MOTION: **September 22, 2026**
Regular Meeting
SECOND: **Ord. No. 26-**

RE: **Special Use Permit #SUP2026-00021, Truist Smoketown Station – Occoquan Magisterial District**

ACTION:

WHEREAS, this is a request for a Special Use Permit to allow a two-lane drive-through facility in association with a by-right financial institution; and

WHEREAS, the site is located at the northeast intersection of Smoketown Road and Prince William Parkway and is addressed at 13815 Smoketown Road. The parcel is identified on the County's Maps as GPIN 8292-42-9759; and

WHEREAS, the site is designated MU-4, Mixed Use with Transect 4, in the Comprehensive Plan; and

WHEREAS, the subject site is currently zoned PBD, Planned Business District, and is located in the Highway Corridor Overlay District and in The Landing at Prince William Small Area Plan; and

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

WHEREAS, the Prince William County Planning Commission, at its public hearing on July 15, 2026, recommended approval, as stated in Resolution Number 26-082; and

WHEREAS, the Prince William Board of County Supervisors (Board) duly ordered, advertised in a local newspaper for a period of two weeks, and held a public hearing on September 22, 2026, at which time public testimony was received, and the merits of the above-referenced case were considered; and

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

NOW, THEREFORE, BE IT ORDAINED that the Prince William Board of County Supervisors hereby approves Special Use Permit #SUP2026-00021, Truist Smoketown Station, subject to the conditions dated May 8, 2026;

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

ATTACHMENT: Conditions, Dated May 8, 2026

Votes:
Ayes:
Nays:
Absent from Vote:
Absent from Meeting:

For Information:
Planning Director

Applicant:
Jonelle Cameron
Walsh, Colucci, Lubeley & Walsh
4310 Prince William Parkway, Suite 300
Woodbridge, VA 22192

ATTEST: _____
Clerk to the Board

Conditions
Owner: KIR Smoketown Station LP
Applicant: Truist
Special Use Permit: #SUP2026-00021, Truist Smoketown Station
Prince William County GPINs: 8292-42-9759
Acreage: ±0.91 acres (the "Property")
Zoning: PBD, Planned Business District
Magisterial District: Occoquan
Date: May 8, 2026

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 ("SUP") or the Special Use Permit Plan are in conflict with the approved proffers, Zoning Ordinance and/or the Design Construction Standards Manual (the "DCSM") at the time of final site plan review or approval, the more restrictive standards shall apply.

The Applicant shall file a site plan within one (1) year of approval of this SUP by the Board of County Supervisors and shall have up to five (5) years from the date of the final site plan approval to commence the proposed use. Completion of all site plan improvements, as shown on the approved final site plan, shall constitute commencement of the use.

1. Development: The Property shall be developed in substantial conformance with the special use permit plan entitled "#SUP2026-00021, Truist Smoketown Station " prepared by Bohler Engineering, dated December 18, 2025, last revised May 8, 2026, (the "SUP Plan").

2. Use Parameters:

    a. The use approved with this SUP shall be limited to two (2) drive-through lanes in connection with a by-right financial institution, as shown on the SUP Plan. The use permitted with this SUP does not limit or restrict the by-right B-1 zoning district uses otherwise allowed on the Property.

3. Community Design:

    a. Landscaping: All landscaping shall be provided in substantial conformance with the SUP Plan. All new plantings shall be drought-resistant and native to Virginia.

    b. Lighting: All onsite lighting shall be directed downward and shall not be directed towards the property lines. No neon or spot lighting shall be permitted. Any new

freestanding parking lot light poles shall have a maximum height of 20 feet. All pole heights and locations shall be noted on the approved final site plan.

c. Dumpster Enclosure: The materials and colors used for the dumpster enclosure shall be architecturally compatible with the existing building. The dumpster enclosure shall remain closed when not in use. The Applicant shall provide screening for the dumpster enclosure in accordance with the applicable sections of the Zoning Ordinance and DCSM.

4. Environment/ Water Quality: The Applicant shall contribute $75 per acre (±0.91 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.

5. Maintenance of the Property:

   a. Graffiti Removal: The Applicant shall remove litter, trash, and debris from the site daily.

   b. Site Maintenance: The Applicant shall remove litter, trash, and debris from the site on a daily basis, or as needed.

