



PLANNING COMMISSION RESOLUTION

MOTION:

June 8, 2022

SECOND:

**Regular Meeting
RES. No. 22-xxx**

RE:

**SPECIAL USE PERMIT #SUP2021-00021, SHEETZ – GAINESVILLE CROSSING
GAINESVILLE MAGISTERIAL DISTRICT**

ACTION:

WHEREAS, this is a special use permit request to allow a motor vehicle fuel station with a quick service food store and drive-through restaurant on ±2.58 acres; and

WHEREAS, the subject property is located near the intersection of Route 29 (Lee Highway) and Interstate 66 and at the intersection of Route 29 and Park & Ride Loop Road; and is addressed as 13701 University Boulevard; and is identified on County map as GPIN 7497-26-9610; and

WHEREAS, the site is designated REC, Regional Employment Center, in the Comprehensive Plan; and

WHEREAS, the site is currently zoned PBD, Planned Business District, with proffers, and is located in the Highway Corridor Overlay District, Airport Safety Overlay District, and the I-66/Route 29 Sector Plan Area; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on June 8, 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 for the motor vehicle fuel station without the drive-through restaurant; 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 #SUP2021-00021, Sheetz- Gainesville Crossing, subject to the conditions dated May 27, 2022, without the drive through restaurant.

ATTACHMENT: Conditions, dated May 27, 2022

Votes:

Ayes:

Nays:

Abstain from Vote:

Absent from Vote:

Absent from Meeting:

MOTION CARRIED

Attest:

Antoinette Brzyski
Clerk to the Planning Commission

PROPOSED CONDITIONS

Owner/Applicant: Gainesville GGP, a Virginia business trust c/o Buchanan Partners

Special Use Permit: SUP#2021-00021 subject to Rezoning REZ#2018-00008

Prince William County GPIN 7497-26-9510 (the "Property")

Special Use Permit Area: +/- 2.50 acres

Existing Zoning: Planned Business District (PBD)

Long Range Use: Regional Employment Center (REC)

Magisterial District: Gainesville

Date: May 27, 2022

The following conditions are intended to offset certain impacts of the proposal and would render the application consistent with the applicable chapters of the Comprehensive Plan. If the conditions of this special use permit ("SUP") or the Special Use Permit Plan are in conflict with the Zoning Ordinance, approved proffers or the Design and Construction Standards Manual ("DCSM"), the more restrictive shall apply unless otherwise specified herein. The Applicant shall file a site plan within one (1) year of approval of this special use permit 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. The term "Applicant" as referenced herein shall include within its meaning the lessee and/or all current/future owners and successors in interest.

1. Site Development: The Property shall be developed in substantial conformance with the special use permit plan entitled "Gainesville Crossing Sheetz," prepared by Christopher Consultants, dated April 4, 2022 (the "Plan") consisting of three (3) sheets and in accordance with all minimum requirements for site plan approval.

- a. Removal of Drive-Through Restaurant – Notwithstanding what is shown on the Plan, all facilities related to the Drive-Through Restaurant use are prohibited and shall be removed from the final site plan submission. These facilities include:
 - i. Façade Sign - 24/7 Drive-Thru,
 - ii. Drive-in Signs,
 - iii. Drive-Through Lane, and
 - iv. Drive-Through Service Windows and Canopies.

- b. Parking – Notwithstanding what is shown on the Plan, the final site plan shall only provide the minimum required parking per the DCSM at time of final site plan approval.

2. Use Parameters:

- a. Use Limitation - The uses approved with this special use permit shall be limited to i) a retail motor vehicle fuel station containing eight (8) double sided fueling positions, and ii) a quick service food store/carry out restaurant.
- b. Hours of Operation - Hours of operation may be 24-hours per day, seven (7) days per week.

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- c. Vehicle Service & Repair - No vehicle service and/or repair shall be performed in association with the motor vehicle fueling station.
- d. 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 Plan area, and shall provide the lowest possible volume allowable for proper operation.
- e. Cessation of the Use - If the sale of motor vehicle fuel should cease for a period of more than one year, the Applicant and 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 Building Development office for the removal of the following structures within sixty (60) calendar 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 all uses are discontinued and the property is vacant, then the Applicant shall stabilize the site using erosion control measures acceptable to the Prince William County Department of Public Work, Environmental Services Division.

3. Community Design:

- b. Architecture - The design of the fuel station building and fuel facility canopy shall substantially conform to the following architectural elevations (collectively the "Elevations").
 - i. The façade elevations entitled "Exterior Elevations, (A200)," and "Exterior Elevations (A201)," prepared by Convenience Architecture and Design, P.C., dated October 5, 2020.
 - ii. The fuel station canopy elevations entitled "Gas Awning Details," prepared by Convenience Architecture and Design, P.C., dated October 5, 2020.
 - iii. The monument sign elevations entitled "Monument Sign Details," prepared by Convenience Architecture and Design, P.C., last dated April 1, 2022, provided that the monument sign size shall not exceed ten feet in height.

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The Elevations may be subject to minor modification approved by the County in connection with final site plan review. Additional changes to the architecture and materials may be made provided that any such changes are approved by the Planning Office, or designee, 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 and canopy 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, the Applicant shall submit building and canopy elevations so that it may ensure compatibility of the canopy with the Elevations. The Board's approval of this Special Use Permit and these conditions shall evidence compliance with proffers #11 and #13 in Rezoning REZ2018-00008.

c. Landscaping

- i. The Applicant shall provide landscaping on-site in substantial conformance with Sheet 3 of the Plan, subject to minor changes approved by the County at final site plan review. The landscaping shall meet minimum requirements of the DCSM except to the extent modified by these proffered conditions. All onsite plantings shall be indigenous to Northern Virginia and drought resistant.
- ii. As shown on the Plan, the Applicant shall provide a minimum of 20% open space. Compliance shall be demonstrated on the site plan.
- iii. The Applicant shall provide an 18-foot wide buffer along Route 29 with 130 plant units instead of the landscaping within a 15' buffer in accordance with proffer 16.D in Rezoning REZ#2018-00008.
- iv. The Applicant shall maintain landscaping, shrubs, and trees in a manner that does not interfere with security lighting (to include parking areas) or common observation from the streets or the buildings by planting and selecting landscape materials that allow sight lines to remain open and clear and so that places of concealment are not fostered; keeping shrubs trimmed to 3 feet, or at least below windowsills, when safety is an issue; pruning the lower branches of trees to at least 6 - 8 feet off the ground; providing landscape and fencing that does not create hiding places for criminals; and using lighting in the landscaping, both for security and aesthetics.
- v. The Applicant shall provide landscaping at the base of the project sign as shown on the Plan.

- d. Soil Remediation - To facilitate adequate expansion of tree and shrub roots to support healthy plants, all landscape areas, parking lot islands, and buffers, which

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- have been subject to existing pavement and/or compaction shall have, prior to planting: a) all foreign materials (asphalt, concrete, rock, gravel, debris, etc.) removed and the soil loosened to a depth of a minimum of 3', and b) a top dressing of 4" to 6" of clean topsoil provided. This topsoil shall be a loam, sandy loam, clay loam, silt loam, or sandy clay loam. 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.
- e. Outdoor Displays - The outdoor display of merchandise shall be limited to ice and propane, and its placement shall be limited to placement along the east and south elevations.
- f. Signage - All signage is subject to approval of a sign permit per the Zoning Ordinance. Signage shall be in substantial conformance with Condition #3 of this SUP, including the sign modifications described in Condition #11 herein. In addition, the following shall apply to signage and advertisements on the Property:
- i) Promotional/Advertising Materials - Except for grand opening events or special events (subject to temporary sign permit), the use of banners, balloons, streamers, pendants, figurines, and similar attention-getting devices shall be strictly prohibited, including promotional signs affixed to the façade of the building, on light poles, or on other fixtures on the Property.
 - ii) Handicapped Parking Signage - Parking and signage for handicapped customers shall be provided on-site or off-site, in accordance with the DCSM and other current standards.
 - iii) Permits - Sign permits are required for all signs. Color, scaled renderings of all signage shall be submitted as part of the sign permit approval process.
 - iv) Directional Signage - Directional signage shall be provided as required and/or needed.
 - v) The Zoning Administrator or their designee may approve any changes to overall sign design including logo, font size, color, illumination type, and style, provided that the total sign area and the number of signs does not exceed the sign regulations of the Zoning Ordinance and/or the conditions of this SUP.
- f. Lighting

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- i) Freestanding Light Fixtures - Freestanding light fixtures shall be limited to 24 feet in height and shall be full cutoff and directed downward and not directed towards the Property line.
- ii) Prohibited Lighting - There shall be no external neon and/or free-standing spot lighting fixtures.
- iii) Building/Canopy Mounted Exterior Lighting - Building-mounted light fixtures shall be full cutoff and shall be directed downward.
- iv) Patriotic Flag - In the event the Applicant provides a U.S. flag on the property, the nighttime lighting for said flag may be provided pursuant to Section 32-250.27 of the Zoning Ordinance.

4. Maintenance of the Property:

- a. Site Maintenance - The Applicant shall remove litter, trash, and debris from the property on a daily basis or more frequently as needed, and utilize CPTED strategies and techniques required by the proffers for the Property as set forth in Rezoning REZ2018-00008.
- b. Graffiti Removal - Graffiti on the property shall be removed promptly by the Applicant. Graffiti shall be deemed any inscription or marking on walls, buildings or structures not permitted by sign regulations in Sec. 32-250.21 et seq. of the Zoning Ordinance. Any graffiti is to be reported to the Prince William County Police Department before removal.

5. Environment:

- a. Water Quality - The Applicant shall contribute \$75 per acre (+/- 2.50 acres) at the time of final site plan review to the Prince William County Board of Supervisors to conduct water quality monitoring, stream restoration projects, and/or drainage improvements.
- b. Stormwater Management - SWM/BMP shall be provided on-site or off-site as determined at final site plan approval. SWM/BMP requirements shall meet current DCSM standards.
- c. Low Impact Development - Prior to final site plan submission, the Applicant shall meet with the Prince William County Department of Public Works, Environmental Services Division to review and discuss the potential to utilize low impact

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- development (“LID”), as permitted by the DCSM and to the extent feasible due to existing soil types on the Property. Said techniques may include, but shall not be limited to, bioretention areas, filter strips, and/or other practices that can be integrated into landscaping areas provided on the final site plan. Techniques shall comply with the standards contained within the DCSM and compliance with this condition shall be demonstrated on the final approved site plan.
- d. Hazardous Materials - The discharge of fuel, oil, solvents, anti-freeze, and/or other pollutants, hazardous materials, or flammable substances into the public sewer, storm drainage, or other surface waters is strictly prohibited.
6. Fire and Rescue:
- a. Monetary Contribution – As required by proffer 19 in Rezoning #2018-00008, the Applicant shall make a monetary contribution of \$0.61 per square foot of building and under-canopy area for fire and rescue services to the Board of County Supervisors prior to, and as a condition of issuance of, the final site plan approval.
- b. Emergency Spill Contingency/Notification - The Applicant shall prepare an emergency spill notification contingency plan and shall have the same approved by the Fire Marshal’s Office 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.
- c. Sprinkler System – The Applicant’s fire sprinkler systems shall incorporate a County approved backflow prevention device and designed to eliminate water hammer.
7. Transportation:
- a. Access - Access to the property shall be provided in accordance with the Plan.
- b. Transportation Improvements - The Applicant shall provide transportation improvements as shown on the Plan. Improvements include, but are not limited to, turn lane and taper construction/lengthening, and lane restriping. The Applicant shall provide the following transportation improvements as shown on the Plan:

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- i. A southbound through lane;
- ii. A 100 foot eastbound right turn deceleration lane with 200 foot taper along Route 29;
- iii. A 100 foot southbound left turn bay with a 50 foot taper at the southern commercial entrance of the Property;
- iv. A 150 foot southbound left turn bay with a 50 foot taper at the loop road/second park and ride entrance;
- v. Two northbound through lanes from approximately 500 feet south of Route 29 (at the loop road/2nd park and ride entrance) to Route 29;
- vi. Changing of two northbound lanes to double lefts at the intersection with Route 29;
- vii. A 100 foot northbound right turn bay onto Route 29;
- viii. An 8 foot asphalt trail along the western side of the Property;
- ix. An 8 foot wide shared use path shall be constructed within public use easement adjacent to Route 29 in conjunction with the I-66 improvement project and in coordination with the Applicant. The Applicant shall enter into a Maintenance Agreement for said shared use path; and
- x. Sidewalks as depicted on the Land Bay A Plan, prepared by Christopher Consultants, last dated April 5, 2022.

- c. Obstruction of Travelways - The Applicant shall ensure that any vehicles associated with the use do not obstruct the travel ways, fire lanes, adjoining road network, or parking spaces as shown on the Plan.

8. Connection to Public Water & Sewer: The Property shall be connected to public water and sewer with the Applicant bearing all costs associated with providing all on and offsite facilities to make such connection. The Applicant shall provide grinder pumps in the sanitary sewer system as required. The Applicant shall install a County approved, adequately sized backflow prevention device on the water service line. This device shall be on the customer side of the water meter and before any point of use fixture of the on-site plumbing system. For any proposed landscape irrigation system, the Applicant shall demonstrate to the Service Authority that there is no detrimental effect on the Service Authority's water distribution system and service pressure to the community. Irrigation systems shall be represented as a collective maximum hour demand for the hydraulic modeling of the proposed water system, both with and without a simultaneous fire flow event. All on-site and off-site water system improvements necessary to mitigate the impact of the proposed irrigation system demands shall be the responsibility of the Applicant.

9. Grease Trap: The Applicant shall provide an appropriately sized and designed grease trap on-site as shown on the final site plan, and the grease trap shall be properly maintained by the Applicant to prevent grease build-up in the force main or gravity sewer.

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10. Monetary 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.

11. Sign Modification: Pursuant to Section 32-250.23 of the Zoning Ordinance, the Applicant requests approval of signage that is not consistent with sign standards within the Zoning Ordinance as part of a this special use permit. The following modifications to the requirements of the Zoning Ordinance shall be deemed granted and approved as provided by Section 32-250.23 of the Zoning Ordinance to permit the sign modifications and sizes provided in the sign plan entitled “New Sheetz Store Gainesville Crossing,” prepared by Convenience Architecture and Design, P.C. dated October 5, 2020, and includes the following documents (“Sign Plan”):

- a. Façade Signage – Façade signage on the main structure shall be in substantial conformance with the sign elevations provided on the exhibit entitled “Exterior Elevations (A200),” “Exterior Elevations (A201),” as prepared by Convenience Architecture and Design, P.C. dated October 5, 2020. The maximum number of façade signs permitted is three (3) signs per corner lot. The Applicant is requesting a modification to provide four (4) signs and the signs shall be installed as shown on the Sign Plan.
- b. Canopy Signs - Canopy signage shall be in substantial conformance with the sign elevations exhibit entitled “Gas Awning Details,” as prepared by Convenience Architecture and Design, P.C., dated October 5, 2020. The maximum number of canopy signs is two (2). The Applicant is requesting a modification to provide three (3) canopy signs and the signs shall be installed as shown on the Sign Plan.
- c. Projecting Sign (Diesel Flag and Gas Pricer) – Projecting signage shall be in substantial conformance with the sign elevations exhibit entitled “Gas Awning Details,” prepared by Convenience Architecture and Design, P.C. dated October 5, 2020. The maximum number of projecting signs is one (1) per tenant with a

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maximum of 8 square feet. The Applicant is requesting a modification to provide 4 projecting signs each with two sides and 5.08 square feet on each side. The signs shall be installed above the gas pumps as shown on the Sign Plan with a total square footage of 20.32 square feet.

Sign Summary

Proposed Sign Modifications

Signs Permitted by Zoning Ordinance

<u>Type Sign</u>	<u># of Signs</u>	<u>Total Area</u>		<u>Total Permitted</u>	<u>Permitted Size</u>	<u>Frontage</u>
Monument (left)	1	57.66		1	217	425
Canopy	3*	46.11*		2	40	N/A
Projecting	4*	20.32*		1	8	N/A
Façade						
Front	2	52.46		3	288	96
Left side	1	25.94			183	61
Right side	1	25.94			183	61
	4*	104.34			400 Total for all façade signs	
*Modifications permitted for number of signs and/or size						



STAFF REPORT

PC Meeting Date:	June 8, 2022
Agenda Title:	Special Use Permit #SUP2021-00021, Sheetz – Gainesville Crossing
District Impact:	Gainesville Magisterial District
Requested Action:	Recommend Approval of Special Use Permit #SUP2021-00021, Sheetz – Gainesville Crossing, subject to the conditions dated May 27, 2022
Department:	Planning Office
Case Planner:	Alexander Stanley

EXECUTIVE SUMMARY

This is a special use permit (SUP) request to allow a motor vehicle fuel station with a by-right quick service food store and drive-through restaurant on ±2.58 acres.

Staff recommends approval of the SUP for the motor vehicle fuel station and recommends denial for of the SUP for the drive-through use.

It is the recommendation of staff that the Planning Commission recommend staff approval of Special Use Permit #SUP2021-00021, Sheetz – Gainesville Crossing, without the drive-through restaurant, subject to the conditions dated May 27, 2022.

BACKGROUND

- A. Request: This is a special use permit (SUP) request to allow a motor vehicle fuel station with a by-right quick service food store and drive-through restaurant on ±2.39 acres.

Use/Feature	Existing	Proposed
Zoning	PBD, Planned Business District	PBD, Planned Business District
Use(s)	Vacant	Motor Vehicle Fueling Station with 8 double-sided Pumps (16 total) and Quick Service Food Store W/ Drive-Through Restaurant
Gross Floor Area (GFA)	0 SF	±6,160 SF Building ±4,866 SF Fueling Canopy
Access	Full movement access point on Park & Ride Loop Road and a right-in, right-out through a private shared driveway on both roads are accessed through Route 29.	Full movement access point on Park & Ride Loop Road and a right-in, right-out through a private shared driveway on both roads are accessed through Route 29.
Sign Type	Permitted	Proposed with Sign Modification
Building Façade Signs Number of Signs Max of Sign per Face	3 400 SF Max	5 117.84 SF (total)
Gas Canopy Signs Number of Signs Max Size per Face	2 20 SF (each) 40 SF (total)	3 15.37 SF (each) 46.11 SF (total)
Projecting Sign "Auto Diesel Flag" Number of Signs Max Size per Face	1 8 SF Max.	4 5.08 SF (each) 20.32 SF Total
Freestanding Signs Number of Signs Size per Face Height	2 80 SF (Max) 20 ft. (Max)	1 57.06 SF per face 10 ft. (Max)

Drive-Through Signs		
Signs	3	3
Individual Max Sign Area	40 Individual Max	10.59 (Order Point), 16.67 (Height Bar), 24.77 (Menu Board)
Cumulative Max Sign Area	72 Cumulative max	52 SF Cumulative Max
Max Height	8 Foot Max	13 Feet (Order Point), 18 Feet (Height Bar), 6 Feet (Menu Board)

- B. Site Location: The ±2.58-acre site is located near the intersection of Route 29 (Lee Highway) and Interstate 66 and at the intersection of Route 29 and Park & Ride Loop Road. The site is addressed as 13701 University Boulevard and is identified on County map as GPIN 7497-26-9510.
- C. Comprehensive Plan: The site is designated REC, Regional Employment Center, in the Comprehensive Plan. This site is also Located within the I-66/Route 29 Sector Plan.
- D. Zoning: The ±2.58-acre SUP area is zoned PBD, Planned Business District, with proffers and is located in the Highway Corridor Overlay and Airport Safety Overlay Districts.
- E. Surrounding Land Uses: To the immediate south and east the land is currently vacant; however, the property is under active development for a commercial/office development. To the west there is an existing Virginia Department of Transportation (VDOT) Commuter Lot. To the north of the site is Conway-Robinson Memorial State Park.
- F. Background and Context: This property is subject to an underlying rezoning REZ2018-00008, Gainesville Crossing. Drive-through restaurants are a prohibited use in PBD, per Section 32-280.41 of the Zoning Ordinance. However, as part of REZ2018-00008, Gainesville Crossing a drive-through restaurant was identified by proffer as a permitted use, provided the use was successfully approved by the Board of County Supervisors at a later date.

STAFF RECOMMENDATION

Staff recommends approval of Special Use Permit #SUP2021-00021, Sheetz – Gainesville Crossing, subject to the conditions dated May 27, 2022 without the drive-through restaurant, for the following reasons:

- The scale, architecture, and building material selection within the proposed SUP application are consistent with Community Design Policy 4 of the Comprehensive Plan, which aims to upgrade the visual quality of gateways and major travel corridors, both of which apply to this site.
- The subject site is zoned appropriately for motor vehicle fuel stations, which are permitted by Special Use Permit and are generally considered compatible uses if the resulting impacts

are adequately mitigated. As conditioned, the Applicant shall adhere to the attached conditions, which are provided to address the necessary impact mitigation.

- The proposed drive-through restaurant use has general community design issues and staff has significant transportation related concerns due to safety and operational concerns.

Comprehensive Plan Consistency Analysis

Long-Range Land Use:

This site is located within the Development Area, and is classified REC, Regional Employment Center.

Motor Vehicle Fuel Station is not an encouraged primary use within the REC designation. However, the existing PBD, Planned Business District, zoning classification within the commercial land bay (including B-1, General Business) allows such uses with a SUP.

Drive-through restaurants are discouraged within the REC designation and are a prohibited use in PBD, per Section 32-280.41 of the Zoning Ordinance. However, a drive-through restaurant was identified by proffer as a permitted use, provided the use was successfully approved by the Board of County Supervisors at a later date.

Level of Service (LOS):

The Level of service impacts related to the request would be mitigated by the conditions as follows:

Fire & Rescue	\$0.61 per SF of building and canopy area	±6,160 SF Building ±4,866 SF Fueling Canopy	\$6,725.86
Water Quality	\$75 per acre	±2.58 acres	\$ 193.5
Approximate Total \$ Provided			\$6,919.36

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 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, a motor vehicle fuel station with the proposed sign modifications will be permitted. Legal issues resulting from the Planning Commission's action are appropriately addressed by the County Attorney's office.

