



PLANNING COMMISSION RESOLUTION

MOTION:

November 30, 2022

SECOND:

Regular Meeting

RES. No. 22-xxx

**RE: REZONING #REZ2022-00009, BALLS FORD ROAD
BRENTSVILLE MAGISTERIAL DISTRICT**

ACTION:

WHEREAS, this is a request to amend the proffers associated with Proffer Amendment #PLN2001-00348 to allow modifications to transportation, community design, fire/rescue, and environmental proffers, with associated waivers and modifications, including an increase in FAR to 0.69; and

WHEREAS, the ±8.99- acre property is located ±975 feet southwest of the intersection of Balls Ford Road and Prince William Parkway; is currently addressed as 12980 Balls Ford Road and is identified on County maps as GPIN 7597-02-0716; and

WHEREAS, the site is designated EI, Industrial Employment, in the Comprehensive Plan; and

WHEREAS, the site is zoned M-1, Heavy Industrial; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on November 30, 2022, at which time public testimony was received and the merits of the above-referenced case were considered; and

WHEREAS, the Prince William County Planning Commission finds that public necessity, convenience, general welfare, and good zoning practices, as well as good planning practices are served by the approval of this request;

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby close the public hearing and recommend approval of Proffer Amendment #REZ2022-00009, Balls Ford Road, subject to the proffers dated November 15, 2022.

ATTACHMENT: Proffer Statement, dated November 15, 2022

Votes:

Ayes:

Nays:

Abstain from Vote:

Absent from Vote:

Absent from Meeting:

MOTION CARRIED

Attest:

Aholibama Pena
Clerk to the Planning Commission

PROFFER STATEMENT

RE: #REZ2022-00009, Balls Ford Road
Record Owner: JREHVA LLC
Property: 8.99 acres, M-1, Heavy Industrial District
GPIN 7597-02-0716
Brentsville Magisterial District

Date: November 15, 2022

The undersigned hereby proffers that the use and development of the subject Property shall be in strict conformance with the following conditions and shall supersede all other proffers made prior hereto. In the event the above-referenced rezoning is not granted as applied for by Applicant, these proffers shall be withdrawn and are null and void.

The headings of the proffers set forth below have been prepared for convenience or reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the proffers. Any improvements proffered herein shall be provided at the time of development of that portion of the site adjacent to the improvement, unless otherwise specified. The term "Applicant" as referenced herein shall include within its meaning all future owners and successors in interest.

For purposes of reference in this Proffer Statement, the "GDP" shall be that plan entitled "General Development Plan – 12980 Balls Ford Road," prepared by The Engineering Groupe Inc., dated August 25, 2021, last revised September 30, 2022.

USE AND SITE DEVELOPMENT

1. General Development Plan - The Property shall be developed in substantial conformance with the GDP, subject to minor modifications in connection with final engineering and design requirements. If permitted by Proffer #9 below, there may be a modification to allow a second access along the Balls Ford Road frontage of the Property.
2. Lighting -
 - a. All freestanding parking lot and internal travelway lights shall have a maximum height of twenty-five feet (25') and shall have fixtures which direct light downward and inward.
 - b. Low pressure sodium vapor lamps shall be prohibited.
3. Dumpster - All dumpster pads shall be located on the Property as unobtrusively as possible.
4. Freestanding Signs - All freestanding signs shall be monument style and shall not exceed ten feet (10') in height. Materials for said signs shall be compatible with those of the buildings constructed on the Property.

5. Floor Area Ratio - Pursuant to Zoning Ordinance Section 32-400.04 and permissible through this rezoning, the maximum floor area ratio (FAR) shall be up to 0.69.

COMMUNITY DESIGN

6. Architecture - The design of the portion of the building labeled as “PROPOSED BUILDING ADDITION” on the GDP, shall be in substantial conformance with the building elevations entitled “Illustrative Building Elevations,” prepared by Epstein dated May 17, 2022 (the “Illustrative Building Elevation”), subject to changes approved by the Planning Director or its designee. The Illustrative Building Elevations may be subject to minor modification approved by the County in connection with final site plan review. Any changes to the architecture, materials, finishes, or any future updates/changes may be made provided that such changes are approved by the Planning Office 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 to that shown on the Illustrative Building Elevations. Compliance with this proffer shall be evidenced with the submission of building elevations to the Department of Development Services Land Development Division at least two weeks prior to the request for a building permit release letter.
7. Landscaping - Landscaping shall be provided in substantial accordance with the plan entitled “Landscape Plan – 12980 Balls Ford Road,” prepared by The Engineering Groupe Inc., dated December 27, 2021, last revised September 30, 2022 (the “Landscape Plan”).
8. Balls Ford Road Frontage - The Applicant shall provide a minimum twenty foot (20’) wide buffer to be planted at the rate of 130 plant units per 100 linear feet along the Balls Ford Road frontage of the Property as shown on the Landscape Plan.

TRANSPORTATION

9. Access - Access to the Property shall be limited to the existing entrance located along the Balls Ford Road frontage of the Property. If approved by the Prince William County Department of Transportation, the Virginia Department of Transportation and Norfolk Southern Railroad, if determined necessary, the Applicant may have a second access along the Balls Ford Road frontage of the Property.
10. Street Lights - The Applicant shall provide street lights at the entrance to the Property along Balls Ford Road in accordance with County requirements.
11. Bicycle Racks - The Applicant shall provide a minimum of one (1) bicycle rack on the Property. Said bicycle rack shall be provided prior to the issuance of an occupancy permit for the total building square footage of 261,900 on the Property.

FIRE AND RESCUE

12. Monetary Contribution: The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$0.35 per square foot of gross building floor area on the Property to be used for fire and rescue services. For the portion of the building labeled as "Proposed Bldg Addition" on the GDP, the Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$0.61 per square foot of gross building floor area (approximately 65,551 square feet) to be used for fire and rescue services. Said contribution shall be based on the size of the building(s) shown on the applicable site plan(s) (excluding any structured parking) and shall be paid prior to and as a condition of the issuance of a building permit for such building.

ENVIRONMENTAL

13. Oil/Grit Separator - At the time a site plan is filed for a use which necessitates installation of an oil/grit separator (i.e., automotive service or repair, car wash and the like) on the Property, the Applicant shall provide a drainage plan for such use which includes and identifies the location of storm drainage receptacles to be equipped with oil/grit separators.
14. Spill Contingency Plan - In connection with the submission of a site plan for construction of a new use on the Property which involves the storage of potentially hazardous products, a "Spill Contingency Plan" shall be submitted to the Fire Marshal for approval, said approval not to be unreasonably withheld. Said plan shall set forth the procedures to be followed in the event of a product leak or spill on the Property.

UTILITIES

15. Water and Sewer - Property shall be served with public water and sewer.

MISCELLANEOUS

16. Escalation - In the event the monetary contributions set forth in the Proffer Statement are paid to the Prince William County Board of County Supervisors ("Board") within eighteen (18) months of the approval of this proffer amendment, as applied for by the Applicant, said contributions shall be in the amounts as stated herein. Any monetary contributions set forth in this Proffer Statement which are paid to the Board after eighteen (18) months following the approval of this rezoning shall be adjusted in accordance with the Urban Consumer Price Index ("CPI-U") published by the United States Department of Labor, such that at the time contributions are paid they shall be adjusted by the percentage change in the CPI-U from that date eighteen (18) months after the approval of this rezoning to the most recently available CPI-U to the date the contributions are paid, subject to a cap of 6

percent (6%) per year, noncompounded.

WAIVERS & MODIFICATIONS

17. Approval of the subject rezoning shall constitute a waiver/modification of Section 32-400.23(6) to allow for the development as shown on the GDP, Landscape Plan and Illustrative Building Elevations.
18. Pursuant to Section 32-250.32.4 of the Zoning Ordinance, approval of the subject rezoning shall constitute a waiver/modification of DCSM Section 800 to allow for landscaping and buffering as shown on the Landscape Plan.
19. Pursuant to Section 32-400.04 of the Zoning Ordinance, approval of this subject rezoning shall constitute a waiver/modification of Section 32-403.14 requiring a maximum FAR of 0.50 to allow for a maximum FAR of 0.69 on the Property.



STAFF REPORT

PC Meeting Date:	November 30, 2022
Agenda Title:	Rezoning #REZ2022-00009, Balls Ford Road
District Impact:	Brentsville Magisterial District
Requested Action:	Recommend Approval of Rezoning #REZ2022-00009, Balls Ford Road, subject to the proffers dated November 15, 2022.
Department:	Planning
Case Planner:	Emilie Wolfson

EXECUTIVE SUMMARY

This is a request to amend the proffers associated with Proffer Amendment #PLN2001-00348 to allow modifications to transportation, community design, fire/rescue, and environmental proffers, with associated waivers and modifications, including an increase in FAR to 0.69.

It is the recommendation of staff that the Planning Commission recommend approval of Proffer Amendment #REZ2022-00009, Balls Ford Road, subject to the proffers dated November 15, 2022.

BACKGROUND

A. Request: This is a request to amend the proffers associated with Proffer Amendment #PLN2001-00348 to allow modifications to transportation, community design, fire/rescue, and environmental proffers, with associated waivers and modifications, including an increase in FAR to 0.69. A summary of the changes to the proffers includes the following:

- Minor changes to the organization of the proffers.
- Deletion of proffers that have already been satisfied.
- Addition of substantial conformance with Building Elevations and Landscape Plan.
- Modifications to landscaping, access, and an addition of a bicycle rack.
- Addition of monetary proffer amount for fire and rescue based on the new square footage of the building.
- Associated waivers and modifications that include a waiver/modification of DSCM Section 800 to allow for landscaping and buffering as shown on the landscape plan, and a waiver/modification of Section 32-400.23(6) to allow for the development as shown on the GDP, Landscape Plan, and Illustrative Building Elevations.

The applicant, JREHVA LLC, is the owner of the Property which is improved with an existing 92,665 gross square foot building. The existing use of the building is a pharmaceutical product manufacturing with associated greenhouse, and with secondary retail sales that is used as a medical cannabis facility, which is allowed by-right under the M-1 zoning district. The by-right portion of the building includes 103,684 gross square feet (not yet built). The building addition proposed by the proffer amendment will be 65,551 gross square feet. The existing use will continue on this property.

Feature/Standard	Existing/Approved	Proposed Proffer Amendment
Total Parcel Area	±8.99 acres	±8.99 acres
Building Area	Existing: 92,665 sq ft. By-Right: 103,684 sq ft.	Existing: 92,665 sq ft. By-Right: 103,684 sq ft. Building Addition: 65, 551 sq ft. Approximate Gross Floor Area Total: 261,900 sq ft.
Parking	Existing: 91 spaces By-Right: 78 spaces	Required: Existing: 91 spaces By-Right: 78 spaces Building Addition: 49 spaces Parking Required: 218 spaces Provided: Parking Provided: 219 spaces

Maximum Height Allowance	Permitted: 70' (Pharmaceutical Product Manufacturing)	Permitted: 70' (Pharmaceutical Product Manufacturing)
Maximum FAR	0.50	0.69
Landscaping/Buffers	<ul style="list-style-type: none"> - 20-foot-wide buffer along Balls Ford Road - 15-foot-wide buffer southern boundary (boundary (58 plant units per 100 linear feet) 	<ul style="list-style-type: none"> - 20-foot-wide buffer along Balls Ford Road (130 plant units per 100 linear feet) - 15-foot-wide buffer southern boundary (58 plant units per 100 linear feet) - Variable Width Landscape Area Western Boundary (110 plant units per 100 linear feet) - Variable Width Perimeter Landscape Area Northern Boundary (80 plant units per 100 linear feet)

- B. Site Location: The ±8.99-acre property is located ±975 feet southwest of the intersection of Balls Ford Road and Prince William Parkway; is currently addressed as 12980 Balls Ford Road and is identified on County maps as GPIN 7597-02-0716.
- C. Comprehensive Plan: The site is designated EI, Industrial Employment, in the Comprehensive Plan.
- D. Zoning: The site is zoned M-1, Heavy Industrial, and is located within the Data Center Opportunity Overlay and Airport Overlay Districts.
- E. Surrounding Land Uses: The property is mostly surrounded by EI designated property except for the property to the south, which is designated as PL, Public Land, and is the location of the Prince William County Balls Ford Road Composting Facility.
- F. Background and Context: Rezoning PLN2001-00348 called for a request to rezone ±4.31 acres from M-2 Light Industrial to M-1 Heavy Industrial to develop a peak electrical generating plant, which was concurrent with a Special Use Permit Request for SUP PLN2001-00349. The SUP request was voided as the request was not acted on before the approval expire date of February 19, 2007, thus the project was never developed with a peak electrical generating plan.

