



PLANNING COMMISSION RESOLUTION

MOTION:

February 9, 2022

SECOND:

**Regular Meeting
RES. No. xxxx**

RE:

**SPECIAL USE PERMIT #SUP2021-00024, ACCURATE PRINTING SIGN
OCCOQUAN MAGISTERIAL DISTRICT**

ACTION:

WHEREAS, this is a request to allow a signage modification to add one (1) façade sign on an existing building of approximately 480 square feet; and

WHEREAS, the subject site is located $\pm 1,000$ feet southeast of the intersection of Prince William Parkway and Crossing Place. The ± 4.71 -acre subject site is identified on County Maps as GPIN 8292-92-8302 (portion), is addressed 2380 Research Court; and

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

WHEREAS, the site is designated RCC, Regional Commercial Center, in the Comprehensive Plan; and

WHEREAS, staff has reviewed the subject application and recommends the Prince William County Planning Commission recommend denial, as stated in the staff report; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on February 9, 2022 and interested citizens were heard; and

WHEREAS, the Prince William County Planning Commission believes that public general welfare as well as good planning practices are served by the denial of this request; and

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby recommend denial of Special Use Permit #SUP2021-00024, Accurate Printing Sign.

Votes:

Ayes:

Nays:

Abstain from Vote:

Absent from Vote:

Absent from Meeting:

MOTION CARRIED

Attest:

Robbyn L. Smith
Clerk to the Planning Commission

SPECIAL USE PERMIT CONDITIONS

Owner / Applicant: Kashanikhah, LLC / Accurate Printing, Inc.

Special Use Permit #SUP2021-00024, Accurate Printing Sign

Prince William County GPIN: GPIN 8292-92-8302 (Property)

Address: 2380 Research Court

Special Use Permit Area: ±4.71 acres

Zoning: M-2, Light Industrial

Magisterial District: Occoquan

Date: January 14, 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 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 (SUP).

Through this subject SUP, the property shall be regulated in full force and effect through the following conditions, as they pertain to the signage modifications. In the event this subject SUP request is not granted or becomes null/void, the overall site signage shall be regulated by the Zoning Ordinance.

The Applicant shall file a sign permit application for the modified signage within one (1) month of approval of this SUP by the Board of County Supervisors.

1. Façade Signage: The building-mounted signage shall be in substantial conformance with the exhibits included as part of the "Sign Modification Special Use Permit Application; Written Narrative." Specifically, one (1) façade sign shall be allowed for the building with a maximum area not to exceed 480 square feet, as shown in Exhibits A, B, and C of the Written Narrative. The façade sign shall be located as depicted in Exhibit D.
2. Sign Permit: A sign permit is required for the building-mounted façade signage. A colored, scaled rendering of the signage shall be submitted in conformance with the conditions as part of the sign permit approval process.
3. Sign Maintenance: The signage, including all associated components for building identification and design quality, shall be maintained by the Applicant/Owner. In this instance, maintenance is deemed to include, but not limited to, the following: replacement of the sign face at such time as the nylon/tarp material becomes faded, torn, or detached from the metal frame; ensuring all of the fastening mechanisms that attach the sign to the metal frame are secure; and ensuring any lighting attached to the metal frame is secure and only directed toward the sign face.



STAFF REPORT

PC Meeting Date:	February 9, 2022
Agenda Title:	Special Use Permit #SUP2021-00024, Accurate Printing Sign
District Impact:	Occoquan Magisterial District
Requested Action:	Deny Special Use Permit #SUP2021-00024, Accurate Printing Sign, subject to the conditions dated January 14, 2022
Department:	Planning Office
Case Planner:	Stephen Gardner

EXECUTIVE SUMMARY

This is a request to allow a signage modification for one 480 square foot façade sign on the north side of an existing building.

It is the recommendation of staff that the Planning Commission recommend denial for Special Use Permit #SUP2021-00024, Accurate Printing Sign. Should the Planning Commission recommend approval, staff recommends the approval be subject to the conditions dated January 14, 2022.

BACKGROUND

- A. Request: This is a request to allow a signage modification for one 480 square foot façade sign on the north side of an existing building.

Sign Type: Building Façade	Permitted	Proposed, with Signage Modification (by SUP)
Number of Façade Signs (single-tenant)	2 signs per lot	1 façade sign
Maximum Sign Area	Max. total area of 400 SF	1 façade sign at 480 square feet

- B. Site Location: The property is located ±1,280 feet southwest of the intersection of Prince William Parkway and Crossing Place at 2380 Research Court. The ±4.71-acre subject site is identified on County Maps as GPIN 8292-92-8302 (portion).
- C. Comprehensive Plan: The site is designated RCC, Regional Commercial Center, in the Comprehensive Plan.
- D. Zoning: The ±4.71-acre parcel is zoned M-2, Light Industrial.
- E. Surrounding Land Uses: Properties located to the north and south of the site are zoned M-2 and include an existing office building and vacant land, respectively. Properties located to the west are zoned B-1 and include a commercial retail use (Carmax). I-95 adjoins the site to the east, and the Woodbridge Middle School is located on the opposite side of the Interstate.
- F. Background and Context: Per the Prince William County Real Estate Assessment records, the existing building was constructed in 1981. A Notice of Violation (NOV) (attached for reference) was issued on September 29, 2020 for a sign "Accurate Printing" on the rear of the building facing I-95. The date of installation of the sign is unknown. However, a review of historical aerial photography and pictometry does not depict the sign existing on the building prior to 2017.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission recommend denial of Special Use Permit #SUP2021-00024, Accurate Printing Sign, for the following reasons:

- The request does not meet the standards noted in Section 32-250.23.6. of the Zoning Ordinance. Specifically, the requested signage is incompatible with existing/approved signage located on adjoining properties; the proposed signage distracts from the visual quality along I-95; and there are no site-specific constraints that justify the square footage of signage being proposed.
- The amount of signage proposed is disproportional to its proposed location and occupies almost the entirety of the building wall.
- The modification for a single 480 square foot sign is not comprehensive in nature and does not include or contemplate the signage needs of other tenants located within the building. Other tenants located within the building that need façade signage will be required to submit a new SUP.
- The proposed façade sign does not meet the definition of such noted in Part 100 of the Zoning Ordinance. Rather, the sign face consisting of a nylon material with zip ties as an anchoring mechanism is more akin to the definition of a "Temporary Sign." This application would permit the installation of temporary signage in perpetuity.
- The proposed façade sign does not use high quality permanent materials that would be appropriate for permanent installation along an Interstate highway.
- The proposed façade sign incorporates LED up-lighting that casts additional glare and light trespass as opposed to internal illumination that is more appropriate for a location along an Interstate highway.