Timing

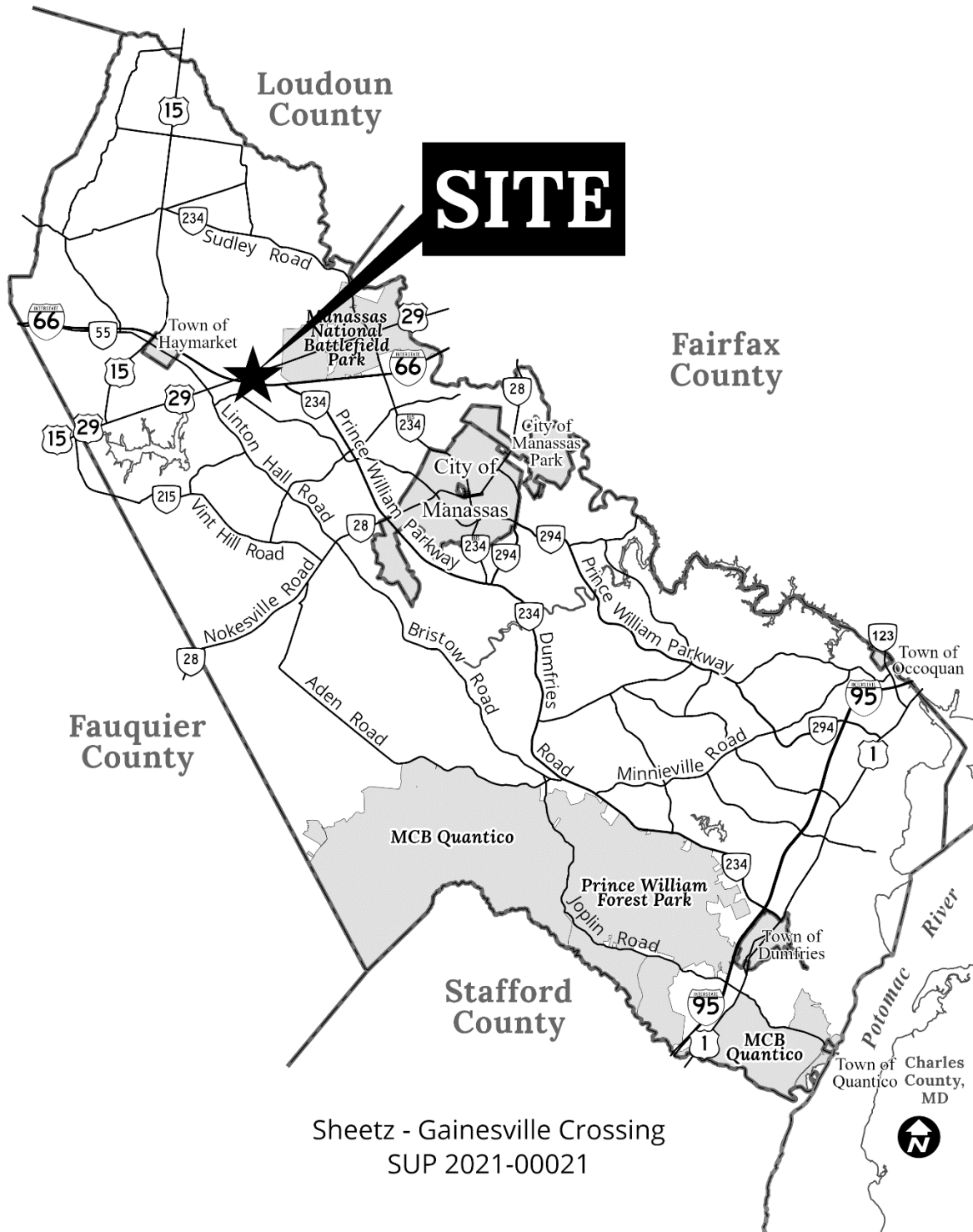
The Planning Commission has until September 6, 2022, which is 90 days from the first public hearing date, to take action on the Special Use Permit application. A recommendation to approve the Special Use Permit application would meet the 90-day requirement.

STAFF CONTACT INFORMATION

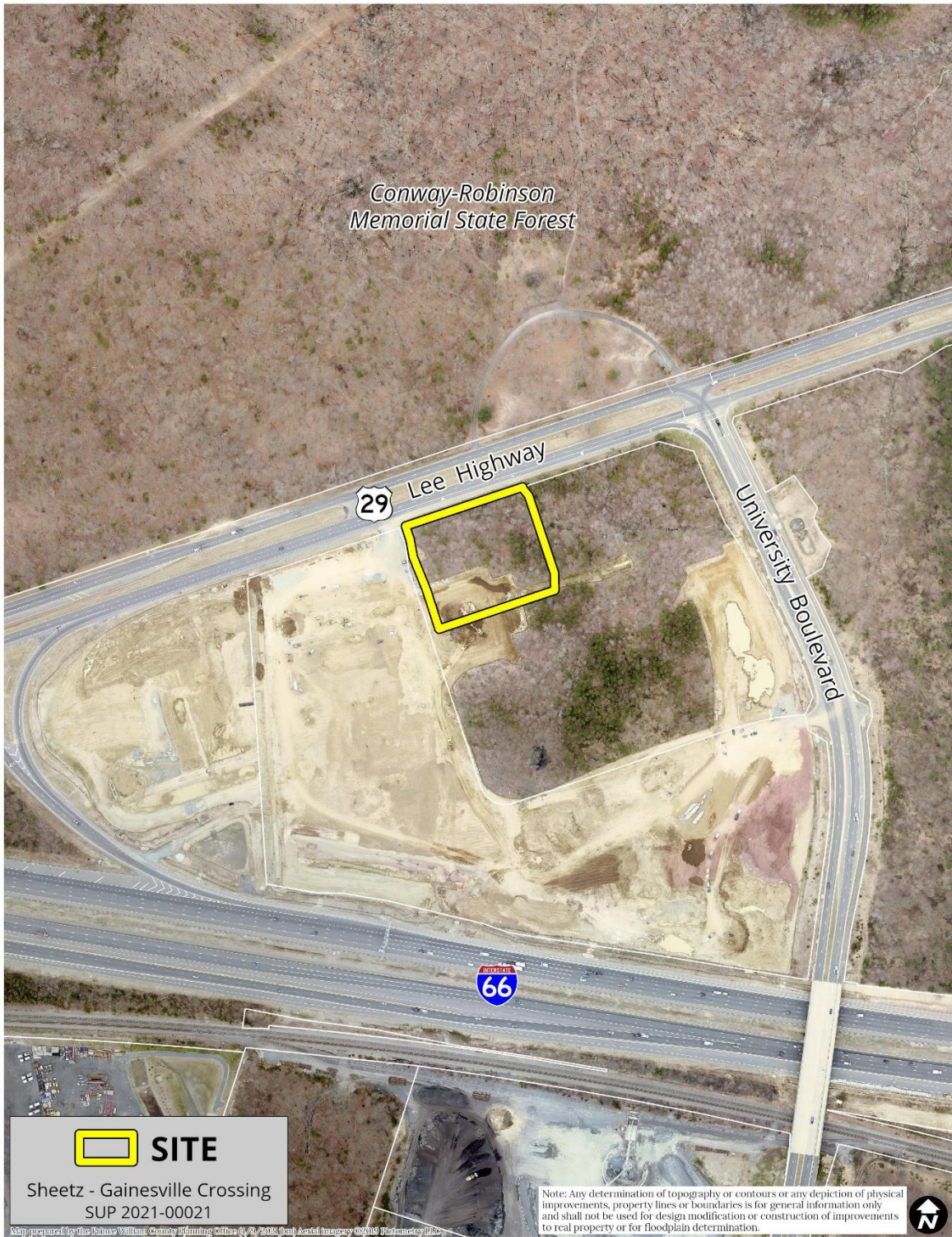
Alex Stanley | (703) 792-7359
Astanley@pwcgov.org

ATTACHMENTS

Attachment A: Area Maps
Attachment B: Staff Analysis
Attachment C: Proposed Conditions
Attachment D: Special Use Permit Plan
Attachment E: Landscape Plan
Attachment F: Environmental Constraints Analysis
Attachment G: Conceptual Landbay A Plan
Attachment H: Landscape Buffer Rendering
Attachment I: Drive Thru Sign Details
Attachment J: Gas Awning Details
Attachment K: Exterior Elevations
Attachment L: Monument Sign Details
Attachment M: Historical Commission Resolution



Sheetz - Gainesville Crossing
SUP 2021-00021



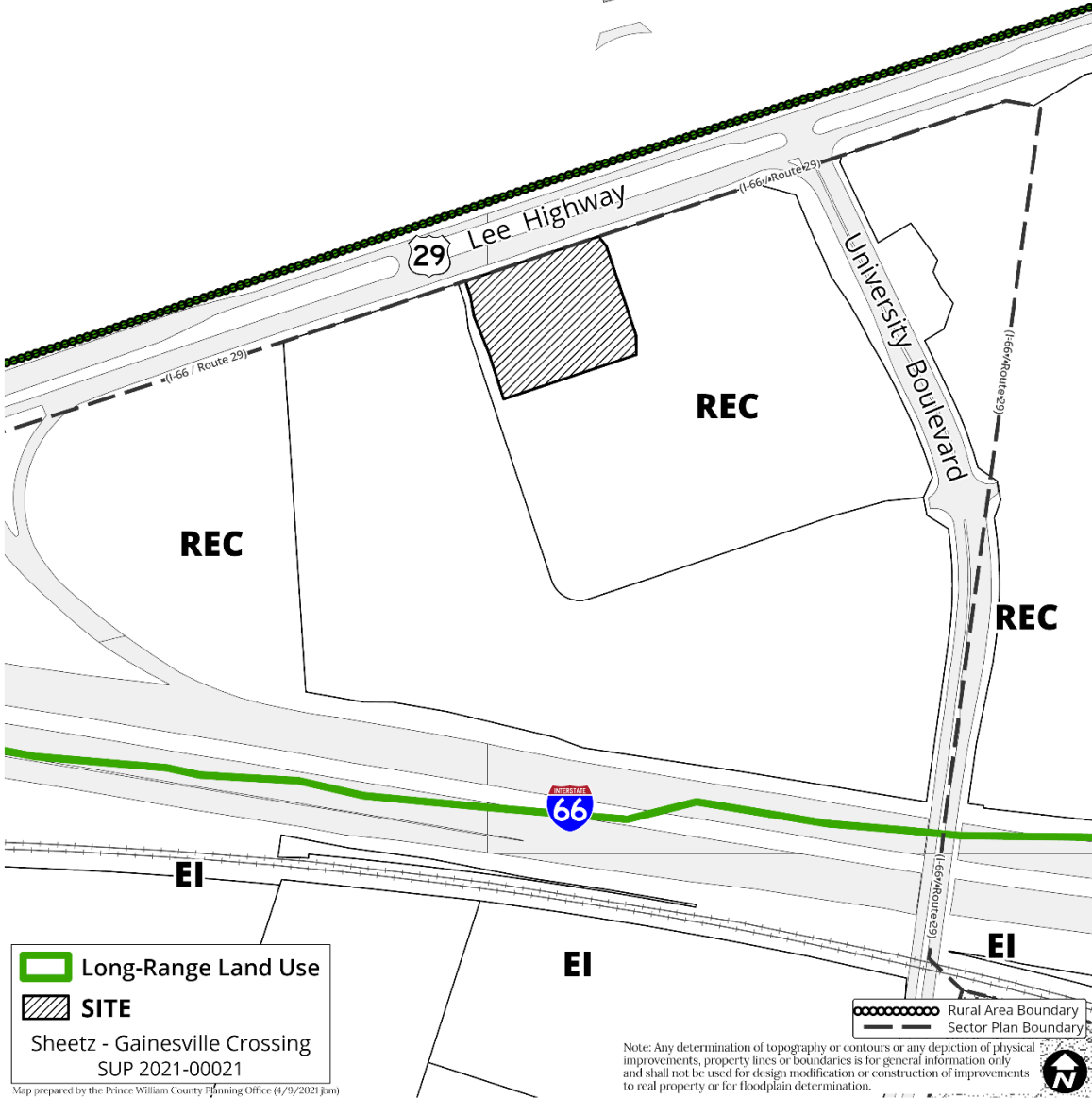
 **SITE**
Sheetz - Gainesville Crossing
SUP 2021-00021

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.

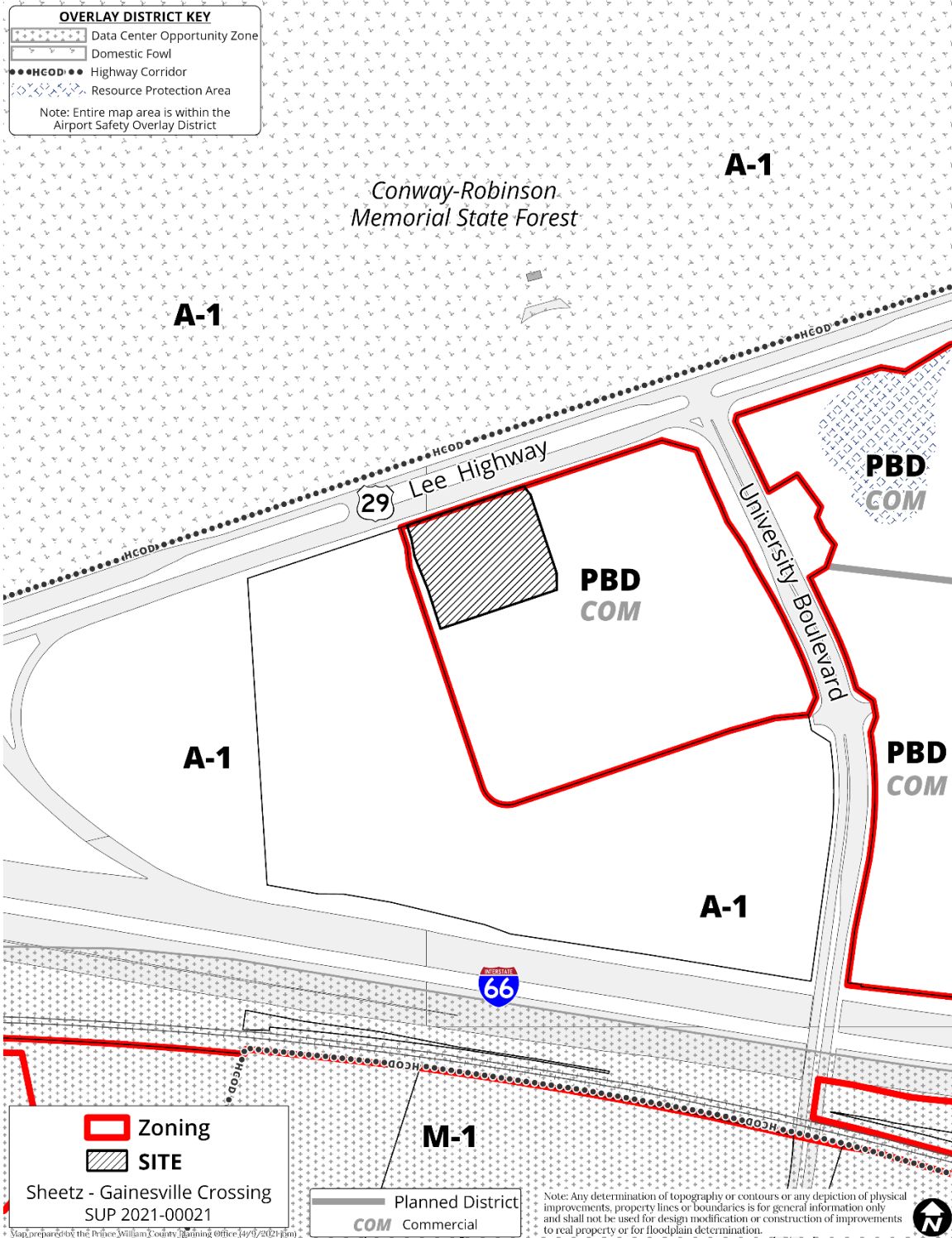


Conway-Robinson
Memorial State Forest

P&OS



Map prepared by the Prince William County Planning Office (4/9/2021 jsm)



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 (Motor Vehicle Fueling Station) No (Drive-Through Restaurant)
Cultural Resources	Yes
Environment	Yes
Fire and Rescue	Yes
Police	Yes
Potable Water	Yes
Sanitary Water	Yes
Transportation	Yes (Motor Vehicle Fueling Station) No (Drive-Through Restaurant)

Part II. Comprehensive Plan Consistency Analysis

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

Direction	Land Use	Long Range Future Land Use Map Designation	Zoning
North	Conway-Robinson Memorial State Park	P&OS	A-1
South	Undeveloped / Commuter Lot	REC	PBD
East	Undeveloped	REC	PBD
West	Commuter Lot	REC	A-1

Long-Range Land Use Plan Analysis

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

The site is located in the Development Area and is designated REC, Regional Employment Center. The following table summarizes the land use patterns intended within the REC designation:

Long-Range Land Use Map Designation	Intended Uses and Densities
Regional Employment Center (REC)	<p>The purpose of the Regional Employment Center classification is to provide for areas located close to and/or with good access from an interstate highway where intensive regional employment uses are to be located. REC projects* should be planned and developed in a comprehensive, coordinated manner. Primary uses in the REC are mid-rise and/or high-rise office (including government offices particularly those for Prince William County agencies), research and development facilities, lodging, and mixed-use projects. Residential uses shall represent no greater than 25 percent of the total REC gross floor area of the project. Drive-in/drive-through uses are discouraged. Shared/structured parking is encouraged. The acceptable housing type within any mixed-use REC project is multifamily, at a density of 16-30 dwelling units per gross acre, less the ER designated portion of a property. Development in REC projects shall occur according to an infrastructure implementation plan submitted at the time of rezoning. The intent of this plan is to ensure that critical infrastructure for office, employment and lodging uses is developed adequately for each phase of the project. Development shall also occur according to a phasing plan that must ensure that office, employment, and lodging uses are always the primary uses within the area rezoned. Office development in REC areas is encouraged to be in accordance with the Illustrative Guidelines for Office Development, provided as a supplement to the Community Design Plan chapter of the Comprehensive Plan and available from the Planning Office. A minimum office building height of 4-6 stories is preferred.</p>

	* In all instances, a “project” or “project area” is defined as the boundary of a rezoning or special use permit request.
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Proposal’s Strengths

- Zoning Compatibility (Motor Vehicle Fuel Station): The subject site is zoned PBD, Planned Business District. This site is part of a land bay with designations including B-1, General Business O(L), Office Low-Rise, O/F, Office/Flex, and OS, Open Space. Motor vehicle fuel stations are permitted in B-1 land bays by Special Use Permit and are generally considered compatible uses if the resulting impacts are adequately mitigated. As conditioned, the Applicant shall adhere to the attached conditions, which are provided to address the necessary impact mitigation.
- Zoning Compatibility (Drive-Through Restaurant): The subject site is zoned PBD, Planned Business District. This site is part of a land bay with designations including B-1, General Business O(L), Office Low-Rise, O/F, Office/Flex, and OS, Open Space. Drive-through restaurants are a prohibited use in PBD, per Section 32-280.41 of the Zoning Ordinance. However, a drive-through restaurant was identified by proffer as a permitted use, provided the use was successfully approved by the Board of County Supervisors at a later date.
- Proximity to existing Commuter Lot: The proposed Motor Vehicle Fuel Station use is a compatible use adjacent to a commuter lot.

Proposal’s Weaknesses

- Land Use Inconsistency – Motor Vehicle Fuel Station: The REC, long-range land use classification of the Comprehensive Plan encourages low- to mid-rise offices (including government offices, particularly those for Prince William County agencies), research and development, lodging, and mixed-use projects planned and developed in a comprehensive, coordinated manner. The proposed application is for a motor vehicle fuel station with eight double-sided fuel pumps oriented perpendicular to Route 29. The proposed use is not an encouraged primary use within the REC designation but could be considered an acceptable secondary use given the location and provided the use is well integrated into the larger area context with all design concerns being mitigated. Furthermore, the proposed Drive-in/Drive-through use is expressly discouraged.

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

Community Design Plan Analysis

An attractive, well-designed County will attract quality development, instill civic pride, improve the visual character of the community and create a strong, positive image of Prince William County. The Community Design Plan sets out policies and action strategies that further the County’s goals of

providing quality development and a quality living environment for residents, businesses, and visitors, and creating livable and attractive communities. The Plan includes recommendations relating to building design, site layout, circulation, signage, access to transit, landscaping and streetscaping, community open spaces, natural and cultural amenities, stormwater management, and the preservation of environmental features.

Sign Modification Request

Section 32-250.23 of the Zoning Ordinance allows the Board of County Supervisors to approve signage that is not consistent with the sign standards within the Zoning Ordinance as part of a rezoning or SUP request.

The Applicant is requesting the following additional signage:

Sign Type	Allowed	Proposed
Motor Vehicle Fueling Station		
Monument/Freestanding Signs Max SF of Sign per Face Height	2 80 SF (Max) 20 ft. (Max)	1 57.06 SF per face 10 ft. (Max)
Building Façade Signs Signs Max SF of Sign per Face	3 for corner lots 400 SF cumulative maximum	5 façade signs* 117.84 SF cumulative maximum (*one sign associated with the drive-through use 13.5 SF)
Canopy Signs Signs Max SF of Sign per Face	2 canopy signs 40 SF cumulative maximum	3 15.37 SF (each) 46.11 SF (total)
Projecting Sign “Auto Diesel Flag” Signs Max SF of Sign per Face	1 sign maximum 8 SF maximum	4 5.08 SF (each) 20.32 SF Total
Drive-Through Restaurant		
Drive-Through Signs Signs Individual Max Sign Area Cumulative Max Sign Area Max Height	3 40 Individual Max 72 Cumulative max 8 Foot Max	3 10.59 (Order Point), 16.67 (Height Bar), 24.77 (Menu Board) 52 SF Cumulative Max 13 Feet (Order Point), 18 Feet (Height Bar), 6 Feet (Menu Board)

Pursuant to Section 32-250.23 of the Zoning Ordinance and in the context of this subject SUP proposal, the following criteria must be considered in order to grant modifications for signage:

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

The Applicant indicates the proposed use is a destination use that will frequently rely on drive-by visibility. Given the high traffic pattern of the Route 29 & I-66 corridor, the proposed signage is needed in order to clearly and readily identify the business. All signage for the site is designed to work harmoniously as a package. From façade signage to gas price signs, which will be fully landscaped and blend with onsite landscaping, the Applicant's sign program provides a brand centric display that aids customer identification. The gas price signs provide the public adequate notice of gasoline price before entering the property. This type of signage is typical for all gas stations, as notification of gas prices is a necessity for all fuel facilities. Indeed, effective gas price signs allow customers to easily determine the price of gas without slowing traffic or running the risk of creating congestion or accidents by looking for pricing.

