



PLANNING COMMISSION RESOLUTION

MOTION:

January 26, 2022

SECOND:

Regular Meeting

RES. No. xxxx

RE:

**SPECIAL USE PERMIT #SUP2022-00007, FREDDY'S STEAKBURGERS AT SUDLEY
MANOR
GAINESVILLE MAGISTERIAL DISTRICT**

ACTION:

WHEREAS, this is a request to allow for a drive-through facility in connection with a new freestanding restaurant; and

WHEREAS, the subject site is located +650 feet northwest of the intersection of Ashton Avenue and Sudley Manor Dr.; is identified on County maps as GPIN 7697-10-9039; is addressed as 8074 Ashton Avenue; and

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

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

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on January 26, 2022; and

WHEREAS, the Planning Commission finds that public necessity, convenience, general welfare, and good zoning practices are served by recommending approval of this request;

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby recommend approval of Special Use Permit #SUP2022-00007, Freddy's Steakburgers at Sudley Manor, subject to the conditions dated January 6, 2022, on the expedited agenda.

ATTACHMENT: Conditions dated January 6, 2022.

Votes:

Ayes:

Nays:

Abstain from Vote:

Absent from Vote:

Absent from Meeting:

MOTION CARRIED

Attest:

Robbyn L. Smith
Clerk to the Planning Commission

PROPOSED CONDITIONS
Applicant: Sudley Manor Place, LLC
Special Use Permit: #SUP2022-00007
Prince William County GPIN: 7697-10-9039 (the "Property")
Special Use Permit Area: +/-1.67 acres
Zoning: B-1, General Business
Magisterial District: Gainesville
Date: January 6, 2022

The following conditions are intended to offset the impacts of the proposal and to render the application consistent with the applicable chapters of the Comprehensive Plan and the surrounding areas. If the conditions of this Special Use Permit or the Special Use Permit Plan (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 "Freddy's Steakhburgers at Sudley Manor Special Use Permit," prepared by Greenway Engineering, last revised December 20, 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.
 - 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.
3. Community Design
 - a. Architecture - The design of the building shall substantially conform with the building elevations entitled "Elevations," dated December 20, 2021 (hereinafter, the "Elevations"). The Elevations may be subject to minor modification approved by the County in connection with final site plan review. Additional changes to the design and materials may be made provided that any such changes are approved by the Planning Office prior to the issuance of a building permit release letter. Such approval shall be

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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

- i. Landscaping shall be provided in substantial conformance with the plan entitled "Landscape Plan," prepared by Greenway Engineering, last revised December 20, 2021 (hereinafter, the "Landscape Plan"), subject to minor modifications in connection with final engineering. Minor modifications shall be permitted at the time of final site plan review based on final engineering. Final landscaping selections and plantings shall be reviewed/approved in coordination with the County Arborist prior to final site plan approval.
- ii. All plantings shall be drought-resistant and indigenous.
- iii. Subject to easement holder approval, the Applicant shall plant the equivalent of 80 plant units (pu) per 100 linear feet (lf) within the Temporary Transcontinental Gas Pipeline Maintenance Easement and the existing Waterline Easement as shown on the SUP Plan. Plants shall consist of shrubs and other acceptable plant types and shall be planted beginning at the northeast end of the NOVEC Easement (Instrument #201410240077133) and extend to the southwestern Property line. If the Applicant is unable to plant shrubs as shown on the Landscape Plan due to an easement conflict, the Applicant shall work with the County Arborist during the final site plan approval process to distribute, to the extent reasonably possible, the equivalent number of plant units in other areas on the Property designated for landscaping in the final SUP Plan. Compliance shall be reflected on the approved final site plan. Maintenance/replanting of plant units within the Temporary Transcontinental Gas Pipeline Maintenance Easement and the existing Waterline easement shall be the responsibility of the Applicant or current Property owner.

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- iv. Plantings in Easements – Unless otherwise expressly defined in the recorded easement documents as to acceptable landscaping parameters, the Applicant shall work with easement holders to permit landscaping shown on the SUP Plan and referenced herein. Approval by the easement holder(s) of said landscaping shall be demonstrated by approval from the easement holder(s) in writing and incorporated into the approved final site plan.
 - c. 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.
 - d. Signage – In accordance with Section 32-250.23 of the Zoning Ordinance, all signage shall be in substantial conformance with the sign proposal entitled “Freddy’s Frozen Custard and Steakburgers Sign Proposal SUP2022-0007 dated December 13, 2021, and elevations entitled “Elevations” dated December 20, 2021. In addition, the following shall apply to signage and advertisements onsite:
 - i. In regard to the proposed building façade signs, in order to be considered as by-right signage, the separation distance between the “Freddy’s Steakburgers” and the cone façade signs shall be 12 inches or less. Provided that such separation distance is not greater than 12 inches, the two adjacent signs shall be considered as one combined sign area. Any deviation from this shall result in the need for an SUP amendment for a signage modification request.
 - ii. 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.
 - iii. Minor Signage may be provided as needed.
 - iv. Parking and signage for handicapped customers shall be provided in accordance with the DCSM and other current standards.

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- v. 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.
 - vi. The Zoning Administrator or its designee may approve any change to the overall sign design including, illumination type and style provided that the total sign area and the number of signs does not exceed what is permitted/allowed with Section 32-250.23 of the Zoning Ordinance.
- e. Freestanding Signage Limitation & Design- Through this SUP, the Property shall be limited to no more than one (1) freestanding sign (not to include signage for Drive-Thru) at a maximum finished height not to exceed 20 feet. Such freestanding sign shall be designed as generally depicted in the signage package entitled "Freddy's Frozen Custard and Steakburgers Sign Proposal" and dated December 13, 2021, and in the location depicted on the SUP Plan. Said sign shall meet all standards of the Zoning Ordinance as to the sign definition, sign area, height, and setback. The Applicant/Owner shall install landscaping around the base of the sign feature, to include a mix of shrubs, grasses, and perennials.
- f. Screening- A 6-foot-tall board on board fence shall be provided along the northwestern Property line as depicted on the SUP Plan. Said fence shall be located outside of all easements. The fencing shall be shown on the final approved site plan and shall be regularly maintained and kept in good condition. Regular maintenance shall include, but is not limited to, repairing broken, missing, or rotten boards; painting; and replacement of damaged portions of the fence when leaning or as necessary. Compliance shall be demonstrated on the final site plan.
4. Lighting - No exterior neon or spot lighting shall be permitted on the Property. All lighting shall be directed down and/or towards the restaurant and shall not be directed towards the adjacent property lines.

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5. Fire and Rescue - The Applicant shall make a monetary contribution of \$0.61 per square foot of the proposed building addition (\pm 3379 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 and Security of the Property
 - a. Maintenance - The Applicant shall maintain the Property and shall pick up trash, litter, and debris on a daily basis, or more frequently as needed.

 - b. Graffiti Removal - The Applicant agrees to remove any graffiti from the Property. Graffiti shall be deemed any inscription of marking on walls, buildings, or structures not permitted by the sign regulations in Section 32-250.21. *et seq.* of the Zoning Ordinance. Any graffiti is to be reported to the Prince William County Police Department before removal. The Applicant shall prevent scaling of walls by keeping dumpsters away from walls, and covering or enclosing drainpipes, amongst other measures.

 - c. Security Measures - The Applicant shall monitor and maintain onsite security. Said measures may include, but shall not be limited to, interior and/or exterior mounted surveillance cameras, an alarm system, onsite lighting, or other methods, as needed.

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 1.67 acres) at the time of final site plan approval for the County to conduct water quality monitoring, drainage improvement projects and/or stream restoration.

 - c. Suitability for Planting- To facilitate adequate expansion of tree and shrub roots to support healthy plants, all landscape areas, parking lot islands and buffers, which have

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been subject to pavement and/or compaction shall have, prior to planting: a) all foreign materials (asphalt, concrete, rock, gravel debris, etc.) removed and the soil loosened to a depth of a minimum of 18" in areas where existing utilities are located less than 3' below the final grade, and b) a top dressing of 4" to 6" of clean topsoil provided. The topsoil shall not be a mixture of or contain contrasting textured subsoils. The topsoil shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, sticks, roots, trash, or other materials larger than 1" in diameter and shall not contain gravel. The topsoil shall contain a minimum of 5% natural fine organic matter, such as leaf mold, peat moss, etc. Said requirements shall be evidenced with a note on the final site plan.

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. No Obstruction of Travelways - The Applicant shall ensure that any vehicles associated with any use of the Property do not obstruct the travelways, drive aisles, sidewalks, pedestrian facilities, fire lanes, adjoining road network, or encroach upon landscaped areas, as shown on the SUP Plan.
- c. Parking Limitation- The six angled parking spaces on the eastern most portion of the SUP Plan shall be for employees only. Signage indicating such shall be provided on the Property.
- d. Restriction of Timeframe for Loading- In order to minimize impacts to vehicles using the bypass lane associated with the drive-through facility, delivery and loading/unloading times associated with restaurant operational deliveries (excluding customer delivery of food) shall occur during off-peak hours in the loading space area, as designated on the SUP Plan.

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- e. Handicapped Parking and Signage - Parking and signage for handicapped customers shall be provided in accordance with the DCSM and other applicable standards.
 - f. Bike Rack - The Applicant shall provide a minimum of 1 inverted U-shaped bicycle parking rack, as shown on the SUP Plan.
9. Connections to Public Water and Public Sewer - The Property shall connect to public water and public sewer, with the Applicant/Owner bearing all costs associated with providing all on-site and off-site facilities and/or needed improvements to make such connection and maintain service.
10. Escalator - In the event the monetary contributions set forth in the development conditions are paid to the Prince William Board of County Supervisors within eighteen (18) months of the approval of this special use permit, as applied for by the Applicant, said contributions shall be in the amounts stated herein. Any monetary contributions set forth in the development conditions which are paid after eighteen (18) months following the approval of this special use permit shall be adjusted in accordance with the Urban Consumer Price Index ("CPI-U") published by the United States Department of Labor such that, at the time the contributions are paid, they shall be adjusted by the percentage change in the CPI-U from the date eighteen (18) months after the approval of this special use permit to the most recently available CPI-U to the date the contributions are paid, subject to a cap of six (6%) percent per year, non-compounded.



STAFF REPORT

PC Meeting Date:	January 26, 2022
Agenda Title:	Special Use Permit #SUP2022-00007, Freddy's Steakburgers at Sudley Manor
District Impact:	Gainesville Magisterial District
Requested Action:	Recommend Approval of Special Use Permit #SUP2022-00007, Freddy's Steakburgers, subject to the conditions dated January 6, 2022
Department:	Planning Office
Case Planner:	Emilie Wolfson

EXECUTIVE SUMMARY

This is a request for a special use permit to allow for a drive-through facility in connection with a new freestanding restaurant.