STAFF RECOMMENDATION

Staff recommends approval of Proffer Amendment #REZ2022-00009, Balls Ford Road, subject to the proffers dated November 15, for the following reasons:

- The existing M-1, Heavy Industry, zoning district directly implements the EI, Industrial Employment, land use designation.
- The surrounding character of the area is primarily industrial, and the proposed proffer amendment will be consistent with the nearby existing industrial uses.
- As proposed, the proffers sufficiently mitigate the anticipated impacts.

Comprehensive Plan Consistency Analysis

Long-Range Land Use: The proffer amendment is in the development area of the County. The site is designated EI, Industrial Employment, and is located in the Data Center Opportunity Overlay District, as well as the Airport Overlay District.

Community Input

Notice of the proffer amendment has 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 opposition.

Other Jurisdiction Comments

The subject site is located outside of the required notification area of any jurisdiction.

Legal Issues

If the proffer amendment is approved, there will be modifications to transportation proffers, community design proffers, fire/rescue proffers, and environmental proffers, with associated waivers and modifications, including an increase in FAR to 0.69, on the Property, subject to the approved proffer amendment. Legal issues resulting from the Planning Commission's action are appropriately addressed by the County Attorney's office.

Timing

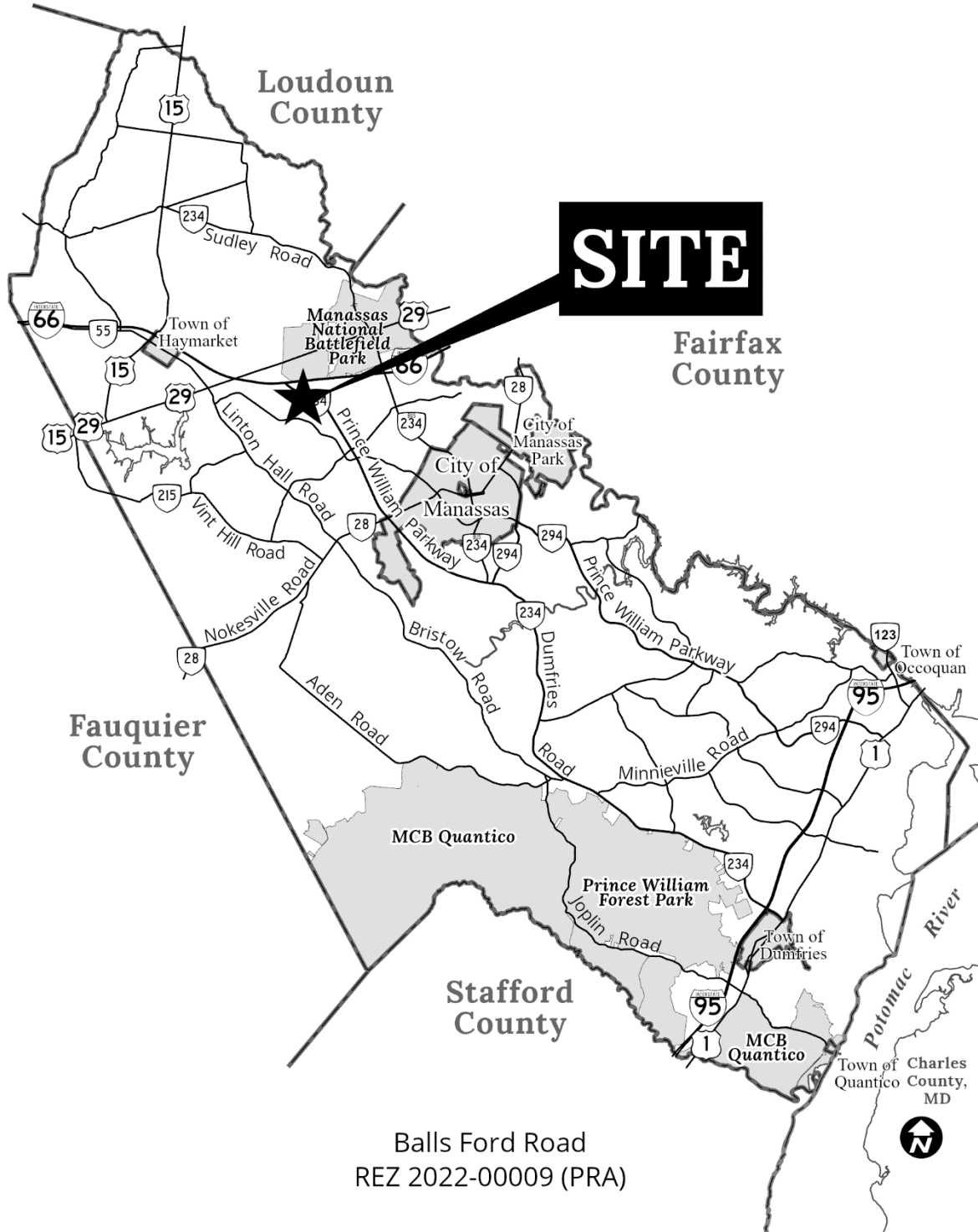
The Planning Commission has until February 28, 2023, which is 90 days from the first public hearing date, to take action on the rezoning proposal. A recommendation to approve the proffer amendment would meet the 90-day requirement.

STAFF CONTACT INFORMATION

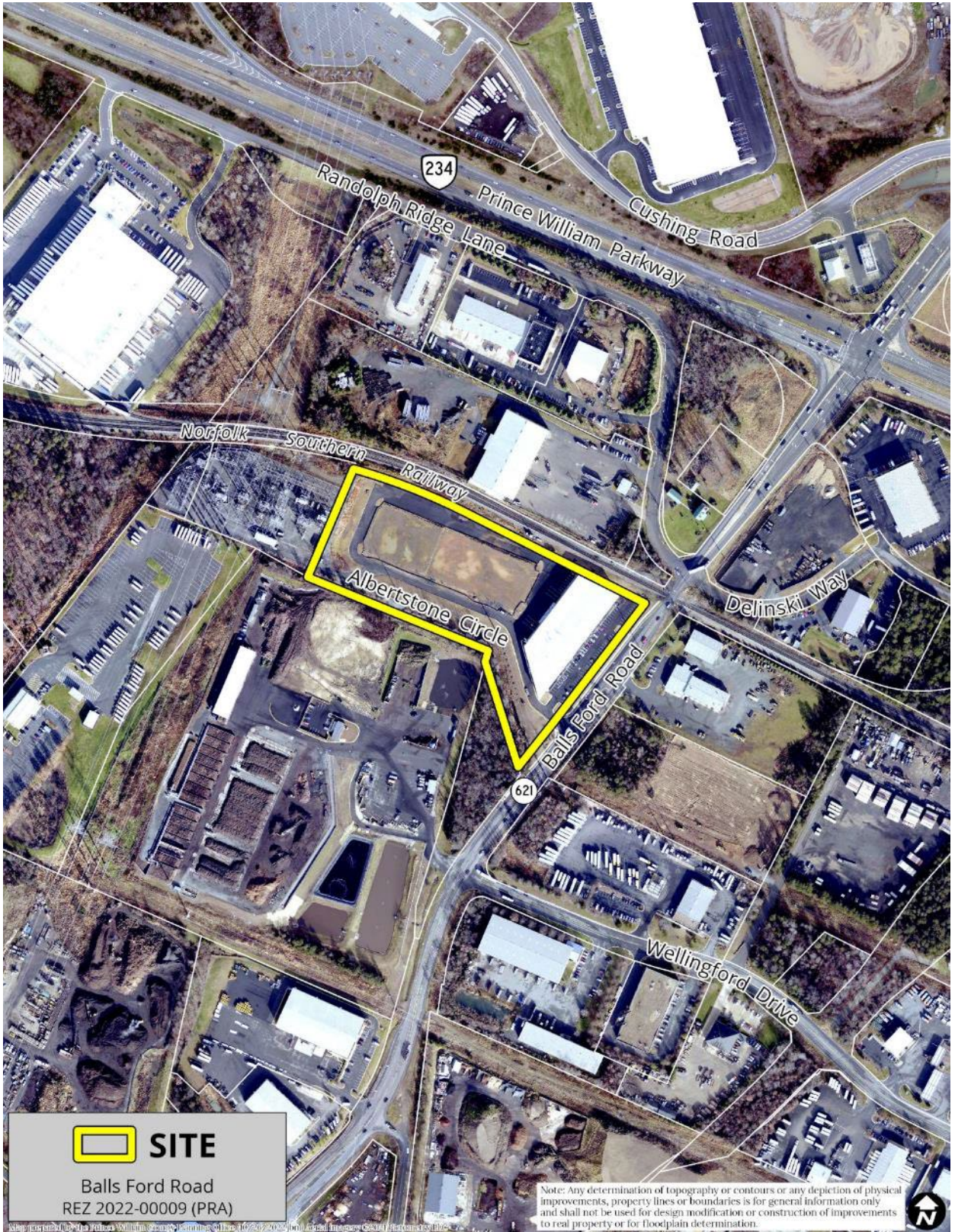
Emilie Wolfson | (703) 792-7128
ewolfson@pwcgov.org

ATTACHMENTS

Attachment A: Red-Lined Proffers
Attachment B: GDP Plan
Attachment C: Illustrative Building Elevations
Attachment D: Line of Sight Exhibits
Attachment E: Historical Commission Resolution



