



PLANNING COMMISSION RESOLUTION

MOTION:

April 24, 2024

SECOND:

**Regular Meeting
Res. No. 24-xxx**

RE:

**SPECIAL USE PERMIT #SUP2019-00044, HAYMARKET JUNCTION MOTOR VEHICLE FUEL STATION
GAINESVILLE MAGISTERIAL DISTRICT**

ACTION:

WHEREAS, this is a request for a special use permit to allow a motor vehicle fuel station, retail with secondary quick service food store, restaurant, and retail. It is anticipated that the facility will have 20 fueling positions using 10 double-sided pump islands; and

WHEREAS, the subject site is approximately ±2.53 acres and is identified on County Maps as GPIN 7298-61-6215 and is located at 6371 John James Way, immediately in the southwest corner of the intersection of John Marshall Highway (Route 55) and James Madison Highway (Route 15).and

WHEREAS, the site is designated COM-3, Commercial in the Comprehensive Plan, and is within the Highway Corridor Overlay District (HCOD), the Haymarket Activity Center, and the Agritourism and Arts Overlay District; and

WHEREAS, the site is currently zoned M-2, Light Industrial, with proffers; and

WHEREAS, County staff recommends that the Planning Commission recommend approval of this Special Use Permit for the reasons stated in the staff report; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on April 24, 2024, 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 practice are served by recommending approval of this request;

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby close the public hearing and recommends approval of Special Use Permit #SUP2019-00044, Haymarket Junction Motor Vehicle Fuel Station, subject to the conditions dated December 20, 2023.

ATTACHMENT: Conditions dated December 20, 2023.

Votes:

Ayes:

Nays:

Abstain from Vote:

Absent from Vote:

Absent from Meeting:

MOTION CARRIED

Attest:

Oly Peña

Clerk to the Planning Commission

DRAFT
SPECIAL USE PERMIT CONDITIONS
Owner and Applicant: 1555 VA LLC (the “Applicant”)
#SUP2019-00044 - Haymarket Junction Motor Vehicle Fuel Station
Prince William County GPIN: 7298-61-6115 and portion of 7298-61-2713 (the “Property”)
Special Use Permit Area: ± 2.5264 acres
Zoning: M-2, Light Industrial
Magisterial District: Gainesville
Date: December 20, 2023

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 one (1) year of approval of this special use permit by the Board of County Supervisors and shall have up to five (5) years from the date of final site plan approval to commence the proposed use. Issuance of an occupancy permit constitutes commencement of the use. Applicant shall include all future owners and successors in interest.

1. Site Development - The Property shall be developed in substantial conformance with the special use permit plan entitled, “Haymarket Junction Motor Vehicle Fuel Station,” prepared by Land Design Consultants, dated March, 2019, last revised December 20, 2023 (sheet 2 of 3) (hereinafter, the “SUP Plan”), subject to minor modifications in connection with final site plan review or final engineering. The use permitted with this SUP do not limit or restrict the by-right use otherwise allowed on the Property.
2. Use Parameters
 - a. Use Limitation - The use approved with this Special Use Permit shall be limited to a retail motor vehicle fuel station containing twenty (20) fueling positions, using a maximum of ten (10) double sided pumps, with quick service food store, retail store and restaurant.
 - b. Hours of Operation - Hours of operation may be twenty-four (24) hours per day, seven (7) days a week.
 - c. Outdoor Speaker System - Any outdoor speaker system shall be limited to one speaker per pump fueling position. Outdoor speakers shall not be audible beyond the limits of the SUP area.
 - d. Vehicle Service and Repair - Vehicle service and/or repair shall not be performed in association with the motor vehicle fueling station.

- e. Cessation of Use - If the sale of motor vehicle fuel should cease for a period of more than one year, the Applicant or any subsequent owner of the Property shall notify the County of the cessation of use and shall be required to submit a demolition plan to the Development Services Department Building Development Division for the removal of the following structures within ninety (90) days of approval of the demolition plan:
 - i. Underground fuel storage tanks;
 - ii. Fuel dispensers;
 - iii. Pump islands;
 - iv. Overhead canopy;
 - v. Air and water dispensers; and
 - vi. Signage related to motor vehicle fuel sales.

In the event that all uses are discontinued and the Property is vacant, the owner shall stabilize the site using erosion control measures acceptable to the Prince William County Public Works Department Division of Environmental Services.

3. Community Design

- a. Architecture - The design of the building and fuel station canopy shall substantially conform with the building elevations entitled “Illustrative Building Elevations,” prepared by buf Studio, dated March 15, 2023 (hereinafter, the “Elevations”). The Elevations may be subject to minor modification approved by the County in connection with final site plan review. Additional changes to the design and materials may be made provided that any 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 than that shown on the Elevations. At least two weeks prior to requesting a building permit release letter from Development Services Department, the Applicant shall submit building elevations so that it can ensure compatibility of the building with the Elevations.
- b. Landscaping - Landscaping shall be provided in substantial conformance with the landscape plan entitled, “Haymarket Junction Motor Vehicle Fuel Station,” prepared by Land Design Consultants, dated March, 2019, last revised December 20, 2023 (sheet 3 of 3).

4. Transportation

- a. Off-Site Route 55/Route 15 Intersection Improvements - Subject to Prince William County Department of Transportation ("County Transportation") and Virginia Department of Transportation ("VDOT") approval, the Applicant shall provide, within existing right-of-way, the lane restriping/reconfiguration and pedestrian crossing/signal improvements at the intersection of Route 55 and Route 15 (55/15 Intersection Improvements"), as depicted on the exhibit entitled "Transportation Improvement Design Concept" prepared by Gorove/Slade Associates, Inc., dated July 9, 2020. Said 55/15 Intersection Improvements, shall not include the relocation, reconfiguration etc. of any major utility pole, signal control, and/or signal poles. If VDOT and County Transportation approve the Off-site 55/15 Intersection Improvements during the review of the first final site plan for a motor vehicle fuel station on the Property, then the Applicant shall show the 55/15 Intersection Improvements on the final site plan for a motor vehicle fuel station the Property (or on a separate re-striping plan to be submitted with the first final site plan for a motor vehicle fuel station the Property). The Applicant shall provide receipts evidencing its design, construction, and permitting costs for the 55/15 Intersection Improvements to County Transportation and shall be reimbursed by the County up to a maximum of \$40,000 (i.e., the amount of funds the County is holding in escrow from others for such improvements). If VDOT and/or County Transportation does not approve the 55/15 Intersection Improvements during the review of the first final site plan for a motor vehicle fuel station the Property, then the Applicant shall not be required to construct the 55/15 Intersection Improvements and shall instead make a monetary contribution of \$48,000 to the County for future improvements (by others) to the Route 55/Route 15 Intersection in order to mitigate the impacts of the SUP use. The Applicant shall make this monetary contribution prior to and as a condition of final site plan approval for a motor vehicle fuel station on the Property.

5. Environment

- a. Water Quality Monitoring/Stream Restoration - The Applicant shall contribute \$75.00 per acre (\pm 2.5264 acres) at the time of final site plan review 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 building area (\pm 6,100 square feet) monetary contribution for fire and rescue services to the Prince William Board of County Supervisors prior to and as a condition of issuance of the final site plan approval. 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.
- b. Site Maintenance - The Owner/Applicant shall maintain the Property and shall pick up trash, litter, and debris on a daily basis or more often if needed.

8. Signage - All signage shall be in substantial conformance with the sign elevations entitled elevations entitled "Illustrative Sign Package," dated March 15, 2023 (hereinafter, the "Sign Elevations"). In accordance with section 32-250.23 of the Zoning Ordinance, the Applicant shall be permitted the sign modifications as proposed in the Sign Elevations. In addition, the following shall apply to all signage and advertisements on the Property:

- a. 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.
- b. Directional signage shall be provided as required or needed.
- c. Parking and signage for handicapped customers shall be provided in accordance with the DCSM and other current standards.
- d. 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.

9. Water & Public Sewer Connection - The Property shall connect to public water and public sewer. The Applicant shall be responsible for all on-site and off-site improvements required to provide service for the demand generated by the development of the Property.

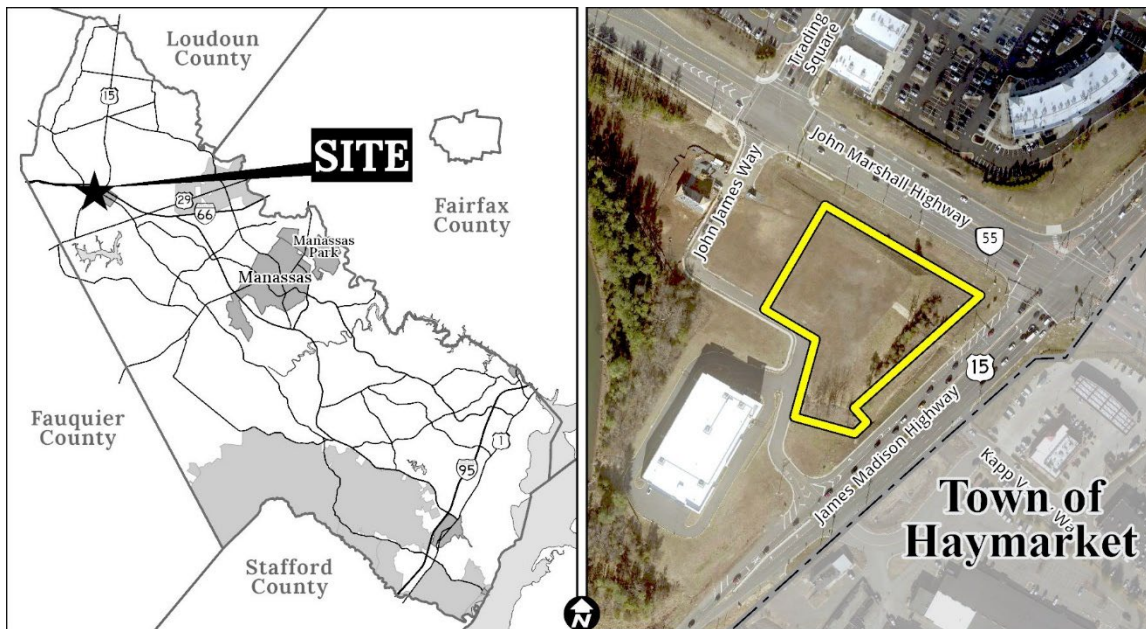
10. Escalator - In the event the monetary contributions set forth in the development conditions are paid to the Prince William Board of County Supervisors within eighteen (18) months

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.



STAFF REPORT

PC Meeting Date:	April 24, 2024
Agenda Title:	Special Use Permit #SUP2019-00044, Haymarket Junction Motor Vehicle Fuel Station
District Impact:	Gainesville Magisterial District
Requested Action:	Recommend Approval of Special Use Permit #SUP2019-00044, Haymarket Junction Motor Vehicle Fuel Station, subject to the conditions dated December 20, 2023.
Department:	Planning Office
Case Planner:	Alex Vanegas, AICP, CPM, CZA



EXECUTIVE SUMMARY

This is a Special Use Permit (SUP) request to allow a motor vehicle fuel station, retail with secondary quick service food store, restaurant, and retail.

