

MOTION:

October 20, 2020

SECOND:

Regular Meeting

Ord. No. 20-

RE:

SPECIAL USE PERMIT #SUP2020-00018, INDUSTRY COURT MOTOR VEHICLE STORAGE – WOODBRIDGE MAGISTERIAL DISTRICT

ACTION:

WHEREAS, this is a request to allow a motor vehicle storage lot, on ±6.02 acres; and

WHEREAS, the subject ±6.02-acre property is located at 14711 Industry Court, 14713 Industry Court, and 14717 Industry Court, which is located at the terminus of Industry Court, approximately ±1,510 feet northeast from the intersection with Featherstone Road. The site is identified on County maps as GPINs 8391-96-0210, 8391-96-3015, and 8391-95-4781; and

WHEREAS, the site is zoned M-1, Heavy Industrial, with proffers; and

WHEREAS, the site is designated Flexible Employment Center (FEC), in the Comprehensive Plan, and is located within the Potomac Communities Revitalization Plan; and

WHEREAS, staff has reviewed the subject application and recommends approval, as stated in the staff report; and

WHEREAS, the Planning Commission, at its public hearing on September 16, 2020, recommended approval, as stated in Resolution Number 20-056, on the expedited agenda; and

WHEREAS, a Board of County Supervisors' public hearing, duly advertised in a local newspaper for a period of two weeks, was held on October 20, 2020, and interested citizens were heard; and

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

NOW, THEREFORE, BE IT ORDAINED that the Prince William Board of County Supervisors hereby approves Special Use Permit #SUP2020-00018, Industry Court Motor Vehicle Storage, subject to the conditions dated September 21, 2020;

BE IT FURTHER ORDAINED that the Prince William Board of County Supervisors' approval and adoption of any proffered conditions does not relieve the applicant and/or subsequent owners from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

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Page Two**

ATTACHMENT: Conditions, dated September 21, 2020

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

For information:

Director, Planning

JD HWY, LLC

Steve Noble

14227 Jefferson Davis Highway

Woodbridge, VA 22191

ATTEST: _____
Clerk to the Board

CONDITIONS

Owner/Applicant: JD HWY, LLC

Special Use Permit: #SUP2020-00018, Industry Court Motor Vehicle

Prince William County GPINs: 8391-95-4781, 8391-96-0210, and 8391-96-3015

Special Use Permit Area: ±6.02 acres (the "Property")

Existing Zoning: M-1

Magisterial District: Woodbridge

Date: September 21, 2020

The following conditions are intended to offset some of the impacts of the proposal and would render the application consistent with the applicable chapters of the Comprehensive Plan. If the conditions of this special use permit or the special use permit plan are in conflict with the Zoning Ordinance, approved proffers or the Design and Construction Standards Manual (DCSM), the more restrictive shall apply unless otherwise specified herein. The applicant shall file a site plan within four (4) months of approval of this special use permit and shall diligently pursue final site plan approval. Commencement of the proposed use shall occur within nine (9) months from the date of approval of a final site plan. Final inspection to ensure completion of all site plan improvements, as shown on the SUP Plan and approved site plan, shall constitute commencement of the use. However, if the required landscaping cannot be planted during the 9 months following site plan approval due to seasonal constraints, such installation may be delayed until the next planting season with the submission of a landscape escrow. If the site plan is not diligently pursued or any of these deadlines are not met, such special use permit shall be deemed null and void and any use of the property shall not commence except in accordance with the current Zoning Ordinance. The term "Applicant" as referenced herein shall include within its meaning the future owners and successors in interest.

1. Site Development: The ±6.02 acre Property shall be developed in substantial conformance with the special use permit plan, entitled "Motor Vehicle Storage – Industry Court" prepared by The Engineering Groupe, Inc., dated December 2, 2019 and last revised June 12, 2020 (the "SUP Plan").
2. Use Parameters
 - a. Use Limitation: The use associated with this special use permit ("SUP") shall be limited to a motor vehicle storage yard. The following uses shall be prohibited:
 - i. Storage of recreational vehicles (RVs) and/or boats
 - ii. Automobile graveyards
 - iii. Fiberglass manufacturers
 - iv. Debris landfills
 - v. Sanitary landfills
 - vi. Extraction of mineral resources and related industrial/wholesaling operations.

The use permitted with this SUP does not limit or restrict by-right uses otherwise allowed on the Property.

3. Community Design

- a. Landscaping: The Applicant shall provide new landscaping in substantial conformance with the SUP Plan. All new plantings shall be native and drought resistant.
 - i. Onsite Soils Enhancement: To facilitate adequate expansion of tree and shrub roots to support healthy plants, all new landscape areas and buffers, which have been subject to pavement and/or compaction shall have new soil prior to new planting:
 - a) All foreign materials (asphalt, concrete, rock, gravel, debris, etc.) shall be removed and the soil loosened to a depth of a minimum of 3', and a top dressing of 4" to 6" of clean topsoil provided. This topsoil shall be a loam, sandy loam, clay loam, silt loam, or sandy clay loam. The topsoil shall not be a mixture of or contain contrasting textured subsoils. The topsoil shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, sticks, roots, trash, or other materials larger than 1" in diameter, and shall not contain gravel. The topsoil shall contain a minimum of 5% natural fine organic matter, such as leaf mold, peat moss, etc.
 - ii. The Applicant shall consult Prince William County Environmental Services regarding final landscaping features and materials during final site plan review.
- b. Screening: The Applicant shall provide screening along the frontage of the property made of a durable heavy material (e.g. polyethylene privacy screening), on the existing chain-link fencing to screen the Property. Alternatively, the Applicant may install a new sight-tight screen fence made of wood or similar durable material.
- c. Wheel Stops: The Applicant shall provide wheel stops between motor vehicles and proposed or existing landscaping to be preserved where parked vehicles will directly abut such landscaping. The wheel stops used on Property shall be made of either wood, rubber, or concrete material.
- d. Signage: All signage shall be in conformance with the Zoning Ordinance. In addition, the following shall apply to signage and advertisements onsite:
 - i. Sign permits are required for all signs. Colored, scaled renderings of all signage shall be submitted as part of the sign permit approval process.