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

As narrated by the Applicant, from façade signage to gas price signs, which will be fully landscaped and blended with onsite landscaping, the Applicant's sign program provides a brand centric display that aids customer identification.

- c. *In the case where the proposed sign or signs would be installed in a mixed-use development, the consistency of the design for the proposed sign(s) with a comprehensive sign program.*

The proposed site is not located within a mixed-use development.

- d. *The degree of deviation from the sign regulations, considering whether the proposed sign design represents the minimum amount of modification necessary to provide adequate identification of the proposed use while still remaining consistent with the purpose and intent of County Code Sec. 32-250.21*

The proposed signage is representative of the signage plans for many Sheetz facilities and provides the appropriate sign elements that serve customer orientation and circulation. The sign chart above provides a comparison between allowed signage and proposed signage.

Staff believes the proposed height shown on the SUP Plan for the signage related to the drive-through use is a significant deviation from the Zoning Ordinance standard that has not been fully justified.

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

The Applicant has identified no visual obstructions.

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

The property is located within the Route 29 Highway Corridor Overlay District.

Staff generally concurs with the justification provided by the Applicant regarding the signage associated with the Motor vehicle fueling station but believes the proposed height for the signage related to the drive-through use, if approved, should be conditioned to a height no taller than 11 feet. Staff recommends approval of all remaining sign modifications as enumerated in the SUP Plan.

Proposal's Strengths

- **Design:** The scale, architecture, and building material selection within the proposed SUP application are consistent with Community Design Policy 4 of the Comprehensive Plan, which aims to upgrade the visual quality of gateways and major travel corridors, both of which apply to this site.
- **Site Maintenance:** As conditioned, the Applicant shall maintain the site and shall pick up trash, litter, and debris. The dumpster area is also to be screened and enclosed with materials compatible to the overall building design theme.
- **Outdoor Seating:** Design Policy 7 specifically encourages the provision of outdoor dining in commercial areas adjacent to eating establishments. The proposed motor vehicle fuel station includes a convenience retail component, including food prepared on the site. The Applicant has proposed an outdoor eating area which positively aligns with Community Design Policy 7 and helps create a pedestrian-oriented environment.
- **Pedestrian Accessibility:** As illustrated on the SUP Plan, the Applicant shall provide a pedestrian connection from Route 29. This addition positively aligns with the Community Design Policy 2, which encourages site, building, and landscape designs that result in the creation of safe and accessible pedestrian circulation.
- **Proposed Signage (Motor Vehicle Fuel Station):** The applicant has requested modification of the permitted signs on the site, including two additional façade signs related to the motor vehicle fuel station use, one additional gas canopy sign, and three additional projecting signs above what is permitted in the zoning ordinance. These increases are modest and are well below the maximum allowed square footage.
- **Buffers:** As illustrated on the SUP Plan, the applicant has proposed 18 foot buffers along Route 29. This exceeds the approved buffer in REZ2018-00008, Gainesville Crossing. However, staff does recommend increasing that standard to a 25 foot buffer. That recommendation is primarily to address the environmental plan portion of this analysis and will be discussed in that section.

Proposal's Weaknesses

- **Proposed Signage (Drive-Through Restaurant):** The applicant has requested modification of the permitted signs on the site including one additional façade sign related to the Drive-through restaurant use. The Applicant is also requesting height increases for the Order Point sign and Height Bar above what is permitted in the zoning ordinance. Staff believe the proposed height is a significant deviation and if approved, should be conditioned to a height no taller than 10 feet.
- **Drive-Through Use:** As illustrated on the SUP Plan, the Applicant has proposed the drive-through lane to be bisected by a through travel lane that serves multiple uses within this land bay. Drive-through facilities should be self-contained and utilizes the existing structures to provide screening of the drive-through lanes. As designed stacking spaces seven through fourteen are separated from the building. This creates additional visual clutter around a use that is generally discouraged for this property based on the Comprehensive Plan. This is compounded with the height and placement of the drive-through portion of the sign package.

On balance, the motor vehicle fuel station use is found to be consistent with the relevant components of the Community Design Plan, and staff can conclude that all of the relevant design concerns have been mitigated. Conversely, the drive-through use is found to be inconsistent with the relevant components of the Community Design Plan. Further elaboration will be provided in the Transportation section of this report.

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.

Proposal's Strengths

- **No Further Studies Required:** The Historical Commission reviewed this proposal at its April 13, 2021, meeting and determined that no further work was needed. The County Archaeologist concurs with the Commission's findings.

Proposal's Weaknesses

- None identified.

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

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.

Proposal's Strengths

- **Impact Mitigation**: As conditioned, the Applicant shall contribute \$75.00 per acre (±2.58 acres) as a condition of issuance of the final site plan approval.
- **Commitment to Native Plants**: As conditioned, all onsite plantings shall be indigenous to Northern Virginia.

Proposal's Weaknesses

- **Lack of preservation of existing mature Forest**: Currently, the site has a mature hardwood forest on it. Removal of trees are necessary to complete the project; however, some preservation could be achieved by increasing the landscaping width along Route 29 from 18 feet to 25 feet. The site was recently approved through REZ2018-00008, Gainesville Crossing to provide a 15 foot wide landscape area, and the 18 foot wide landscaping area exceeds that commitment. However, a 25 foot wide landscape area would be consistent with the Virginia Department of Forestry and Watershed Managements comments.
- **Condition to Limit Parking**: As shown on the SUP Plan, the applicant plans on providing 48 parking spaces whereas only 36 spaces are required, a 33 percent increase over the minimum standard. The Community Design and Environmental sections of the Comprehensive plan encourage minimizing the amount of impervious surfaces on a site. Additionally, this site is uniquely located adjacent to an existing commuter lot and may see higher than normal pedestrian trips, further decreasing the need for surplus parking. Therefore, staff has added a condition to limit parking to minimum required to meet the DCSM Standards.

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

Fire and Rescue Plan Analysis

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

The first due Fire & Rescue station is Station #22 (Groveton). The property is located outside the 4.0-minute travel time radius for fire and basic life support, and within the 8.0-minute travel time radius for advanced life support services. The most recent figures indicate that Fire & Rescue Station #22 responded to 1,480 incidents in FY 21. The workload capacity for Fire/Rescue Station 22 is 4,000 incidents per year.

Proposal's Strengths

- **Travel Time Ranges**: The site is located inside the recommended 8.0-minute travel time for advanced life support services.
- **Impact Mitigation**: As conditioned, the Applicant shall contribute \$0.61 per square foot of building and under-canopy area (to be calculated at final site plan) prior to issuance of the final site plan approval.

Proposal's Weaknesses

- **Travel Time Ranges**: The site is located outside the recommended 4.0-minute travel time for fire suppression and basic life support.

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.

The Applicant should coordinate with the Police Department as the site develops, and apply the various Crime Prevention Through Environmental Design (CPTED) strategies during site development, which can be found at <http://www.pwcgov.org/government/dept/police/Pages/CPTED.aspx>.

Proposal's Strengths

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

Proposal's Weaknesses

- None identified.

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

Potable Water Plan Analysis

A safe, dependable drinking water source is a reasonable expectation of County residents and businesses. The Potable Water Plan sets out policies and Action Strategies that further the County's goal of providing an economically and environmentally sound drinking water system. The Plan includes recommendations related 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 property is located within the development area of the County and public water is currently available to the site. The closest available public water main capable of providing adequate service is an existing 18-inch stub-out located on parcel 7497-26-9610.

Proposal's Strengths

- Public Water: As conditioned, the subject property shall be connected to public water. The Applicant shall be responsible for the cost of providing all facility improvements necessary for the connection.

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 property is located within the development area of the County and public sewer is available to the site from existing 16-inch and 10-inch sewer force mains located along the western boundary of parcel 7497-25-7942, with availability of capacity determined in conjunction with plan submission.

Proposal's Strengths

- **Public Sewer:** As conditioned, the subject property shall be connected to public Sewer. The Applicant shall be responsible for the cost of providing all facility improvements necessary for the connection.

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.

The applicant provided a previous Traffic Impact Analysis (TIA) that was prepared by Gorove/Slade for the underlying rezoning of this property approved in December 2019. This TIA included the

proposed Motor vehicle fueling station. They also provided a technical memorandum as an update to the previous TIA which discusses changes in the internal road network.

Vehicle access to the site is provided by one full movement access point on Park & Ride Loop Road and a right-in, right-out access onto a private shared driveway. Both roads are accessed through Route 29.

The following summary table provides the latest Virginia Department of Transportation (VDOT) traffic count information and level of service information from the Prince William County traffic model in the vicinity of the site for Route 29 and Park & Ride Loop Road.

Roadway Name	Number of Lanes	2020 VDOT Annual Average Daily Traffic Count	2019 Daily LOS
Route 29	4	15,000	C
Park & Ride Loop Road	4	8,200	B

The Comprehensive Plan calls for Route 29 adjacent to the site to be a six-lane facility under the PA-1 standard 156 foot wide right-of-way. Adequate right-of-way is already provided along the site frontage.

Turn lanes and tapers are already proposed for all site entrances. Trails which are eight feet wide have been proposed along the site frontage of Route 29 and Park & Ride Loop Road. The applicant has committed to provide a sidewalk outside of the SUP area along the private travel way East of the property. This is internal to the overall development of Land Bay A. Staff is comfortable with this alignment but has concerns with it being listed as conceptual.

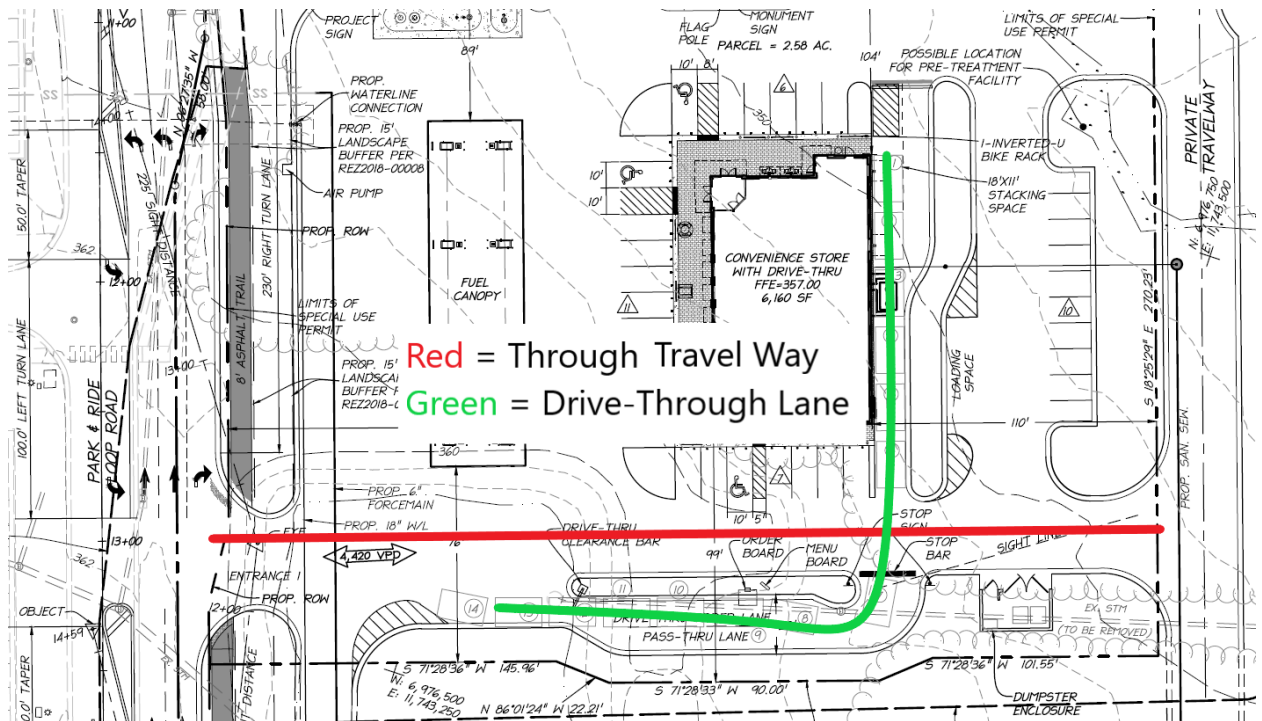
Proposal's Strengths

- Site Access: As conditioned, access to the property will be provided on both Park & Ride Loop Road and a private shared driveway, in substantial conformance with the SUP Plan.
- Provision for Bicycle Racks: As show on the SUP Plan, the Applicant will provide two bike racks.
- Pedestrian Facilities: Eight foot wide trails are provided along the site frontage of Route 29 and Park & Ride Loop Road. To address staff's concern regarding the commitment to the sidewalk east of the site, staff has revised the condition to better ensure the sidewalk is provided.

Proposal's Weaknesses

- Drive-Through Location and Travel Way: As designed, the drive-through lane is bisected by a through travelway that serves multiple uses within this land bay. Drive-through facilities should be self-contained and physically separated to avoid unnecessary conflicts between vehicular movements and pedestrians. In this instance, vehicular traffic must stop/yield to through traffic after ordering and before reaching the pick-up window. Staff does not think

that this is a safe operation as motorists will use this travelway to access the adjacent property when it is developed. Motorists in the drive through lane may inadvertently block the travel way while waiting in the queue.



On balance, the Motor Vehicle Fuel Station portion of this application is found to be consistent with the relevant components of the Transportation Plan.

The drive-through function of the restaurant proposed in this application is found to be inconsistent with the relevant components of the Transportation Plan due to safety and operational concerns.

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:

- **Sign Waivers:** As referenced in the Community Design section, the applicant has requested several waivers related to signage. Analysis on those requests is included in the Community Design Section.

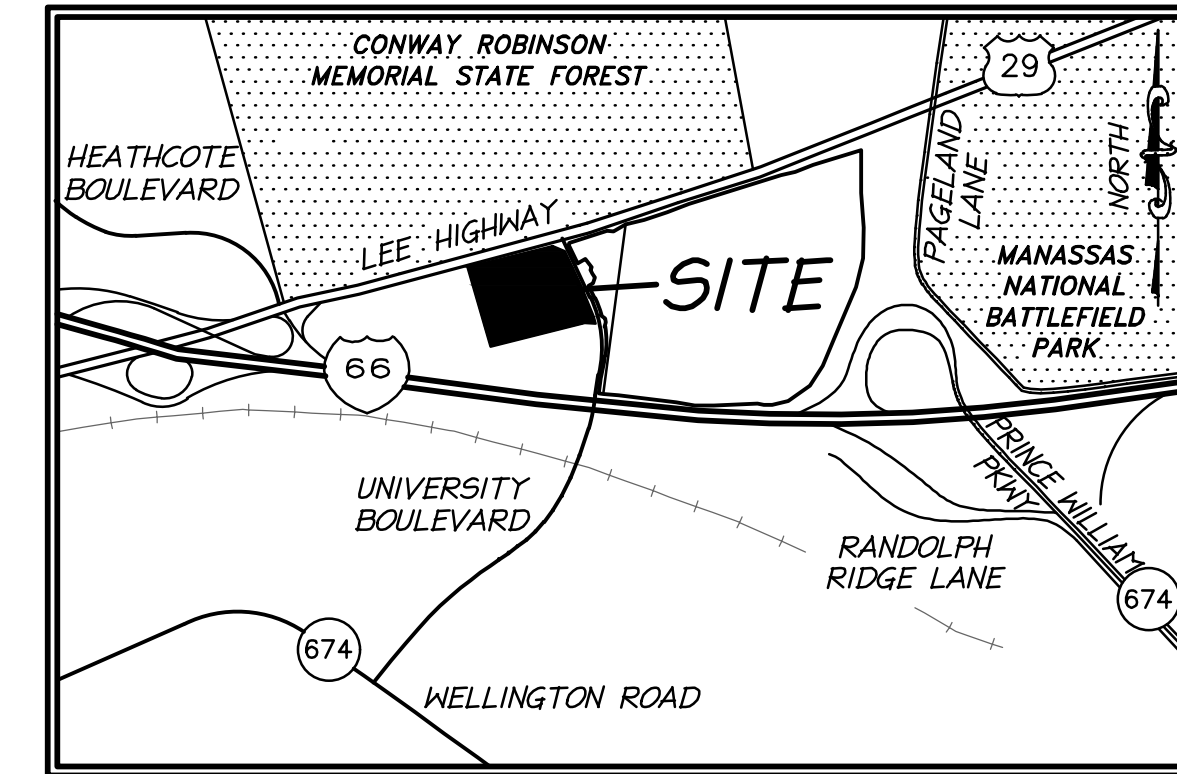
Agency Comments

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 Planning Office: Case Planner, GIS, Archaeologist, Long Range Planning
- PWC Development Services: Building Official, Land Development Case Manager
- PWC Fire Marshal's Office
- PWC Historical Commission
- PWC Police / Crime Prevention
- PWC Public Works – Watershed / Environmental / Arborist
- PWC Service Authority
- PWC Transportation
- Virginia Department of Transportation (VDOT)

LEE HIGHWAY - ROUTE #29
(RIGHT-OF-WAY WIDTH VARIES)
POSTED SPEED - 55 MPH

VICINITY MAP
SCALE 1"=2,000'



LEGEND

- - - - - 20' : EX. CONTOUR
- - - - - 48.3' : EX. SPOT ELEVATION
- - - - - : EX. STREET CENTER LINE
- - - - - : EX. ROW
- - - - - : EX. EDGE OF PAVEMENT (EP)
- - - - - : EX. EDGE OF TRAVELWAY
- - - - - : EX. PROPERTY LINE
- - - - - : PROPOSED CURB AND GUTTER
- - - - - : FUTURE CURB AND GUTTER
- : PROPOSED SANITARY MANHOLE
- : PROPOSED SANITARY SENER
- : 18'X11' STACKING SPACE

SITE TABULATIONS

EXISTING ZONE:	PBD (B-1, O(L), O(F), OS)
TOTAL PARCEL AREA:	17.16944 AC
AREA SUBJECT TO SUP	2.58 AC
MINIMUM LOT SIZE:	NONE
MINIMUM LOT WIDTH/DEPTH:	NONE
MAXIMUM LOT COVERAGE:	80% (1.91 AC)
MINIMUM OPEN SPACE REQUIRED:	20% (0.48 AC)
OPEN SPACE PROVIDED:	26.0% (0.67 AC)
MAX. BUILDING HEIGHT:	45' OR PER #REZ2018-00008, PROFFER 4.a., ROOF STRUCTURES SHALL NOT EXCEED 415 FEET ABOVE MEAN SEA LEVEL.

SETBACKS:

BUILDING SETBACK: 20' FROM ANY STREET RIGHT-OF-WAY NOT REQUIRED PER SEC. 32-400.05.4.
REAR OR SIDE YARDS:

NET BUILDING SF: BLDG SF X 0.75
(6,160 x 0.75 = 4,620 SF)

FUEL WITH CONVENIENCE RETAIL: PER DCSM TABLE 6-8
PARKING SPACES REQUIRED: 36 SPACES; 5 + 1/150 NET SF OF BUILDING AREA (5 + 30.80)
PARKING SPACES PROVIDED: 48 (INCLUDES 3 HC SPACES)

LOADING SPACES REQUIRED: PER DCSM TABLE 6-8
FUEL WITH CONVENIENCE RETAIL USE: 1
LOADING SPACE PROVIDED: 1

FOR RESTAURANTS WITH DRIVE-IN, DRIVE-UP, OR DRIVE-THROUGH UNITS OR WINDOWS, ELEVEN (11) ON-SITE STACKING SPACES WITH AT LEAST SIX (6) QUEUING SPACES FROM EACH ORDER BOARD SHALL BE REQUIRED. FIVE (5) STACKING SPACES (11'X18') SHALL BE REQUIRED BETWEEN THE ORDER BOARD AND PICK-UP WINDOW.

NOTES:

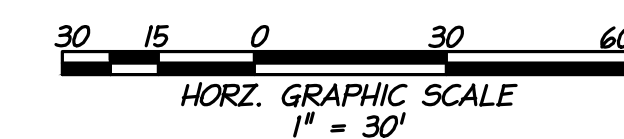
- BOUNDARY & TOPOGRAPHIC SURVEYS BY christopher consultants, ltd. DATED 3-17-20.
- CONTOUR INTERVAL IS TWO (2') FEET.
- THE PROPERTY SHOWN HEREON IS ADDRESSED AS 13701 UNIVERSITY BLVD.
- THE PROPERTY SHOWN HEREON IS DESCRIBED AS GPIN: 7497-26-9610 ON PWC TAX MAPS AND IS OWNED BY GAINESVILLE GGP, PER INSTRUMENT #202002060009958 OF THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.
- THERE IS NO MAPPED RESOURCE PROTECTION AREA, BASED ON THE APPROVED PASA, ASP2020-00034.
- THE WETLAND SHOWN WERE DELINEATED BY WETLAND STUDIES AND SOLUTIONS.
- THE 8' ASPHALT TRAIL LOCATED ON THE APPLICANTS PROPERTY WILL BE LOCATED OUTSIDE THE ROW AND WITHIN AN EASEMENT AND WILL BE CONSTRUCTED IN COORDINATION WITH THE I-66 PROJECT.