It is the recommendation of staff that the Planning Commission recommend approval of Special Use Permit #SUP2019-00044, Haymarket Junction Motor Vehicle Fuel Station, subject to the conditions dated December 20, 2023.

BACKGROUND

- A. Request: This is a Special Use Permit (SUP) request to allow a motor vehicle fuel station, retail with secondary quick service food store, restaurant, and retail. It is anticipated that the facility will have 20 fueling positions using 10 double sided pump islands.
- B. Site Location: The subject site is approximately ±2.53 acres and is identified on County Maps as GPIN 7298-61-6215 and is located at 6371 John James Way, immediately in the southwest corner of the intersection of John Marshall Highway (Route 55) and James Madison Highway (Route 15).
- C. Comprehensive Plan: The site is designated COM-3, Commercial in the Comprehensive Plan, and is within the Highway Corridor Overlay District (HCOD), the Haymarket Activity Center, and the Agritourism and Arts Overlay District.
- D. Zoning: The property is zoned M-2, Light industrial with proffers pursuant to REZ1997-0009.
- E. Surrounding Land Uses: The following table summarizes the area characteristics:

Direction	Land Use	Long Range Future Land Use	Zoning
North	John Marshall Highway and Shopping Center	MU-3, Mixed Use 3 Transect	A-1, Agricultural and PMD, Planned Mixed District
South	Commercial Uses	COM-3, Commercial	A-1, Agricultural and M-2, Light Industrial
East	Town of Haymarket	Town of Haymarket	A-1, Agricultural and Town of Haymarket
West	Vacant Parcel	I-3, Industrial Transect 3	B-1, General Business and M-2, Light Industrial

The surrounding uses and land use designations are compatible with the requested Special Use Permit.

- F. Background & Context: The Applicant/Owner 1555VA, LLC is requesting a special use permit for a motor vehicle fuel station, retail with secondary quick service food store, restaurant, and retail. It is anticipated that the facility will have 20 fueling positions using 10 double sided pump islands with the main building consisting of approximately 6,100 square feet of gross floor area. The facility may operate 24 hours a day, 7 days a week.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission recommend approval of Special Use Permit #SUP2019-00044, Haymarket Junction Motor Vehicle Fuel Station, subject to conditions dated December 20, 2023, for the following reasons:

- As proposed, this use will help deliver services and amenities to the surrounding area and are permitted subject to the conditions of an approved SUP.
- The conditions successfully mitigate the impacts of the proposed use associated with this SUP.

Comprehensive Plan Consistency Analysis

Long-Range Land Use: The site is in the Haymarket Activity Center and is designated as Commercial, COM-3, in the Comprehensive Plan, which provides for commercial areas to serve surrounding residential neighborhoods and the larger community. Access to commercial uses in the T-3 should be along major roadways and T-2 shall be limited to abutting arterial or collector roadways, except where inter-parcel connections are provided between abutting commercial sites. Pedestrian access to adjacent and nearby residential areas where appropriate shall be encouraged. Vertical mixed use allows for residential uses above the first floor. The intent is to create vibrant, diverse places to accommodate a variety of business needs.

Level of Service: The Level of Service (LOS) impacts for the requested motor vehicle fuel station are being mitigated by the monetary contributions, subject to the applicant’s Special Use Permit (SUP) conditions dated December 20, 2023, as indicated below.

Fire & Rescue	\$0.61 per SF	6,100 sq. ft. building plus canopy area (sq. ft. will be determined with Final Site Plan)	\$3,721.00
Water Quality	\$75 per acre	±2.526 acres	\$ 189.45
TOTAL			\$3,910.45

Strategic Plan

Resilient Economy: The requested Special Use Permit is associated with building, parking lot improvements, new signage, and a new fuel station for a motor vehicle fuel station. The construction associated with the project will provide some immediate job opportunities and jobs will be created within the motor vehicle fuel station, which conforms to the County’s Resilient Economy objective to continue efforts to preserve and expand the commercial tax revenue base in the County.

Community Input

Notice of this Special Use Permit (SUP) application has been transmitted to the property owners within 500 feet of the subject property. At the time of this Staff Report, the County's Planning Office has not received any feedback from the community regarding this SUP application and Staff is unaware of any opposition for the project.

Other Jurisdiction Comments

The application review included the Town of Haymarket and Virginia Department of Conservation and Recreation.

Legal Issues

If the special use permit is approved, the motor vehicle fuel station and retail with secondary quick service food store, restaurant, and retail and associated waivers and modifications, would be allowed subject to the conditions. Legal issues resulting from the Board of County Supervisors' action are appropriately addressed by the County Attorney's Office.

Timing

The Planning Commission has until July 23, 2024, which is 90 days from the first public hearing date, to act on the Special Use Permit request. A recommendation to approve or deny the request would meet the 90-day requirement.

STAFF CONTACT INFORMATION

Alex Vanegas, AICP, CPM, CZA | (703) 792-8127
avanegas@pwcgov.org

ATTACHMENTS

Staff Analysis
Special Use Permit Plan (SUP Plan)
Auto-turn Exhibit Transportation Improvement Design Concept
Conceptual Drawings
Contextual Exhibit
Historical Commission Res. No. 19-042

Part I. Summary of Comprehensive Plan Consistency

Staff Recommendation: APPROVAL

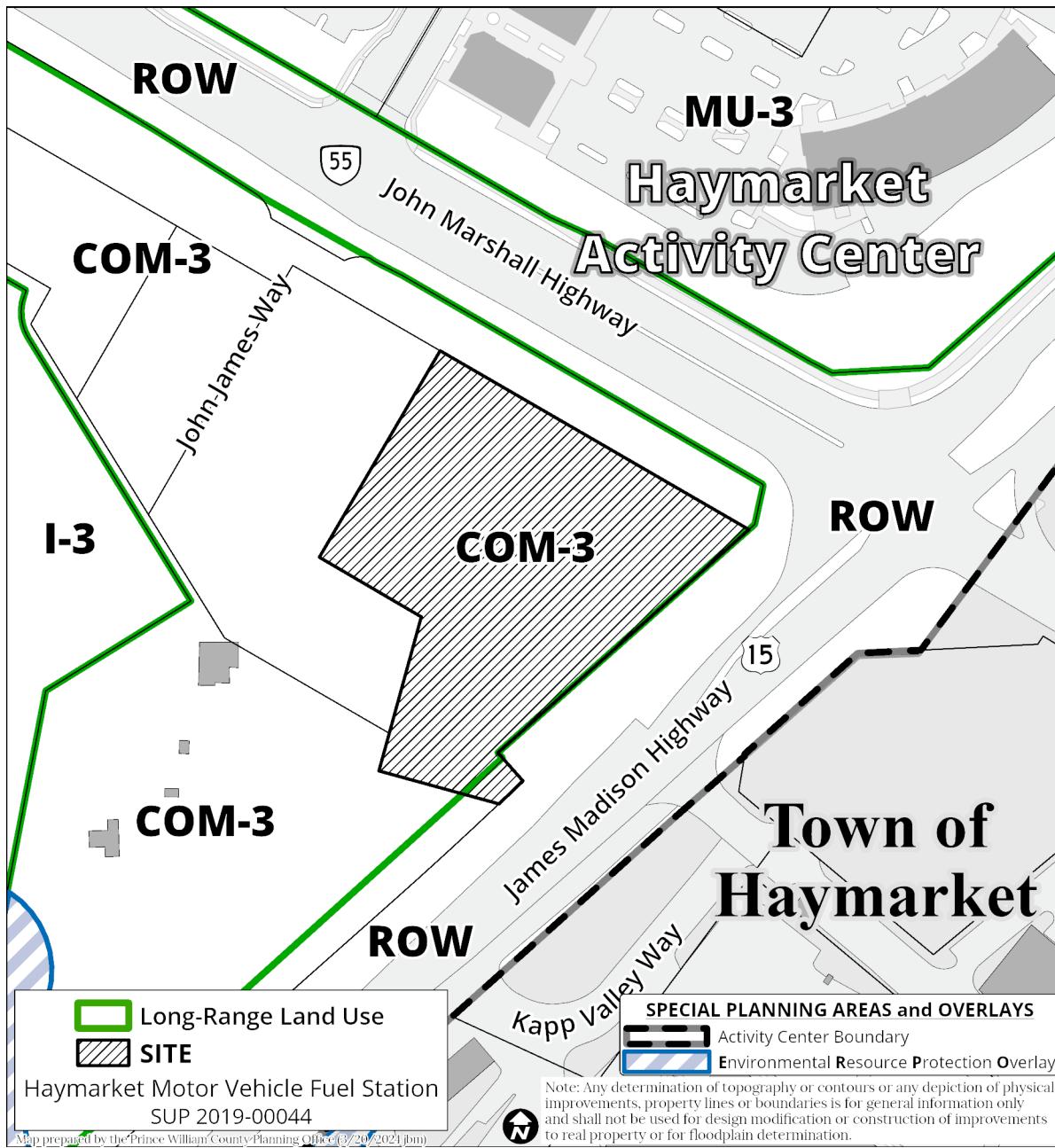
This summary analysis is based on the relevant Comprehensive Plan action strategies, goals, and policies. A complete analysis is provided in Part II of this report.

Comprehensive Plan Sections	Plan Consistency
Long-Range Land Use	Yes
Community Design	Yes
Cultural Resources	Yes
Economic Development	Yes
Environment	No
Fire and Rescue	Yes
Police	Yes
Potable Water	Yes
Sanitary Sewer	Yes
Transportation	Yes

