



**PLANNING COMMISSION RESOLUTION**

**MOTION:**

**March 23, 2022**

**SECOND:**

**Regular Meeting**

**RES. No. 22-xxx**

**RE:**

**SPECIAL USE PERMIT #SUP2021-00016, PMG RICHMOND HIGHWAY  
WOODBIDGE MAGISTERIAL DISTRICT**

**ACTION:**

**WHEREAS**, this is a special use permit request to allow a motor vehicle fuel station with a by-right quick service food store on ±0.9 acres; and

**WHEREAS**, the subject property is located at 13801 Jefferson Davis Highway and 13805 Mount Pleasant Drive. It is identified on County maps as GPIN 8392-82-2498 and 8392-82-3292 respectively; and

**WHEREAS**, the site is designated NMU, Neighborhood Mixed Use, in the Comprehensive Plan and is located in the North Woodbridge Small Area Plan; and

**WHEREAS**, the site is currently zoned B-1, General Business, with proffers; and

**WHEREAS**, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on March 23, 2022, at which time public testimony was received and the merits of the above-referenced case were considered; and

**WHEREAS**, County staff recommends that the Planning Commission recommend approval of the Special use Permit; 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 recommend approval of Special Use Permit #SUP2021-00016, PMG Richmond Highway, subject to the conditions dated March 11, 2022.

**ATTACHMENT:** Conditions, dated March 11, 2022

**Votes:**

**Ayes:**

**Nays:**

**Abstain from Vote:**

**Absent from Vote:**

**Absent from Meeting:**

**MOTION CARRIED**

Attest:

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Robbyn L. Smith  
Clerk to the Planning Commission

**SPECIAL USE PERMIT CONDITIONS**  
**Applicant/Owner: PMG Northern Virginia, LLC & PMG 1026, LLC (the "Applicant")**  
**Special Use Permit #2021-00016, PMG Route 1**  
**Prince William County GPINs: 8392-82-2498 & 8392-82-3292 (the "Property")**  
**Special Use Permit Area: ± 0.90 acres**  
**Zoning: B-1, General Business**  
**Magisterial District: Woodbridge**  
**Date: March 11, 2022**

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

The Applicant shall file a site plan within three (3) year of approval of this special use permit by the Board of County Supervisors and shall have up to five (5) years from the date of final site plan approval to commence the proposed use. Issuance of an occupancy permit constitutes commencement of the use.

1. Site Development: The Property shall be developed in conformance with the special use permit plan entitled, "Special Use Permit Plan for PMG Route 1," prepared by Colliers Engineering, dated February 4, 2022, (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 uses otherwise allowed on the Property.
2. Use Parameters
  - a. Use Limitation: The use approved with this special use permit shall be limited to motor vehicle fuel station, retail, containing ten (10) fueling positions, using a maximum of five (5) double sided pumps, in connection with a by-right quick service food store and restaurant. The Applicant may have outdoor seating associated with the quick service food 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 property.

- d. 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 Building Development 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 Applicant/owner shall stabilize the site using erosion control measures acceptable to the Prince William County Public Works Department's Division of Environmental Services.

### 3. Community Design

- a. Architecture: The design of the building and fuel station canopy shall substantially conform with the following architectural elevations:
- i. "PMG - Route 1," prepared by JAS Architecture, dated June 10, 2021; and
  - ii. "Petroleum Marketing Group - Proposed Canopy Elevations," prepared by JAS Architecture, dated December 29, 2020, last revised June 8, 2021 (collectively "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 the Department of Development Services, the Applicant shall submit building elevations so that it can ensure compatibility of the building with the Elevations.

- b. Refuse Storage/Trash Enclosure Area: A permanent trash enclosure shall be provided and located on site as shown on the SUP Plan. The building materials and colors shall match those used in the construction of the quick service food store building. The refuse storage/trash enclosure area shall be screened as well as the enclosure access gates shall be a similar color to the brick to blend in with the structures and shall comply with all standards set forth in the Zoning Ordinance and Design and Construction Standards Manual (DCSM). Compliance shall be demonstrated at the time of final site plan review.

- c. Landscaping: Landscaping shall be provided in substantial conformance with Sheet 02 of 02 of the SUP Plan. Landscaping provided shall consist only of species native to Northern Virginia.
- d. Soil Remediation: Within the landscape strips and parking lot islands, which have been subject to compaction by existing buildings, paved/gravel parking lots, and/or travelways, the Applicant shall remove all foreign materials such as, asphalt, concrete, rock, gravel, debris, etc., and have the soil loosened to a depth of at least 3 feet prior to planting and a top dressing of 4" to 6" of clean topsoil shall be provided. This topsoil shall be a loam, sandy loam, clay loam, silt loam, sand clay loam, or loamy sand. The topsoil shall not be a mixture of or contain contrasting textured subsoils. The topsoil shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, sticks, roots, trash, or other materials larger than 1" in diameter, and shall not contain gravel. The topsoil shall contain a minimum of 5% natural fine organic matter, such as leaf mold, peat moss, etc. Compliance shall be evidenced with a note on the final site plan.

4. Environment

- a. Water Quality Monitoring/Stream Restoration: The Applicant shall contribute \$75.00 per acre ( $\pm$  0.90 acres) at the time of final site plan review for the County to conduct water quality monitoring, drainage improvement projects, and/or stream restoration.

5. Fire and Rescue

- a. Emergency Spill Contingency/Notification: Prior to final site plan approval, the Applicant shall prepare and submit an emergency spill notification contingency plan and shall have the same approved by the Fire Marshal and posted on the premises before the issuance of any occupancy permits. The Applicant shall be responsible for notifying the Fire Marshal's Office immediately in the event of a spill of any petroleum or chemical waste on the Property. The Applicant shall assume full responsibility for the costs incurred in the cleanup of such spills.
- b. Monetary Contribution: The Applicant shall make a \$0.61 per square foot of new building area ( $\pm$  3,062 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.

6. 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 Applicant shall maintain the property and shall pick up trash, litter, and debris on a daily basis or more often as needed.
7. Signage: All signage shall be in accordance with the Zoning Ordinance. In addition the following shall apply to signage and advertisement on site:
  - a. The freestanding monument sign shall substantially conform to the sign elevation entitled "Petroleum Marketing Group – Route 1, VA Monument Sign" prepared by JAS Architecture, and dated June 11, 2021.
  - b. 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.
  - c. 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.
8. Transportation: Access to the property shall be provided as shown on the SUP Plan.
9. Water & Public Sewer Connection: The Property shall connect to public water and public sewer.
10. Escalator: In the event the monetary contributions set forth in the development conditions are paid to the Prince William Board of County Supervisors within eighteen (18) months of the approval of this special use permit, as applied for by the Applicant, said contributions shall be in the amounts stated herein. Any monetary contributions set forth in the development conditions which are paid after eighteen (18) months following the approval of this special use permit shall be adjusted in accordance with the Urban Consumer Price Index ("CPI-U") published by the United States Department of Labor such that, at the time the contributions are paid, they shall be adjusted by the percentage change in the CPI-U from the date eighteen (18) months after the approval of this special use permit to the most recently available CPI-U to the date the contributions are paid, subject to a cap of six (6%) percent per year, non-compounded.



# **STAFF REPORT**

<b>PC Meeting Date:</b>	March 23, 2021
<b>Agenda Title:</b>	Special Use Permit #SUP2021-00016, PMG Richmond Highway
<b>District Impact:</b>	Woodbridge Magisterial District
<b>Requested Action:</b>	Recommend Approval of Special Use Permit #SUP2021-00016, PMG Richmond Highway, subject to conditions dated March 11, 2022
<b>Department:</b>	Planning Office
<b>Case Planner:</b>	Alexander Stanley

## **EXECUTIVE SUMMARY**

This is a special use permit request to allow a motor vehicle fuel station with a by-right quick service food store on ±0.9 acres. The subject site is located at the southeastern quadrant of the intersection of Jefferson David Highway (Route 1) and Mount Pleasant Drive.

It is the recommendation of staff that the Planning Commission recommend approval of Special Use Permit #SUP2021-00016, PMG Richmond Highway, subject to the conditions dated March 11, 2022.

## BACKGROUND

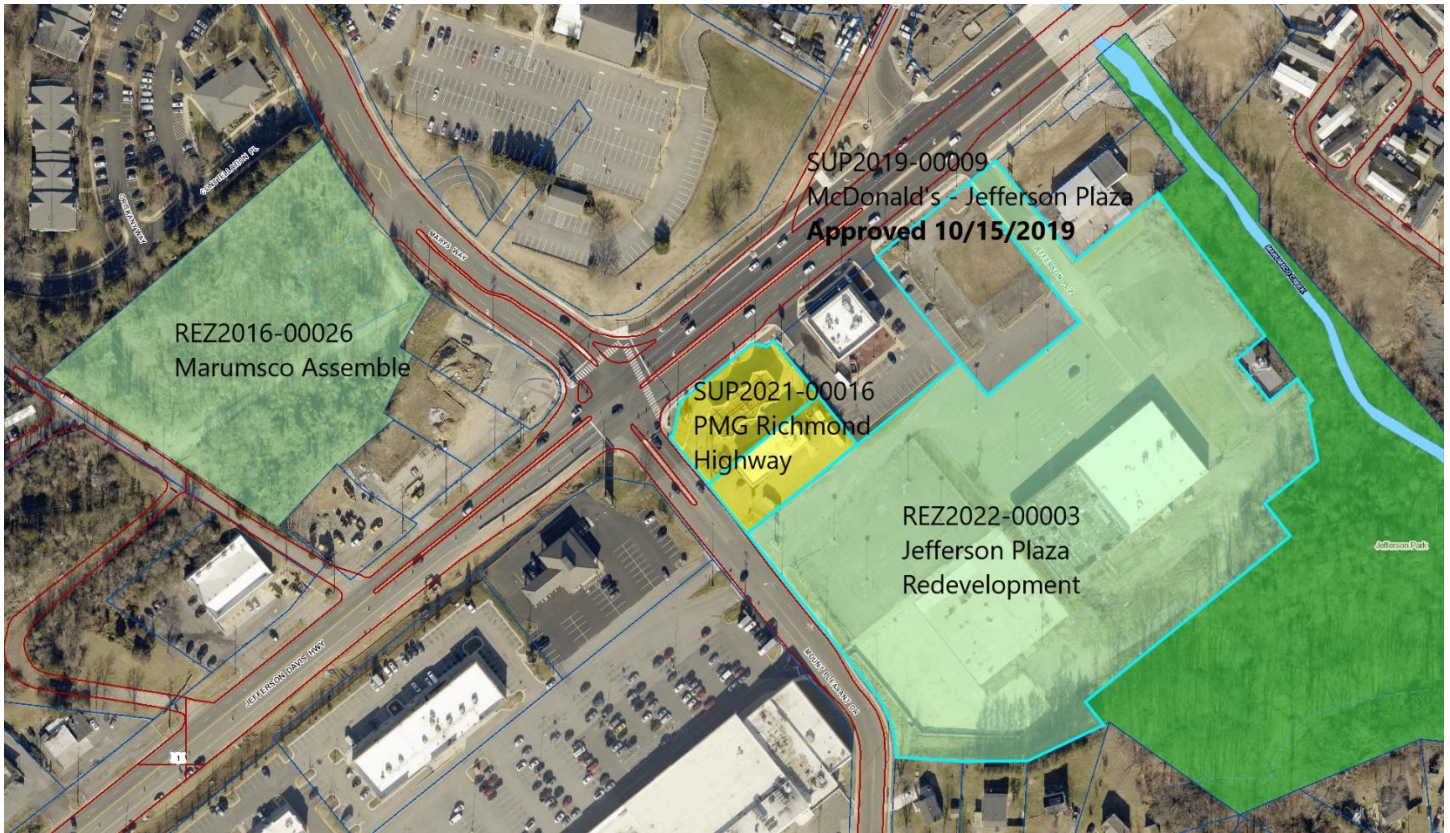
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- A. Request: This is a special use permit request to allow a motor vehicle fuel station with a by-right quick service food store on ±0.9 acres.