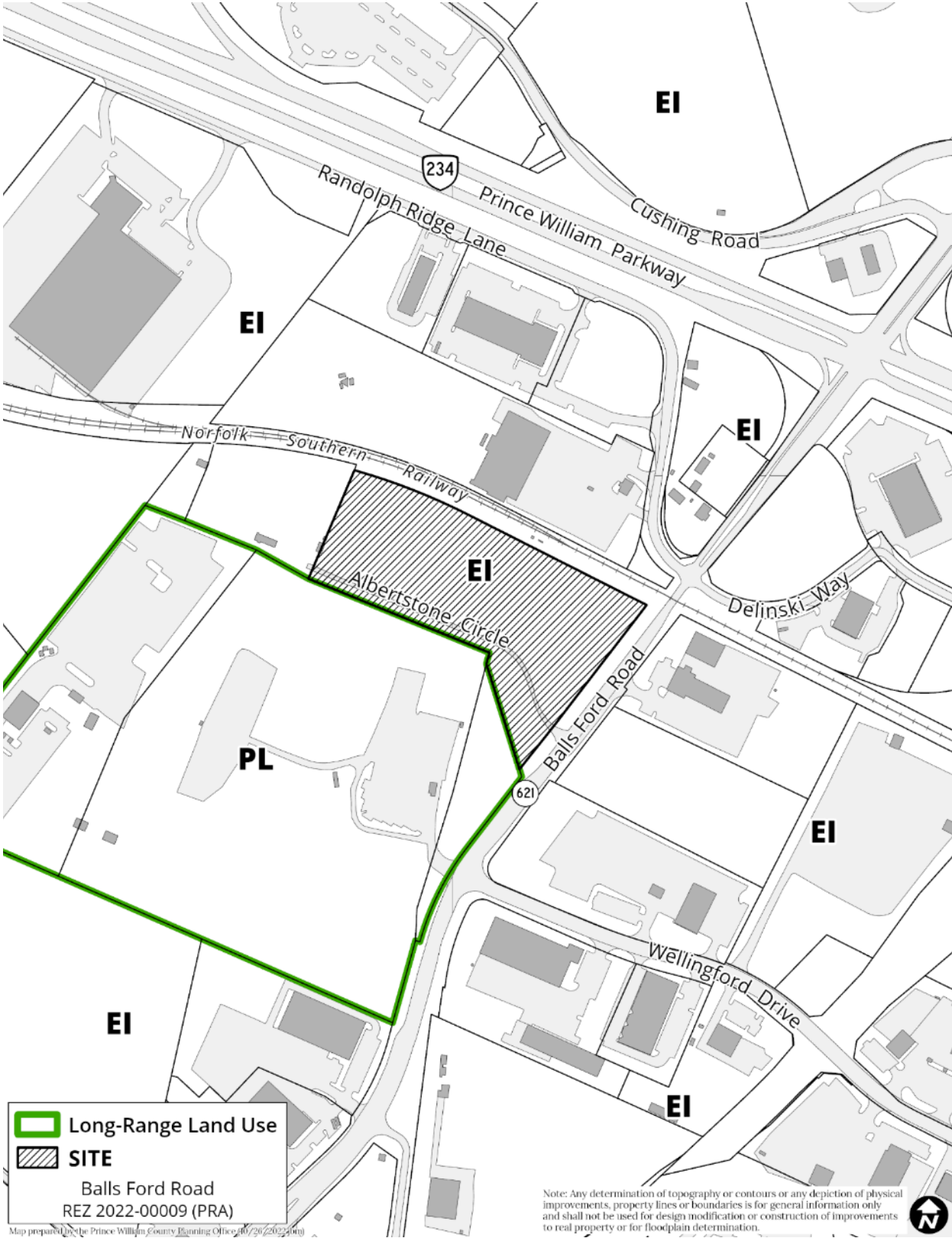
Balls Ford Road
REZ 2022-00009 (PRA)



 **SITE**
Balls Ford Road
REZ 2022-00009 (PRA)

Note: Any determination of topography or contours or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for design modification or construction of improvements to real property or for floodplain determination.

Long-Range Land Use Map

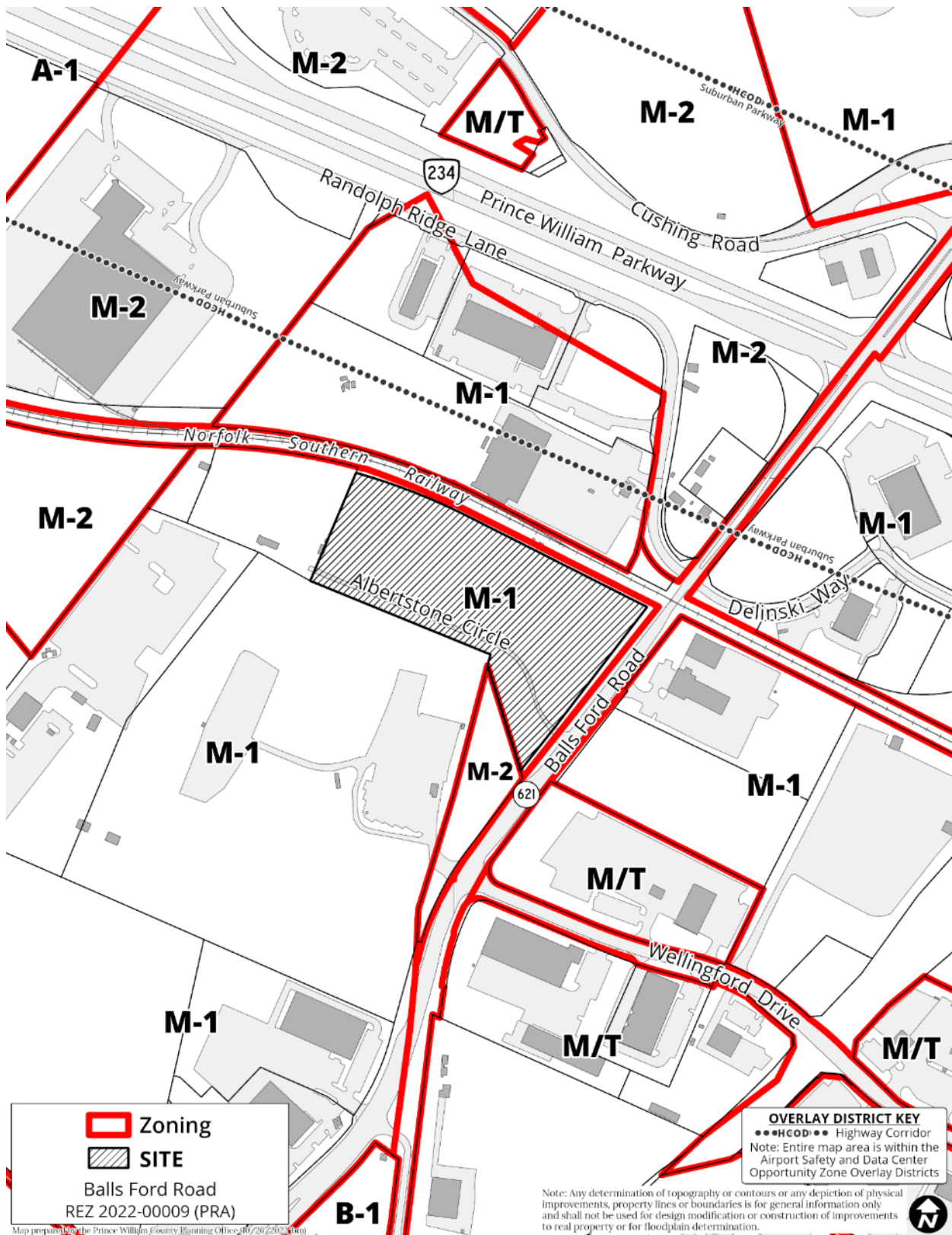


Long-Range Land Use
 SITE
 Balls Ford Road
 REZ 2022-00009 (PRA)

Note: Any determination of topography or contours or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for design modification or construction of improvements to real property or for floodplain determination.



Map prepared by the Prince William County Engineering Office (07/26/2022, 400)



Zoning
 SITE
 Balls Ford Road
 REZ 2022-00009 (PRA)

OVERLAY DISTRICT KEY
 ●●●HGOD●●● Highway Corridor
 Note: Entire map area is within the
 Airport Safety and Data Center
 Opportunity Zone Overlay Districts

Note: Any determination of topography or contours or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for design modification or construction of improvements to real property or for floodplain determination.



Map prepared by the Prince William County Engineering Office 06/26/2022 (010)

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
Economic Development	Yes
Environment	Yes
Fire and Rescue	Yes
Police	Yes
Potable Water	Yes
Sanitary Sewer	Yes
Transportation	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	Industrial	EI	M-1
South	Industrial	PL	M-1
East	Industrial	EI	M-1
West	Industrial	EI	M-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.

The site is designated EI, Industrial Employment, in the Comprehensive Plan and is located within the Development Area of the County. The existing M-1 zoning district directly implements the EI designation, and the proposed use is consistent with the area context.

The subject site is currently zoned M-1, Heavy Industrial. The proposed proffer amendment would increase the FAR from 0.50 to 0.69. M-1 has a maximum FAR of 0.50; however, as stated in Section 32-400.04.3 The Board of County Supervisors may approve a FAR higher than permitted by-right by specifically proffering the request in a rezoning or special use permit. The increase is both consistent with surrounding development and properly mitigated.

As part of the Pathway to 2040 Comprehensive Plan update, the land use chapter and land use map are being updated. The first draft was posted on the project website at www.pwccgov.org/pathwayto2040 on January 31, 2022, and was most recently updated in August 2022. In the proposed draft, the site is designated as I, Industrial, with a transect of T-4. The proposed project would be considered consistent with the I T-4 designation when appropriately mitigated. The primary uses within I T-4 include manufacturing, industrial park, wholesale/distribution facilities, warehouses, auto and truck repair and data center. The implementing zoning districts include M-2, M-1, and M/T. The minimum open space for the site is 30%. The target net FAR for a transect of T-4 is 0.57-1.38.

The following table summarizes the land use patterns/densities intended within the EI designation:

Long-Range Land Use Map Designation	Intended Uses and Densities
EI, Industrial Employment	The purpose of the Industrial Employment classification is to provide for areas of economic base industries that must be screened and buffered from major transportation corridors and adjacent land uses. These screening and buffering requirements shall be as contained in the Zoning Ordinance and DCSM. Primary uses in the EI classification are manufacturing, industrial parks, truck and auto repair, wholesale/distribution facilities, warehouses, certain public facilities and utilities, and other industrial uses. Retail and/or retail service uses shall be considered secondary uses and shall represent no greater than 25 percent of the total EI gross floor area of the project. These retail/retail service uses shall be so located on a site that their primary purpose is to support the needs of those employed within that EI project. Within an EI designated area, the more intense uses shall be located in the core of the area and the less intense uses shall be located in the core of the area and the less intense uses at the periphery, to act

	as a transition between the EI project and adjacent areas designated or developed for different uses. Performance standards for off-site impacts- such as dust, particulates, and emissions-are to be applied. Stand-alone office and office-like facilities that are primary uses within an EI designated area should be discouraged in any EI area.
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Proposal’s Strengths

- Zoning and Comprehensive Plan Designation Compatibility: The existing M-1 zoning is an implementing zoning district for EI, Industrial Employment.
- Consistency with Surrounding Area: The site is already among existing industrial uses and in an area where these types of uses are preferred. The subject request for an increase in FAR to 0.69 from the maximum of 0.50 that M-1 allows, will be consistent with the surrounding industrial character of the area.

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.

As stated previously, the scope of this proffer amendment is to allow modifications to transportation, community design, fire/rescue, and environmental proffers, with associated waivers and modifications, including an increase in FAR to 0.69. There are several other minor changes that are being requested along with this proffer amendment as discussed above in the executive summary.

This request for an increased FAR is permitted pursuant to Zoning Ordinance Section 32-400.04, which notes “matters to be considered by the Board of County Supervisors in evaluating such application shall include, but not be limited to, increased buffering and landscaping, unique design features that improve visual impact or minimize shadow (such as stepped building design), general compatibility with surrounding uses; compatibility with surrounding structures (architecturally,

materials used, etc.); environmental protection or enhancement on-site; public amenities on-site; off-site transportation improvements; fire and health safety design features (beyond those required by law), or any other design improvement which promotes the health, safety and general welfare of the workers at the site and the citizens of the County.”

Proposal's Strengths

- Proffered Plan: As proffered, development of the site shall be in substantial conformance with the layout as depicted on the GDP.
- Architectural Design: As proffered, building design shall be in “substantial” conformance with the building elevations as provided, which ensures greater certainty in the delivery of quality design features and help to mitigate the increase in FAR from 0.69 to 0.50.