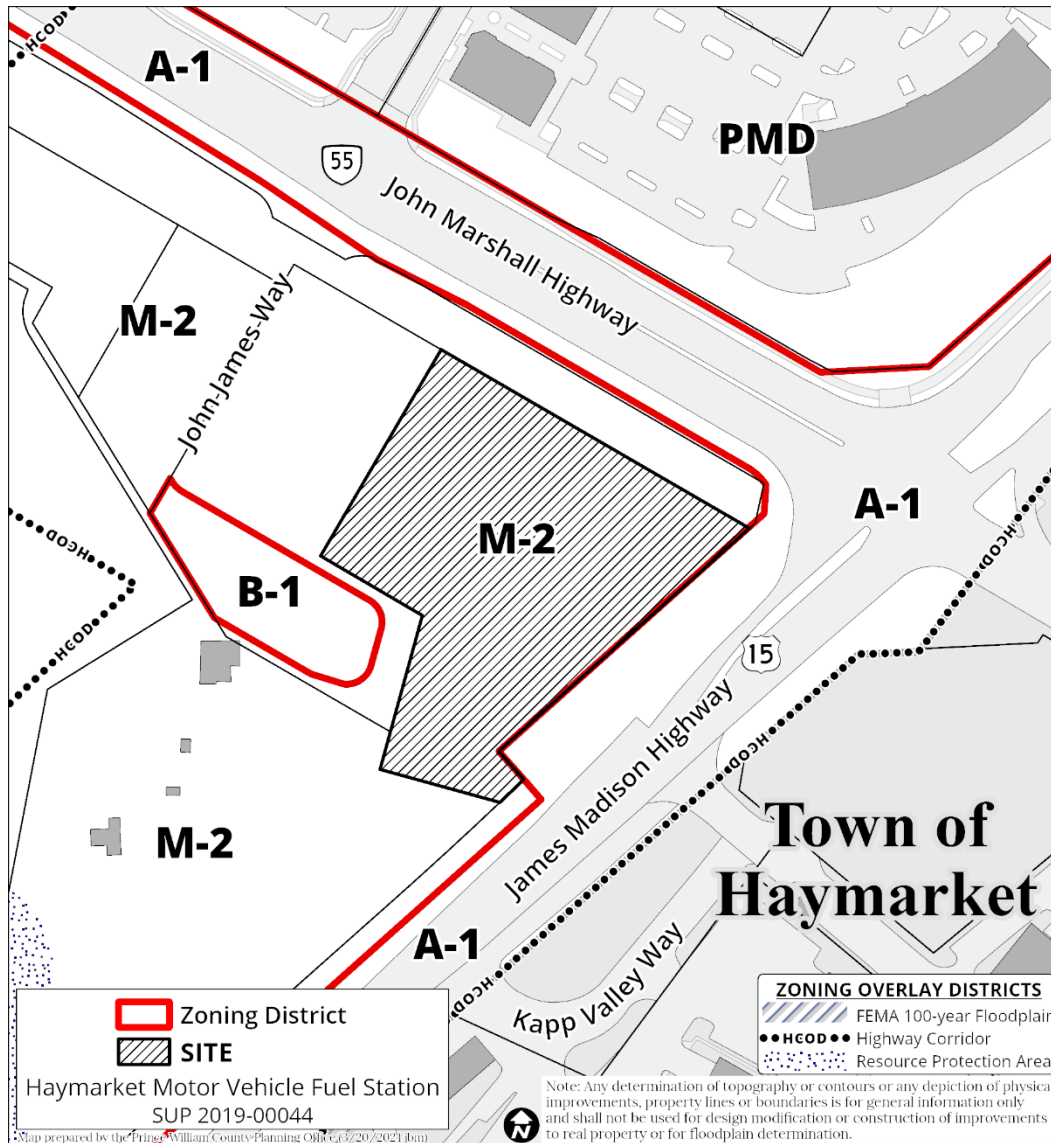
Part II. Comprehensive Plan Consistency Analysis

The following tables and maps summarize the area characteristics:

Direction	Land Use	Long Range Future Land Use
North	John Marshall Highway and Shopping Center	MU-3, Mixed Use 3 Transect
South	Commercial Uses	COM-3, Commercial
East	Town of Haymarket	Town of Haymarket
West	Vacant Parcel	I-3, Industrial Transect 3



Direction	Land Use	Zoning
North	John Marshall Highway and Shopping Center	A-1, Agricultural and PMD, Planned Mixed District
South	Commercial Uses	A-1, Agricultural and M-2, Light Industrial
East	Town of Haymarket	A-1, Agricultural and Town of Haymarket
West	Vacant Parcel	B-1, General Business and M-2, Light Industrial



Haymarket Motor Vehicle Fuel Station
SUP 2019-00044

Map prepared by the Prince William County Planning Office (3/20/2021.dwg)

Long-Range Land Use Plan Analysis

The County’s 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.
- promotes distinct centers of commerce and centers of community.
- complements, preserves, protects, and respects the cultural and natural resources in the County.
- 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 the existing neighborhoods in the County.

The property is approximately ±2.53 acres and is identified on County Maps as GPIN 7298-61-6215 and is located at 6371 John James Way, immediately in the southwest corner of the intersection of John Marshall Highway (Route 55) and James Madison Highway (Route 15). The property is currently designated as COM-3, Commercial in the County’s Comprehensive Plan and is in the Haymarket Activity Center. The following table summarizes the uses and densities intended within the COM-3 land use designation:

Long Range Land Use Map Designation	Intended Uses and Densities
Commercial (COM-3)	<p>The purpose of this classification is to provide commercial areas to serve surrounding residential neighborhoods and the larger community. Access to commercial uses in the T-3 should be along major roadways and T-2 shall be limited to abutting arterial or collector roadways, except where interparcel connections are provided between abutting commercial sites. Pedestrian access to adjacent and nearby residential areas where appropriate should be encouraged. Vertical mixed-use allows for residential uses above the first floor. The intent is to create vibrant, diverse places to accommodate a variety of business needs.</p> <p>The primary uses in the Commercial, T-3 land use designation include retail, retail service, lodging, and office uses while secondary uses are residential. The implementing zoning districts in the T-3 are PBD, B-1, B-2, O(M), or MXD-C. The COM-3 designation can include a mix of uses to include non-residential: 0%-100%, residential: 0%-25%, and civic: 0-5%, with a minimum of 20% open space.</p>
Haymarket Activity Center	<p>The study area consists of approximately 450 acres located near the I-66 and Route 15/James Madison Highway interchange in northern Prince William County. Interstate 66 bisects this Activity Center (north and</p>

	south). This Activity Center is generally bounded by the Dominion Valley and Stoney Branch Crossing subdivision in the north and Villages of Piedmont and conservation area in the south, the Town of Haymarket in the east, and the Heflin Farm and Antioch Road in the west.
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Proposal's Strengths

- Land Use & Zoning Compatibility: The property's Commercial (COM-3) is consistent with and compatible to the development in the surrounding area.
- Use Consistency with Surrounding Area: A motor vehicle fuel station with retail and convenience store is a permitted use in the B-1, General Business, subject to approval of a Special Use Permit (SUP). The property is surrounded by vacant land zoned for commercial uses. Given the character of the surrounding area, the requested motor fuel station with 10 fuel pump islands, back-to-back (total of 20 fueling positions) is a supporting and complementary use for the surrounding area.

Proposal's Weaknesses

- There were no weaknesses with the requested Special Use Permit (SUP) that were correlated to or associated with the County's Long-Range Land Use Plan.

Consistency Recommendation

Staff recommends that this application is consistent with the relevant components of the Long-Range Land Use Plan.

Community Design Plan Analysis

The County's 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.

Proposal's Strengths

- Architecture: The architectural renderings of the new motor fuel facility with convenience appear to be in substantial conformance to and compatible with the surrounding environment. Overall, the new motor vehicle fuel facility presented with

this Special Use Permit (SUP) is consistent with and complementing for the architecture character of the neighboring commercial units, and immediate local community.

- Landscaping: The applicant has proffered to be in substantial conformance with the landscaping plan entitled, "Haymarket Junction Motor Vehicle Fuel Station," prepared by Land Design Consultants, dated March 2019, last revised December 20, 2023, which include a substantial amount of landscaping around the perimeter of the property and will utilize the species selection of the Living Legacy palette as noted in the "Journey through Hallowed Ground Partnership, the Living Legacy Project Master Plan."

Proposal's Weaknesses

- There were no weaknesses with the proposed Special Use Permit (SUP) that were identified.

Consistency Recommendation

Staff recommends that this application is consistent with the relevant components of the Community Design Plan.

Cultural Resources Plan Analysis

The County's Cultural Resources Plan recommends identifying, preserving, and protecting Prince William County's significant historical, archaeological, architectural, and other cultural resources. 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.

There are no archaeological and architectural sites or graves recorded in the project area. The County's Historical Commission reviewed this request at its August 13, 2019, meeting and recommended that the applicant fabricate and install up to two interpretive markers, similar to Civil War Trail signs, with the Journey Through Hallowed Ground and Civil War Activity at Haymarket as their subjects, with specific content to be determined by the Historical Commission at a later date. The Historical Commission's Resolution No. 19-042 for this SUP is attached at the end of this report.

Proposal's Strengths

- There were no strengths provided with the requested Special Use Permit (SUP).

Proposal's Weaknesses

- There were no weaknesses with the requested Special Use Permit (SUP).

Consistency Recommendation

Staff recommends that this application is consistent with the relevant components of the Cultural Resources Plan.

Environment Plan Analysis

The County's 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.

Water Quality

The Applicant has been conditioned through this Special Use Permit (SUP) to make a monetary contribution to the Board of County Supervisors in the amount of \$75.00 per acre for water quality monitoring, drainage improvements, and/or stream restoration projects. This contribution shall be made prior to and as a condition of final Site Plan approval with the amount to be based on the site area acreage.

Proposal's Strengths

- **Landscaping** - Landscaping shall be provided in substantial conformance with the landscape plan entitled, "Haymarket Junction Motor Vehicle Fuel Station," prepared by Land Design Consultants, dated March 2019, last revised December 20, 2023.

Proposal's Weaknesses

- **Buffering Requirements**: A 15' wide buffers along adjacent properties zoned for light industrial uses is not provided and an HCOD buffer on portions of the property.

Consistency Recommendation

Staff recommends that this application is inconsistent with the relevant components of the Environment Plan.

Economic Development

The County's Economic Development Plan sets out policies and action strategies that aims to foster 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

- New Motor Vehicle Fuel Station with Convenience Store: The requested Special Use Permit (SUP) expands the commercial tax revenue base and helps to enhance commercial/retail uses in the area.

Proposal's Weaknesses

- There were no weaknesses with the proposed Special Use Permit (SUP) that were correlated to or associated with the County's Economic Development Plan.

Consistency Recommendation

Staff recommends that this application is consistent with the relevant components of the County's Economic Development Plan.

Fire and Rescue Plan Analysis

The County's 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.

Fire/Rescue Station #24 is the first due fire/rescue resource for the property. The property is located inside the required 4.0-minute travel time for Basic Life Support and Fire Suppression and the required 8.0-minute travel time for Advanced Life Support. In FY 2023, Station #24 responded to 1,490 incidents with a workload station capacity of 2,000 incidents per year.

Per the Applicant's Special Use Permit Conditions, the Applicant shall make a monetary contribution of \$0.61 per square foot of any building area to be constructed on the property for fire and rescue services to the Board of County Supervisors prior to and as a condition of issuance of the building permit.

Proposal's Strengths

- Inside of 4.0-Minute Travel Time: The property is currently located within the required 4.0-minute travel time for fire suppression and basic life support.
- Inside of 8.0-Minute Travel Time: The property is located within the required 8.0-minute travel time for advanced life support services.

Proposal's Weaknesses

- None Identified.

Consistency Recommendation

Staff recommends that this application is consistent with the relevant components of the Fire and Rescue Plan.

Police Plan Analysis

The County's Police Plan is designed to promote the Prince William County's public safety strategic goal to continue to be a safe community, reduce criminal activity, prevent personal injury and loss of life and property, and ensure effective and timely responses throughout the County. 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 County's Police Department believes that this application will not create a significant impact on calls for service. The Applicant should coordinate with the County's Police Department as the site develops and apply the various Crime Prevention Through Environmental Design (CPTED) principles, which can be found at the following:

- <https://www.pwcva.gov/assets/documents/police/002035.pdf>

Details on the type(s) of onsite security measures should also be considered, including access control, surveillance cameras, alarm systems, security, and onsite lighting.