Use/Feature	Existing	Proposed (by SUP)
<b>Zoning</b>	B-1, General Business	B-1, General Business
<b>Use(s)</b>	Motor Vehicle Fuel Station with 4 double-sided pumps (8 total); Furniture and mattress store	Motor Vehicle Fueling Station with 5 double-sided pumps (10 total) and quick service food store
<b>Gross Floor Area (GFA)</b>	4,810 SF	±3,043 SF Building
<b>Buffers</b>	Limited /no buffer	Variable width (14 feet – 22 feet) With a collocated easement.

- B. Site Location: The subject property is located at 13801 Jefferson Davis Highway and 13805 Mount Pleasant Drive. It is identified on County maps as GPIN 8392-82-2498 and 8392-82-3292, respectively.
- C. Comprehensive Plan: The subject site is designated NMU, Neighborhood Mixed Use, in the Comprehensive Plan and is located in the North Woodbridge Small Area Plan.
- D. Zoning: The site is currently zoned B-1, General Business, with a special use permit.
- E. Surrounding Land Uses: The overall area has older commercial/retail and service uses. To the north of the subject site across Route 1 is a religious institution and school. To the south of the site is a partially vacant shopping center with an active rezoning proposed on the site for 240 affordable dwelling units. East of the site there are a few freestanding retail sites used primarily for restaurants. To the west is the existing Marumscos Plaza which consists of primarily retail shopping.





F. Background and Context:

- i. This proposal contains a property that has an existing approved special use permit for motor vehicle fueling station. The Board of County Supervisors approved SUP #1983-0020, on January 1, 1983, for a motor vehicle fuel station.
- ii. Through this proposed request, the Applicant is proposing to consolidate two parcels and redevelop the property, which will include demolishing the existing buildings and site upgrades to provide a cohesive building design, coordinated signage, access/circulation improvements, and enhanced landscaping. The SUP will have conditions to regulate the property with specific use parameters and plan improvements.

## STAFF RECOMMENDATION

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Staff recommends approval of Special Use Permit #SUP2021-00016, PMG Richmond Highway, subject to the conditions dated March 11, 2022, for the following reasons:

- Motor vehicle fuel stations are permitted by SUP in B-1 zoning district and are generally considered compatible uses if the resulting impacts are adequately mitigated. Through the SUP, there are attached conditions to address and mitigate the impacts.
- The scale, architecture, and building material selection within the proposed SUP are consistent with Community Design elements of the Comprehensive Plan, which aims to upgrade the visual quality of gateways and travel corridors, both of which apply to this site.
- As proposed through this SUP, the site will be redeveloped with aesthetic upgrades, a cohesive design for the building and signage, landscaping enhancements, specific use parameters for a service-oriented operation, and a new layout with access improvements – all of which are consistent/preferred within the North Woodbridge Small Area Plan.

### **Comprehensive Plan Consistency Analysis**

Long-Range Land Use: This site is planned NMU, Neighborhood Mixed Use, in the Comprehensive Plan, and is located within the Marumsco Subdistrict of the North Woodbridge Small Area Plan. The site is also located within Potomac Communities Revitalization Plan.

It is important to note that there is an existing motor vehicle use with repair shop on the property and is being replaced through this newer facility with associated site upgrades. Motor vehicle fuel station uses are permissible via a special use permit in the B-1, General Business, zoning district.

Level of Service (LOS): The LOS impacts for this proposed special use permit are being mitigated by the conditioned monetary contributions as follows:

<b>Water Quality</b>	\$75 per acre	±0.9 acres	\$67.50
<b>Fire &amp; Rescue</b>	\$0.61 per SF of new building area	±3,062 SF	\$1867.82
<b>TOTAL \$</b>			<b>\$1,935.32</b>

### **Community Input**

Notice of the special use permit application 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 staff 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 application is approved, the motor vehicle fuel station (retail) with quick service food store as proposed through the SUP. Legal issues resulting from the Planning Commission's action are appropriately addressed by the County Attorney's office.

## **Timing**

The Planning Commission has until June 22, 2022, which is 90 days from the first public hearing date, to take action on the SUP application. A recommendation to approve the application would meet the 90-day requirement.

## **STAFF CONTACT INFORMATION**

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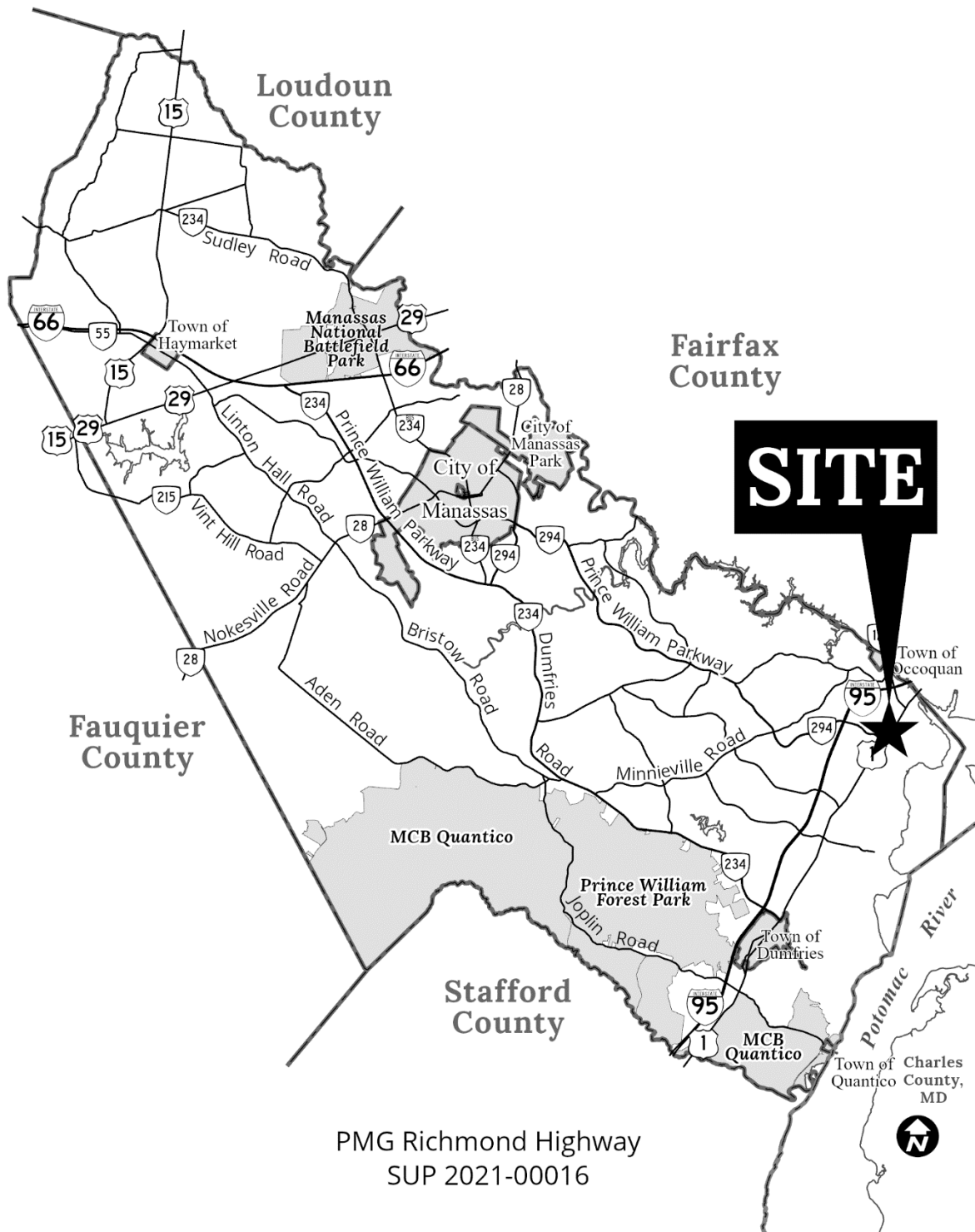
Alexander Stanley | (703) 792-7359  
[astanley@pwcgov.org](mailto:astanley@pwcgov.org)

## **ATTACHMENTS**

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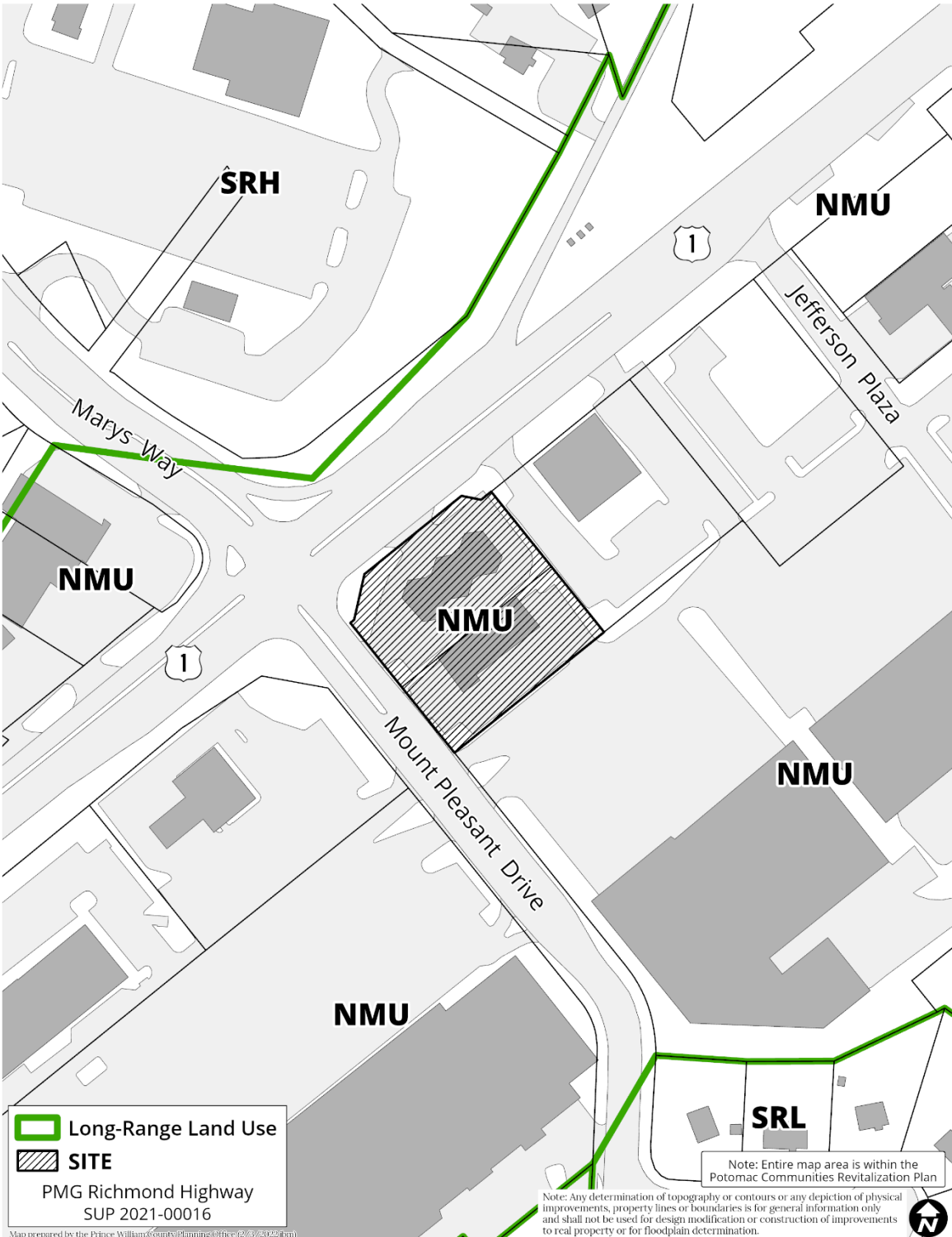
Planning Commission Resolution  
Draft Special Use Permit (SUP) Conditions  
Existing Conditions Plan  
Special Use Permit (SUP) Plan  
Landscape Exhibit  
Utility and Easement Exhibit  
Proposed Renderings  
Historical Commission Resolution

