020

Date: November 3, 2021

Page 6 of 6

- iv. The Zoning Administrator or his/her designee may approve any changes to overall sign design including logo, color, illumination type, and style, provided that the number of signs does not exceed the Zoning Ordinance and/or the conditions of this SUP.
8. Transportation: Access to the site shall be provided as shown on the SUP Plan.
9. Water & Public Sewer Connection: The Property shall connect to public water and public sewer.
10. Escalator: In the event the monetary contributions set forth in the development conditions are paid to the Prince William 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 the contributions are paid, they shall be adjusted by the percentage change in the CPI-U from the date eighteen (18) months after the 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.







DATE	BY	REVISION
01/20/21	BSM	REVISED PER COUNTY COMMENTS

PROJECT: PARKING LOT RECONSTRUCTION  
 ZONE: M-1 (GENERAL INDUSTRIAL)  
 DATE: 01/20/21, PG. 1 OF 1

D. J. W. 2/16/21: JWP  
 PROJECT: PARKING LOT RECONSTRUCTION  
 ZONE: M-1 (GENERAL INDUSTRIAL)  
 DATE: 01/20/21, PG. 1 OF 1

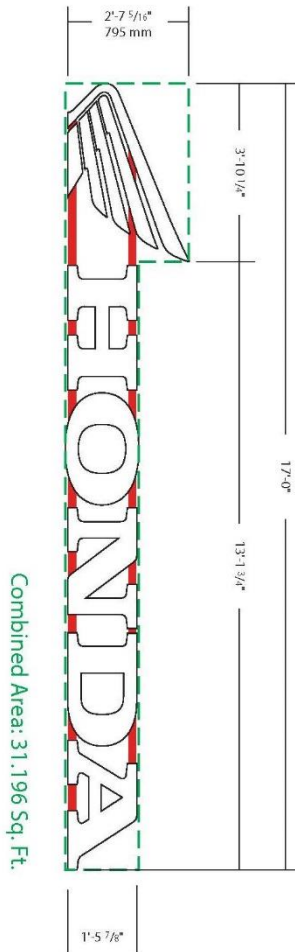
SHEET 1 OF 1

**MODIFIED ECA**

**SUP 2021-0020**  
**MOTOMEMBER**  
 PRENTISVILLE INDUSTRIAL DISTRICT  
 PRINCE WILLIAM COUNTY, VIRGINIA  
 SCALE: 1" = 30'







555 Ellesmere Road Toronto, Ontario, Canada M1R 4E8  
 (Tel) (Fax) 1.888.653.1110 (Fax) 1.888.729.4865  
 www.pattisonsg.com



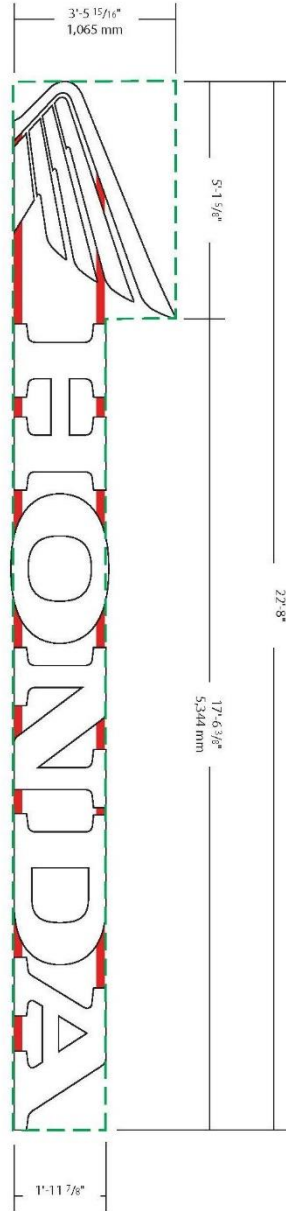
This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



Placement: Never attached to any central air conditioning unit. Signs of this type are not to be placed on any wall or structure.