Proposal's Strengths

- No Significant Impact: The County's Police Department believes that this application will not create significant impacts on calls for service.

- Graffiti Removal & Reporting: As conditioned through this report, the Applicant agreed to promptly remove any graffiti from the property. Any graffiti on the property shall be reported to the County's Police Department before removal.

Proposal's Weaknesses

- There were no weaknesses with the proposed Special Use Permit (SUP) that were correlated to or associated with the County's Police Plan.

Consistency Recommendation

Staff recommends that this application is 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, and the use of private wells or public water.

The subject property is within the Prince William County Service Authority's service area. Public water is available, from an existing 18-inch water main on the adjacent site along the northern property boundary and an existing 18-inch water main in James Madison Highway.

Depending on the final configuration of any proposed on-site water mains, additional water main line extensions may be required by the Prince William County Service Authority to provide adequate fire protection or satisfy water quality requirements. The Applicant shall plan, design, and construct all onsite and offsite water utility improvements necessary to develop the subject property and the above-listed requirements in accordance with all applicable the Prince William County Service Authority and County and State requirements, standards, and regulations.

Proposal's Strengths

- Water Connection & Service: The property has access to public water and as conditioned, the Applicant is responsible for on-site or off-site improvements needed to facilitate an increase in future demand generated by the property.

Proposal's Weaknesses

- There were no weaknesses with the requested Special Use Permit (SUP) Amendment that were correlated to or associated with the County's Potable Water Plan.

Consistency Recommendation

Staff recommends that this application is 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.

The subject property is within the Prince William County Service Authority's service area. The property has access to public sewer by an existing 3-inch low pressure force main located on the adjacent site along the northern property boundary.

The Applicant shall design and construct all new onsite and offsite sanitary sewer utility improvements necessary to develop the subject property and the above listed requirements in accordance with the Prince William County Service Authority's Standards Manual and the County and State requirements, standards, and regulations.

Proposal's Strengths

- Sewer Connection & Service: As conditioned, the site shall be connected to a public sewer with the Applicant bearing all costs and responsibilities for such connections including planning, designing, and constructing the sewer service to the Property.

Proposal's Weaknesses

- There were no weaknesses with the requested Special Use Permit (SUP) that were correlated to or associated with the County's Sanitary Sewer Plan.

Consistency Recommendation

Staff recommends that this application is 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. The County recognizes that it is not possible to address congestion through road investments alone and has reduced the acceptable standard to (LOS) of "E" specifically in Small Area Plans, in Activity Centers, and on Arterials. Projects should include strategies that result in a level of service (LOS) of "E" 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.

Ingress and egress to the property will be through access points on John James Way which will be accessed through a signalized intersection on John Marshall Highway.

A Traffic Impact Analysis (TIA) entitled, "Traffic Impact Study-Haymarket Junction" prepared by Gorove /Slade was provided with this application.

Proposal's Strengths

- Off-Site Route 55/Route 15 Intersection Improvements - Subject to Prince William County Department of Transportation ("County Transportation") and Virginia Department of Transportation ("VDOT") approval, the Applicant shall provide, within existing right of way, the lane restriping/reconfiguration and pedestrian crossing/signal improvements at the intersection of Route 55 and Route 15.
- Connection to Existing Sidewalk – The Applicant will build an onsite sidewalk that will have pedestrian access to a sidewalk along John Marshall Highway that improves pedestrian and multimodal flow from the surrounding community.

Proposal's Weaknesses

- There were no weaknesses with the requested Special Use Permit (SUP) that were correlated to or associated with the County's Transportation Plan.

Consistency Recommendation

Staff recommends that this application is 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". Collectively, these goals 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 County's Comprehensive Plan and they 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**: The proposed SUP is favorably aligned with the County's Resilient Economy objective to continue efforts to preserve and expand the commercial tax revenue base and help to enhance commercial/retail uses. The business will support the existing residential and commercial/retail uses in the immediate vicinity, create jobs, and expand the commercial tax base. Therefore, the project aligns with the Strategic Plan goal to provide a resilient economy.
- **Transportation and Mobility**: The requested Special Use Permit (SUP) is favorably aligned with the County's Transportation and Mobility objective to improve multi-modal options. The Applicant will provide on-site pedestrian access to an existing sidewalk that runs along the frontage of John Marshall Highway

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:

- There were no materially relevant issues identified with this Special Use Permit (SUP).

Modifications / Waivers

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

HAYMARKET JUNCTION

MOTOR VEHICLE FUEL STATION

SPECIAL USE PERMIT

SUP 2019-00044

NOTES

1. THE GEOGRAPHIC PARCEL IDENTIFICATION NUMBER FOR THE PROPERTY SHOWN HEREON IS A PORTION OF 7298-61-6215 AND IS CURRENTLY ZONED M-2, REZ1997-0009.
2. THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF 1555VA PARCEL A, LLC, BY DEED RECORDED AT INSTRUMENT No. 202309080046916, AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.
3. THE PROPERTY SHOWN HEREON LIES WITHIN A ZONE "X", AN AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, AS DELINEATED ON FLOOD INSURANCE RATE MAP No. 51153C0059 D, PANEL 59 OF 330, WITH AN EFFECTIVE DATE OF JANUARY 5, 1995.
4. THE IMPROVEMENTS SHOWN HEREON ARE FROM A FIELD SURVEY PERFORMED BY THIS FIRM ON APRIL 19 THROUGH APRIL 26, 2018.
5. THE TOPOGRAPHIC SURVEY ON THE PROPERTY KNOWN AS RESIDUE, HOPPMANN PROPERTY, WAS COMPLETED FROM AN ACTUAL GROUND SURVEY PERFORMED BY THIS FIRM ON APRIL 26, 2018. THE VERTICAL DATUM IS NAVD88. THE CONTOUR INTERVAL IS TWO (2) FEET.
6. SWM/BMP PROVIDED BY EXISTING FACILITY CONSTRUCTED WITH HOPPMANN PROPERTY LOT 1, PWC #98-00109, APPROVED JULY 21, 1998. THIS FACILITY MAY BE UTILIZED UNTIL JUNE 30, 2024 IN ACCORDANCE WITH GUIDANCE MEMORANDUM 14-2014 PREPARED BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY. ADDITIONAL INFORMATION TO BE PROVIDED AT TIME OF FINAL SITE PLAN IF REQUIRED.
7. DAM INUNDATION AREA DEPICTED PER PRINCE WILLIAM COUNTY MAPPER.
8. JAMES MADISON HIGHWAY IS DESIGNATED AS A PARKWAY IN THE COMPREHENSIVE PLAN. IT IS CONSTRUCTED ACCORDING TO A PA-1 STANDARD WITH A HALF-SECTION PLANNED RIGHT-OF-WAY WIDTH OF 80'. A MINIMUM WIDTH OF 81' IS PROVIDED. NO ADDITIONAL RIGHT-OF-WAY IS REQUIRED.
9. JOHN MARSHALL HIGHWAY IS DESIGNATED AS A MINOR ARTERIAL IN THE COMPREHENSIVE PLAN. IT IS CONSTRUCTED ACCORDING TO AN MA-1 STANDARD WITH A HALF-SECTION PLANNED RIGHT-OF-WAY WIDTH OF 64'. A MINIMUM RIGHT-OF-WAY RESERVATION OF 106' FROM THE CENTERLINE WAS RESERVED WITH D.B. 2607 PG. 402. NO ADDITIONAL DEDICATION IS REQUIRED. THE SUP PROPERTY HAS NO FRONTAGE ON JOHN MARSHALL HIGHWAY.
10. THE LOCATIONS OF THE AIR COMPRESSORS AND UNDERGROUND FUEL TANKS ARE SUBJECT TO CHANGE AT FINAL SITE PLAN.



VICINITY MAP
SCALE : 1" = 2000'

SITE TABULATIONS:

PORTION OF PARCEL AREA SUBJECT TO SPECIAL USE PERMIT: 2.5264 AC (110,049 S.F.)
 EXISTING ZONE: M-2*
 *THIS PARCEL IS SUBJECT TO APPROVED REZ 1997-0009.
 EXISTING USE: VACANT LAND
 PROPOSED USE: MOTOR VEHICLE FUEL WITH RETAIL, RESTAURANT AND QUICK SERVICE FOOD SALES
 MAXIMUM BUILDING HEIGHT PERMITTED: 60 FEET, PROVIDED THAT ALL REQUIRED YARDS AND SETBACKS SHALL BE INCREASED ONE FOOT FOR EACH FOOT IN HEIGHT THE BUILDING IS CONSTRUCTED OVER 35 FEET.
 PROP BUILDING HEIGHT: 35' MAX.
 MINIMUM SETBACKS REQUIRED:
 FRONT: 20' FROM RIGHT-OF-WAY
 SIDE/REAR: 20' FROM THE COMMON PROPERTY LINE ABUTTING A COMMERCIAL OR OFFICE DISTRICT
 MINIMUM SETBACKS PROVIDED:
 FRONT: 20' FROM RIGHT-OF-WAY
 SIDE/REAR: 20'
 MINIMUM LOT SIZE: NONE
 MINIMUM LOT WIDTH: NONE
 OPEN SPACE REQUIRED: 20%
 OPEN SPACE PROVIDED: 34%
 MAXIMUM LOT COVERAGE: 80%
 PROVIDED LOT COVERAGE: 15%
 MAXIMUM FAR ALLOWED: 0.50
 PROPOSED FAR: 1.06
 PROPOSED BUILDING AREA: ±6,100 G.S.F.
 ±4,600 N.S.F.