It is the recommendation of staff that the Planning Commission recommend approval of Special Use Permit #SUP2022-00007, Freddy's Steakburgers at Sudley Manor, subject to the conditions dated January 6, 2022.

BACKGROUND

- A. Request: A request for special use permit approval to allow for a drive-through facility in connection with a new freestanding restaurant consisting of 3,379 gross square feet in the B-1, General Business, zoning district.

Uses/Features	Permitted/Existing	Proposed
Use(s)	Vacant	Restaurant with drive-through facilities
Gross Floor Area (GFA)	N/A	3,379 GSF
Lot Coverage	85% Max	±51%
Open Space	15%	49%
Building Height	45 foot maximum	±27 foot (1 story)

- B. Site Location: The subject site is identified on County Maps as GPIN 7697-10-9039, is located at 8074 Ashton Avenue, ±750 feet northwest of the intersection with Sudley Manor Drive. The subject site is located within the northwestern portion of the Sudley Manor Place shopping center along southbound Ashton Avenue.
- 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
- E. Surrounding Land Uses: To the northwest is a residential subdivision of single-family attached units, to the immediate south is a water storage tank surrounded by single-family attached units, and to the north and east are existing commercial uses including a retail shopping center.
- F. Background and Context: The SUP site consisting of ±1.67 acres is part of an approved commercial/retail shopping center, known as Sudley Manor Place, approved on final site plan# SPR2015-20093 on April 15, 2015. Currently, the development consists of four parcels. Two of the parcels are already developed as a LIDL (discount supermarket) and Sheetz gas station and convenience store. The approved site plan included a 6,000 square foot retail building in the location now proposed as part of this SUP as a freestanding restaurant with a drive-through. The parcel is part of a large commercial and residential rezoning REZ1985-0023 which extends past Ashton Avenue and includes the Bull Run Plaza. There are proffers associated with the rezoning, though none of the proffers are applicable to the development. The requested drive-through requires a SUP in the B-1 zoning district.

STAFF RECOMMENDATION

Staff recommends approval of Special Use Permit #SUP2022-00007, Freddy's Steakburgers, subject to the conditions dated January 06, 2022, for the following reasons:

- The proposed use is consistent and complementary with the existing mixture of commercial/retail service-oriented uses along this portion of Ashton Avenue.
- As conditioned through this SUP, specific use and operational parameters, quality architectural/design theme and building elevations, signage details, site layout, landscaping upgrades, maintenance requirements, and drive-through lane configuration are being proposed to adequately mitigate the impacts.

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 an existing 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	3,379 SF building	\$2,061.19
Water Quality	\$75 per acre	±1.67 acre	\$125.25
Total			\$2,186.44

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 will be permitted with conditions. Legal issues resulting from the Planning Commission's action are appropriately addressed by the County Attorney's office.

Timing

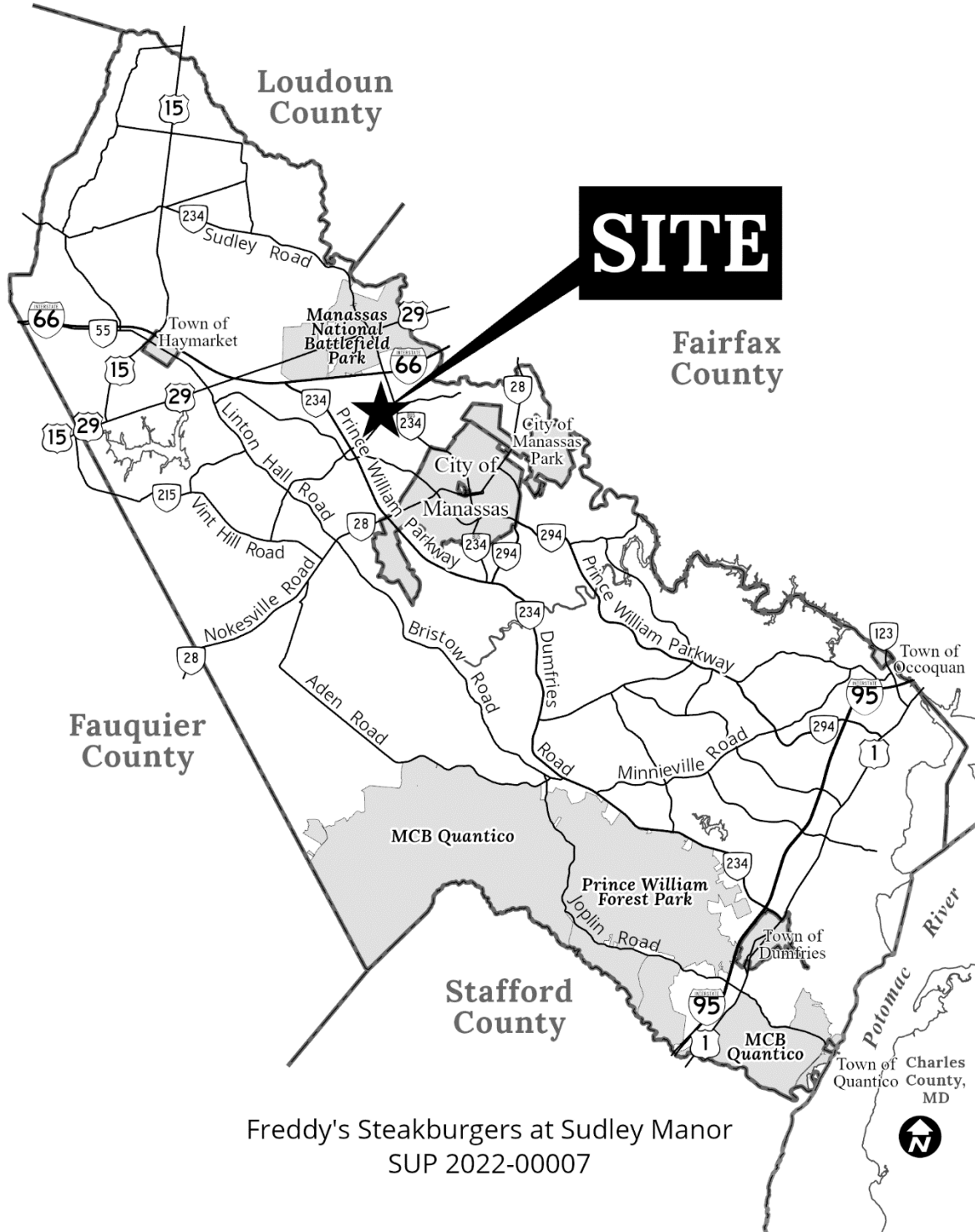
The Planning Commission has until April 26, 2022, which is 90 days from the first public hearing date, to take action on the Special Use Permit application. A recommendation to approve the Special Use Permit application would meet the 90-day requirement.

STAFF CONTACT INFORMATION

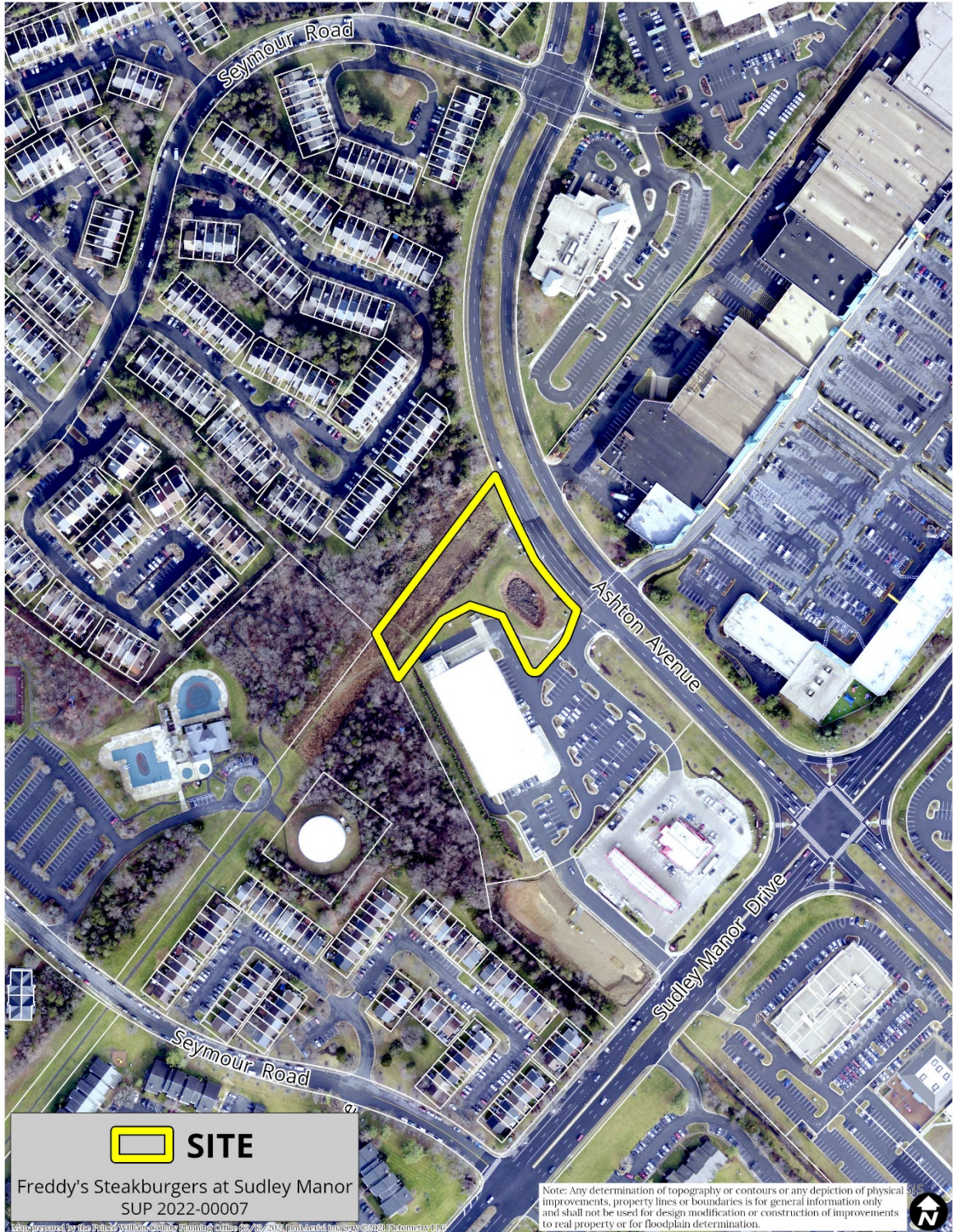
Emilie Wolfson | (703) 792-7128
ewolfson@pwcgov.org