4. Maintenance & Security of the Property

- a. Graffiti Removal: Graffiti on the Property shall be removed promptly by the Applicant. Graffiti shall be deemed any inscription or marking on walls, buildings or structures not permitted by sign regulations in Sec. 32-250.21 of the Zoning Ordinance. Any graffiti is to be reported to the Prince William County Police Department before removal.
 - b. Site Maintenance: The Applicant shall remove litter, trash, and debris from the property on a daily basis or more often as needed.
 - c. Access to Telecommunications Facility: The Applicant shall maintain the Property in a manner that shall allow access to the existing telecommunications facility on Property. No vehicles or associated materials may be parked, stored, or located within fifteen (15) feet of the telecommunications facility. The Applicant shall coordinate proper fencing and security measures with current and future operators of the telecommunications facility.
5. Environment: The Applicant shall contribute \$75 per acre (± 6.02 acres) at the time of final site plan review to the Prince William County Board of County Supervisors to conduct water quality monitoring, stream restoration projects, and/or drainage improvements.
6. Fire and Rescue: The Applicant shall make a monetary contribution of \$0.61 per square foot of building area for any new buildings constructed on the Property for fire and rescue service to the Board of County Supervisors prior to, and as a condition of issuance of the final site plan approval.
7. Water: If necessary, the Property shall be served by public water, with the Applicant bearing all costs associated with providing the on- and off-site facilities to make such connection.
8. Sanitary Sewer: If necessary, the Property shall be served by public sewer, with the Applicant bearing all costs associated with providing on- and off-site facilities to make such connection.
9. Monetary Escalator: In the event the monetary contributions set forth in the development conditions are paid to the Prince William Board of County Supervisors within eighteen (18) months of the approval of this special use permit, as applied for by the Applicant, said contributions shall be in the amounts stated herein. Any monetary contributions set forth in the development conditions which are paid after eighteen (18) months following the approval of this special use permit shall be adjusted in accordance with the Urban Consumer Price Index (CPI-U) published by the United States Department of Labor, such that at the time the contributions are paid they shall be adjusted by the percentage change in the CPI-U from the date eighteen (18) months after the approval of this special use permit to the most recently available CPI-U to the date the contributions are paid, subject to a cap of six (6%) percent per year, non-compounded.



Office of the County Executive
Christopher E. Martino

STAFF REPORT

The Board of County Supervisors

Ann B. Wheeler, Chair
Victor S. Angry, Vice Chair
Andrea O. Bailey
Kenny A. Boddye
Pete Candland
Margaret Angela Franklin
Jeanine M. Lawson
Yesli Vega

BOCS Meeting Date:	October 20, 2020
Agenda Title:	Special Use Permit #SUP2020-00018, Industry Court Motor Vehicle Storage
District Impact:	Woodbridge Magisterial District
Requested Action:	Approve Special Use Permit #SUP2020-00018, Industry Court Motor Vehicle Storage, subject to conditions dated September 21, 2020
Department:	Planning Office
Staff Lead:	Stephen Donohoe, AICP, Acting Planning Director

EXECUTIVE SUMMARY

This is a request for a special use permit to allow a motor vehicle storage lot on ±6.02 acres in the M-1, Heavy Industrial zoning district. The subject property is located at the terminus of Industry Court, approximately ±1,510 feet northeast from the intersection with Featherstone Road.

It is the recommendation of staff that the Board of County Supervisors approve Special Use Permit #SUP2020-00018, Industry Court Motor Vehicle Storage, subject to the conditions dated September 21, 2020.

BACKGROUND

- A. Request: This is a request to allow a motor vehicle storage lot on ±6.02 acres in the M-1, Heavy Industrial, zoning district.

SUP Proposal: Motor Vehicle Storage Lot	Required/Allowed	Provided/Proposed with SUP
Lot Size	No minimum lot size	±6.02 acres (SUP Area, entire property)
Lot Coverage	0.50 FAR	0.50 FAR
Open Space	Minimum of 15% open space	15% open space proposed

- B. Site Location: The subject 6.02-acre M-1 zoned lot is located at 14711 Industry Court, 14713 Industry Court, and 14717 Industry Court. The subject site is identified on County maps as the following GPINs: 8391-96-0210, 8391-96-3015, and 8391-95-4781.
- C. Comprehensive Plan: The site is designated FEC, Flexible Employment Center, in the Comprehensive Plan and is located within the Potomac Communities Revitalization Plan.
- D. Zoning: The site is currently zoned M-1, Heavy Industrial, with proffers.
- E. Surrounding Land Use: The subject site is located at the terminus of Industrial Court and is surrounded to the north, south, and west by industrial uses and railroad tracks with single-family residential uses to the east.
- F. Background and Context: The site has the following approval history
- On July 1, 1986, The Board of County Supervisors approved Rezoning #1986-0017, Featherstone Industrial Park, to allow M-1, Heavy Industrial uses on site. The proffers for Rezoning #1986-0017 stated that motor vehicle graveyards on the site were not permitted. As conditioned, motor vehicle graveyards shall be prohibited.
 - On August 6, 2019, Violation Notice and Correction Order #ZON2020-00227 was issued. Specifically, the violation consisted of new and used car inventory vehicles being stored on lot without a Special Use Permit. The Applicant was directed to remove inventory from the lot. County staff has met with the Applicant to discuss abatement of said violation. The Applicant was encouraged by staff to pursue the concurrent site plan review during this time and is

conditioned to a shortened final site plan review and commencement period to ensure completion and abatement of the violation.

- G. Planning Commission Recommendation: At the September 16, 2020, public hearing, the Planning Commission recommended approval of Special Use Permit #SUP2020-00018, Industry Court Motor Vehicle Storage, on the expedited agenda, subject to the conditions dated August 19, 2020, with the following motions:
- The Applicant shall provide fencing with added screening made of polyurethane or a comparable durable product to protect and shield the property.
 - The Applicant shall be subject to the existing prohibited uses and performance standards outlined in Proffer Statement of #REZ86-17.

STAFF RECOMMENDATION

Staff recommends approval of Special Use Permit #SUP2020-00018, Industry Court Motor Vehicle Storage, subject to the revised conditions that address the Planning Commission's requests, dated September 21, 2020, for the following reasons:

- The proposed conditions sufficiently mitigate the impact of the proposed use. The conditions require the enrichment of soils for new planting on the property, provide specific curb stop materials to be used on site, and establish prohibited uses, within the subject area.
- The proposed motor vehicle storage lot is compatible with similar storage and heavy industrial uses located immediately to the north south and west of the subject site.

Comprehensive Plan Consistency Analysis

Long-Range Land Use: The site is designated FEC, Flexible Employment Center, in the Comprehensive Plan. The purpose of the FEC designation is to provide employment uses such as light manufacturing, "start-up" businesses, and others on individual sites or campus style "parks." The proposed motor vehicle storage lot would not be compatible with the Long-Range Land Use Designation, however much of the existing and surrounding uses are heavy type industrial. Motor vehicle storage lots are permissible with an approved SUP in the M-1 zoning district.

Level of Service (LOS): The level of service impacts related to the request would be mitigated by the proposed conditions as follows:

Water Quality	\$75 per acre	±6.02 acres	\$451.00
Fire & Rescue	\$0.61 per SF of building area	No specific building(s) proposed.	TBD

Total \$ Provided			\$451.00 (+Fire & Rescue Contribution)
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Community Input

Notice of the SUP 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 for adjacent jurisdictions.

Legal Issues

If the SUP is approved, the site could be developed as a motor vehicle storage lot in a M-1 zoning district. The property is currently zoned M-1, without proffers. Also, the site can alternatively develop with by-right uses in the M-1 zoning district. Legal issues resulting from the Planning Commission's action are appropriately addressed by the County Attorney's Office.