PARKING TABULATIONS:

PARKING REQUIRED:
 5 PLUS 1 PER 150 NET SF OF BUILDING AREA; 10 MINIMUM
 ±4,600 NET SQ. FT. = 36 SPACES REQUIRED (INCLUSIVE OF 2 HANDICAP ACCESSIBLE REQUIRED, 1 VAN ACCESSIBLE)
 PARKING PROVIDED: 36 SPACES (INCLUSIVE OF 2 HANDICAP ACCESSIBLE, 1 VAN ACCESSIBLE)
 LOADING SPACES REQUIRED: 1 SPACE
 LOADING SPACES PROVIDED: 1 SPACE
 BICYCLE PARKING SPACES REQUIRED: 1 SPACE
 BICYCLE PARKING SPACES PROVIDED: 2 SPACES

SHEET INDEX

1. COVER SHEET
2. SPECIAL USE PERMIT PLAN
3. LANDSCAPE PLAN

PROJECT TEAM

DEVELOPER/APPLICANT:
 ARCLAND PROPERTY COMPANY
 P.O. BOX 25523
 WASHINGTON, DC 20027
 (202) 818-9265
 CONTACT: ANTHONY PISCITELLI

CIVIL ENGINEER, PLANNER, AND LANDSCAPE ARCHITECT:
 LAND DESIGN CONSULTANTS, INC.
 4585 DAISY REID AVENUE, SUITE 201
 WOODBRIDGE, VA 22192
 (703) 680-4585
 CONTACT: MRS. JESSICA BRADSHAW

LAND USE ATTORNEY:
 WALSH, COLUCCI, LUBELEY & WALSH
 4310 PRINCE WILLIAM PARKWAY STE 300
 PRINCE WILLIAM, VA 22192
 (703) 680-4664
 CONTACT: MRS. JESSICA PFEIFFER

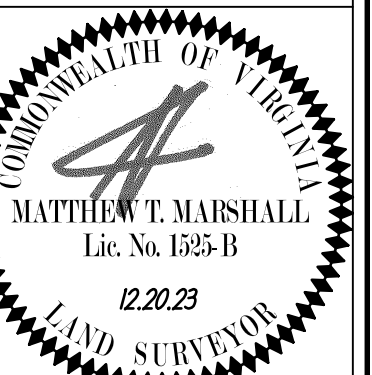
TRAFFIC ENGINEER:
 GOROVE/SLADE ASSOCIATES, INC.
 4114 LEGATO ROAD, SUITE 650
 FAIRFAX, VA 22033
 (703)787-9595
 CONTACT: MS. KAYLA ORD

COVER SHEET

HAYMARKET JUNCTION
 MOTOR VEHICLE FUEL STATION
 (SUP 2019-00044)
 GAINESVILLE MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA

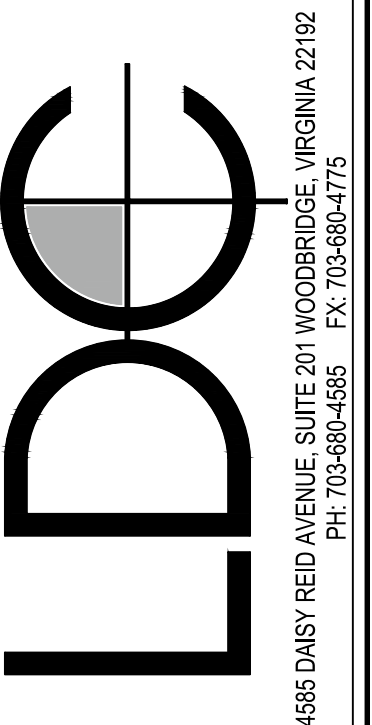
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11/20/19	2. REV. PER COUNTY COMMENTS		
01/23/20	3. RESUBMISSION		
02/02/20	4. RESUBMISSION		

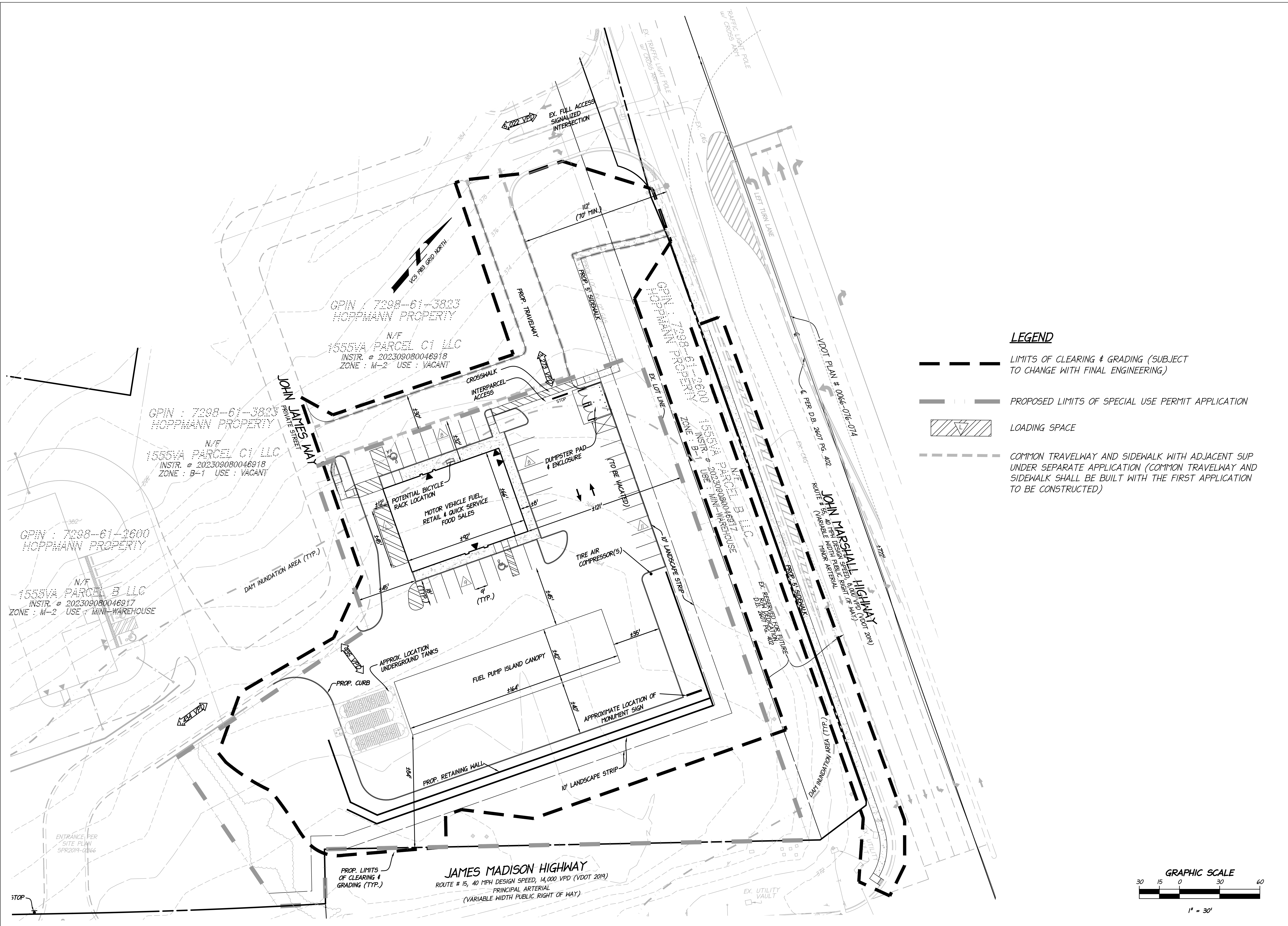
I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.



SCALE:
 AS SHOWN

SHEET 1 OF 3
 DATE: MAR 2019
 DRAFT: JWM CHECK: MTM
 FILE NUMBER: 18087-2-2 SUP2019-00044





LEGEND

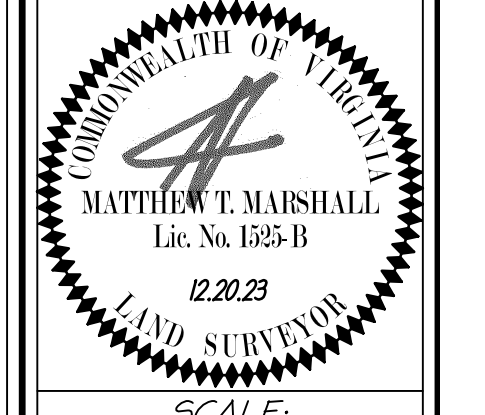
- LIMITS OF CLEARING & GRADING (SUBJECT TO CHANGE WITH FINAL ENGINEERING)
- PROPOSED LIMITS OF SPECIAL USE PERMIT APPLICATION
- LOADING SPACE
- COMMON TRAVELWAY AND SIDEWALK WITH ADJACENT SUP UNDER SEPARATE APPLICATION (COMMON TRAVELWAY AND SIDEWALK SHALL BE BUILT WITH THE FIRST APPLICATION TO BE CONSTRUCTED)

SPECIAL USE PERMIT PLAN

HAYMARKET JUNCTION MOTOR VEHICLE FUEL STATION (SUP 2019-00044)
GAINESVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

DATE	DESCRIPTION	REVIEWED BY	APPROVED DATE
11/08/19	REV. PER COUNTY COMMENTS		
11/20/19	REV. PER COUNTY COMMENTS		
11/22/19	REV. PER COUNTY COMMENTS		
12/20/19	RESUBMISSION		
02/20/20	RESUBMISSION		

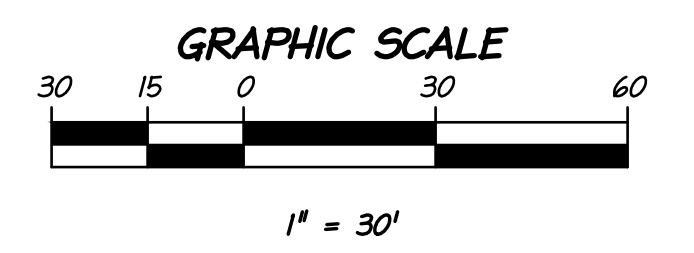
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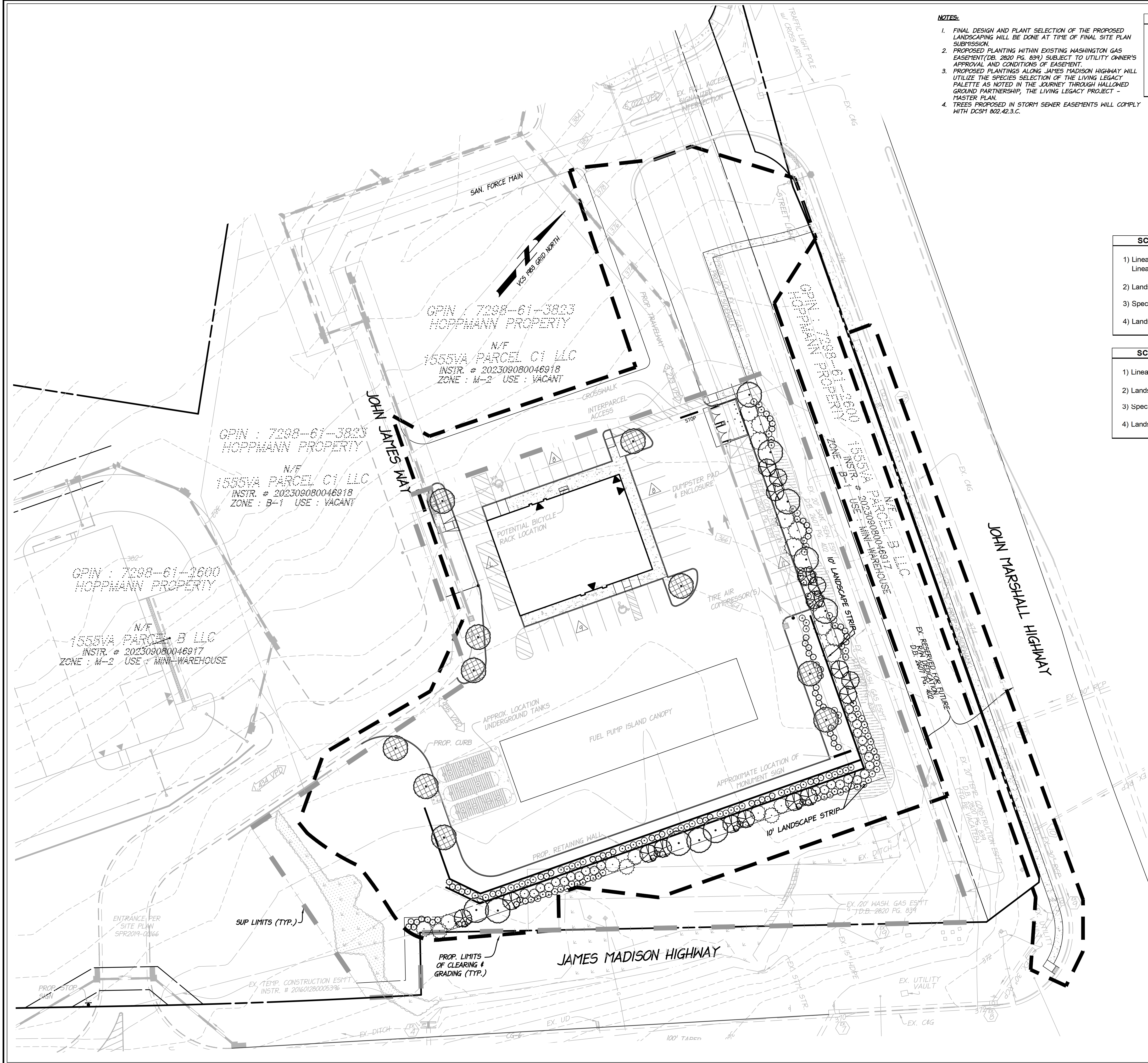