<b>Project ID</b> RS4-36163	
Date: 12-09-2020 Scale: 3/8"=1'-0" Sales: T. Walsh Designer: J. Foster	Rev. #: RA Date: 01-15-2021
Revision Note: Updated sign package for city review	
<b>Missing Information</b> Required:	
<input checked="" type="checkbox"/> Electrical	
<input type="checkbox"/> 120V <input type="checkbox"/> 240V <input type="checkbox"/> Other:	
<b>Customer Approval</b> Signature: _____ Title: _____	
It is the Customer's responsibility to ensure that the sign is properly installed and maintained. The sign is not to be used for any purpose other than that intended. The sign is not to be used for any purpose other than that intended. The sign is not to be used for any purpose other than that intended.	
All rights reserved. The design, development, and installation of this sign are the exclusive property of Pattison Sign Group. No part of this sign may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the written permission of Pattison Sign Group.	
Sign Item Honda Logo	


**Meta Member**  
 9105 Mathis Ave  
 Manassas, VA



Combined Area: 53.0 Sq. Ft.



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545 Ellersmore Road, Toronto, Ontario, Canada M1B 4T8  
(Toll Free) 1.888.635.3110 (Fax) 1.885.759.6965  
www.pattisongroup.com



The sign has been installed in accordance with the requirements of Article 60 of the National Electrical Code as well as applicable local codes. This includes proper grounding and bonding of the sign.

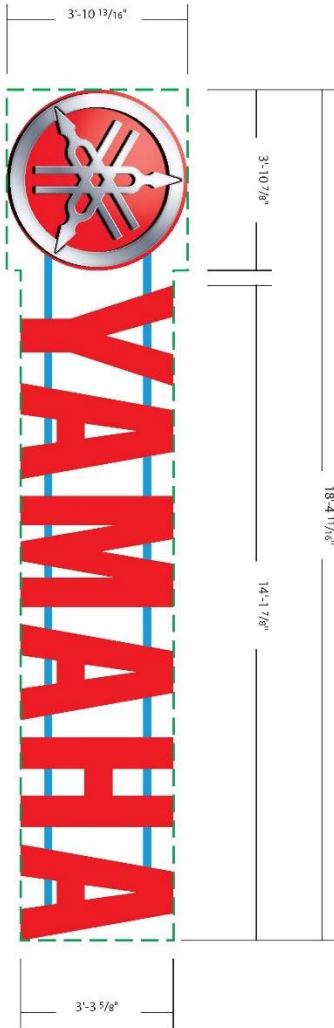


Placement, Use and other signs within Mercury Heli. Dependent on the engineering of the sign and the local laws.

3 of 12

<b>Project ID</b> RS4-36163	<b>Date:</b> 12-03-2020
<b>Scale:</b> 3/8"=1'-0"	<b>Sales:</b> T.W.Mab
<b>Designer:</b> J. Foster	<b>Rev. #</b> 01-15-2021
<b>Revision Number:</b> Uploaded sign package for client review	
<b>Missing Information</b> Required:	
<input checked="" type="checkbox"/> Electrical	
<input type="checkbox"/> Other	
<b>Customer Approval</b> Signature: _____ Date: 01/15/2021	
<p>It is the Customer's responsibility to building, designed and constructed to accept the regulations of the sign to provide further detail if required.</p> <p>All rights reserved. The attached document remains the copyright and is the sole property of Pattison Sign Group. No part of this document may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without written permission by Pattison Sign Group.</p>	
<b>Sign Item</b> Honda Logo	<b>Maple Member</b> 9105 Mathis Ave Manassas, VA





Combined Area: 63.08 Sq. Ft.



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www.pattisongroup.com



The sign to be installed is in accordance with the requirements of article 501 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



Have your sign read to improve readability (N.E.C. 2017, Article 605.12). Signage at the time of installation is subject to local, state or federal laws.

