



STAFF REPORT

PC Meeting Date:	November 17, 2021
Agenda Title:	Special Use Permit #SUP2021-00025, Quantico Centre Popeye’s
District Impact:	Potomac Magisterial District
Requested Action:	Recommend Approval of Special Use Permit #SUP2021-00025, Quantico Centre Popeye’s, subject to the conditions dated October 25, 2021
Department:	Planning Office
Case Planner:	Christopher Perez

EXECUTIVE SUMMARY

This is a request for a special use permit to allow a drive-through facility and a sign modification for a new 3,000-square-foot freestanding Popeye’s restaurant within the Quantico Centre shopping center. The sign modification seeks to allow an additional facade sign beyond what is permitted by the Zoning Ordinance; however, the total area of facade signage is less than allowed.

It is the recommendation of staff that the Planning Commission recommend approval of Special Use Permit #SUP2021-00025, Quantico Centre Popeye’s, subject to the conditions dated October 25, 2021.

BACKGROUND

- A. Request: Special Use Permit request to allow a drive-through facility and a sign modification for a new 3,000 square-foot freestanding Popeye's restaurant within the Quantico Centre shopping center. The sign modification seeks to allow an additional facade sign beyond what is permitted by the Zoning Ordinance; however, the total area of facade signage is less than allowed.
- B. Site Location: The property is addressed as 16826 Dumfries Road; and is located ±800 feet southwest from the intersection of Talon Drive and Route 234 and ± 450 feet northwest of the intersection of Van Buren Road and Route 234. The site is identified on County maps as GPIN 8189-68-5008 (portion).
- C. Comprehensive Plan: The site is designated REC, Regional Employment Center in the Comprehensive Plan.
- D. Zoning: The site is zoned B-1, General Business, without proffers. The property is within the Dumfries Road Highway Corridor Overlay District, which was approved after 1996.
- E. Surrounding Land Uses: To the West is a residential subdivision of single-family detached units and Prince William Forest Park, to the South East is a Church, to the East is Route. 234 and commercial uses. The site is located in a commercial/retail shopping center.
- F. Background and Context: The SUP site is part of a recently approved commercial/retail shopping center, known as Quantico Center, approved on final site plan# SPR2017-00422. The parcel is part of a large commercial rezoning, REZ1975-0001, which parallels a portion of Route. 234. There are no proffers associated with the rezoning. The requested drive-through and sign modification require a special use permit in the B-1 zoning district.

STAFF RECOMMENDATION

Staff recommends approval of Special Use Permit #SUP2021-00025, Quantico Centre Popeye's, subject to the conditions dated October 25, 2021, for the following reasons:

- The scale, design, and material selection with the proposed SUP application are consistent with Community Design Policy Four in the Comprehensive Plan, which aims to upgrade the visual quality of travel corridors. As conditioned through this SUP, specific use and operational parameters, site layout, building elevations, signage details, and landscaping are being proposed to adequately mitigate the impacts.
- The sign modification allows an additional facade sign beyond what is permitted by the Zoning Ordinance; however, the total area of façade signage is less than allowed.

Comprehensive Plan Consistency Analysis

Long-Range Land Use: This site is located within the Development Area, and is classified REC, Regional Employment Center. The existing B-1 zoning designation does not implement the REC designation in the Comprehensive Plan and drive through uses are discouraged in the REC designation. Drive-through uses inhibit walkability in shopping centers and from nearby neighborhoods. Drive-through uses also propagate an auto dependent culture which increases traffic for local trips and increases the society's dependency on fossil fuels.

Strategic Plan: Resilient Economy – A resilient economy for Prince William County improves the economic well-being of the community, creates and maintains jobs, expands the commercial tax base, and enhances the quality of life for residents. The proposed SUP will allow a drive-through facility in association with a proposed restaurant use to be located within a new shopping center. The business will support the existing residential and commercial/retail uses in the immediate vicinity, creates jobs, and expands the commercial tax base. Therefore, the project aligns with the Strategic Plan goal to provide a resilient economy.

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	3,000 SF building	\$1,830
Water Quality	\$75 per acre	±1.17 acre	\$87.75
Total			\$1,917.75

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 drive-through restaurant with signage modification will be permitted with conditions. Legal issues resulting from the Planning Commission's action are appropriately addressed by the County Attorney's office.

Timing

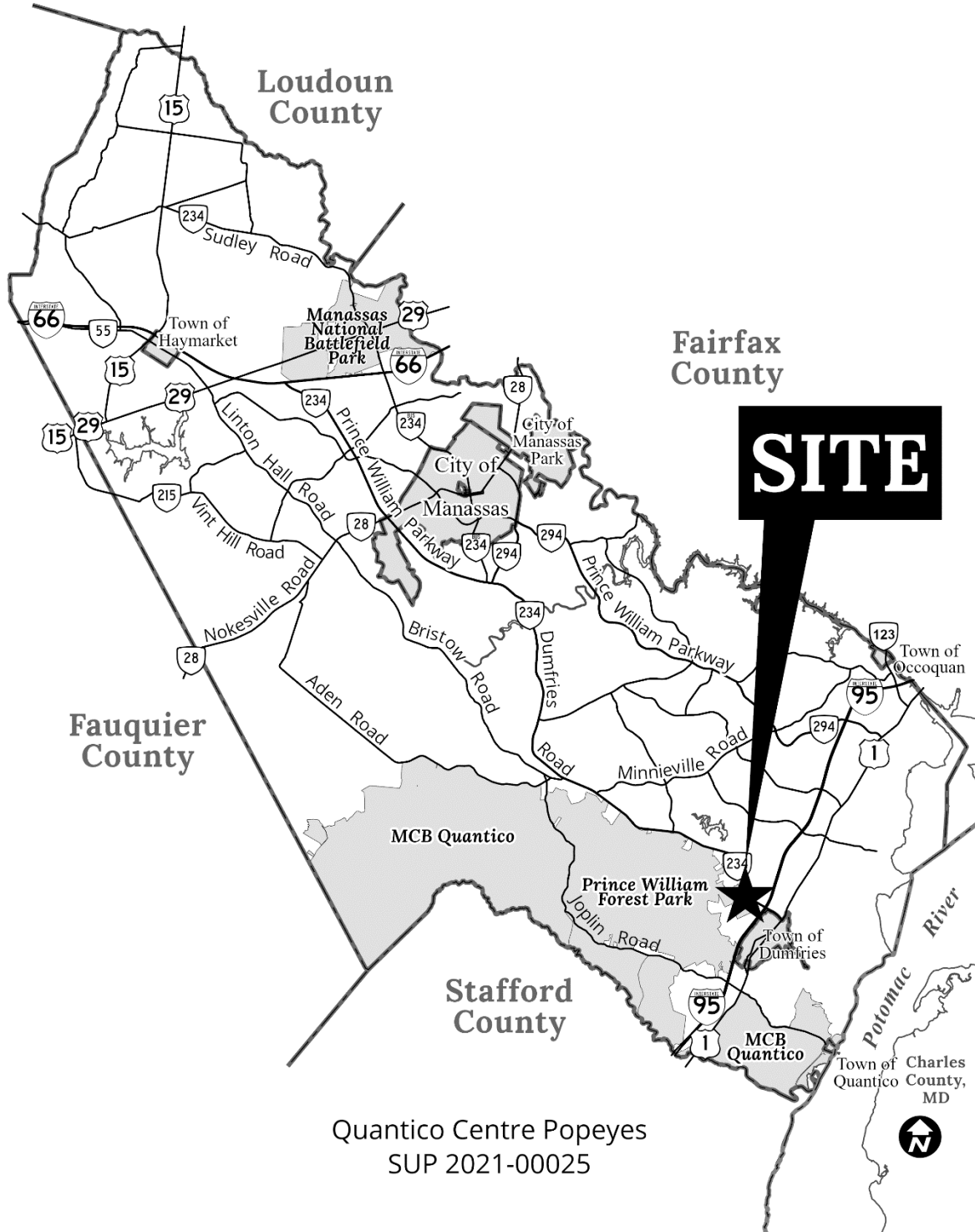
The Planning Commission has until February 15, 2022, which is 90 days from the first public hearing date, to take action on the Special Use Permit application. A recommendation to approve the Special Use Permit application would meet the 90-day requirement.