Comprehensive Plan Consistency Analysis

Long-Range Land Use: The site is zoned M-2, Light Industrial, which is not an implementing zoning district for the RCC, Regional Commercial Center, land use designation. However, the scope of this application is limited to requesting one (1) additional façade sign for an existing building and does not change the existing zoning or land use.

Level of Service (LOS): The proposed SUP for the sign modification request will not impact existing levels of service.

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, one additional façade sign could be installed onto the existing building, pursuant to this special use permit request for a signage modification. Legal issues resulting from the Planning Commission's action are appropriately addressed by the County Attorney's Office.

Timing

The Planning Commission has until May 9, 2022, which is 90 days from the first public hearing date, to take action on the special use permit proposal. Staff notes that the sign subject to the application is currently the subject of a Notice of Violation (NOV), which does not impact the timeframe by which the Planning Commission should act.

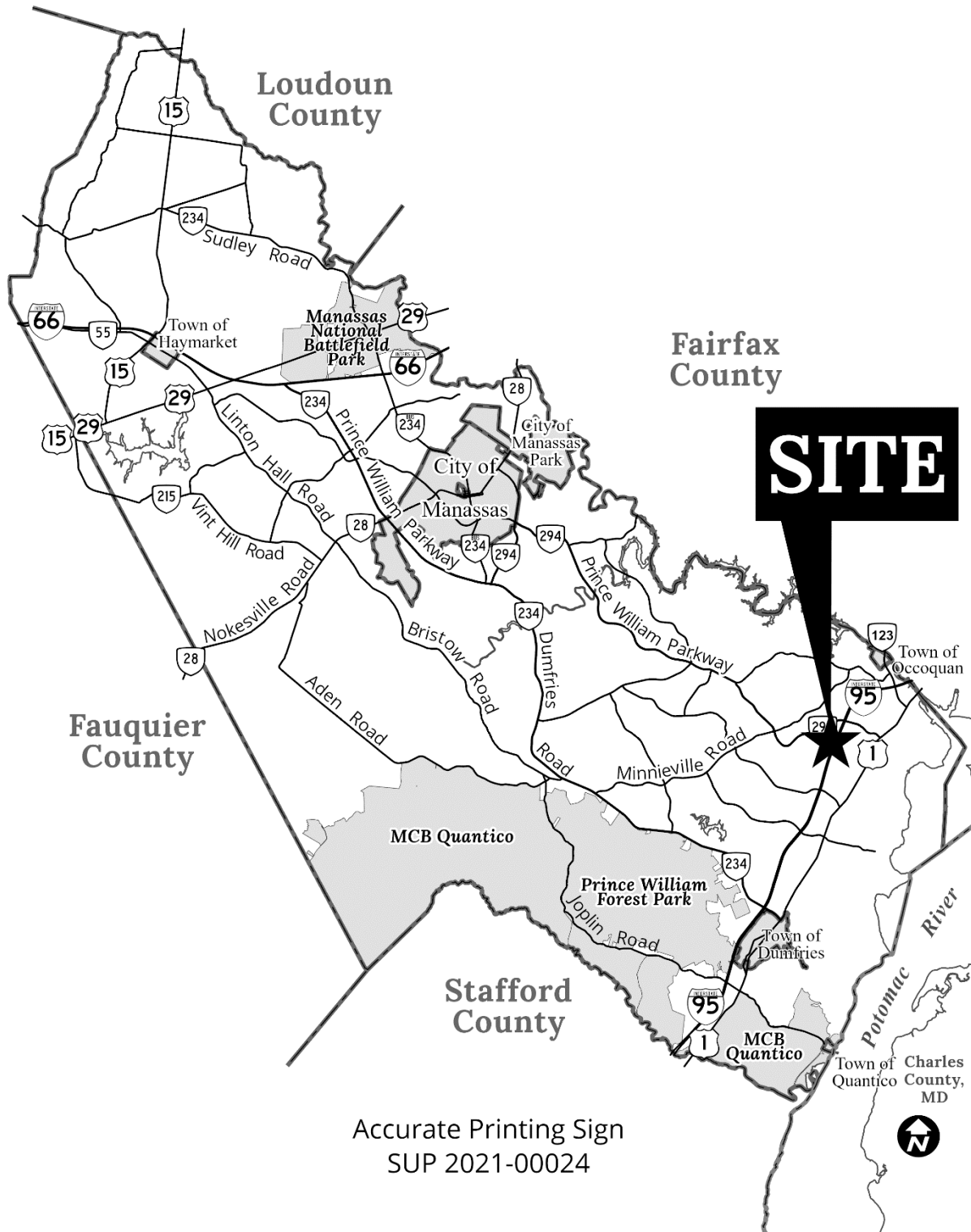
STAFF CONTACT INFORMATION

Stephen Gardner | (703) 792-5282
sgardner@pwcgov.org

ATTACHMENTS

Area Maps
Staff Analysis
Subdivision Plan
Signage Details

Vicinity Map



Accurate Printing Sign
SUP 2021-00024

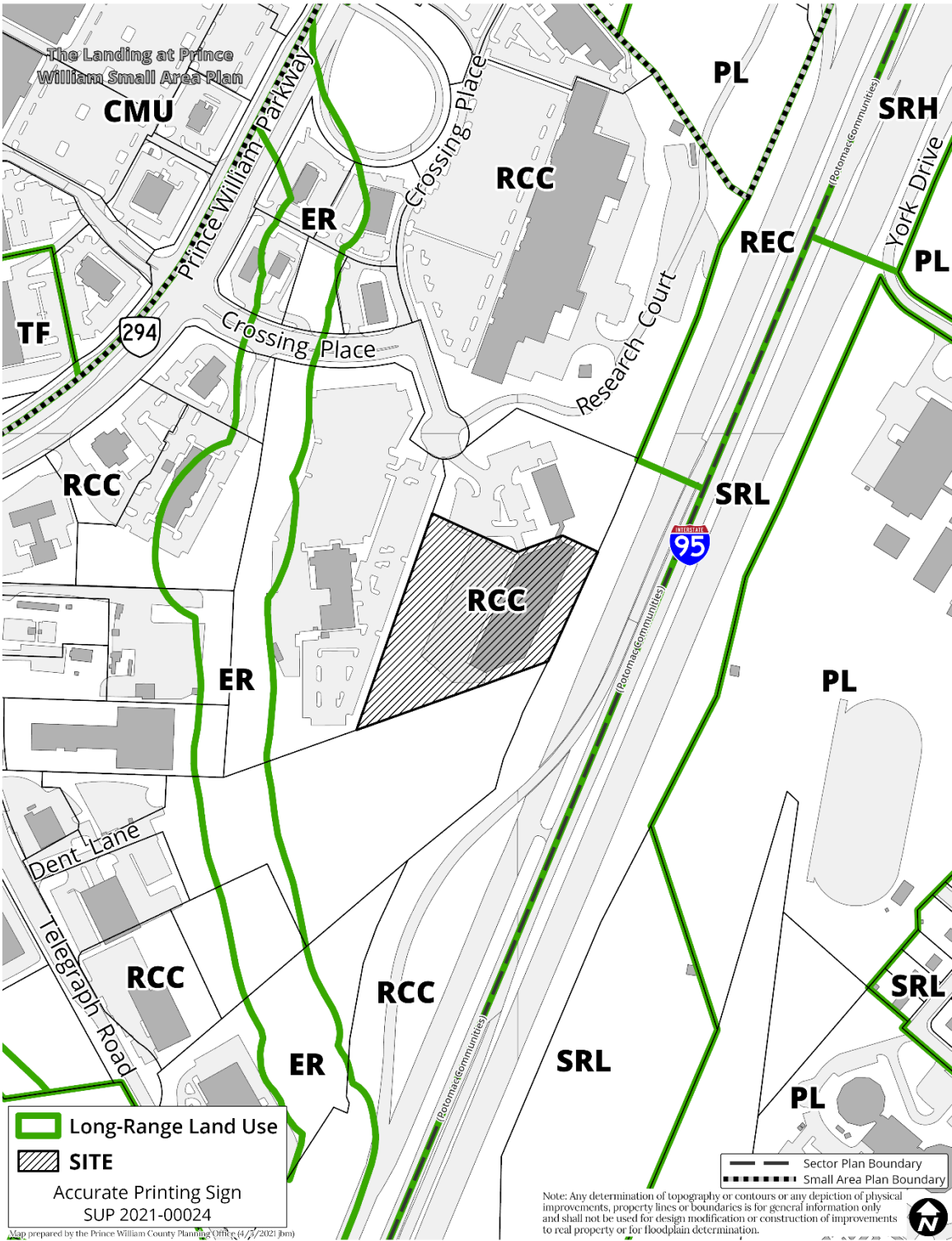


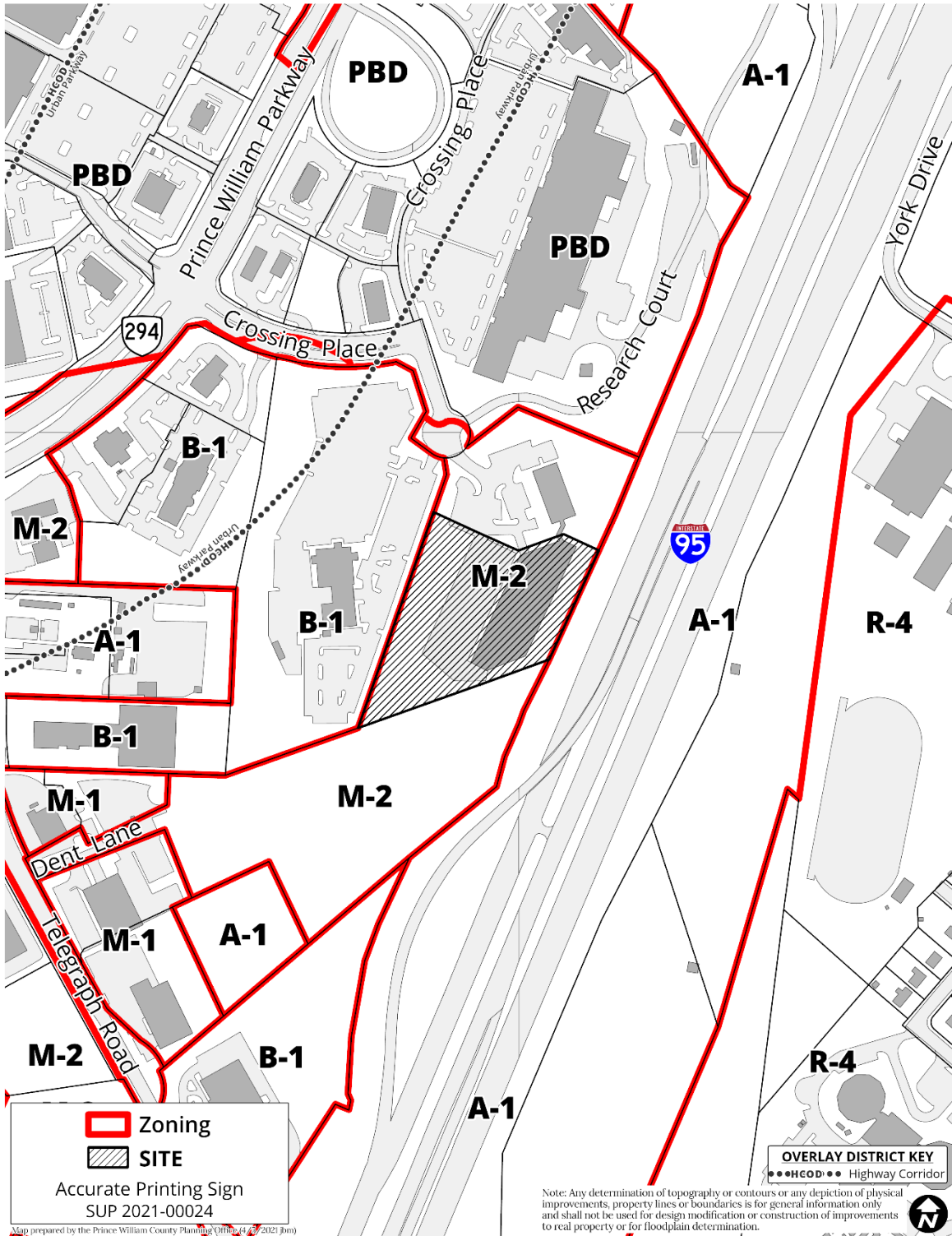
 **SITE**

Accurate Printing Sign
SUP 2021-0024

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.