SCALE:
1" = 30'

SHEET 2 OF 3

DATE: MAR. 2019	CHECK: MTM
DRAFT: JMM	
FILE NUMBER: 18087-2-2	
SUP2019-00044	





- NOTES:**
1. FINAL DESIGN AND PLANT SELECTION OF THE PROPOSED LANDSCAPING WILL BE DONE AT TIME OF FINAL SITE PLAN SUBMISSION.
 2. PROPOSED PLANTING WITHIN EXISTING WASHINGTON GAS EASEMENT (DB. 2820 PG. 839) SUBJECT TO UTILITY OWNER'S APPROVAL AND CONDITIONS OF EASEMENT.
 3. PROPOSED PLANTINGS ALONG JAMES MADISON HIGHWAY WILL UTILIZE THE SPECIES SELECTION OF THE LIVING LEGACY PALETTE AS NOTED IN THE JOURNEY THROUGH HALLOWED GROUND PARTNERSHIP, THE LIVING LEGACY PROJECT - MASTER PLAN.
 4. TREES PROPOSED IN STORM SEWER EASEMENTS WILL COMPLY WITH DCSM 802.42.3.C.

SCHEDULE C: PARKING LOT INTERIOR PLANTING

1) Area of parking:	+/-	40,935
2) Interior landscaped area required (% and sq. ft.):	5%	+/- 2,047
Interior landscaped area provided (% and sq. ft.):	6%	+/- 2,459
3) Number of large/medium trees required:		+/- 10
Number of large/medium trees provided:		+/- 10

SCHEDULE D: TREE COVER CALCULATIONS

Tree cover required:		
1) Gross site area:	99,712	SF
2) Percent of tree cover required:	10.0%	
3) Total area of tree cover required:	9,971	SF
Tree cover provided:		
4) Tree cover from landscaping:		
5) Tree cover from preservation:		
6) Total tree cover provided:	+/- 10,000	SF

Labels describe tree cover from landscaping and preservation to be determined at time of site plan.

SCHEDULE B: NONRESIDENTIAL LANDSCAPED STRIP ALONG RIGHT-OF-WAY

1) Linear feet (meters) of property line along the right-of-way:	398	(James Madison Highway)
Linear feet occupied by tree preservation:	67	Net length: 331
2) Landscape strip planting units required:	265	
3) Specific mix of plantings/planting units to be determined at time of site plan.		
4) Landscape strip planting units provided:	265	p.u.

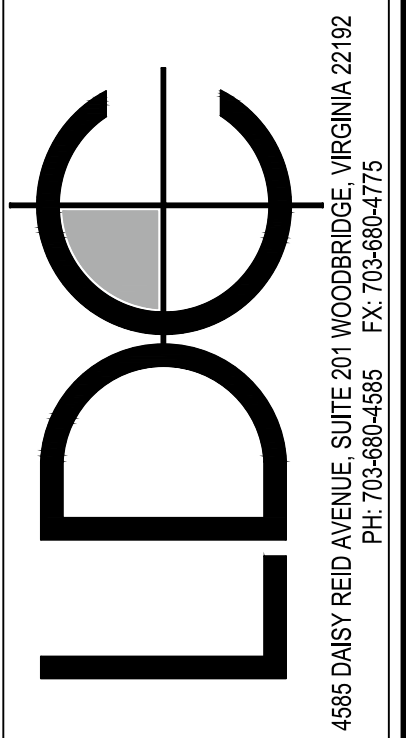
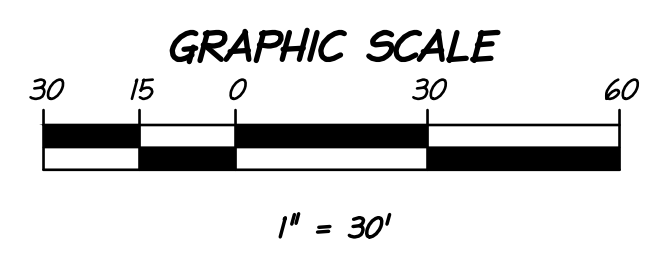
SCHEDULE B: NONRESIDENTIAL LANDSCAPED STRIP ALONG RIGHT-OF-WAY

1) Linear feet (meters) of property line along the right-of-way:	260	(John Marshall Highway)
2) Landscape strip planting units required:	208	
3) Specific mix of plantings/planting units to be determined at time of site plan.		
4) Landscape strip planting units provided:	208	p.u.

LEGEND

- INTERIOR PARKING LOT TREE
- LARGE DECIDUOUS TREE
- SMALL DECIDUOUS TREE
- SMALL EVERGREEN TREE
- SHRUBS
- PERENNIAL FLOWERS / BULBS
- PROPOSED BEDLINE
- EXISTING TREELINE
- EXISTING TREE CANOPY

--- LIMITS OF CLEARING & GRADING



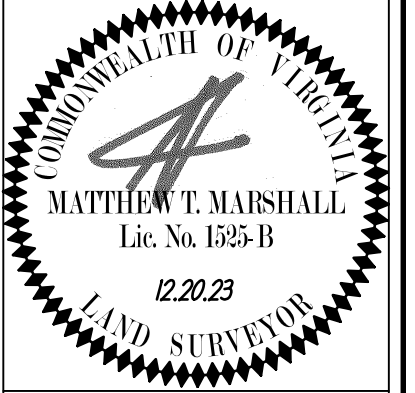
LANDSCAPE PLAN

**HAYMARKET JUNCTION
MOTOR VEHICLE FUEL STATION
(SUP 2019-00044)**

4555 DUSTY REID AVENUE, SUITE 201 WOODBRIDGE, VIRGINIA 22192
 PRINCE WILLIAM COUNTY, VIRGINIA
 FAX: 703-684-4715

DATE	DESCRIPTION	REVISION APPROVED BY:	APPROVED DATE
11/09/19	INITIAL COUNTY COMMENTS		
11/20/19	INITIAL COUNTY COMMENTS		
01/25/20	REVISION		
02/23/20	REVISION		