LANDSCAPE:

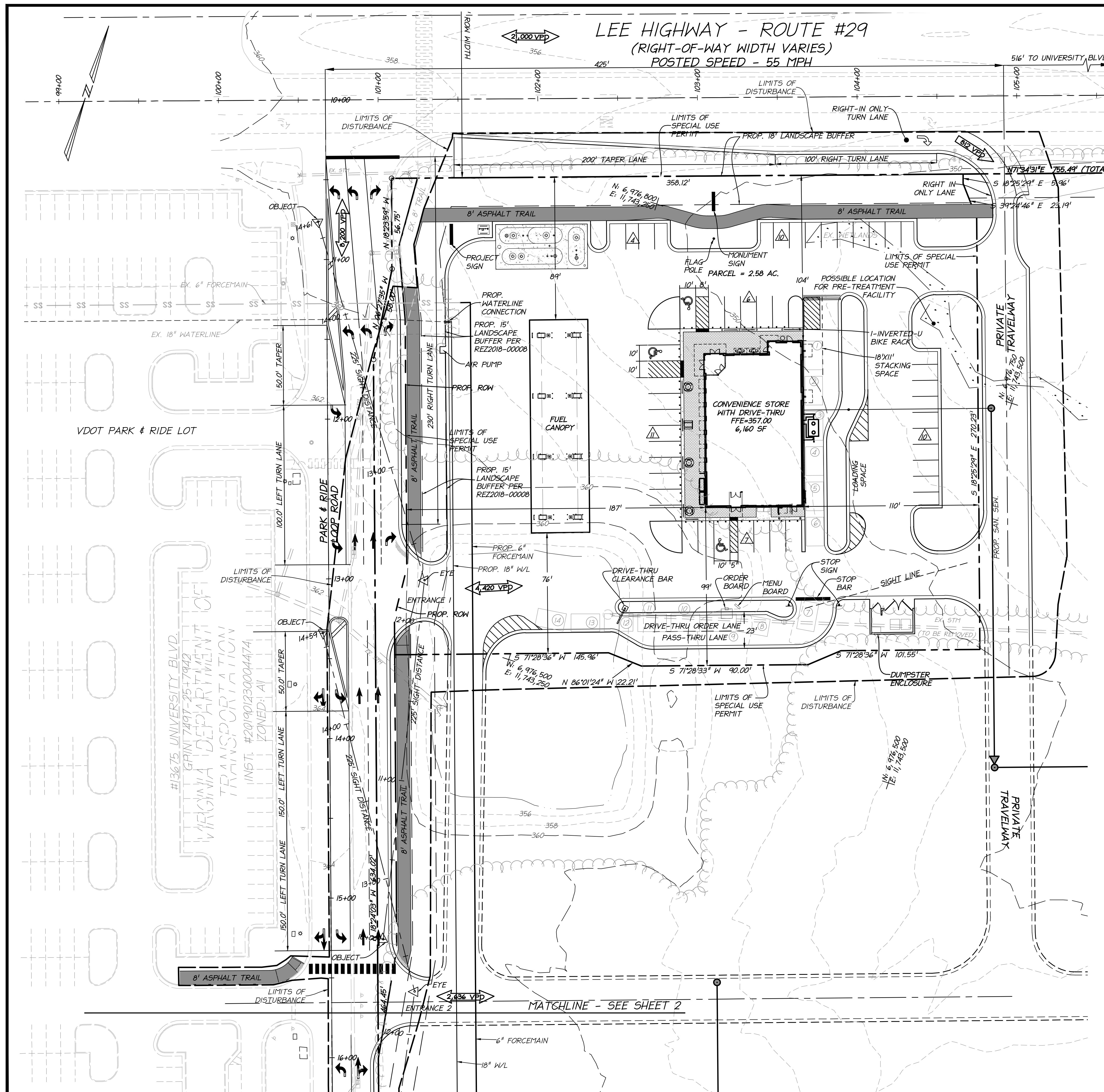
- PROFFERED (#REZ2018-00008) 15' WIDE BUFFER ALONG THE OUTER PERIMETER OF LANDBAY A.
- PROPOSED 18" BUFFER ALONG ROUTE 29.

UTILITIES:

- WATER AND SANITARY SENER SERVICE TO BE PROVIDED BY THE PRINCE WILLIAM COUNTY SERVICE AUTHORITY.
- FINAL LOCATIONS OF WATER, SENER, STORM DRAINAGE AND STORM WATER MANAGEMENT FACILITIES TO BE DETERMINED AT THE TIME OF FINAL SITE PLAN SUBMISSION.



ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT PRINCE WILLIAM COUNTY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.





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phone 703.393.9887 • fax 703.273.6820



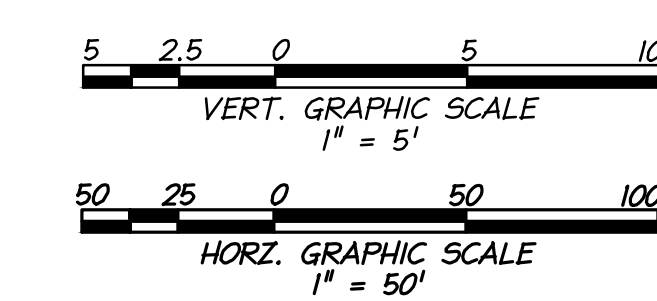
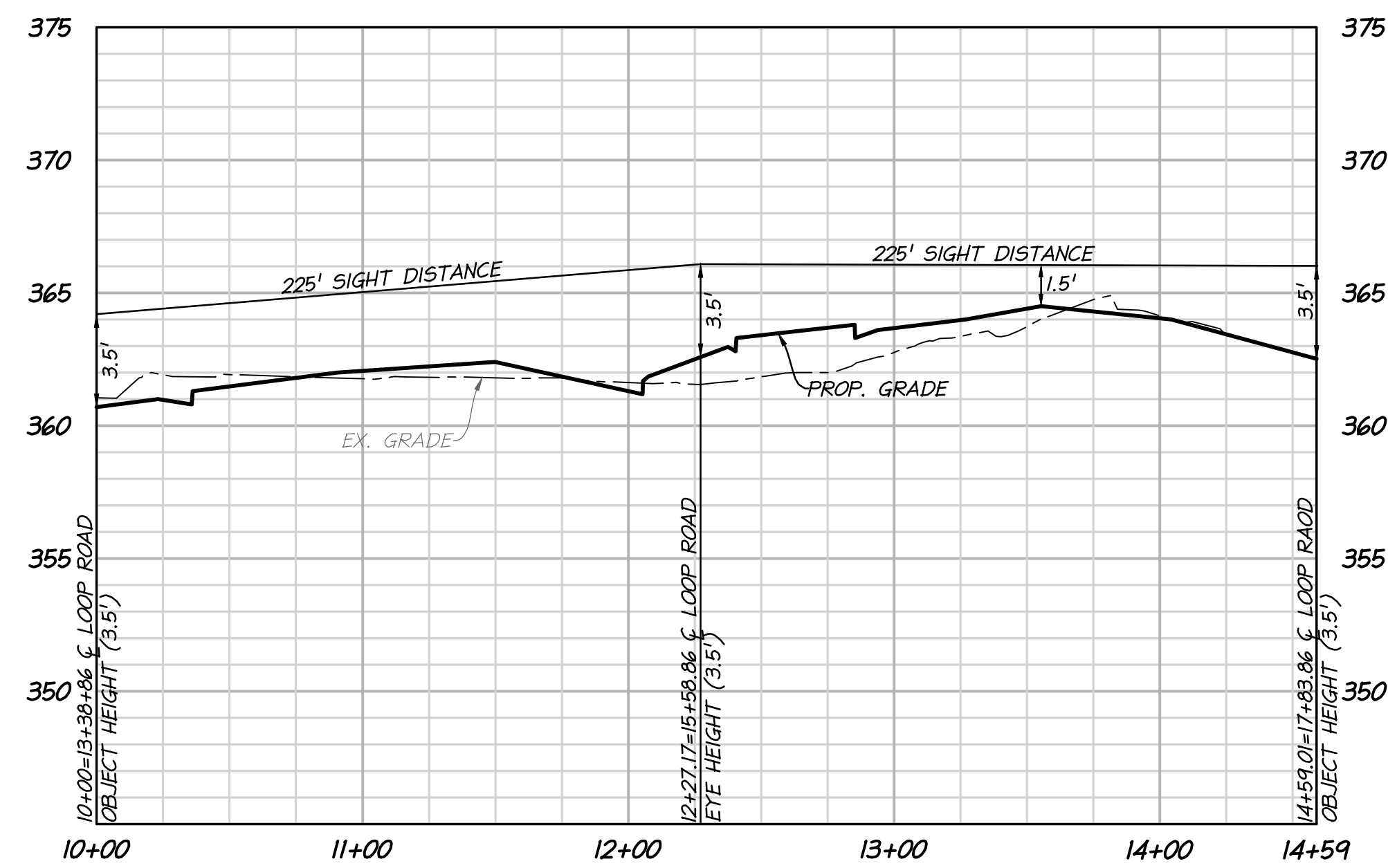
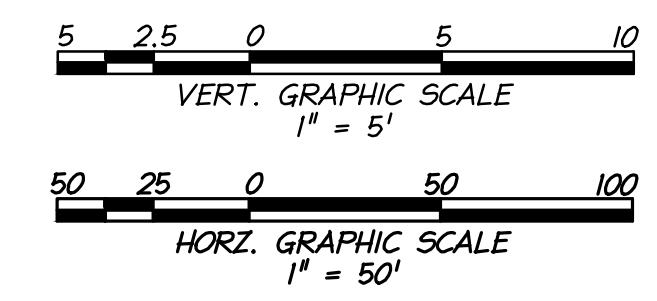
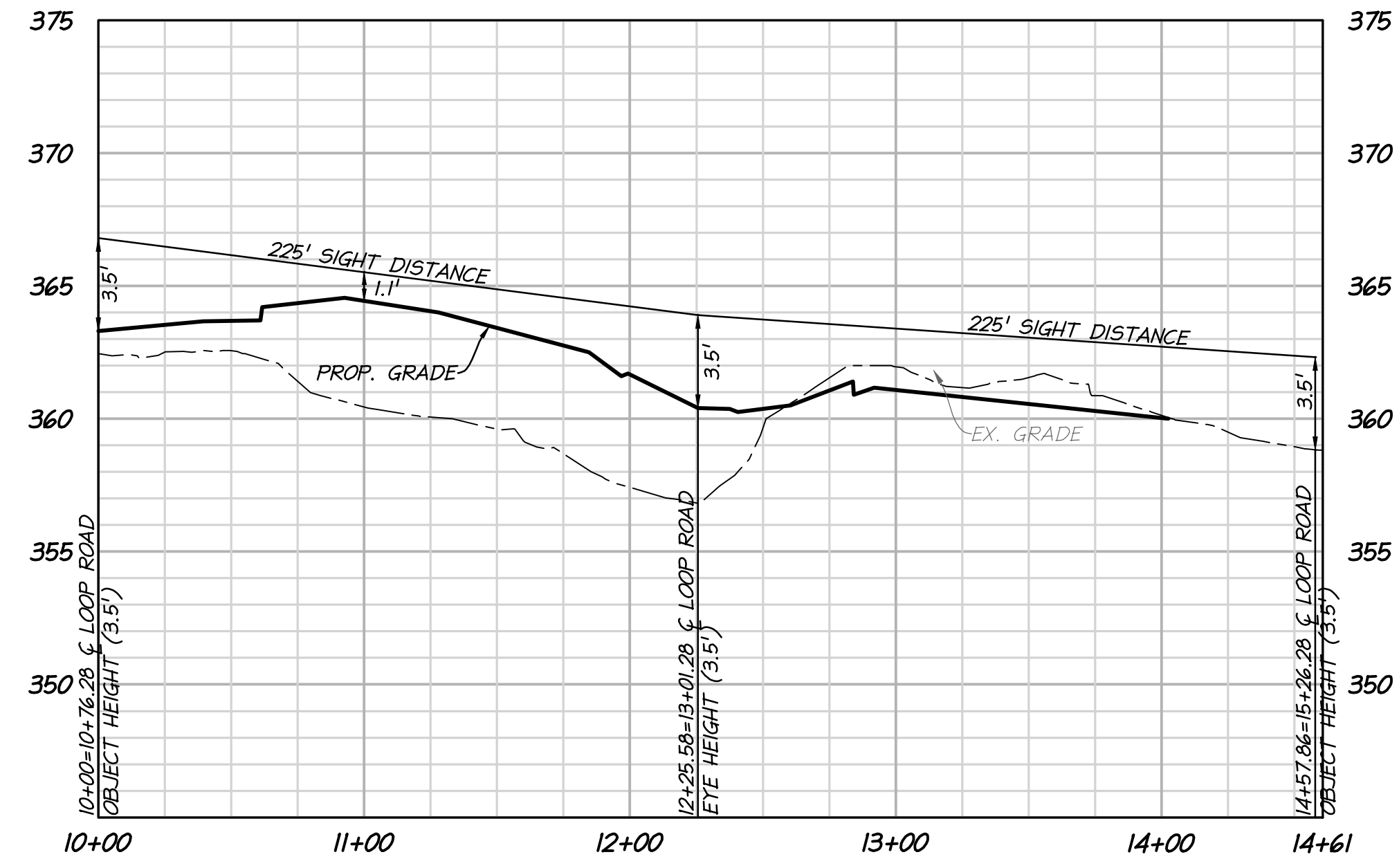
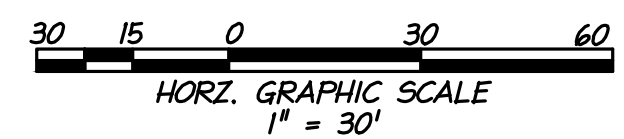
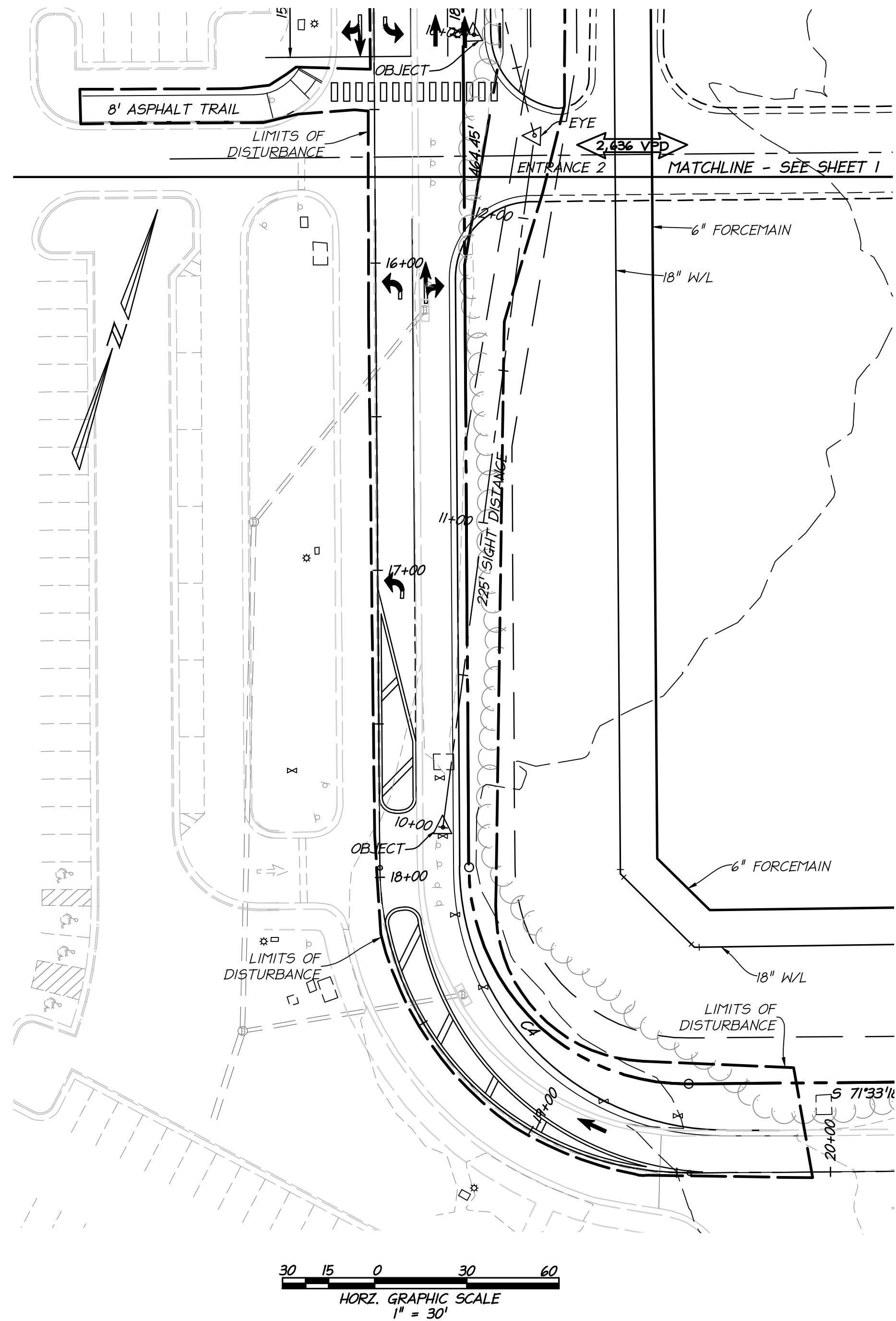
CH
CHRISTOPHER H. LEMON
Lic. No. 047091
04/04/2022
PROFESSIONAL ENGINEER

SUP#2021-00021
SPECIAL USE
PERMIT PLAN

**GAINESVILLE CROSSING
SHEETZ**
GAINESVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

PROJECT NO: 07138.010.00
SCALE: AS SHOWN
DATE: 2022-04-04
DESIGN: PEF
DRAWN: PEF/GST
CHECKED: CHL
SHEET No.

01 OF 03
110069



SUP#2021-00021
 SPECIAL USE
 PERMIT PLAN

**GAINESVILLE CROSSING
 SHEET**
 GAINESVILLE MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA

PROJECT NO: 07138.010.00
 SCALE: AS SHOWN
 DATE: 2022-04-04
 DESIGN: PEF
 DRAWN: PEF/GST
 CHECKED: CHL
 SHEET No.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT PRINCE WILLIAM COUNTY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

P:\PW\Projects\07138\01\000\110069 SUP\01-02 SUP.dwg, 4/18/2022 11:15:55 PM, paurfleck, 11, christopher consultants, ltd

LEE HIGHWAY - ROUTE #29
(RIGHT-OF-WAY WIDTH VARIES)
POSTED SPEED - 55 MPH

LEGEND

- 20 : EX. CONTOUR
- 48.3 : EX. SPOT ELEVATION
- - - : EX. STREET CENTER LINE
- - - : EX. ROW
- - - : EX. EDGE OF PAVEMENT (EP)
- - - : EX. EDGE OF TRAVELWAY
- - - : PROPOSED CURB AND GUTTER
- : PROPOSED SANITARY MANHOLE
- : PROPOSED SANITARY SEWER
- : 18'x11' STACKING SPACE

SCHEDULE D
TREE COVER CALCULATIONS

TREE COVER REQUIRED:	
1) GROSS SITE AREA:	2.58 AC OR 112,384.80 SF
2) PERCENT OF TREE COVER REQUIRED:	10%
3) TOTAL AREA OF TREE COVER REQUIRED:	11,238.48 SF
TREE COVER PROVIDED:	
4) TREE COVER FROM LANDSCAPING:	±12,300 SF
5) TREE COVER FROM PRESERVATION:	0
6) TOTAL TREE COVER PROVIDED:	±12,300 SF

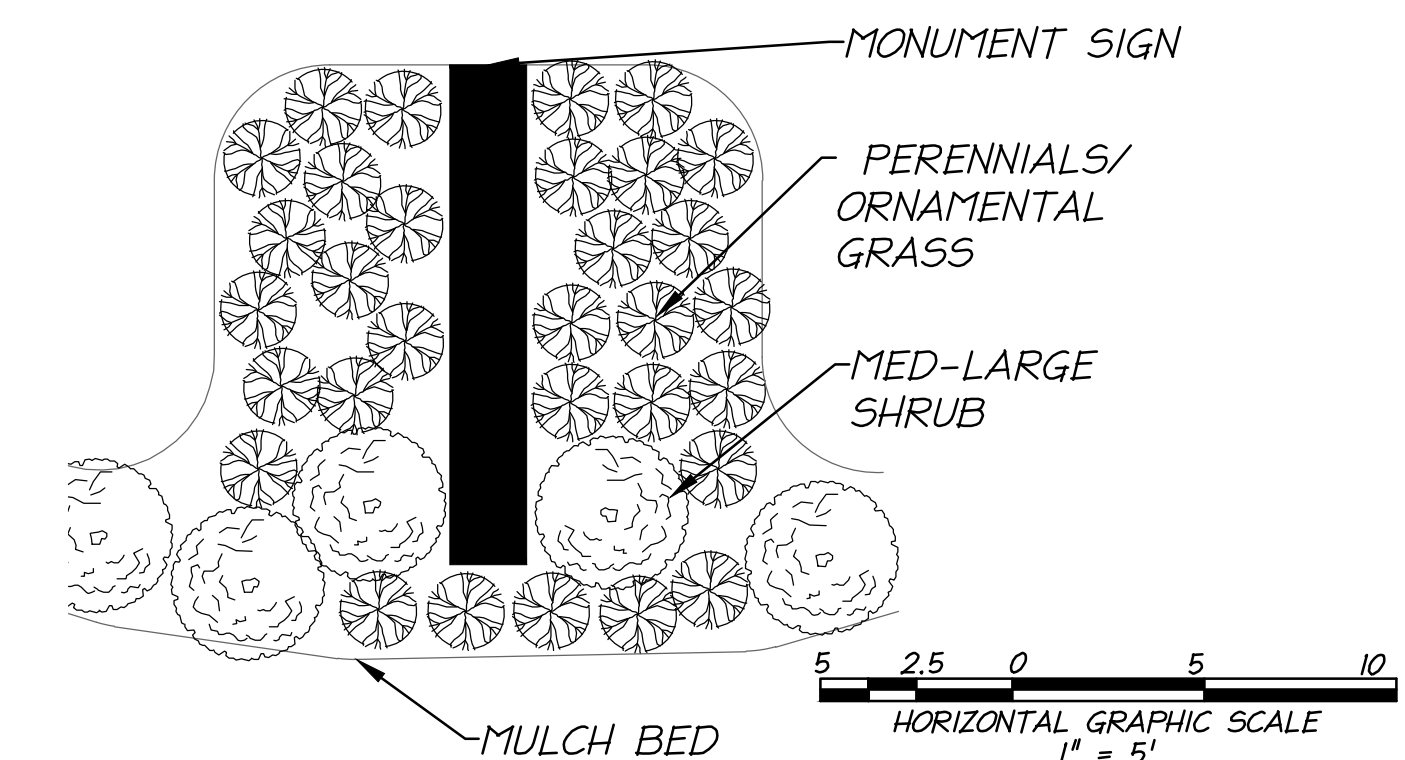
NOTES:

1. INTERIOR PARKING LOT LANDSCAPING WILL BE PROVIDED DURING THE FINAL SITE PLAN.

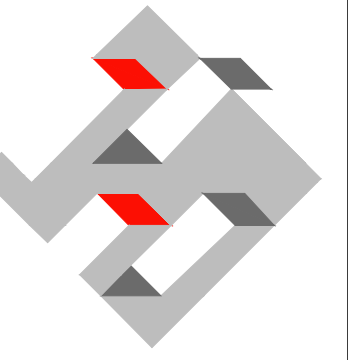
PLANTING LEGEND

- LARGE DECIDUOUS TREE
- LARGE EVERGREEN TREE
- MEDIUM DECIDUOUS/ORNAMENTAL TREE
- MEDIUM EVERGREEN TREE
- SHRUB
- ORNAMENTAL GRASS
- MULCH BED

PROJECT/MONUMENT SIGN LANDSCAPING DETAIL



ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT PRINCE WILLIAM COUNTY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.