6. Transportation:

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

   b. Bicycle Rack: The Applicant shall provide a minimum of 1 bicycle rack. Compliance with this condition shall be demonstrated on the final site plan.

   c. Obstruction of Travelways: The Applicant shall ensure that all vehicles associated with the SUP use do not obstruct the travelways, sidewalks, fire lanes, site access, and adjoining road network or encroach upon buffer and landscaped areas, as shown on the SUP Plan.

7. Water and Sewer Connection: The Property shall be connected to public water and sewer.

8. Escalator: In the event the monetary contributions set forth in the development conditions are paid to the Prince William Board of County Supervisors within 18 months of the approval of this SUP, 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 18 months following the approval of this SUP 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 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 6% percent per year, non-compounded.

PRINCE WILLIAM COUNTY

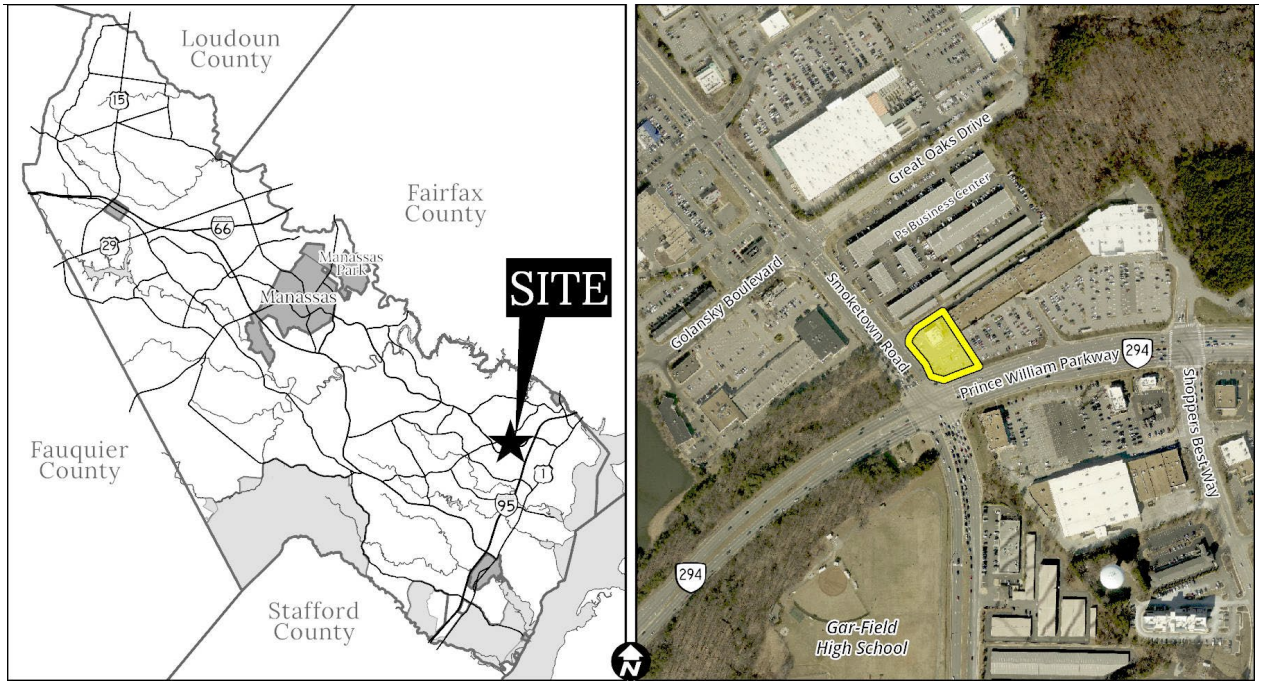
Office of the County Executive
Christopher J. Shorter

STAFF REPORT

Board of County Supervisors
Deshundra L. Jefferson, Chair
Victor S. Angry, Vice Chair
Andrea O. Bailey
Kenny A. Boddye
Tom Gordy
Jeannie M. LaCroix
George T. Stewart
Yesli Vega