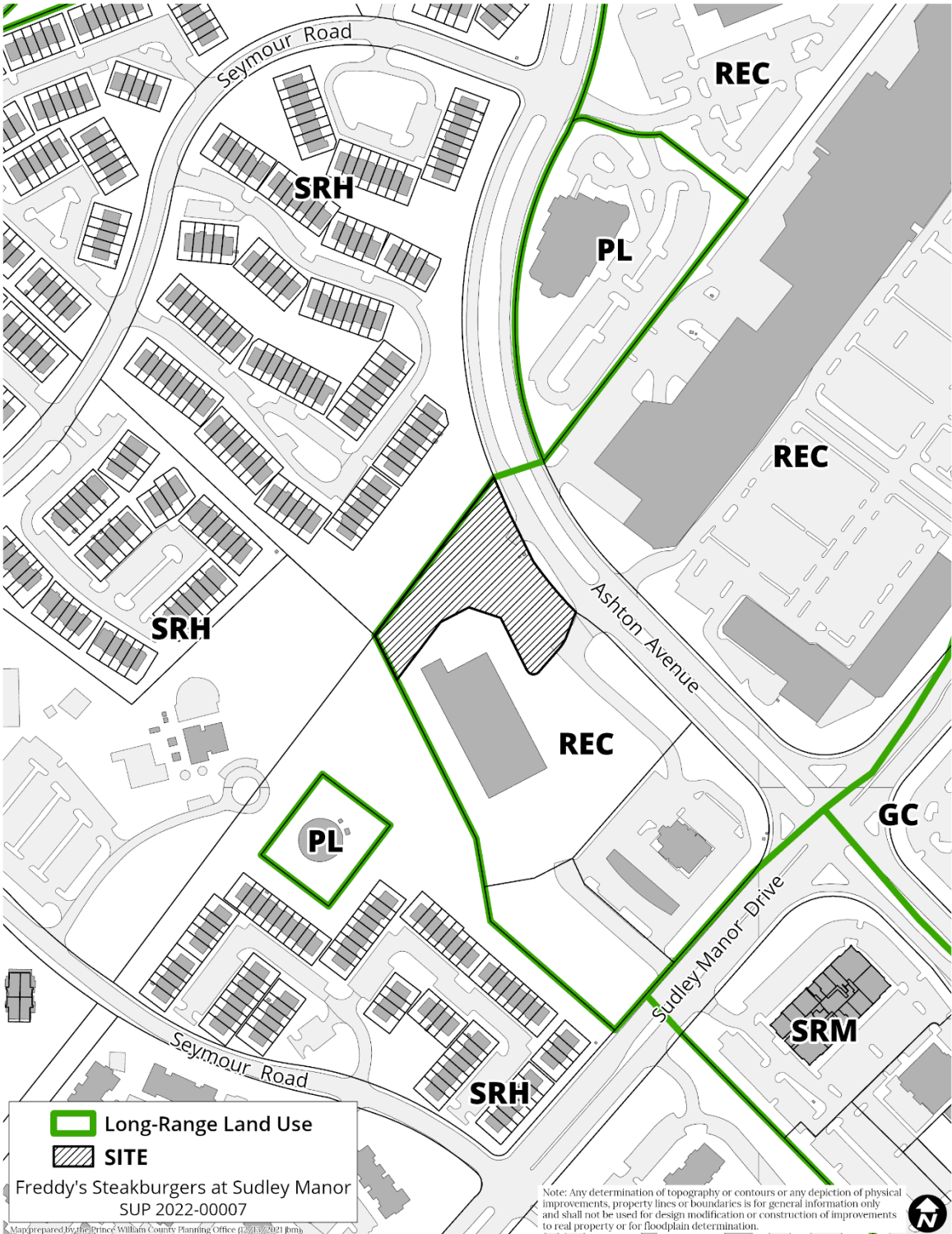
ATTACHMENTS

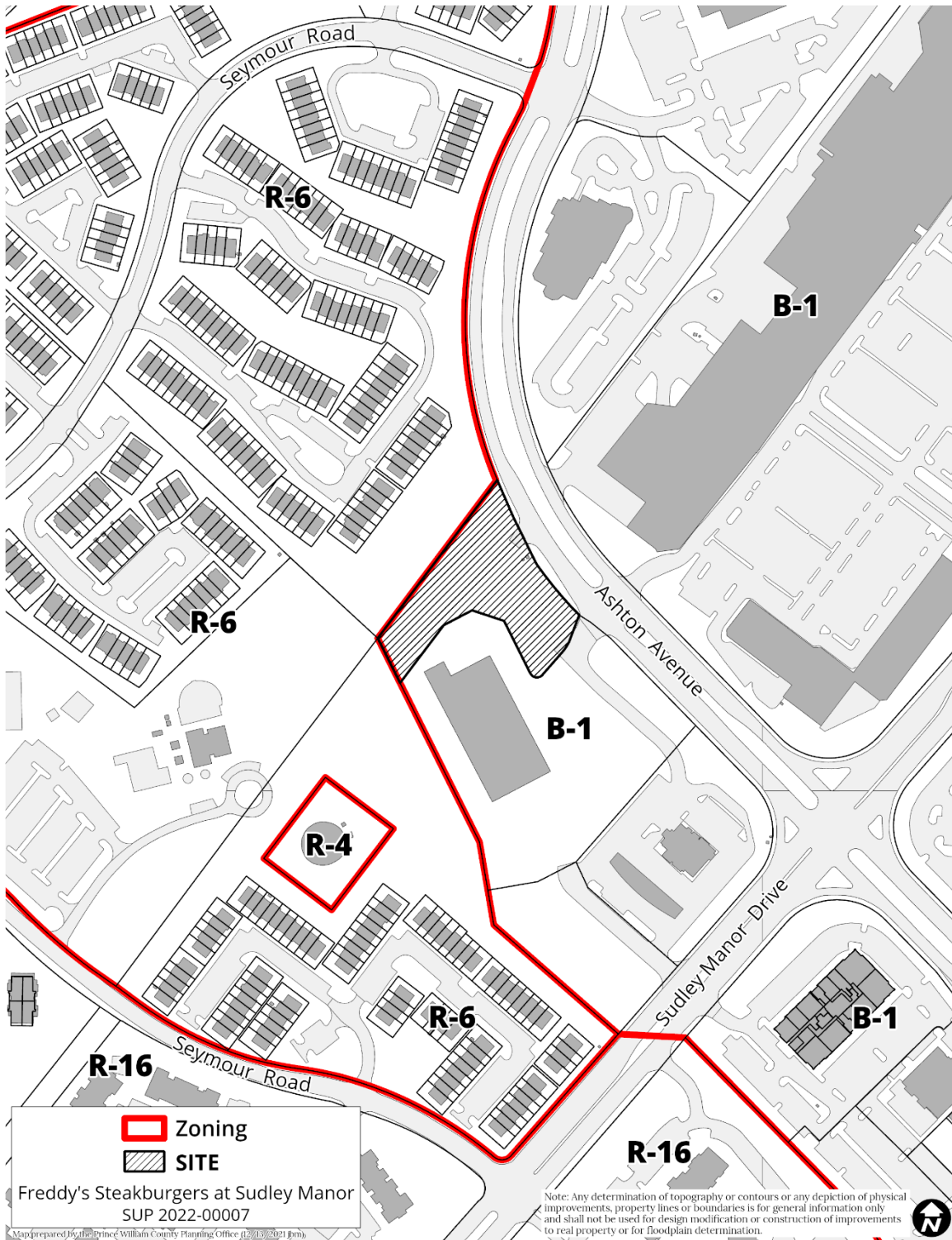
Area Maps
Staff Analysis
Special Use Permit Plan
Sign Package
Sign Comparison Chart
Historical Commission Resolution



Freddy's Steakburgers at Sudley Manor
SUP 2022-00007







Part I. Summary of Comprehensive Plan Consistency

Staff Recommendation: APPROVAL

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

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

Part II. Comprehensive Plan Consistency Analysis

The following table summarizes the area characteristics:

Direction	Land Use	Long Range Future Land Use Map Designation	Zoning
North	Residential, Single-family attached residential units, Bull Run Library, Commercial Retail	SRH/PL/REC	B-1/R-6
South	Open space and Water Tank/ Single family attached residential units	REC/SRH/PL	B-1/R-6
East	Commercial Retail, Gas Station	REC	B-1
West	Single family attached residential units	SRH	R-6

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

- Use Compatibility in Area Context: The proposed restaurant with drive-through facility is consistent with and compatible to other existing uses within this commercial and retail service-oriented area. Within the context of Sudley Manor Place, such restaurants can serve

as supporting uses for the other commercial/retail uses. In addition, there are commercial retail uses to the north and northeast of the Property. SUP conditions mitigate the impacts of the use through a specific site layout, landscaping, pedestrian improvements, design details (building and signage), and other use parameters.

Proposal's Weaknesses

- **Discouraged REC 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. Further elaboration on this point is included as part of the community design analysis section of this report.

On balance, this application is found to be inconsistent with the relevant components of the Long-Range Land Use Plan as drive-through uses are discouraged within areas designated REC.