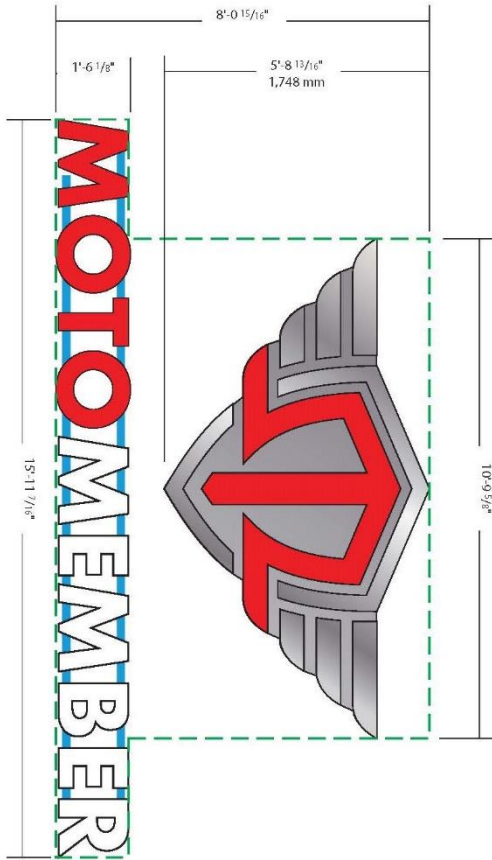
4 of 12

<b>Project ID</b>	RS4-36163
Date:	12-09-2020
Scale:	3/8" = 1'-0"
Maker:	T.W. Webb
Designer:	J. Foster
Rev. #:	R4
Date:	01-15-2021
Revision Notes:	Revised sign package for client review.
<b>Missing Information</b>	Required:
<input checked="" type="checkbox"/> 120V	<input type="checkbox"/> 347V
<input type="checkbox"/> Other	
<b>Customer Approval</b>	Signature: _____ Date: _____
<b>Notes</b>	It is the Customer's responsibility to building designed and constructed to accept the installation of the sign to provide further details if requested. All lights mounted, the attached sign are the exclusive property of the sign company and cannot be removed in whole or in part without written permission by Pattison Sign Group.

**Sign Item**

**Make Member**  
9105 Markis Ave  
Manassas, VA

**Yamaha Logo**



Area: 16.945 Sq. Ft.

Combined Area: 95.32 Sq. Ft.



555 Eldersme Road Toronto, Ontario, Canada M1R 4E8  
 (Toll Free) 1.866.633.1110 (Fax) 1.885.729.6953  
 www.patison-sign.com



Placement, Use and All Units conform to the requirements of the Ontario Electrical Code and all applicable local codes. This includes proper grounding and bonding of the sign.

<b>Project ID</b>	RS4-36163
Date:	12-03-2020
Scale:	3/8" = 1'-0"
Series:	1-Mesh
Designer:	J. Foster
Rev. #:	01-15-2021
Rev. #:	01-15-2021
Notes:	Refer to Notes: 01-15-2021 for sign package for sign.
<b>Missing Information</b>	
Result:	
<b>Electrical</b>	
<input checked="" type="checkbox"/> 120V	<input type="checkbox"/> 240V
<input type="checkbox"/> Other	
<b>Customer Approval</b>	
Signature:	
DATE:	
<p>It is the Customer's responsibility to ensure that the sign is properly installed and maintained. The sign is designed and constructed to meet the requirements of the Ontario Electrical Code and all applicable local codes. The sign is designed and constructed to meet the requirements of the Ontario Electrical Code and all applicable local codes. The sign is designed and constructed to meet the requirements of the Ontario Electrical Code and all applicable local codes.</p>	
<p>Patison Sign Group is not responsible for the sign's performance or the sign's appearance. The sign is designed and constructed to meet the requirements of the Ontario Electrical Code and all applicable local codes. The sign is designed and constructed to meet the requirements of the Ontario Electrical Code and all applicable local codes.</p>	

Sign Item

**Mesh Member**  
 5105 Mathis Ave  
 Manassas, VA

**Mesh Member Logo**



Combined Area: 55,746 Sq. Ft.



515 Eisenhower Road Toronto, Ontario, Canada M1R 4E8  
Tel: (416) 1-896-6333 Fax: (416) 1-852-759-9993  
www.pattison-sign.com



This sign to be installed in accordance with the requirements of Article 600.7 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



Prohibited: Signs and billboards contain in Maryland, DC, Virginia, and other states. Signs of this type are prohibited in many states and federal lands.