STAFF CONTACT INFORMATION

Christopher Perez | (703) 792-8050
cperez@pwcgov.org

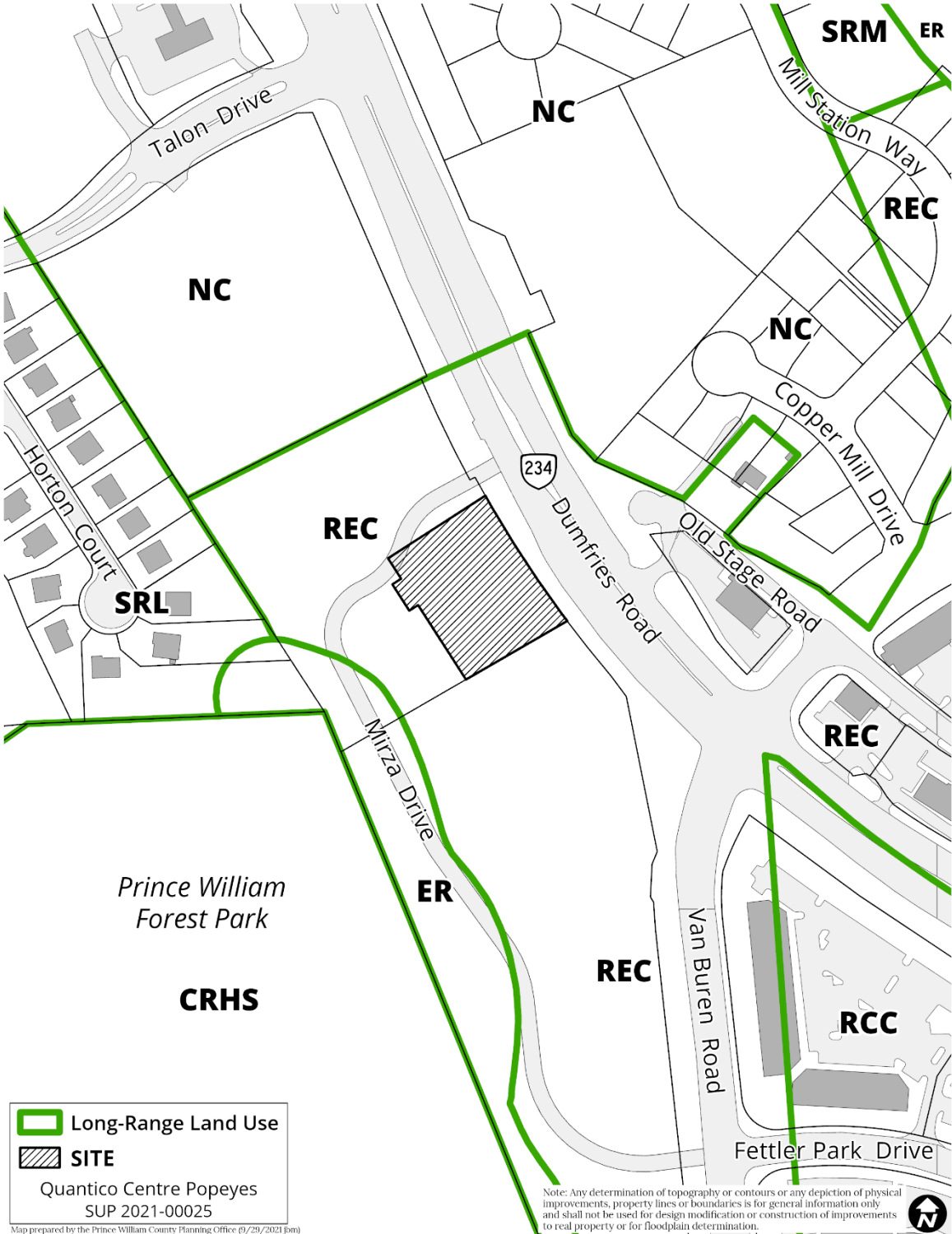
ATTACHMENTS

Area Maps
Staff Analysis
SUP Condition Statement
Special Use Permit Plan
Illustrative Building Architecture
Sign Package
Historical Commission Resolution



