



PLANNING COMMISSION RESOLUTION

MOTION:

July 27, 2022

SECOND:

Regular Meeting

RES. No. 22-xxx

RE:

**REZONING #REZ2022-00005, HAYMARKET JUNCTION TOP SHINE CAR WASH
GAINESVILLE MAGISTERIAL DISTRICT**

ACTION:

WHEREAS, this is a request to rezone ±0.56 acres from M-2, Light Industrial to B-1, General Business, and in conjunction with a concurrent SUP to allow a car wash; and

WHEREAS, the site is located at the southwest corner of the intersection of Route 55 and Route 15; and the property is identified on County maps as a portion of GPIN 7298-61-3823; and

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

WHEREAS, the site ±0.56-acre site is zoned M-2, Light Industrial; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on July 27, 2022, at which time public testimony was received and the merits of the above-referenced case were considered; and

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

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby close the public hearing and recommend approval of Rezoning #REZ2022-00005, Haymarket Junction Top Shine Car Wash, subject to the proffers dated July 14, 2022.

ATTACHMENT: Proffers dated July 14, 2022

Votes:

Ayes:

Nays:

Abstain from Vote:

Absent from Vote:

Absent from Meeting:

MOTION CARRIED

Attest:

Antoinette Brzyski
Acting Clerk to the Planning Commission

PROFFER STATEMENT

RE: REZ2022-00005, Haymarket Junction

Applicant Top Shine Haymarket, LLC
Record Owner: 1555VA LLC
Property: 7298-61-3823 (hereinafter, the “Property”)
Gainesville Magisterial District
Approximately 0.56 Acres
M-2, Light Industrial, to B-1, General Business

Date: July 14, 2022

The undersigned hereby proffers that the use and development of the subject Property shall be in strict conformance with the following conditions and shall supersede all other proffers made prior hereto, including proffers associated with Rezoning File #97-0009. In the event the referenced rezoning is not granted as applied for by the Applicant, the proffers herein shall be withdrawn and shall become null and void and proffers associated with Rezoning File #97-0009 shall remain in full force and effect on the applicable portion of the Property.

The headings of the proffers set forth below have been prepared for convenience or reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the proffers. Any improvements proffered herein below shall be provided at the time of development of the portion of the site served by the improvement, unless otherwise specified. The terms “Applicant” and “Developer” shall include all future owners and successors in interest.

USE AND DEVELOPMENT

- 1. Site Development - The Property, consisting of approximately 0.56 acres, shall be developed in accordance with the B-1, General Business, Zoning District.

WATER AND SEWER

- 2. Water and Sewer - The Property shall be served by public sanitary sewer and water.

WAIVERS AND MODIFICATIONS

- 3. Modification of Section 802.10-12 and Table 8-1 of the DCSM to permit the buffers on the Property as depicted on the plan entitled “Top Shine – Haymarket General Development Plan & Special Use Permit” prepared by Dewberry Engineers Inc., dated August 2, 2021, last revised June 21, 2022.

[Signature page to follow]

SIGNATURE PAGE

REZ2022-00005, Haymarket Junction

1555VA, LLC
a Virginia limited liability company

By: Arcland Property Company, LLC
a Virginia limited liability company
Manager

By: _____

Name: Noah Mehrkam

Title: Member



PLANNING COMMISSION RESOLUTION

MOTION:

July 27, 2022

SECOND:

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

RE:

**SPECIAL USE PERMIT #SUP2022-00008, HAYMARKET JUNCTION TOP SHINE CAR WASH
GAINESVILLE MAGISTERIAL DISTRICT**

ACTION:

WHEREAS, this is a request for a special use permit to allow for a car wash; and

WHEREAS, the site is located at the southwest corner of the intersection of Route 55 and Route 15; and the property is identified on County maps as a portion of GPIN 7298-61-3823; and

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

WHEREAS, the site ±0.56-acre site is zoned M-2, Light Industrial; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on July 27, 2022, at which time public testimony was received and the merits of the above-referenced case were considered; and

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

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby close the public hearing and recommend approval of Special Use Permit #SUP2022-00008, Haymarket Junction Top Shine Car Wash, subject to the conditions dated July 13, 2022.

ATTACHMENT: SUP Conditions dated July 13, 2022

Votes:

Ayes:

Nays:

Abstain from Vote:

Absent from Vote:

Absent from Meeting:

MOTION CARRIED

Attest:

Antoinette Brzyski
Acting Clerk to the Planning Commission

SPECIAL USE PERMIT CONDITIONS
Owner: 1555 VA LLC
Applicant: Top Shine Haymarket, LLC
SUP2022-00008, Haymarket Junction Top Shine Car Wash
Prince William County GPIN 7298-61-3823
Special Use Permit Area: ± 0.56 acres "Property"
Existing Zoning: M-2, Light Industrial
Proposed Rezoning: B-1, General Business
Magisterial District: Gainesville
Date: July 13, 2022

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

The Applicant shall file a site plan within one (1) year of approval of this Special Use Permit by the Board of County Supervisors and shall have up to five (5) years from the date of final site plan approval to commence the use. Issuance of an occupancy permit constitutes commencement of the use. The terms "Owner" or "Applicant" shall include all future owners and successors in interest.

1. Site Development - The Property shall be developed in substantial conformance with the plan entitled plan entitled "Top Shine – Haymarket General Development Plan & Special Use Permit" prepared by Dewberry Engineers Inc., dated August 2, 2021, last revised June 21, 2022 (hereinafter, the "SUP Plan").
2. Use Parameters
 - a. Use Limitations - The use approved with this Special Use Permit (SUP) shall be limited to a car wash.
3. Community Design
 - a. Architecture - The design of the car wash building shall substantially conform to the building elevations entitled "Illustrative Building Elevations – Top Shine Carwash," prepared by andjur construction inc., dated December 6, 2021 (the "Elevations"). Additional changes to the design and materials may be made provided that any such changes are approved by the Planning Office. 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

CONDITIONS

Owner/Applicant: 1555 VA LLC/Top Shine Haymarket, LLC

Project Name: Haymarket Junction Top Shine Car Wash

Project Number: #SUP2022-00008

Date: July 13, 2022

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letter from the Department of Development Services, the Applicant shall submit building elevations so that it may ensure compatibility of the building with the Elevations.

b. Landscaping

- i. On-Site Landscaping - Landscaping shall be provided in substantial conformance with the SUP Plan. All new plantings shall be drought-resistant, native/indigenous, and in accordance with the DCSM.
- ii. Tree Canopy- The Applicant shall meet tree canopy requirements set forth in DCSM Section 802.21.A and Table 8-4 on the Property. Compliance shall be demonstrated as a condition of final site plan approval.
- iii. Off-Site Landscaping - Subject to the approval of the owner of the property identified as GPIN 7298-61-2600, the Applicant shall provide off-site landscaping in substantial conformance with the exhibit entitled "Top Shine - Haymarket Offsite Landscape Exhibit," prepared by Dewberry Engineers Inc., and dated June 21, 2022. Maintenance of off-site landscaping will be determined at the time of final site plan, and the Applicant shall coordinate with the owner of the property identified as GPIN 7298-61-2600.

c. Trash Enclosure - A permanent trash enclosure shall be provided in the area shown on the SUP Plan. The building materials and colors of the enclosure shall match those used in the construction of the car wash building. Compliance shall be demonstrated at the time of final site plan review.

d. Signage - In accordance with Section 32-250.23 of the Zoning Ordinance, all façade signage shall be in substantial conformance with the façade sign elevations entitled, "Top Shine Car Wash," prepared by Electrical Sign Service, and last revised December 5, 2021. In addition, the following shall apply to signage and advertisements onsite:

- 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. Directional signage shall be provided as required or needed.
- iii. 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.

CONDITIONS

Owner/Applicant: 1555 VA LLC/Top Shine Haymarket, LLC

Project Name: Haymarket Junction Top Shine Car Wash

Project Number: #SUP2022-00008

Date: July 13, 2022

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4. Environment / Water Quality

- a. Monetary Contribution - The Applicant shall contribute \$75 per acre (\pm 0.56 acres) to the Board of County Supervisors prior to and as a condition of final site plan approval for the County to conduct water quality monitoring, stream restoration, and/or drainage improvements.
- b. Water Reclamation System - The Applicant shall utilize a water reclamation system for the car wash, i.e., a system design to separate sediment. Said system may change as technology advances/changes.

5. Fire and Rescue

- a. Emergency Spill Contingency/Notification - If requested by Prince William County, prior to final site plan approval, the Applicant shall prepare and submit an emergency spill notification contingency plan and shall have the same approved by the Fire Marshal and posted on the premises before the issuance of any occupancy permits. The Applicant shall be responsible for notifying the Fire Marshal's Office immediately in the event of a spill of any petroleum or chemical waste on the Property. The Applicant shall assume full responsibility for the costs incurred in the cleanup of such spills.
- b. Monetary Contribution - The Applicant shall make a \$0.61 per square foot of building area (\pm 3,000 sq. ft.) monetary contribution for fire and rescue services to the Board of County Supervisors prior to and as a condition of issuance of the final site plan approval.

6. Maintenance of Property

- a. Graffiti Removal - The Applicant agrees to remove any graffiti from the Property. Graffiti shall be deemed any inscription or marking on walls, buildings, or structures not permitted by the sign regulations in Section 32-250.21 *et. seq.* of the Zoning Ordinance. Any graffiti is to be reported to the Prince William County Police Department before removal.
- b. Site Maintenance - The Owner/Applicant shall maintain the Property and shall pick up trash, litter, and debris on a daily basis or more frequently as needed.

7. Transportation

- a. Access - Vehicular access to the Property shall be provided as shown on the SUP Plan.