BOCS Meeting Date:	September 22, 2026
Agenda Title:	Special Use Permit #SUP2026-00021, Truist Smoketown Station
District Impact:	Occoquan Magisterial District
Requested Action:	Approve #SUP2026-00021, Truist Smoketown Station with Conditions dated May 8, 2026.
Department:	Planning Office
Staff Lead:	Tanya M. Washington, AICP, Director of Planning

EXECUTIVE SUMMARY



This is a Special Use Permit request to allow a two-lane drive-through facility in association with a by-right financial institution. The ±0.91-acre property is located at the northeast intersection of Smoketown Road and Prince William Parkway and is addressed as 13815 Smoketown Road. The parcel is identified on the County's Map as GPIN 8292-42-9759; is Zoned PBD, Planned Business District; and is designated MU-4, Mixed Use, in the County's Comprehensive Plan. The property is located within the Highway Corridor Overlay District and in The Landing at Prince William Small Area Plan.

The Planning Commission and Staff recommend that the Board of County Supervisors approve Special Use Permit #SUP2026-00021, Truist Smoketown Station, subject to conditions dated May 8, 2026.

BACKGROUND

A. Request: This is a Special Use Permit (SUP) request to allow a two-lane drive-through facility in association with an existing by-right financial institution.

B. Site Location: The ±0.91-acre site is located at 13815 Smoketown Road Woodbridge, VA 22192, within the Smoketown Station shopping center, and is identified on County Maps as GPIN 8292-42-9759.

C. Comprehensive Plan: The subject site is designated MU-4, Mixed Use with Transect 4, in the Comprehensive Plan.

D. Zoning: The site is zoned PBD, Planned Business District.

E. Surrounding Land Uses: The site falls within the Landing at Prince William Small Area Plan, and the Highway Corridor Overlay District. The site is immediately surrounded to the south, east, and west by commercial uses, and to the north by industrial uses.

F. Background and Context: The site currently operates with one drive-through lane as a lawful nonconforming use associated with #NCU2025-00068. The existing drive-through lane was built before drive-through facilities were designated as a special use in the zoning ordinance. Approval of this SUP request will bring the site into conformance and will allow a two-lane drive-through facility in association with an existing by-right financial institution.

G. Planning Commission Recommendation: At the July 15, 2026, public hearing, the Planning Commission recommended approval of #SUP2026-00021, Truist Smoketown Station, subject to conditions dated May 8, 2026.

STAFF RECOMMENDATION

Staff recommends approval of Special Use Permit #SUP2026-00021, Truist Smoketown Station, subject to the conditions dated May 8, 2026, for the following reasons:

- A by-right financial institution and associated one-lane drive-through facility already exists on the site. The proposal will have minimal impact on the existing development to add an additional lane.

- The use will contribute to the economy of Smoketown Station shopping center and complement its neighboring uses.

- Through the SUP conditions the proposed development mitigates impacts associated with the proposed use.

Comprehensive Plan Consistency Analysis

Long-Range Land Use Plan: This site is classified as MU-4, Mixed Use with a Transect 4, in the County's Comprehensive Plan. The proposal's commercial use aligns with the targeted uses for both the long-range land use designation and the PBD zoning district. The proposed two-lane drive-through facility in association with an existing by-right financial institution is a permitted use in the PBD subject to the conditions of an approved Special Use Permit ("SUP"). The surrounding uses and land use designations are consistent and compatible with the proposed special use permit.

Level of Service (LOS): The proposed two-lane drive-through facility in association with an existing by-right financial institution, will modify an existing one-lane drive-through facility in association with an existing by-right financial institution, and will not increase existing levels of service.

Community Input

Notice of the special use permit application has been transmitted to property owners within 500 feet of the site. As of the date of this staff report, the Planning Office has not received any verbal or written comments on this proposal and is not aware of any opposition.

Other Jurisdiction Comments

The subject site is located outside of the required notification area for adjacent jurisdictions.

Legal Issues

If the special use permit is approved, the two-lane drive-through facility would be allowed pursuant to the SUP and as conditioned by Staff. Legal issues resulting from the Board of County Supervisor's action are appropriately addressed by the County Attorney's Office.

Timing

There is no legal timeframe for the Board of County Supervisors' action on a special use permit 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 timeframe will end on February 24, 2027.