Timing

There is no legal time frame for Board of County Supervisors' action on a SUP application; however, it is the Planning Office's recommendation that final action be taken within one year of acceptance of the application. In this case, the one-year time frame will end on December 16, 2021.

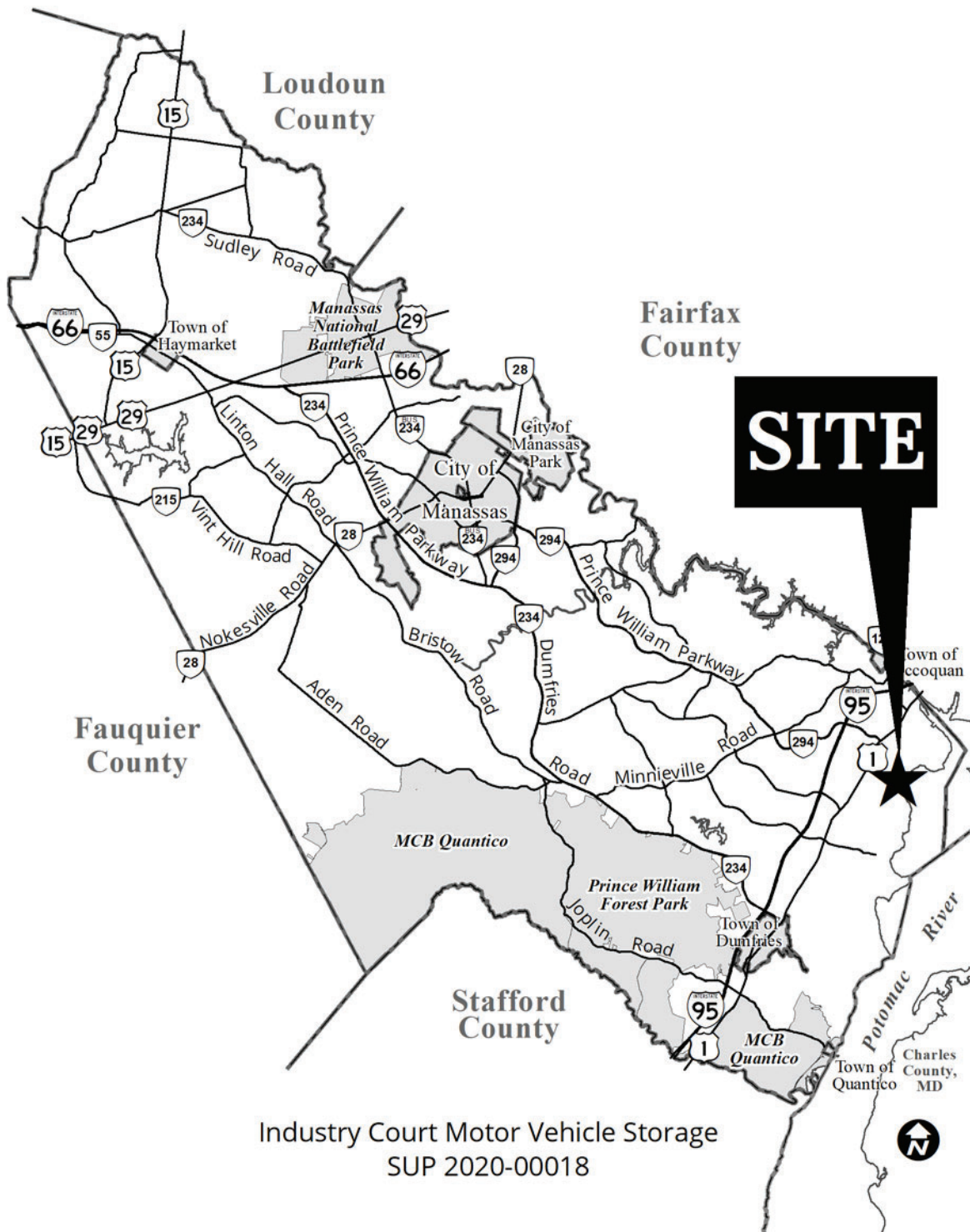
STAFF CONTACT INFORMATION

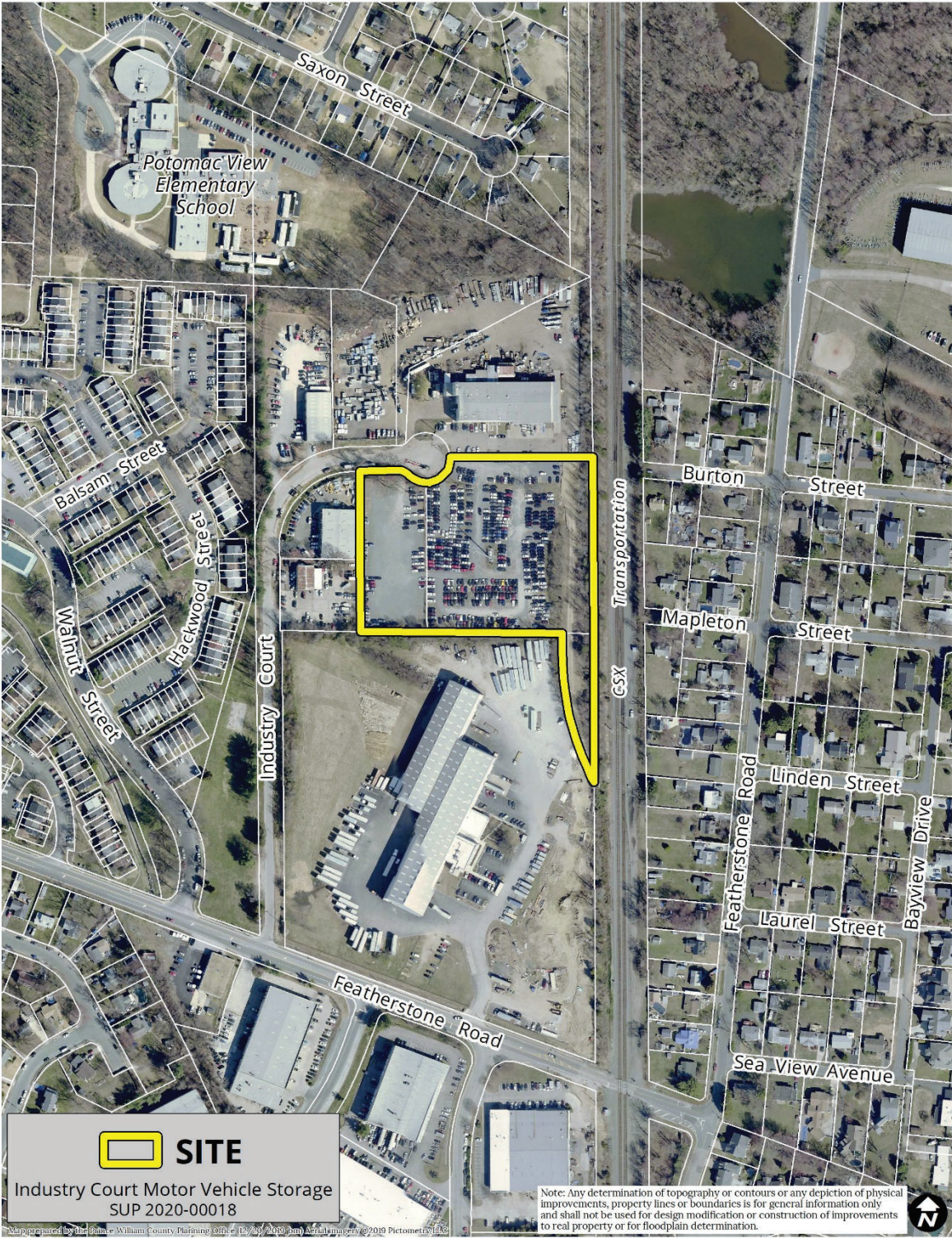
Curtis Rowlette | (703) 792-7128
crowlette@pwcgov.org