CONDITIONS

Owner/Applicant: 1555 VA LLC/Top Shine Haymarket, LLC

Project Name: Haymarket Junction Top Shine Car Wash

Project Number: #SUP2022-00008

Date: July 13, 2022

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- b. Crosswalks – Within those crosswalks shown on the SUP Plan as “Pedestrian Crosswalk”, the material shall be stamped concrete having a brick pattern and color surface similar to the pedestrian crosswalks in the Town of Haymarket.
 - c. Bike Rack - The Applicant shall provide one bike rack on the Property. The location and design of the bike rack shall be determined at final site plan review.
8. Cultural Resources
 - a. Interpretive Sign - The Applicant shall contribute the sum of \$3,400 to the County for an interpretive sign regarding the history of the Town of Haymarket, former farmstead and/or other appropriate historical/cultural content relevant to the Property and/or area as determined by the County Archeologist and/or Historical Commission. Said contribution shall be made prior to and as a condition of the first submission of the site plan for this application.
9. Water & Sewer Connection – The site shall be connected to public water and sewer with the Applicant bearing all costs associated with providing all on and off-site facilities to make such connection and to meet the needs for the Property.
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 rezoning 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:	July 27, 2022
Agenda Title:	Rezoning #REZ2022-00005, Haymarket Junction Top Shine Car Wash, and Special Use Permit #SUP2022-00008, Haymarket Junction Top Shine Car Wash
District Impact:	Gainesville Magisterial District
Requested Action:	Recommend Approval of Rezoning #REZ2022-00005, Haymarket Junction Top Shine Car Wash, with proffers dated July 14, 2022, and Special Use Permit #SUP2022-00008, Haymarket Junction Top Shine Car Wash, with conditions dated July 13, 2022
Department:	Planning Office
Case Planner:	Emilie Wolfson

EXECUTIVE SUMMARY

This is a request to rezone ±0.56 acres from M-2, Light Industrial, to B-1, General Business, and includes a concurrent SUP to allow a car wash located at the southwest corner of the intersection of Route 55 and Route 15.

It is the recommendation of staff that the Planning Commission recommend Approval of Rezoning #REZ2022-00005, Haymarket Junction Top Shine Car Wash, with proffers dated July 14, 2022, and Special Use Permit #SUP2022-00008, Haymarket Junction Top Shine Car Wash, with conditions dated July 13, 2022.

BACKGROUND

- A. Request: This is a request to rezone ±0.56 acres from M-2, Light Industrial, to B-1, General Business, and includes a concurrent SUP to allow a car wash.

Uses/Features	Permitted/Existing	Proposed
Use(s)	Vacant	Car wash
Gross Floor Area (GFA)	N/A	2,750 sq. ft.
Lot Coverage	85% Max	±75%
Open Space	15%	±25%
Building Height	45 ft. maximum	±45 feet (2-story building)

- B. Site Location: The site is located at the southwest corner of the intersection of Route 55 and Route 15. The property is identified on County maps as a portion of GPIN 7298-61-3823.
- C. Comprehensive Plan: The subject site is designated REC, Regional Employment Center, in the Comprehensive Plan.
- D. Zoning: The ±0.56-acre site is zoned M-2, Light Industrial.
- E. Surrounding Land Uses: The subject ±0.56-acre property is a portion of the larger ±1.9-acre parcel identified as GPIN 7298-61-3823. The subject property is immediately surrounded by the larger parcel, which is a cleared lot to the north, west, and east. To the south is an existing self-storage facility.
- F. Background and Context: The Property is vacant and undeveloped and is part of Haymarket Junction. As mentioned above, the subject property is a portion of a larger ±1.9-acre parcel. To the east of the property is an active SUP to allow a gas station, submitted to the County in April 2019. There have been several resubmissions of the project, but it has not gone through the public hearing process. To the north of the Property is a planned auto tire and repair business. To the northwest of the property is a by-right Valvoline (Plan Number SPR2022-00102) which has Final Site Plan approval as of May 24, 2022. To the south of the property is an existing self-storage-storage facility, Self-Storage Plus.

STAFF RECOMMENDATION

Staff recommends approval of Rezoning #REZ2022-00005, Haymarket Junction Top Shine Car Wash, with proffers dated July 14, 2022, and Special Use Permit #SUP2022-00008, Haymarket Junction Top Shine Car Wash, with conditions dated July 13, 2022, for the following reasons:

- The scale, architecture, and building material selection within the proposed SUP application are consistent with Community Design Policy Four in the Comprehensive Plan, which aims to upgrade the visual quality of major travel corridors. Currently, the site is undeveloped and infill development of the subject parcel would improve the aesthetics of Haymarket Junction and provide community design continuity throughout the site.
- The Comprehensive Plans Land Use Policy 15 encourages development that infills undeveloped or underdeveloped portions of established areas in the Development Area. As proposed, the SUP application is for infill development to allow for a non-self-service car wash.
- As conditioned, the anticipated impacts related to the development of the site have been adequately mitigated.

Comprehensive Plan Consistency Analysis

Long-Range Land Use:

This site is located within the Development Area, and is classified REC, Regional Employment Center. Auto-oriented uses are discouraged within the REC long-range land use designation.

Level of Service (LOS):

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

Fire & Rescue	\$0.61 per SF of building	±3,000 SF Building Area*	\$1,830
Water Quality	\$75 per acre	±0.56 acres	\$42.00
Approximate Total \$ Provided			\$1,872.00

* Dependent on size of new building. Assumes largest GSF of 3,000 SF

Strategic Plan

Resilient Economy: The proposed rezoning is favorably aligned with the County's Resilient Economy objective to continue efforts to preserve and expand the commercial tax revenue base. The rezoning will result in an increased assessed tax value and commercial tax base.

Transportation & Mobility: The proposed rezoning is favorably aligned with the County's Transportation & Mobility objective to improve multi-modal options by conditioning bike racks as well as providing stamped concrete pedestrian crosswalks.

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 application was referred to the Town of Haymarket for review and comment. No comments were received for the subject application.

Legal Issues

If the application is approved, a car wash will be permitted. Legal issues resulting from the Planning Commission's action are appropriately addressed by the County Attorney's office.

Timing

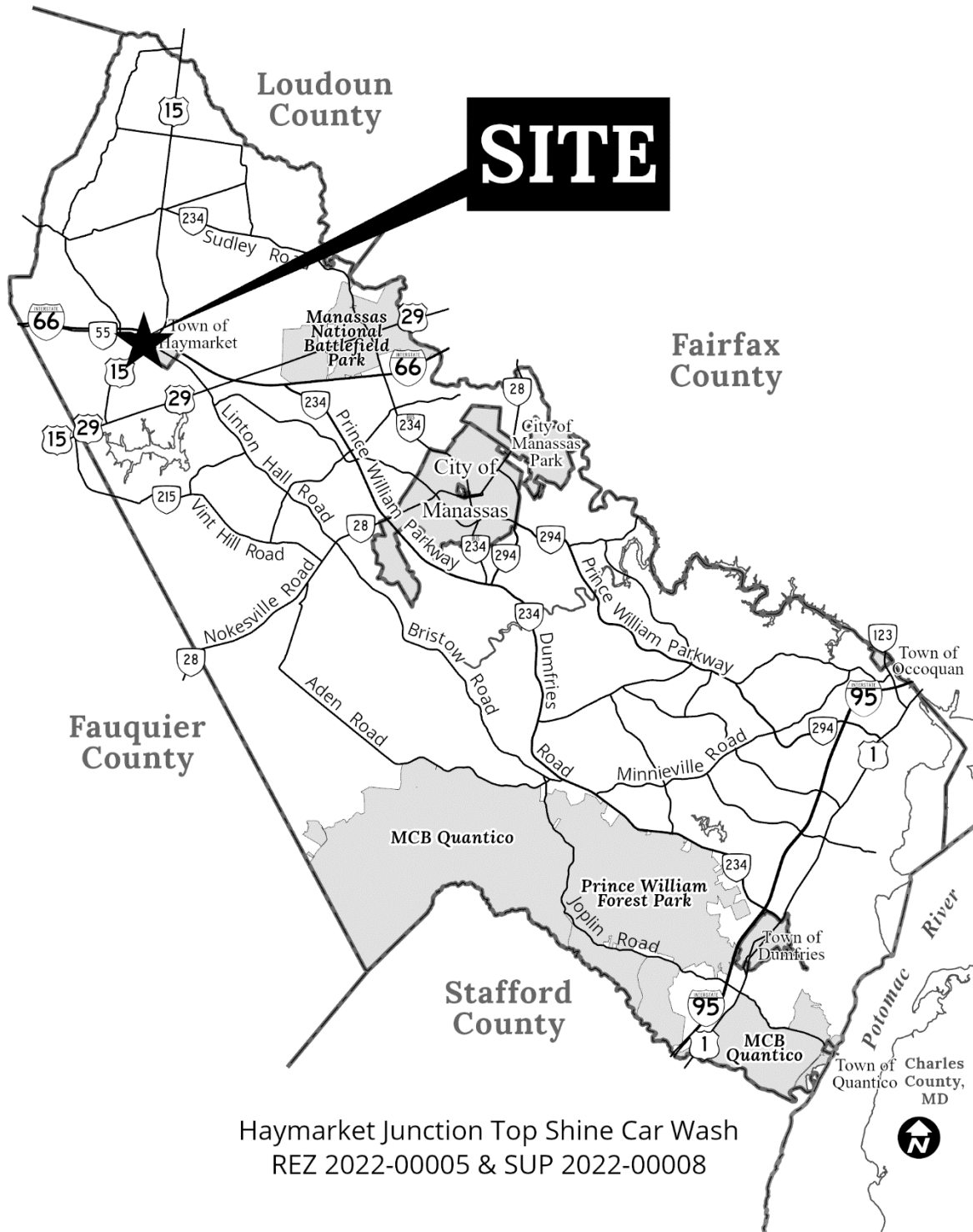
The Planning Commission has until October 25, 2022, which is 90 days from the first public hearing date, to take action on the Special Use Permit application. A recommendation to approve the Special Use Permit application would meet the 90-day requirement.