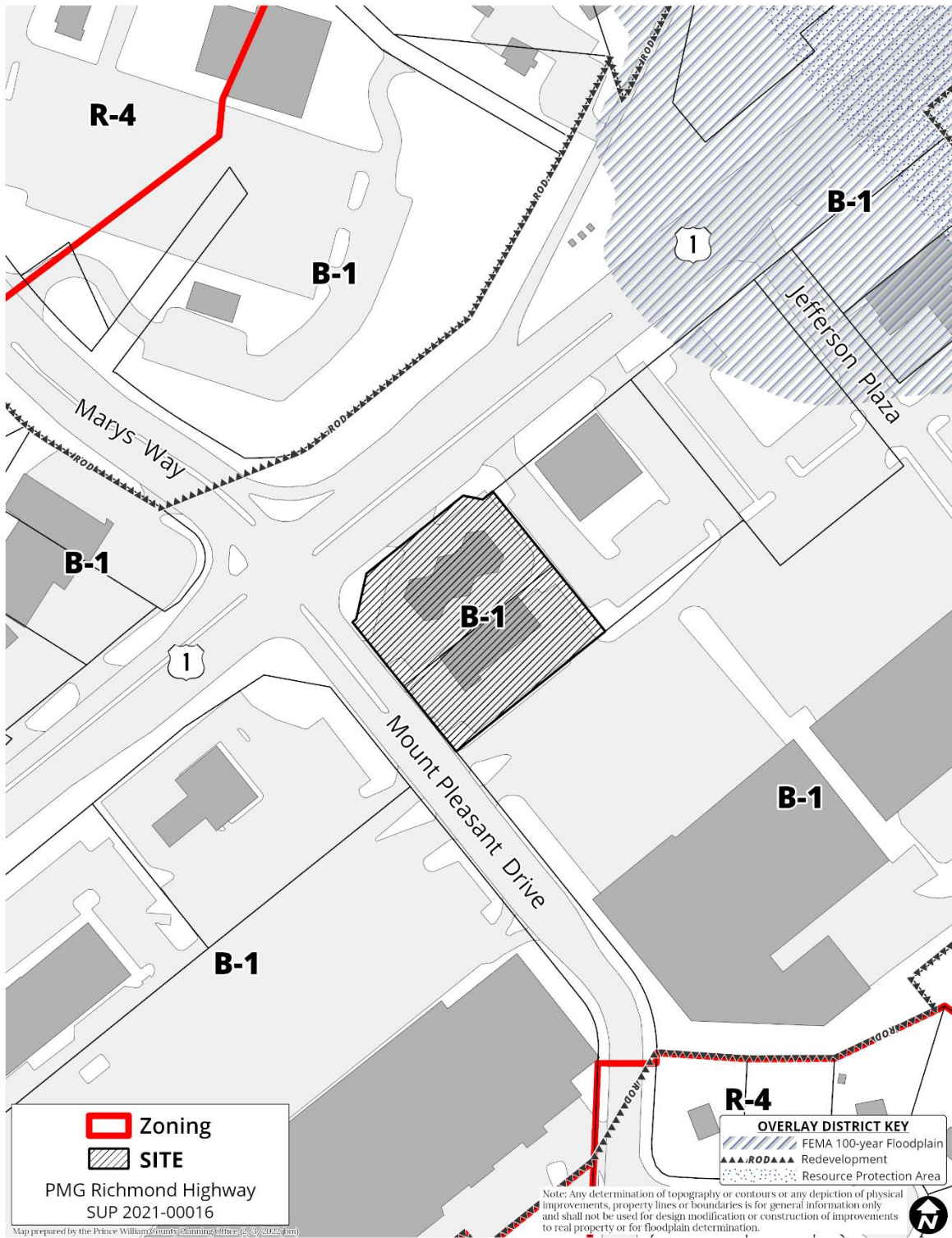
Vicinity Map






PMG Richmond Highway  
SUP 2021-00016







 Zoning  
 SITE  
 PMG Richmond Highway  
 SUP 2021-00016

**OVERLAY DISTRICT KEY**  
 FEMA 100-year Floodplain  
 RODADA Redevelopment  
 Resource Protection Area

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 Planning Office (2/3/2022) (m)

# North Woodbridge Small Area Plan

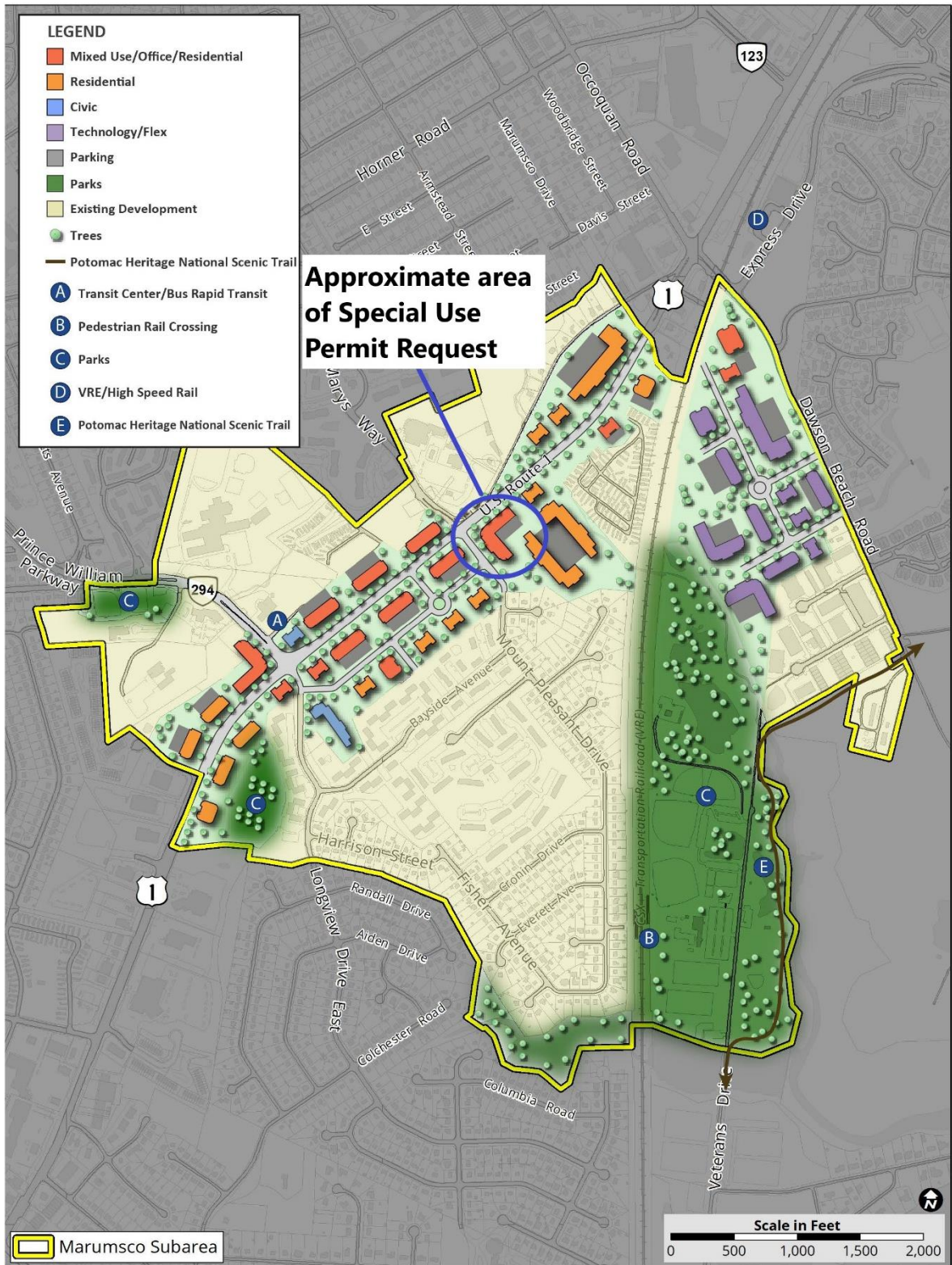


Figure 56: Marumsco – Illustrative Plan



**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	No
Community Design	Yes
Cultural Resources	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:

Direction	Land Use	Long-Range Land Use Map Designation	Zoning
North	Religious Institution and School	SRH	B-1
South	Vacant Land	NMU	B-1
East	Free standing retail stores	NMU	B-1
West	Retail center	NMU	B-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 subject site is located within the Development Area and is designated NMU, Neighborhood Mixed Use, in the Comprehensive Plan. The following table summarizes the land use patterns/densities intended within the NMU designation:

<b>Long-Range Land Use Map Designation</b>	<b>Intended Uses and Densities</b>	
<b>Neighborhood Mixed-Use</b>	<p>Neighborhoods provide a focus on local employment uses within an urban, mixed-use environment. First-floor retail and commercial establishments and/or the inclusion of multi-family housing can support developments. The intent is to create vibrant, diverse places to accommodate a variety of business and housing development needs. Buildings have short to medium setbacks and varying block sizes. Parking is predominantly structured with accommodations for on-street and limited surface parking</p> <p>Primary Uses: Multi-Family Residential • Retail &amp; Service Commercial • Civic, Cultural, Community Institutional</p> <p>Secondary Uses: • Office • Institutional • Hotel • Healthcare • Local Government Contracting</p> <p>Mix of Uses: Residential: 80 -90% Non-Residential: 10-50% Civic: 5%+</p>	
<b>Transect Level 4 (T-4)</b>	<p>Mixed Use Intensity Activity Density ((Jobs+People)/Acres) Avg. Building Height Typical Max Building Height Typical Net FAR Supported Transit Technology</p>	<p>Moderate 25-60/Ac 4 Stories 8 Stories 0.57-1.38 Express Bus</p>
<b>Implementing Zoning Districts</b>	<p>PBD PMR PBD R-U</p>	

The site is located within the North Woodbridge Small Area Plan and is also located within the Potomac Communities Revitalization Plan.