ATTACHMENTS

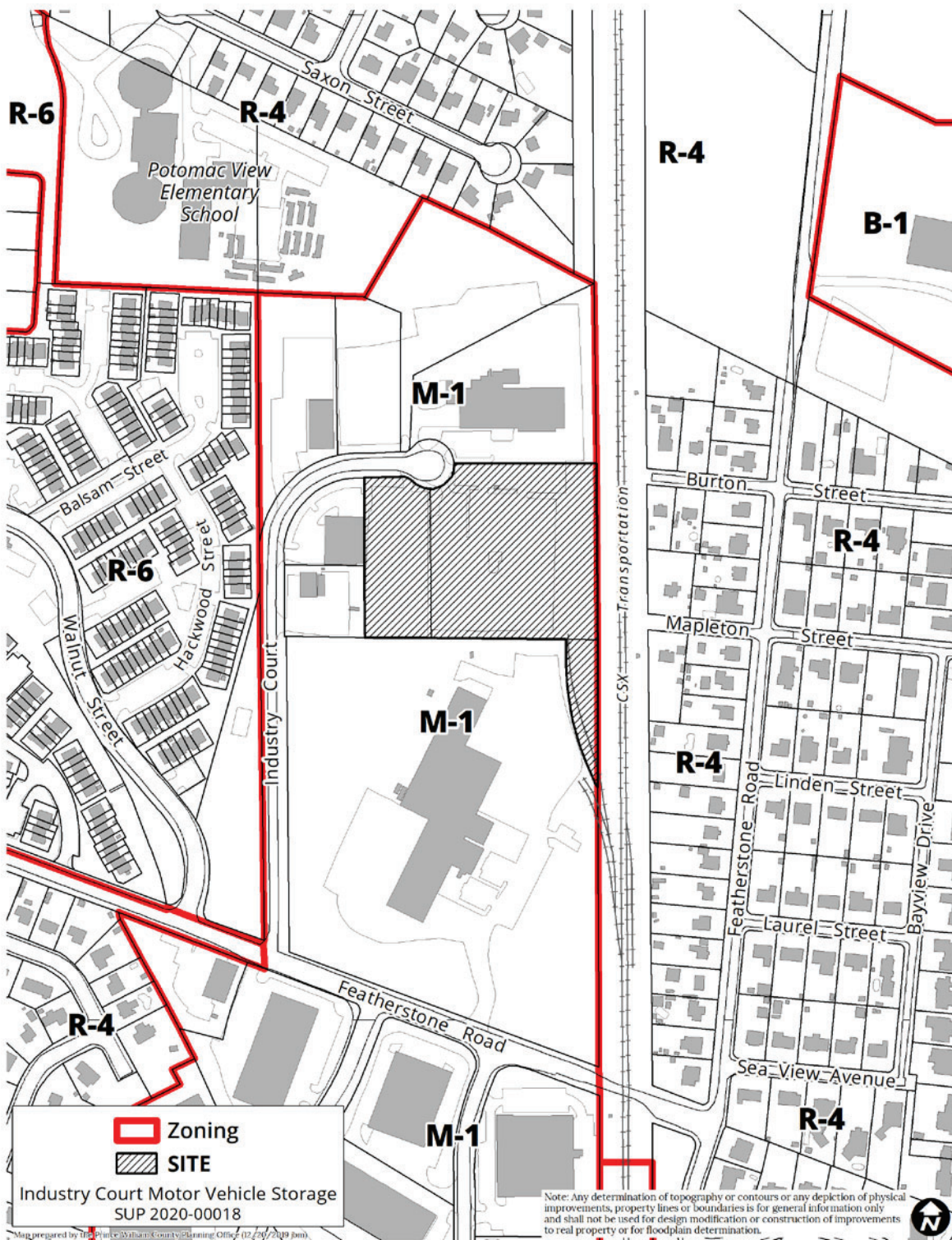
Area Maps
Staff Analysis
Special Use Permit Plan
Planning Commission Resolution

Vicinity Map









Part I. Summary of Comprehensive Plan Consistency
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Staff Recommendation: APPROVAL

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

Comprehensive Plan Sections	Plan Consistency
Long-Range Land Use	Yes
Community Design	Yes
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

Direction	Land Use	Long-Range Land Use Map Designation	Zoning
North	Industrial Uses	FEC	M-1
South	Industrial Uses	FEC	M-1
East	Railroad tracks with single family attached residential uses beyond	FEC & SRL	M-1 & R-4
West	Industrial Uses with residential uses beyond	FEC & SRM	M-1 & 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.

The site is located in the Development Area of the County and is designated FEC, Flexible Employment Center, in the Long-Range Land Use Plan. The following table on the summarizes the uses and densities intended within the FEC, Flexible Employment Center, land use designation:

Long-Range Land Use Map Designation	Intended Uses and Densities
Flexible Employment Center, FEC	The purpose of the Flexible Use Employment Center classification is to provide for areas of employment uses situated on individual sites or in campus-style "parks." Primary uses in the FEC classification are light manufacturing, "start-up" businesses, small assembly businesses, and office uses (including government offices, particularly those for Prince William County agencies). Retail and/or retail service uses shall be considered secondary uses and shall represent no greater than 25 percent of the total FEC gross floor area of the project. These retail/retail service uses shall be so located on a site that their primary purpose is to support the needs of those employed within that FEC project. Warehousing, wholesale, storage and/or distribution uses shall also be considered secondary uses within any FEC project. Outdoor storage shall also be considered a secondary use and shall be limited to no more than 25 percent of the land area of the FEC project. Within an FEC designated project, the more intense uses shall be located in the core of the area and the less intense uses (excluding outdoor storage) at the periphery, to act as a transition between the FEC project and adjacent areas designated or developed for different uses. Office development in FEC areas is encouraged to be in accordance with the <i>Illustrative Guidelines for Office Development</i> , provided as a supplement to the Community Design Plan chapter of the Comprehensive Plan and available from the Planning Office.