STAFF CONTACT INFORMATION

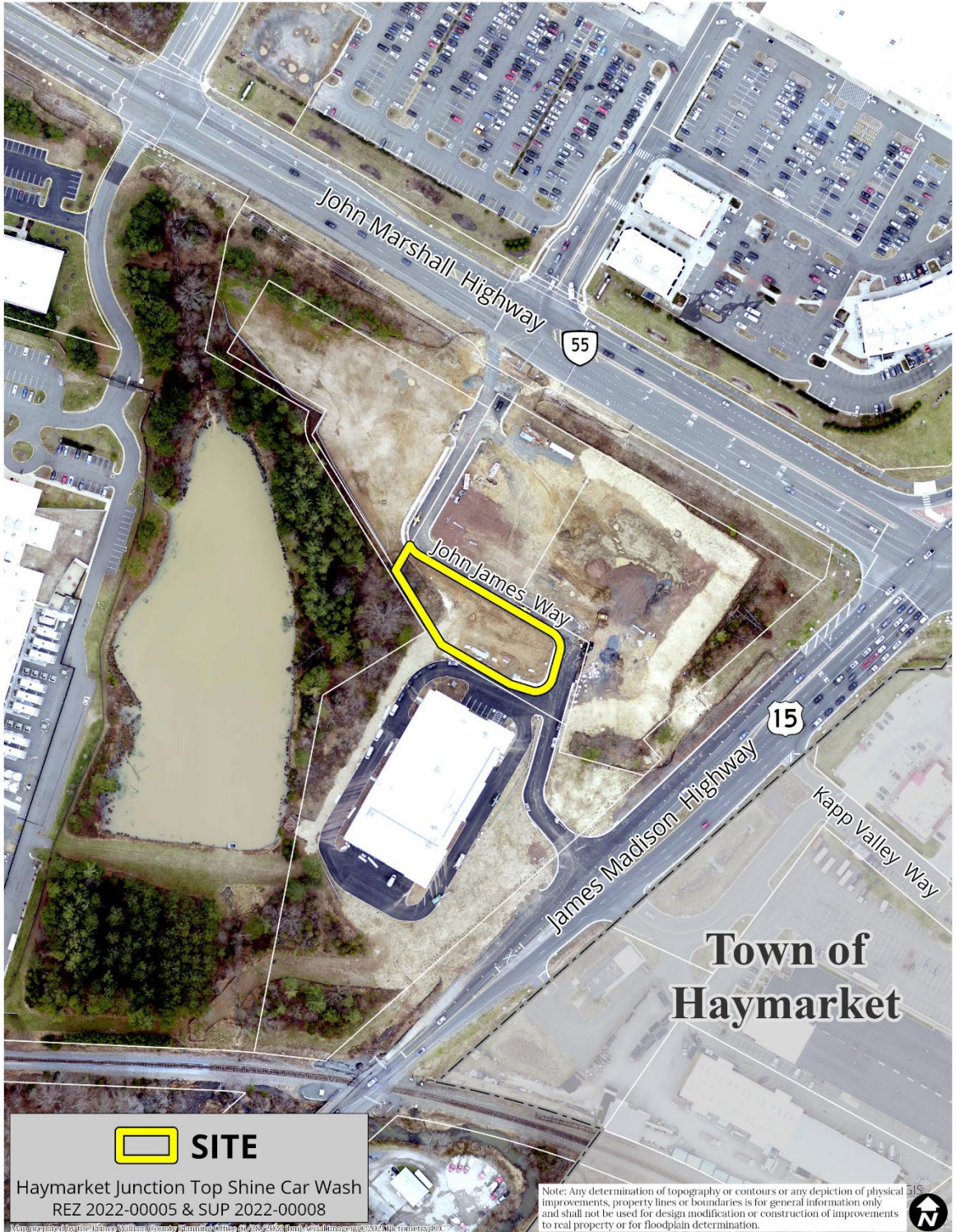
Emilie Wolfson | (703) 792-7128
ewolfson@pwcgov.org

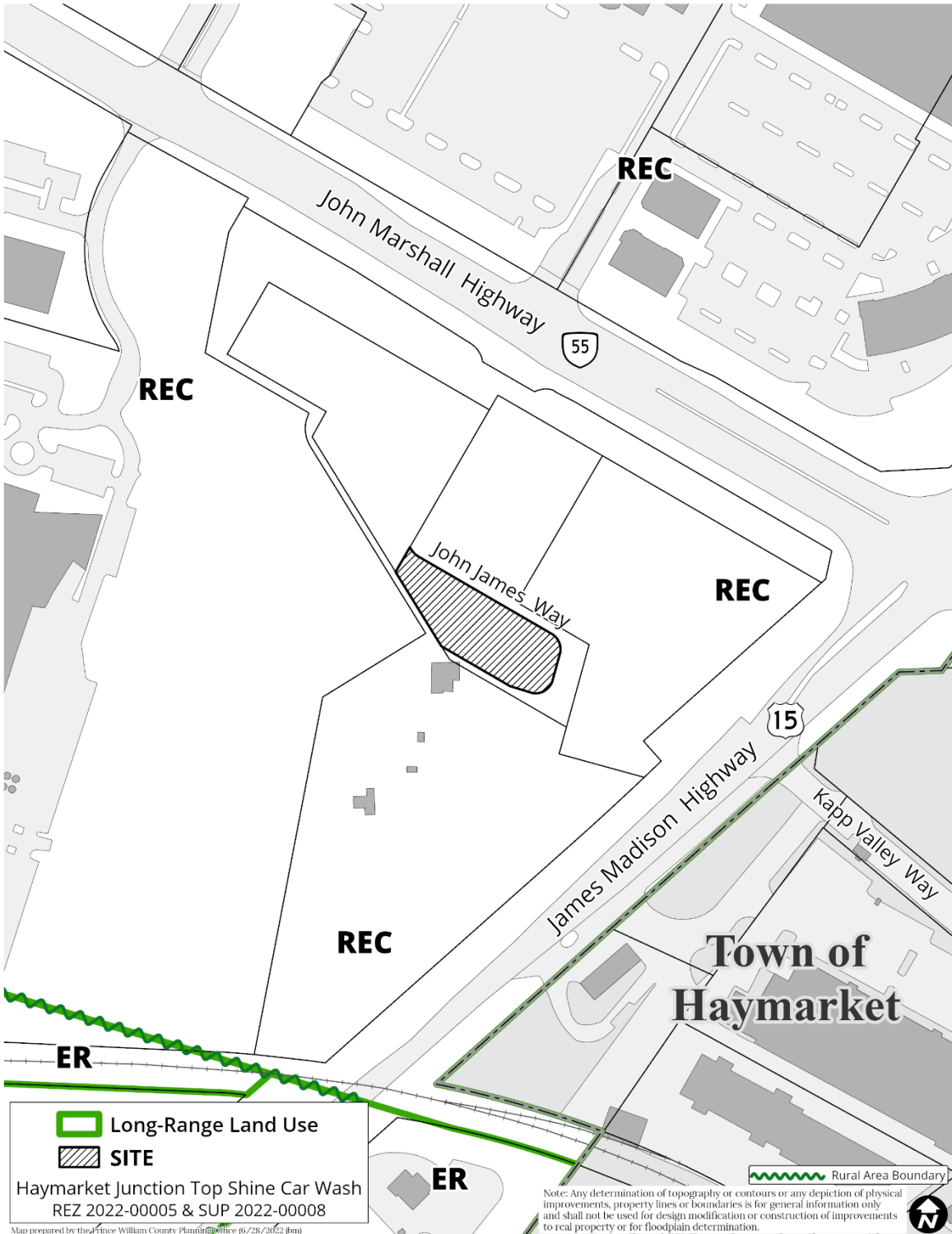
ATTACHMENTS

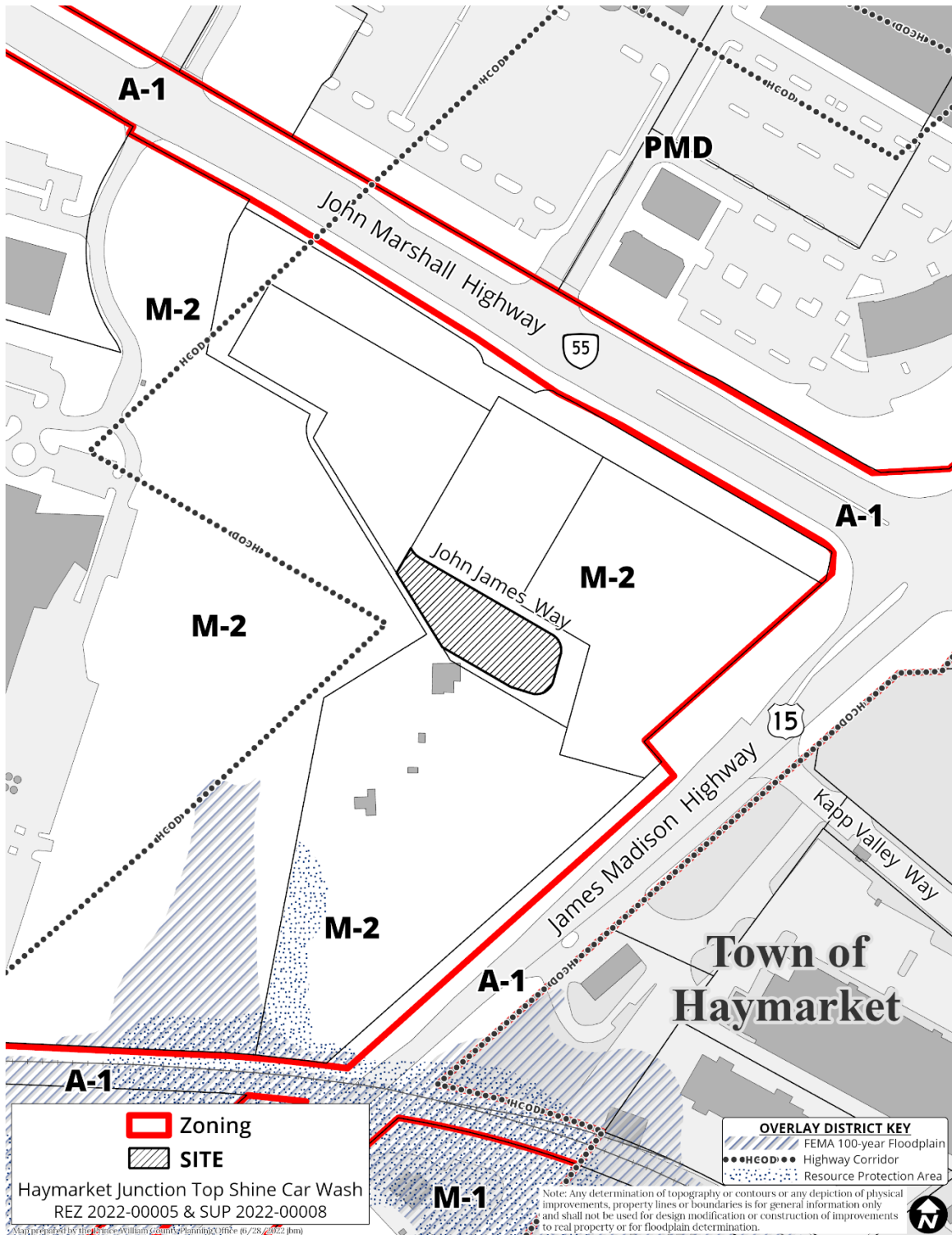
Attachment A- Generalized Development Plan (GDP) & Special Use Permit Plan
Attachment B- Illustrative Building Elevations
Attachment C- Façade Sign Elevations
Attachment D- Line-of-Sight Exhibits
Attachment E- Offsite Landscape Exhibit
Attachment F- Historical Commission Resolution



Haymarket Junction Top Shine Car Wash
REZ 2022-00005 & SUP 2022-00008







Part I. Summary of Comprehensive Plan Consistency

Staff Recommendation: APPROVAL

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

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

Part II. Comprehensive Plan Consistency Analysis

The following table summarizes the area characteristics.