6 of 12

<b>Project ID</b> RS4-36163	
Date:	12-09-2020
Scale:	3/8"=1'-0"
Series:	T-Mesh
Designer:	J. Foster
<b>Rev. #:</b>	04
<b>Date:</b>	01-15-2021
Revision Note: Updated sign package for 4/9/2021	
<b>Missing Information</b>	
Required:	
<input checked="" type="checkbox"/> Electrical <input type="checkbox"/> 120V <input type="checkbox"/> 240V <input type="checkbox"/> Other _____	
<b>Customer Approval</b>	
Signature	_____
Title/Company	_____
It is the customer's responsibility to provide the necessary information to the sign manufacturer to ensure that the sign is properly installed and maintained. The sign manufacturer is not responsible for any damage to the sign or the building it is attached to. The sign manufacturer is not responsible for any damage to the building or the sign caused by fire, theft, or other causes. The sign manufacturer is not responsible for any damage to the building or the sign caused by the customer's failure to provide the necessary information. The sign manufacturer is not responsible for any damage to the building or the sign caused by the customer's failure to provide the necessary information.	
All other materials, this package, and the sign itself are the property of the sign manufacturer. The sign manufacturer is not responsible for any damage to the sign or the building it is attached to. The sign manufacturer is not responsible for any damage to the building or the sign caused by fire, theft, or other causes. The sign manufacturer is not responsible for any damage to the building or the sign caused by the customer's failure to provide the necessary information.	

**Sign Item**

**Mesh Member**  
9105 Mathis Ave  
Manassas, VA

**Kawasaki Letters**



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(Toll Free) 1.888.635.1110 (Fax) 1.855.729.4955  
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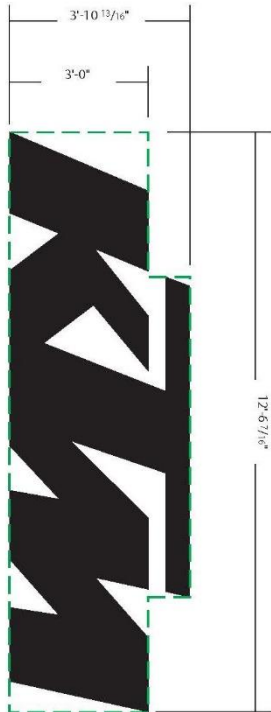


This sign is intended to be installed in accordance with the requirements of Article 609 of the National Electrical Code as per state applicable code. This includes proper grounding and bonding of the sign.



Placement, Use and Reproduction of this Sign is Prohibited. This sign is intended to be installed in accordance with the requirements of Article 609 of the National Electrical Code as per state applicable code. This includes proper grounding and bonding of the sign.

<b>Project ID</b>	RS4-36163
<b>Date:</b>	12-03-2020
<b>Scale:</b>	3/8"=1'-0"
<b>Series:</b>	T-Wash
<b>Designer:</b>	J. Foster
<b>Rev. #:</b>	01
<b>Date:</b>	01-15-2021
<b>Revision Note:</b>	Customer sign package for copy review
<b>Missing Information</b>	Required:
<b>Electrical</b>	<input checked="" type="checkbox"/> 120V <input type="checkbox"/> 240V <input type="checkbox"/> Other _____
<b>Customer Approval</b>	Signature _____ DATE/TIME _____
<b>Sign Item</b>	Sign Item 5105 Marlin Ave Manassas, VA Suzuki Logo



Area: 43,844 Sq. Ft.



555 Blenheim Road Toronto, Ontario, Canada M1R 4E9  
 (Toll Free) 1-866-433-1110 (Fax) 1-800-753-4855  
 www.pattison.com



This sign has been tested in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

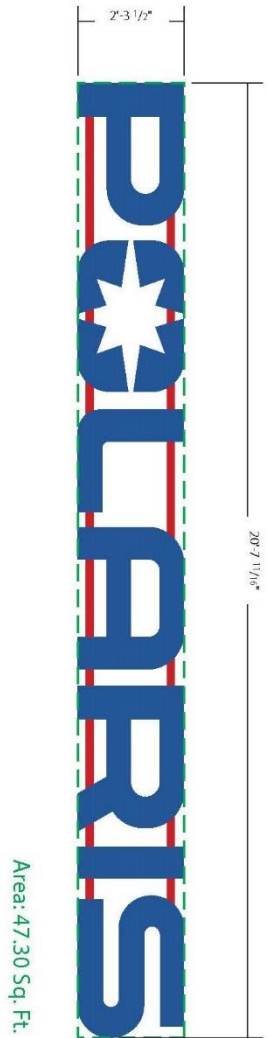


Placement: Signs shall not be placed over any existing signs or other signs. Signs shall be placed in accordance with applicable local or state laws.