Proposal's Strengths

- Use / Operational Parameters: As conditioned through this SUP, there are numerous parameters such as use limitations, signage, and wheel stop material that are defined and specified in conjunction with the motor vehicle storage lot.
- Consistency with the Surrounding Area: The subject site is primarily surrounded to the north, south and west, by areas that are zoned M-1, Heavy Industrial, and are of a similar use to the proposed motor vehicle storage lot.

Proposal's Weaknesses

- Land Use Incompatibility for the Current Land Use: The subject area is designated FEC, Flexible Employment Center as shown on the land use map, and the M-1 zoning district does not implement the FEC land use designation. A motor vehicle storage lot is a permitted use in the M-1 zoning district, subject to the conditions of an approved SUP. Despite the incompatibility of the use and the Long-Range Use designation, the conditions are proposed to mitigate the impacts of the application.

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

Community Design Plan Analysis

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

Proposal's Strengths

- Site Layout: As conditioned, the site will be developed in substantial conformance with the Special Use Permit Plan.
- Existing Telecommunications Facility: As conditioned, the Applicant shall maintain landscaping surrounding the existing landscaping facility and shall not store, park, or locate any vehicles or materials within 15 feet of the facility.
- Soil Enhancement: As conditioned by this SUP, all new landscape areas, parking lot islands, and buffers shall be replenished with new soil that is suitable to sustain the new plant material.

- Enhanced Entryway Landscaping: The Applicant has provided an additional 10-foot-wide landscape strip and supplemental plantings along the entranceway of the property as shown on the SUP Plan.
- Site Maintenance / Trash Removal: As conditioned, the Applicant shall maintain the site and shall pick up trash, litter, and debris on a daily basis.

Proposal's Weaknesses

- None identified.

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 Historical Commission reviewed this proposal at its meeting on January 14, 2020, with the recommendation of "No Further Work."

Proposal's Strengths

- No Further Work: The Historical Commission and County Archeologist have reviewed the case and has no further work for the subject site.

Proposal's Weaknesses

- None identified.

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

Environment Plan Analysis

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

Proposal's Strengths

- Water Quality Monetary Contribution: A \$75 per acre monetary contribution for water quality monitoring, stream restoration, and/or drainage improvements has been conditioned by this SUP.
- Environmental Features: There is no Resource Protection Area (RPA) located on the site.

Proposal's Weaknesses

- None identified.

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

Fire and Rescue Plan Analysis

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

Fire/Rescue Station #12 (Montgomery) is the first due fire/rescue resource for the subject property. The site is inside both the required 4.0-minute travel time for Basic Life Support and Fire, and the 8.0-minute travel time for Advanced Life Support. In FY 2019, Fire/Rescue Station 24 responded to 4,718 incidents, with a workload capacity of 2,000 incidents. There are currently no Capital

Improvement Program (CIP) projects in this vicinity that would affect the capacity and response information.

Proposal's Strengths

- Inside of 8.0-Minute Travel Time: The site is located within the 8.0-minute travel time for advanced life support services.
- Inside of 4.0-Minute Travel Time: The site is located within the 4.0-minute travel time for fire suppression and basic life support.
- 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.

Proposal's Weaknesses

- Station Workload: The most recent figures indicate that Fire/Rescue Station #12 (Montgomery) 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.

At this time, the Police Department does not believe this application will create 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) principles, which can be found at the following: <http://www.pwcgov.org/government/dept/police/Pages/CPTED.aspx>

Details on the type(s) of onsite security measures should also be considered, in addition to access control, alarms systems, and onsite lighting.

Proposal's Strengths

- Minimal Impacts to Levels of Service: The Police Department does not believe this application will create significant impact on calls for service.
- Graffiti Removal & Reporting: As conditioned with the SUP, the Applicant agrees to remove any graffiti from the subject property. Any graffiti is to be reported to the Police Department before removal.

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 subject property is within the Development Area of the County and is thereby required to utilize public water to develop. Public water is available onsite from an existing 6-inch water main.

The Applicant shall plan, design and construct all onsite and offsite water utility improvements necessary to develop the subject property and the above-listed requirements in accordance with all applicable Service Authority, and County and State requirements, standards, and regulations.

Proposal's Strengths

- Water Connection & Service: As conditioned, the Applicant shall plan, design, and construct all onsite and offsite water utility improvements necessary to develop the subject 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 subject property is within the Development Area of the County and is thereby required to utilize public sewer to develop. Public sewer is available on-site from an existing 10-inch gravity sewer main routed near the eastern property boundary.

The Applicant shall plan, design, and construct all onsite and offsite sanitary sewer utility improvements necessary to develop the property and satisfy all requirements in accordance with all applicable Service Authority, County, and State requirements, standards, and regulations.

Proposal's Strengths

- Sewer Connection & Service: As conditioned, the Applicant shall be responsible for all onsite and offsite improvements required to provide the sewer service demand generated by the development.

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 subject property is located at the northernmost terminus of Industry Court.

The following table provides the latest VDOT volumes and model Level of Service (LOS):

Roadway Name	Number of Lanes	2019 VDOT Annual Average Daily Traffic	2015 Daily LOS
Industry Court	2	NA	A

Proposal's Strengths

- Daily Level of Service: The proposed application will not have an adverse impact on current levels of service.
- Site Access: Access to the site will be provided through the existing entrances off Industry Court, as shown on the SUP Plan.

Proposal's Weaknesses

- None Identified.

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

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.

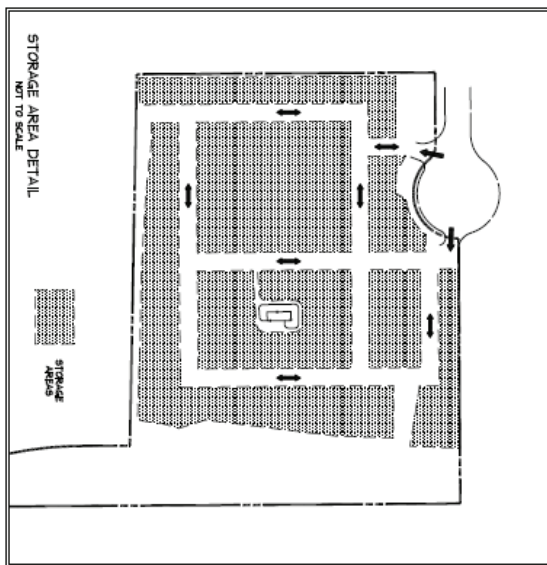
Agency Comments

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:

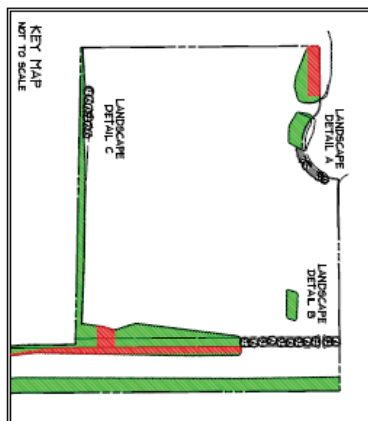
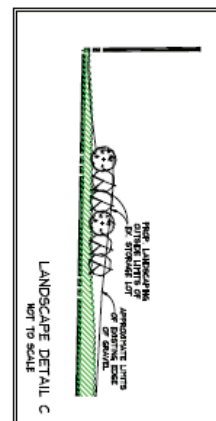
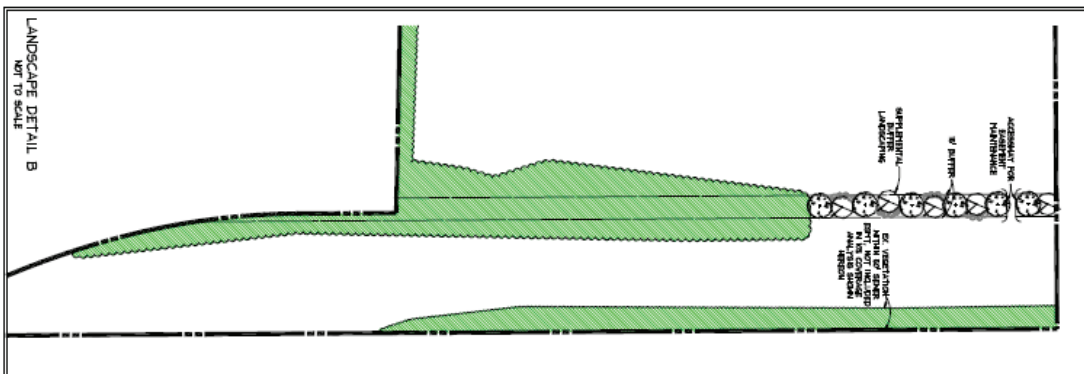
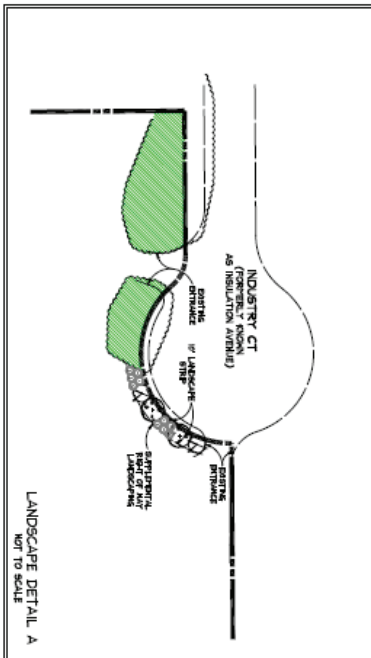
- PWC Planning Office – Case Manager / Long-Range Planning / Zoning Administration

Staff Analysis

- PWC Archaeologist
- PWC Building Official
- PWC Fire Marshal Office
- PWC Historical Commission
- PWC Police / Crime Prevention
- PWC Public Works – Environmental Services / Watershed Management
- PWC Service Authority
- PWC Transportation
- Virginia Department of Transportation (VDOT)



STORAGE DETAIL NOTE:
THE GENERALIZED LAYOUT OF THE STORAGE LOT CONFIGURATION, INCLUDING STORAGE AREAS AND TRAVELWAYS, IS SHOWN IN THE DETAIL ABOVE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT BE PROVIDED DURING FINAL ENGINEERING.



LEGEND:



LANDSCAPE NOTES:

- [illegible]

DRAWING GROUP PROJECT STATUS		DATE: DEC. 2, 2008
	SCALE: 1"=50'	
	DESIGNED BY: J.A. HEDGECOCK	
	CHECKED BY: J.A. HEDGECOCK	
	P.L. NO. W-3333	
DATE	APPROVED QUANTITY COMMENTS	
	ACORN	SHEET 2 OF 2



DETAILS SHEET
MOTOR VEHICLE STORAGE
INDUSTRY COURT

WOODBRIDGE MAGISTRAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

MIS	FLOOR	COLLAGE BRICKWORK





PLANNING COMMISSION RESOLUTION

MOTION: MOSES-NEDD

September 16, 2020

SECOND: TAYLOR

Regular Meeting

RES. No. 20-xxx

**RE: SPECIAL USE PERMIT #SUP2020-00018
INDUSTRY COURT MOTOR VEHICLE STORAGE
WOODBIDGE MAGISTERIAL DISTRICT**

ACTION: RECOMMEND APPROVAL

WHEREAS, this is a request to allow a motor vehicle storage lot on ±6.02 acres in the M-1, Heavy Industrial, zoning district; and

WHEREAS, the subject 6.002-acre M-1 zoned lot is located at 14711 Industry Court, 14713 Industry Court, and 14717 Industry Court. The subject site is identified on County maps as the following GPINs: 8391-96-0210, 8391-96-3015, and 8391-95-4781; and

WHEREAS, the site is zoned M-1, Heavy Industrial; and

WHEREAS, the site is designated FEC, Flexible Employment Center in the Comprehensive Plan; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on September 16, 2020, 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 believes that public general welfare as well as good planning practices are served by the approval of this request;

Planning Commission Resolution

September 16, 2020
Regular Meeting
RES. No. 20-xxx
Page 2

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, #SUP2020-00018, Industry Court Motor Vehicle Storage, with conditions dated August 18, 2020, on the Expedited Agenda with the following stipulations:

1. The Applicant shall provide fencing with added screening made of polyurethane or comparable durable product to protect and shield the property
2. The Applicant shall be subject to the existing prohibited uses and performance standards outlined in Proffer Statement of #REZ86-17

Votes:

Ayes: Berry, Fontanella, McKay, McPhail, Moses-Nedd, Perry, Taylor, Milne

Nays: None

Abstain from Vote: None

Absent from Vote: None

Absent from Meeting: None

MOTION CARRIED

Attest:

Antoinette Brzyski
Acting Clerk to the Planning Commission



PRINCE WILLIAM
— COUNTY —

Industry Court Motor Vehicle Storage #SUP2020-00018

Woodbridge Magisterial District

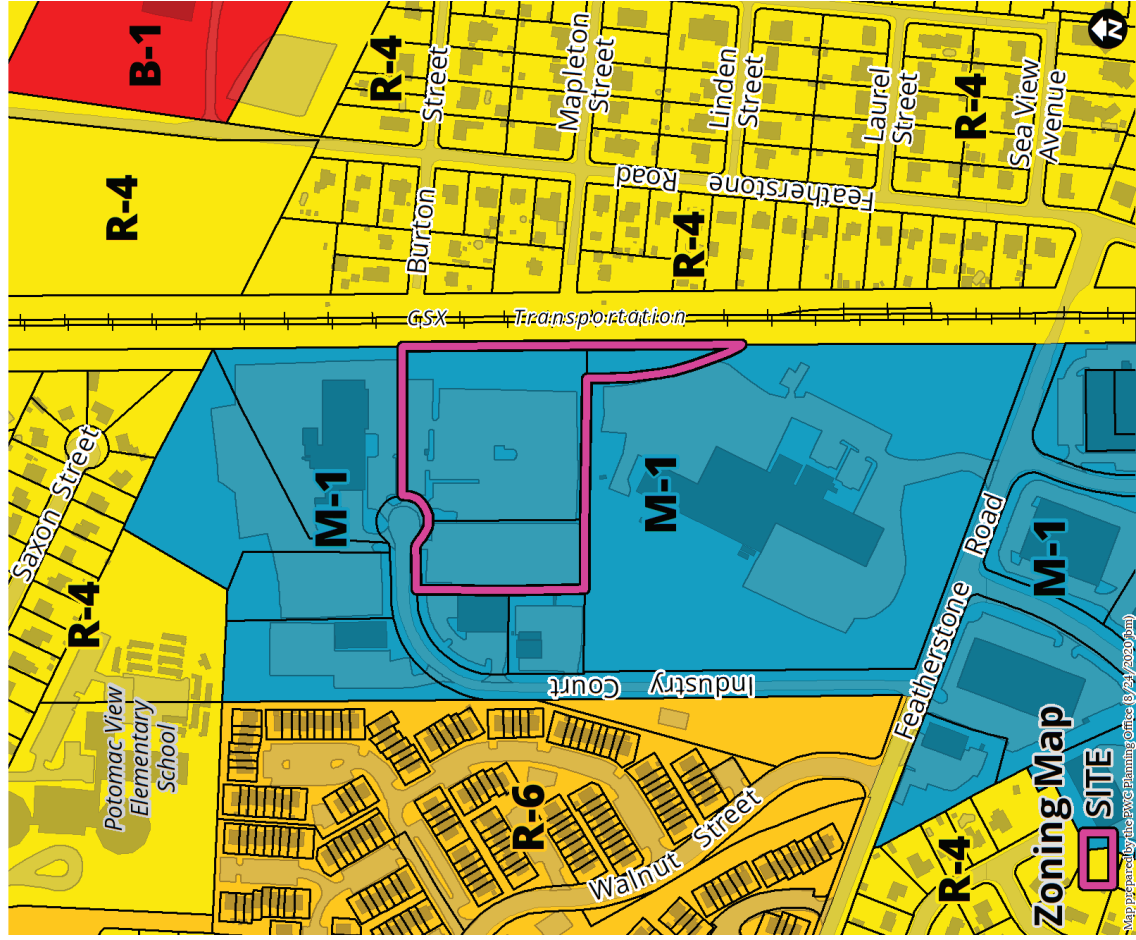
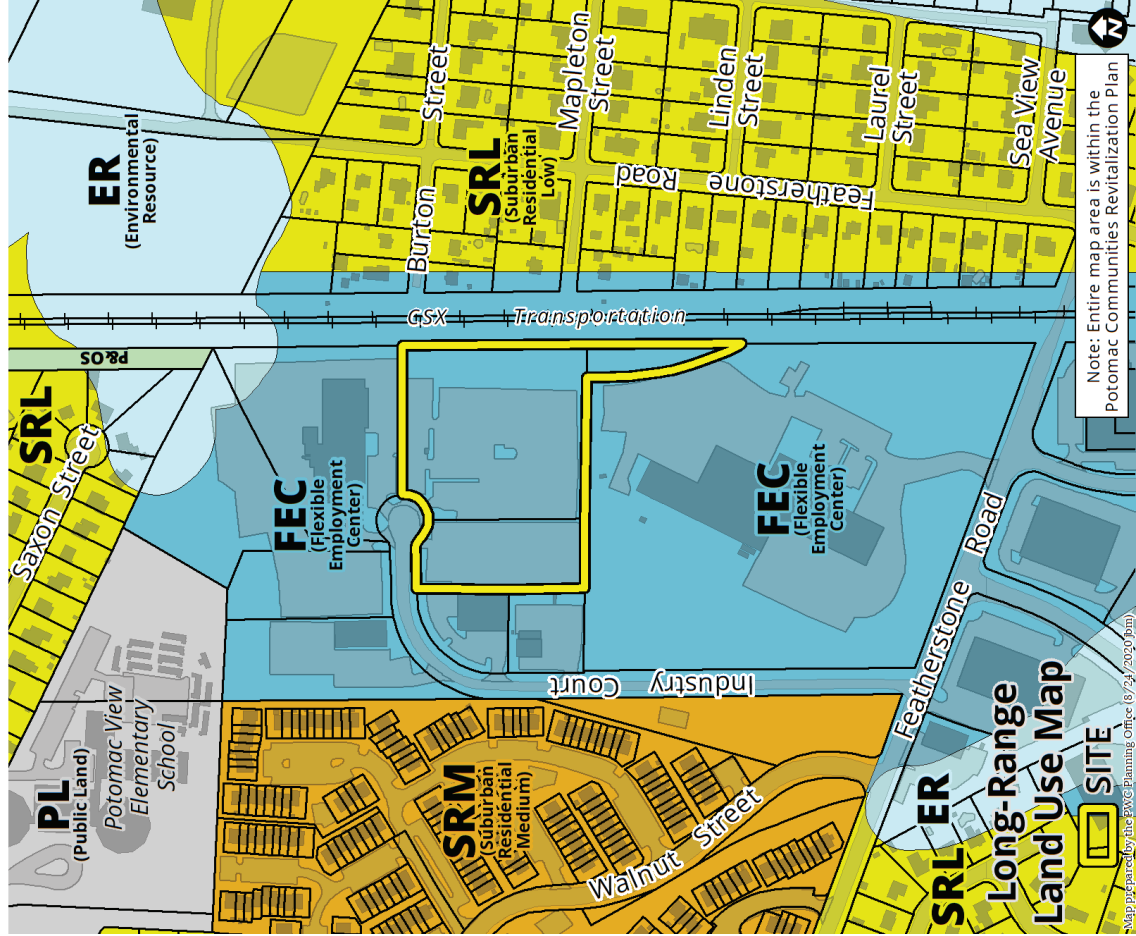
Curtis Rowlette
Planning Office