Quantico Centre Popeyes
SUP 2021-00025



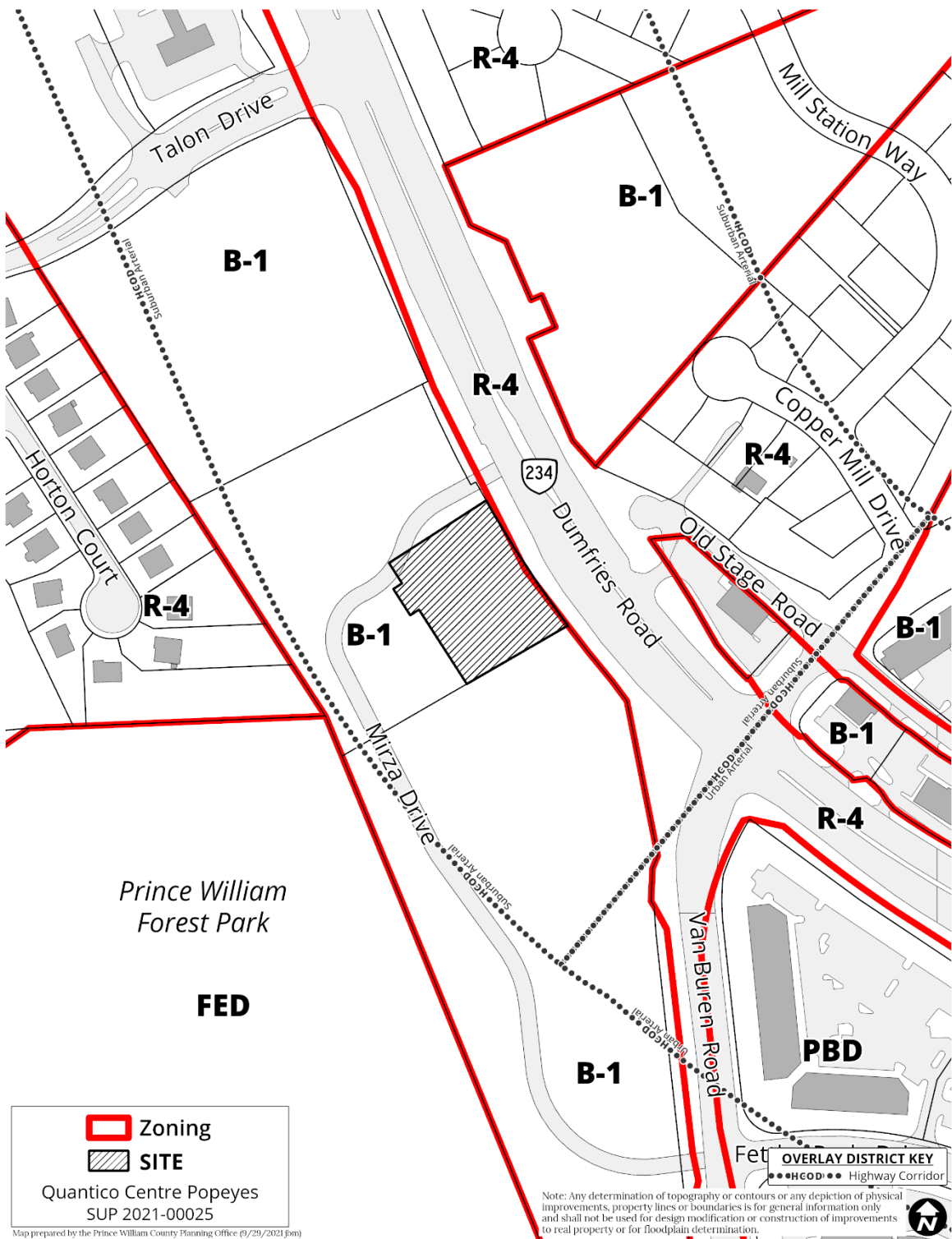


Long-Range Land Use
 SITE
 Quantico Centre Popeyes
 SUP 2021-00025

Map prepared by the Prince William County Planning Office. 6/29/2021 (jcm)

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





Map prepared by the Prince William County Planning Office (9/29/2021.jm)

Part I. Summary of Comprehensive Plan Consistency

Staff Recommendation: APPROVAL

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

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

Part II. Comprehensive Plan Consistency Analysis

The following table summarizes the area characteristics:

Direction	Land Use	Long Range Future Land Use Map Designation	Zoning
North	Vacant land and a gas station	NC	B-1
South	Church	REC, CRHS	B-1, FED
East	Restaurant and other commercial businesses, SFD residential units	SRL	R-4, B-1
West	SFD residential units and the Prince William Forest Park	REC	R-4, FED

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.

This site is located within an REC, Regional Employment Center, designation on the Long-Range Land Use Map. The following table summarizes the uses and densities 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>

Proposal's Strengths

- **Permitted Use:** The subject site is zoned B-1, General Business. Drive-through restaurant uses 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 mitigate impacts of the proposal.

Proposal's Weaknesses

- **Discouraged Use:** Drive-through uses are discouraged in the REC designation. Drive-through uses inhibit walkability in shopping centers and from nearby neighborhoods. Drive-through uses also propagate an auto dependent culture which increases traffic for local trips and increases the society's dependency on fossil fuels.

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

Community Design Plan Analysis

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

This site is located within the Dumfries Road (Route 234) Highway Corridor Overlay District (HCOD). During the review of the proposal, the applicant worked with staff to provide an upgraded building facade that is visually consistent with the architecture of the adjoining shopping center. Additionally, the minimum required 20-foot-wide HCOD buffer is provided onsite. The minimum standard for landscaping within the buffer has been met through an enhanced landscape plan as depicted on the SUP Plan.

Additionally, during the review of the SUP, County staff identified existing utilities that appear to be in conflict with the required 20 foot buffer along the northern perimeter of the site and the 30 foot buffer on the eastern perimeter of the site. While the final site plan and the SUP plan contain notes that state these utilities will be relocated, the site plan does not depict where they will be relocated. Staff seeks assurances that the required landscape buffer will be provided in its totality to help screen the use from the public road. To address this concern, staff has provided a condition to ensure no utility lines or utility easements will be located within the 20-foot HCOD buffer and the 30 foot buffer abutting the church property except to allow for minimal perpendicular utility crossings. This item shall be complied with when the final site plan is revised to permit the drive-through use.

Drive-through use

As mentioned earlier in the report drive-through uses are discouraged in the REC designation. Drive-through uses inhibit walkability in shopping centers and from nearby neighborhoods by orienting the restaurant to vehicles instead of pedestrians. This proposal attempts to overcome this inherent design challenge of drive-throughs by accommodating safe pedestrian movement through the use

of crosswalks and sidewalks into the site from the main shopping center. Additionally, the restaurant is providing an outdoor seating area to be used by pedestrians and vehicle customers who park.