### **Proposal's Strengths**

- **Existing SUP for a Fuel Station:** As summarized in the Background and Context section of this report, on January 1, 1983, the Board of County Supervisors approved SUP #1983-0020 for a motor vehicle fuel station. The subject special use permit proposes to reconstruct and improve the existing use. Impacts attributable to the expansion of the use are being mitigated as conditioned.
- **Permissible Use by SUP:** The property is zoned B-1, General Business, and is designated NMU, Neighborhood Mixed Use, in the Comprehensive Plan. The proposed motor vehicle fuel station with quick service food store with is a permitted use in the zoning district with an approved special use permit.

### **Proposal's Weaknesses**

- **Zoning & Land Use Incompatibility:** The property is currently zoned B-1 and is designated NMU in the Comprehensive Plan. The existing B-1 zoning district does not implement the NMU land use designation. However, the underlying use (through redevelopment) does implement some of the goals of the Small Area Plan, like the redevelopment of existing commercial use.
- **Overall Inconsistency with North Woodbridge Small Area Plan:** The site is located within the North Woodbridge Small Area Plan. This Small Area Plan proposes a new development pattern that facilitates redevelopment of the commercial properties along U.S. Route 1 into a vibrant mixed-use, walkable, community. This proposal redevelops the existing site and provides for upgraded/enhancements to building aesthetics, signage, landscaping, and pedestrian connections. However, as proposed, this site is inconsistent with the mix of uses, intensity, and overall development pattern proposed in the Marumsc subdistrict of the North Woodbridge Small Area Plan. This could lead to challenges in achieving consistency in other redevelopment in the surrounding area.

**On balance**, this application is found to be inconsistent 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.

In regard to other site improvements, the Applicant is proposing to redevelop the property and construct a new building with aesthetic improvements, redesigned access points, landscape enhancements, a cohesive building design, and improved pedestrian connections to the surrounding area.

### **Proposal's Strengths**

- Building Architecture & Design Theme: The building is incorporating quality building design features. There is an application of stonework accents on the building façade, which is carried over to the lower portion of the gas canopy posts and the freestanding/monument sign base. As conditioned through this SUP, the design of the building and fuel station canopy shall substantially conform with the building elevations entitled "PMG - Route 1," prepared by JAS Architecture, dated June 10, 2021, and "Petroleum Marketing Group - Proposed Canopy Elevations," prepared by JAS Architecture, dated December 29, 2020, last revised June 8, 2021.
- Site Improvements Through Redevelopment: With redeveloping the subject property, this proposal brings the construction of a new building with aesthetic improvements, redesigned access points, improved pedestrian connectivity, landscape enhancements, a cohesive building design, and an overall design theme that is compatible with the surrounding area.

### **Proposal's Weaknesses**

- Overhead Powerlines: As proposed, the applicant has proposed to not bury existing overhead powerlines along the exterior of the site. Some power lines are 34,500 volts which are not required to be buried under 125.01.I of the Design and Construction Manual (DCSM). However, powerlines at 34,500 volts can be buried. Additionally, overhead powerlines exist along the Mt. Pleasant Drive and Route 1 that are subject to undergrounding by the DCSM. As proposed the applicant has not proposed to bury these lines. Burying visibly obtrusive powerlines has a direct impact on the overall landscape and appearance of this proposed development and surrounding developments. During the review staff recommended burying of all overhead power lines to reduce visual clutter and promote cohesive streetscapes.
- Assemblage/Inconsistency with North Woodbridge Small Area Plan: As proposed this project is a stand-alone application for redevelopment in the existing Jefferson Plaza. As discussed in the Background section of the staff report, this is one of many redevelopment applications proposed in this area. As proposed these applications have limited consistency and integration. While certain components are integrated (i.e. inter-parcel connection and pedestrian connections) landscaping, street scape, and building placement lack full integration and may lead to a fragmented design overall.

**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 site has been previously disturbed, and this proposal is a redevelopment. No archaeological and historic sites or graves are recorded on the project area. The Historical Commission reviewed this item at their March 9, 2021, meeting, and recommended “No Further Work”. The Archaeologist concurs. See the attached resolution at the end of this report.

### **Proposal's Strengths**

- No Further Work: The Historical Commission reviewed this proposal at its March 9, 2021, meeting and determined that no further work was needed. The County Archaeologist concurs.

### **Proposal's Weaknesses**

- None identified.

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

## **Environment Plan Analysis**

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

Existing gas station and retail store with no environmental features. This site is within a Redevelopment Overlay District. It is also within an existing shopping center.

### Water Quality

As per standard practice, a \$75 per acre ( $\pm 0.9$  acres) monetary contribution to the Board of County Supervisors for water quality monitoring, stream restoration, and/or drainage improvements has been conditioned.

### Landscaping

Per the special use permit as shown on the SUP Plan, it appears that utilities easements, including overhead transmission lines, are located within the proposed Landscaping areas along both Route 1 and Mt. Pleasant Drive. The applicant will need to move the utility easements or plan to meet alternative compliance during the site plan process by meeting the standard identified in the DCSM 802.42.A.3 which includes providing a 15-foot landscape strip with a minimum of 6 feet outside of any utility easements.

### **Proposal's Strengths**

- Soil Remediation: Within the landscape strips and parking lot islands, which have been subject to compaction by existing buildings, paved/gravel parking lots, and/or travel ways, the Applicant shall remove all foreign materials such as, asphalt, concrete, rock, gravel, debris, etc., and have the soil loosened to a depth of at least 3 feet prior to planting and a top dressing of 4" to 6" of clean topsoil shall be provided.
- Native landscape planting: As conditioned, all landscape planting provided shall consist of only plants native to Northern Virginia.

### **Proposal's Weaknesses**

- None identified.

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

## **Fire and Rescue Plan Analysis**

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

The first due Fire & Rescue facility is Station #2. The property is located within the required 4.0-minute travel time area for fire and basic life support, and within the required 8.0-minute travel time area for advanced life support services. The most recent figures indicate that Fire & Rescue Station #2 responded to 4,022 incidents in FY 2019. The maximum station workload for this facility type is 4,000 incidents per year. As such, it is currently operating over capacity.

There are no planned Fire and Rescue facilities in the surrounding area identified in the FY2021-FY2026 Capital Improvement Program.

### **Proposal's Strengths**

- **Monetary Contribution:** As conditioned, the Applicant shall make a \$0.61 per square foot of new building area (±3,043 square feet) monetary contribution for fire and rescue services to the Board of County Supervisors prior to and as a condition of final site plan approval.
- **Inside of 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 of 8.0-Minute Travel Time:** The site is located within the recommended 8.0-minute travel time for advanced life support services.
- **Emergency Spill Contingency/Notification:** As conditioned, prior to final site plan approval, the Applicant shall prepare and submit an emergency spill notification contingency plan and shall have the plan approved by the Fire Marshal and posted on the premises before issuance of any occupancy permits. The Applicant will 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, as well as assuming full responsibility for any costs incurred in spill cleanup.

### **Proposal's Weaknesses**

- **Station Workload:** According to the FY 2019 figures, Fire and Rescue Station #2 is currently operating over capacity.

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

## **Police Plan Analysis**

Residents and businesses expect a high level of police service for their community. This service increases the sense of safety and protects community investments. The Police Plan is designed to promote Prince William County's public safety strategic goal to continue to be a safe community, reduce criminal activity, and prevent personal injury and loss of life and property, as well as to ensure effective and timely responses throughout the County. This Plan encourages funding and locating future police facilities to maximize public accessibility and police visibility as well as to permit effective, timely response to citizen needs and concerns. The Plan recommends educational

initiatives, such as Neighborhood and Business Watch, and Crime Prevention through Environmental Design (CPTED), which encourages new development to be designed in a way that enhances crime prevention. The Plan also encourages effective and reliable public safety communications linking emergency responders in the field with the Public Safety Communications Center.

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

### **Proposal's Strengths**

- **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.
- **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 County Police Department before removal.

### **Proposal's Weaknesses**

- None identified.

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

## **Potable Water Plan Analysis**

A safe, dependable drinking water source is a reasonable expectation of County residents and businesses. The Potable Water Plan sets out policies and action strategies that further the County's goal of providing an economically and environmentally sound drinking water system. The Plan includes recommendations relating to system expansion, required connections to public water in the Development Area, and the use of private wells or public water in the Rural Area.

The subject property is within the Development Area of the County and is thereby required to utilize public water to develop. All connections to the public water system shall be in accordance with the Service Authority's Utility Standards Manual (USM) requirements and restrictions. At this time the site is currently served by public water.

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 Service Authority, County, and State requirements, standards, and regulations.



### **Proposal's Strengths**

- **Water Connection:** As conditioned, the site shall be connected to public water with the Applicant bearing all costs and responsibilities for such connections including planning, designing, and constructing the public water service to the property.

### **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. All connections to the public sewer system shall be in accordance with the Service Authority's Utility Standards Manual (USM) requirements and restrictions. At this time the site is currently served by public sewer.

Applicant shall size, design, install, and maintain a Service Authority (or PWC) approved grease trap onsite, if required by the Service Authority. In addition, grinder pumps in the sanitary sewer system may be required. The Applicant shall design and construct all new on-site and off-site water and sanitary sewer utility improvements necessary to develop the subject property and the above listed requirements in accordance with the Service Authority's USM, and County and State requirements, standards, and regulations.

### **Proposal's Strengths**

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

### **Proposal's Weaknesses**

- None identified.

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

**Transportation Plan Analysis**

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

A Traffic Impact Analysis (TIA) was not required for the proposed use. Access to the site is limited to a right in right out along Route 1 and Mt. Pleasant Drive. Full movement access will be limited to the inter-parcel connection between the existing Jefferson Plaza.

Roadway Name	Number of Lanes	2020 VDOT Annual Average Daily Traffic Count	2015 Daily LOS
Route 1 – North of Mt. Pleasant Dr. South of Mt. Pleasant Dr.	6	28,000	D
Mt. Pleasant Drive (Route 1270)	2	5,700	C

A right turn lane warrant analysis was performed at the site access on Mt. Pleasant Drive. It was determined that neither a turn lane or a taper would be required based on existing and proposed site volume.

Due to insufficient spacing of the site entrance between the intersection of Route 1 and Mt. Pleasant Drive, the Applicant has submitted a Design Waiver and Access Management Exception (AME) to VDOT for the entrance along Route 1. This AME is for a substandard turn lane and taper on Route 1 and for the site entrance and substandard spacing from the intersection of Route 1 and Mt. Pleasant Drive. This waiver is currently under review by VDOT.

An additional design waiver was submitted to VDOT for the throat length of the entrance along Mt. Pleasant Drive. In their last review VDOT has expressed concerns with this design waiver. This is a site plan related issue but may affect the overall ability to develop the property.

### **Proposal's Strengths**

- Reduction of Entrances: As an existing condition, there are two entrances along Mt Pleasant Drive. As proposed, these entrances would be converted to one entrance and redesigned with a raised median to encourage safe driving behavior.
- Sidewalk Improvement: As shown on the SUP Plan and subject to County and VDOT approval, the Applicant will construct a 5-foot-wide sidewalk along Mt. Pleasant Drive and a 4-foot-sidewalk along Route 1 to match the sidewalk recently constructed by VDOT for the Rt. 1 widening project. The proposal will also provide a 5-foot sidewalk to the east property line to connect with future residential development. This will provide needed pedestrian connectivity to the community.