Part I. Summary of Comprehensive Plan Consistency

Staff Recommendation: DENIAL

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	No
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	Commercial Retail/Office	RCC	M-2
South	Vacant Land	RCC	M-2
East	I-95; Woodbridge Middle School	RCC (I-95)	A-1 (I-95)
West	Commercial Retail (Carmax)	RCC and ER	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 in the Development Area of the County and is designated RCC, Regional Commercial Center, on the Long-Range Land Use Map. The following table summarizes the uses and densities intended within the RCC designation:

Long-Range Land Use Map Designation	Intended Uses and Densities
Regional Commercial Center (RCC)	<p>The purpose of the Regional Commercial Center classification is to provide for areas, located close to and/or with good access to/ from an interstate highway, where large-scale retail projects that serve a regional rather than local market are to be located. RCC projects should be planned and developed in a comprehensive, coordinated manner. Primary uses include regional retail malls, mixed-use projects, and large single-user retail buildings. Residential uses shall be considered secondary uses and shall represent no greater than 25 percent of the total RCC gross floor area of the project. Drive-in/drive-through uses are discouraged. Residential uses shall, with the exception of Residential Elderly, be part of a mixed-use building. Shared/structured parking is encouraged. The acceptable housing type within any mixed-use RCC project is multifamily, at a density of 16-30 dwelling units per gross acre, less the ER designated portion of a property. Development in RCC projects shall occur according to an infrastructure implementation plan submitted at the time of rezoning. The intent of this plan is to ensure that critical infrastructure for office, employment, and lodging uses is developed adequately for each phase of the project. Development shall also occur according to a phasing plan that must ensure that office, employment, retail, and lodging uses are always the primary uses within the area rezoned.</p>

Proposal’s Strengths

- Zoning & Land Use Compatibility: The site is currently zoned M-2, which is not an implementing zoning district for the planned land use designation of RCC, Regional Commercial Center. However, the scope of this application is limited to a sign modification for a single façade sign and will not impact the site’s existing zoning or land use.

Proposal's Weaknesses

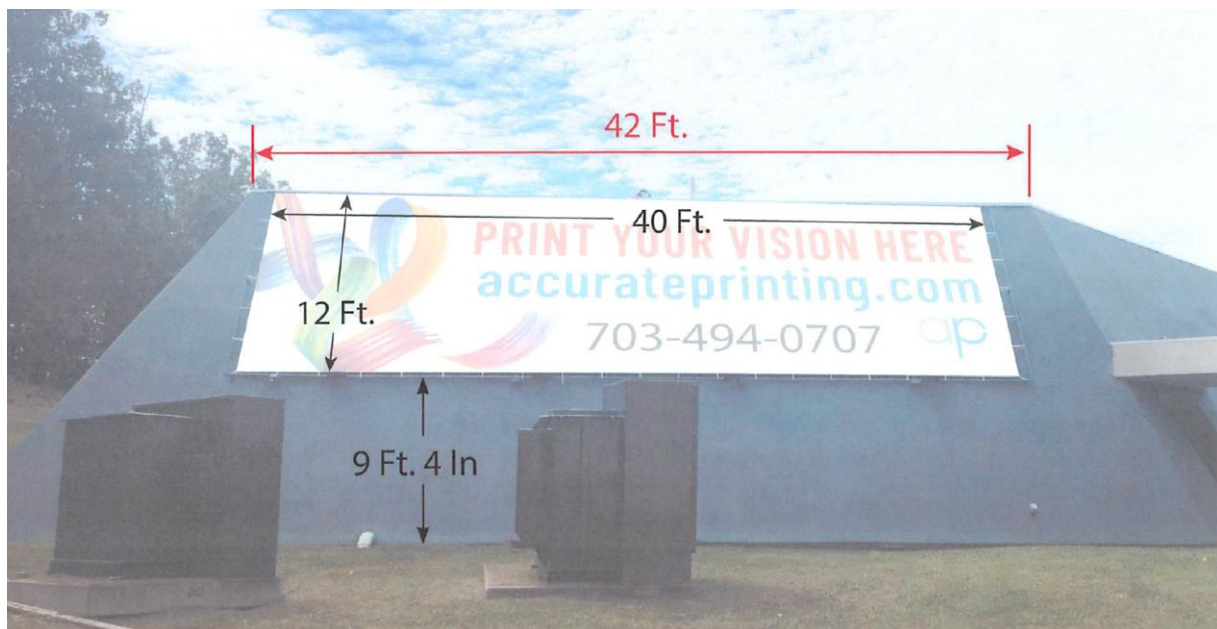
- None identified.

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

Community Design Plan Analysis

An attractive, well-designed County will attract quality development, instill civic pride, improve the visual character of the community and create a strong, positive image of Prince William County. The Community Design Plan sets out policies and action strategies that further the County's goals of providing quality development and a quality living environment for residents, businesses and visitors, and creating livable and attractive communities. The Plan includes recommendations relating to building design, site layout, circulation, signage, access to transit, landscaping and streetscaping, community open spaces, natural and cultural amenities, stormwater management, and the preservation of environmental features.

The SUP request is for a sign modification for one 480 square foot façade sign on the north side of an existing building. The sign subject to this application currently exists and is the subject of a Notice of Violation issued for exceeding the allowable sign area permitted by the Zoning Ordinance and for installation without a permit. The Zoning Ordinance would permit up to two (2) façade signs by-right with a combined maximum area of 400 square feet.



Proposed 480 square foot façade sign on north side of existing building.

Graphics included as part of the Applicant's Narrative depict a forty-foot by twelve-foot sign located below the roofline and extending the length the building wall. Visual inspection of the sign suggests a perimeter frame consisting of permanent metal piping affixed to the building wall. The sign face

appears to be a nylon/tarp material attached to the metal frame with zip ties. The sign appears to be exclusively illuminated by LED up-lighting installed at the base and attached to the metal frame. Historical imagery and research photographs depict different messaging and graphics, suggesting the nylon/tarp sign face is changeable.

Based on the material of the sign face, the fastening mechanism, and the interchangeable nature of the sign, the sign does not appear to meet the definition of "Façade Sign" included within Part 100 of the Zoning Ordinance. Rather, the sign appears to meet the definition of "Temporary Sign," which is defined as the following: "...A sign designed and intended to be displayed for a specified or limited period of time, regardless of type or style of sign. Temporary signs may include signs constructed of cloth, canvas, vinyl, paper, plywood, fabric, or other material not suitable for long term durability. Signs which are not permanently anchored in the ground nor permanently installed in the ground shall be deemed temporary signs." Per Zoning Ordinance Section 32-250.29, banner (façade) signs may be permitted as Temporary Signs, subject to the standards noted therein. However, neither this request nor the existing sign subject to this request are consistent with those standards.

Finally, and per the Applicant's Narrative, the existing building is a flex-industrial warehouse structure with up to four tenant spaces. Currently, Accurate Printing appears to share the space with Backyard Boats. The entire sign area proposed as part of this SUP is for one sign for the benefit of Accurate Printing. This SUP for a sign modification does not include or contemplate the signage needs of any other tenant in the building. Because the one façade sign exceeds the maximum signage area permitted by the Zoning Ordinance, other tenants located within the building would be required to submit an SUP should they need façade signage in the future.