Direction	Land Use	Long-Range Land Use Map Designation	Zoning
North	Vacant, Planned Auto Tire and Repair Business	REC	M-2
South	Self-Storage Facility	REC	M-2
East	Vacant, Planned Gas Station (SUP submitted to County)	REC	M-2
West	Vacant, Planned By-Right Motor Vehicle Repair Shop	REC	M-2

Long-Range Land Use Plan Analysis

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

The site is designated REC, Regional Employment Center. The following table summarizes the land use patterns/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>

This is a request for both a rezoning from M-2, Light Industrial, to B-1, General Business, and a concurrent SUP to allow a car wash facility (manned, no self service). The applicant is proposing to construct a two-story car wash with associated equipment and storage related to the car wash on the second floor. Although the car wash is consistent with and compatible to other existing uses within the immediate area, the REC long-range land use discourages auto-oriented uses. Thus, staff finds the application to be inconsistent with the relevant components of the Long-Range Land Use Plan.

Proposal's Strengths

- Use Compatibility in Area Context: The proposed car wash is consistent with and compatible to other existing uses within this light industrial, service-oriented area. 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: As previously mentioned, auto-oriented uses are discouraged in the REC, Regional Employment Center, land use designation. Auto-oriented uses should not be the primary use, and if approved, the Haymarket Junction would have three auto-oriented uses on-site, (by-right Valvoline, as well as this project, as well as the proposed in progress gas station if it is approved).
- Zoning and Comprehensive Plan Designation Compatibility: The ±0.56-acre parcel is currently zoned M-2, Light Industrial, and the application includes a proposed rezoning to B-1, General Business. Neither the existing zoning (M-2), nor the proposed zoning (B-1) is an implementing zoning district of REC.

On balance, this application is found to be inconsistent with the relevant components of the Long-Range Land Use Plan. Drive-through uses are discouraged within areas designated REC, and there are zoning and comprehensive plan designation incompatibilities.

Community Design Plan Analysis

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

The subject site is located within the James Madison Highway Corridor Overlay District (HCOD), which was approved prior to February 20, 1996. As such, the proposal is subject to the applicable requirements. The proposed building elevations are provided and depict a modern theme, with quality materials that utilize natural light.

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 site to vehicles instead of pedestrians. This proposal attempts to overcome this inherent design challenge of a drive-through by accommodating safe pedestrian movement with crosswalks and sidewalks that connect the site to existing pedestrian networks located to the northwest and southeast.

Proposal's Strengths

- **Design and Building Materials:** The Applicant has proposed high-quality building materials consisting of brick masonry, stone, and EFIS. As conditioned, the Applicant shall substantially conform to the attached elevations.
- **Signage:** The total amount of requested façade sign square footage is consistent with that permitted by the Zoning Ordinance. The illustrative building elevations which include signage are conditioned to be in substantial conformance.
- **Trash Enclosure –** As conditioned, the trash enclosure will be at the eastern end of the site and will be more than 200 feet from Route 15 with future development and landscaping located between the proposed car wash and Route 15. In addition, the trash enclosure shall be constructed with similar masonry materials as the building.
- **Highway Corridor Overlay District Visibility-** The Line-of-Sight Exhibit (Attachment D), depicts the view of the car wash from Route 15 and Route 15 based on existing and future conditions. The subject site is more than 200 feet from Route 15 and more than 300 feet from Route 55. As detailed in the Line-of-Sight Exhibit, there will be future development and landscaping located between both roads and the proposed car wash.
- **Off-site Landscaping-** In response to staff's concerns about the on-site constraints related to providing additional landscaping onsite, the Applicant is proposing off-site plantings in several places. Offsite plantings will be located immediately south of the site on the southwestern corner and will include a mixture of deciduous trees, shrubs, and ornamental grasses. In addition, the Applicant is proposing off-site plantings in property located between John James Way and Route 15, southeast of the subject site and to the immediate south of the proposed gas station. These plantings will be a mixture of ornamental trees, shrubs, and ornamental grasses, See below image, as well as Attachment E. The off-site landscaping proposed is a good compliment to the Self-Storage Landscaping that provides landscaping along Route 15.

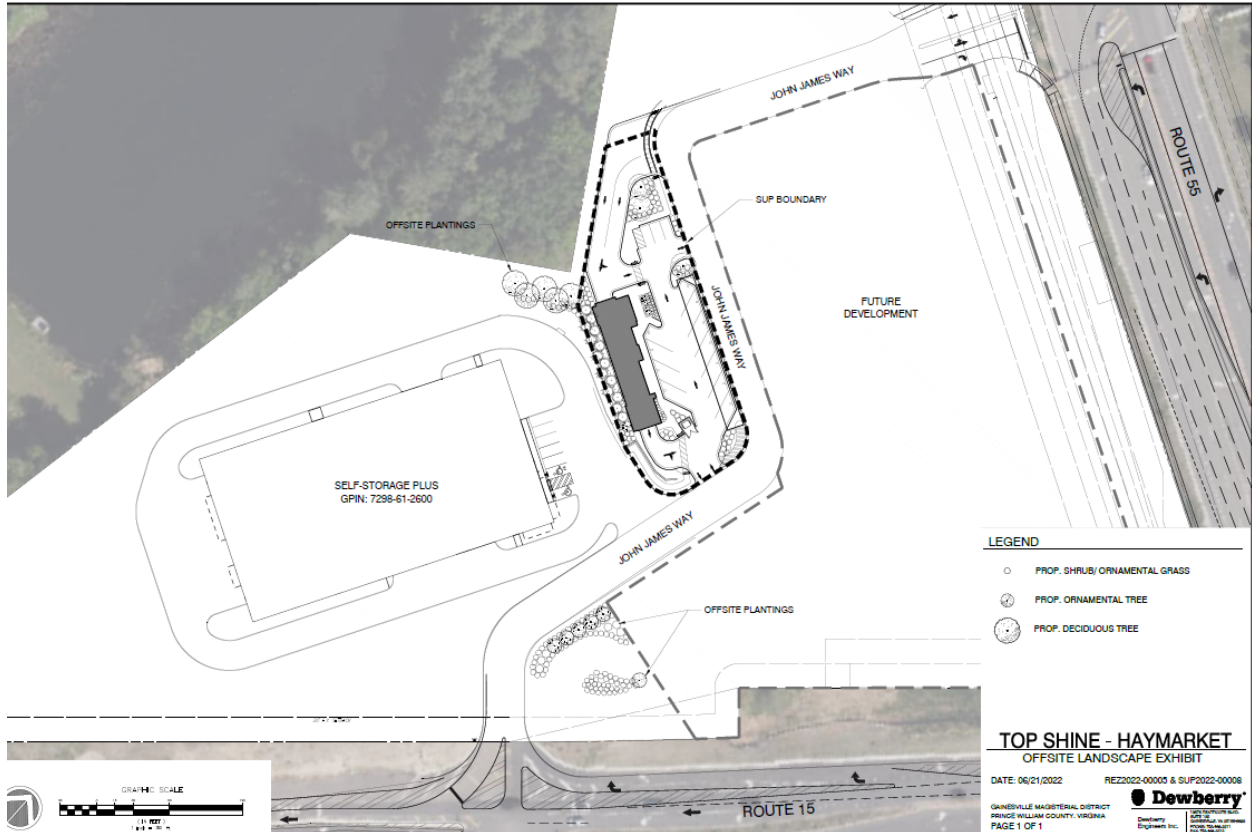


Figure 1: Off-site Landscaping (also shown as Attachment E)

- Pedestrian Connection**- In response to staff's concerns that there were limited pedestrian links between and among other commercial properties in this development, the Applicant is proposing a 5-foot pedestrian connection via a pedestrian crosswalk of stamped concrete and brick edging that will connect to the northwest of the property and will ultimately connect to the pedestrian facilities on Route 55 (See red hatched line). The other colors indicating existing, or future pedestrian or shared-use connections are independent of this application. The stamped concrete having a brick pattern and color surface will provide a varied texture to alert vehicular traffic of pedestrian activity. There are clear delineations of pedestrian connections throughout the site in the form of three crosswalks that take the pedestrian from the northwest to the southeast of the site. All crosswalks will be stamped concrete having a brick pattern and color surface similar to pedestrian crosswalks in the Town of Haymarket. See figure below displaying pedestrian connections both internal and external to the site.