### **Proposal's Weaknesses**

- Potential Conflict with VDOT Minimum Design Standards: As stated above, this proposal has not received approval for several design waivers. Design Waivers can be processed after the entitlement process and during site plan review. However, if the design standard waiver for minimum throat length for the entrance along Mt. Pleasant Drive is not approved, revisions to the GDP may negatively impact the overall site development.

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

### **Materially Relevant Issues**

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

- None identified.

### **Waivers & Modifications**

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

- VDOT Waivers: As referenced in the Transportation section, a VDOT right-turn taper Design Waiver, and AME Waiver, and a design waiver for the substandard throat length have been submitted and are under review by VDOT.
- Above Ground Powerlines: Modification of Section 125.01.I.1 of the DCSM to allow the existing overhead utility lines and pole located along the length of Mt. Pleasant Drive and Route 1 to remain aboveground as shown on the SUP Plan.

### Staff Response

- *Due to the new development, existing overhead wire utilities along the frontage should be placed underground. The Planning Office recommends this waiver be deferred to site plan review, where a full and more detailed technical analysis can be considered by the Department of Development Services, as per standard review protocol. As such, staff does not support this waiver.*

### **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 Fire Marshal Office
- PWC Health District
- PWC Historical Commission
- PWC Planning Office – Case Manager / Long-Range Planning / Zoning Administration
- PWC Police / Crime Prevention
- PWC Public Works – Environmental Services / Watershed Management
- PWC Service Authority
- PWC Transportation
- Virginia Department of Transportation (VDOT)

**HISTORICAL COMMISSION RESOLUTION**

**MOTION: PORTA**

**March 9, 2021  
Regular Meeting  
Res. No. 21-017**

**SECOND: HENSON**

**RE: LAND DEVELOPMENT RECOMMENDATIONS**

**ACTION: APPROVED**

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

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

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

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

<b><u>Case Number</u></b>	<b><u>Name</u></b>	<b><u>Recommendation</u></b>
REZ2021-00010	Old Carolina Overlook	Recommend the developer name the streets using names of African American historic property owners, including Blackwell and Berry. Consultation with the current owners is encouraged.
SUP2021-00016	PMG Richmond Highway	No Further Work

**Votes:**

**Ayes:** by acclamation

**Nays:** None

**Absent from Vote:** None

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

**MOTION CARRIED**

**ATTEST:**   
**Secretary to the Commission**





LINE DATA		
SEGMENT	DIRECTION	LENGTH
L1	N 51.0° 12' E	5.00'
L2	N 12.4° 09' E	48.27'
L3	N 51.0° 12' E	128.76'
L4	S 79.41° 34' E	20.48'
L5	N 51.0° 12' E	13.23'
L6	S 38.50° 48' E	185.96'
L7	S 51.0° 12' W	198.37'
L8	N 38.51° 00' W	164.80'

CURVE DATA			
SEGMENT	RADIUS	LENGTH	DELTA
C1	50.00'	5.01'	5° 44' 36"
C2	50.01'	5.44' 36"	N 35° 38' 37" W 5.00'

CHORD			
CHORD	50.00'	5.44' 36"	N 35° 38' 37" W 5.00'

CHORD			
CHORD	50.00'	5.44' 36"	N 35° 38' 37" W 5.00'

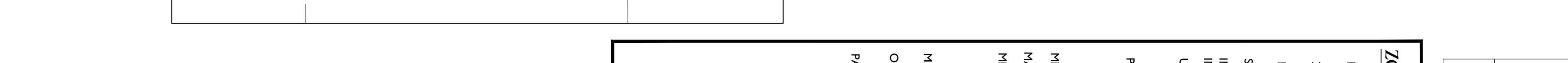
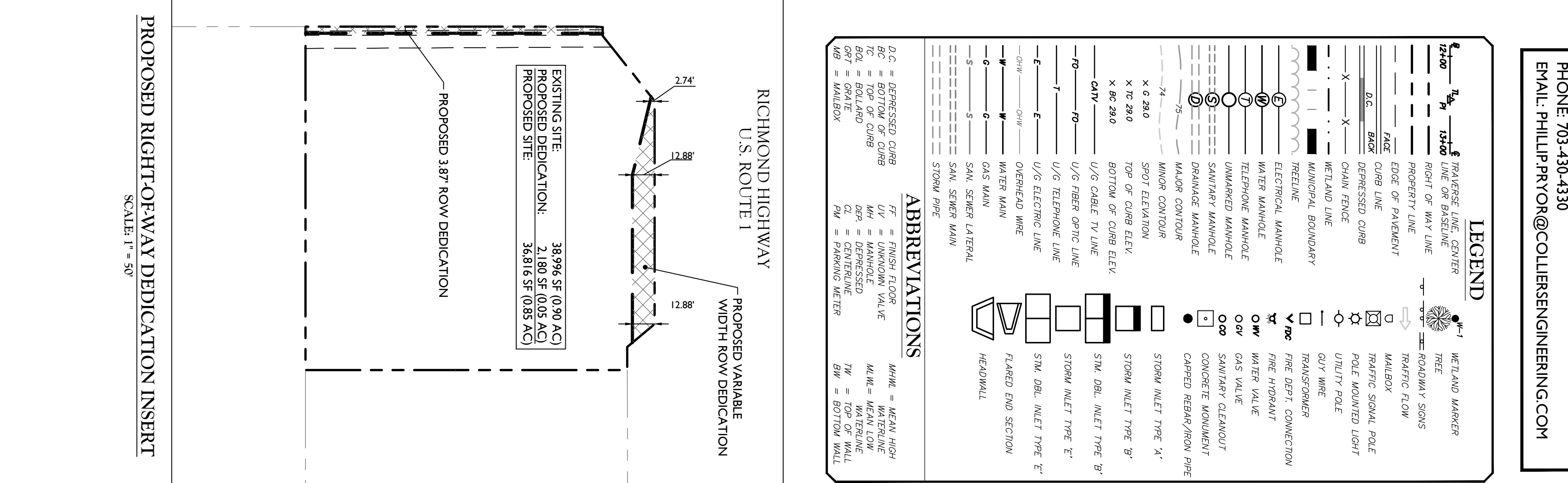
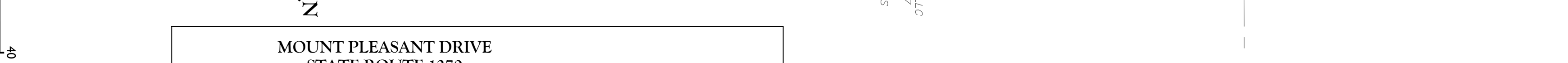
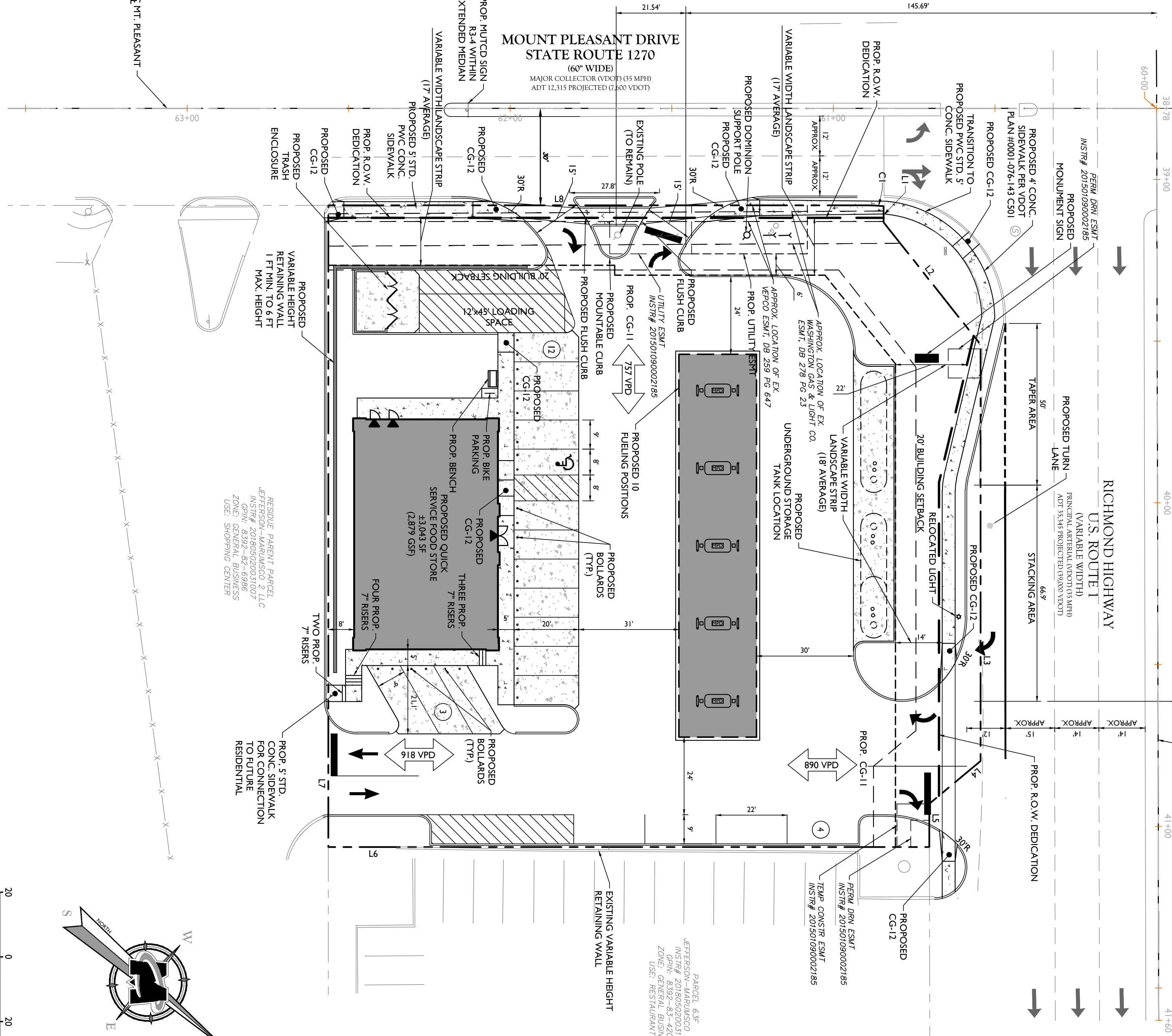
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ZONING DATA	
PRINCE WILLIAM COUNTY (SPIN)	8392.8-2498 AND 8392.82-3792
B-1 GENERAL BUSINESS DISTRICT	

ZONING	
MIN. LOT SIZE	NONE
SITE AREA	0.30 (ACRES) 38,996 (SQ. FT.)
IMPERVIOUS AREA EXISTING	32,885 SF
IMPERVIOUS AREA PROPOSED	30,892 SF
USE / OPERATION:	MOTOR VEHICLE FUEL SALES, RETAIL IN CONNECTION WITH BI-RIGHT QUICK SERVICE FOOD STORE
PROPOSED BUILDING GROSS FLOOR AREA	2,879 (SQ. FT.)

MIN. LOT WIDTH	
REQUIRED	N/A
PROVIDED	N/A

MAX. BUILDING HEIGHT	
REQUIRED	45 FEET
PROVIDED	45 FEET MAX.

MIN. BUILDING SETBACK	
REQUIRED	20 FEET
PROVIDED	20 FEET MIN.