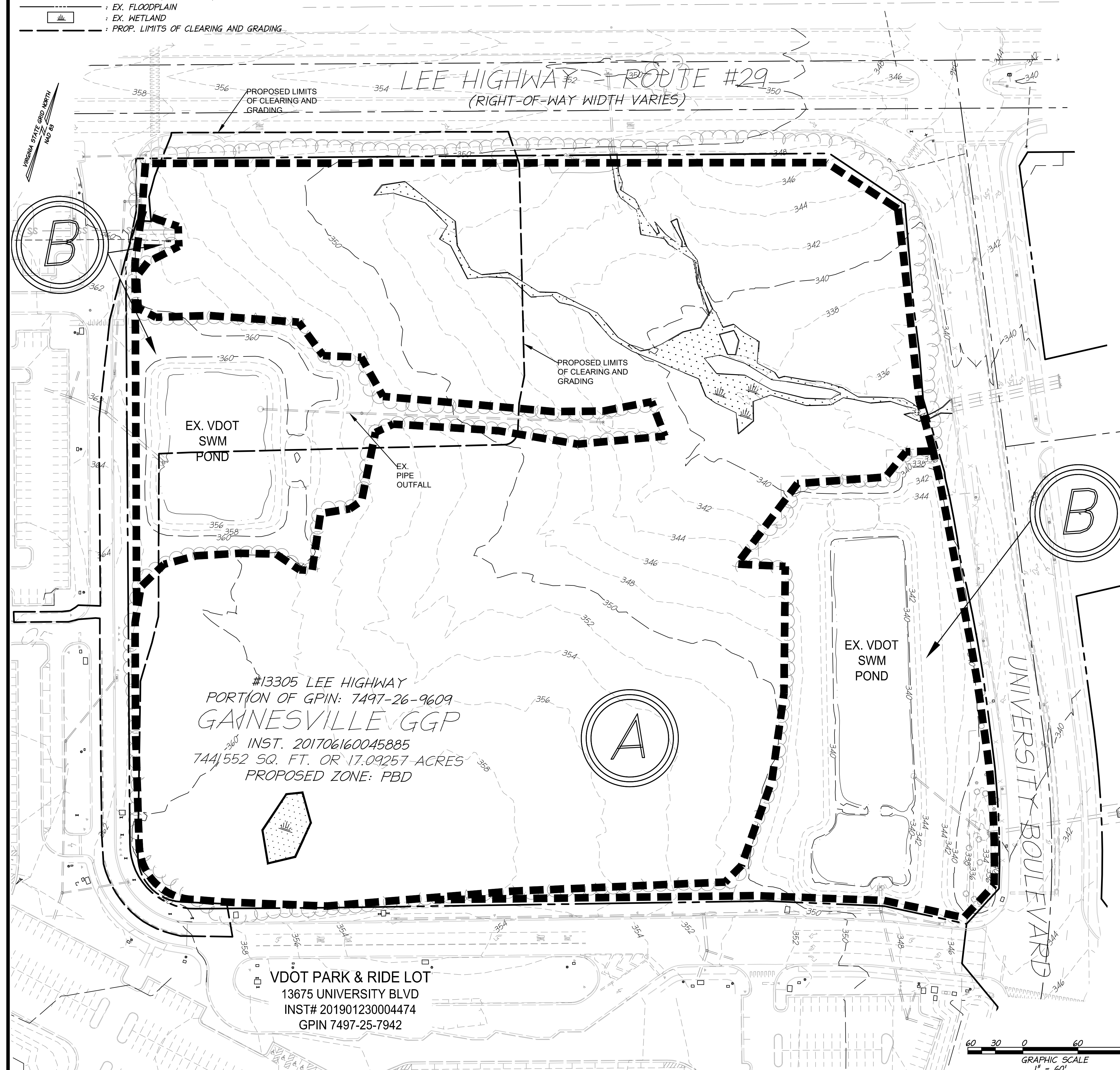
DATE	REVISION

LEGEND

- : EX. CONTOUR
- : EX. TREE LINE
- : EX. GRAVEL PAVEMENT
- : LABEL & LIMITS OF ECA FOREST COVER TYPES
- : EX. STREET CENTER LINE
- : EX. CURB & GUTTER
- : EX. EDGE OF PAVEMENT
- : EX. PROPERTY LINE
- : EX. FENCE (ALL TYPES)
- : EX. FLOODPLAIN
- : EX. WETLAND
- : PROP. LIMITS OF CLEARING AND GRADING

CONWAY ROBINSON MEMORIAL STATE PARK

ZONING: A-1
 GPIN: 7497-28-8486
 DB 99 PG 207



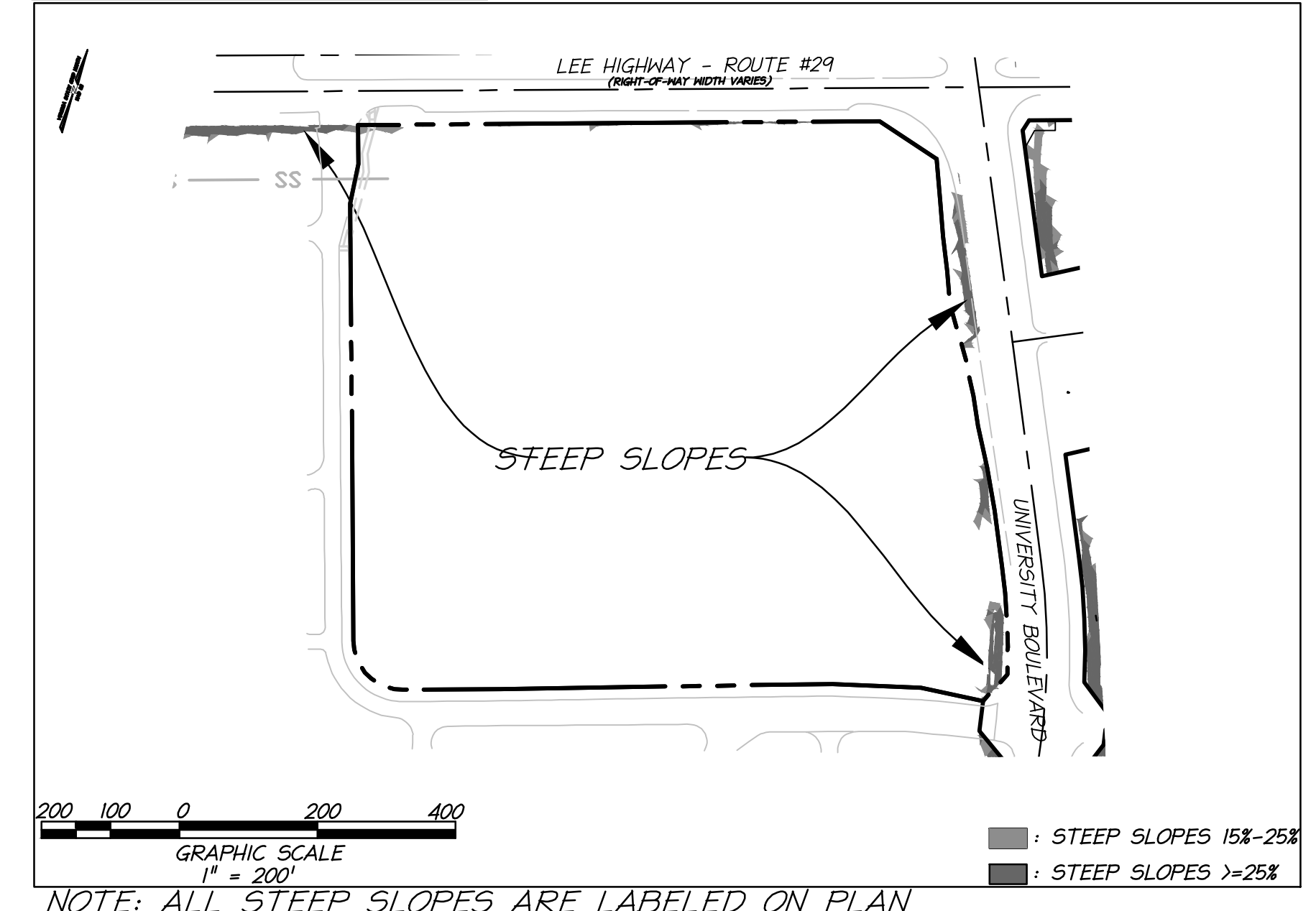
#13305 LEE HIGHWAY
 PORTION OF GPIN: 7497-26-9609
GAINESVILLE GGP
 INST. 201706160045885
 744,552 SQ. FT. OR 17.09257 ACRES
 PROPOSED ZONE: PBD

VDOT PARK & RIDE LOT
 13675 UNIVERSITY BLVD
 INST# 201901230004474
 GPIN 7497-25-7942

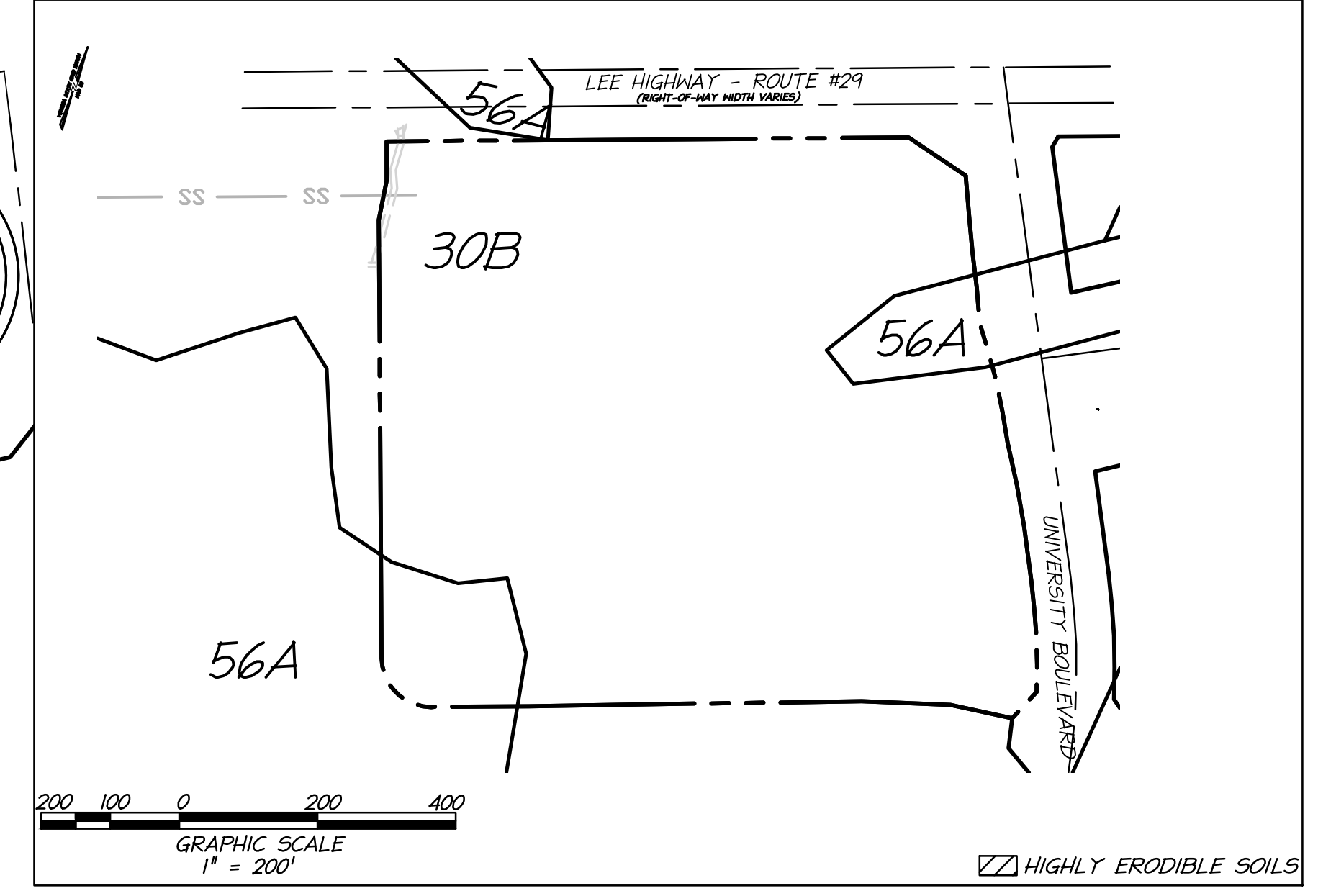
FOREST COVER TYPES:

- (A) TYPE A WHITE OAK**
 SPECIE COMPOSITION: NORTHERN RED OAK, WHITE OAK, WILLOW OAK, RED MAPLE, PIGNUT HICKORY, GREEN ASH, TULIP POPLAR
 AGE: MEDIUM-AGED
 HEALTH: GOOD. AREA IS COMPLETELY FORESTED
- (B) TYPE B GRASSLAND**
 SPECIE COMPOSITION: BLACK WALNUT, GREEN ASH, BUSH HONEYSUCKLE, EASTERN RED CEDAR, SILVER MAPLE
 AGE: YOUNG STAND
 HEALTH: GOOD. THIS IS AN UNMAINTAINED GRASSLAND WITH A FEW MATURE TREES ON THE PERIMETER.

STEEP SLOPES MAP



SOILS MAP



SOILS DATA

SOIL # CATEG.	SOILS NAME	SLOPE RANGE	SOILS PERMEABILITY	WATER CAPACITY	SURFACE RUNOFF	ERODIBILITY	DEPTH TO BEDROCK	SHRINK POTENTIAL
30B	III JACKLAND SILT LOAM	2-7%	MODERATE	MODERATE	MEDIUM	MODERATE	>60"	VERY HIGH
56A	III WAXPOOL SILT LOAM	0-2%	MODERATE	MODERATE	SLOW	SLIGHT	>60"	HIGH

PROPOSED APPROXIMATE PERVIOUS & IMPERVIOUS SURFACE CALCULATIONS
 (WITHIN LIMITS OF SUP.)

TOTAL AREA	2.58 ACRES
PERVIOUS SURFACES (PROP. CONDITIONS)	77%*
IMPERVIOUS SURFACES (PROP. CONDITIONS)	23%*

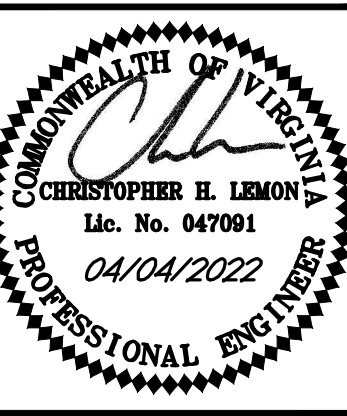
PROPOSED APPROXIMATE ENVIRONMENTAL RESOURCE CALCULATIONS

AREA OF IMPACTED WETLANDS PROPOSED	±0.29AC
------------------------------------	---------

NOTES

- A WETLANDS DELINEATION OF THE SUBJECT PROPERTY WAS CONDUCTED BY WSSI SCIENTISTS ON JULY 5-19, 2017.
- THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, AS DEFINED BY THE FLOOD INSURANCE RATE MAP (FIRM) OF PRINCE WILLIAM COUNTY PANEL 87 OF 330, MAP NUMBER 51153C0087 D, EFFECTIVE DATE JANUARY 5, 1995.
- IMPERVIOUS AND PERVIOUS SURFACE CALCULATIONS ARE APPROXIMATE IN NATURE AND SUBJECT TO FINAL ENGINEERING. FINAL CALCULATIONS WILL ABIDE BY DCSM REQUIREMENTS AT THE TIME OF APPLICATION.
- THERE ARE NO RECORDED RESOURCE PROTECTION AREAS (RPA) ON-SITE AS DETERMINED BY THE APPROVED PRESERVATION AREA SITE ASSESSMENT (PASA) ASP2020-00034.

christopher consultants
 9900 main street (suite 400) · fairfax, va 22031
 phone 703-273-6820 · fax 703-273-6820



ENVIRONMENTAL CONSTRAINTS ANALYSIS

GAINESVILLE CROSSING SHEETZ

GAINESVILLE MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VA

PROJECT NO: 07138.007.00

SCALE: AS SHOWN

DATE: 04-04-2022

DESIGN: WR
 DRAWN: WR
 CHECKED: CL

SHEET No.

P:\PMV\Projects\07138\01\0001\110069 SUP\04 ECA.dwg, 4/18/2022 11:16:12 PM, paullock, L.L., christopher consultants, ltd

NOTES

1. A WETLANDS PERMIT HAS BEEN OBTAINED TO DISTURB ALL ON-SITE WETLANDS.

DATE	REVISION



Commonwealth of Virginia
VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY

NORTHERN REGIONAL OFFICE
13901 Crown Court, Woodbridge, Virginia 22193
(703)583-3800
www.deq.virginia.gov

Matthew J. Strickler
Secretary of Natural Resources

David K. Paylor
Director
(804) 698-4000

Thomas A. Faha
Regional Director

January 25, 2021

Mr. Russ Gestl, Vice President
Gainesville GGP
9841 Washingtonian Blvd, Suite 300
Gaithersburg, Maryland 20878

SENT VIA E-MAIL: R.Gestl@buchananpartners.com
RECEIPT CONFIRMATION REQUESTED

RE: State Program General Permit (17-SPGP-01) Verification
Permit Number: WP4-20-1781
Gainesville Crossing Retail, Prince William County, Virginia

Dear Mr. Gestl:

The Virginia Department of Environmental Quality (DEQ) has received and completed technical review of your application request dated September 18, 2020, and received September 29, 2020. Based on DEQ's technical review, DEQ has determined the proposed project satisfies the terms and conditions contained in the Corps of Engineers, Norfolk District State Program General Permit (17-SPGP-01). You are required to adhere to all terms and conditions contained within the attached 17-SPGP-01 and any Special Conditions listed below. Your 17-SPGP-01 verification is effective as of the date on this letter and remains effective until **May 31, 2022**.

The impacts are associated with the construction of a commercial/retail development and associated infrastructure. The applicant is hereby authorized to permanently impact 0.29 acre of surface waters, consisting of 0.26 acre of palustrine forested wetland and 0.03 acre (217 linear feet) of stream channel.

The conceptual mitigation plan submitted with your application indicated that mitigation will include the purchase of 0.52 wetland mitigation credits and 265 USM stream mitigation credits or 462 stream condition units. This mitigation shall be completed and documentation shall be submitted to DEQ prior to commencement of project impacts.

This letter shall serve as verification to proceed with the project as proposed. The permittee shall be responsible for contacting DEQ to revise the verification, including provisions for compensatory mitigation, if the location or amount of the impacts changes.

Mr. Russ Gestl
Permit No. WP4-20-1781
January 25, 2021
Page 2 of 2

Please contact Wynn Prusaczyk by phone at (703) 583-3871 or email at Wynn.Prusaczyk@deq.virginia.gov if you have any questions or concerns regarding the information contained herein.

Respectfully,

Trisha M. Beasley
Trisha M. Beasley
Regional VWPP Program Manager

Attachment: 17-SPGP-01

Cc (via E-mail):

Ms. Lauren Conner, Wetland Studies and Solutions, Inc.
Mr. Robbie Clark, Wetland Studies and Solutions, Inc.
Ms. Anna Lawston, USACE, Warrenton Field Office

christopher
consultants

9900 main street (suite 400) · fairfax, va 22031
phone 703-273-6820 · fax 703-273-6820



ENVIRONMENTAL
CONSTRAINTS ANALYSIS

GAINESVILLE CROSSING
SHEETZ
GAINESVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VA

PROJECT NO: 07138.007.00

SCALE:

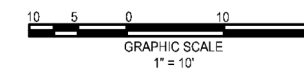
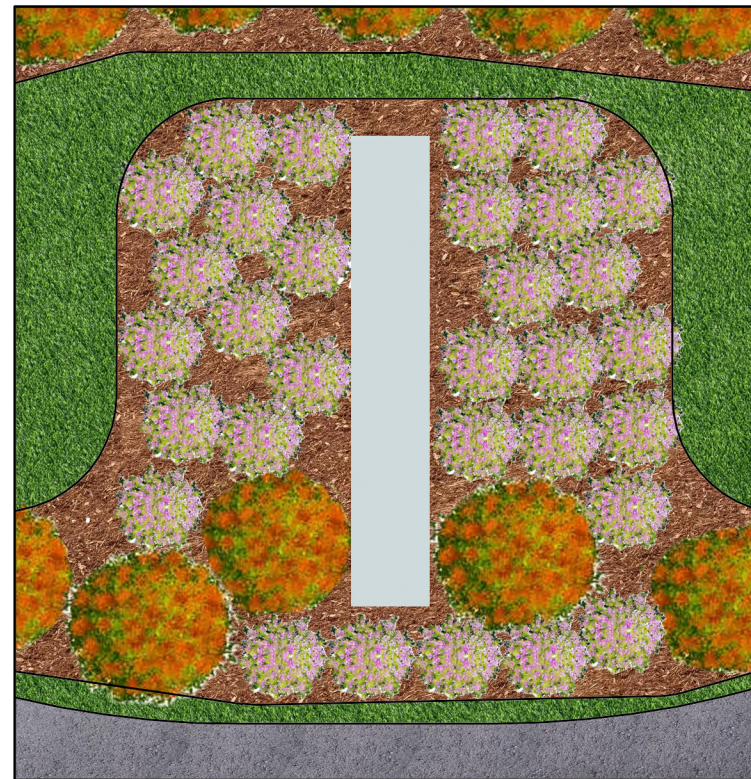
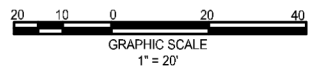
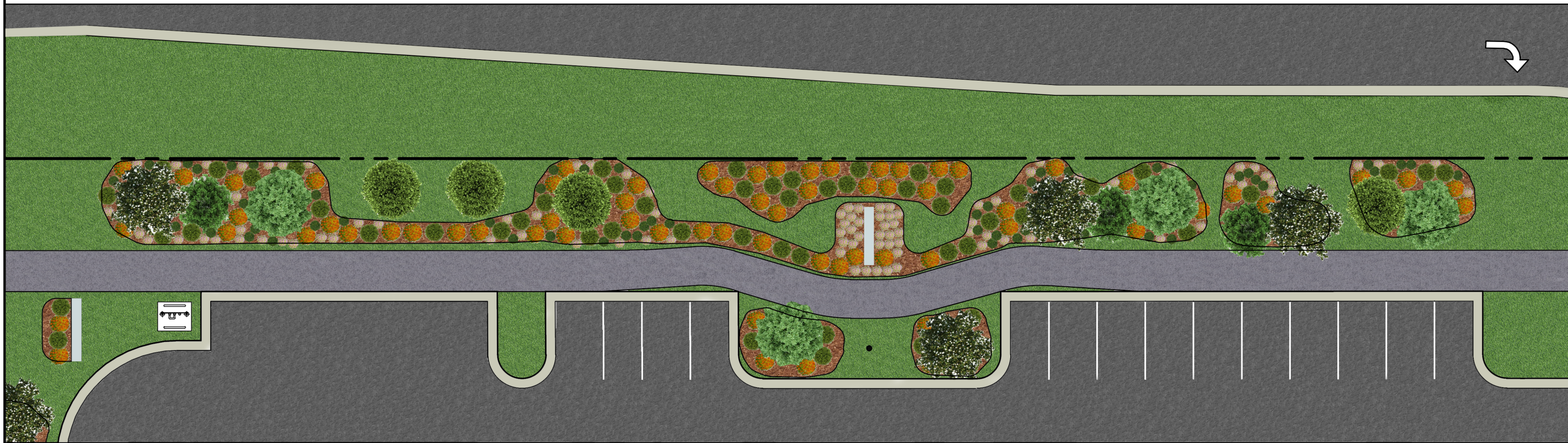
DATE: 04-04-2022

DESIGN: WR
DRAWN: WR
CHECKED: CL

SHEET No.