<b>Project ID</b>	
RS4-36163	
Date:	12-03-2020
Scale:	3/8"=1'-0"
Sheet:	11/Weib
Designer:	J. Kosler
<b>Rev. #:</b>	<b>Rev. #:</b>
01-15-2021	
Revision Note: Updated sign package for sign change	
<b>Missing Information</b>	
Required:	
<input checked="" type="checkbox"/> Electrical <input type="checkbox"/> Sign <input type="checkbox"/> Other	
<b>Customer Approval</b>	
Signature _____	
DATE/TIME _____	
It is the Customer's responsibility to provide all necessary information to the Sign Group to ensure that the sign is properly designed and fabricated to meet the requirements of the applicable local and state laws. The Sign Group is not responsible for any errors or omissions in the sign design or fabrication. The Sign Group is not responsible for any damage to the sign or the sign carrier. The Sign Group is not responsible for any damage to the sign or the sign carrier. The Sign Group is not responsible for any damage to the sign or the sign carrier.	
Sign Group reserves the right to design and fabricate the sign in accordance with the applicable local and state laws. The Sign Group is not responsible for any errors or omissions in the sign design or fabrication. The Sign Group is not responsible for any damage to the sign or the sign carrier. The Sign Group is not responsible for any damage to the sign or the sign carrier.	

**Sign Item**

**Map Member**  
 9105 Mathis Ave  
 Manassas, VA



555 Eisenhower Blvd Toronto, Ontario, Canada M1R 4S8  
 (toll free) 1.888.633.1110 (local) 1.503.759.4915  
 www.pattison-sign.com



This sign has been field inspected with the approval of Article 604 of the  
 National Electrical Code and/or applicable local code.  
 This includes proper grounding and bonding of the sign.



However, signs and/or signs contain electrical wiring.  
 Observe the signs according to state, national, and/or local laws.

**Project ID**  
 RSA-36163

Date: 12-03-2020  
 Scale: 3/8"=1'-0"  
 Sales: T.Welsh  
 Designer: J. Foster

Rev. #: 04  
 Date: 01-15-2021

Revision Note:  
 Updated sign package for  
 city review

**Missing Information**

Request:

**Electrical**

120V  240V

Other \_\_\_\_\_

**Customer Approval**

Signature \_\_\_\_\_

NAME/TITLE \_\_\_\_\_

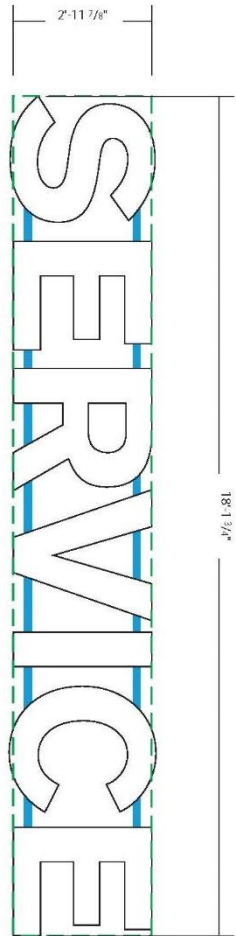
It is the Customer's responsibility to  
 ensure that the structure of the  
 sign is suitable for the sign and  
 to accept the installation of the sign  
 being ordered. Please call if you  
 require further details or require

All rights reserved. The service  
 provided by Sign Group is for the sign  
 and the exclusive property of  
 Sign Group. No part of this sign  
 may be reproduced or transmitted  
 in any form without written permission  
 by Sign Group.



Sign Item  
 Moto Member  
 503 Watts Ave  
 Madison, VA

Sign Item  
 Polaris Logo



Area: 54.25 Sq. Ft.



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(Toll Free) 1-888-653-1110 (Fax) 1-855-759-6456  
www.pattisonsg.com



The sign holder (holder, manufacturer) has the responsibility of providing the sign with the proper code or sign name for the location. The holder is responsible for providing the sign with the proper code or sign name for the location.



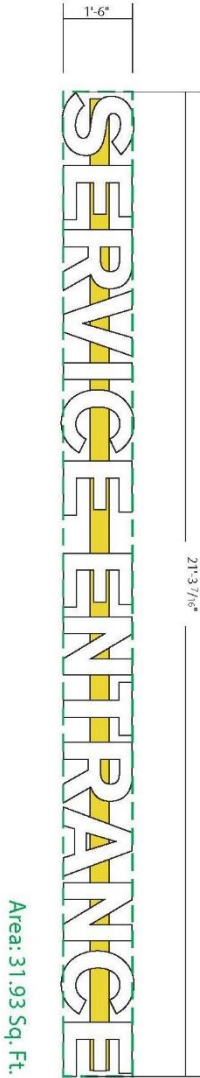
Placement, size and color must comply with local, provincial, state or federal laws. Report the sign placement to local, provincial, state or federal laws.