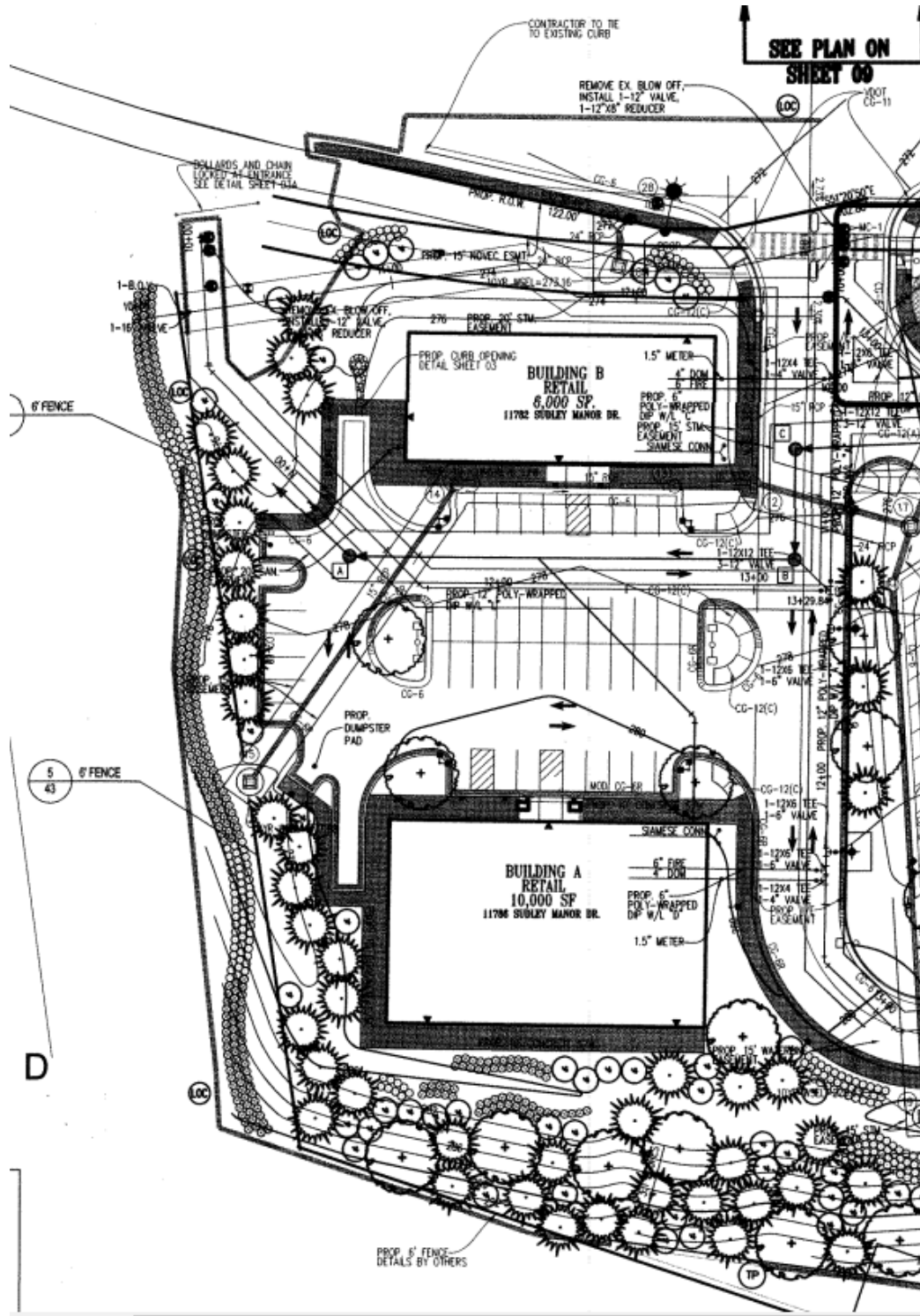
Community Design Plan Analysis

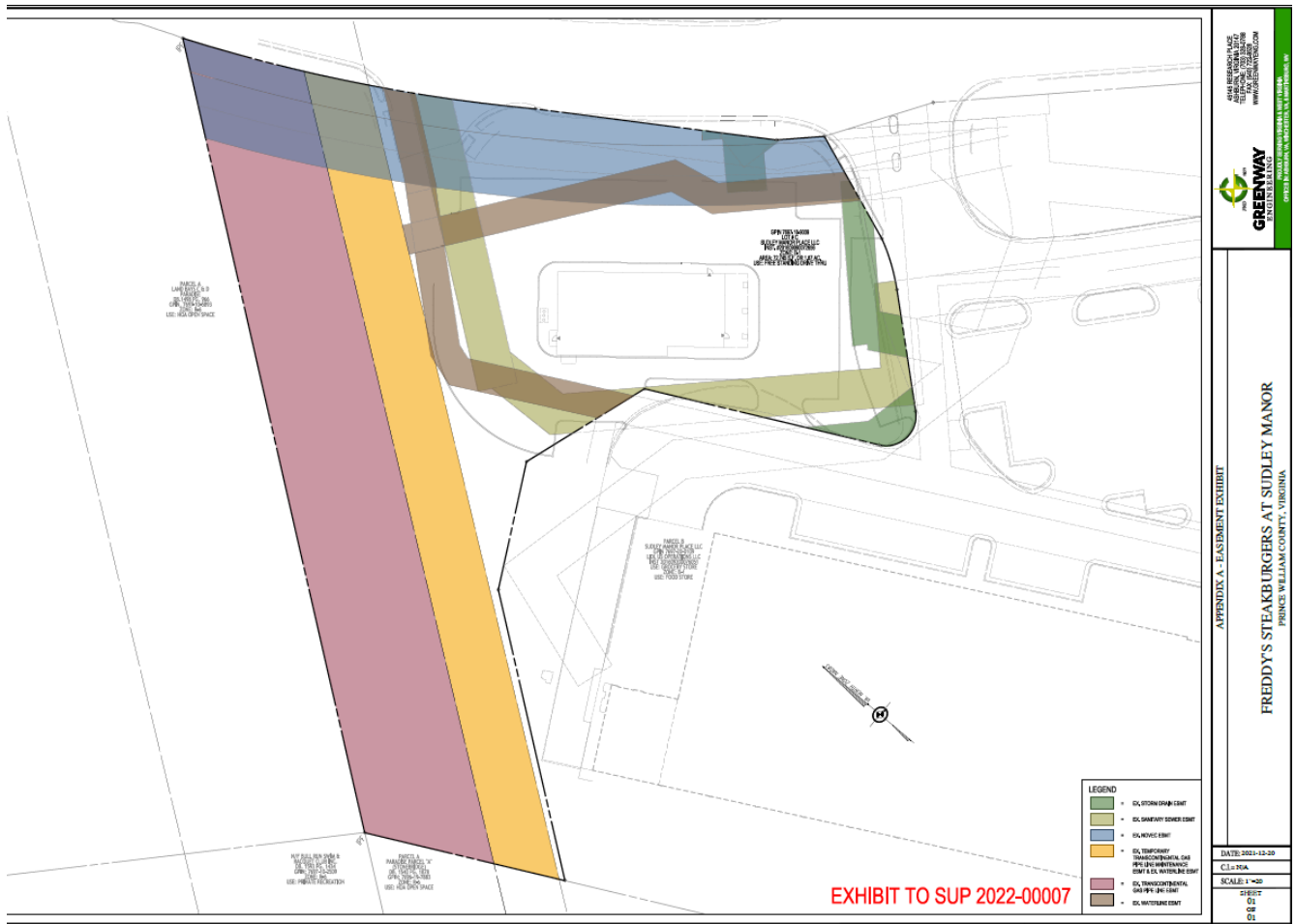
An attractive, well-designed County will attract quality development, instill civic pride, improve the visual character of the community, and create a strong, positive image of Prince William County. The Community Design Plan sets out policies and action strategies that further the County's goals of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

During the review of the proposal, the Applicant worked with staff to provide more interesting architectural features to break up the back side of the building. The Applicant provided an additional column that nicely distinguishes between the structural part of the building (columns, walls, and beams) with the infill parts of the building (wall panels, frames, windows, and doors), which you can see articulated in the building renderings on page 26 of the Staff Report. In addition, the Applicant worked with staff to provide additional outdoor seating as well as to provide a more thoughtful decorative separation/border feature that includes additional landscaping to delineate and screen the outside seating/patio area from the drive-through lane and drive areas.

Additionally, during the review of the SUP, County staff identified existing utilities that conflict with the required 50-foot buffer along the western perimeter of the site. The 50-foot buffer has not been met since vacating easements in this area is not a possibility. Staff notes that the DCSM includes both a buffer area width and plant requirements. The buffer area width has been provided. The number of plant units per 100 feet on the Property Line has not been provided because of the utility easements. The approved final site plan #SPR2015-20093 for the larger development (the four parcels including the project parcel) included proposed plantings of shrubs in the area of the Waterline Easement, and Temporary Transcontinental Gas Pipeline Maintenance Easement. The first image below shows the landscaping of the proposed shrubs, which is also shown in the Landscape Plan for the SUP, and the second image below indicates the area of the Waterline Easement, and Temporary Transcontinental Gas Pipeline Maintenance Easement in yellow. These shrubs were used

as an approach to mitigate the lack of plantings on the approved final site plan #SPR2015-20093, and this approach is being carried forward with this SUP. Staff has provided a condition to ensure the proposed planting of shrubs would remain in the area shared by the Waterline easement, and Temporary Transcontinental Gas Pipeline Maintenance Easement as shown on the SUP, which is approximately 30-feet.





The proposed shrub plantings are consistent with the waterline easement description of vegetation within their easement, and the condition as written ensures that the Applicant coordinate with the transcontinental gas line easement holder to permit the proposed plantings. This item shall be complied with when the final site plan is reviewed.

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 with a crosswalk and sidewalks into the site. There is also an existing social path that provides access to pedestrians from the nearby western residential properties. This path crosses the southwestern edge of the property. Additionally, the restaurant is providing an outdoor seating area to be used by pedestrians and customers who park.

Proposal's Strengths

- **Building & Signage Elevations:** Proposed building and signage elevations for the new 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 Sudley Manor shopping center.
- **Signage:** The total amount of requested facade sign square footage is less than the 400 square foot for all signs allowed by the Zoning Ordinance. The sign package offered by the Applicant includes a free-standing sign, 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.
- **Enhanced Capacity & Amenities:** To further enhance the customer experience in this neighborhood-serving shopping center, the ongoing focus is to provide safe, aesthetically pleasing, and pedestrian-friendly amenities. An outside seating area is proposed that connects with a pedestrian crosswalk for users of the proposed restaurant. The outdoor seating area has been appropriately screened from the drive-thru so that customers can enjoy outdoor dining.
- **Pedestrian Accommodation** – The proposal accommodates safe pedestrian movement with a crosswalk and sidewalks into the site.
- **Landscaping Enhancements:** As conditioned, landscaping is to be provided in substantial accordance with the GDP. The Applicant has provided a 20-foot-wide landscape strip that meets the scale of this area and exceeds the 10-foot-wide standard required by the DCSM along Ashton Avenue. All new plantings shall be drought-resistant and indigenous or other species approved with the final site plan in coordination with the County Arborist.
- **Fencing:** As conditioned, the Applicant shall provide a 6-foot-tall board on board fence along the western property line to provide an additional layer of screening to the dissimilar use of the residential homes to the west of the subject site. The approved final site plan #SPR2015-20093 for the larger development (the four parcels including the project parcel) included the proposed fencing around the perimeter of the four parcels. This approach is being carried forward with this SUP.

Proposal's Weaknesses

- **Minimum Buffer Not Provided-** a 50-foot buffer is required along the northwestern property line abutting the Winchester Bull Run townhome development. Such buffers are required to

be located outside of utility easements (except for minimal perpendicular crossings). There are extensive existing utilities along the western property line that prevent the necessary number of plants per unit per 100 feet in the buffer. There is an approach to reconcile the required plantings with the additional shrubs as well as the proposed fencing.