2 OF 2

107673



Notes/Disclaimer:

1. This plan is preliminary in nature and is subject to change based on site surveying and final site engineering.
2. Boundary and existing base information were obtained from multiple sources including data from this firm.

PROJECT NAME:
**NEW SHEETZ STORE
GAINESVILLE
CROSSING**

Int. of Route 29, Lee Highway
and Unnamed Side Roads
Prince William County
Virginia

OWNER:
SHEETZ, INC.

5700 SIXTH AVE.
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL

KEYPLAN

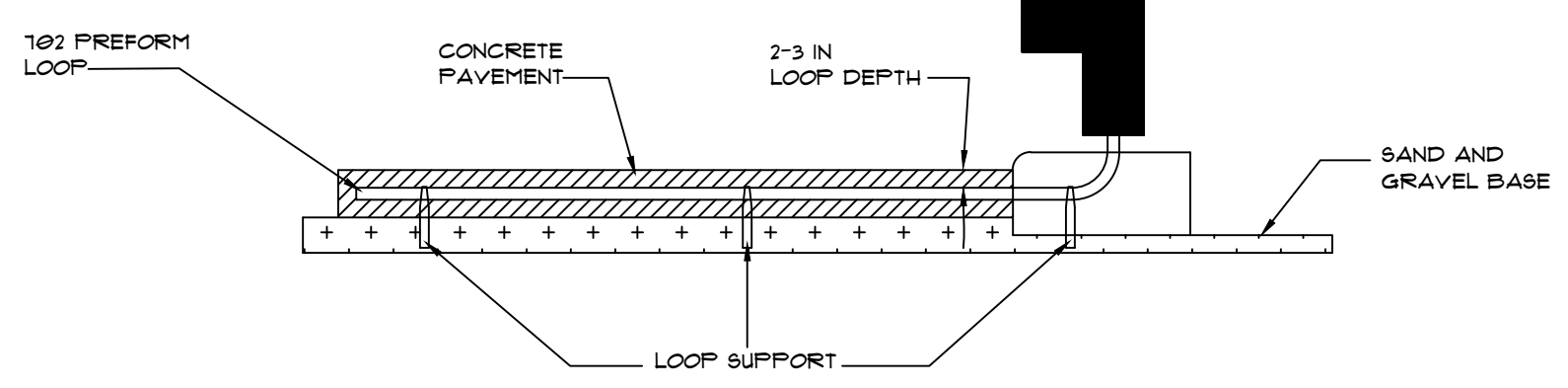
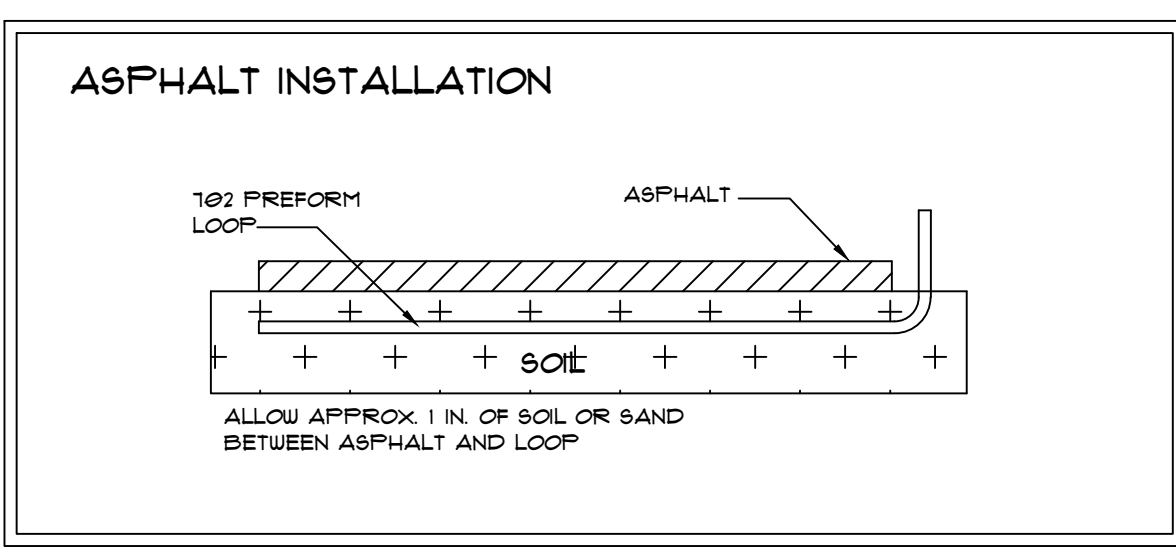
MARK	DATE	DESCRIPTION
NMI	04-01-22	REMOVED SIGNS FROM ORDER POINT CANOPY
NMI	11-23-21	UPDATED SIGN AREA INFORMATION

ISSUE: **10-13-21**
PROJECT NO:
AUTHOR BY: NMI
REVIEW BY:
SHEET TITLE

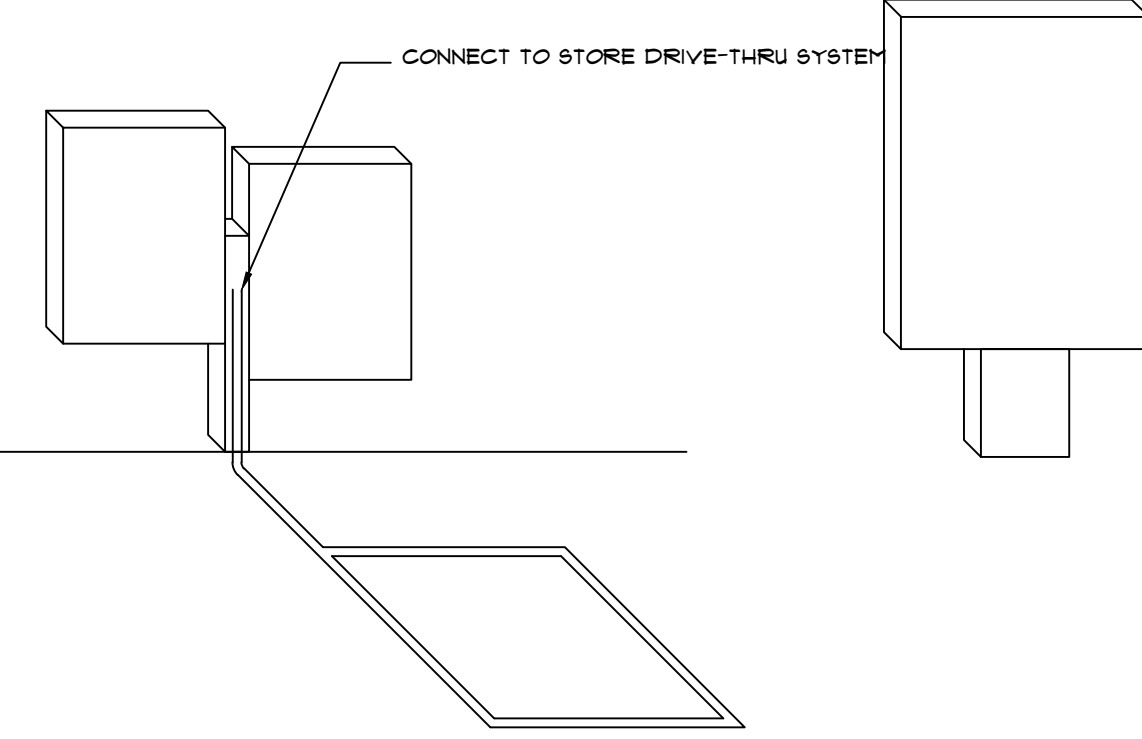
DRIVE THRU
SIGN DETAILS

DT-1

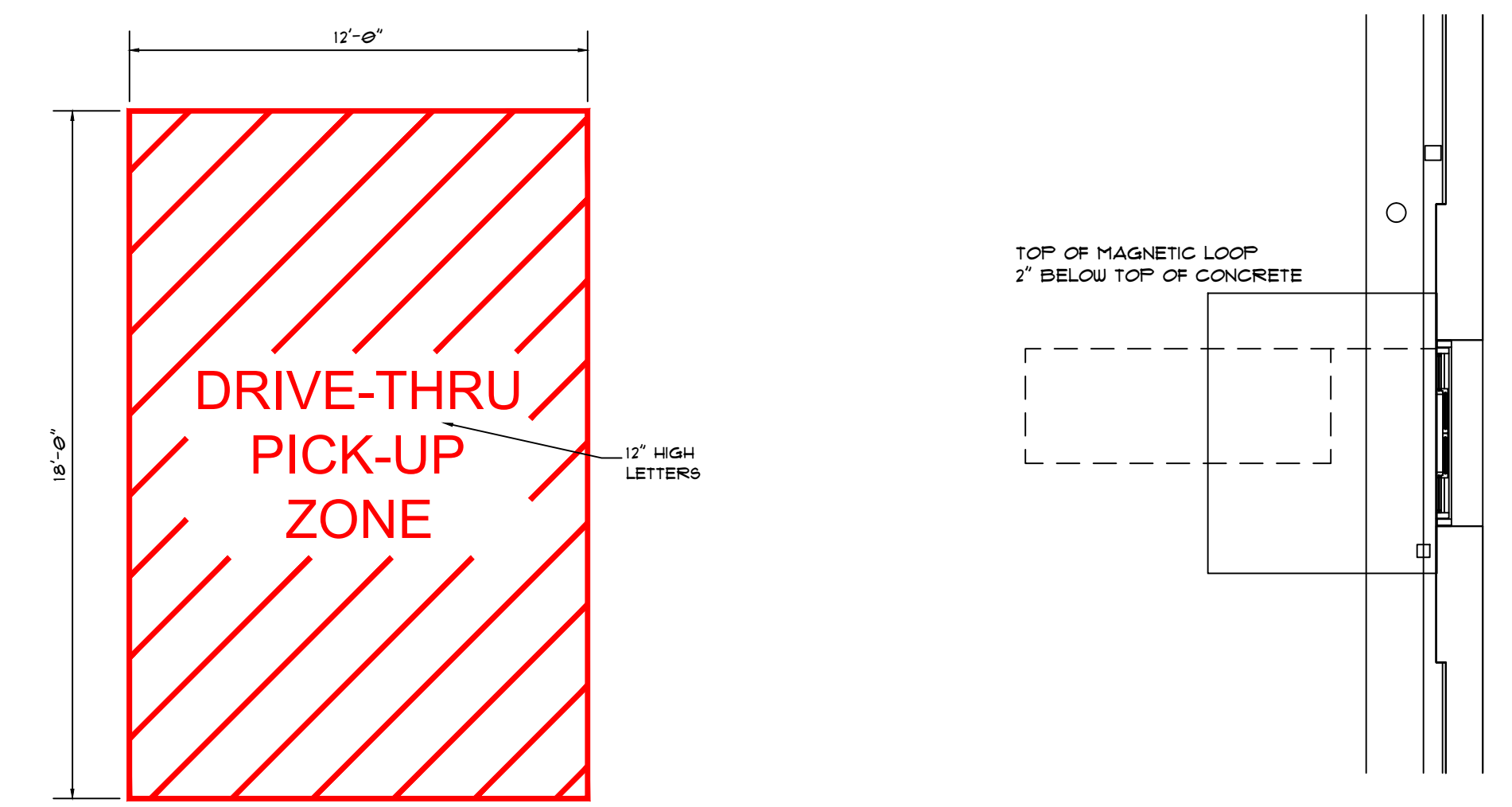
- INSTRUCTIONS
1. POSITION FIREFORM LOOP APPROXIMATELY 1'-3" FROM CURB, CENTERED IN FRONT OF THE MENUBOARD OR SPEAKER POST.
 2. LOOP SHOULD BE INSTALLED 2" - 3" BELOW THE SURFACE OF THE PAVEMENT. (5" MAX. DEPTH)
 3. IF INSTALLED IN ASPHALT, COVER LOOP WITH 1" MIN. SOIL OR SAND TO PROTECT FROM HOT ASPHALT.
 4. CONNECT LOOP TO 1/2" CONDUIT STUBBING UP IN MENUBOARD/SPEAKER POST.
 5. WIRE MESH OR REINFORCEMENT IN CONCRETE SHOULD BE CUT AWAY IN MIN. OF 6" FROM PERIMETER OF LOOP.
 6. ALL CONNECTIONS AND SPICES TO LOOP WIRES MUST BE SOLDERED.



SIDE VIEW INSTALLED



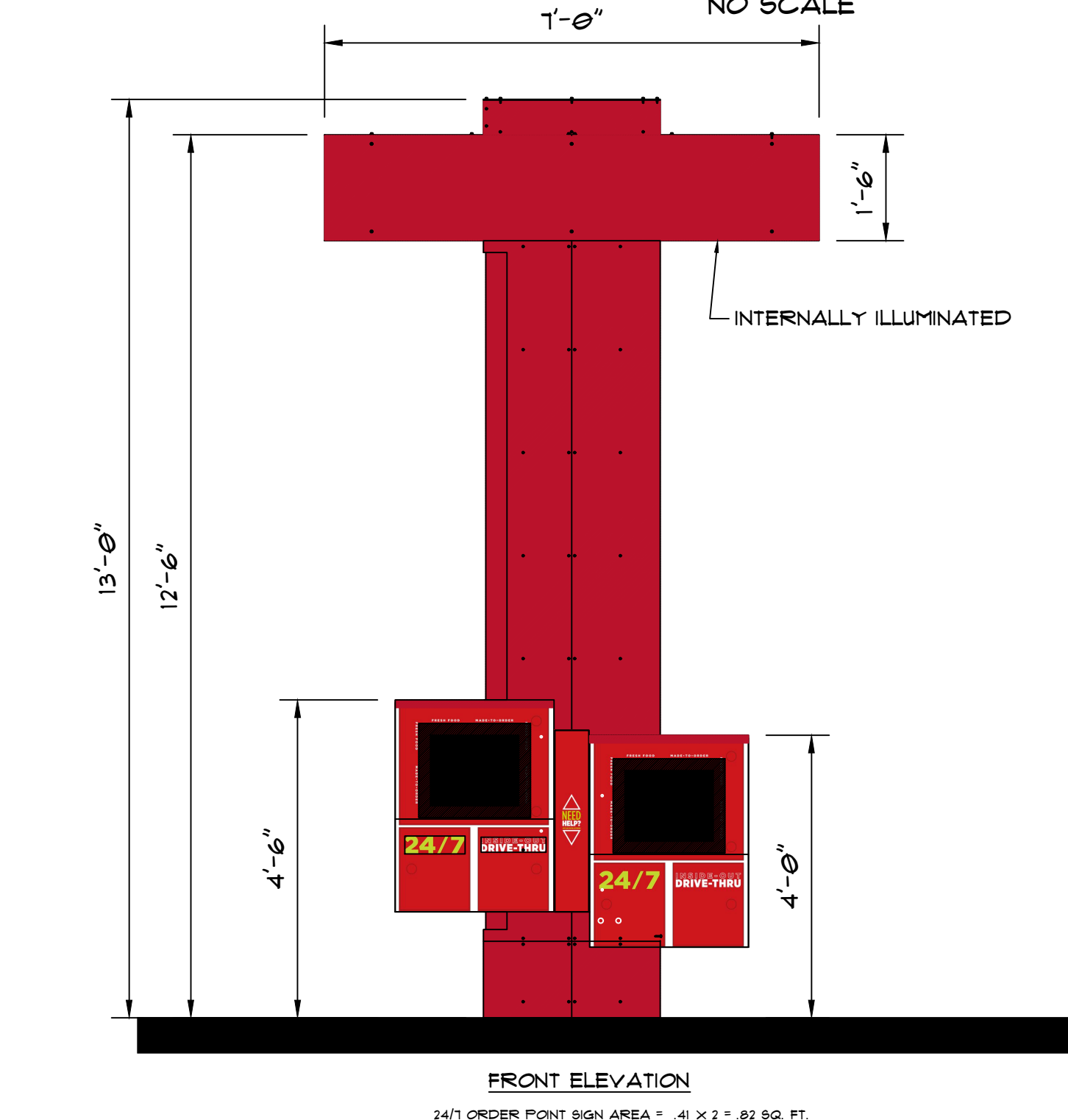
MENUBOARD W/ SPEAKER POST INSTALLATION
NO SCALE



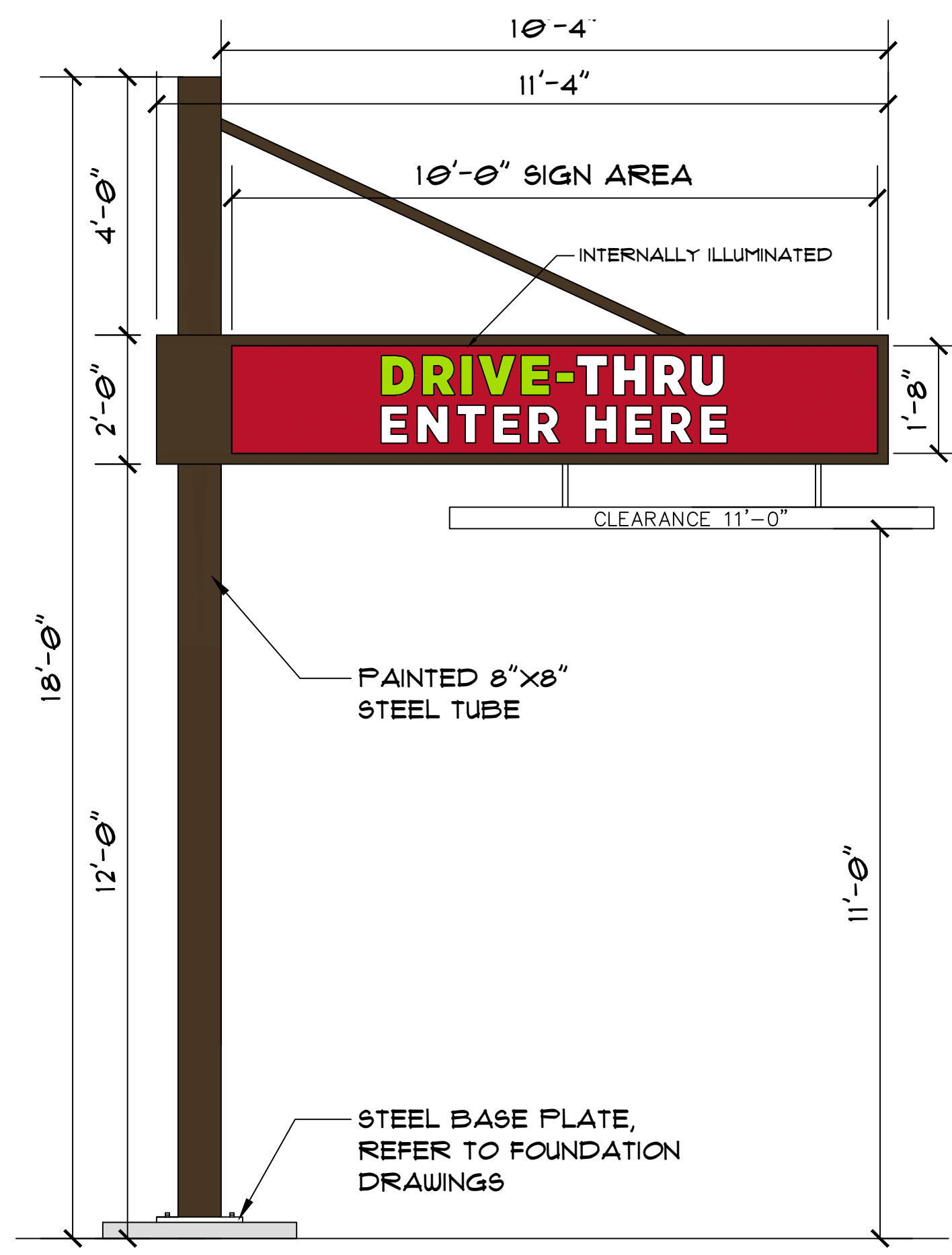
PARKING SPACE PAINTING DIAGRAM

DRIVE THRU WINDOW DETAIL
SCALE: 1/2" = 1'-0"