<p><b>Project ID</b> RS4-56153</p> <p>Date: 12-03-2020 Scale: 3/8"=1'-0" Sales: T.Melo Designer: J. Foster</p> <p><b>Rev. #</b> 04 Date: 01-15-2021</p> <p>Revision Note: Updated sign package for dry review</p>	<p><b>Missing Information</b> Required:</p> <p><b>Electrical</b> <input checked="" type="checkbox"/> 120V <input type="checkbox"/> 240V <input type="checkbox"/> Other</p> <p><b>Customer Approval</b> Signature: _____ Date: 01/15/2021</p> <p><small>It is the Customer's responsibility to ensure that the sign is properly installed and that the sign is properly maintained. The sign holder is responsible for providing the sign with the proper code or sign name for the location. The holder is responsible for providing the sign with the proper code or sign name for the location.</small></p>
---	---

**Sign Item**

**Micro Member**  
505 Mathews Ave  
Mississauga, ON

**SERVICE LETTERS**



555 Bloorville Road, Toronto, Ontario, Canada M1S 4E8  
 (Toll Free) 1.866.652.1111 / (Fax) 1.857.752.0965  
 www.pattisonsg.com



This sign is to be used in accordance with the requirements of Article 610 of the National Electrical Code and other applicable codes. This includes proper grounding and bonding of the sign.



Fluorescent Neon should be kept in a secure container, away from children, and disposed of properly according to local, provincial, state or federal laws.

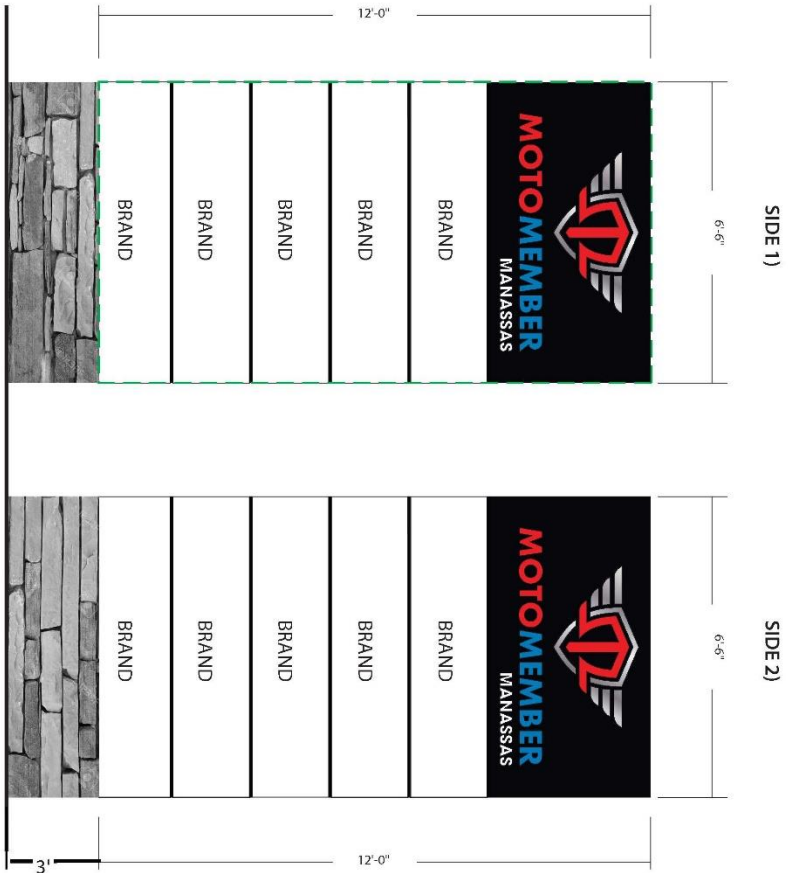
<p><b>Project ID</b> RSA-36163</p> <p>Date: 12-05-2020                  Scale: 3/64"-1'-0"                  Sheet: T-W-010                  Designer: J. Foster</p> <p>Rev. #: 01                  Date: 01-15-2021</p> <p>Revision Note:                  Updated sign package for dry review</p>	<p><b>Missing Information</b> Required:</p>	<p><b>Electrical</b></p> <p><input checked="" type="checkbox"/> 120V <input type="checkbox"/> 240V  <input type="checkbox"/> Other _____</p>	<p><b>Customer Approval</b></p> <p>Signature _____                  (VVV/DD/YYYY)</p> <p>I, the Customer, in responsibility to ensure that the structure of the sign is safe and sound, hereby accept the responsibility of the sign being installed on my property and I agree to provide the address of my property.</p> <p>All rights reserved. The service mark and logo of the sign and the exclusive property of the sign are the trademarks of the sign manufacturer and are used in part without written permission by Pattison Sign Group.</p>
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Sign Item