- **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. The Applicant has proposed to mitigate this conflict with the long-range land use by providing pedestrian crosswalks from the parking lot to the building, pedestrians connections from adjoining uses to the site, enhanced architectural standards for the building, and an outdoor seating area.

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

Cultural Resources Plan Analysis

Prince William County promotes the identification, evaluation, and protection of cultural resource sites throughout the County, as well as the tourism opportunities these sites present. The Cultural Resources Plan recommends identifying, preserving, and protecting Prince William County's significant historical, archaeological, architectural, and other cultural resources – including those significant to the County's minority communities – for the benefit of all of the County's citizens and visitors. To facilitate the identification and protection of known significant properties that have cultural resource values worthy of preservation, the land use classification County Registered Historic Site (CRHS) is used in the Comprehensive Plan. The Plan includes areas of potentially significant known but ill-defined or suspected pre-historic sites, Civil War sites, historic viewsheds, landscapes or areas of potential impact to important historic sites, and encourages the identification, preservation, protection, and maintenance of all cemeteries and/or gravesites located within the County.

There is no potential for archaeological resources and no additional cultural resources are requested.

Proposal's Strengths

- **No Further Studies Required:** The Historical Commission reviewed this proposal at its October 12, 2021, meeting and determined that no further work was needed. The County Archaeologist concurs with the Commission's findings.

Proposal's Weaknesses

- None identified.

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

Environment Plan Analysis

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

The SUP site is part of a recently approved commercial/retail shopping center, known as Sudley Manor Place, approved on final site plan# SPR2015-20093. The site has been previously cleared of all natural features and the site is predominately managed turf. There is an existing sediment pond located in the center which will be removed. Stormwater will be collected onsite through storm drains that connect to storm water management facilities located along Ashton Avenue as well as along the eastern edge of the site. The \$75 per acre contribution for water quality monitoring and stream restoration activities is included in the SUP conditions. The Applicant is providing landscaping improvements, and soil enhancement. As this site is currently developed, no stream assessment or perennial flow determination (PFD) study is required. An Environmental Constraints Analysis (ECA) narrative and plan have also been provided.

Proposal's Strengths

- 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. As mentioned above, the Applicant has provided a 20' wide landscape strip that meets the scale of the area and as conditioned, all new plantings shall be drought-resistant and indigenous or other species approved with the final site plan in coordination with the County Arborist.

Proposal's Weaknesses

- Minimum Buffer Not Provided- a 50-foot buffer is required along the northwestern property line abutting the Winchester Bull Run townhome development. Such buffers are required to be located outside of utility easements (except for minimal perpendicular crossings). There are extensive existing utilities along the western property line that prevent the necessary number of plants per unit per 100 feet in the buffer. There is an approach to reconcile the required plantings with the additional shrubs as well as the proposed fencing.

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 #11. The property is located inside 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 #11 responded to 2,693 incidents in FY2021, with a workload capacity of 2,000 incidents.

Proposal's Strengths

- **Travel Time Ranges**: The site is located inside 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 (± 3,379 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

- **Station Workload** – The most recent figures indicate that Fire/Rescue Station #11 is currently operating above capacity.

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

Police Plan Analysis

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

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

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

Proposal's Strengths

- 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.
- Security Measures- As conditioned, the Applicant agrees to monitor and maintain onsite security including, but not limited to, interior and/or exterior mounted surveillance cameras, an alarm system, onsite lighting, or other methods as needed.

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 an approved commercial/retail shopping center, known as Sudley Manor Place, approved on final site plan# SPR2015-20093. 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 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 an approved commercial/retail shopping center, known as Sudley Manor Place, approved on final site plan# SPR2015-20093. The site is connected to public sewer.

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

Staff Analysis

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. An approved traffic study titled *Traffic Impact Study: Sudley Manor Place*, (April 06, 2013), was provided in connection with the approved site plan and included a restaurant with drive-through facility. A trip generation comparison for a TIA deferral concluded that the proposed development program would generate additional trips lower than threshold limits for a TIA. The proposed project is anticipated to generate approximately 337 fewer trips during the AM peak hour and 64 additional trips during the PM peak hour, with approximately 1,172 additional trips during a typical weekday, as compared to the currently approved development program for Sudley Manor Place.

The following summary table provides the latest Virginia Department of Transportation (VDOT) annual average daily traffic counts and Prince William County Travel Demand model levels of service (LOS) information in the vicinity of the site.

Roadway Name	Number of Lanes	2019 VDOT Annual Average Traffic Count	Travel Demand Model 2015 Daily LOS
Ashton Avenue	4	16,000 AADT	C
Sudley Manor	6	23,000 AADT	B

Proposal's Strengths

- Site Access – As shown on the SUP Plan and conditioned, vehicular access to the SUP site shall be provided as shown of the SUP Plan. Vehicular traffic would enter from Ashton Avenue and turn into Sudley Manor Place and then access the Property via a drive aisle located internal to the shopping center.
- Restriction of Timeframe for Loading- As conditioned, to minimize impacts to vehicles using the bypass lane associated with the drive-through facility, delivery and loading/unloading

times associated with restaurant operational deliveries (excluding customer delivery of food) shall occur during off-peak hours in the loading space area, as designated on the SUP Plan.

- Bicycle Access/Storage: As shown on the site plan, the Applicant will be providing inverted-U bicycle parking on-site for the restaurant employees and customers.

Proposal's Weaknesses

- Angled Parking Location and Inclusion- The six parking spaces along the travelway adjacent to the site on the eastern side are in a travelway serving the larger shopping center use that carries more than 600 vehicles per day. Repeated use of these spaces by patrons may conflict with the internal traffic flow of the larger shopping center. To limit the frequency of vehicle turnover within those six parking spots, these spots will be reserved by condition for employees of Freddy's Steakburgers only. Although this will partially address the concern, these spaces are unnecessary as the overall number of parking spaces exceeds what is required (44 provided versus 39 required). As such, staff recommends that these spaces be eliminated.

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

Strategic Plan

This section of the report is intended to address the project's alignment with the outcomes provided within the County's Strategic Plan. The 2021-2024 Strategic Plan was developed through extensive community input, research of county policies and services and interviews with the Board to collect input on strategic priorities for the County over the next 4 years. The Plan envisions Prince William County as a diverse community striving to be healthy, safe, and caring with a thriving economy and a protected natural environment. In an effort to implement this vision, the Strategic Plan Team developed seven strategic focus areas to guide Board actions: "Health, Wellbeing & Human Services," "Safe and Secure Community," "Resilient Economy," "Quality Education & Workforce Development," "Environmental Conservation," "Sustainable Growth," and "Transportation and Mobility." It is important to note that no single area is viewed as more critical than another. Rather, each are interrelated and have a direct impact on each other. Collectively, these goal areas impact the quality of life in all facets of the community issues raised during the review of the proposal, which are not directly related to the policies, goals, or action strategies of the Comprehensive Plan, but which are materially relevant to the County's responsibilities in considering land use issues. The aspects of the proposal applicable to the Strategic Plan are as follows:

Resilient Economy: The proposed SUP is favorably aligned with the County's Resilient Economy objective to continue efforts to preserve and expand the commercial tax revenue base and help to enhance commercial/retail uses. The proposed SUP will allow a drive-through facility in association with a proposed restaurant use to be located within an existing 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.

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:

- None identified.

Agency Comments

The following agencies have reviewed the proposal and their comments have been summarized in relevant comprehensive plan chapters of this report. Individual comments are in the case file in the Planning Office:

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

GDP FOR FREDDY'S STEAKBURGERS
 AT SUDLEY MANOR
 SPECIAL USE PERMIT
 SUP2022-00007
 GAINESVILLE DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA



Sheet List Table


01	COVER SHEET
02	GENERAL NOTES & DETAILS
03	EXISTING CONDITIONS & BOUNDARY
04	SPECIAL USE PERMIT PLAN
05	SPECIAL USE PERMIT GRADING PLAN
06	LANDSCAPE PLAN
07	LANDSCAPE COMPUTATIONS & DETAILS
08	ELEVATIONS
09	ELEVATIONS
10	BUILDING RENDERINGS
11	CORRESPONDENCE

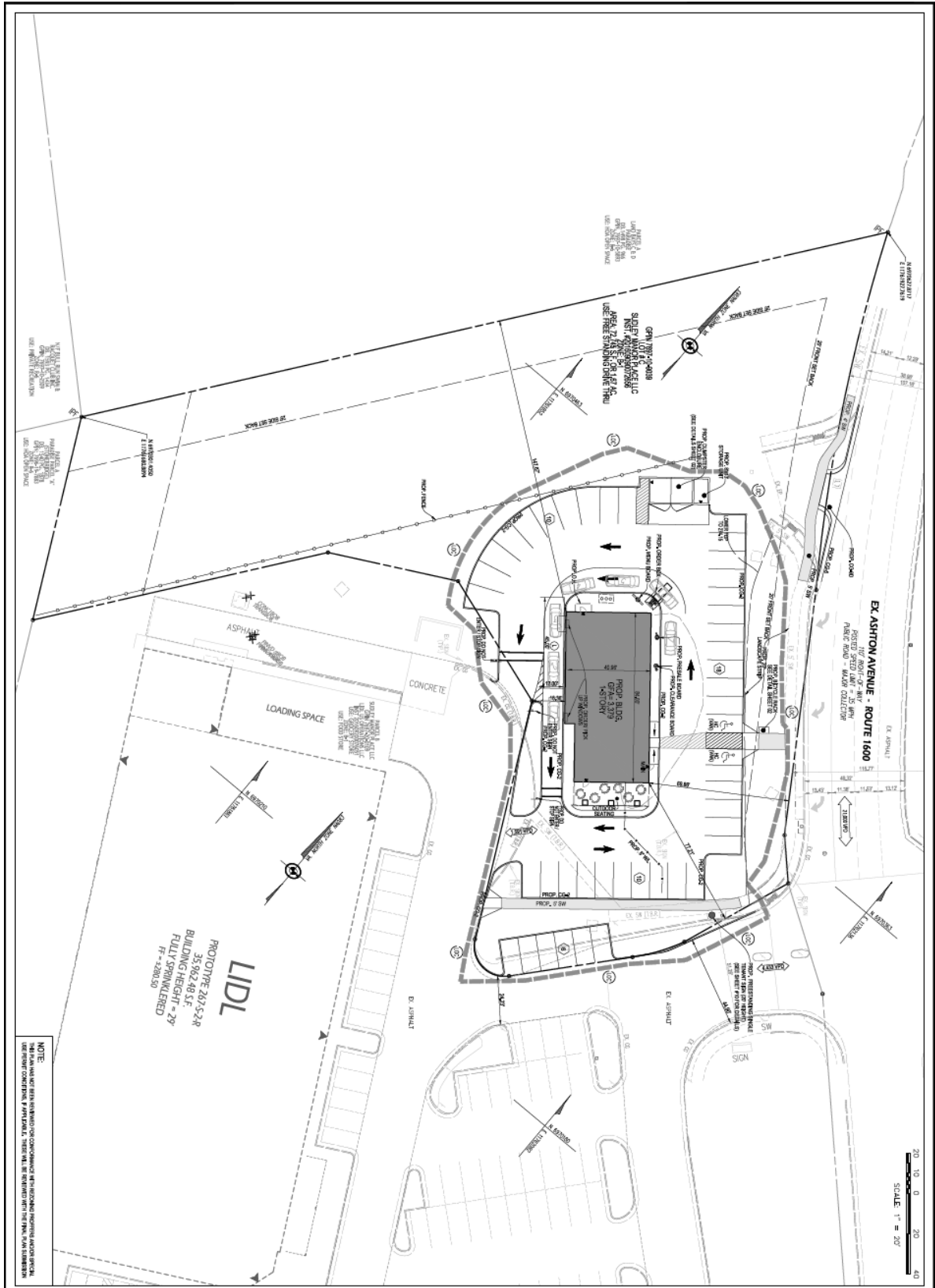
YIC/MLP
 SCALE: 1" = 400'