Request for Signage Modification

This SUP proposal includes a request for the following sign modification:

- To allow four (4) facade signs for a corner lot, which deviate from the three (3) facade signs allowed by the Zoning Ordinance. However, the total requested amount of facade sign square footage is 115 square foot, which is less than the 400 square foot allowed by the Zoning Ordinance. The proposed drive through signage is consistent with zoning ordinance sign regulations. All sign requirements and proposed modifications are outlined below:

SIGN TYPE	PERMITTED/ALLOWED	PROVIDED/PROPOSED
Facade		
Number Permitted Per Lot	3 for corner lot	<u>Proposed: 4 Total</u> <ul style="list-style-type: none"> - Sign A: Orange "Popeye's Louisiana Kitchen" sign = 52 square feet - Sign B: White stencil sign "Love that Chicken" = 44.08 square feet - Sign C (two): Orange "Louisiana 1972 Kitchen" sign= 9 square feet each
Maximum Sign Area (Square Feet)	3 SF per 1 foot of building (Maximum area of 400 SF)	Total Proposed: 115 square feet
Drive-Through		
Number Permitted Per Lot	3 per drive through lane ordering location	<u>Proposed: 3 Total</u> <ul style="list-style-type: none"> - Preview Board - Menu Board - Ordering Point
Maximum Sign Area (Square Feet)	Individual sign maximum - 40 SF Cumulative maximum - 72 SF	<ul style="list-style-type: none"> - Preview Board (8 SF) - Menu Board (23 SF) - Ordering Point
Maximum Sign Height	8 feet	<ul style="list-style-type: none"> - Preview Board (6' 10") - Menu Board (6' 10") - Ordering Point
Directional		
Number Permitted Per Lot	1 per 50 linear feet of street frontage	Any number needed to direct traffic onsite
Maximum Sign Area (Square Feet)	4 square feet each	Under 4 SF each
Maximum Height	5 feet	5 feet
Minimum Setback	10 feet	NA

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 in order to grant modifications for signage. The Applicant's summarized responses to each of the criteria are 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.*

The Applicant requests a sign modification to allow the signage package included with this submission. The Applicant is specifically proposing one additional facade sign; however, the total amount of facade sign square footage is less than allowed. The Applicant is also proposing drive through signage and directional signage as shown in the signage package in order to aid customers in wayfinding and utilize the drive through. The restaurant will have a panel on a shopping center sign. This has not been included in the signage package because it will likely not be located within the special use permit area and will be in accordance with the Zoning Ordinance. The shopping center will be landscaped as depicted on the Site Context & Landscape Plan, which is included in the Special Use Permit Plan.

- b. *Improve the 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.*

Route 234 is a high-traffic corridor where businesses rely on identifiable signage for business. As proposed, the proposed signage will add an aesthetic design to the corridor while matching the corporate identity of the restaurant. Because of the location of the Property, the proposed design of the sign, shopping center landscaping and surrounding uses, the proposed sign modification will have minimal impact on the visual appearance of the adjacent and nearby properties and right-of-way.

- c. *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 Section 32-250.21.*

The Applicant seeks a sign modification to allow for standard signage needed by restaurants with drive-through facilities. For many of the reasons stated herein, this sign modification request and design of the sign will remain consistent with the purpose of Section 32-250.21 which includes encouraging vibrant and thriving commercial activity, encouraging aesthetic quality in the design, providing a fundamental role in convenience to citizens and encouraging economic development.

- d. *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.*

The Applicant relies on drive-by visibility for its customers and also needs drive through and wayfinding signage for customers to utilize the drive through. The Property is not located adjacent to the Route 234 right-of-way. The Site Context & Landscape Plan, which is included in the Special Use Permit Plan, shows the setback from the road and the site plan approved landscaping.

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

The Property is located within the Dumfries HCOD. Therefore, the specific HCOD setbacks and standards apply. The proposed signage modification request does not exceed what is typically permissible within the HCOD standards.

Staff concurs with the provided justifications and supports the sign modification proposed with the subject SUP.

Proposal's Strengths

- Building & Signage Elevations: Proposed building and signage elevations for the new Popeye's restaurant have been provided by the Applicant and are conditioned to be in substantial conformance with the elevations. The building facade is comprised of EIFS and brick masonry that is provided throughout the building design. The brick masonry helps create a cohesive architectural theme with the Quantico Centre shopping center.
- Signage: The total amount of requested facade sign square footage is 115 square foot, which is less than the 400 square foot allowed by the Zoning Ordinance. The sign package offered by the Applicant includes facade, drive-through, and directional signs, which are conditioned to be in substantial conformance with the sign elevations.
- Bicycle Access/Storage: As conditioned, the Applicant shall provide one (1) bike rack on the Property. The final location shall be shown on the final site plan.
- Refuse Storage Area - As conditioned, the refuse storage area will be at the rear of the site and shall be screened with similar masonry materials as the building.
- Utilities - As conditioned, no utility lines or easements, existing or proposed, will be located within the 20-foot HCOD buffer and the 30-foot buffer abutting the church property except to allow for minimal perpendicular utility crossings.

- Enhanced Landscaping – A 20-foot HCOD landscaping buffer will be installed, as shown on the SUP Plan, which proposed the plantings at the minimum plant unit requirement of 325 plant unit, which meets the DCSM standards. Also, there is a 30-foot landscape buffer along the South Eastern property line. This provides screening and improved visual aesthetics for the area.
- Pedestrian Accommodation – The proposal accommodates safe pedestrian movement through the use of crosswalks and sidewalks into the site from the main shopping center. Additionally, the restaurant is providing an outdoor seating area to be used by pedestrians and vehicle customers who park.

Proposal's Weaknesses

- Discouraged Use: Drive-through uses are discouraged in the REC designation. Drive-through uses inhibit walkability in shopping centers and from nearby neighborhoods. Drive-through uses also propagate an auto dependent culture which increases traffic for local trips and increases the society's dependency on fossil fuels.

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

Cultural Resources Plan Analysis

Prince William County promotes the identification, evaluation, and protection of cultural resource sites throughout the County, as well as the tourism opportunities these sites present. The Cultural Resources Plan recommends identifying, preserving, and protecting Prince William County's significant historical, archaeological, architectural, and other cultural resources – including those significant to the County's minority communities – for the benefit of all of the County's citizens and visitors. To facilitate the identification and protection of known significant properties that have cultural resource values worthy of preservation, the land use classification County Registered Historic Site (CRHS) is used in the Comprehensive Plan.

The SUP site is part of a recently approved commercial/retail shopping center, known as Quantico Center, approved on final site plan# SPR2017-00422. There is no potential for archaeological resources and no additional cultural resource studies are requested.

Proposal's Strengths

- No Further Work: The Historical Commission reviewed this proposal at its May 11, 2021, meeting and determined that no further work was needed. The County Archaeologist concurs.

Proposal's Weaknesses

- None identified.