FRONT SETBACK - MT. PLEASANT DR	
REQUIRED	20 FEET
PROVIDED	20 FEET MIN.

MAXIMUM FAR	
REQUIRED	0.4
PROVIDED	0.4

OPEN SPACE REQUIRED	
REQUIRED	15%
PROVIDED	15%

PARKING TABULATION	
REQUIRED:	FOR MOTOR VEHICLE FUEL SALES WITH RETAIL: 5 SPACES + 1 SPACE/150 NSF (MINIMUM 10 SPACES)
PROVIDED:	1 HANDICAP SPACE 18 REGULAR SPACES 19 TOTAL SPACES

LOADING	
REQUIRED:	1 (ONE) 12'x45' LOADING SPACE

- NOTES:**
- PROPERTY BOUNDARY SHOWN HEREON IS BASED ON A BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY COLLIER ENGINEERING & DESIGN, DATED 02/29/2020.
  - FLOODPLAINS ARE NOT LOCATED WITHIN THIS PROJECT SITE.
  - RPA ARE NOT LOCATED WITHIN THIS PROJECT SITE.
  - LOCATION OF TRASH ENCLOSURE SUBJECT TO CHANGE DURING SITE PLAN REVIEW.
  - FINAL DESIGN AND LOCATION OF LANDSCAPING SHOWN HEREON SUBJECT TO CHANGE DURING SITE PLAN REVIEW.
  - LOCATION OF UNDERGROUND FUEL TANKS AND ASSOCIATED VENT STACKS ARE SUBJECT TO CHANGE DURING SITE PLAN REVIEW.
  - BUILDING AND CANOPY FOOTPRINT ARE SUBJECT TO CHANGE DURING SITE PLAN REVIEW.
  - LOCATION OF SWM FACILITIES SHOWN HEREON ARE SUBJECT TO CHANGE DURING SITE PLAN REVIEW.
  - VARIABLE WIDTH LANDSCAPE STRIP SHOWN HEREON HAS AN AVERAGE WIDTH OF 17' ALONG MT. PLEASANT DRIVE AND 18' ALONG ROUTE 1. SUBJECT TO CHANGE DURING SITE PLAN REVIEW.
  - BOLLARDS MAY BE PROVIDED AT TIME OF SITE PLAN IN SIDEWALK ALONG FRONT OF BUILDING SHOWN HEREON BUILDING ADJACENT TO PARKING SPACES.
  - ULTIMATE ROUTE 1 SECTION PER VDOT PLAN PROJECT 0123-074-004 & 0123-076-429.
  - EXISTING VARIABLE HEIGHT RETAINING WALL SHOWN HEREON MAY BE REPAIRED OR REPLACED, IF NECESSARY, AS MAY BE DETERMINED IN CONNECTION WITH SITE PLAN REVIEW.
  - UTILITIES AND EASEMENTS SHOWN HEREON ARE APPROXIMATE AND SUBJECT TO CHANGE DURING FINAL ENGINEERING.

**SPECIAL USE PERMIT**  
FOR  
PMG  
ROUTE 1

PRINCE WILLIAM COUNTY,  
VIRGINIA

STERLING  
22375 Broderick Drive,  
Sterling, VA 20154  
Phone: 703-430-4330  
Fax: 703-430-4330  
Colliers Engineering & Design  
10000 Old Dominion Blvd., Suite 100  
Richmond, VA 23234  
Colliers Engineering & Design, Inc.  
DORIS E. COLLIER, P.E.  
Professional Engineer  
No. 004072

Russell Talbot McFall II  
VIRGINIA PROFESSIONAL ENGINEER  
LICENSE NUMBER: 040972  
MATER CONSULTING, INC.

02/04/22  
SPECIAL USE PERMIT  
PLAN HSUD2021-00016

DATE: 02/04/2022  
DRAWN BY: PAF  
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SHEET NUMBER: 1 OF 2

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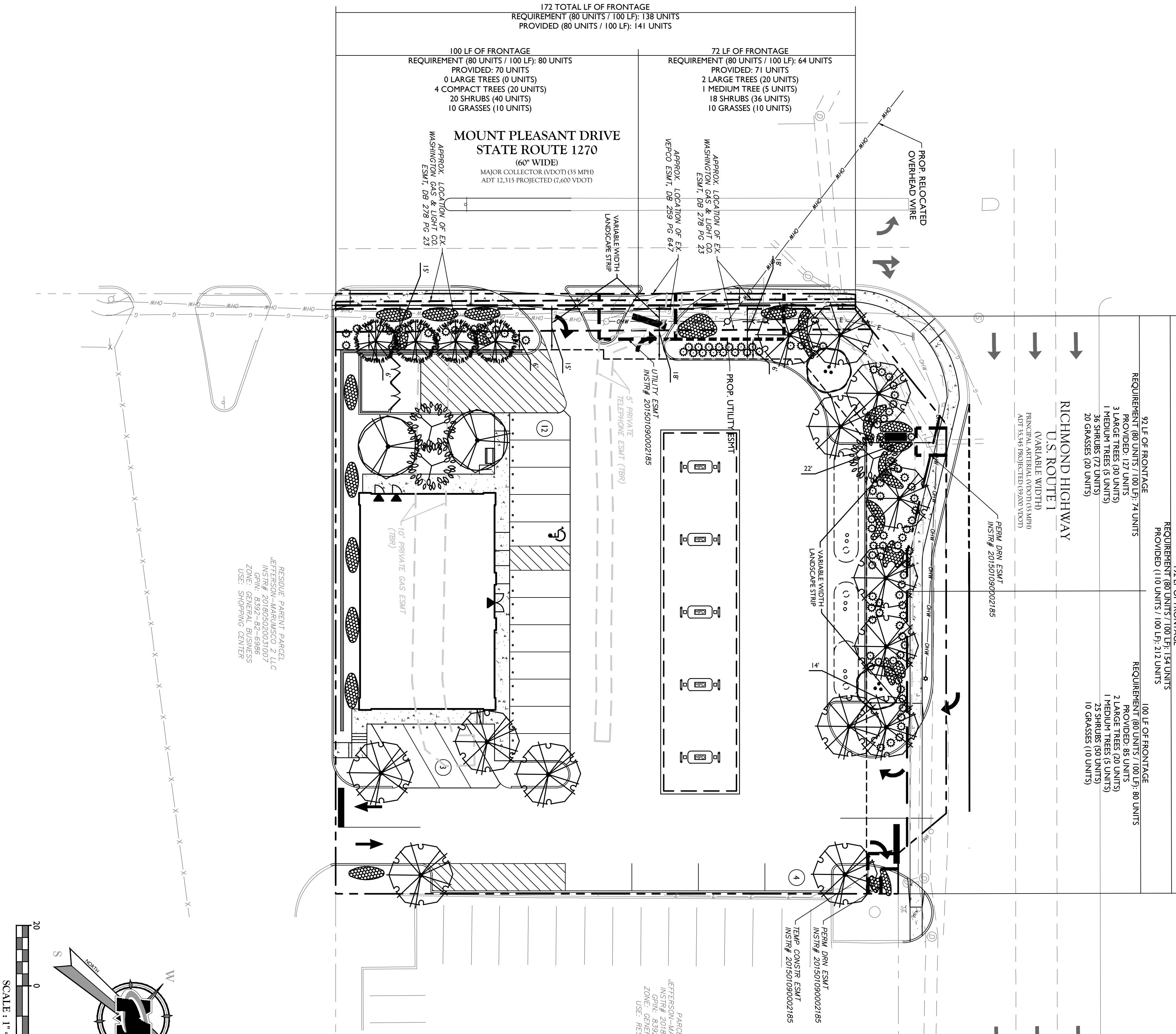
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DATE: 02/04/2022  
DRAWN BY:





- NOTES:**
- FINAL DESIGN AND LOCATION OF LANDSCAPING SHOWN HEREON SUBJECT TO CHANGE DURING FINAL ENGINEERING.
  - LANDSCAPING PROVIDED ALONG MOUNT PLEASANT DRIVE IS SUBJECT TO CHANGE DURING FINAL ENGINEERING INCLUDING, BUT NOT LIMITED TO, THE USE OF ALTERNATIVE COMPLIANCE PURSUANT TO DCM SEC. 80.103 C & D.
  - ULTIMATE ROUTE 1 SECTION PER VDOT PLAN PROJECT 0123-076-009-8 0123-076-429.
  - UTILITIES AND EASMENTS SHOWN HEREON ARE APPROXIMATE AND SUBJECT TO CHANGE DURING FINAL ENGINEERING.

PLANTING UNITS - RICHMOND HIGHWAY (TOTAL 192 LF)	REQUIRED PLANT UNITS	TOTAL UNITS PROVIDED
LARGE DECIDUOUS EVERGREEN TREES	10 UNITS PER TREE	50 UNITS (5 TREES)
MEDIUM DECIDUOUS EVERGREEN TREES	5 UNITS PER TREE	10 UNITS (2 TREES)
SHRUBS	2 UNITS PER SHRUB	122 UNITS (61 SHRUBS)
ORNAMENTAL GRASS	1 UNIT PER PLANT	30 UNITS (30 GRASSES)
<b>TOTAL</b>	<b>192 UNITS (100 LF)</b>	<b>212 UNITS (110 UNITS PER 100 LF)</b>