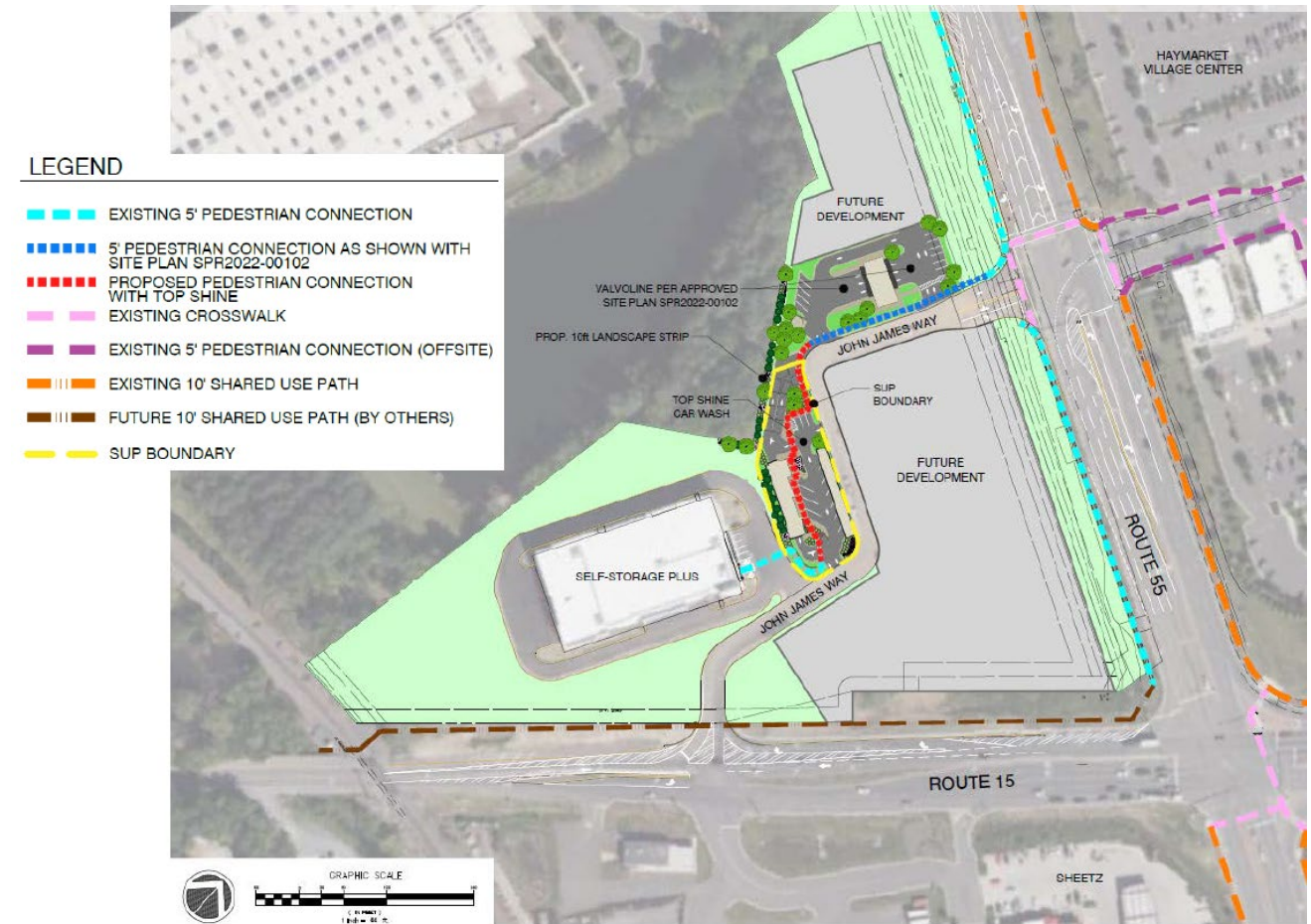


Figure 2: Pedestrian Connections

Proposal's Weaknesses

- **Lack of Onsite Landscaping:** The Applicant is proposing an infill development project within the existing larger Haymarket Junction development. The small size of the property does not allow the full buffer plantings required by the DCSM, and limited landscaping is proposed along the frontage of John James Way where angled vacuum spaces are to be located. Although the Applicant has attempted to mitigate the lack of on-site plantings with off-site landscaping, the limited on-site plantings result in a site that is largely composed of pervious area.
- **Noise Mitigation:** The vacuums are located on the southeast and northeast side of the building and property. There are no plans to include noise mitigation in the form of a solid wall, which would provide the maximum mitigation for noise pollution associated with car wash facilities. Staff notes that that the canopy located on the northeastern side of the property may provide some noise mitigation. However, this feature is mainly to provide visual screening. Notwithstanding, staff notes that the project would need to meet the

requirements of the noise ordinance which for a commercial zoning district is 65 maximum dBA daytime, and 60 maximum dBA for nighttime.

- **Minimum 15-foot Buffer Not Provided-** This retail/commercial proposed use (SUP for a car wash with a proposed rezoning from M-2 to B-1) is proposed abutting light industrial uses and zonings. Therefore, a 15-foot-wide buffer is required along the southern, western, and northern property lines, as shown in the purple lines below. This proposal includes a request for a modification of the buffer requirement, as the buffer is absent from the northern, and western sides. The landscaping provided on the southern property line just below the car wash building varies between 10-15 feet, but landscaping is absent in the area proposed for a retaining wall along the southeastern corner. The off-site landscaping does provide a mixture of deciduous trees, and ornamental trees; however, staff notes that deciduous trees could have been proposed in the area just south of the proposed gas station to combat the lack of landscaping to fulfill the 15-foot buffer requirement along the southeastern border which contains the retaining wall.

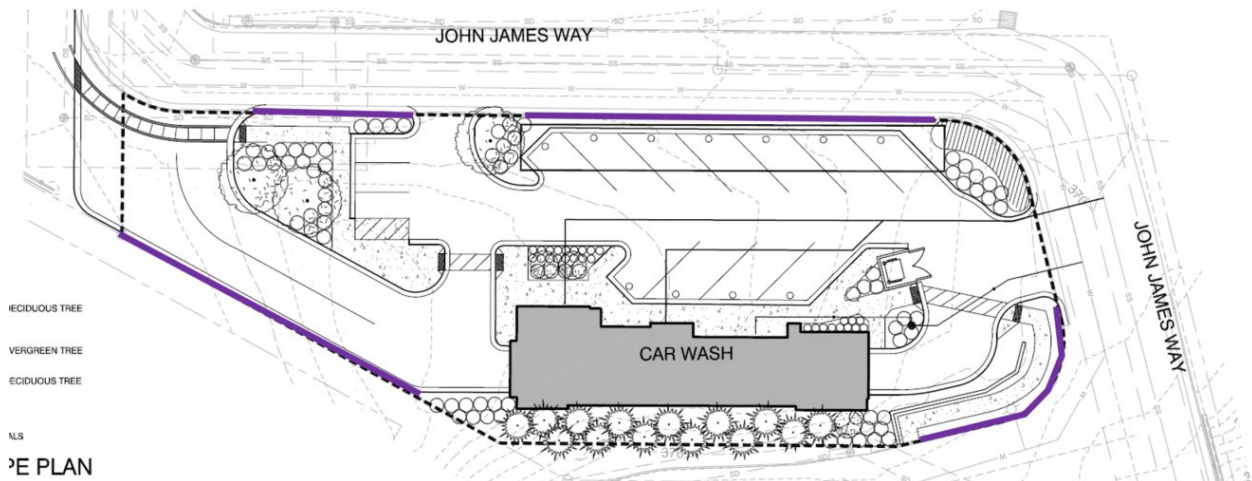


Figure 3: Buffer Areas

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

Cultural Resources Plan Analysis

Prince William County promotes the identification, evaluation, and protection of cultural resource sites throughout the County, as well as the tourism opportunities these sites present. The Cultural Resources Plan recommends identifying, preserving, and protecting Prince William County's significant historical, archaeological, architectural, and other cultural resources – including those significant to the County's minority communities – for the benefit of all of the County's citizens and visitors. To facilitate the identification and protection of known significant properties that have

cultural resource values worthy of preservation, the land use classification County Registered Historic Site (CRHS) is used in the Comprehensive Plan. The Plan includes areas of potentially significant known but ill-defined or suspected pre-historic sites, Civil War sites, historic viewsheds, landscapes or areas of potential impact to important historic sites, and encourages the identification, preservation, protection, and maintenance of all cemeteries and/or gravesites located within the County.

The subject property is located just west of the James Madison Highway (Route 15), which is included in the Journey Through Hallowed Ground (JTHG) National Heritage Area initiative and is designated as a National scenic Byway and/or All-American Road within the County. The Journey Through Hallowed Ground National Heritage Area is a 200-mile-long corridor stretching from Gettysburg, Pennsylvania, to Monticello in Charlottesville Virginia. On May 8, 2008, legislation was signed establishing the Journey Through Hallowed Ground as the nation's largest concentration of Civil War battlefields and sites, nine presidential homes, 2 world heritage sites, 13 national parks, 16 national landmarks 47 historic districts, Revolutionary War sites, native American history/trade route, and numerous African American historical sites. The National Scenic Byway encompasses US Routes 15, VA 231, VA 20 and VA53, and follows the historic Carolina Road, a road once favored by Colonists- as well as predecessors, the Algonquin, and Iroquois Indians because of the numerous springs along its route, milder temperatures east of the mountains and relatively safe fords across major rivers and streams.

The Historical Commission reviewed the proposal at its October 21, 2021, meeting and requested that the 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.

Proposal's Strengths

- **Curation:** As conditioned, the applicant has agreed to contribute the sum of \$3,400 to the County for an interpretive sign regarding the history of the Town of Haymarket, former farmstead and/or other appropriate content relevant to the Property and/or areas as determined by the County Archaeologist and/or Historical Commission. Said contribution shall be made prior to and as a condition of the first submission of the site plan for this application. This condition has been reviewed and approved by the County Archaeologist.

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 site for the proposed car wash is mostly cleared and graded. A small area of existing woodland is located at the western side of the site. The \$75 per acre contribution for water quality monitoring and stream restoration activities is included in the SUP conditions.

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.
- Water Reclamation System: As conditioned, the applicant shall utilize a water reclamation system for the car wash, i.e., a system design to separate sediment. This system may change as technology advances/changes.

Proposal's Weaknesses

- Site Does not Meet Tree Canopy: The minimum tree cover requirement of 10% has not been met. Staff has resolved this issue with a proposed condition, and the specifics will be resolved at site plan.

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 #24. The property is located within 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 #24 responded to 1,183 incidents, 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.
- Level of Service Mitigation: As conditioned, the Applicant shall provide \$0.61 per square foot of new structure area to mitigate impacts to fire and rescue services.
- Station Workload: The most recent figures indicate that Fire & Rescue Station #24 is currently operating under capacity.

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.

At this time, the Police Department does not believe this application will create a significant impact on calls for service. The Applicant should coordinate with the Police Department as the site develops, and apply the various Crime Prevention Through Environmental Design (CPTED) strategies during site development, which can be found at <http://www.pwcgov.org/government/dept/police/Pages/CPTED.aspx>.

Proposal's Strengths

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

Proposal's Weaknesses

- None identified.