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

Environment Plan Analysis

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

The SUP site is part of a recently approved commercial/retail shopping center, known as Quantico Center, approved on final site plan# SPR2017-00422. No SWM/BMP facility is located on this portion of the site; rather, all stormwater is collected onsite through storm drains that connect to SWM facilities located at the rear of the shopping center site. The \$75 per acre contribution for water quality monitoring and stream restoration activities is included in the SUP conditions. Buffers and landscaping shall be in accordance with DCSM section 800. As this site is currently developed, no stream assessment or PFD study is required. An Environmental Constraints Analysis (ECA) narrative and plan have also been provided.

Proposal's Strengths

- **No Environmental Features Present:** The shopping center is constructed and awaiting tenants to move in. This portion of the development contains no environmental features of concern.
- **Level of Service Water Quality:** A \$75 per acre monetary contribution for water quality monitoring, stream restoration, and/or drainage improvements has been conditioned.
- **Landscaping** - As conditioned, all landscaping shall be provided in substantial conformance with the SUP Plan.

Proposal's Weaknesses

- None identified.

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

Fire and Rescue Plan Analysis

Quality fire and rescue services provide a measure of security and safety that both residents and businesses have come to expect from the County. The Fire and Rescue Plan sets out policies and

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

The first due Fire & Rescue station is Station #23. 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 #23 responded to 4,943 incidents in FY2019. The maximum station workload for this facility type is 6,000 incidents; as such, it is currently operating within capacity.

Proposal's Strengths

- **Travel Time Ranges:** The site is located outside the recommended 4.0-minute travel time for fire suppression and basic life support, and within the 8.0-minute travel time for advanced life support services.
- **Monetary Contribution:** As conditioned, the Applicant has agreed to make a monetary contribution of \$0.61 per square foot of the proposed building addition (\pm 3,000 square feet) for fire and rescue services to the Prince William Board of County Supervisors prior to and as a condition of building permit issuance.

Proposal's Weaknesses

- None identified.

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

Police Plan Analysis

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

communications linking emergency responders in the field with the Public Safety Communications Center.

The Police Department does not believe this application will create a significant impact on calls for service.

Proposal's Strengths

- Minimal New Calls for Service – The Police Department does not believe this application will create a significant impact on calls for service.
- Graffiti Removal & Reporting – As conditioned, the Applicant agrees to remove any graffiti from the property. Any graffiti is to be reported to the Police Department before removal.
- Lighting – Specific to the proposed use, outdoor lighting details are being conditioned to promote safety, while minimizing impacts to the surrounding uses.

Proposal's Weaknesses

- None identified.

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

Potable Water Plan Analysis

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

The Applicant shall plan, design, and construct all onsite and offsite public water utility improvements necessary to develop/utilize the subject property and satisfy requirements in accordance with all applicable Service Authority, County, and State requirements, standards, and regulations. The SUP site is part of a recently approved commercial/retail shopping center, known as Quantico Center, approved on final site plan# SPR2017-00422. The site is connected to public water.

Proposal's Strengths

- Water Connection – The Applicant is required to comply with Zoning Ordinance Section 32-250.74, which mandates connection of the site to public water service. As conditioned, the site shall connect to public water.

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 Applicant shall plan, design, and construct all onsite and offsite sanitary sewer utility improvements necessary to develop/utilize the subject property and satisfy requirements in accordance with all applicable Service Authority, County, and State requirements, standards, and regulations. The SUP site is part of a recently approved commercial/retail shopping center, known as Quantico Center, approved on final site plan# SPR2017-00422. The site is connected to public water.

Proposal's Strengths

- Sewer Connection – The Applicant is required to comply with Zoning Ordinance Section 32-250.75, which mandates connection of the site to public sewer service. As conditioned, the site shall connect to public sewer.
- Grease Trap – As conditioned, an appropriately sized and designed grease trap shall be provided on-site and installed prior to the approval of the occupancy permit. The grease trap shall be properly maintained to prevent grease build-up in the force main or gravity sewer.

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.

An Application for Deferral of Traffic Impact Analysis (TIA), signed by County Transportation staff, is included with the application. County Transportation staff indicated that there was no need for a Traffic Impact Analysis to be submitted at this time. A TIA was provided in connection with the approved site plan, which included the restaurant with drive-through facility. No changes in access are proposed from the approved final site plan associated with the shopping center.

Proposal's Strengths

- Site Access – The site utilizes a shared access with the shopping center and provides an inter-parcel connection to the adjacent church which parallels Dumfries Road.
- Drive-Through Configuration – The drive-through direction shall be one-way only, in a counter-clockwise direction. Adequate space for vehicle stacking shall be provided, as shown on the SUP Plan.

Proposal's Weaknesses

- None identified.

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

Economic Development

An enhanced, diverse nonresidential tax base creates quality jobs, allowing people to live, work and recreate in Prince William County. The Economic Development Plan sets out policies and action strategies that further the County's goal of attracting and fostering the growth of environmentally sound industries to create quality jobs and diversify the nonresidential tax base, creating a climate where citizens can live and work in Prince William County. The Plan includes recommendations relating to business attraction, retention and expansion, the provision of adequate infrastructure, redevelopment of less competitive areas, telecommuting and other information-age opportunities, and recognition of tourism as an industry.

Proposal's Strengths

- Nonresidential Development – The application proposes nonresidential development that will increase the County's nonresidential tax base and help to enhance commercial/retail uses.
- Increase At-Place Employment – The SUP proposal to add another end-user on a pad site will enhance the retail use options and will help contribute to the County's overall goal to increase growth in at-place employment.

Proposal's Weaknesses

- None identified.

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

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.

Modifications / Waivers

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

- Signage Modification: As outlined in the Community Design section of this report, the application includes a single signage modification. To allow four (4) facade signs for a corner lot, which deviate from the three (3) facade signs permitted by the Zoning Ordinance. Staff supports the modification request.

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

Staff Analysis

- PWC Fire Marshal's Office
- PWC Parks and Recreation: PW Forest Park
- PWC Public Safety: Crime Prevention/Police
- PWC Public Works – Watershed / Environmental / Arborist
- PWC Service Authority
- PWC Transportation
- Virginia Department of Transportation (VDOT)

SUP Condition Statement

PROPOSED CONDITIONS

Applicant: Rejnaj of Dumfries, LLC

Special Use Permit: #SUP2021-00025

Prince William County GPIN: portion of 8189-68-5008 (the "Property")

Special Use Permit Area: +/-1.17 acres

Zoning: B-1, General Business

Magisterial District: Potomac

Date: October 25, 2021

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

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

1. Site Development - The Property shall be developed in substantial conformance with the special use permit plan entitled "Popeye's Louisiana Kitchen Special Use Permit," prepared by Bowman Consulting, last revised October 25, 2021 (hereinafter, the "SUP Plan") subject to minor modifications in connection with final site plan review or final engineering. The uses permitted with this SUP do not limit or restrict the by-right uses otherwise allowed on the Property.
2. Use Parameters
 - a. SUP Limitations: The use associated with this special use permit shall be limited to a restaurant with drive-thru facilities as shown on the SUP Plan. The uses permitted with this special use permit do not limit or restrict the by-right uses otherwise allowed on the Property.
 - b. Hours of Operation: Hours of operation may be twenty-four (24) hours a day, seven (7) days per week.
 - c. Outdoor Speaker System: The system to be used for ordering shall not be audible outside the limits of the Property.