**Mojo Member**  
 6103 Mainville Ave  
 Mississauga, ON

**SERVICE ENTRANCE**





78.0 Sq. Ft.

78.0 Sq. Ft.

Revised May 10, 2021  
12 of 12



555 Elmhurst Road, Toronto, Ontario, Canada M1B 4E8  
(Toll Free) 1.866.635.1110 (Fax) 1.852.759.4852  
www.patison-sign.com



This sign is manufactured in accordance with the requirements of the code of the  
National Fire Protection Association (NFPA) 701. The product is made of fire-retardant  
polyester fabric and is suitable for use in fire-prone areas.



Prohibited: Signs and signs are not to be placed in any location where they may be  
obstructed by other signs or signs, or where they may be obscured by other signs.

**Sign Item**

**Main Member**  
9105 Lakeside  
Manassas, VA

**Pylon Sign**

<b>Project ID</b>	RS4-36163
<b>Date:</b>	12-03-2020
<b>Scale:</b>	3/8"=1'-0"
<b>Sales:</b>	T.Welch
<b>Designer:</b>	J. Foster

<b>Rev. #:</b>	04
<b>Date:</b>	01-15-2021
<b>Revision Note:</b>	Updated sign package for city review

**Missing Information**  
Required:

**Electrical**

120V  347V

Other \_\_\_\_\_

**Customer Approval**

Signature \_\_\_\_\_

DATE/TIME \_\_\_\_\_

It is the Customer's responsibility to  
ensure that the sign is properly  
installed and maintained in  
accordance with the manufacturer's  
instructions. The sign is not to be  
used for any other purpose than  
that intended. The sign is not to be  
used in any location where it may  
be obscured by other signs or signs,  
or where it may be obscured by other  
signs. The sign is not to be used in  
any location where it may be obscured  
by other signs or signs, or where it  
may be obscured by other signs.

# Building Elevations



<p>DATE: 09/04/20 SHEET NO: A 402</p>	<p><b>Motomember Manassas</b> 8300 SUDLEY RD. COLOR-RENDERED ELEVATIONS MANASSAS VIRGINIA</p>	<p><b>Design Delmarva</b> ARCHITECTURE 1100 W. 10TH ST. PO BOX 1000 DELMAR, DE 19741 TEL: 302.391.1100 WWW.DESIGNDELMARVA.COM</p>	<p>SCALE: 1/8"=1'-0"</p>	<p>ISSUED FOR 09/04/2021</p>	<p>PROFESSIONAL SEAL ARCHITECT STATE OF VIRGINIA NO. 010195 JAMES W. WILSON</p>	<p>COMMUNITY DEVELOPMENT MANASSAS NO. 010195 JAMES W. WILSON</p>
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# Historical Commission Resolution

## HISTORICAL COMMISSION RESOLUTION

**MOTION:** DULEY **April 13, 2021**  
**Regular Meeting**  
**Res. No. 21-027**  
**SECOND:** BURGESS  
**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:

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
REZ2020-00005	Centre at Haymarket 5 <sup>th</sup> Submission	No Further Work
REZ2021-00013	Manassas Mall Proffer Amendment	No Further Work
SUP2021-00020	Manassas Mall Proffer Amendment	No Further Work
REZ2021-00012	Park Landing	No Further Work
SUP2021-00021	Sheetz - Gainesville Crossing	No Further Work

**Votes:**

**Ayes:** by acclamation

**Nays:** None

**Absent from Vote:** None

**Absent from Meeting:** Davis, Henson, Shockley

**MOTION CARRIED**

ATTEST:



Secretary to the Commission