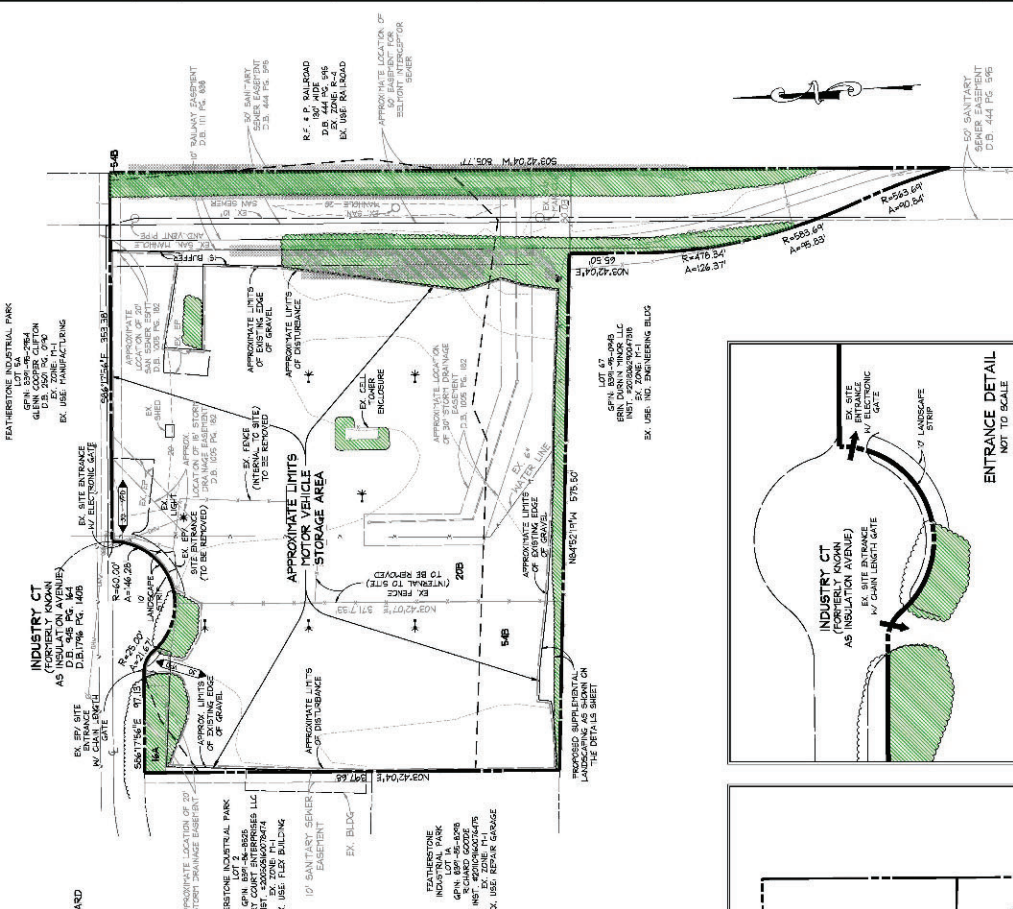
Industry Court Motor Vehicle Storage, #SUP2020-00018

- SUP Request: This is a request to allow a motor vehicle storage lot on ± 6.02 acres in the M-1, Heavy Industrial, zoning district.
- Location: The subject ± 6.02 -acre M-1 zoned lot is located at 14711 Industry Court, 14713 Industry Court, and 14717 Industry Court.
- Recommendation: **Approval**

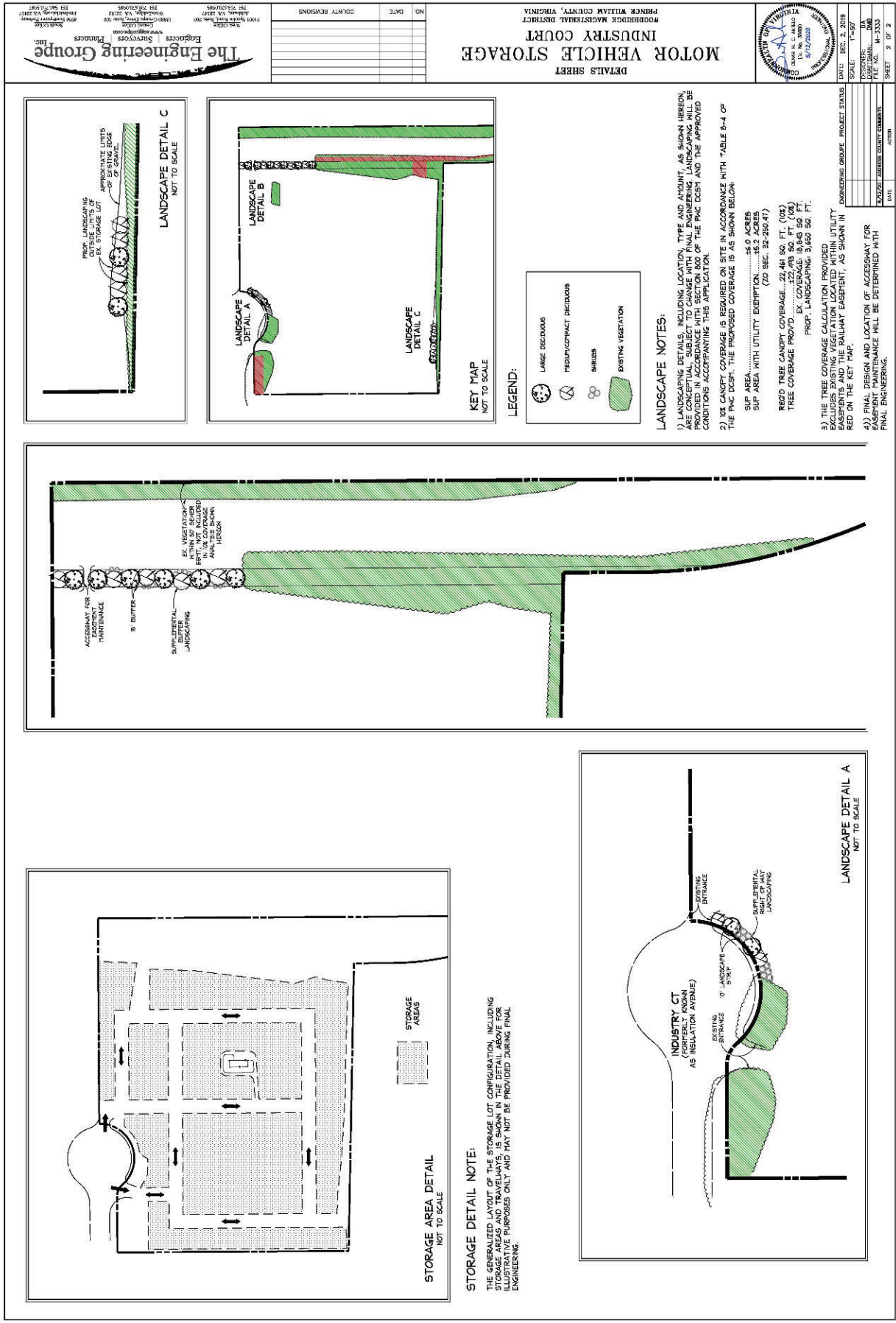


Industry Court Motor Vehicle Storage, #SUP2020-00018



PRINCE WILLIAM
COUNTY

Industry Court Motor Vehicle Storage, #SUP2020-00018



Industry Court Motor Vehicle Storage, #SUP2020-00018



Planning Commission Recommendation: Approval of Special Use Permit, #SUP2020-00018, Industry Court Motor Vehicle Storage, subject to the conditions dated August 19, 2020, with revisions.

Staff Recommendation: Approval with revised conditions dated September 21, 2020 for the following reasons:

- The proposed conditions mitigate the impacts of the proposed use by providing specific use parameters including soil enrichment, curb stop materials, and prohibited uses, within the subject area.
- The proposed motor vehicle storage lot is compatible with the surrounding uses in the immediate area.