PROPERTY OWNER
 STUDLEY MANOR FARM, LLC
 45 BROADWAY WEST, SU 100
 EAST SUDBURY, VA 22083
 CONTACT: PAUL CORNBALD
 PHONE: (240) 744-4804

ENGINEER
 GREENWAY ENGINEERING
 45145 RESEARCH PLACE
 SUITE 100
 GAINESVILLE, VA 22047
 CONTACT: ROBERT JACOBSON
 PHONE: (703) 388-1766

DEVELOPER
 ANNETT PROPERTIES, LLC
 12923 BOWENWAY ST
 FARMVILLE, VA 22404
 CONTACT: HENRY J. ANNETT
 PHONE: (754) 618-1882

<p>PLANNED: 11-08-2022 REVISIONS: 01 SHEET: 01 OF: 11</p>	<p>DESCRIPTION</p>	<p>DATE</p>	<p>COVER SHEET FREDDY'S STEAKBURGERS AT SUDLEY MANOR SPECIAL USE PERMIT (SUP2022-00007) GAINESVILLE PRINCE WILLIAM COUNTY, VIRGINIA</p>	 <p>45145 RESEARCH PLACE SUITE 100 GAINESVILLE, VA 22047 Telephone: (703) 388-1766 Fax: (540) 726-6535 www.greenwayeng.com</p> <p>PROFESSIONAL ENGINEER & ARCHITECT LICENSE NO. 60514-EXP. 12/31/2024</p>
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LIDL
 PROTOTYPE 2675-2R
 35,622.89 S.F.
 BUILDING HEIGHT - 29'
 FULLY SPANNLED
 F-240030

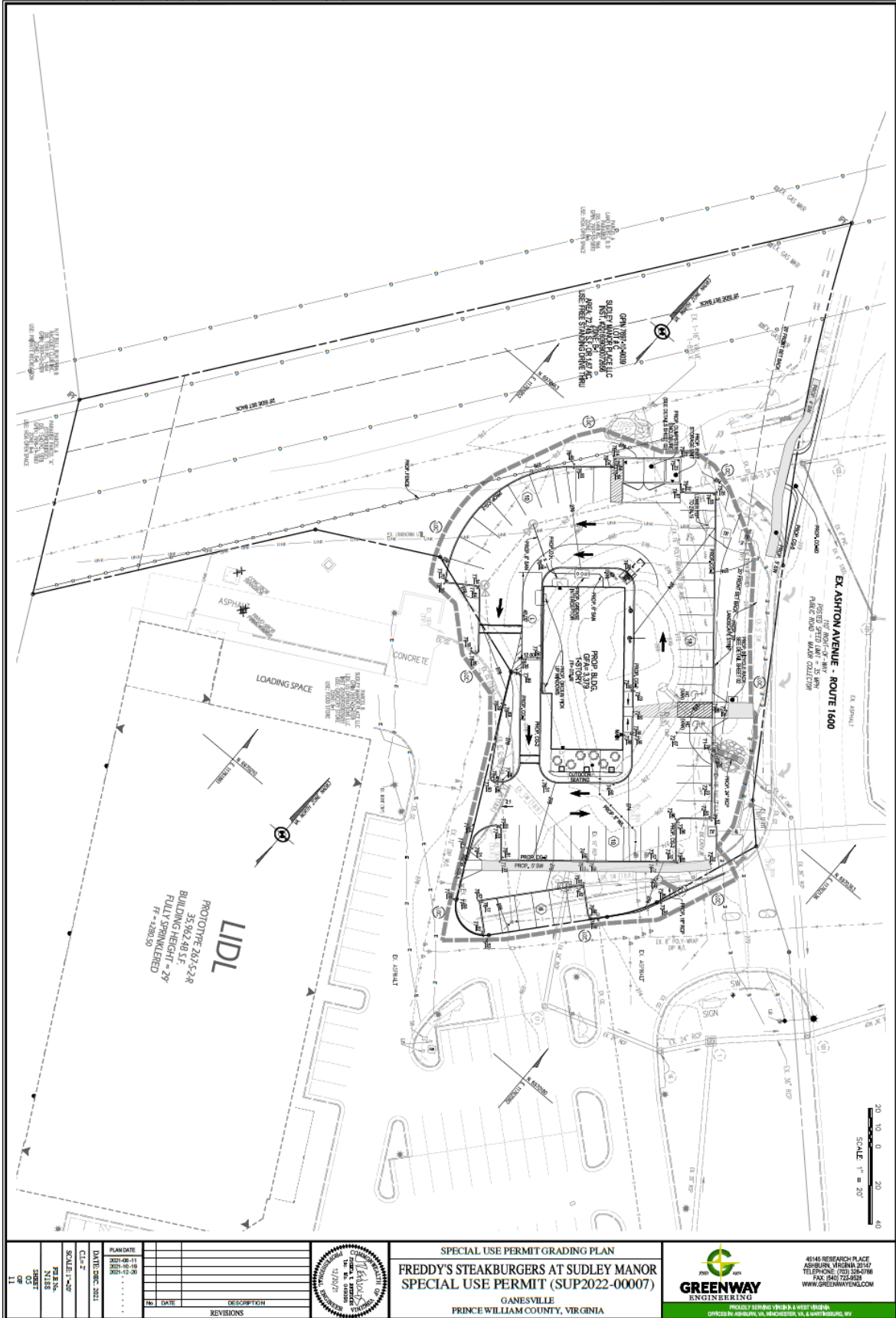
NOTE:
 THIS PLAN AND ALL INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE. THE INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE RELIED UPON IN MAKING ANY INVESTMENT DECISIONS. THE INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE RELIED UPON IN MAKING ANY INVESTMENT DECISIONS.

DATE	DESCRIPTION

SPECIAL USE PERMIT
FREDDY'S STEAKBURGERS AT SUDLEY MANOR
SPECIAL USE PERMIT (SUP2022-00007)
 GANESVILLE
 PRICE WILLIAM COUNTY, VIRGINIA

GREENWAY ENGINEERING
 45145 RESEARCH PLACE
 ANNAPOLIS, VIRGINIA 22027
 TELEPHONE: (703) 588-0786
 FAX: (443) 722-8181
 WWW.GREENWAYENGINE.COM

Special Use Permit Plan



NO.	DATE	DESCRIPTION

SPECIAL USE PERMIT GRADING PLAN
FREDDY'S STEAKBURGERS AT SUDLEY MANOR
SPECIAL USE PERMIT (SUP2022-00007)
OXENVILLE
PRINCE WILLIAM COUNTY, VIRGINIA



45145 RESEARCH PLACE
 ARLINGTON, VIRGINIA 22207
 TEL: (703) 535-9186
 FAX: (840) 722-6282
 WWW.GREENWAYENR.COM

PRINCIPAL ENGINEERS
 OFFICES IN ARLINGTON, VA, BRISTOL, VA, & HARTFORD, CT

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 VIRGINIA BUILDING CODE (VBC) AND ALL APPLICABLE CODES AND REGULATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE APPLICABLE AGENCIES.
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SECTION	DESCRIPTION	FINISH NO.	UNIT	QUANTITY	REMARKS
1	BRICK CONTROL JOINT	100	sq. ft.	100	See Detail 3
2	EIPS CONTROL JOINT	100	sq. ft.	100	See Detail 4
3	PATIO GUARD RAIL SECTION	100	sq. ft.	100	See Detail 5

3 BRICK CONTROL JOINT

4 EIPS CONTROL JOINT

5 PATIO GUARD RAIL SECTION

A EAST ELEVATION

B WEST ELEVATION

WINTER ARCHITECTS
 RICK SAEFELT
 ARCHITECT
 1000 N. MARKET ST.
 MANASSAS, VA 20108
 PH: 540-368-7148

FREDDY'S FROZEN CUSTARD
 SUDLEY MANOR DR.
 MANASSAS, VIRGINIA 20109

DATE: 12/2/2021

SCALE: AS SHOWN

SHEET NO. 09 OF 11

ELEVATIONS
FREDDY'S STEAKBURGERS AT SUDLEY MANOR
 SPECIAL USE PERMIT (SUP2022-00007)
 GANESVILLE
 PRINCE WILLIAM COUNTY, VIRGINIA

REVISIONS

NO.	DATE	DESCRIPTION

GREENWAY ENGINEERING
 45440 E. Gaven Way, Suite 166
 Stafford, Virginia 20198
 Telephone: (703) 534-0198
 Fax: (540) 732-6128
 www.greenwayeng.com
 PROJECT: FREDDY'S STEAKBURGERS AT SUDLEY MANOR
 OFFICE: 45440 E. GAVEN WAY, SUITE 166, STAFFORD, VA 20198, VA



PLAN DATE	2021-08-11
DATE PERM. ISSUED	2021-10-28
DATE PERM. EXPIRES	2023-10-28
SCALE	AS SHOWN
DATE PERM. 2021	
PROJECT	11