Sign Modification Request

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

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

Response: The proposed façade sign is situated on the north side of an existing flex-industrial warehouse building that is located parallel to I-95. This building is physically connected to a multi-story office structure located to the north on GPIN 8292-92-9237. Neither of the two buildings include visible façade signage aside from the existing façade sign which is the subject of this SUP.

Other adjoining uses include large-scale commercial retail, including the Carmax facility which adjoins the site to the west. Carmax is the subject of a SUP #PLN2007-00586, which included a Comprehensive Sign Plan consisting of free-standing, façade, and directional signage, among others. Building-mounted signage approved as part of SUP #PLN2007-00586

Signage Details

included four (4) façade signs, encompassing a cumulative sign area of 399 square feet (two signs at approximately 102 square feet, one sign at 139 square feet, and one sign at 55 square feet). All of these signs were high quality, permanently affixed to the building, and internally illuminated.

The proposed 480 square foot façade sign is not consistent with existing signage located adjacent to the site both in terms of size, construction, or illumination. Further, the temporary nature of a sign of this size is not consistent with the high quality, permanent signage anticipated for commercial properties located within Prince William County. Staff does not object to signage for this structure, and given the isolated location of the site, staff would not object to an increase in sign area to increase visibility from Research Court. However, any proposed sign should be high quality, constructed with permanent materials, and internally illuminated, and any SUP proposing a sign modification for this building should consider and include the signage needs of all tenants located within the building.

b. Improve Scenic Quality along Highways

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

Response: This sign is oriented directly toward and intended for the motoring public along I-95. As described above, the temporary nature of the sign, the type of construction, and the LED up-lighting is not indicative of the high quality, permanent signage anticipated for highly visible corridors along Interstate highways. The nylon/tarp material that constitutes the sign face is one that will require additional maintenance, and as such, is discouraged for permanent/façade signage facing an Interstate highway.



Existing façade sign with LED Up-Lighting

c. Consistency of Signage in a Mixed Use Development

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.

Response: The proposed signage is not located within a mixed-use development, and as such, this criteria is not applicable.

d. Degree of Deviation

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

32-250.21.

Response: The scope of this request is for one 480-square foot façade sign that will serve a single tenant in a multi-tenant building. Although the degree of deviation may not seem significant on a cumulative basis, it will result in a single sign that is disproportionate to existing signage in the area and out of scale with the building wall upon which it is proposed.

e. Existence of Special Visual Obstruction

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

Response: The building is set back from Research Court and partially blocked by a multi-story office building located to the north. The isolated nature of this site could be a justification for increased signage, provided the purpose of the signage was identification and exposure from Research Court. However, in this instance, the façade sign subject to this application is not situated on a wall of the building that would have line-of-sight to/from Research Court. As stated by the Applicant's Narrative, the purpose of this sign is to maximize visibility and exposure along I-95, which is approximately 150 feet away. As such and given the close proximity to the Interstate, there are no location or topographic issues that warrant the size being requested as part of this application.

f. Highway Corridor Overlay District (HCOD)

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

Response: I-95 is not mapped as a HCOD, and as such, this criterion is not applicable. That being said, I-95 is a significant corridor through the County, and this site is approximately 150 feet from the I-95 travel lanes.

Overall, staff finds that the proposal for a single 480-square foot façade sign does not meet the criteria as specified by the Zoning Ordinance for consideration as a sign modification. Further, staff is very concerned about the temporary nature of the signage materials, particularly when considering this application would allow such materials to remain in perpetuity along an Interstate highway.

Proposal's Strengths

- None Identified

Proposal's Weaknesses

- Zoning Ordinance Criteria for Consideration: As noted above, the proposal for a single 480-square foot façade sign does not meet the criteria as specified by the Zoning Ordinance for consideration as a sign modification
- Zoning Ordinance Definition: Based on the materials, the proposed façade sign does not

appear to meet the definition of such as stated by Part 100 of the Zoning Ordinance. Rather, this sign appears to be most similar to a Temporary Sign. Temporary Signage is not appropriate along an Interstate highway (I-95).

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

Transportation Plan Analysis

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

Proposal's Strengths

- **No Impacts to Existing Traffic & Surrounding Road Network**: The proposed application is for a façade sign to be installed on an existing building. No significant trip generation impact is anticipated on the surrounding road network. Also, the new signage will not result in changes to existing site access or circulation patterns. As such, Transportation staff has no objections.

Proposal's Weaknesses

- None identified.

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:

Signage Details

The proposed 480 square foot façade sign exists and was installed without the proper permits being issued. The sign is the subject of a Notice of Violation (NOV), the enforcement of which is pending given the outcome of this SUP. This SUP requests approval of the sign as it was initially installed, and no modifications to the sign as initially installed have been proposed by the Applicant. Staff is concerned that approval of this SUP would set a precedent by which future land owners may install signage and then request retroactive approval by the Planning Commission and Board of County Supervisors. This would limit the ability of both staff and the Planning Commission to engage in iterative negotiations about design quality as is a customary part of the process.

In addition, this application does not include a signage plan or package which is customary for a SUP for a sign modification. The only documents providing detail of the proposed façade sign are exhibits to the Applicant's Written Narrative, which consists of photographs of the existing sign. This Written Narrative has been attached to this report for reference.

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 Fire Marshal Office
- PWC Planning Office – Case Manager / Long-Range Planning / Zoning Administration
- PWC Transportation

**SIGN MODIFICATION SPECIAL USE PERMIT APPLICATION
(PER § 32-250.23 OF THE ZONING ORDINANCE)**

Applicant/Owner: Kashanikhah LLC

Special Use Permit Case Number: SUP2021-_____

Prince William County GPIN 8292-92-8302

Zoning: M-2, Light Industrial

Magisterial District: Occoquan

WRITTEN NARRATIVE

Kashanikhah LLC (“Applicant”) is the owner of a commercial building located at 2380 Research Court, Woodbridge, Virginia (the “Property”). The commercial building is approximately 46,550 square feet, and the Property is approximately 4.71 acres. The building is adjacent to Interstate Highway 95 (“Highway 95”). The Applicant also owns Accurate Printing, Inc., a printing service in the northern end of the building. Pursuant to § 32-250.23 of the Zoning Ordinance, Applicant seeks approval of a special use permit to allow a sign modification as set forth in this application.