CONDITIONS

Applicant/Owner: Rejnaj of Dumfries, LLC

Project Name: Quantico Centre Popeyes

Project Number: #SUP2021-00025

Date: October 25, 2021

Page 2 of 5

3. Community Design

- a. Architecture - The design of the building shall substantially conform with the building elevations entitled "Illustrative Building Architecture," dated August 27, 2021 (hereinafter, the "Elevations"). The Elevations may be subject to minor modification approved by the County in connection with site plan review. Additional changes to the design and materials may be made provided that any such changes are approved by the Planning Office prior to the issuance of a building permit release letter. Such approval shall be based on a determination that the changes result in a building that is of equal or better quality than that shown on the Elevations. At least two weeks prior to requesting a building permit release letter from Development Services, the Applicant shall submit building elevations so that it can ensure compatibility of the building with the Elevations.
- b. Landscaping - Landscaping shall be provided in substantial conformance with the plan entitled "Site Context & Landscape Plan," prepared by Bowman Consulting, last revised October 25, 2021 (hereinafter, the "Landscape Plan"), subject to minor modifications in connection with final engineering. To the extent possible, any new plant units on the Property shall be indigenous and native, in accordance with the DCSM.
- c. Utilities - No utility lines or associated utility easements, existing or proposed, will be located within the 20' HCOD buffer and the 30' buffer abutting the church property (GPIN 8189-67-8327) except to allow for minimal perpendicular utility crossings.
- d. Refuse Storage Area - The refuse storage area shall be located in the area as shown on the SUP Plan and shall be screened with similar masonry materials as the building.
- e. Signage - The Applicant shall be permitted the sign modifications as depicted in the Sign Elevations entitled "Popeye's Restaurant with Drive-through Special Use Permit - Illustrative Sign Package" dated March 5, 2021 ("Sign Elevations"). In addition, the following shall apply to signage and advertisements onsite:

SUP Condition Statement

CONDITIONS

Applicant/Owner: Rejnaj of Dumfries, LLC

Project Name: Quantico Centre Popeyes

Project Number: #SUP2021-00025

Date: October 25, 2021

Page 3 of 5

- i. Banners, pennants, streamers, balloons, figures, and other attention getting devices not permitted by the Zoning Ordinance shall be strictly prohibited. This restriction is not intended to prohibit flags as permitted by the Zoning Ordinance or grand opening signage.
 - ii. Minor/Directional signage, as shown in the Sign Elevations, shall be provided as required or needed.
 - iii. Parking and signage for handicapped customers shall be provided in accordance with the DCSM and other current standards.
 - iv. Unless not required by the Zoning Ordinance, sign permits are required for all signs. Color, scaled renderings of all signage shall be submitted as part of the sign permit approval process.
4. Lighting - No spot lighting shall be permitted. All lighting shall be directed down and/or towards the restaurant and shall not be directed towards the adjacent property lines.
5. Fire and Rescue - The Applicant shall make a monetary contribution of \$0.61 per square foot of the proposed building addition (\pm 3,000 square feet) for fire and rescue services to the Prince William Board of County Supervisors prior to and as a condition of building permit issuance.
6. Maintenance of the Property
 - a. Maintenance - The Applicant shall maintain the Property and shall pick up trash, litter, and debris on a daily basis, or as needed.
 - b. Graffiti Removal - The Applicant agrees to remove any graffiti from the Property. Graffiti shall be deemed any inscription or marking on walls, buildings, or structures not permitted by the sign regulations in Section 32-250.21. *et seq.* of the Zoning

SUP Condition Statement

CONDITIONS

Applicant/Owner: Rejnaj of Dumfries, LLC

Project Name: Quantico Centre Popeyes

Project Number: #SUP2021-00025

Date: October 25, 2021

Page 4 of 5

Ordinance. Any graffiti is to be reported to the Prince William County Police Department before removal.

7. Environment

- a. Grease Trap - An appropriately sized and designed grease trap shall be provided on-site and installed prior to the approval of the occupancy permit. The grease trap shall be properly maintained to prevent grease build-up in the force main or gravity sewer.
- b. Water Quality Monitoring/Stream Restoration - The Applicant shall contribute \$75.00 per acre (\pm 1.17 acres) at the time of final site plan approval for the County to conduct water quality monitoring, drainage improvement projects and/or stream restoration.

8. Transportation

- a. Access & Onsite Circulation: Access to the Property shall be as shown on the SUP Plan, including all drive-through lane improvements with striping and directional markings.
- b. The Applicant shall ensure that any vehicles associated with any use of the Property do not obstruct the travelways, drive aisles, fire lanes, adjoining road network, or encroach upon landscaped areas.
- c. Handicapped Parking and Signage - Parking and signage for handicapped customers shall be provided in accordance with the DCSM and other current standards.
- d. Bike Rack - The Applicant shall provide one (1) bike rack on the Property. The final location shall be shown on the final site plan.