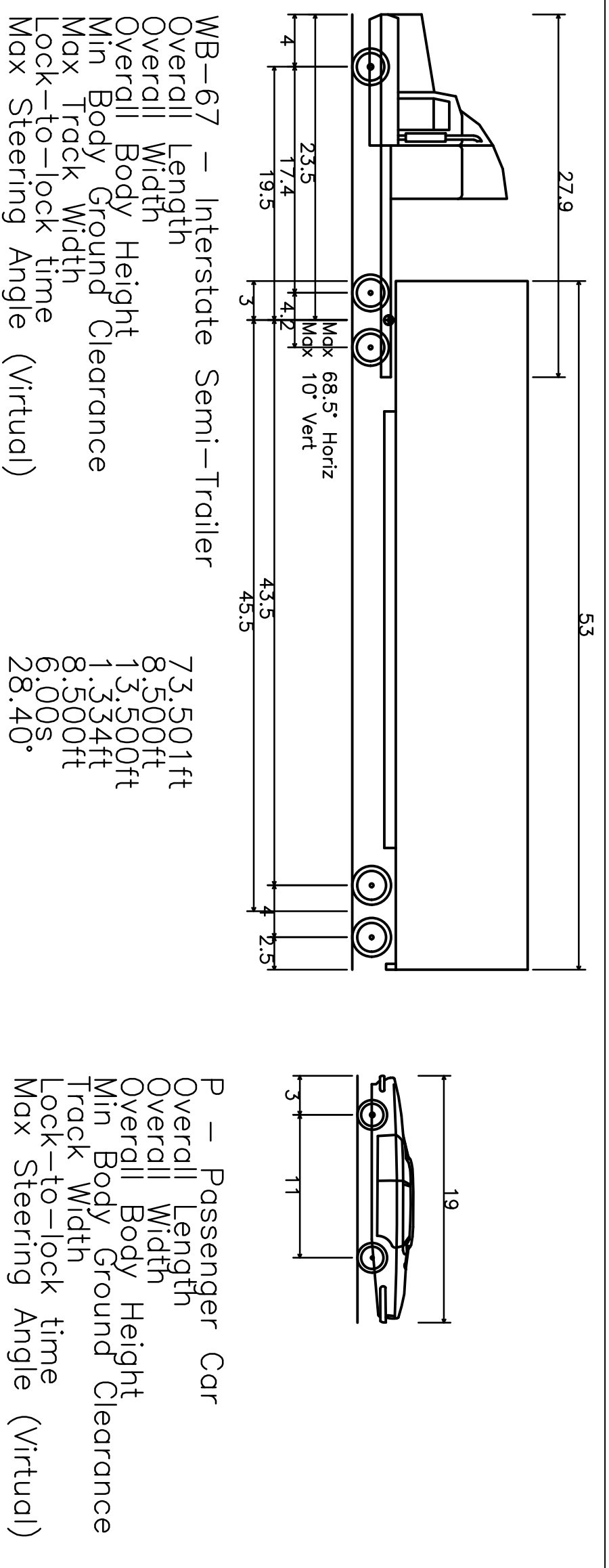
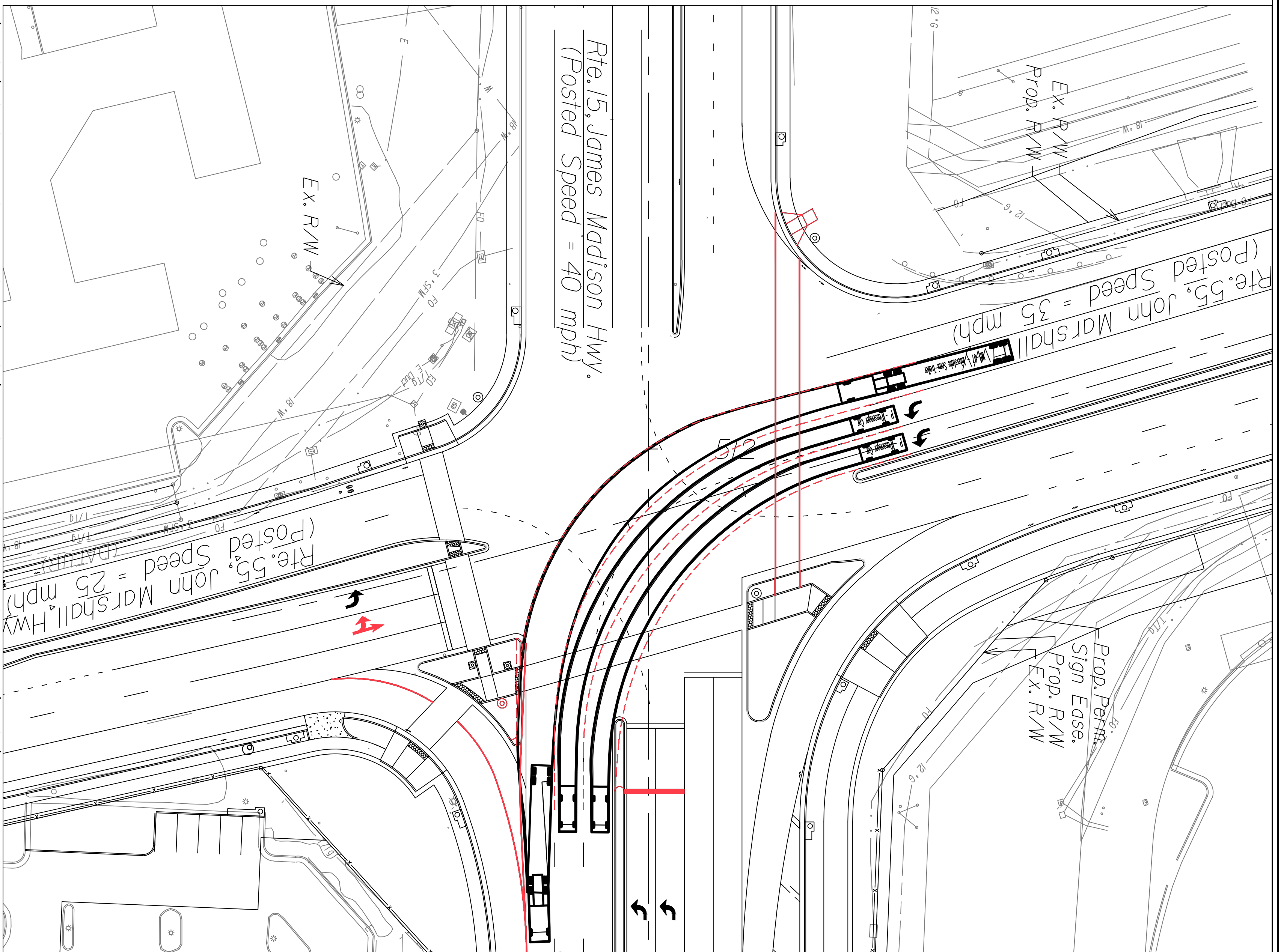
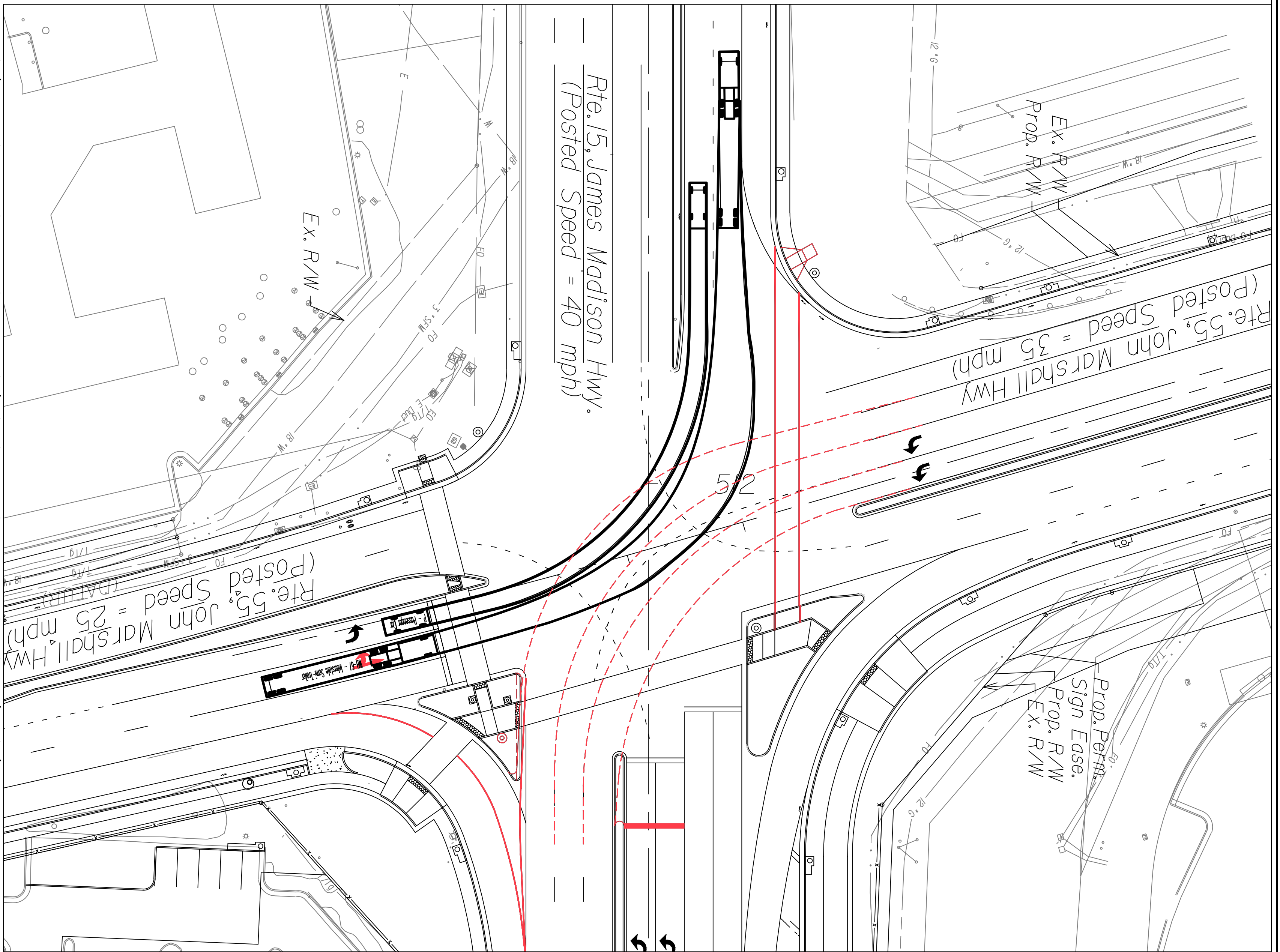
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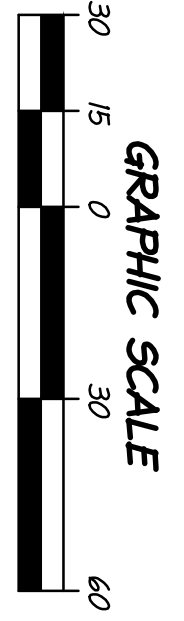
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1" = 30'

SHEET 3 OF 3

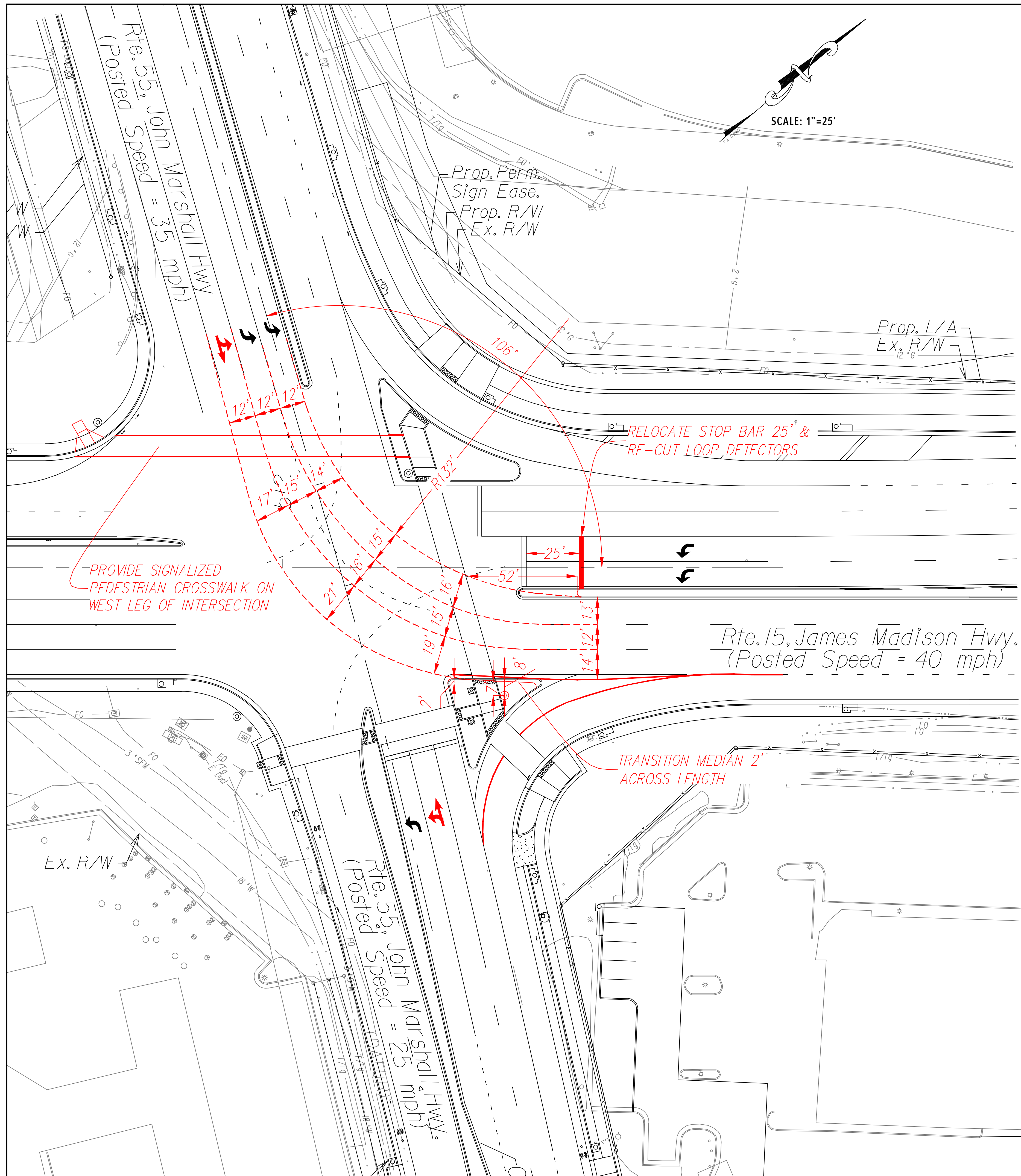
DATE:	MAR. 2019
DRAFT:	JJM
CHECK:	MTM
FILE NUMBER:	18081-2-2 SUP2019-00044



NOTE:
 THE OPPOSING TURN LANES FROM JOHN MARSHALL HIGHWAY WILL NOT RUN CONCURRENTLY, THEREFORE THEY DO NOT CONFLICT WITH EACH OTHER.