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

Potable Water Plan Analysis

A safe, dependable drinking water source is a reasonable expectation of County residents and businesses. The Potable Water Plan sets out policies and action strategies that further the County's goal of providing an economically and environmentally sound drinking water system. The Plan includes recommendations 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 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.

Proposal's Strengths

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

Proposal's Weaknesses

- None identified.

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

Sanitary Sewer Plan Analysis

Appropriate wastewater and sanitary facilities provide needed public health and environmental protections. The Sanitary Sewer Plan sets out policies and action strategies that further the County's goal of providing an economically and environmentally sound sanitary and stormwater sewer system. The Plan includes recommendations relating to system expansion, required connections to public sewer in the development area, and the use of either private or public sewer systems in locations classified as Semi-Rural Residential (SRR), as well as the Rural Area.

The 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.

Proposal's Strengths

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

Proposal's Weaknesses

- None identified.

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

Transportation Plan Analysis

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

The following summary table provides the latest Virginia Department of Transportation (VDOT) annual average daily traffic counts and Prince William County Travel demand models levels of service (LOS) information in the vicinity of the site. The site is located at the southwest corner of the intersection of Route 55 and Route 15.

Roadway Name	Lanes	2021 VDOT Annual Average Traffic Count	Travel Demand Model 2019 Daily LOS
John Marshall Hwy (Route 55)	4	11,000	D
James Madison Hwy (Route 15)	4	7,200	C

According to the Traffic Impact Analysis (TIA) that was included with the initial submission, the proposed new development is anticipated to generate 27 A.M. peak hour trips, 59 P.M. peak hour trips, and 656 new trips per 24 hours. A full Traffic Impact Analysis (TIA) was not required due to the moderate anticipated traffic generation.

The SUP Plan indicates one way traffic flow throughout the site. There is a northern entrance (on James John Way), and separate northern exit, and an eastern exit (on James John Way), with a trash truck entrance in this area as well. As depicted on the SUP Plan, signage and striping will be provided at the eastern exit including a curb cut to prevent vehicular entrance, allowing trash truck entrance

access only. Customers will enter at the northern entrance move through the stacking spaces, through the car wash and either exit to the eastern exit or use vacuum spaces and exit to the north. The northern entrance includes a pedestrian crosswalk. The Applicant will provide a minimum of one (1) bicycle rack. The location and design will be determined at final site plan. The Applicant is providing the required amount of vehicle stacking into the car wash facility with two order/pay stations with eleven stacking spaces as conditioned in substantial conformance to the SUP Plan.

Proposal's Strengths

- Level of Service: Staff does not anticipate adverse impacts to the existing levels of service.
- Manned Facility- Since this car wash will have employees on duty, this will enable the facility to better manage vehicular circulation and assist in directing customers.

Proposal's Weaknesses

- None identified.

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 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 relative to the Strategic Plan are as follows:

- Resilient Economy: The proposed rezoning and special use permit is favorably aligned with the County's Resilient Economy objective to continue efforts to preserve and expand the commercial tax revenue base. The rezoning and special use permit will result in an increased assessed tax value and commercial tax base.
- Transportation & Mobility: The proposed rezoning is favorably aligned with the County's

Transportation & Mobility objective TM-2 to improve multi-modal options by including a bike rack, as well as three pedestrian crosswalks, which have stamped concrete and brick edging to provide a distinguishing texture for vehicles signaling pedestrian activity.

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.

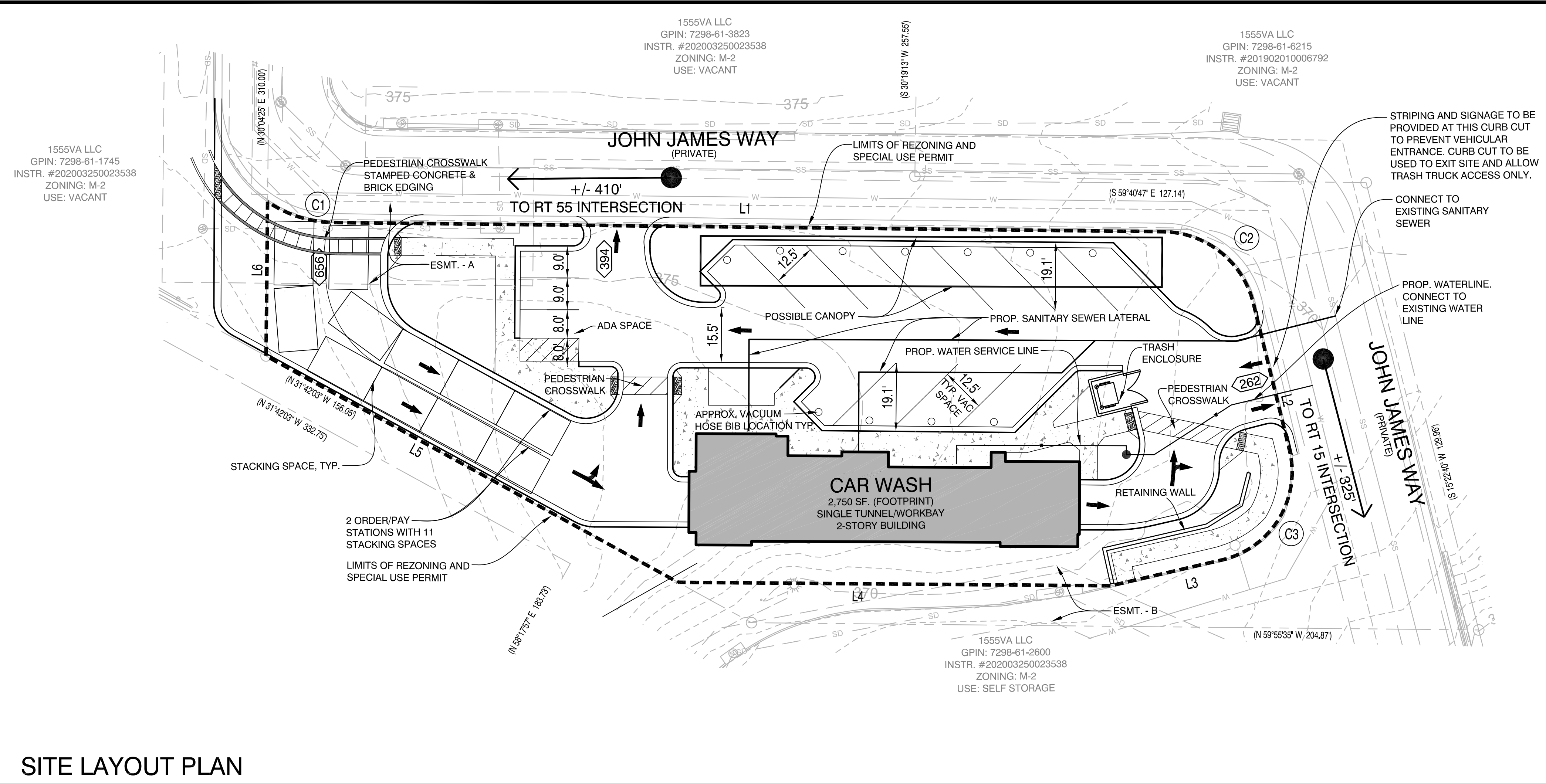
Modifications / Waivers

The Applicant is requesting a modification of Section 802.10-12 and Table 8-1 of the DCSM which requires a 15-foot buffer area along the southern, western, and northern property lines. This retail/commercial use is proposed abutting light industrial uses and zonings.

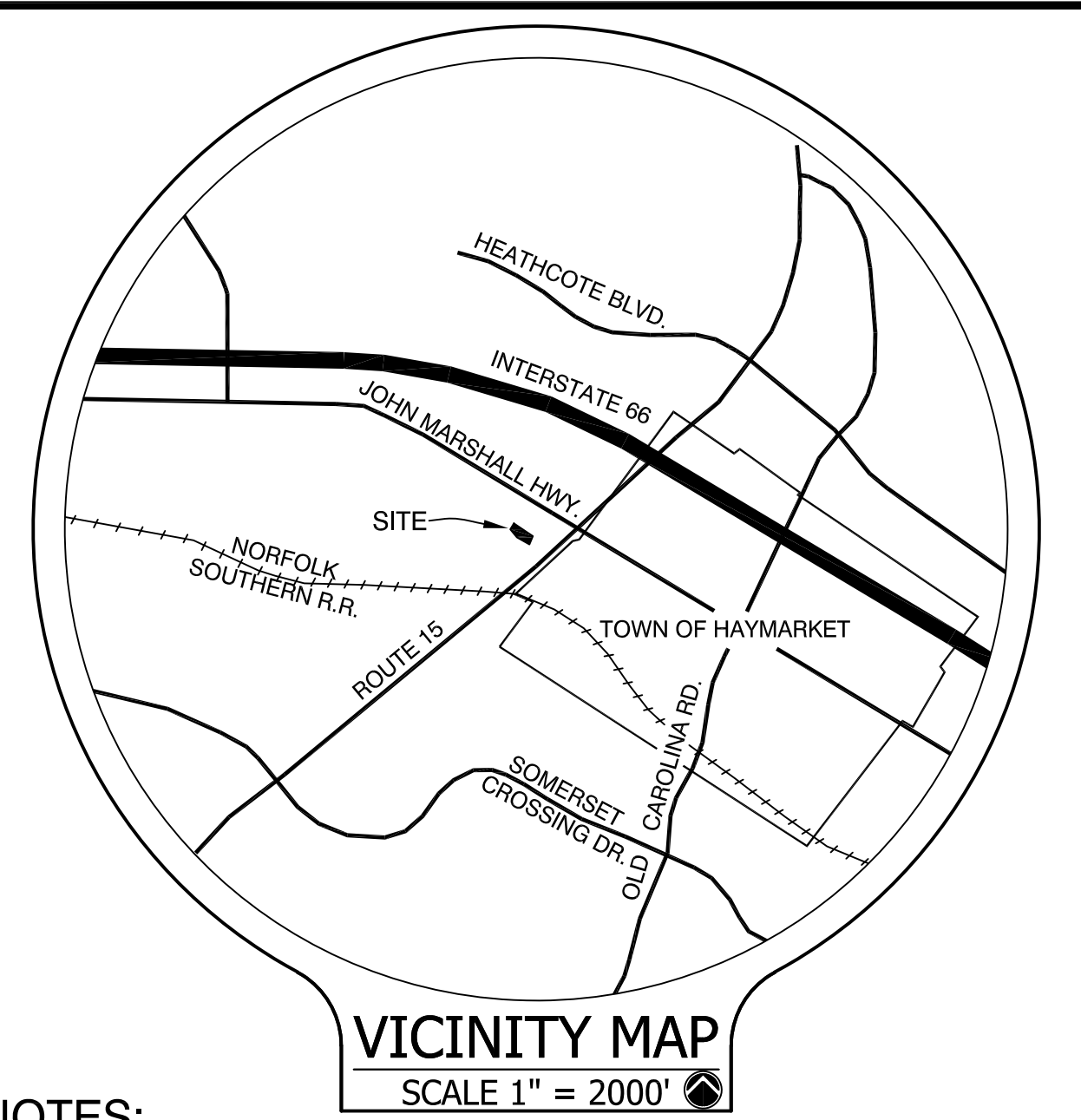
Agency Comments

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
- PWC Fire Marshal's Office
- PWC Historical Commission
- PWC Police / Crime Prevention
- PWC Public Works – Watershed / Environmental / Arborist
- PWC Service Authority
- PWC Transportation
- Virginia Department of Transportation (VDOT)