- A. Sign Modification Request. The Applicant is requesting a sign modification in order to attach a 480 square foot sign to a wall that faces Highway 95 as shown on the exhibits included herein. The Applicant is requesting this sign modification because Prince William County § 32-250.28, Schedule A, allows a maximum of 400 square feet for all façade signs.

Allowed signage (by-right)	Modification(s) in signage requiring SUP
Façade signs – Sign Area (Maximum Size): 400 square feet for all signs (assessed per tenant)	480 square foot signage

- B. Site Location. The Property is located at 2380 Research Court in a secluded office park that is approximately 1,280 feet from Prince William Parkway, and is not visible from the Parkway. The building on the Property is approximately 80 feet west of Highway 95, and the signage is visible from approximately 750 feet. The Property is identified as GPIN 8292-92-8302. The site is approximately 400 feet southeast of the Parkway Crossing East shopping center (including Bed, Bath & Beyond, Michaels, Office Depot and restaurants) at the intersection of Research Court and Crossing Place. The building is approximately 250 feet west of the CarMax used car dealership.
- C. Surrounding Land Uses. Within the building there are a mix of commercial uses including a printing service company, a boat dealership, and a third-party logistics company. The areas east of the Property are zoned Agricultural, A-1, General Business, B-1, and Light

Industrial, M-2. The area north of the Property is zoned Planned Business District, PBD. There are a mix of commercial uses near the Property including the Parkway Crossing East shopping center, drive-through and restaurant uses to the north, used car dealership, restaurants, retail motor vehicle fuel station, convenience store and hotel uses to the west, and educational uses to the east across Highway 95.

D. Exhibits:

- Exhibit A: Proposed Sign (w/ dimensions)
- Exhibit B: Proposed Sign (direct view)
- Exhibit C: Proposed Sign (side view)
- Exhibit D: Aerial View (w/ arrow showing location of proposed sign)
- Exhibit E: Aerial View (proximity to Highway 95 and Route 234)
- Exhibit F: Office park entrance (w/ arrow showing location of building)

Proposed Sign Modification

The Applicant is requesting a sign modification for a 480 square foot sign because the proposed sign exceeds the 400 square foot maximum for façade signs as provided in the Prince William County Zoning Ordinance.

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 special use permit request. The following signage provision which requires modification is:

Section 32-250.28 (Schedule A) - Façade signs - a maximum of 400 square feet.

Proposal: The Applicant is requesting permission to attach a 480 square foot façade sign to a wall that faces Highway 95.

Pursuant to Section 32-250.23, the following criteria must be considered when reviewing special use permit applications for signage modifications:

- a. *Nature of the Proposed Use.* The Applicant proposes the installation of a 480 square foot sign which will be attached to a wall of the building that faces Highway 95. The proposed sign is 42 feet long and 12 feet wide, and 9 feet and 4 inches from the ground. The proposed sign will rest against the building, and it will be firmly fastened to the building as shown in Exhibit A. The proposed sign will be illuminated externally, and the lighting will include an automatic on-at-dawn/off-at-dusk feature. The proposed signage and lighting will enable the Applicant's tenant, Accurate Printing, Inc., to advertise its services in a meaningful and effective manner given the limitations for advertising from its current location. This proposed signage is important given that the building is approximately 1,280 feet from

(PER § 32-250.23 OF THE ZONING ORDINANCE)

Applicant/Owner: Kashanikhah LLC

Special Use Permit Case Number: SUP2021-_____

Prince William County GPIN 8292-92-8302

Zoning: M-2, Light Industrial

Magisterial District: Occoquan

Prince William Parkway, and is not visible from any main throughfare other than Highway 95. The building is not visible to residences and surrounding businesses. The proposed signage is affixed to a wall of the building in a secluded office park, and the proposed signage is only visible to the public and potential customers who are traveling on Highway 95. The Applicant's ability to provide advertisement at this location of the building is crucial because of its proximity to Highway 95. The signage is visible from approximately 750 feet. The proposed sign will occupy approximately one percent of the building's total square footage.

- b. Character of the Existing Area. The character of the existing area is commercial with RCC, Regional Commercial Center, SRL, Suburban Residential Low, and Regional Employment Center, REC long-range use designations, and PBD, Planned Business District, B-1, A-1 and M-2 zoning designations. Applicant's proposed signage consists of a modest and tasteful design and the printing company's simple logo. The proposed signage coordinates with the existing freestanding signage at the front of the building. The proposed signage is appropriate for the existing area.
- c. Unique Situation. The Applicant relies on drive-by visibility from Highway 95 to attract customers to the Property which is in a secluded office park that is approximately 1,280 feet from Prince William Parkway. The purpose of the proposed signage is to identify the location of the business and direct customers to the Property. The building is not visible from Prince William Parkway, the Parkway Crossing East shopping center or the nearby intersection of Research Court and Crossing Place. The current freestanding sign is not visible until you enter the secluded office park. Therefore, the Applicant's tenant, Accurate Printing, Inc., is limited in terms of their ability to advertise given the location of the Property.

The placement of the proposed signage on a wall facing Highway 95 will notify passersby on Highway 95 of the existence of the business and will inform potential customers of the business's proximity to Highway 95, the location of the business, and the availability of the printing services. The proposed signage is not visible from the front of the building and is not visible from any other residences or businesses. Given the location of the building, the Applicant is uniquely dependent on the ability to provide the proposed signage. The visibility of the sign from Highway 95 is vital, and the sign must be large enough to be seen and comprehended from the highway. Also, the size of the building itself is a unique circumstance which provides a reasonable justification for the Applicant's request to exceed the current requirement by 80 square feet. The sign will occupy approximately one percent of the building's total square footage.

- d. Comprehensive Plan Designation. The site is designated RCC in the Comprehensive Plan. The requested signage is consistent with the type of signage necessary for the reasonable and ordinary operation of the kinds of businesses that are located close to an interstate highway, as contemplated by the Comprehensive Plan.