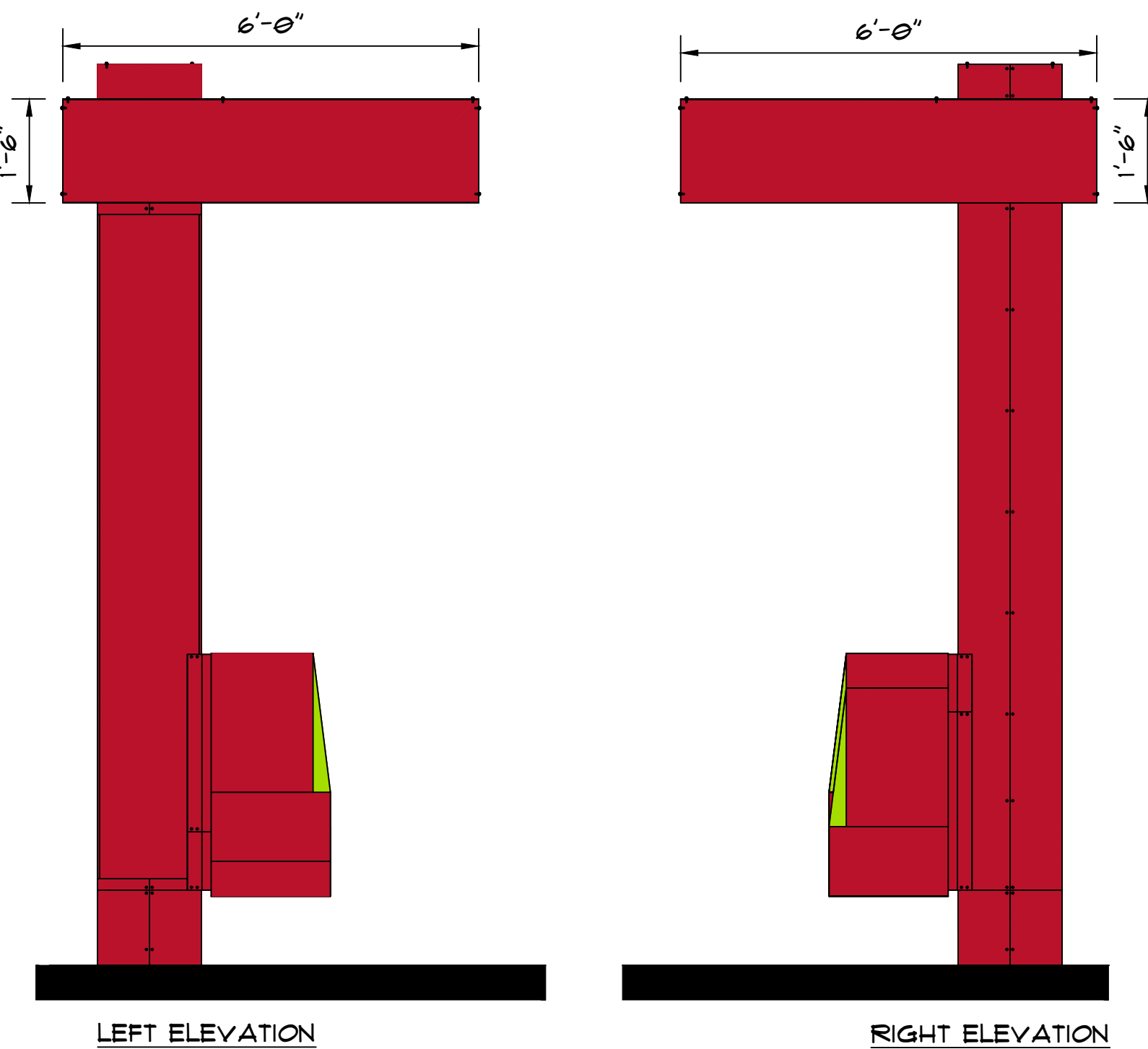
CONCRETE INSTALLATION
NO SCALE



FRONT ELEVATION
24/7 ORDER POINT SIGN AREA = .41 X 2 = .82 SQ. FT.



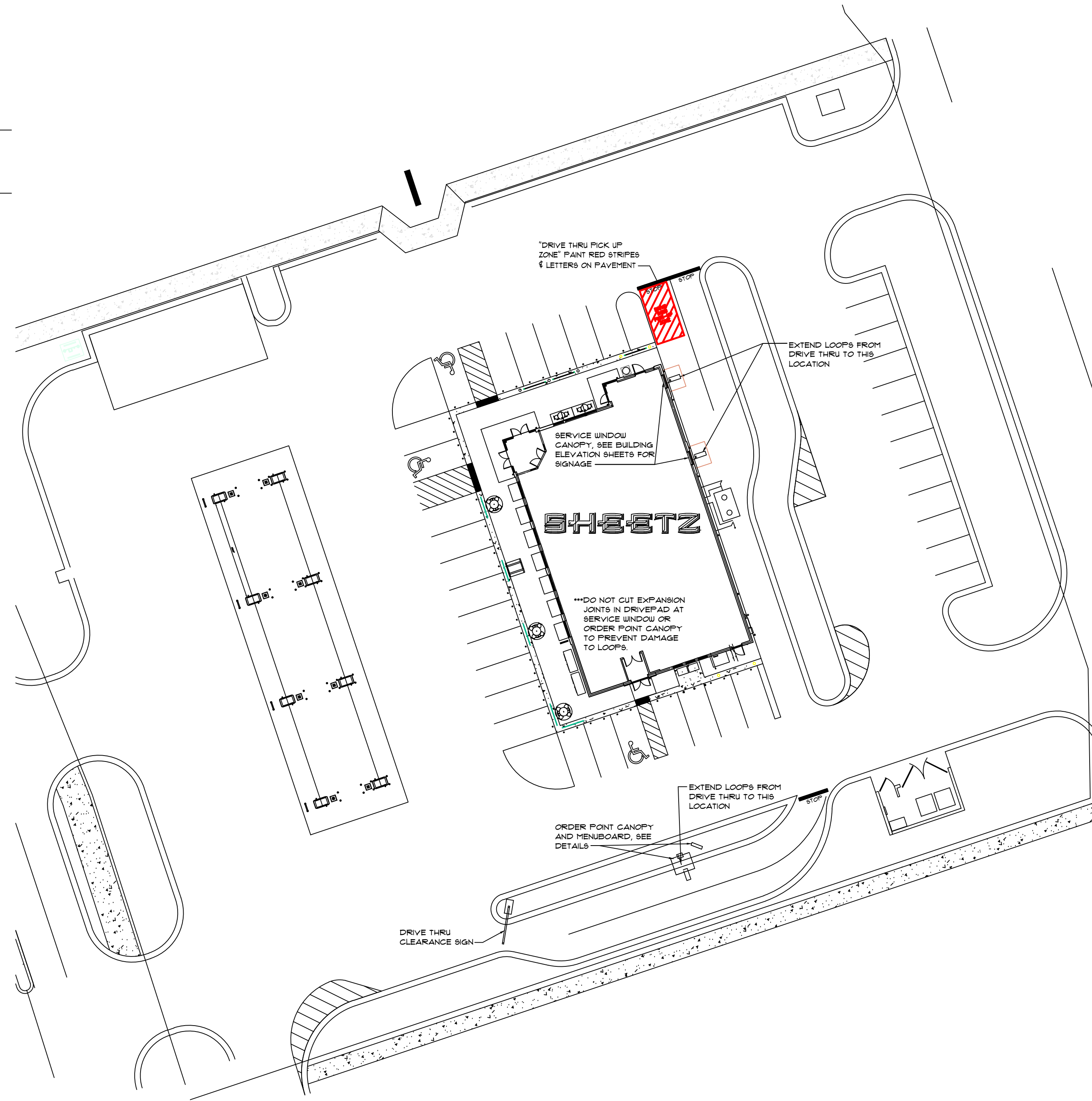
CANTILEVERED CLEARANCE BAR DETAILS
TEXT AREA = 6.36 SQ. FT.
TOTAL SIGN AREA = 16.61 SQ. FT.



LEFT ELEVATION

RIGHT ELEVATION

ORDER POINT ELEVATIONS
SCALE: 3/8" = 1' 0"



SITE SIGN PLAN
NO SCALE

G:\Sheetzunder-contract\VA-214202-Gainesville-University\Sign Packages\Gainesville-DT-Cantilever.dwg-4/13/2022 9:55:09 AM

Convenience Architecture
and Design P.C.

351 Sheetz Way, Claysburg, PA 16625

phone (814) 239-6013
email tcolumbu@sheetz.com
web site www.sheetz.com

PROJECT NAME:
**NEW SHEETZ STORE
GAINESVILLE
CROSSING**

Int. of Route 29, Lee Highway
and Unnamed Side Roads
Prince William County
Virginia

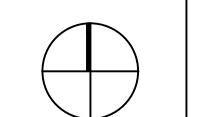
OWNER:
SHEETZ, INC.

5700 SIXTH AVE.
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL

KEYPLAN

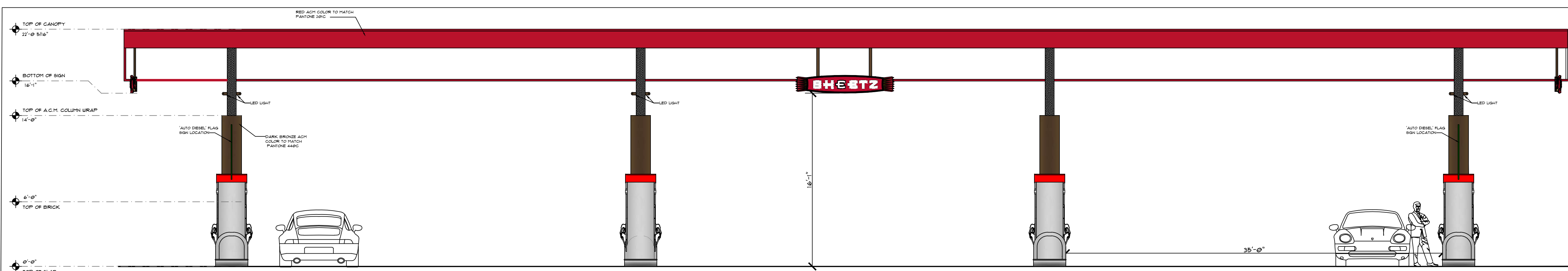


MARK	DATE	DESCRIPTION
NMI	02-26-21	UPDATED FLAG LOCATIONS

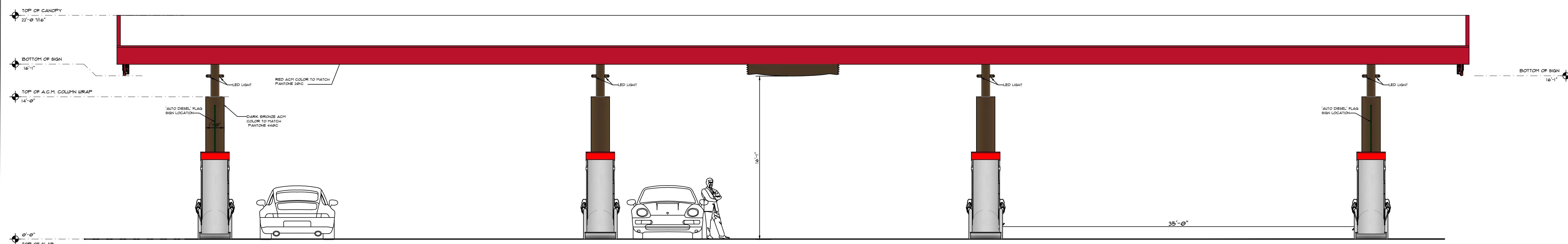
ISSUE: **10-05-20**
PROJECT NO:
AUTHOR BY: NMI
REVIEW BY:
SHEET TITLE

**GAS AWNING
DETAILS**

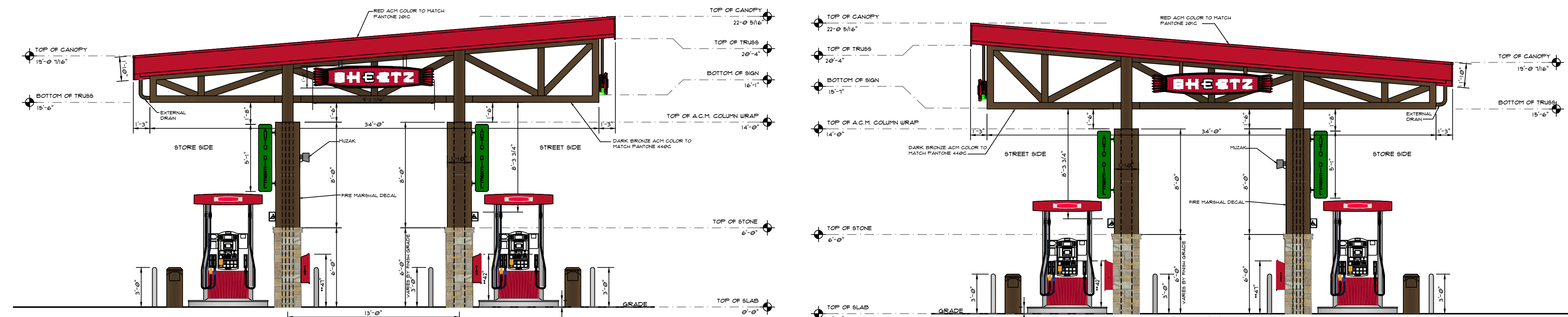
AWNING



SIDE 'A' STREET SIDE ELEVATION
SCALE: 3/16" = 1'-0"

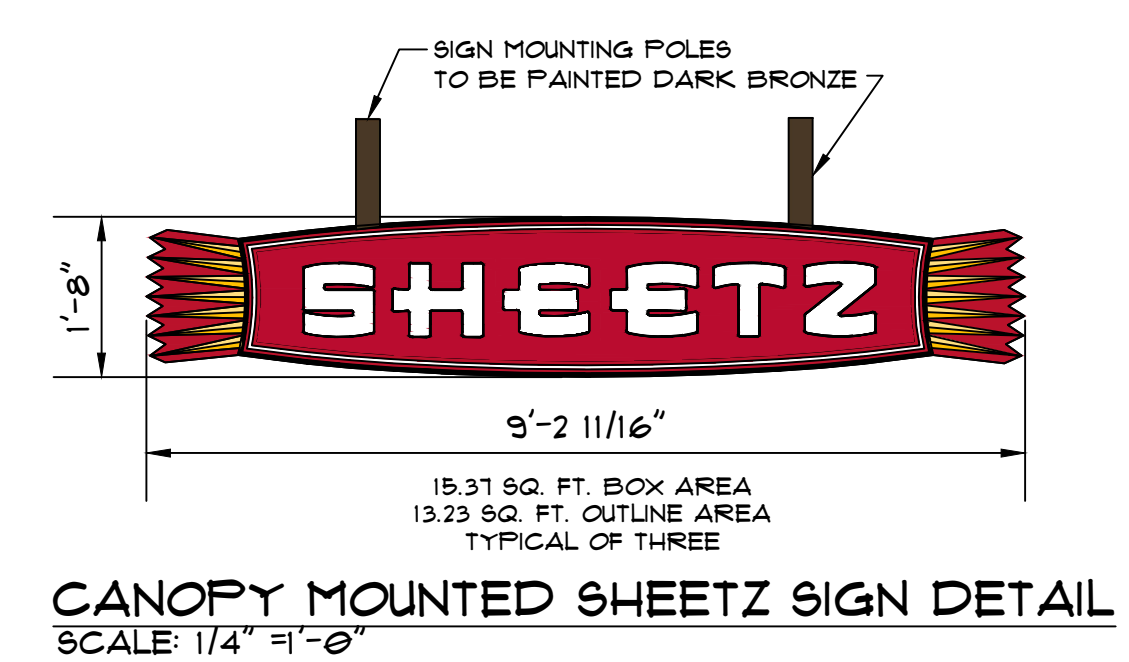


SIDE 'D' STORE SIDE ELEVATION
SCALE: 3/16" = 1'-0"

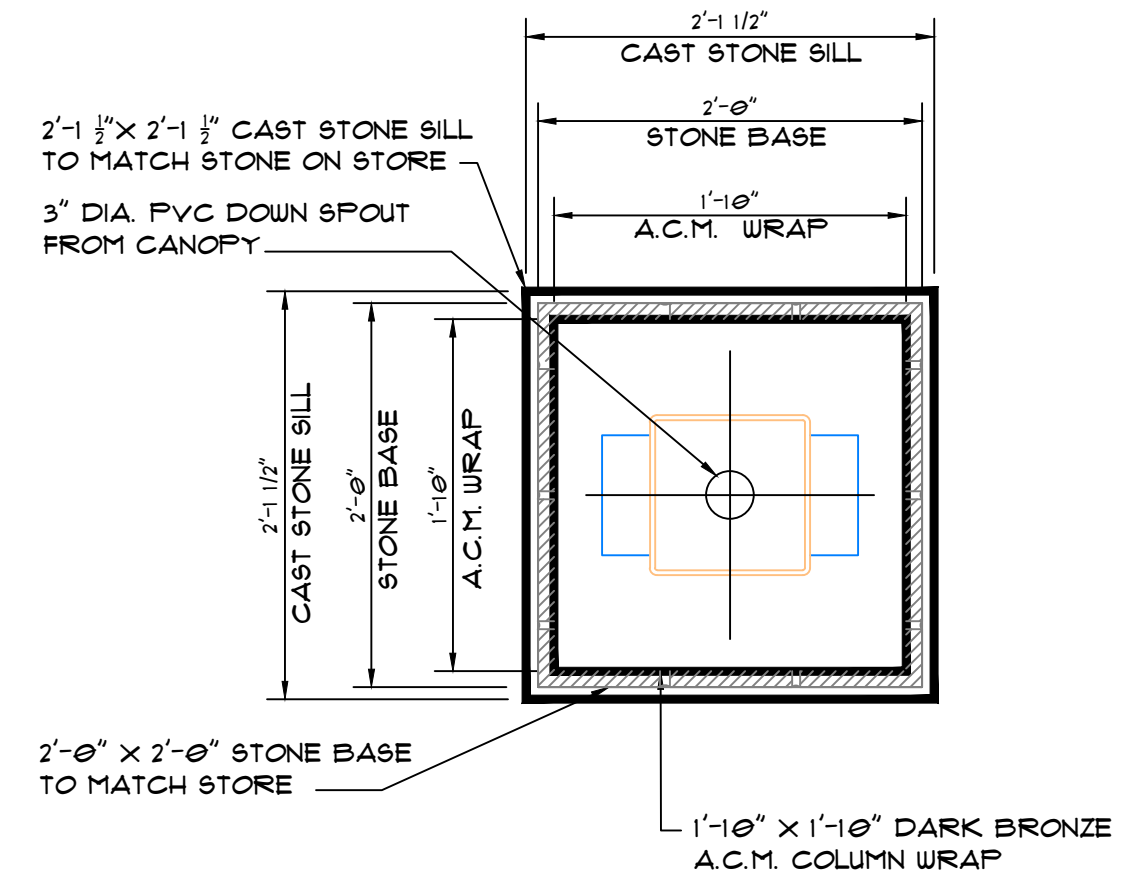


SIDE 'A' LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

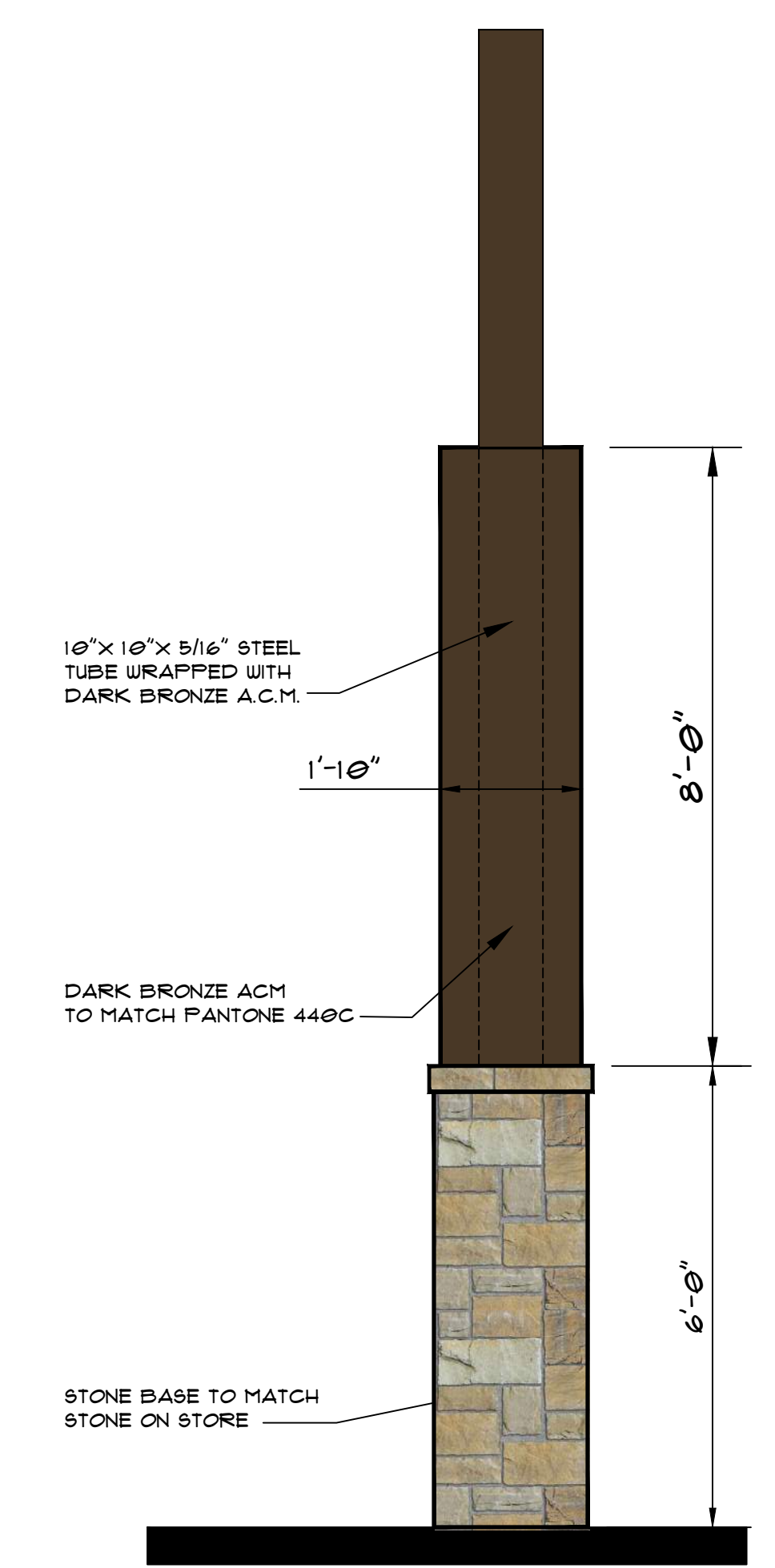
SIDE 'C' RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