NO.	DATE	DESCRIPTION



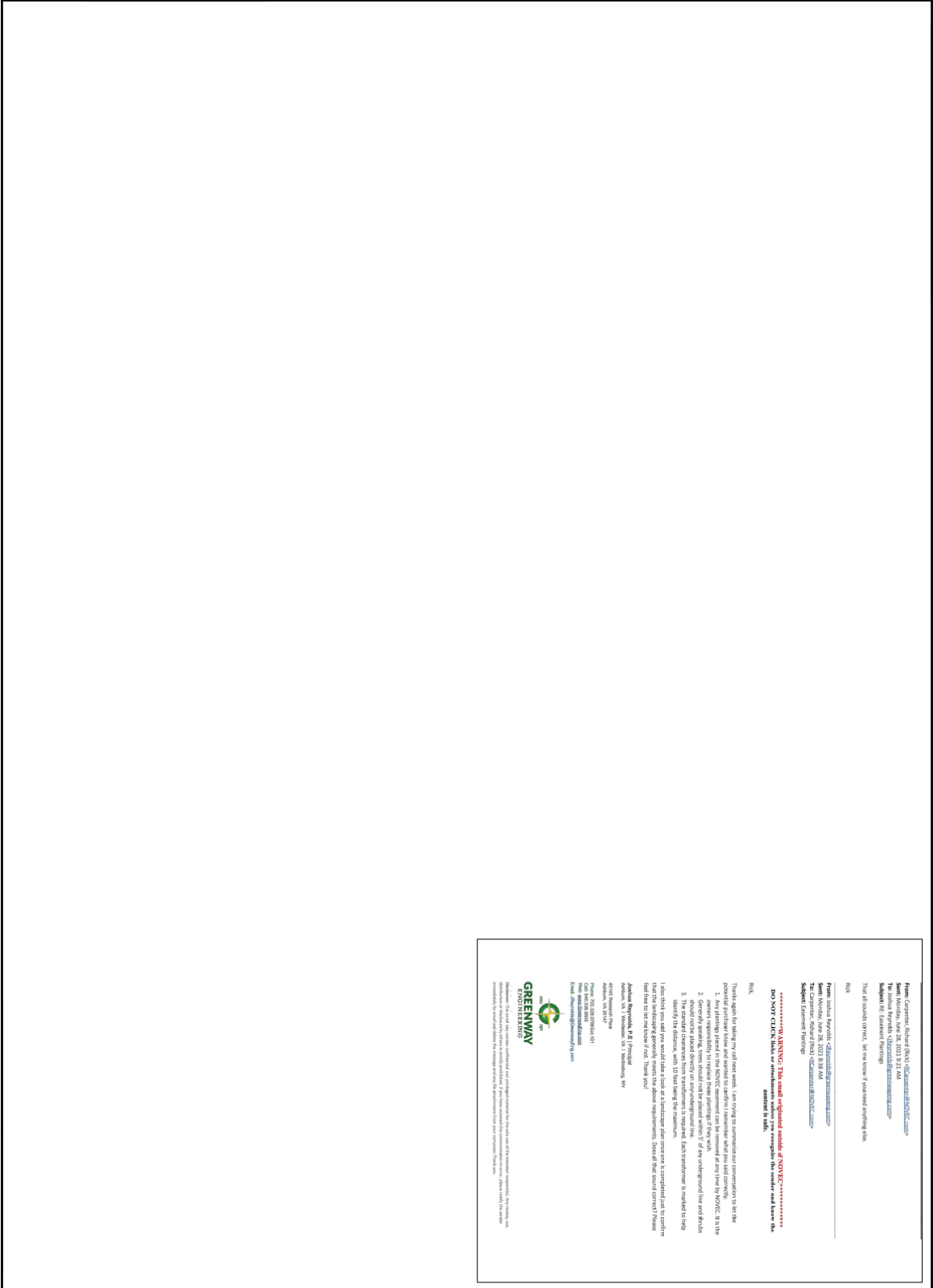
BUILDING RENDERINGS
FREDDY'S STEAKBURGERS AT SUDLEY MANOR
SPECIAL USE PERMIT (SUP2022-00007)
 GANESVILLE
 PRINCE WILLIAM COUNTY, VIRGINIA



45443 E Seven Way, Suite 100
 Sterling, Virginia 20155
 Telephone: (703) 534-0788
 Fax: (540) 722-8528
 www.greenwayeng.com

PROUDLY SERVING NORTH & WEST VIRGINIA
 OFFICES IN: STERLING, VA, WINCHESTER, VA, & HARTFORD, CT

Special Use Permit Plan



From: Gregory, Robert R [mailto:gregoryr@freddy.com]
 To: Matthew Reynolds [mailto:mreynolds@freddy.com]
 Subject: RE: Frederick Parkings

Hi! I'll be right there, let me know if you need anything else.

Re: [mailto:gregoryr@freddy.com]

From: Joshua Reynolds [mailto:jreynolds@freddy.com]
 To: Gregory, Robert R [mailto:gregoryr@freddy.com]
 Subject: Frederick Parkings

ATTENTION: REYNOLDS: This email and any files transmitted with it are UNCLASSIFIED. Do NOT CLICK, COPY, FORWARD, PRINT, or otherwise disseminate this information unless you are authorized to do so.

Hi,

Thanks again for taking my call last week. I am trying to summarize our conversation to let the potential purchaser know and wanted to clarify a few items that you said correctly.

1. Owner's responsibility to replace those plantings if they walk.
2. Generally speaking, trees should not be placed within 5' of any underground line and 6' from any overhead line.
3. The standard clearance from transformers is required. Each transformer is marked to help identify that distance, with 12' being the minimum.

I also think you said you would take a look at a landscape plan once one is completed just to confirm that there is no conflict with any requirements. Should the owner contact Prince William County, VA, regarding any requirements, should the owner contact Prince William County, VA, regarding any requirements.

Joshua Reynolds, PE
 Principal
 45145 Research Place
 Ashburn, VA 20148
 Phone: 703.838.8888
 Fax: 703.838.8888
 Email: jreynolds@greenwayeng.com

GREENWAY
 ENGINEERING

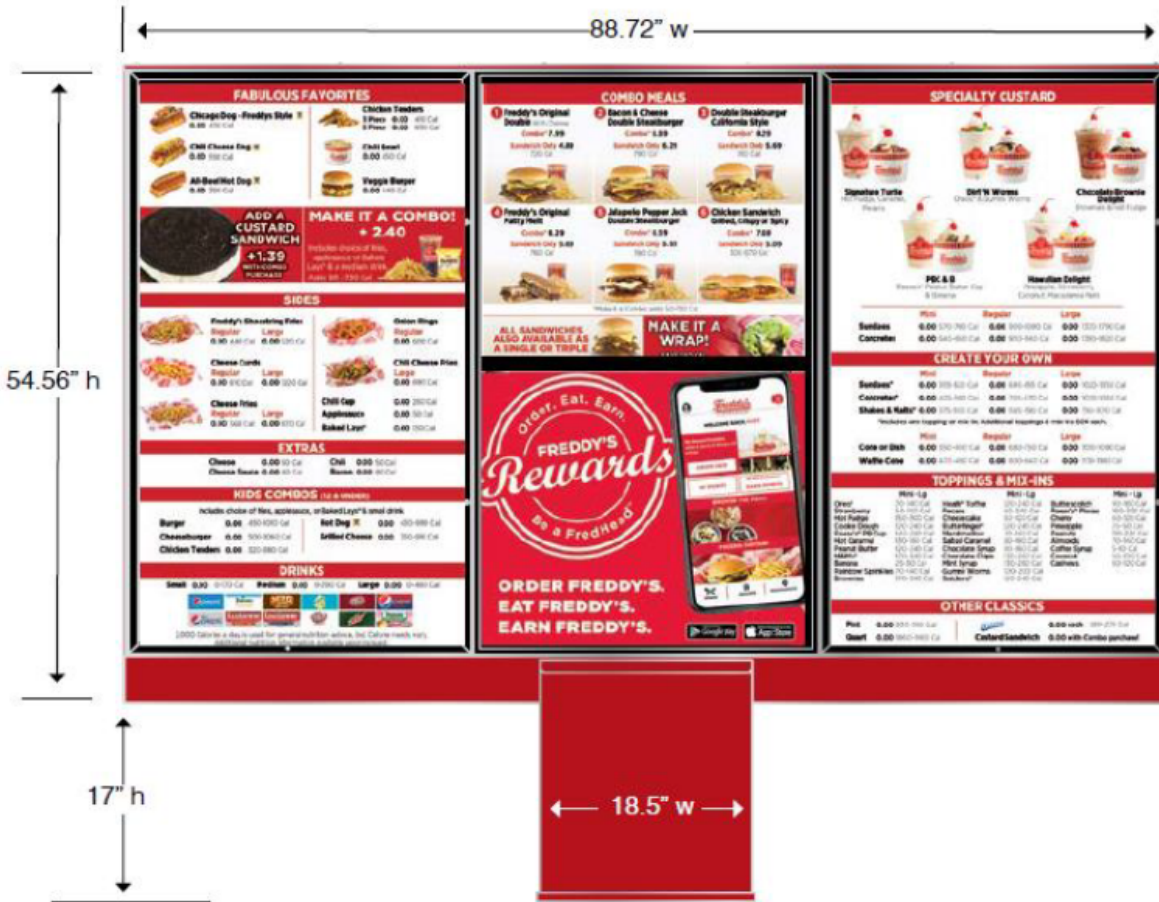
<p>PLAN DATE 2021-08-11 2021-10-19 2022-01-11</p> <p>DATE SPEC. 2021</p> <p>CLASS. N/A</p> <p>SCALE N/A</p> <p>DESIGNER NLSB</p> <p>CHECKER NLSB</p> <p>DATE 11/11</p>		<p>CORRESPONDENCE</p> <p>FREDDY'S STEAKBURGERS AT SUDLEY MANOR</p> <p>SPECIAL USE PERMIT (SUP2022-00007)</p> <p>GANESVILLE PRINCE WILLIAM COUNTY, VIRGINIA</p>	<p>GREENWAY ENGINEERING</p> <p>PROVIDING SERVICE VIRGINIA & WEST VIRGINIA OFFICES IN ASHBURN, VA WINCHESTER, VA & WASHINGTON, DC</p> <p>45145 RESEARCH PLACE ASHBURN, VIRGINIA 20148 TEL: (703) 838-8888 FAX: (703) 838-8888 WWW.GREENWAYENG.COM</p>												
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">NO.</th> <th style="width: 10%;">DATE</th> <th style="width: 80%;">DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		NO.	DATE	DESCRIPTION											
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Freddy's Frozen Custard & Steakburgers
Sign Proposal
SUP 2022 – 00007



December 13, 2021
Page 1 of 7

Freddy's Frozen Custard & Steakburgers
 Signage Proposal
 Drive-Through—Menu Order Board
 Pg 3 of 7



All sign depictions are representative. Final depictions and dimensions to be provided during sign permit approval submission, not to exceed maximums allowed.