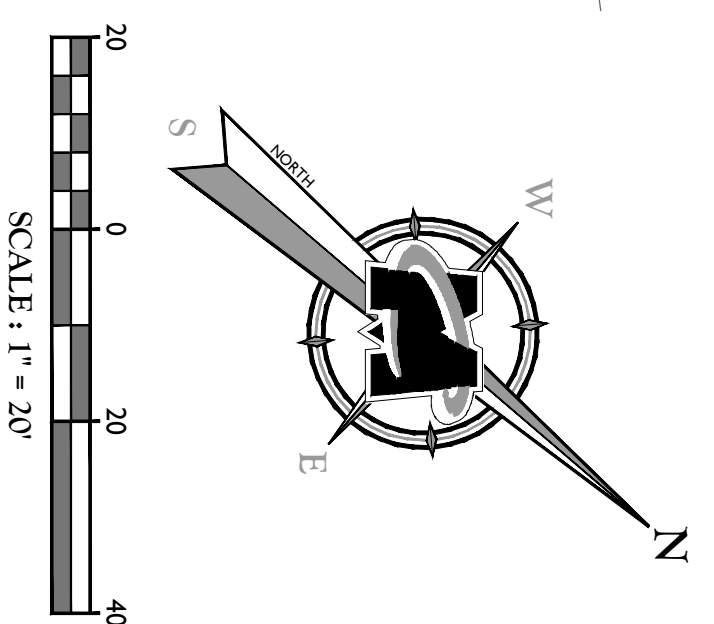
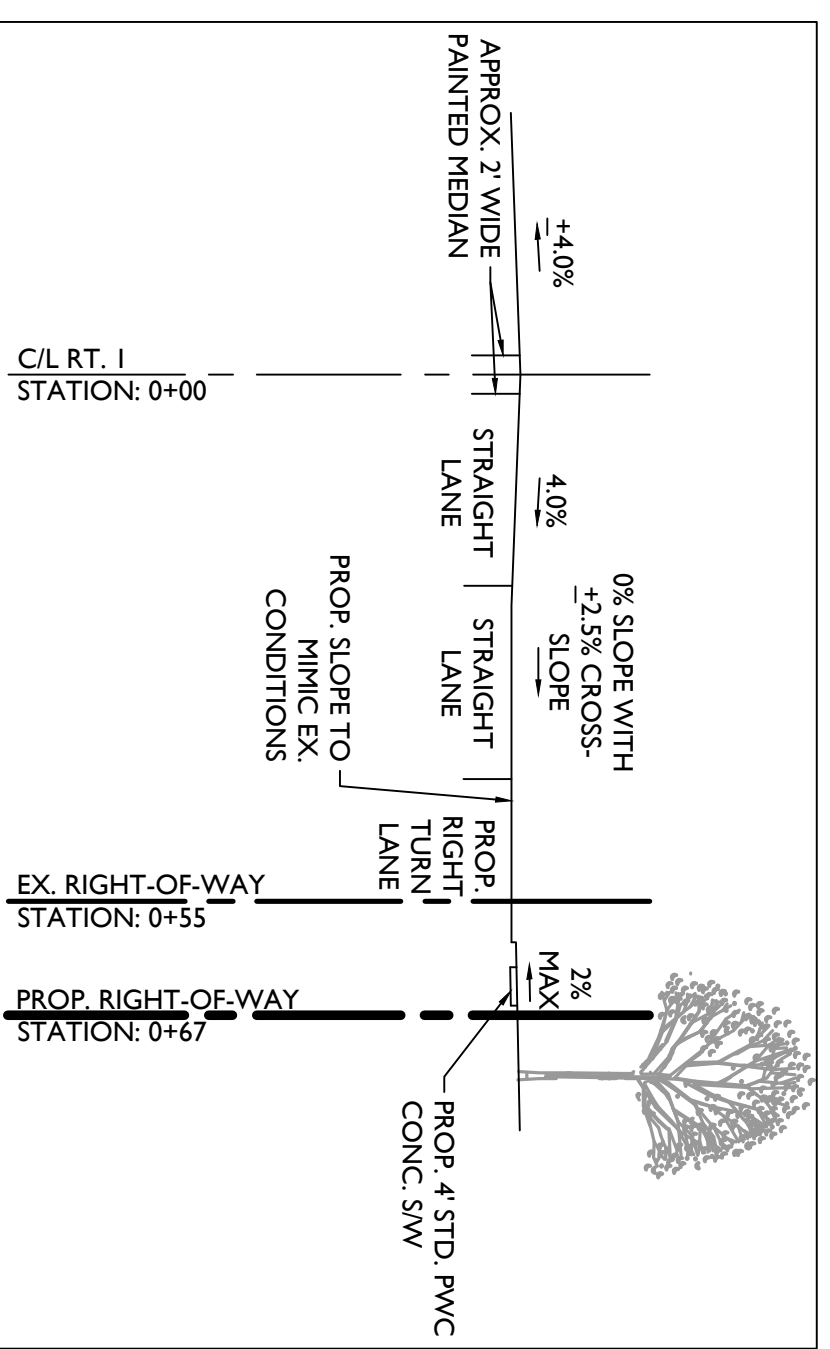
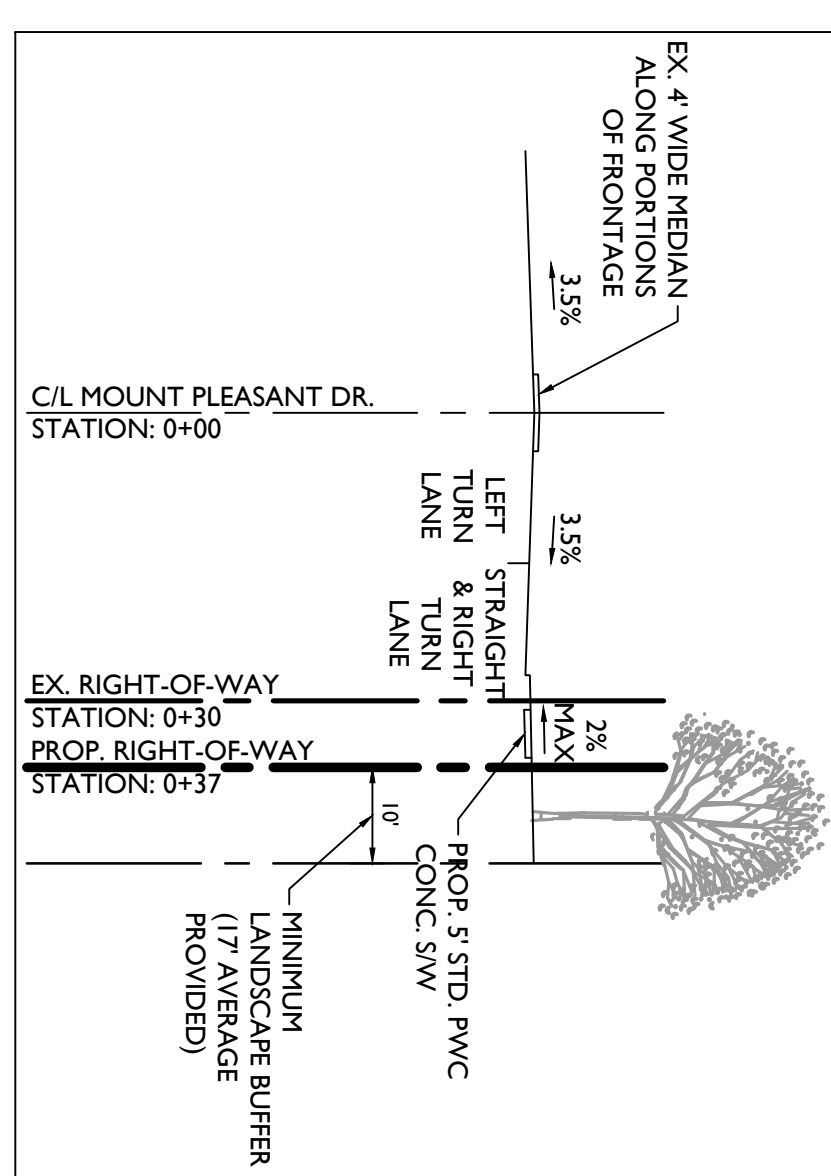
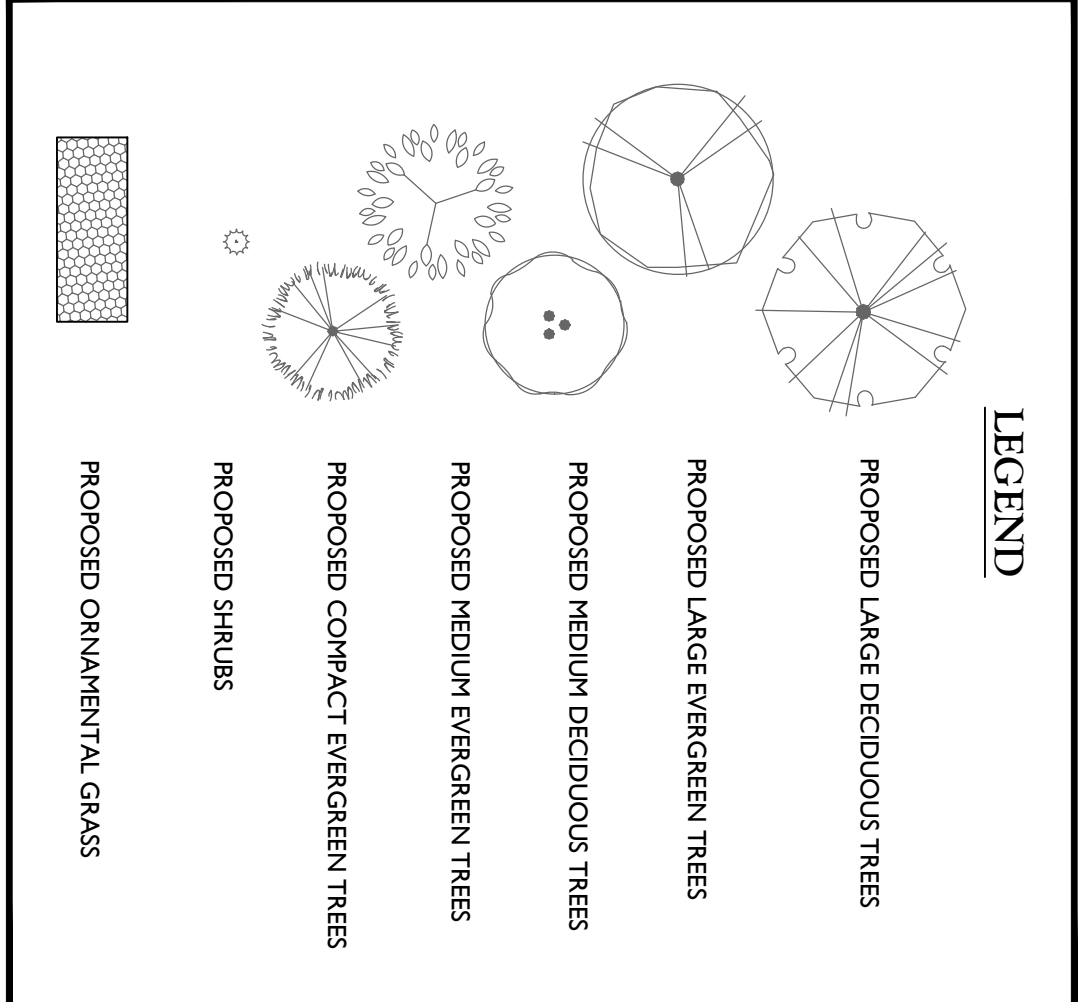
PLANTING UNITS - MOUNT PLEASANT DRIVE (TOTAL 172 LF)	REQUIRED PLANT UNITS	TOTAL UNITS PROVIDED
LARGE DECIDUOUS EVERGREEN TREES	10 UNITS PER TREE	20 UNITS (2 TREES)
MEDIUM/COMPACT DECIDUOUS EVERGREEN TREES	5 UNITS PER TREE	25 UNITS (5 TREES)
SHRUBS	2 UNITS PER SHRUB	76 UNITS (38 SHRUBS)
ORNAMENTAL GRASS	1 UNIT PER PLANT	20 UNITS (20 GRASSES)
<b>TOTAL</b>	<b>138 UNITS (80 UNITS PER 100 LF)</b>	<b>141 UNITS (80 UNITS PER 100 LF)</b>

10-YEAR TREE CANOPY PROVIDED	
PROPOSED	10-YR CANOPY AREA (SF)
LARGE DECIDUOUS TREES (MIN 3" CALIPER)	14
LARGE EVERGREEN TREES (MIN 8" HEIGHT)	2
MEDIUM DECIDUOUS TREES (MIN 3" CALIPER)	2
MEDIUM EVERGREEN TREES (MIN 8" HEIGHT)	3
COMPACT EVERGREEN TREES (MIN 8" HEIGHT)	4
<b>TOTAL 10-YEAR TREE CANOPY PROVIDED</b>	<b>25</b>

**SCHEDULE D - TREE COVER CALCULATIONS**

TREE COVER REQUIRED:  
 GROSS SITE AREA: 36,935 SF (POST DEDICATION)  
 PERCENT OF TREE COVER REQUIRED: 10% (COMMERCIAL)  
 TOTAL AREA OF TREE COVER REQUIRED = 3,694 SF

TREE COVER PROVIDED:  
 TREE COVER FROM LANDSCAPING: 5,175 SF (SEE CHART ABOVE)  
 TREE COVER FROM PRESERVATION: 0 SF  
 TOTAL AREA OF TREE COVER PROVIDED = 5,175 SF (140%)



**Collters**  
Engineering & Design

23375 Bridgeway Drive,  
Suite 110  
Princeton, VA 22150-4930  
Phone: 540-790-4930  
Fax: 540-790-4930  
www.colltersengineering.com

**PRINCE WILLIAM COUNTY, VIRGINIA**

STERLING

**Russell Talbot McFall II**  
VIRGINIA PROFESSIONAL ENGINEER  
LICENSE NUMBER: 040672  
MABER CONSULTING, INC.

**SPECIAL USE PERMIT PLAN HSUP2021-00016**

FOR  
PMG  
ROUTE 1

**PROTECTED/UNDESIRABLE**  
ALL STATES REQUIRE ENGINEERING EXAMINATION TO OBTAIN THE LICENSE. SOLELY AN ADVISORY SERVICE. MANDATORY FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALB11.COM

**Doing Business as MASER**

REV	DATE	DRAWN BY	DESCRIPTION

SHEET NUMBER: 2 of 2

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



# PETROLEUM MARKETING GROUP

PROPOSED RENDERINGS | ROUTE 1, VA | 8-17-21



RENDERINGS BY JAS ARCHITECTURE. SITE IMAGES FROM GOOGLE.