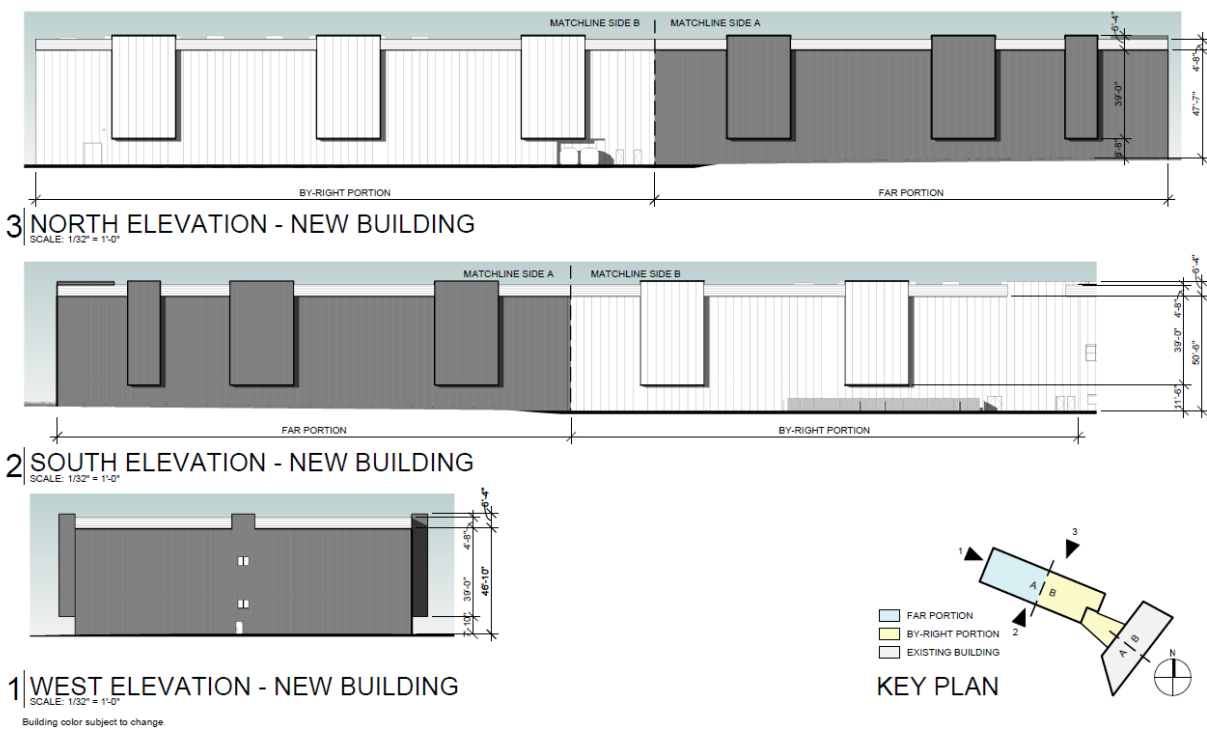


Figure 1: Architectural Elevations

The design of the proposed building addition is consistent with the existing building architecture, contributing to a harmonious development that is of high quality design. See below image showing the Line of Sight Exhibit aerial displaying the existing building along with the proposed building additions as viewed from Balls Ford Road.



Figure 2: Line of Sight Exhibit, Aerial

- No Changes to Signage or Lighting: There will be limited changes to the community design proffers with the proffer amendment. No changes have been made to signage or lighting.
- Landscaping Along Balls Ford Road Frontage: The site has an existing 20-foot wide buffer along the frontage of Balls Ford Road. Proffer #13 of REZ PLN2001-00348 requires this buffer but includes a planting standard that is substandard to today's requirements. The applicant has committed to planting additional ornamental trees, shrubs, and perennials that is consistent with the current DCSM standard of a minimum of 130 plant units per 100 linear feet.
- Variable Width Northern Buffer: The northern boundary is immediately adjacent to a railroad which does not require a buffer. Nevertheless, the applicant is providing a Variable Width Perimeter Landscape ranging from 13 feet to 32 feet planted with 80 plant units per 100 linear feet.
- Visual Impacts to Loading Docks, Chillers, Generators, Overhead Doors Mitigated: Loading docks are located more than 100 feet away from all rights-of-way and are screened by proposed landscaping along the northern boundary of the property. Other manufacturing features include fluid cooling units that are located more than 50 feet from the property line parallel to Balls Ford Road, as well as generators, a green waste compactor, and transformers located along the southern boundary of the property line. The Line of Sight Exhibits shows views from Balls Ford Road Entrance and the Southern Elevation (Figures 3 and 4 below) with limited visual impacts specific to these outdoor features.



Figure 3: Line of Sight Exhibit (Sheet 03) View from Balls Ford Road Entrance



Figure 4: Line of Sight Exhibit (Sheet 04) South Elevation at Knuckle

Proposal’s Weaknesses

- Southern Buffer: The existing proffer language from the previous 2001 proffer amendment did not include a landscape buffer along the southern boundary. The plantings that were approved as part of Site Plan SPR2017-00232 include the required 15-foot wide buffer, but the planting standard of 58 plant units per 100 linear feet is not consistent with the current DCSM standard of 110 plant units per 100 linear feet. Given the increase in FAR being proposed, staff recommends the proffer be revised to reflect the current DCSM standard.
- Dumpster Enclosure: The original 2001 proffer language included language that the dumpster pads shall be screened using materials which are architecturally compatible with the buildings. This part of the proffer is proposed to be deleted as part of this proffer

amendment. Staff does not support this change. While the dumpster pads will be located on the Property as unobtrusively as possible, they will be enclosed with a chain link fence. Staff recommends the proffer be retained as originally approved, which is consistent with similar standards for dumpster enclosures throughout the County.

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 County Archeologist has indicated that there are no archaeological and historic sites or graves recorded on the project area. The project area exhibits a low potential for finding cultural resources, and no further studies are recommended (see Attachments for the Historical Commission Resolution).

Proposal's Strengths

- **No Further Studies Required**: The Historical Commission reviewed this proposal at its October 12, 2021, meeting and determined that no further work was needed. The County Archaeologist concurs with the Commission's findings.

Proposal's Weaknesses

- None identified.

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

Economic Development

An enhanced, diverse nonresidential tax base creates quality jobs, allowing people to live, work and recreate in Prince William County. The Economic Development Plan sets out policies and action strategies that further the County's goal of attracting and fostering the growth of environmentally sound industries to create quality jobs and diversify the nonresidential tax base, creating a climate

where citizens can live and work in Prince William County. The Plan includes recommendations relating to business attraction, retention and expansion, the provision of adequate infrastructure, redevelopment of less competitive areas, telecommuting and other information-age opportunities, and recognition of tourism as an industry.

Proposal's Strengths

- Nonresidential Development: The application proposes nonresidential development that will increase the County's nonresidential tax base and help to enhance industrial uses.
- Increase At-place Employment: The proposal will enhance the industrial use options and will help contribute to the overall goal to increase growth in at-place employment.

Proposal's Weaknesses

- None identified.

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

Environment Plan Analysis

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

The site has been cleared of almost all the pre-existing forest cover, including a Best Management Practice (BMP) conservation area that was removed in a plat revision in 2017. The existing site is largely devoid of landscaping. The applicant has worked with staff to increase onsite landscaping and restoration of the conservation area at the rear of the site both on the western perimeter and northern perimeter. The Applicant has submitted an Existing Conditions Plan consistent with their ECA deferral.

Proposal's Strengths

- Substantial Conformance to the Landscape Plan: As proffered, development of the site shall be in substantial conformance with the landscape plan as depicted on the GDP.

Proposal's Weaknesses

- Variable Western Buffer: This M-1 zoned property abuts a public facility (existing substation to the west). A minimum 15' buffer is required to be planted to a minimum of 110 plant units

per 100 linear feet. The Applicant is proposing a “Variable Width Landscape Area” approximately 32 feet in width planted to the minimum standard. The increase in the width of the buffer area is more than what is required under minimum standards. However, as mentioned, this existing development cleared the entire site including a BMP conservation area, and in order to restore this area, staff recommends a commitment to the use of exclusively native plants in a 60 foot wide re-established conservation area. Given that this proffer amendment includes a request for an increased FAR and therefore falls under ZO 32-400.04 which speaks to allowing an increase in FAR with associated increased buffering and landscaping, staff also recommends that the applicant increase their planting in this area and provide a minimum of 320 plant units per 100 linear feet for this area.

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 first due Fire & Rescue station is the Balls Ford Road Station #22. The property is located within the 4.0-minute travel time radius for fire and basic life support, and within the 8.0-minute travel time radius for advanced life support services. The most recent figures indicate that Fire & Rescue Station #22 responded to approximately 1,480 incidents. Station #22 has a workload capacity of 4,000 incidents, and as such, it is operating within capacity.

Proposal’s Strengths

- **Inside 4.0 Minute Travel Time:** The site is located inside the recommended 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.
- **Station Workload:** The most recent figures indicate that Fire/Rescue Station #22 is currently operating below capacity.
- **Monetary Contribution:** The Applicant shall contribute to the Board of County Supervisors the sum of \$0.61 per square foot of any new gross building floor area for fire and rescue purposes, which would only be applicable to the area noted as building addition

(approximately 65,551 square foot). Said contributions shall be paid prior to and as a condition of the approval of each building permit for a building, excluding any structural parking facilities, on the Property.

- Spill Contingency: As proffered, in connection with the submission of a site plan for construction of a new use on the Property which involves the storage of potentially hazardous products, a "Spill Contingency Plan" shall be submitted to the Fire Marshal for approval.

Proposal's Weaknesses

- None identified.

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

Police Plan Analysis

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

At this time, the Police Department does not believe this application will create a significant impact on calls for service. The Applicant should coordinate with the Police Department as the site develops, and apply the various Crime Prevention Through Environmental Design (CPTED) strategies during site development, which can be found at <http://www.pwcgov.org/government/dept/police/Pages/CPTED.aspx>.

Proposal's Strengths

- No Significant Impact: The Police Department has reviewed the proposal and does not believe it will result in a significant impact on calls for Police service.

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. The site is currently served by an existing 12-inch water main looped through the site. All connections to the public water system shall be in accordance with the Service Authority's USM requirements and restrictions.

Proposal's Strengths

- Water Connection & Service: The site is currently served by public water located onsite.

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. The site is currently served by public sewer via an existing 1.5-inch low pressure force main located onsite, with availability of capacity determined in conjunction with plan submission. All connections to the public system shall be in accordance with the Service Authority's USM requirements and restrictions.

Proposal's Strengths

- Sewer Connection & Service: The site is currently served by public sewer located onsite.

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

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

The following table provides information concerning the most current Virginia Department of Transportation (VDOT) annual average daily traffic (AADT) and levels of service on roadways from the County travel demand model relevant to this development:

Roadway Name	Lanes	2021 VDOT AADT Volume	Travel Demand Model 2019 Daily LOS
Balls Ford Road	2	19,000	E

A full Traffic Impact Analysis (TIA) was not required because the anticipated site traffic generation, does not meet the DCSM thresholds for daily and peak hour traffic. Therefore, the Applicant was granted deferral of the required traffic impact analysis (TIA) by the Department of Transportation on August 20, 2021.

The road improvements along the Balls Ford Road site frontage are listed under the original proffers 1 a, b, and 2 are proposed to be deleted as part of this proffer amendment. This includes the following: a 46 foot right of way dedication from the exiting centerline of Balls Ford Road; a 12 foot wide and 350 foot long right turn lane; along with the 100 foot taper; and a monetary contribution of \$1,000 per acre to be used for transportation improvements in the area. All of these proffers have been previously satisfied.

Proposal's Strengths

- Minimal Impact on Existing Road Network: As currently proposed, the planned development will have minimal traffic impacts on the area road network.
- Existing Site Access: As shown on the GDP, vehicular access to the site is already provided on Balls Ford Road at one entrance with dedicated right and left turn lanes.