9. Connections to Public Water and Public Sewer - The Property shall connect to public water and public sewer.

SUP Condition Statement

CONDITIONS

Applicant/Owner: Rejnaj of Dumfries, LLC

Project Name: Quantico Centre Popeyes

Project Number: #SUP2021-00025

Date: October 25, 2021

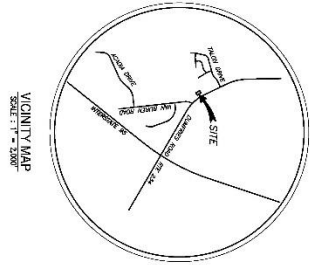
Page 5 of 5

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

P1099870.DOCX

SPECIAL USE PERMIT PLAN
POPEYE'S LOUISIANA KITCHEN
 POTOMAC MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA
 #SUP2021-00025

- SHEET INDEX**
1. COVER SHEET
 2. SPECIAL USE PERMIT PLAN
 3. SITE PLAN
 4. LANDSCAPE ARCHITECT
- APPLICANT**
- HEAD OF COMPANY, LLC
 10000 WOODBURN ROAD
 APTN. 100 WOODBURN
 ALEXANDRIA, VA 22304
- CIVIL ENGINEER**
- DOMAN CONSULTING GROUP
 10000 WOODBURN ROAD
 APTN. 100 WOODBURN
 ALEXANDRIA, VA 22304
- LANDSCAPE ARCHITECT**
- DAVIDSON CONSULTING GROUP
 10000 WOODBURN ROAD
 APTN. 100 WOODBURN
 ALEXANDRIA, VA 22304



- NOTES**
1. DETAILED PROPERTY SURVEYING REQUIRED AS PER 101-2-10-10, SUBJECT TO THE APPLICANT OBTAINING A SURVEY FROM A LICENSED SURVEYOR.
 2. THE CIVIL ENGINEER SHALL PROVIDE THE SPECIAL USE PERMIT PLAN TO THE POTOMAC MAGISTERIAL DISTRICT FOR REVIEW AND APPROVAL.
 3. THE SPECIAL USE PERMIT PLAN SHALL BE REVIEWED BY THE POTOMAC MAGISTERIAL DISTRICT FOR REVIEW AND APPROVAL.
 4. THE SPECIAL USE PERMIT PLAN SHALL BE REVIEWED BY THE POTOMAC MAGISTERIAL DISTRICT FOR REVIEW AND APPROVAL.
 5. A TRAFFIC IMPACT ANALYSIS (ATM) SHALL BE PROVIDED BY THE APPLICANT TO THE POTOMAC MAGISTERIAL DISTRICT FOR REVIEW AND APPROVAL.
 6. THE SPECIAL USE PERMIT PLAN SHALL BE REVIEWED BY THE POTOMAC MAGISTERIAL DISTRICT FOR REVIEW AND APPROVAL.
 7. THE SPECIAL USE PERMIT PLAN SHALL BE REVIEWED BY THE POTOMAC MAGISTERIAL DISTRICT FOR REVIEW AND APPROVAL.
 8. THE SPECIAL USE PERMIT PLAN SHALL BE REVIEWED BY THE POTOMAC MAGISTERIAL DISTRICT FOR REVIEW AND APPROVAL.
 9. THE SPECIAL USE PERMIT PLAN SHALL BE REVIEWED BY THE POTOMAC MAGISTERIAL DISTRICT FOR REVIEW AND APPROVAL.
 10. THE SPECIAL USE PERMIT PLAN SHALL BE REVIEWED BY THE POTOMAC MAGISTERIAL DISTRICT FOR REVIEW AND APPROVAL.
 11. THE SPECIAL USE PERMIT PLAN SHALL BE REVIEWED BY THE POTOMAC MAGISTERIAL DISTRICT FOR REVIEW AND APPROVAL.
 12. ALL PERMITS SHALL BE OBTAINED BY THE APPLICANT PRIOR TO THE START OF CONSTRUCTION.

Old File name: I:\Projects\2021\2021-00025\2021-00025.dwg
 Project: POPEYE'S LOUISIANA KITCHEN
 User: JAMES.MCCOY
 Date: 10/20/2021 10:20:00 AM

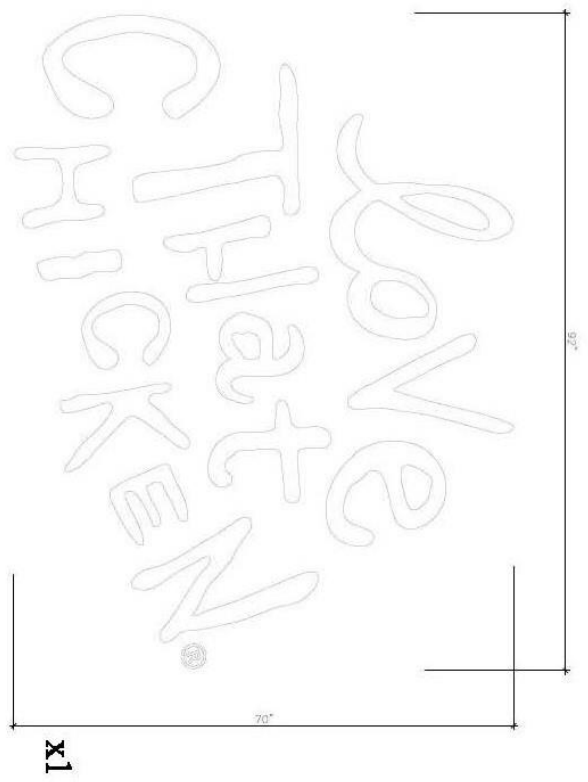
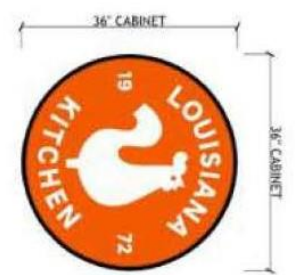
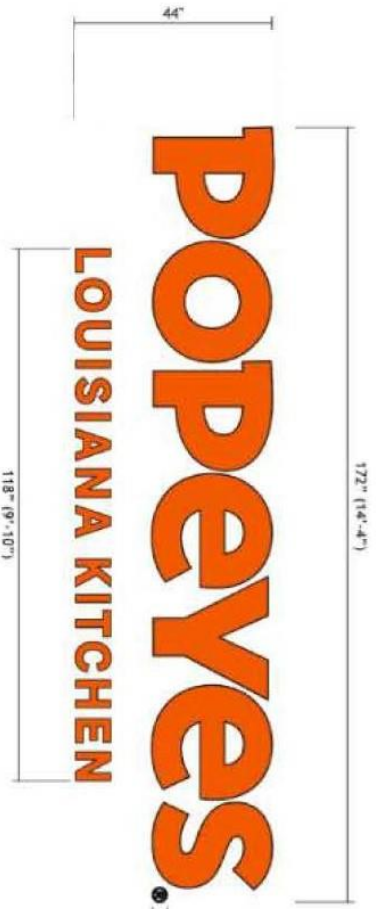
COVER SHEET POPEYE'S LOUISIANA KITCHEN SPECIAL USE PERMIT POTOMAC MAGISTERIAL DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA	PROJECT NO. 2021-00025	Special Consulting Group, LLC 1481 Sunrise Valley, #200 Suite 500 Falls Church, VA 22041 Phone: (703) 441-8100 Fax: (703) 441-8100 www.bowmanconsulting.com © Bowman Consulting Group, LLC
DATE: 10/20/2021 TIME: 10:20:00 AM FILE: I:\Projects\2021\2021-00025\2021-00025.dwg	SHEET 1 OF 3	