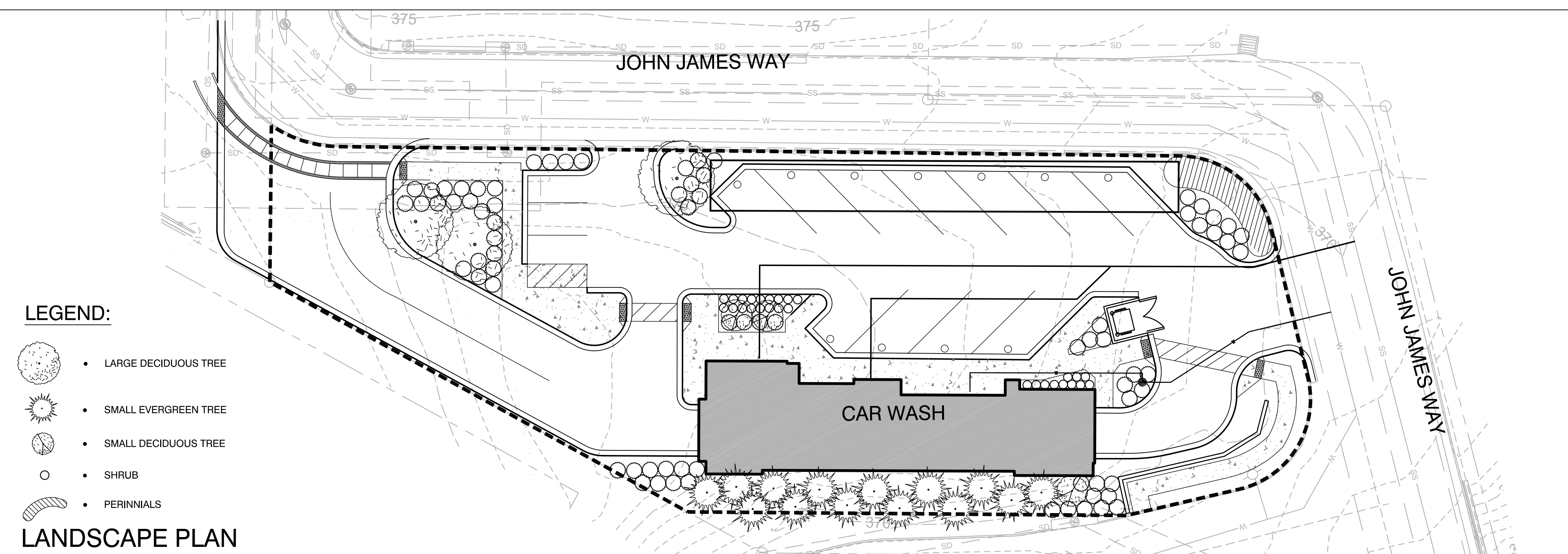
SITE LAYOUT PLAN



- NOTES:**
- OWNER: 1555VA LLC
 - APPLICANT: TOP SHINE HAYMARKET, LLC
 - GPIN #(s): PORTION OF 7298-61-3823
 - SUBJECT AREA: +/- 0.56 AC
 - EXISTING ZONING: M-2 - LIGHT INDUSTRIAL
 - PROPOSED ZONING: B-1
 - SWM/BMP REQUIREMENTS ARE PROVIDED BY AN EXISTING WET STORMWATER MANAGEMENT POND DESIGNED WITH PWC PLAN #96-00109-2.
 - PER PRINCE WILLIAM COUNTY GIS MAP REVIEW THERE ARE NO RESOURCE PROTECTION AREAS (RPA) WITHIN THE SUBJECT AREA.
 - THERE IS NO 100 YEAR FLOODPLAIN WITHIN THE SUBJECT AREA PER FEMA MAP #51153C0067D.
 - 2' TOPOGRAPHIC INFORMATION SHOWN PER FIELD SURVEY COMPLETED BY DEWBERRY JUNE 2021.
 - PER FIELD DELINEATION PERFORMED BY TNT ENVIRONMENTAL, INC. APRIL 26, 2018 THERE ARE NO WATERS OF THE U.S. WITHIN THE SUBJECT AREA.
 - MINOR CHANGES TO BUILDING FOOTPRINTS, PARKING AREAS, LANDSCAPING, PEDESTRIAN CONNECTIVITY AND OPEN SPACE SHALL BE PERMITTED AT TIME OF FINAL SITE PLAN SO LONG AS DEVELOPMENT STANDARDS AND DCSM REQUIREMENTS ARE MET.
 - PARKING REQUIREMENTS:

*CAR WASH-	3 PER WORK BAY (1)	= 3
TOTAL REQUIRED		= 3 SPACES
TOTAL PROVIDED**		= 14 SPACES

*REQUIREMENT PER MOTOR VEHICLE AND RELATED USES : SERVICE AREA (WORK BAYS AND WAITING AREA) USE IN TABLE 6-8 OF PWC DCSM.
** PROVIDED PARKING SPACES MAY BE REDUCED AT TIME OF FINAL SITE PLAN SO LONG AS THE REQUIRED NUMBER OF PARKING SPACES ARE PROVIDED.
 - LANDSCAPING SHALL BE PROVIDED AS SHOWN HEREON SUBJECT TO MINOR CHANGES AT TIME OF FINAL SITE PLAN.
 - DIRECTIONAL ARROWS DEPICTED HEREON ARE FOR INFORMATIONAL PURPOSES ONLY AND SHALL NOT BE REQUIRED TO BE INSTALLED.



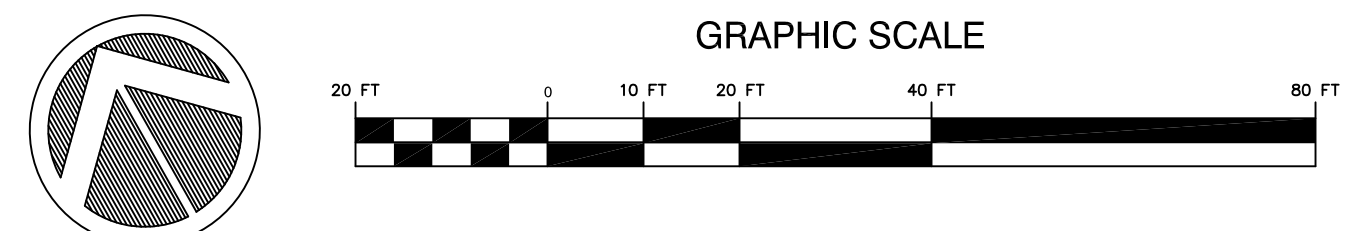
LANDSCAPE PLAN

SUP BOUNDARY INFORMATION

LINE TABLE		CURVE TABLE							
LINE	BEARING	DISTANCE	CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
L1	S 59°20'22" E	233.55'	C1	34.00'	19.89'	33°31'28"	10.24'	S 43°06'18" E	19.61'
L2	S 15°40'28" W	42.62'	C2	26.50'	34.94'	75°32'28"	20.53'	S 22°09'48" E	32.46'
L3	N 73°34'59" W	32.23'	C3	25.50'	40.39'	90°44'35"	25.83'	S 61°02'43" W	36.30'
L4	N 60°02'15" W	121.89'							
L5	N 31°42'03" W	132.42'							
L6	N 30°04'20" E	43.45'							

EASEMENT TABLE:

KEY	EASEMENT TYPE
A	STORM DRAINAGE ESMT - INST. NO. 202003250023539
B	STORM DRAINAGE ESMT - INST. NO. 202003250023539



TOP SHINE - HAYMARKET
GENERAL DEVELOPMENT PLAN & SPECIAL USE PERMIT

DATE: 08/02/2021
REVISED: 12/08/2021, 02/25/2022, 05/31/2022, 06/21/2022

REZ2022-00005 & SUP2022-00008

GAINESVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

PAGE 1 OF 1

Dewberry
Engineers Inc.

13575 HEATHCOTE BLVD.
SUITE 150
GAINESVILLE, VA 20155-6693
PHONE: 703.468.2211
FAX: 703.468.2212

andujar construction, inc.