Proposal's Weaknesses

- Additional Site Access along Balls Ford Road: The Applicant has made a late request to include a secondary access point along Balls Ford Road, which is currently proffered stating, "If approved by the Prince William County Department of Transportation, the Virginia Department of Transportation and Norfolk Southern Railroad, if determined necessary, the Applicant may have a second access along the Balls Ford Road frontage of the property." Due to the limited site frontage and proximity of the railroad tracks it would be difficult to provide another safe entrance to the site. Further information is needed to be able to determine the viability of this request, thus it is contingent upon the approval of those agencies listed above. A preliminary analysis indicates it is unlikely this access point would be approved. Furthermore, access points should be included on proffered GDPs. The secondary access point has not been included on the GDP. The Applicant has indicated that they intend to include the secondary access point in a revised copy of the GDP prior to the Board of County Supervisors meeting, if the project is recommended for approval by the Planning Commission.

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 2021-2024 Strategic Plan was developed through extensive community input, research of county policies and services and interviews with the Board to collect input on strategic priorities for the County over the next 4 years. The Plan envisions Prince William County as a diverse community striving to be healthy, safe, and caring with a thriving economy and a protected natural environment. In an effort to implement this vision, the Strategic Plan Team developed seven strategic focus areas to guide Board actions: "Health, Wellbeing & Human Services," "Safe and Secure Community," "Resilient Economy," "Quality Education & 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 a 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 applicable to the Strategic Plan are as follows:

- Resilient Economy: The proposed proffer amendment is favorably aligned with the County's Resilient Economy objective to continue efforts to preserve and expand the commercial tax revenue base.

- Transportation & Mobility: The proposed proffer amendment is favorably aligned with the County's Transportation & Mobility objective TM-2 to improve multi-modal options by proffering a bike rack.

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:

- Interior Parking Lot Landscaping: It appears that the Applicant is taking credit for area toward the minimum required 5% interior islands that does not qualify. No credits may be taken for areas around the perimeter of the site that do not protrude into the parking lot. This issue will be addressed at site plan, as the applicant intends to meet the minimum standards for interior parking lot landscaping, as no waivers have been submitted at the time of this proffer amendment specific to this issue.

Modifications / Waivers

The following waivers and/or modifications to the requirements of the Zoning Ordinance and the DCSM have been identified below:

Modifications of Section 32-403.14 requiring a maximum FAR of 0.50 to allow for a maximum FAR of 0.69 on the Property.

Staff can support this waiver for an increase in FAR. Refer to the community design section of this report for additional information.

Modifications of Section 32-250.32.4 of the Zoning Ordinance constituting a waiver/modification of DSCM Section 800 to allow for landscaping and buffering as shown on the Landscape Plan.

Staff does not support this waiver. The southern boundary requires a 15-foot-wide buffer planted to a standard of 110 plant units per 100 linear feet. As proposed, the Applicant is providing the width of the buffer, (15 feet), but not the number of plant units, providing only 58 plant units per 100 linear feet. Staff recommends that the applicant include the required number of plant units for this boundary.

Modifications of Section 32-400.23.6 of the Zoning Ordinance to allow for the development as shown on the GDP, Landscape, Plan, and Illustrative Building Elevations.

Staff can support this waiver. The Zoning Ordinance Section 32-400.23 includes additional standards for Pharmaceutical Product Manufacturing, including Section 32-400.23.6, which states the visual impacts associated with outdoor service, loading docks, evaporators, chillers, generators, pipe trays and conduits, tanks, loading bays, overhead doors, outdoor storage and similar utilitarian features of the manufacturing process shall be mitigated as follows:

- One Hundred-foot wide buffer adjacent to all right-of-way
- Fifty-foot wide buffer zone from all other property lines
- Screening in the form of landscaping and/or berming to block "eye level" views within two years of planting
- Exterior storage shall be completely enclosed by a screening wall of a height equal to the height of such storage and constructed from materials consistent with materials used in the principal building(s).

The applicant has provided Line of Sight Exhibits that illustrate how the project will look and demonstrates that visual impacts associated with the features mentioned above will be limited given the location of the features as well as the building orientation as well as the proposed landscaping that acts as appropriate screening. It should be noted that many of these features are existing features on the site that are currently not in conformance with this section of the Zoning Ordinance; including existing trash enclosures, and an existing CO2 tank located along the northeastern boundary closer to Balls Ford Road and are at very near the property boundary that abuts the Norfolk Southern Railway Company right-of-way. In addition, a green waste compactor, bollard and fence is located approximately 80 feet from the railway right-of-way.

Proffer Issues / Deficiencies

- 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:

- PWC Building Official
- PWC Fire Marshal Office
- PWC Historical Commission
- PWC Planning Office – Case Manager / Long-Range Planning/ GIS
- PWC Police / Crime Prevention
- PWC Public Works – Environmental Services / Watershed Management
- PWC Service Authority
- PWC Transportation
- Virginia Department of Transportation

PROFFER STATEMENT

RE: ~~REZ #PLN2001-00348, Matrix~~

RE: #REZ2022-00009, Balls Ford Road

Record Owner: Edward Lederberg JREHVA LLC

Property: 4.31-8.99 acres, M-1, Heavy Industrial District

GPIN 7597-02-0716

G.P.I.N. 7597-02-1308 (pt.) Gainesville- Brentsville Magisterial District

Date: ~~December 7, 2001~~ November 15, 2022

The undersigned hereby proffers that the use and development of the subject Property shall be in strict conformance with the following conditions and shall supersede all other proffers made prior hereto. In the event the above-referenced rezoning is not granted as applied for by Applicant, these proffers shall be withdrawn and are null and void.

The headings of the proffers set forth below have been prepared for convenience or reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the proffers. Any improvements proffered herein shall be provided at the time of development of that portion of the site adjacent to the improvement, unless otherwise specified. The term "Applicant" as referenced herein shall include within its meaning all future owners and successors in interest.

~~TRANSPORTATION~~

~~1. Balls Ford Road~~

~~a. The Applicant shall reserve and dedicate, at no cost to Prince William County or the Virginia Department of Transportation (VDOT), right of way up to a maximum of thirty four feet (34') from the existing center line of Balls Ford Road across the frontage of the Property. Said dedication shall be made at the request of Prince William County provided that in the event the dedication is requested prior to the processing of a site/subdivision plan for the Property, the Applicant shall not be responsible for the preparation or processing of plans, plats, deeds and related documents necessary for said dedication.~~

~~b. In conjunction with development of the Property for any use other than the power generation use permitted pursuant to SUP #PLN2001-00349, the Applicant shall construct a right turn/deceleration lane at the entrance to the Property at the request of the Department of Public Works.~~

~~2. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$1,000.00 per acre to be used for transportation improvements in the area. Said contribution shall be paid at the time the first building permit is issued for construction of a building on the Property.~~

~~3. Access to the Property shall be limited to a maximum of one (1) entrance located along~~

- ~~the Balls Ford Road frontage of the Property~~
~~4. The Applicant shall provide street lights at the entrance to the Property along Balls Ford Road in accordance with County requirements.~~

For purposes of reference in this Proffer Statement, the “GDP” shall be that plan entitled “General Development Plan – 12980 Balls Ford Road,” prepared by The Engineering Groupe Inc., dated August 25, 2021, last revised September 30, 2022.

USE AND SITE DEVELOPMENT

1. General Development Plan - The Property shall be developed in substantial conformance with the GDP, subject to minor modifications in connection with final engineering and design requirements. If permitted by Proffer #9 below, there may be a modification to allow a second access along the Balls Ford Road frontage of the Property.
2. Lighting -
 - 5.a. All freestanding parking lot and internal travelway lights shall have a maximum height of twenty-five feet (25') and shall have fixtures which direct light downward and inward.
 - 6.b. Low pressure sodium vapor lamps shall be prohibited.
- 7.3. Dumpster - All dumpster pads shall be located on the Property as unobtrusively as possible and shall be screened using materials which are architecturally compatible with the buildings.
- 8.4. Freestanding Signs - All freestanding signs shall be monument style and shall not exceed ten feet (10') in height. Materials for said signs shall be compatible with those of the buildings constructed on the Property.
5. Floor Area Ratio - Pursuant to Zoning Ordinance Section 32-400.04 and permissible through this rezoning, the maximum floor area ratio (FAR) shall be up to 0.69.

COMMUNITY DESIGN

6. Architecture - The design of the portion of the building labeled as “PROPOSED BUILDING ADDITION” on the GDP, shall be in substantial conformance with the building elevations entitled “Illustrative Building Elevations,” prepared by Epstein dated May 17, 2022 (the “Illustrative Building Elevation”), subject to changes approved by the Planning Director or its designee. The Illustrative Building Elevations may be subject to minor modification approved by the County in connection with final site plan review. Any changes to the architecture, materials, finishes, or any future updates/changes may be made provided that such changes are approved by the Planning Office 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 to that shown on the Illustrative Building Elevations. Compliance with this proffer shall be evidenced with the submission of building elevations to the Department of Development Services Land Development Division at least two weeks prior to the request for a building permit release letter.

7. Landscaping - Landscaping shall be provided in substantial accordance with the plan entitled "Landscape Plan – 12980 Balls Ford Road," prepared by The Engineering Groupe Inc., dated December 27, 2021, last revised September 30, 2022 (the "Landscape Plan").
8. Balls Ford Road Frontage - The Applicant shall provide a minimum twenty foot (20') wide buffer to be planted at the rate of 130 plant units per 100 linear feet along the Balls Ford Road frontage of the Property as shown on the Landscape Plan.

TRANSPORTATION

9. Access - Access to the Property shall be limited to the existing entrance located along the Balls Ford Road frontage of the Property. If approved by the Prince William County Department of Transportation, the Virginia Department of Transportation and Norfolk Southern Railroad, if determined necessary, the Applicant may have a second access along the Balls Ford Road frontage of the Property.
10. Street Lights - The Applicant shall provide street lights at the entrance to the Property along Balls Ford Road in accordance with County requirements.
11. Bicycle Racks - The Applicant shall provide a minimum of one (1) bicycle rack on the Property. Said bicycle rack shall be provided prior to the issuance of an occupancy permit for the total building square footage of 261,900 on the Property.

FIRE AND RESCUE

- 9.12. Monetary Contribution: The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in ~~an amount consistent with the then applicable level of service monetary contribution based on current County policy at the time each such payment is due, not to exceed a maximum the amount~~ of \$0.35 per square foot of gross building floor area ~~constructed~~ on the Property. ~~Said contribution shall to~~ be used for fire and rescue services ~~in the area and shall be paid at the time~~. For the portion of the building labeled as "Proposed Bldg Addition" on the GDP, the Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$0.61 per square foot of gross building floor area (approximately 65,551 square feet) to be used for fire and rescue services. Said contribution shall be based on the size of the building(s) shown on the applicable site plan(s) (excluding any structured parking) and shall be paid

prior to and as a condition of the issuance of a building permit is issued for each such building constructed on the Property.