(PER § 32-250.23 OF THE ZONING ORDINANCE)

Applicant/Owner: Kashanikhah LLC

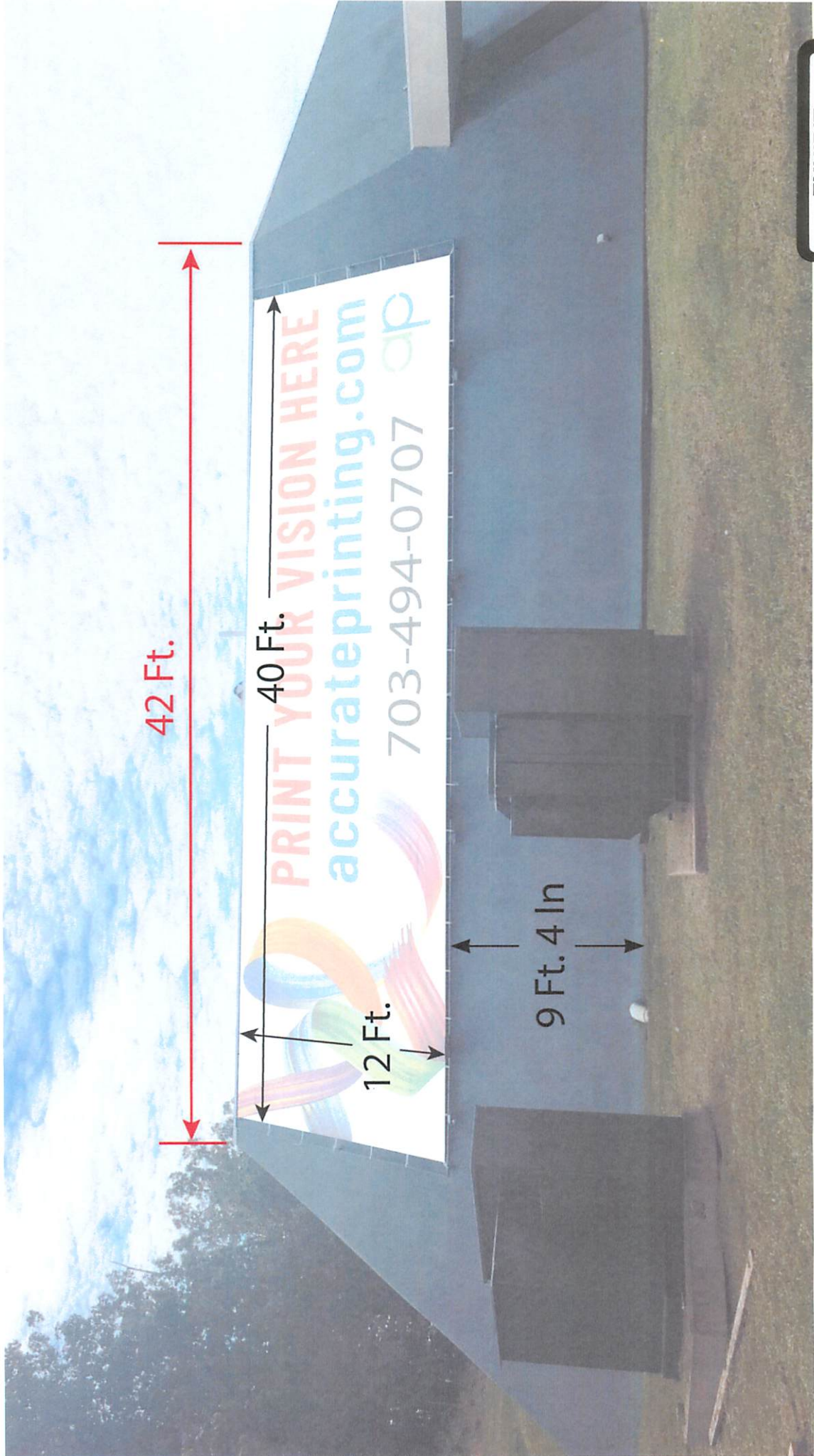
Special Use Permit Case Number: SUP2021-_____

Prince William County GPIN 8292-92-8302

Zoning: M-2, Light Industrial

Magisterial District: Occoquan

- e. Special Visual Obstruction/Difficulty Locating Use. There are no visual obstructions. The proposed sign will enable travelers on Highway 95 to be aware of the location of printing services available on the Property and will provide notification of the business's existence. In addition, the signage is vitally important because of the difficulty in locating the printing service business. The proposed signage is on the building located in a secluded office park, not visible from Prince William Parkway, or any business or residence. The proposed signage is necessary to inform passersby on Highway 95 about the presence and location of the printing business, and the availability of its printing services within the community.
- f. Highway Corridor Overlay District. The proposed signage is not located within the Highway Corridor Overlay District.
- g. Compatibility of Proposed Sign. The proposed signage shall be in strict conformance with the signage dimensions provided in Exhibit A, and such other conditions as may be imposed by the County, to the extent other conditions are necessary. The other businesses on the Property include a boat dealership, and a third-party logistics company. The proposed signage is consistent with the overall character of the Property, thus implementing the Community Design chapter's action strategies that aim to ensure compatibility and consistency among the development's signs and its overall design character.
- h. Degree of Deviation. The proposed 480 square foot signage is a reasonable deviation from the 400 square foot maximum for façade signage, especially considering the size of the building (approximately 46,550 square feet). The extra 80 square feet is necessary to ensure that the sign is visible from the adjacent interstate highway. The deviation notwithstanding, the proposed sign is consistent with the purpose and intent of the Zoning Ordinance because it is compatible with the use of the Property and the surrounding buildings; it is legible and appropriate to the activity to which it pertains; it is not distracting to motorists; and it is constructed and maintained in a structurally sound and attractive condition.



42 Ft.

40 Ft.

12 Ft.

9 Ft. 4 In

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EXHIBIT
A

tables.