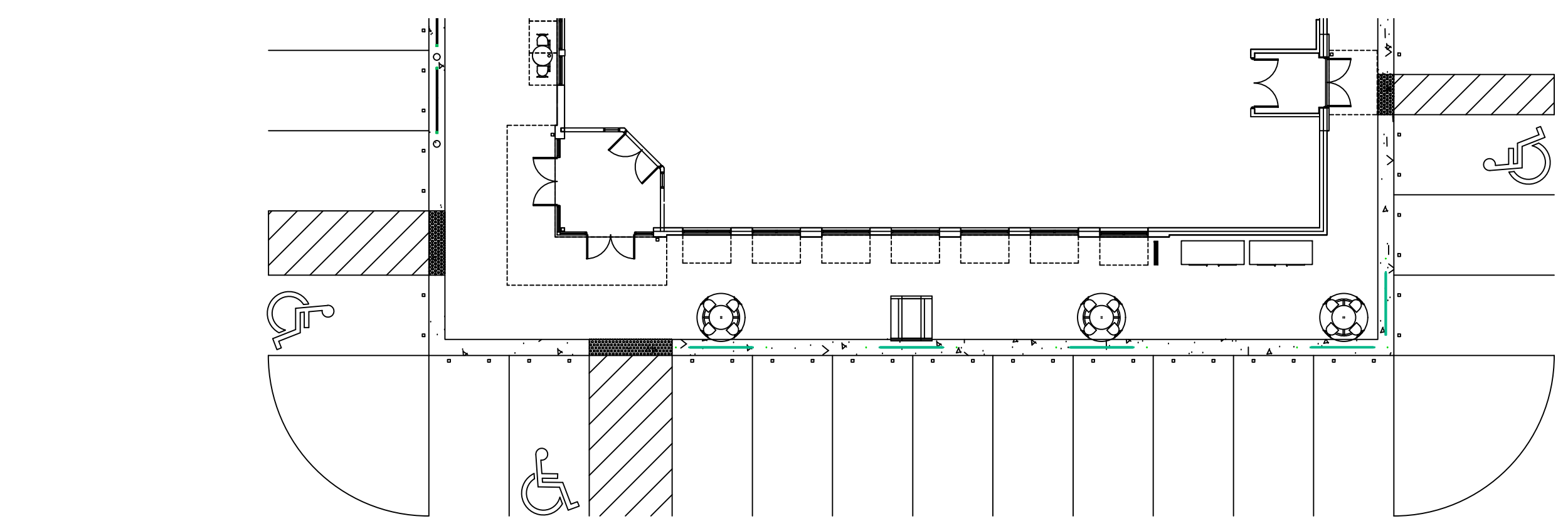
CANOPY MOUNTED SHEETZ SIGN DETAIL
SCALE: 1/4" = 1'-0"



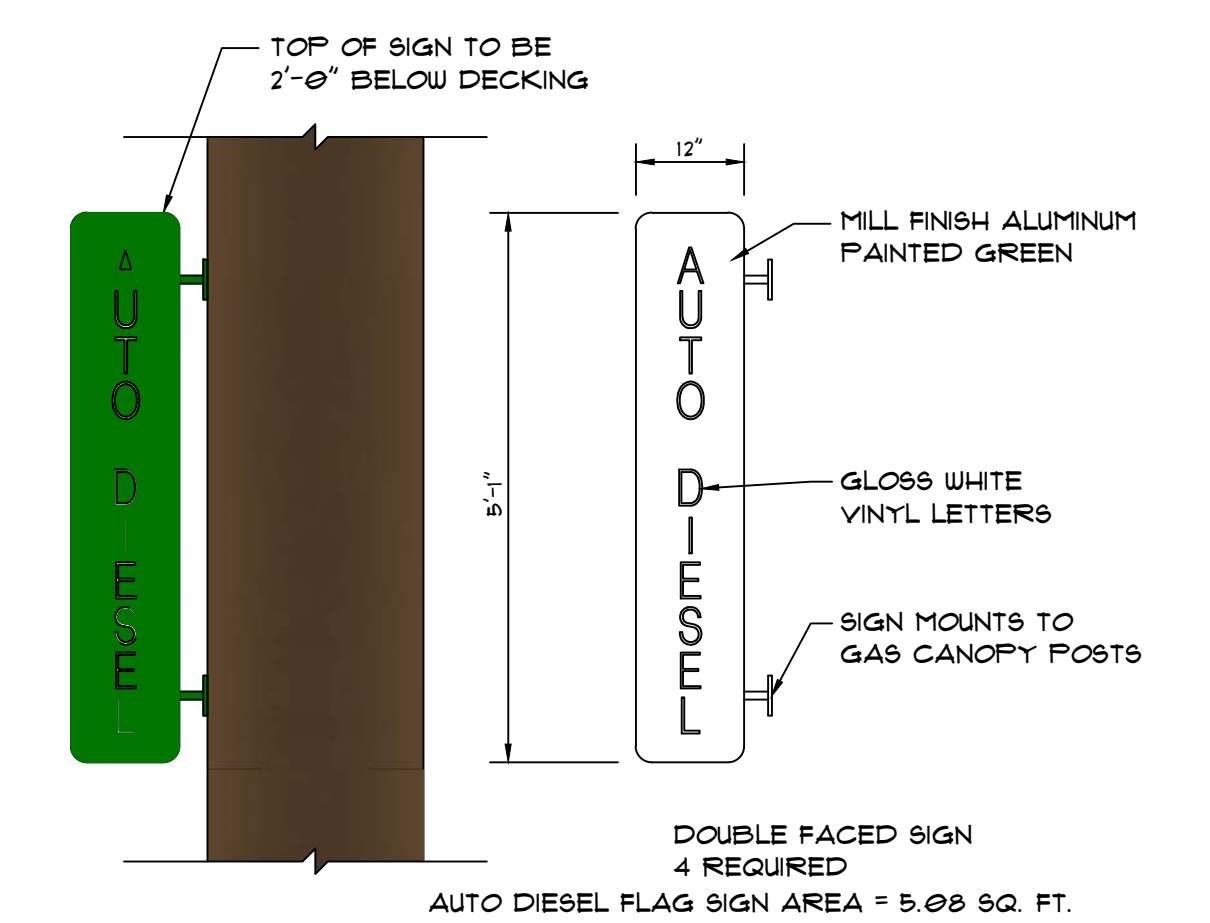
STONE COLUMN BASE DETAIL
SCALE: 1/4" = 1'-0"



COLUMN ELEVATION
SCALE: 1/2" = 1'-0"



PLAN VIEW FOR LOGO LOCATIONS



"AUTO DIESEL" FLAG SIGN ELEVATION AND DETAIL
SCALE: 1/4" = 1'-0"

PROJECT NAME:
**NEW SHEETZ STORE
 GAINESVILLE
 CROSSING**

Int. of Route 29, Lee Highway
 and Unnamed Side Roads
 Prince William County
 Virginia

OWNER:
 SHEETZ, INC.

5700 SIXTH AVE.
 ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL

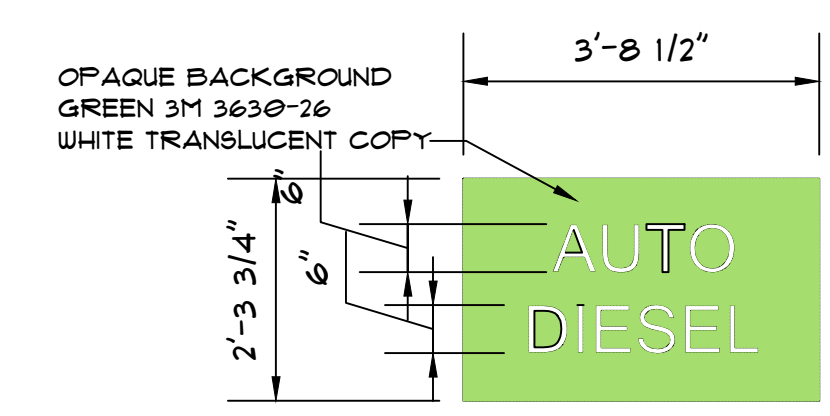
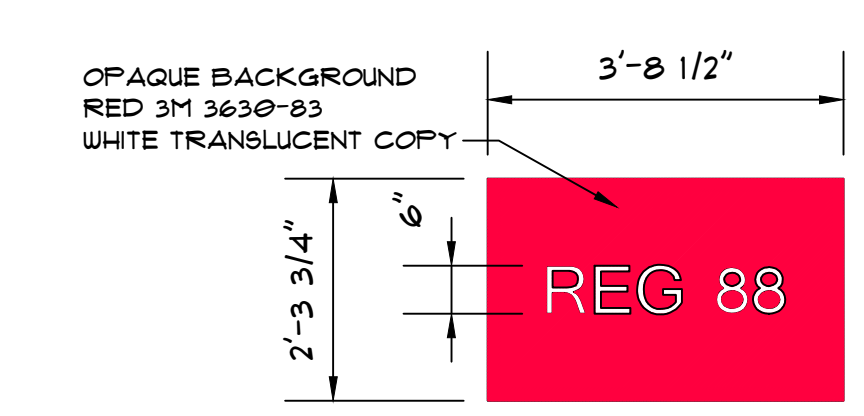
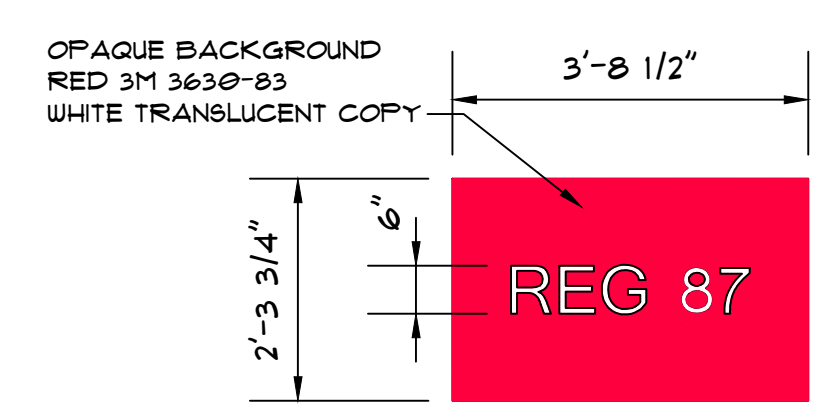
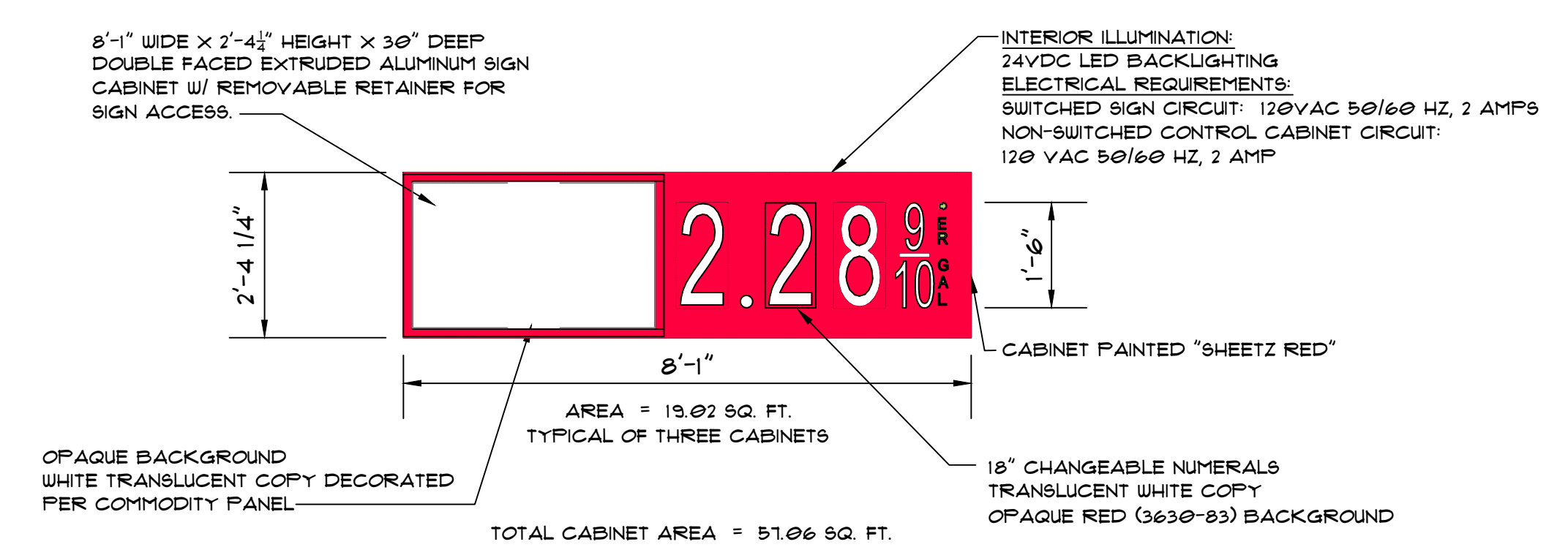
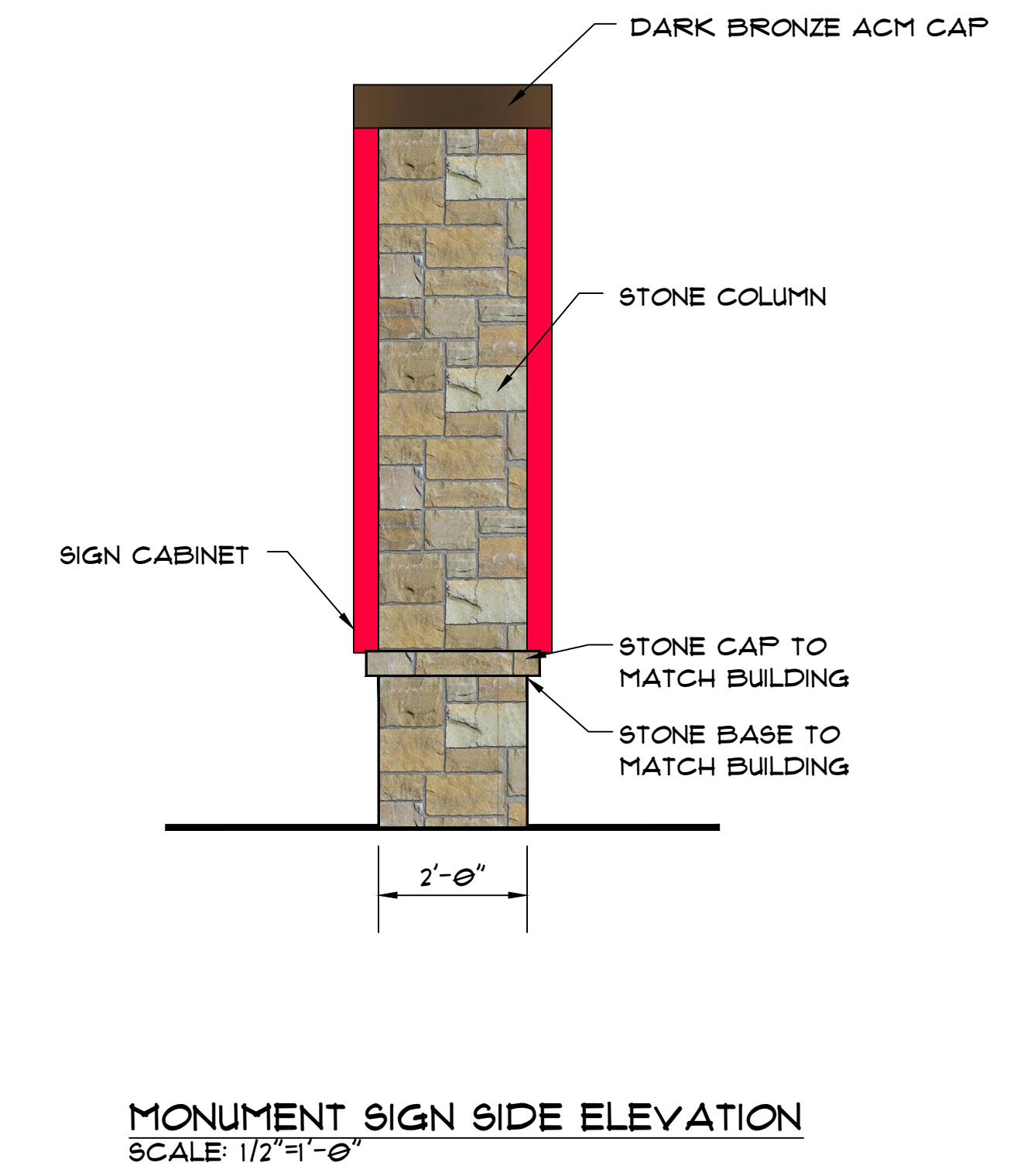
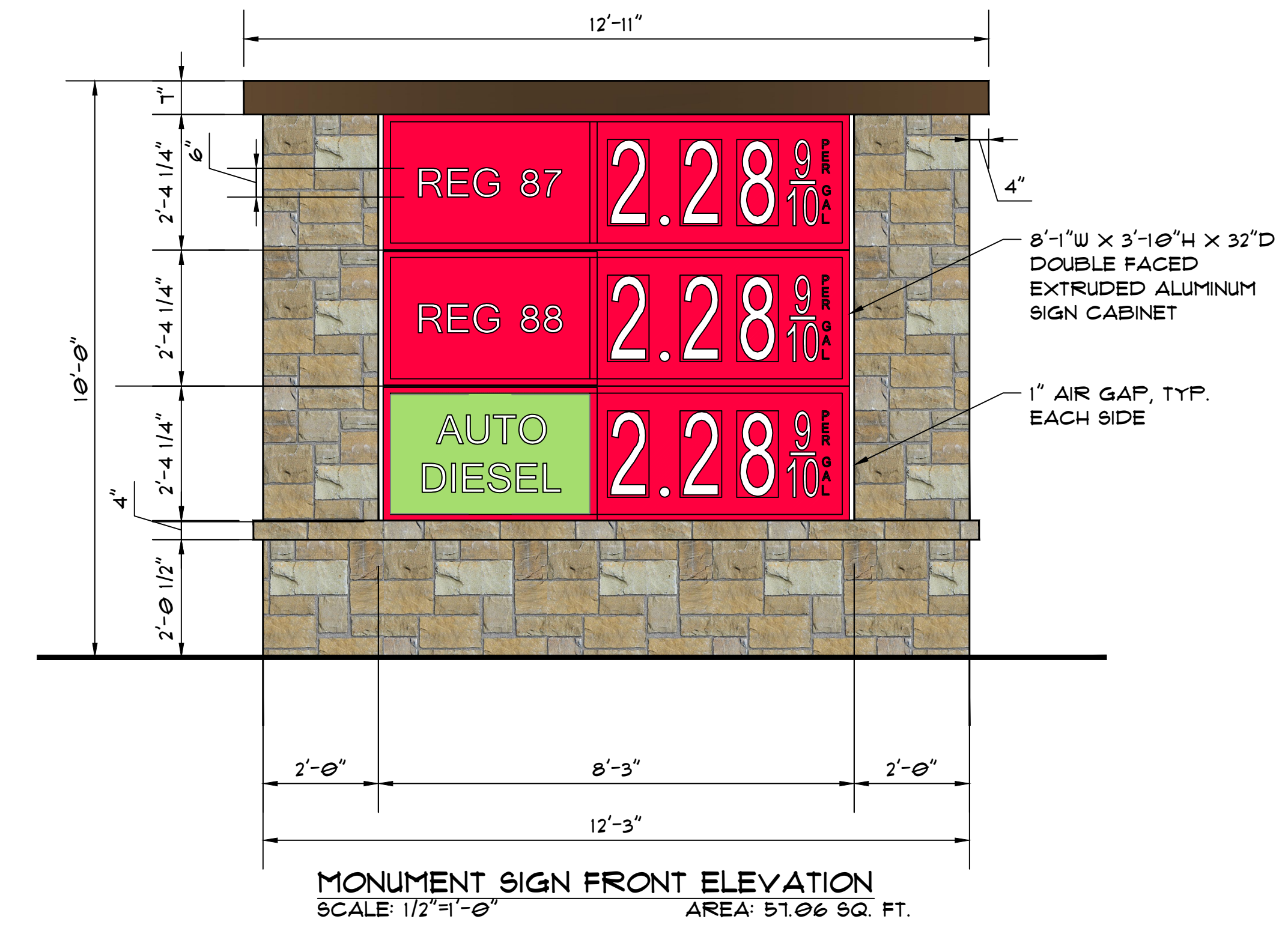
KEYPLAN

MARK	DATE	DESCRIPTION
NMI	04-01-22	DECREASED SIGN FROM 12'-0" TO 10'-0"

ISSUE: **10-05-20**
 PROJECT NO:
 AUTHOR BY: NMI
 REVIEW BY:
 SHEET TITLE

MONUMENT SIGN
 DETAILS

SIGN



HISTORICAL COMMISSION RESOLUTION**MOTION: DULEY****April 13, 2021
Regular Meeting
Res. No. 21-027****SECOND: BURGESS****RE: LAND DEVELOPMENT RECOMMENDATIONS****ACTION: APPROVED**

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

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

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

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

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

Votes:**Ayes:** by acclamation**Nays:** None**Absent from Vote:** None**Absent from Meeting:** Davis, Henson, Shockley**MOTION CARRIED**

ATTEST: 
Secretary to the Commission