SHEET 1 OF 1 DATE: 02/20/2023 DRAWN: JMT CHECK: JMT FILE NUMBER: 16287-3-2 SUP2019-00044	SCALE: 1" = 30' I HEREBY CERTIFY THAT I AM THE DESIGNER OF THE WORK SHOWN HEREON AND NO OTHER CHANGES HAVE BEEN MADE.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>DATE</th> <th>DESIGN NO.</th> <th>DESCRIPTION</th> <th>REVIEW BY</th> <th>APPROVED DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> REVISION APPROVED BY: ENGINEER	DATE	DESIGN NO.	DESCRIPTION	REVIEW BY	APPROVED DATE						<h2 style="margin: 0;">HAYMARKET JUNCTION</h2> <h3 style="margin: 0;">AUTOTURN EXHIBIT</h3> <p style="font-size: small; margin: 0;">GAINESVILLE MAGISTERIAL DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA</p>	<p style="font-size: x-small; margin: 0;">4585 DAISY REID AVENUE, SUITE 201 WOODBRIDGE, VIRGINIA 22192 PH: 703-680-4585 FX: 703-680-4775</p>
DATE	DESIGN NO.	DESCRIPTION	REVIEW BY	APPROVED DATE										



SCALE: 1"=25'

Prop. Perm.
Sign Ease.
Prop. R/W
Ex. R/W

Prop. L/A
Ex. R/W

RELOCATE STOP BAR 25' &
RE-CUT LOOP DETECTORS

PROVIDE SIGNALIZED
PEDESTRIAN CROSSWALK ON
WEST LEG OF INTERSECTION

Rte. 15, James Madison Hwy.
(Posted Speed = 40 mph)

TRANSITION MEDIAN 2'
ACROSS LENGTH

Ex. R/W

Rte. 55, John Marshall Hwy.
(Posted Speed = 25 mph)

GOROVE SLADE
Transportation Planners and Engineers

- 1140 Connecticut Ave. NW / Suite 600 / Washington DC / 20036 / 202.296.8625
- 15125 Washington Street / Suite 212 / Haymarket VA / 20169 / 571.248.0992
- 3914 Centreville Road / Suite 330 / Chantilly, VA / 20151 / 703.787.9595

**TRANSPORTATION IMPROVEMENT
DESIGN CONCEPT**

James Madison Hwy. (Rte. 15) at
John Marshall Hwy. (Rte. 55)
Prince William County, Virginia

VOGT REFERENCE NO.

---//---//---

DATE 07.09.2020

SHEET 1

OF 1



John Marshal Highway looking south

HAYMARKET JUNCTION

SUP Perspective # 1

SUP 2019 - 00044
12.20.2023
1 OF 3





Intersection of James Madison Highway and John Marshall Highway looking West

HAYMARKET JUNCTION

SUP Perspective # 2

SUP 2019-00044
12.20.2023
2 OF 3

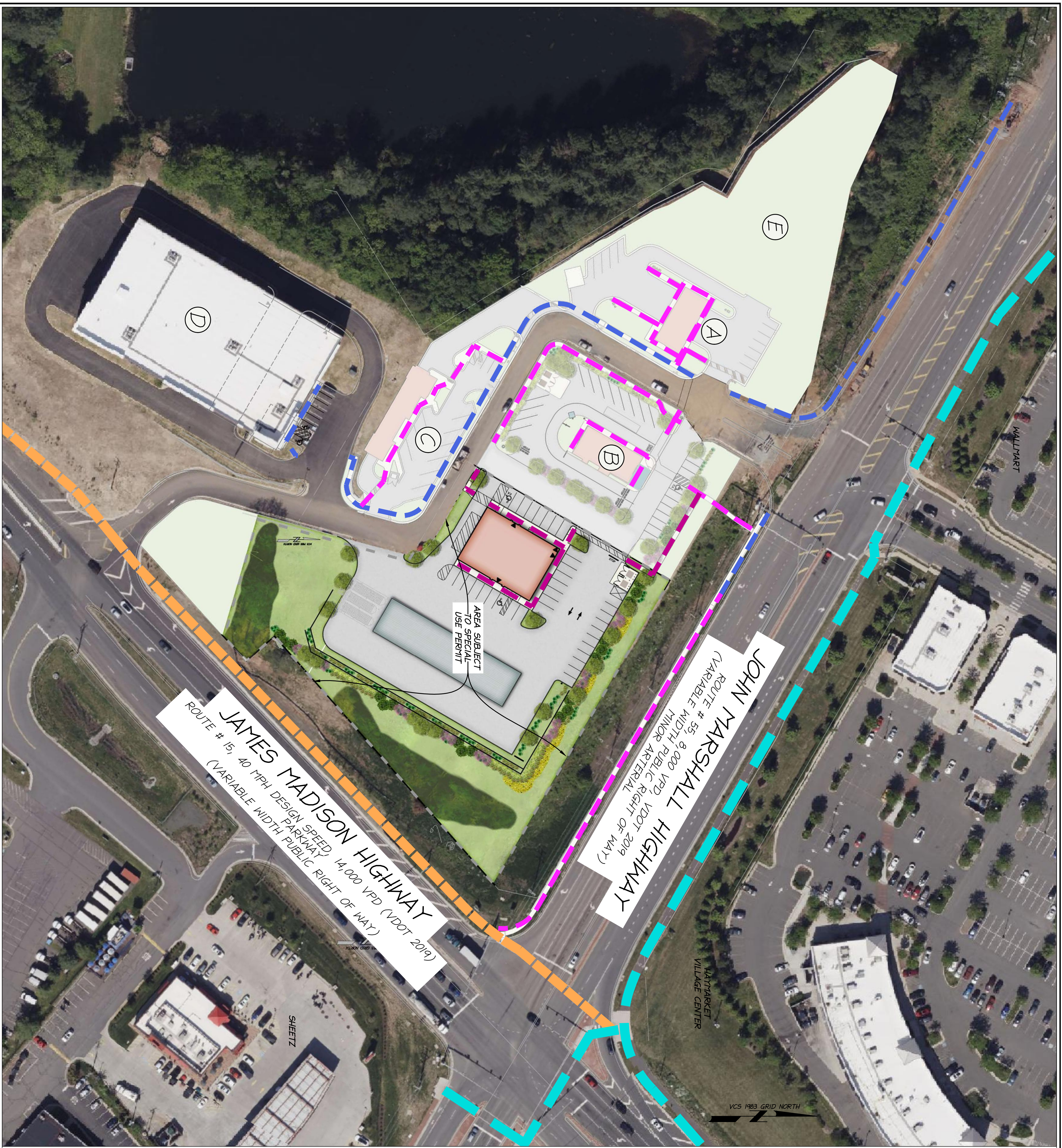


James Madison Highway looking north

HAYMARKET JUNCTION

SUP Perspective # 3

SUP 2019 - 00044
12.20.2023
3 OF 3



JAMES MADISON HIGHWAY
 ROUTE # 15, 40 MPH DESIGN SPEED
 PARKWAY 14,000 VPD (VDDOT 2019)
 (VARIABLE WIDTH PUBLIC RIGHT OF WAY)

JOHN MARSHALL HIGHWAY
 ROUTE # 55, 8,000 VPD, VDOT 2019
 MINOR ARTERIAL
 (VARIABLE WIDTH PUBLIC RIGHT OF WAY)

AREA SUBJECT TO SPECIAL USE PERMIT

- LEGEND**
- EXISTING OFF-SITE SIDEWALK
 - EXISTING OFF-SITE TRAIL CONNECTIONS
 - EXISTING OFF-SITE BIKE LAINE
 - PROPOSED PEDESTRIAN CONNECTIONS
 - FUTURE PEDESTRIAN CONNECTIONS BY OTHERS
 - FUTURE TRAIL CONNECTIONS BY OTHERS
 - OIL CHANGE FACILITY (PER APPROVED SPR2022-0002)
 - FUTURE DRIVE THRU RESTAURANT (PER SEPARATE SUP APPLICATION)
 - CAR WASH (PER REZ2022-0005 AND SUP2022-0008)
 - EXISTING SELF STORAGE
 - FUTURE USE

DATE	DESIGN NO.	DESCRIPTION	REVIEW BY	APPROVED DATE
11/8/19	1	REV. PER COUNTY COMMENTS		
4/1/20	2	REV. PER COUNTY COMMENTS		
8/15/23	3	RESUBMISSION		
12/20/23	4	RESUBMISSION		

ENGINEER	REVISION APPROVED BY:
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**HAYMARKET JUNCTION
 MOTOR VEHICLE FUEL STATION
 (SUP 2019-00044)**
 GAINESVILLE MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA

CONTEXTUAL EXHIBIT

LDC
 4585 DAISY REID AVENUE, SUITE 201 WOODBRIDGE, VIRGINIA 22192
 PH: 703-680-4585 FX: 703-680-4715

15:15:21 2024/04/23 10:52 John Marshall Highway - Haymarket Junction Motor Vehicle Fuel Station

HISTORICAL COMMISSION RESOLUTION

MOTION: VAN DERLASKE

**August 13, 2019
Regular Meeting
Res. No. 19-042**

SECOND: CUNARD

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>
REZ2019-00039	Ashley Business Park	Perform balloon test visibility/viewshed study.
SUP2019-00044	Haymarket Motor Vehicle Fuel Station - Resubmission	Fabricate and install up to two interpretive markers, similar to Civil War Trails signs, with The Journey Through Hallowed Ground and Civil War Activity at Haymarket as their subjects, with specific content to be determined by the Historical Commission at a later date.
REZ2019-00034	Youth for Tomorrow 2nd Submission	Perform balloon test visibility/viewshed study. Interpretive kiosk containing multiple interpretive signs with content determined by the Historical Commission detailing Prehistoric, Civil War and Historic aspects of the property.

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
SUP2019-00046	Dar Al Noor Mosque Expansion	No Further Work
SUP2020-00001	Ashland Square Parcel B - Motor Vehicle Repair	No Further Work
SUP2020-00002	Ashland Square Parcel B - Motor Vehicle Fuel Station	No Further Work
SUP2020-00003	Ashland Square Parcel B - Car Wash	No Further Work
REZ2020-00003	Eco-Nize Commercial	No Further Work
CPA2017-00008	Independent Hill Small Area Plan	Support implementation of the Cultural Resources Policies and Action Strategies as presented.
CPA2018-00015	Technology and Connectivity	See Attached Comments

Votes:

Ayes: by acclamation

Nays: none

Absent from Vote: Vayer

Absent from Meeting: Duley

MOTION CARRIED

ATTEST:



Secretary to the Commission