EXHIBIT
B

tabbles



tabbles
EXHIBIT
C



EXHIBIT

D

tabbles

2380 Research Court - Aerial View - Proximity to I-95 and Rte 234

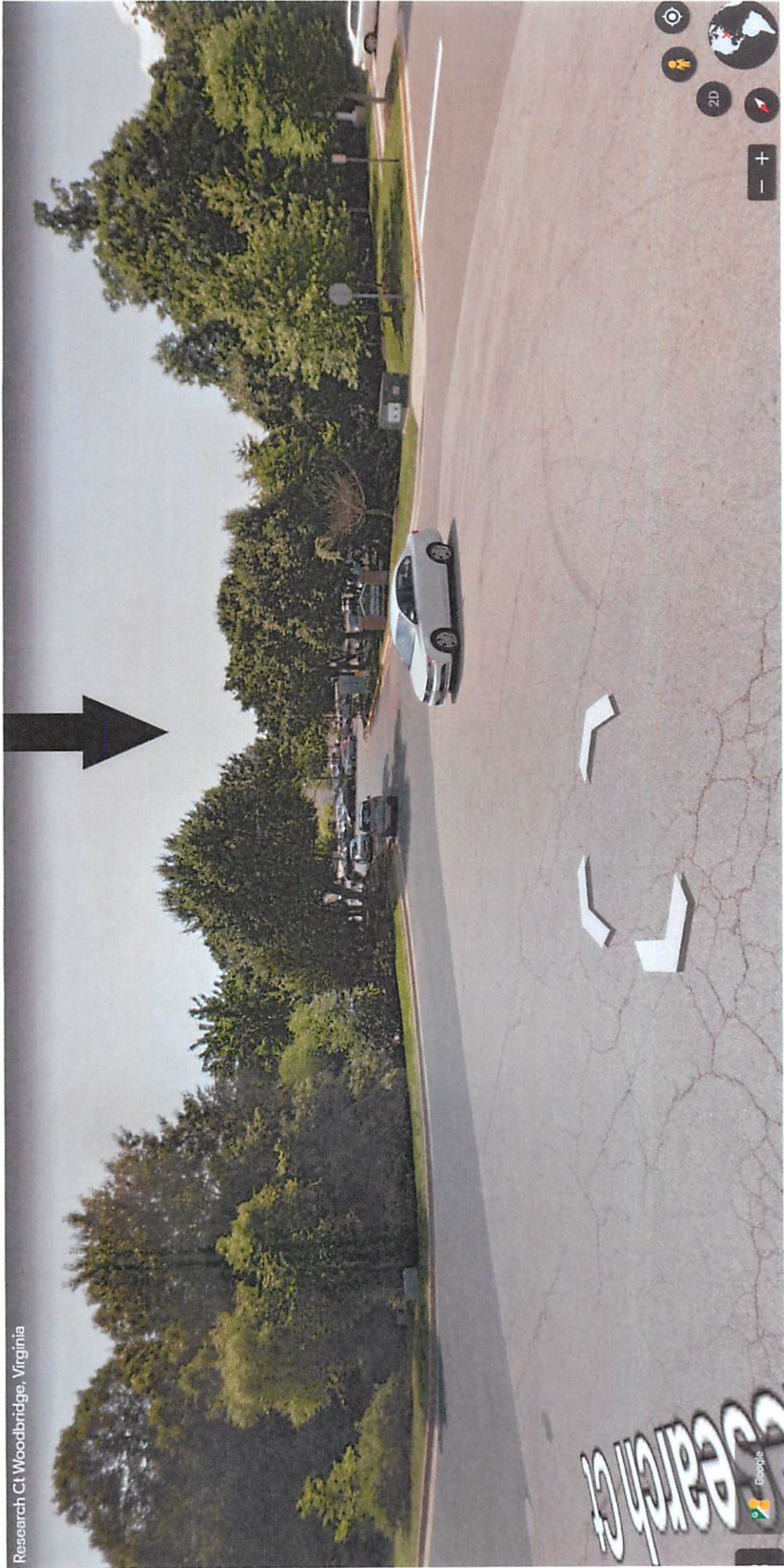


EXHIBIT

E

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The information contained on this page is not to be construed or used as a legal description. Map information is believed to be accurate but accuracy is not guaranteed. Any errors reported to the Prince William County Geographic Information Systems Division of the Department of Information Technology. In no event will Prince William County be liable for any damages, including loss of data, lost profits, business interruption, loss of business information or other pecuniary loss that might arise from the use of this map or the information it contains.



Research Ct Woodbridge, Virginia



EXHIBIT

F

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VIOLATION NOTICE AND CORRECTION ORDER

Issued To:

REG AGENT - OWNER: ROBERT J ZELNICK
9200 CHURCH ST 400
MANASSAS VA 20110

OWNER: KASHANIKHAH LLC
2380 RESEARCH CT
WOODBRIIDGE 22192

CASE #: ZON2021-00458
PREMISES IN VIOLATION: 2380 RESEARCH CT
WOODBRIIDGE VA 22192

NOTICE DATE: 09/29/2020
VIOLATION DATE: 09/22/2020
INSPECTOR: Claire Firebaugh, 703-792-5926

ZONING/ACREAGE: M-2 / 4.71

An inspection of the above premises has disclosed violations of the County Zoning Ordinance as shown below. Pursuant to §200.11 of the Zoning Ordinance, you are hereby ordered to correct the violation by the compliance deadline indicated. If you have questions, please contact the inspector at the contact number listed above.

Specifically, the violation consists of:

NO ZONING APPROVAL FOR SIGN "ACCURATE PRINTING" ON REAR OF BUILDING FACING I 95.

PWC ZONING ORDINANCE CODE	VIOLATION	CORRECTIVE ACTION NECESSARY	COMPLIANCE DATE
32-250.23(1)	Sign permits - Generally - Except when a sign permit is not required as provided in subsection 7 of this section, no sign shall be erected, constructed, posted, painted, altered, or relocated unless and until an approved sign permit has been issued by the Zoning Administrator in accordance with County Code Sec. 32-200.10 of this chapter. Sign permits are required for each change in use.	Obtain Zoning Approval for sign or remove (Accurate Printing sign on rear of building facing I 95)	10/29/20

Failure to correct the violation may result in one or all of the following: criminal charges being filed against you in General District Court, civil action which would include a mandatory **five hundred dollar (\$500)** fine every ten (10) days the violation exists, or an injunction being filed against you. If you have any questions concerning this notice and order, or would like further information, please contact the Inspector listed above. Helpful information and guidance on how to correct violations may be found at www.pwcgov.org/UnpermittedWork.

Any person aggrieved by the issuance of this notice may appeal to the Board of Zoning Appeals in accordance with § 900.20 of the Zoning Ordinance. Such an appeal must be taken within 30 days after the decision appealed from and must be accompanied by a filing fee of \$698.00. If the appeal is not made within 30 days, this notice shall be final and unappealable. For more information regarding the filing of an appeal, contact (703)792-7615 or visit www.pwcgov.org/zoning.

VIOLATION NOTICE AND CORRECTION ORDER

ROBERT J ZELNICK

ZON2021-00458

Page 2 of 2

THIS NOTICE HAS BEEN DELIVERED AS INDICATED BELOW:

SENT BY FIRST-CLASS MAIL

SENT BY CERTIFIED MAIL

POSTED ON PROPERTY

/s/Claire Firebaugh

PROPERTY CODE ENFORCEMENT INSPECTOR

703-792-5926

cfirebaugh@pwcgov.org



VIOLATION NOTICE AND CORRECTION ORDER

Issued To:

OWNER: KASHANIKHAH LLC
2380 RESEARCH CT
WOODBRIIDGE 22192

REG AGENT - OWNER: ROBERT J ZELNICK
9200 CHURCH ST 400
MANASSAS VA 20110

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KASHANIKHAH LLC

ZON2021-00458

Page 2 of 2

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SENT BY CERTIFIED MAIL

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/s/Claire Firebaugh

PROPERTY CODE ENFORCEMENT INSPECTOR

703-792-5926

cfirebaugh@pwcgov.org