ENVIRONMENTAL

- ~~10. The Applicant shall make a monetary contribution to the Prince William County Board of County Supervisors in the amount of \$75.00 per acre for water quality monitoring studies in the area. Said contribution shall be made at the time of final plan approval with the amount to be based on the acreage reflected on each site plan.~~
- 11.13. Oil/Grit Separator - At the time a site plan is filed for a use which necessitates installation of an oil/grit separator (i.e., automotive service or repair, car wash and the like) on the Property, the Applicant shall provide a drainage plan for such use which includes and identifies the location of storm drainage receptacles to be equipped with oil/grit separators.
- 12.14. Spill Contingency Plan - In connection with the submission of a site plan for construction of a new use on the Property which involves the storage of potentially hazardous products, a "Spill Contingency Plan" shall be submitted to the Fire Marshal for approval, said approval not to be unreasonably withheld. Said plan shall set forth the procedures to be followed in the event of a product leak or spill on the Property.
- ~~13. The Applicant shall provide a minimum twenty foot (20') wide buffer along the Balls Ford Road frontage of the property. Within said buffer, existing vegetation shall be preserved to the extent possible and supplemental plantings will be provided in accordance with the Type A buffer planting standard set forth in the Design and Construction Standards Manual, except as modified with SUP #PLN2001-00349.~~

UTILITIES

- 14.15. Water and Sewer - Property shall be served with public water and sewer.

P1118007.DOCX

MISCELLANEOUS

16. Escalation - In the event the monetary contributions set forth in the Proffer Statement are paid to the Prince William County Board of County Supervisors ("Board") within eighteen (18) months of the approval of this proffer amendment, as applied for by the Applicant, said contributions shall be in the amounts as stated herein. Any monetary contributions set forth in this Proffer Statement which are paid to the Board after eighteen (18) months following the approval of this rezoning shall be adjusted in accordance with the Urban Consumer Price Index ("CPI-U") published by the United States Department of Labor, such that at the time contributions are paid they shall be adjusted by the percentage change in the CPI-U from that date eighteen (18) months after the approval of this rezoning to the most recently available CPI-U to the date the contributions are paid, subject to a cap of 6 percent (6%) per year, noncompounded.

WAIVERS & MODIFICATIONS

17. Approval of the subject rezoning shall constitute a waiver/modification of Section 32-400.23(6) to allow for the development as shown on the GDP, Landscape Plan and Illustrative Building Elevations.

18. Pursuant to Section 32-250.32.4 of the Zoning Ordinance, approval of the subject rezoning shall constitute a waiver/modification of DCSM Section 800 to allow for landscaping and buffering as shown on the Landscape Plan.

19. Pursuant to Section 32-400.04 of the Zoning Ordinance, approval of this subject rezoning shall constitute a waiver/modification of Section 32-403.14 requiring a maximum FAR of 0.50 to allow for a maximum FAR of 0.69 on the Property.



VICINITY MAP
1"=2,000'

N/F
VIRGINIA ELECTRIC
POWER COMPANY
GPN: 7497-92-4444
D.B. 391, PG. 12
ZONED: M-1 USE: SUBSTATION

DEVELOPMENT SUMMARY:

PARCEL GPIN.....7597-02-0716
TOTAL PARCEL AREA.....±8.99 AC
PROP. BLDG ADDITION AREA.....±2.86 AC

EXISTING ZONE.....M-1
EXISTING LAND USE CLASSIFICATION.....EI
EXISTING USE.....PHARMACEUTICAL PRODUCT
MANUFACTURING, ASSOCIATED
GREENHOUSE, SECONDARY
RETAIL SALES

(THE FOREGOING SHALL NOT PRECLUDE ANY BY-RIGHT
M-1 USES ON THE PROPERTY.)

MAXIMUM LOT COVERAGE.....85%
MINIMUM OPEN SPACE.....±0.43 AC
(±2.86 AC @ 15%)
PROPOSED OPEN SPACE.....±0.84 AC (29%)

MAXIMUM FAR.....0.50
PROP. MAXIMUM FAR.....0.69
MAXIMUM FLOOR AREA.....±261,900 SQ. FT.

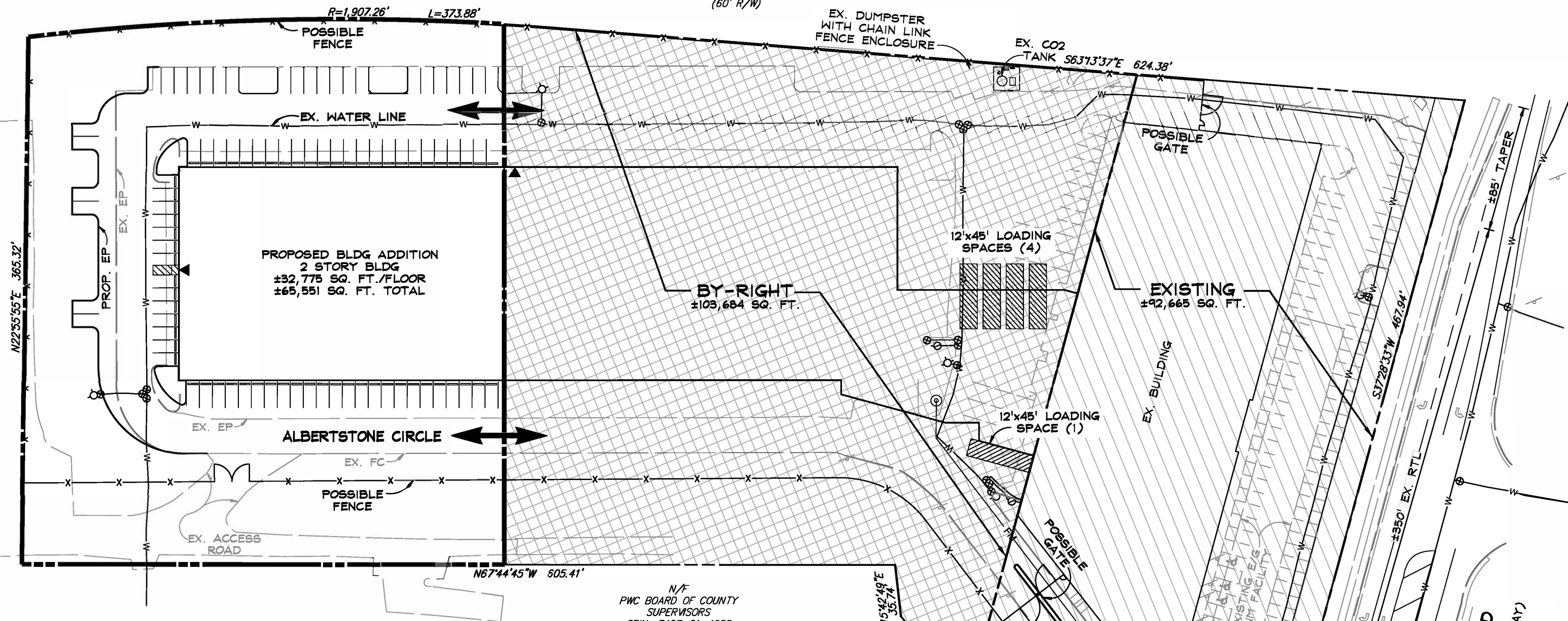
MAXIMUM HEIGHT.....75' (M-1)
70' (PHARMACEUTICAL
PRODUCT MANUFACTURING)

SETBACKS:
FROM RIGHT-OF-WAY.....20'
SIDE/REAR ABUT COMM/OFFICE.....20' (N/A)
SIDE/REAR ABUT AGRI/RESI.....50' (N/A)

TREE CANOPY REQUIRED.....10%

NOTES:

- 1) THE SUBJECT PROPERTY IS IDENTIFIED IN PRINCE WILLIAM COUNTY RECORDS AS GPIN 7597-02-0716, CURRENTLY ZONED M-1.
- 2) OWNER/APPLICANT: JREHVA LLC
9705 LIBERIA AVE, SUITE 325
MANASSAS, VA 20110
- 3) THE PROPERTY LINES ARE SHOWN HEREON IN ACCORDANCE WITH A BOUNDARY SURVEY.
- 4) THE LAYOUT AS SHOWN HEREON IS CONCEPTUAL, SUBJECT TO MODIFICATIONS AT FINAL SITE PLAN.
- 5) STORMWATER MANAGEMENT WILL BE PROVIDED WITH THE EXISTING UNDERGROUND FACILITIES AS APPROVED WITH THE SITE PLAN FOR BALLS FORD ROAD FLEX, SPR 2021-00008. THE FACILITIES MAY BE RELOCATED, ULTIMATE LOCATION TO BE DETERMINED AT FINAL SITE PLAN.
- 6) THE SUBJECT PROPERTY WILL BE SERVED BY EXISTING WATER AND SEWER LINES ON SITE.
- 7) NEW DUMPSTERS WILL BE ENCLOSED WITH A CHAIN LINK FENCE.
- 8) AN ADDITIONAL CO2 TANK WILL BE LOCATED ON THE PROPERTY. FINAL LOCATION OF CO2 TANKS SUBJECT TO CHANGE AT FINAL SITE PLAN.
- 9) FENCE LOCATION SUBJECT TO CHANGE AT FINAL SITE PLAN.



N/F
PWC BOARD OF COUNTY
SUPERVISORS
GPN: 7497-91-4658
D.B. 1729, PG. 1124
ZONED: M-1
USE: BALLS FORD ROAD
WASTE COMPOST FACILITY
AND RECYCLING CENTER

N/F
PWC BOARD OF COUNTY
SUPERVISORS
GPN: 7497-01-1053
D.B. 2117, PG. 863
ZONED: M-1 USE: VACANT

BUILDING ADDITION PARKING SUMMARY:

APPROX. GROSS FLOOR AREA.....±65,551 SQ. FT.
APPROX. NET FLOOR AREA.....49,163 SQ. FT.
PARKING REQUIRED.....49 SPACES
(1 SP/1,000 NSF)
PARKING PROVIDED.....88 SPACES
LOADING REQUIRED.....1 SPACE
(1 SP/40,000 NSF)

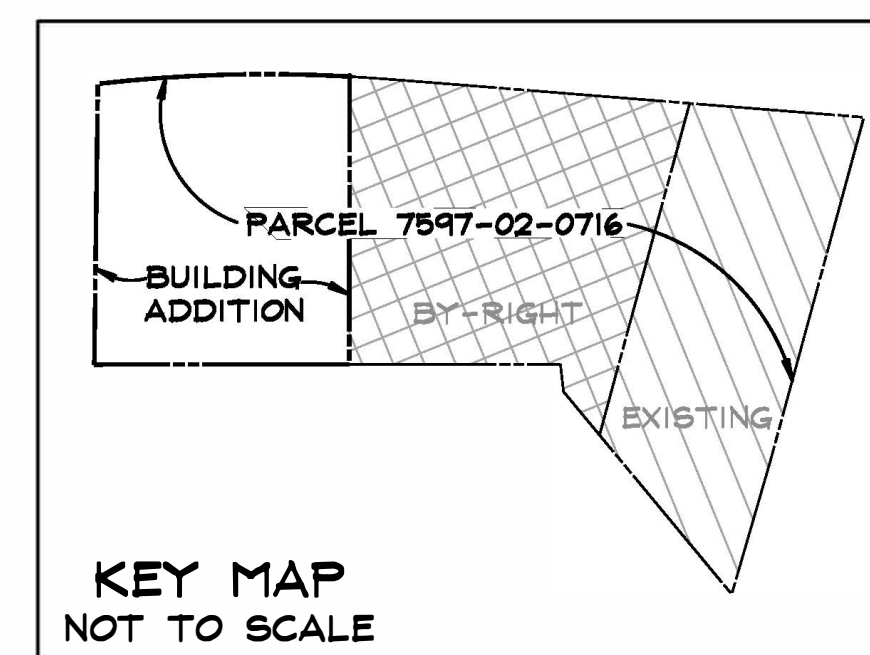
NOTES:

1. PARKING PROVIDED, AS SHOWN OVER AND ABOVE THE MINIMUM REQUIREMENT, WILL BE SHARED BY OTHER PORTIONS OF THE FACILITY AS NECESSARY TO MEET MINIMUM DCSM STANDARDS AT FINAL SITE PLAN. LOADING WILL BE PROVIDED IN THE SERVICE AREA.
2. PARKING TABULATION HEREON FOR INFORMATIONAL PURPOSES ONLY. FINAL PARKING TABULATION TO BE PROVIDED IN CONNECTION WITH SITE PLAN REVIEW.