Toll Free Phone: 1-800-782-6222 • Website: www.howardcompany.com



Freddy's Frozen Custard & Steakburgers
Signage Proposal
Drive-Thru—Pre-Order Menu Board
Pg 4 of 7

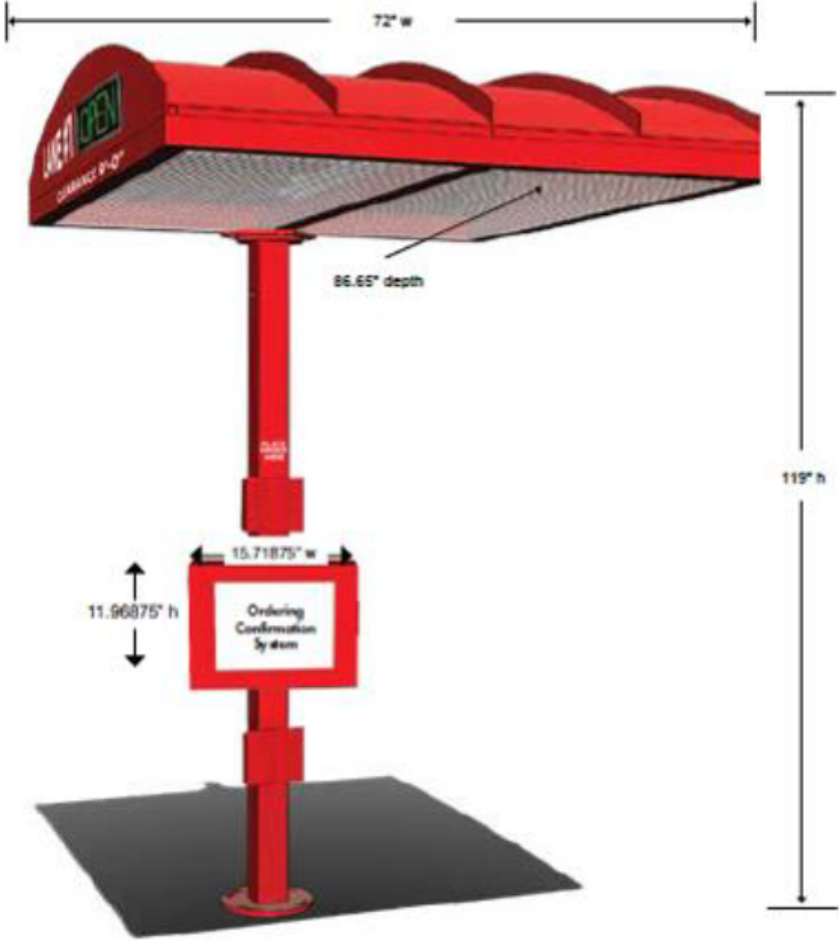


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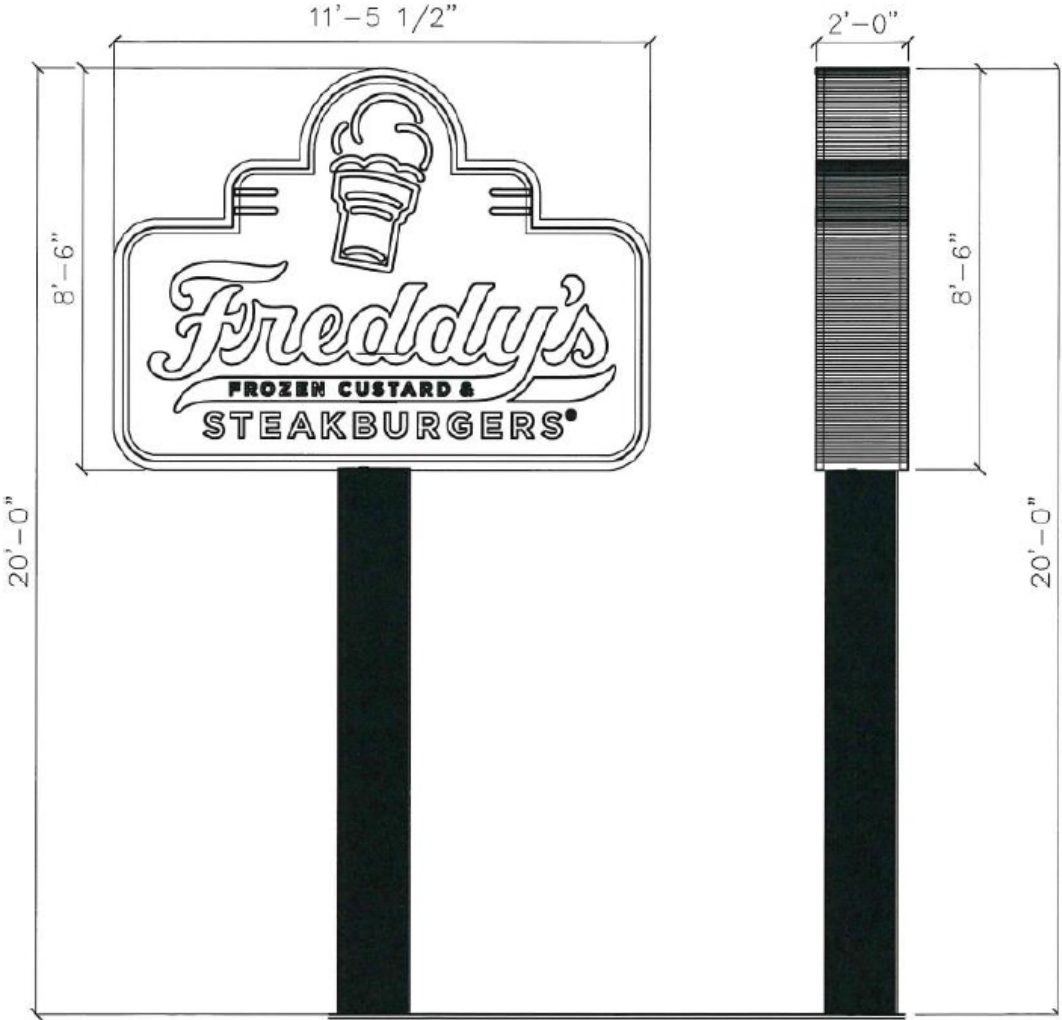


Freddy's Frozen Custard & Steakburgers
Signage Proposal
Drive-Thru—Order Confirmation Board & Canopy
Pg 5 of 7



All sign depictions are representative. Final depictions and dimensions to be provided during sign permit approval submission, not to exceed maximums allowed.

Freddy's Frozen Custard & Steakburgers
Signage Proposal
Pole Sign
Pg 6 of 7



20 ft. Height Total
73 sq. ft. Area Total

All sign depictions are representative. Final depictions and dimensions to be provided during sign permit approval submission, not to exceed maximums allowed.

Freddy's Frozen Custard & Steakburgers
Signage Proposal
Building Façade Signs
Pg 7 of 7



All sign depictions are representative. Final depictions and dimensions to be provided during sign permit approval submission, not to exceed maximums allowed.

Freddy’s Frozen Custard & Steakburgers
 Sign Comparison Chart
 Pg 2 of 7

SIGN COMPARISON CHART		
SIGN TYPE	PERMITTED/ALLOWED	PROVIDED/PROPOSED
Façade Signs		
Number Permitted	2	2 total (including EIFS cone)
Maximum Sign Area	3 sf per 1ft of bldg. side, per sign, Max 400sf for all signs	
Maximum Sign Area	3 sf per 1ft of bldg. side, per sign, Max 400sf for all signs 111 sf / elevation, 222 sf total	111 sf / elevation 222 sf total
SIGN TYPE	PERMITTED/ALLOWED	PROVIDED/PROPOSED
Minor Sign/Directional Sign		
Number Permitted per Lot	1 per 50 feet of linear street frontage	Up to maximum permitted as needed
Maximum Sign Area	4 sf each	Maximum 4 sf each
Maximum Height	5 ft	Maximum 5 ft
Minimum Setback	10 ft	N/A
SIGN TYPE	PERMITTED/ALLOWED	PROVIDED/PROPOSED
Drive-through		
Number Permitted per Lot	3 per drive-through lane ordering location	3 total <ul style="list-style-type: none"> • Pre-sell Board • Order Confirmation Board • Menu Board
Maximum Sign Area *	Individual Sign Maximum — 40 sf Cumulative Maximum — 72 sf	<ul style="list-style-type: none"> • Pre-Sell Menu Board — c. 16 sf • Order Confirmation Board — c. 2 sf • Menu Board — c. 40 sf • Cumulative — < 72 sf
Maximum Sign Height *	8 feet	<ul style="list-style-type: none"> • Pre-Sell Menu Board — c. 6 ft • Order Confirmation Board — c. 3 ft • Menu Board — < = 8 ft
Setback	Not specified	N/A
SIGN TYPE	PERMITTED/ALLOWED	PROVIDED/PROPOSED
Clearance Bar		
Number Permitted per Lot	Not considered a sign	1 total
Maximum Sign Area	Not considered a sign	N/A
Maximum Sign Height	Not specified	N/A
Setback	Not specified	N/A
SIGN TYPE	PERMITTED/ALLOWED	PROVIDED/PROPOSED
Free-standing Sign		
Number Permitted per Lot	1	1
Maximum Sign Area	73 sf	73 sf
Maximum Sign Height	20 feet	20 feet
Setback	Not specified	N/A

**Representative/directional sign dimensions. Actual depictions and dimensions to be provided during sign permit approval, not to exceed maximums allowed.*

Historical Commission Resolution

HISTORICAL COMMISSION RESOLUTION

MOTION: PORTA

October 12, 2021

SECOND: HENSON

Regular Meeting

Res. No. 21-049

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>
SUP2022-00007	Freddy's Steakburgers at Sudley Manor	No Further Work
REZ2022-00006	DBBD Associates LLC – Balls Ford Road Proffer Amendment	No Further Work
REZ2022-00005	Haymarket Junction Top Shine Car Wash	Request applicant fabricate and install an interpretive marker at the property, on either the Town of Haymarket and/or the subject farmstead, with text provided by the Historical Commission.
SUP2022-00008	Haymarket Junction Top Shine Car Wash	No Further Work

Historical Commission Resolution

October 12, 2021
Regular Meeting
Res. No. 21-049
Page 2

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
REZ2022-00007	Riverside Station Land Bay A	No Further Work
REZ2022-00008	Riverside Station Land Bay B	No Further Work
REZ2022-00009	Balls Ford Road Proffer Amendment	No Further Work

Votes:

Ayes: by acclamation

Nays: None

Absent from Vote: None

Absent from Meeting: Brace, Carter, Duley

MOTION CARRIED

ATTEST:  _____
Secretary to the Commission