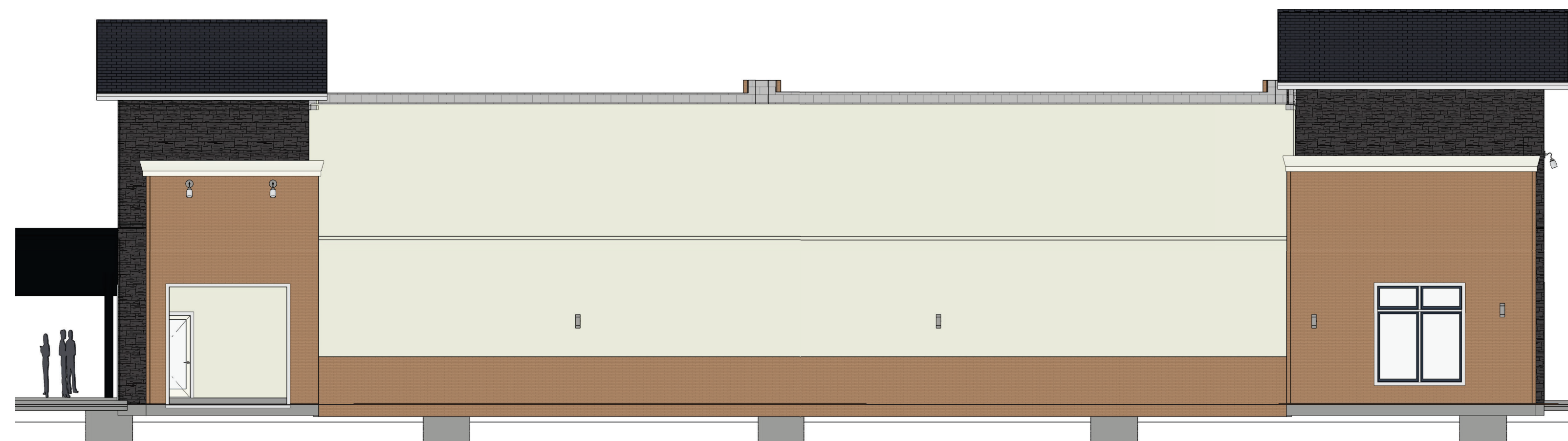
North Elevation
Scale: 1/8" = 1'-0"



East Elevation
Scale: 1/8" = 1'-0"



West Elevation
Scale: 1/8" = 1'-0"




South Elevation
Scale: 1/8" = 1'-0"

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This drawing is for estimating and scope of work purposes only. Not intended for permitting or as code review.

Illustrative Building Elevations

 <small>3013 GRIFFIN STREET CHARLOTTE, NC 28203 WWW.ANDUJARCONSTRUCTION.COM 704-527-1000</small>	
REVISION TABLE	DESCRIPTION
NUMBER	DATE

Top Shine Carwash
Haymarket Junction, VA

DRAWINGS PROVIDED BY:
Andujar Construction, Inc.
3013 Griffin St.
Charlotte, NC 28203
704-527-1000

DATE:

12/6/2021

SCALE:

SHEET:

CONCEPT DETAIL

ELECTRICAL SIGN SERVICE

4929 Cahoon Court
Fairfax, Virginia 22030
703.803.9415 phone
703.803.2074 fax
703.408.2408 cell
ess@danielcentral.com



NORTH ELEVATION
SCALE: 3/32" = 1' - 0"

- FACE-LIT CHANNEL LETTERS:
- * FACES TO BE WHITE TRANS. ACRYLIC
 - * TRIM-CAPS TO BE WHITE
 - * RETURNS TO BE WHITE
 - * WHITE L.E.D. LIGHTS TO ILLUMINATE LETTERS
 - * LETTERS TO BE MOUNTED FLUSHED TO BUILDING



EAST ELEVATION
SCALE: 3/32" = 1' - 0"



WEST ELEVATION
SCALE: 3/32" = 1' - 0"

CLIENT:

**TOP SHINE
CAR WASH**

SALES PERSON / S: Daniel Nagib

DESIGNER: D. R.

SAVED AS: Top Shine CareWash - Haymarket VA - Channel Letter Concept Details - R2

REVISIONS:

NO.	BY	DATE
1	DR	12.01.2021
2	DR	12.05.2021
3		
4		

UL
ALL ELECTRICAL COMPONENTS ARE TO BE UL APPROVED
* All electrical components are intended to be installed in accordance w/ the requirements of Article 600 of the National Electrical Code and/or other applicable local codes, including proper grounding and bonding of the entire sign.

SKETCH COLORS ARE LIMITED BY PRINTING TECHNOLOGY AND MAY NOT REFLECT THE EXACT COLORS OF THE FINISHED PRODUCT. SIGNS SHOWN ON PHOTOS MAY NOT REPRESENT ACTUAL SIZE AND PROPORTION TO BUILDING.

APPROVED BY:

CLIENT	PRODUCTION	she #:
		01
SALES/PM	INSTALLATION	





EXISTING

PROPOSED

FUTURE DEVELOPMENT

ROUTE 15

TOP SHINE - HAYMARKET
 LINE OF SIGHT EXHIBIT

DATE: 2/25/2022

REZ2022-00005 & SUP2022-00008

GAINESVILLE MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA
 PAGE 1 OF 2



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FUTURE DEVELOPMENT

ROUTE 55

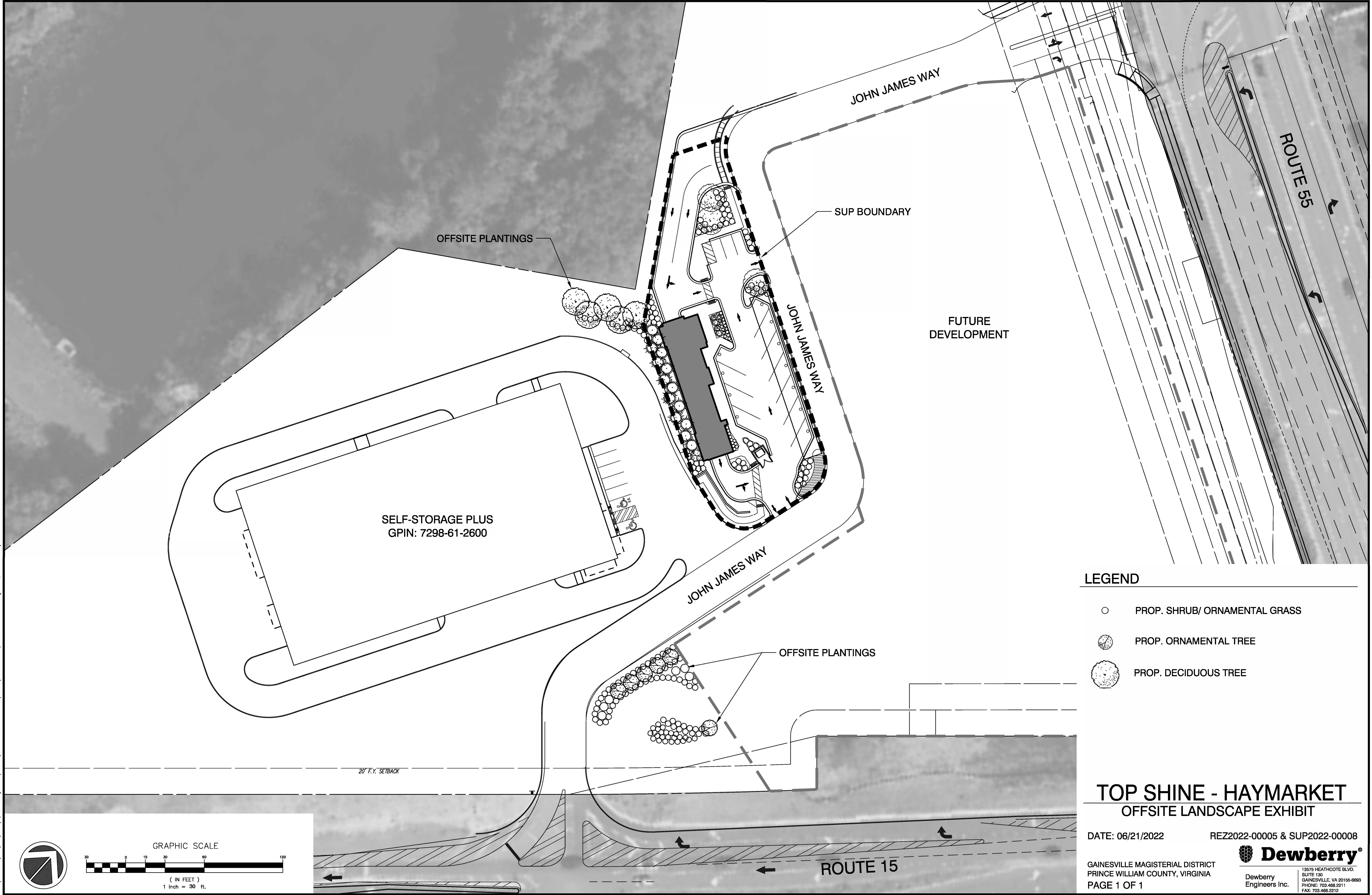
EXISTING PROPOSED

TOP SHINE - HAYMARKET
LINE OF SIGHT EXHIBIT

DATE: 2/25/2022 REZ2022-00005 & SUP2022-00008

GAINESVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA
PAGE 2 OF 2

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LEGEND

- PROP. SHRUB/ ORNAMENTAL GRASS
- ◐ PROP. ORNAMENTAL TREE
- ◑ PROP. DECIDUOUS TREE

**TOP SHINE - HAYMARKET
OFFSITE LANDSCAPE EXHIBIT**

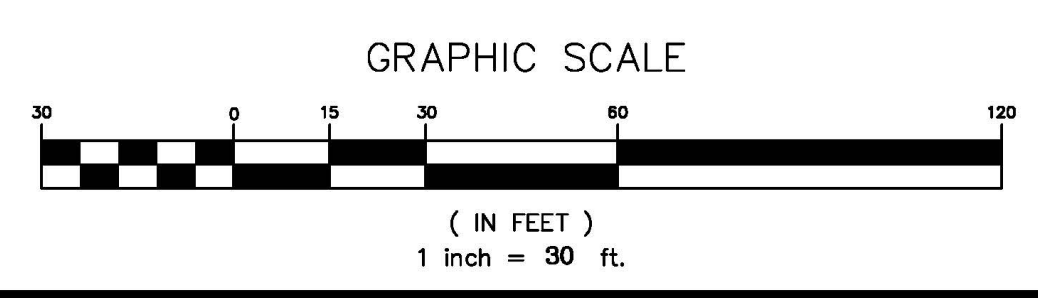
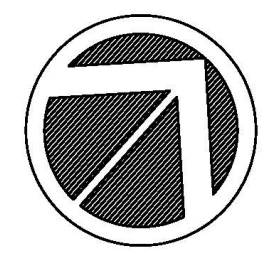
DATE: 06/21/2022 REZ2022-00005 & SUP2022-00008

GAINESVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA
PAGE 1 OF 1

Dewberry
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FAX: 703.468.2212

C:\S0133522\CAD\Civil\PLAN\Top Shine Haymarket\Exhibits\Overall Render 04-07-22\Su\Sumit\Offsite Landscape Exhibit 06-13-22.dwg Jul 14, 2022 - 1:16pm



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 Steakhburgers 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

<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