OVERALL PARKING SUMMARY:

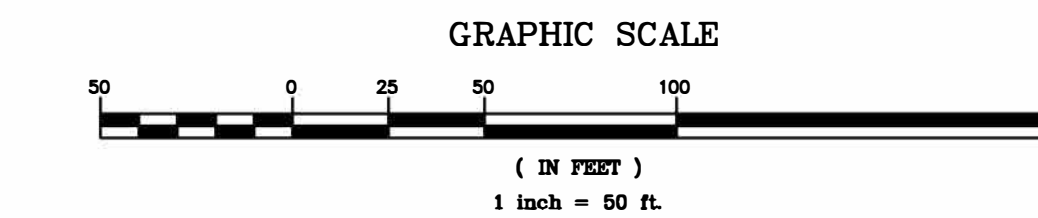
APPROX. GROSS FLOOR AREA.....±261,900 SQ. FT.
EXISTING.....92,665 SQ. FT.
BY-RIGHT.....103,684 SQ. FT.
BLDG ADDITION.....65,551 SQ. FT.
APPROX. NET FLOOR AREA.....196,424 SQ. FT.
EXISTING.....69,499 SQ. FT.
BY-RIGHT.....77,763 SQ. FT.
BLDG ADDITION.....49,162 SQ. FT.
PARKING REQUIRED.....218 SPACES
EXISTING.....91 SPACES (1 SP/250 NSF OFFICE/
1 SP/1,000 NSF MANUFACTURING)
BY-RIGHT.....78 SPACES (1 SP/1,000 NSF)
BLDG ADDITION.....49 SPACES (1 SP/1,000 NSF)
PARKING PROVIDED.....219 SPACES
LOADING REQUIRED.....5 SPACES
(1 SP/40,000 NSF)

LEGEND	
	PROP. BLDG ADDITION AREA
	ACCESS LOCATIONS
	EX. WATER LINE
	EX. SANITARY FORCE MAIN
	PROP. FENCE

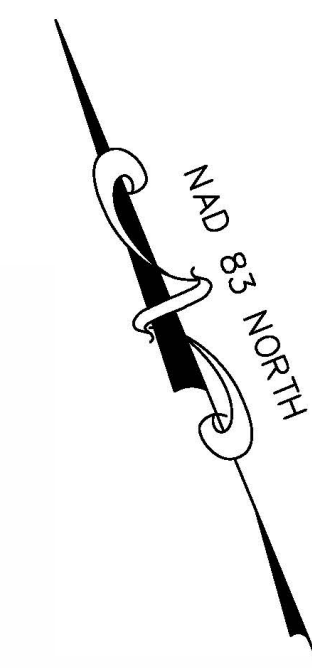


KEY MAP
NOT TO SCALE

20' SETBACK FROM RIGHT-OF-WAY



BALLS FORD ROAD
STATE ROUTE 621
(VARIABLE WIDTH RIGHT-OF-WAY)
PWC/VDOT THOR ARTERIAL

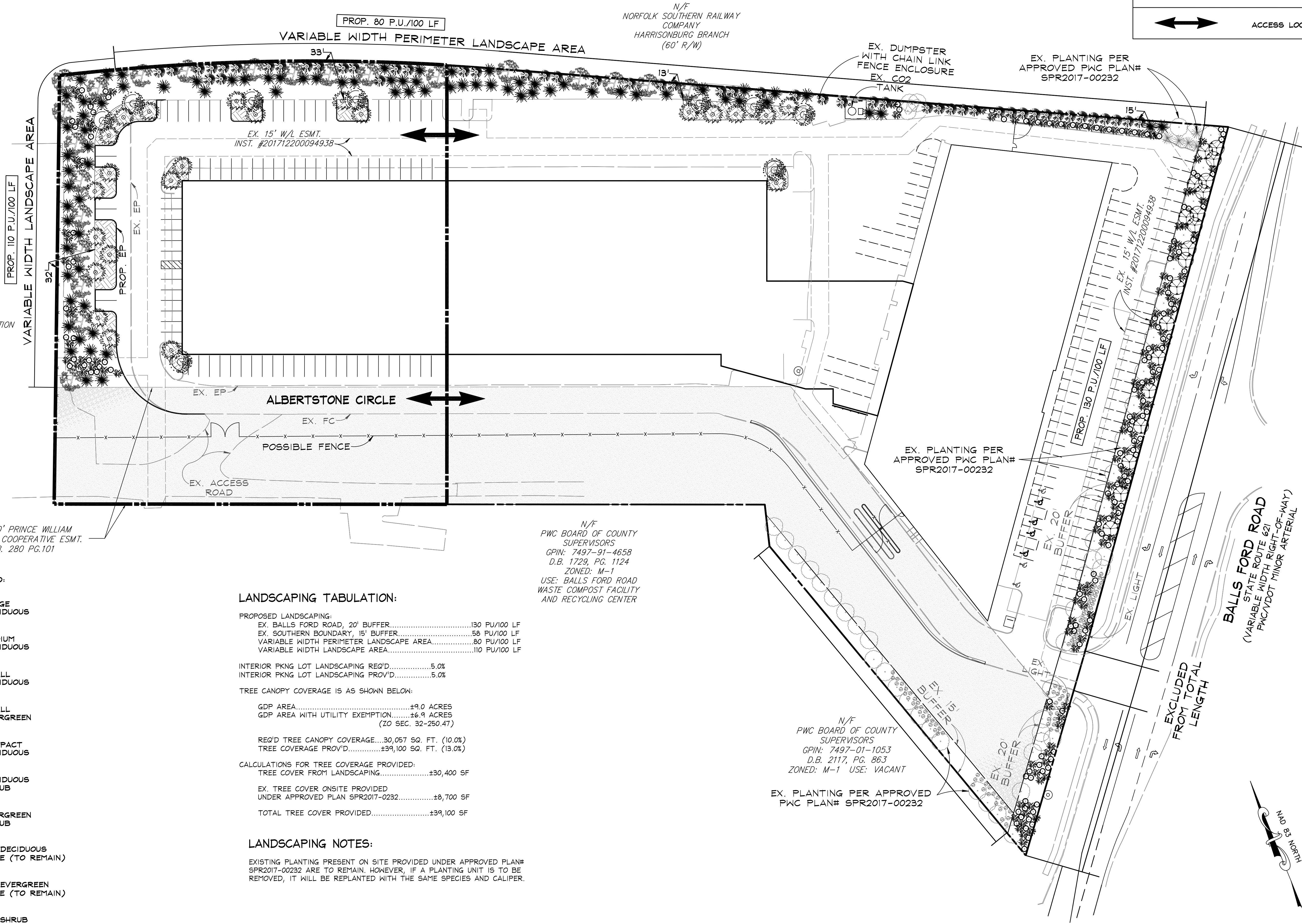


GENERAL DEVELOPMENT PLAN
12980 BALLS FORD ROAD
REZ2022-00009, BALLS FORD ROAD
BRENTSVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

The Engineering Group Inc.
Engineers | Surveyors | Planners
www.enggroup.com
Central Office: 13580 South Lakes Blvd, Suite 200, Woodbridge, VA 22192, PH: 703.670.0985
South Office: 10333 South Lakes Blvd, Suite 121, Fredericksburg, VA 22407, PH: 703.670.0985
West Office: 42795 Gainsboro Rd, Suite 200, Ashburn, VA 20147, PH: 703.670.0985

ENGINEERING GROUPE	PROJECT STATUS	DATE	ACTION
9/30/22	ADDRESS COUNTY COMMENTS	8/25/2021	SHEET 1 OF 1
5/17/22	ADDRESS COUNTY COMMENTS	SCALE: 1"=50'	
12/27/21	ADDRESS COUNTY COMMENTS	DESIGNER: DA	
11/30/21	ADDRESS COUNTY COMMENTS	DRAFTSMAN: DMB	
		FILE NO. M-3368	

LEGEND	
	PROP. BLDG ADDITION AREA
	ACCESS LOCATIONS



N/F
VIRGINIA ELECTRIC
POWER COMPANY
GPN: 7497-92-4444
D.B. 391, PG. 12
ZONED: M-1 USE: SUBSTATION

EX. 100' PRINCE WILLIAM
ELECTRIC COOPERATIVE ESMT.
D.B. 280 PG.101

N/F
PWC BOARD OF COUNTY
SUPERVISORS
GPN: 7497-91-4658
D.B. 1729, PG. 1124
ZONED: M-1
USE: BALLS FORD ROAD
WASTE COMPOST FACILITY
AND RECYCLING CENTER

N/F
PWC BOARD OF COUNTY
SUPERVISORS
GPN: 7497-01-1053
D.B. 2117, PG. 863
ZONED: M-1 USE: VACANT

LANDSCAPE LEGEND:

- LARGE DECIDUOUS
- MEDIUM DECIDUOUS
- SMALL DECIDUOUS
- SMALL EVERGREEN
- COMPACT DECIDUOUS
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- EX. DECIDUOUS TREE (TO REMAIN)
- EX. EVERGREEN TREE (TO REMAIN)
- EX. SHRUB (TO REMAIN)
- INTERIOR PARKING LOT LANDSCAPING
- UTILITY EXEMPTION AREA PER ZO SEC. 32-250.47

LANDSCAPING TABULATION:

PROPOSED LANDSCAPING:

EX. BALLS FORD ROAD, 20' BUFFER.....	130 PU/100 LF
EX. SOUTHERN BOUNDARY, 15' BUFFER.....	58 PU/100 LF
VARIABLE WIDTH PERIMETER LANDSCAPE AREA.....	80 PU/100 LF
VARIABLE WIDTH LANDSCAPE AREA.....	110 PU/100 LF

INTERIOR PKNG LOT LANDSCAPING REQ'D.....5.0%
INTERIOR PKNG LOT LANDSCAPING PROV'D.....5.0%

TREE CANOPY COVERAGE IS AS SHOWN BELOW:

GDP AREA.....	±9.0 ACRES
GDP AREA WITH UTILITY EXEMPTION.....	±6.9 ACRES (ZO SEC. 32-250.47)

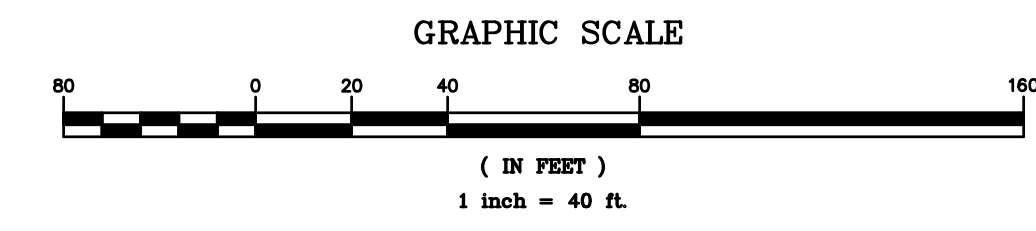
REQ'D TREE CANOPY COVERAGE...30,057 SQ. FT. (10.0%)
TREE COVERAGE PROV'D.....±39,100 SQ. FT. (13.0%)

CALCULATIONS FOR TREE COVERAGE PROVIDED:
TREE COVER FROM LANDSCAPING.....±30,400 SF

EX. TREE COVER ONSITE PROVIDED UNDER APPROVED PLAN SPR2017-0232.....±8,700 SF
TOTAL TREE COVER PROVIDED.....±39,100 SF

LANDSCAPING NOTES:

EXISTING PLANTING PRESENT ON SITE PROVIDED UNDER APPROVED PLAN# SPR2017-00232 ARE TO REMAIN. HOWEVER, IF A PLANTING UNIT IS TO BE REMOVED, IT WILL BE REPLANTED WITH THE SAME SPECIES AND CALIPER.