# PETROLEUM MARKETING GROUP

PROPOSED RENDERINGS | ROUTE 1, VA | 8-20-21



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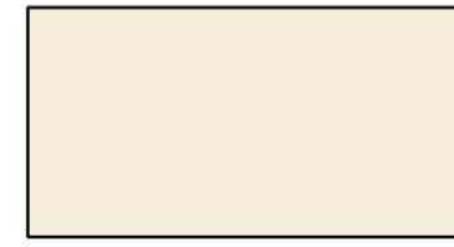
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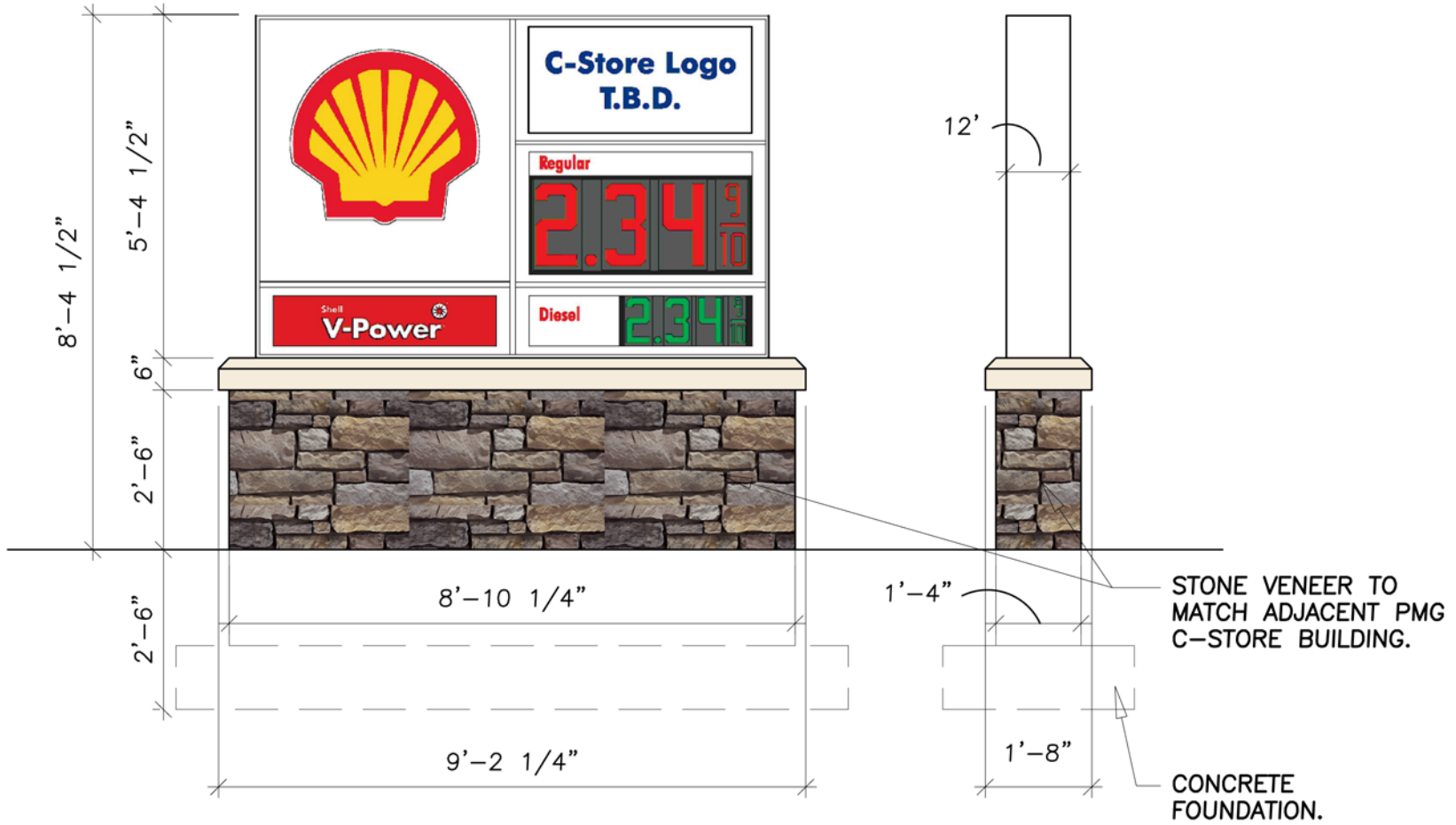
PROPOSED RENDERINGS | ROUTE 1, VA | 8-20-21





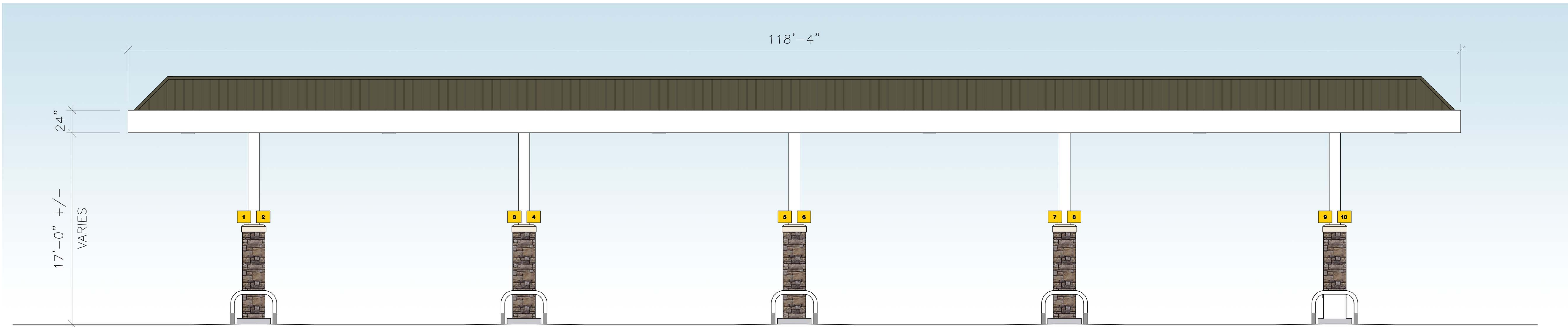
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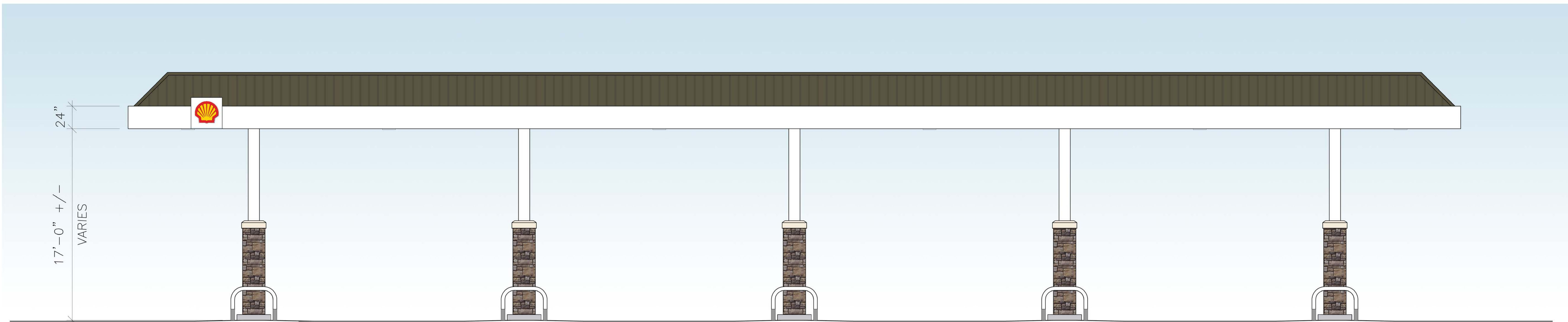


06-11-2021

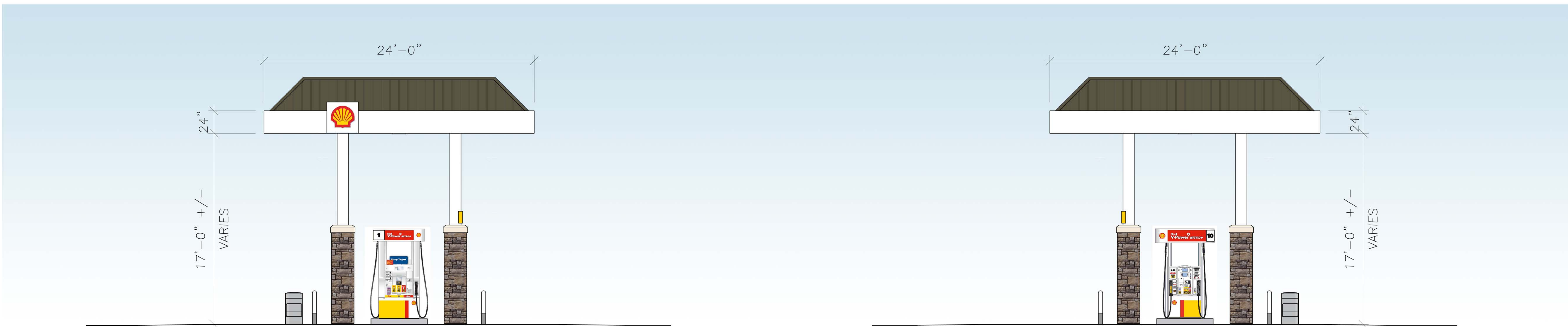
SHEET:  
**1**



**STORE SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



**JEFF DAVIS HWY SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



**MOUNT PLEASANT DRIVE SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"

**EAST SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"

PLAN DATES	
REV.	SUBMISSION
	12/29/2020
	PROPOSED SHELL CANOPY ELEVATIONS
	06/08/2021
	PROPOSED SHELL CANOPY ELEVATIONS

ROUTE 1, VA

SEAL:

SCALE: AS SHOWN  
DATE: \_\_\_\_\_  
PROJECT NO. \_\_\_\_\_

SHEET TITLE: PROPOSED CANOPY ELEVATIONS

SHEET NUMBER:

**A0.1**

OF