Illustrative Building Architecture



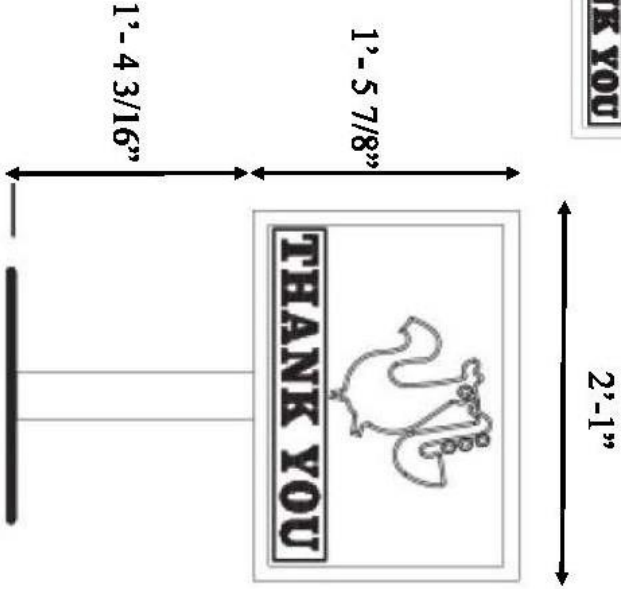
Illustrative Building Architecture
August 27, 2021

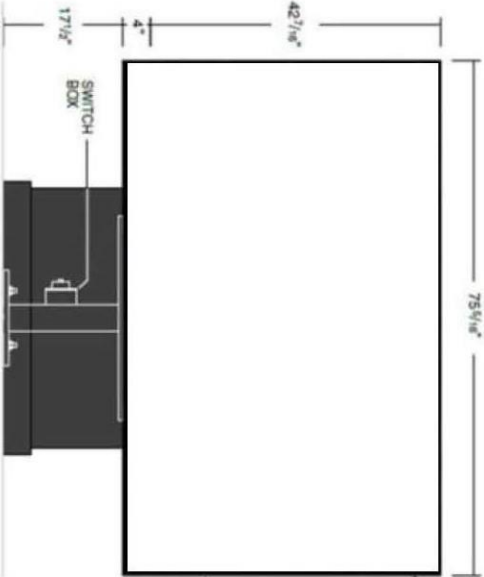
**Popeyes Restaurant with Drive-through Special Use Permit
Illustrative Sign Package
March 5, 2021**



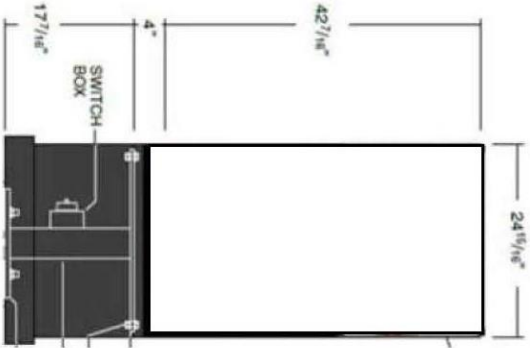


Maximum Sign Area – 3 square feet each
Maximum Height – 5 feet





Ordering Point



Preview Board

**POPEYES RESTAURANT WITH DRIVE-THROUGH
SPECIAL USE PERMIT
SIGN COMPARISON CHART**

SIGN COMPARISON CHART		
SIGN TYPE	PERMITTED/ALLOWED	PROVIDED/PROPOSED
Façade Signs		
Number Permitted	3 signs permitted for corner lot	4 total
Maximum Sign Area	3 square feet per 1 foot of building side, per sign Max. 400 square feet for all signs	Approximately 115 square feet
SIGN TYPE	PERMITTED/ALLOWED	PROVIDED/PROPOSED
Minor Sign/Directional Sign		
Number Permitted per Lot	1 per 50 feet of linear street frontage	Any number needed to direct traffic on-site
Maximum Sign Area	4 square feet each	Under 4 square feet each
Maximum Height	5 feet	Under 5 feet
Minimum Setback	10 feet	N/A
SIGN TYPE	PERMITTED/ALLOWED	PROVIDED/PROPOSED
Drive-in		
Number Permitted per Lot	3 per drive-through lane ordering location	3 total <ul style="list-style-type: none"> • Preview Board • Menu Board • Ordering Point
Maximum Sign Area	Individual sign maximum – 40 square feet Cumulative maximum – 72 square feet	<ul style="list-style-type: none"> • Preview Board – approximately 8 square feet • Menu Board – approximately 23 square feet • Ordering Point
Maximum Sign Height	8 feet	<ul style="list-style-type: none"> • Preview Board – 6 feet 10 inches • Menu Board – 6 feet 10 inches • Ordering Point
Setback	Not specified	
SIGN TYPE	PERMITTED/ALLOWED	PROVIDED/PROPOSED
Clearance Bar		
Number Permitted per Lot	Not considered a sign	1 total

Sign Comparison Chart

Maximum Sign Area	Not considered a sign	N/A
Maximum Sign Height	Not specified	N/A
Setback	Not specified	N/A

Historical Commission Resolution

HISTORICAL COMMISSION RESOLUTION

MOTION: PORTA **May 11, 2021**
Regular Meeting
Res. No. 21-031

SECOND: CARTER

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>
REZ2018-00026	Independent Hill - Second Submission	Request applicant adhere to previous requests as noted below: <ul style="list-style-type: none">• Request applicant donate \$3000 for a historical marker;• Request applicant install interpretive Kiosk, including 4 bench seats and 2 National Park Service style signs with content to be reviewed by the Historical Commission;• Conduct metal detector survey with the recommended expanded survey area and, if warranted, conduct Phase II evaluation and Phase III data recovery study;

Historical Commission Resolution

May 11, 2021
Regular Meeting
Res. No. 21-031
Page 2

		<ul style="list-style-type: none">• Artifacts to be donated to and curated with the County;• Adhere to proffered archaeological studies.
SUP2021-00025	Quantico Centre Popeyes	No Further Work
REZ2021-00016	Broad Run Industrial Park Lot 1A	No Further Work
REZ2021-00015	Contractors Court	No Further Work
REZ2021-00014	Wellington Glen Parcel J/K Proffer Amendment	No Further Work

Votes:

Ayes: by acclamation

Nays: None

Absent from Vote: None

Absent from Meeting: Pearsall, Reddick

MOTION CARRIED

ATTEST: 
Secretary to the Commission