ENGINEERING GROUPE	PROJECT STATUS
9/30/22	ADDRESS COUNTY COMMENTS
5/17/22	ADDRESS COUNTY COMMENTS
12/27/21	ADDRESS COUNTY COMMENTS
DATE	ACTION

DATE:	DEC. 27, 2021
SCALE:	1"=40'
DESIGNER:	JIB
DRAFTSMAN:	JIB
FILE NO.:	M-3368
SHEET	1 OF 1

LANDSCAPE PLAN
12980 BALLS FORD ROAD
REZ2022-00009, BALLS FORD ROAD
BRENTSVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

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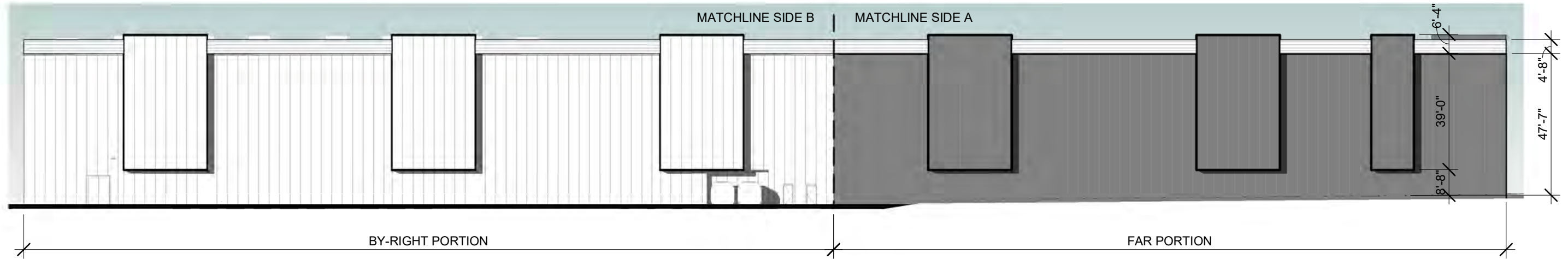
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Washington, DC 20047
PH: 703.670.0985

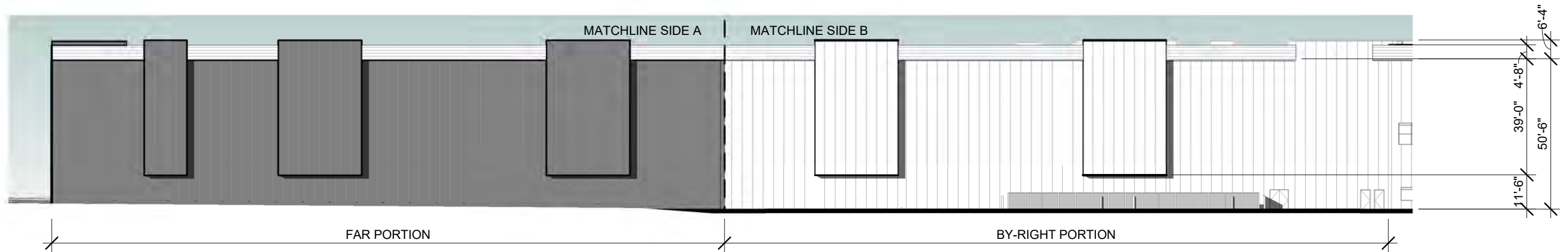


Jushi

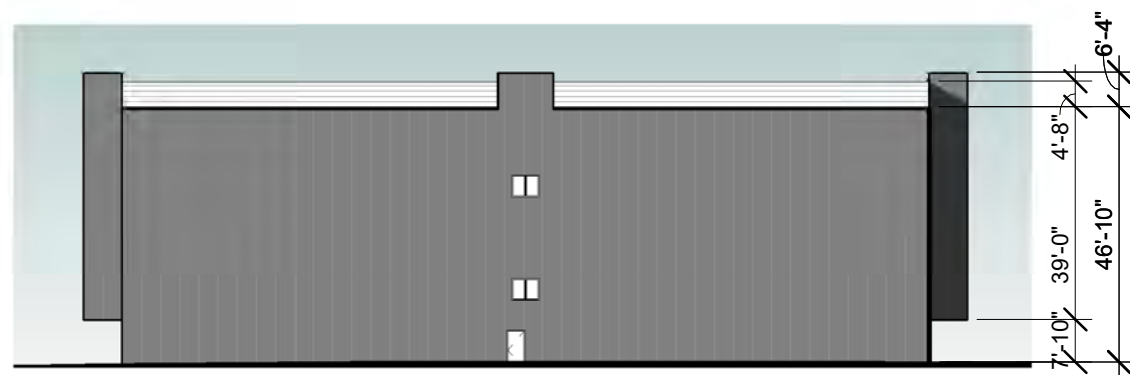
SEPSTEIN



3 NORTH ELEVATION - NEW BUILDING
SCALE: 1/32" = 1'-0"

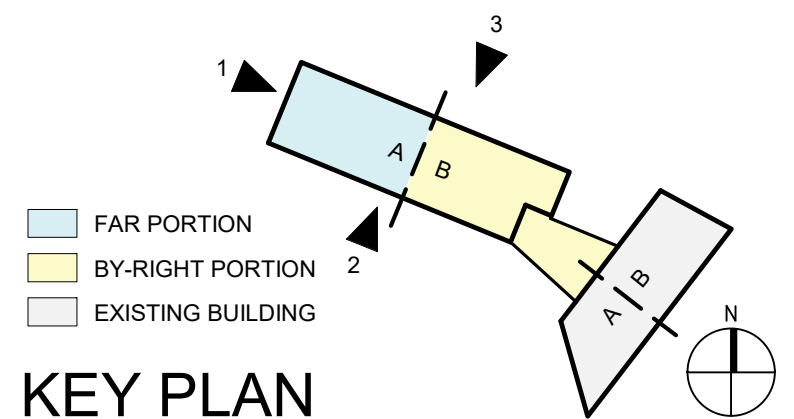


2 SOUTH ELEVATION - NEW BUILDING
SCALE: 1/32" = 1'-0"



1 WEST ELEVATION - NEW BUILDING
SCALE: 1/32" = 1'-0"

Building color subject to change.



KEY PLAN



LINE
OF
SIGHT
EXHIBITS
05|17|22

Jushi

SEPSTEIN



Jushi | **EPSTEIN** | View From
Ballsford Road





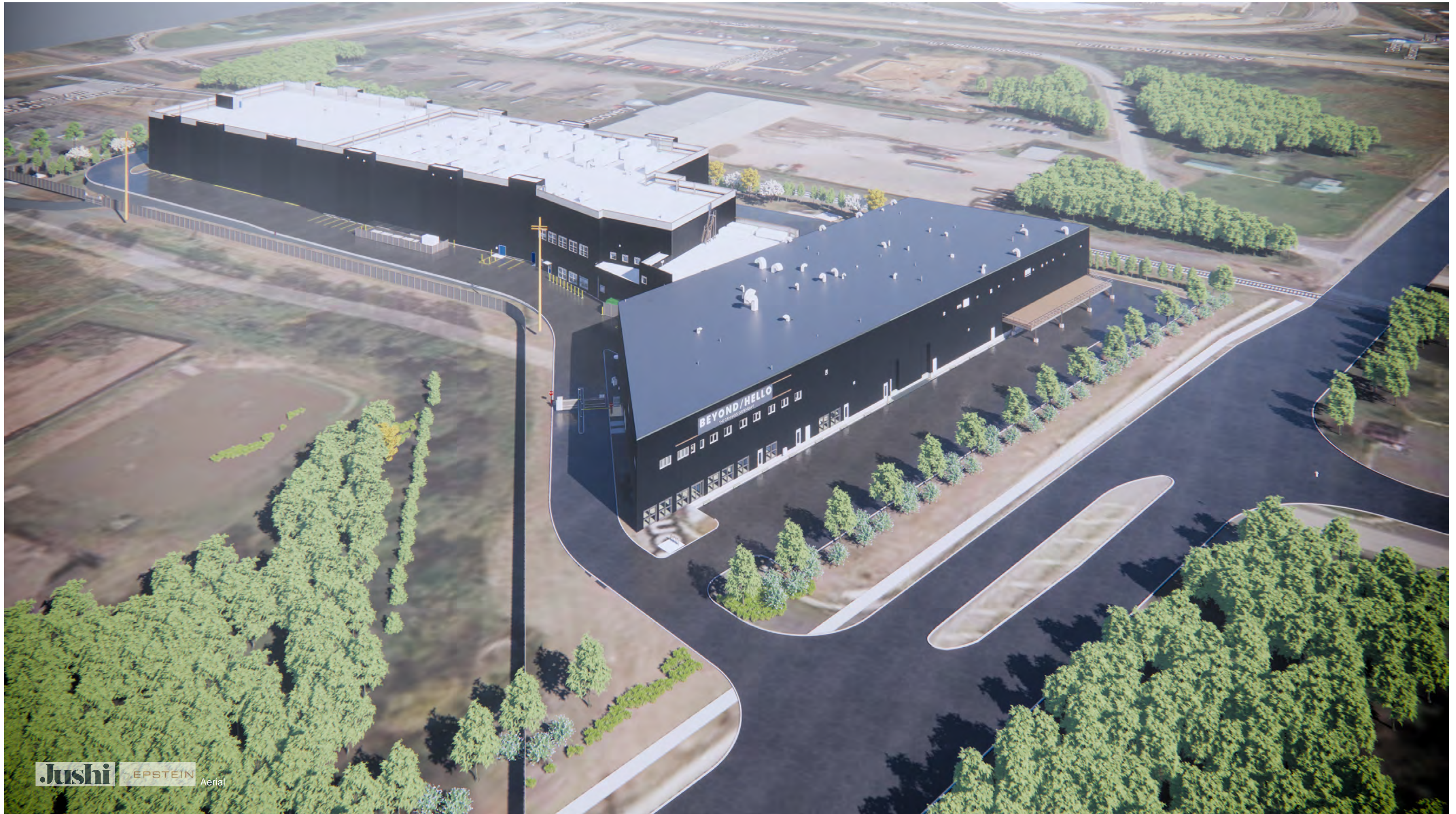
Jushi EPSTEIN South Elevation At Knuckle



Jushi EPSTEIN View At The NW
Corner



Jushi EPSTEIN North Elevation I
Loading Dock



Jushi | EPSTEIN Aerial

HISTORICAL COMMISSION RESOLUTION

MOTION: PORTA

October 12, 2021

SECOND: HENSON

Regular Meeting

Res. No. 21-049

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>
SUP2022-00007	Freddy's Steakhburgers at Sudley Manor	No Further Work
REZ2022-00006	DBBD Associates LLC - Balls Ford Road Proffer Amendment	No Further Work
REZ2022-00005	Haymarket Junction Top Shine Car Wash	Request applicant fabricate and install an interpretive marker at the property, on either the Town of Haymarket and/or the subject farmstead, with text provided by the Historical Commission.
SUP2022-00008	Haymarket Junction Top Shine Car Wash	No Further Work

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
REZ2022-00007	Riverside Station Land Bay A	No Further Work
REZ2022-00008	Riverside Station Land Bay B	No Further Work
REZ2022-00009	Balls Ford Road Proffer Amendment	No Further Work

Votes:

Ayes: by acclamation

Nays: None

Absent from Vote: None

Absent from Meeting: Brace, Carter, Duley

MOTION CARRIED

ATTEST: 
Secretary to the Commission