STAFF CONTACT INFORMATION

Micah Modesto | (703) 792-8176
MModesto@pwcgov.org

ATTACHMENTS

Attachment A: Staff Analysis
Attachment B: SUP Plan
Attachment C: Planning Commission Resolution No. 26-082
Attachment D: Historical Commission Resolution No. 26-013

Part I. Summary of Comprehensive Plan Consistency

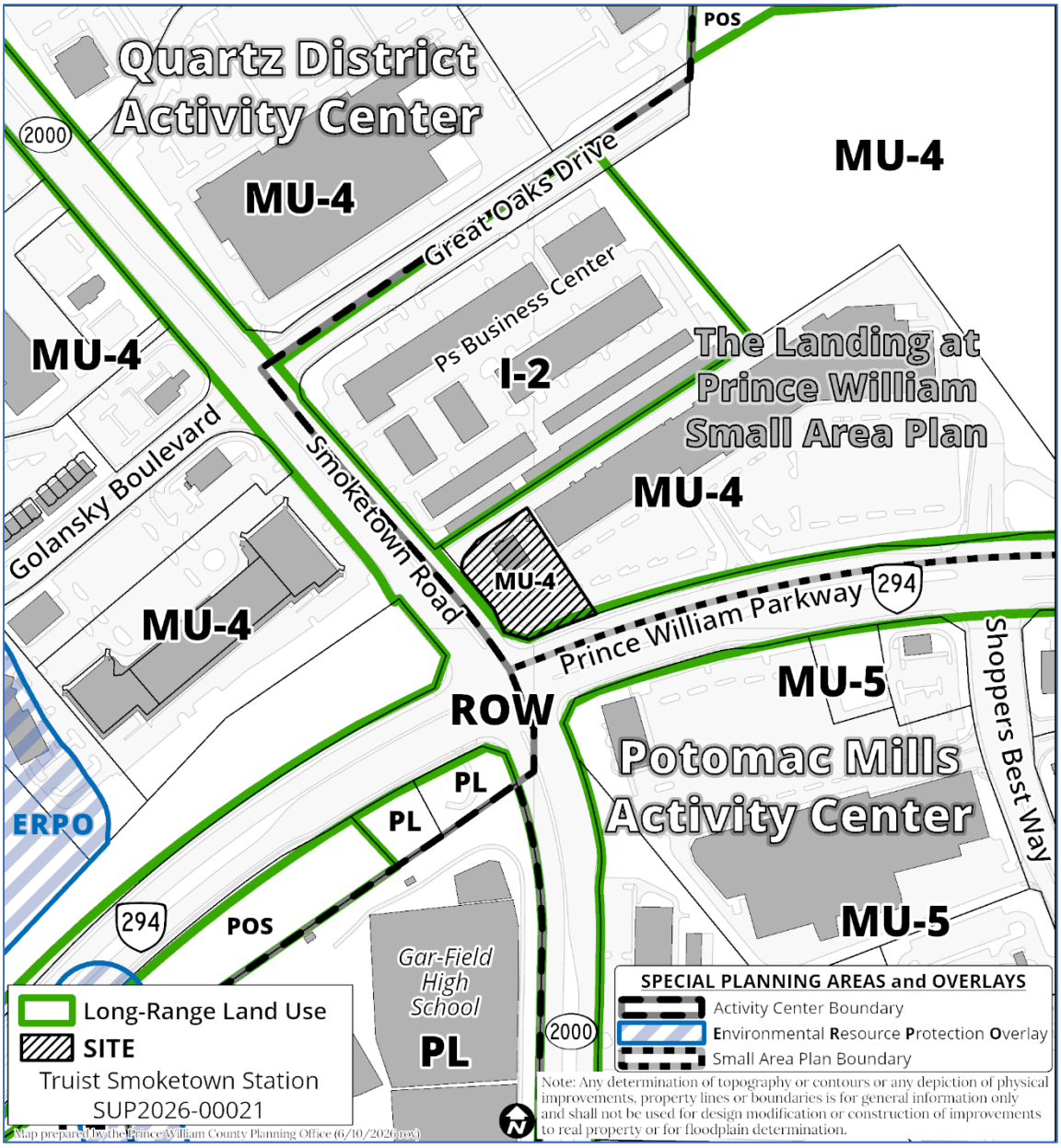
Staff Recommendation: APPROVAL

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.

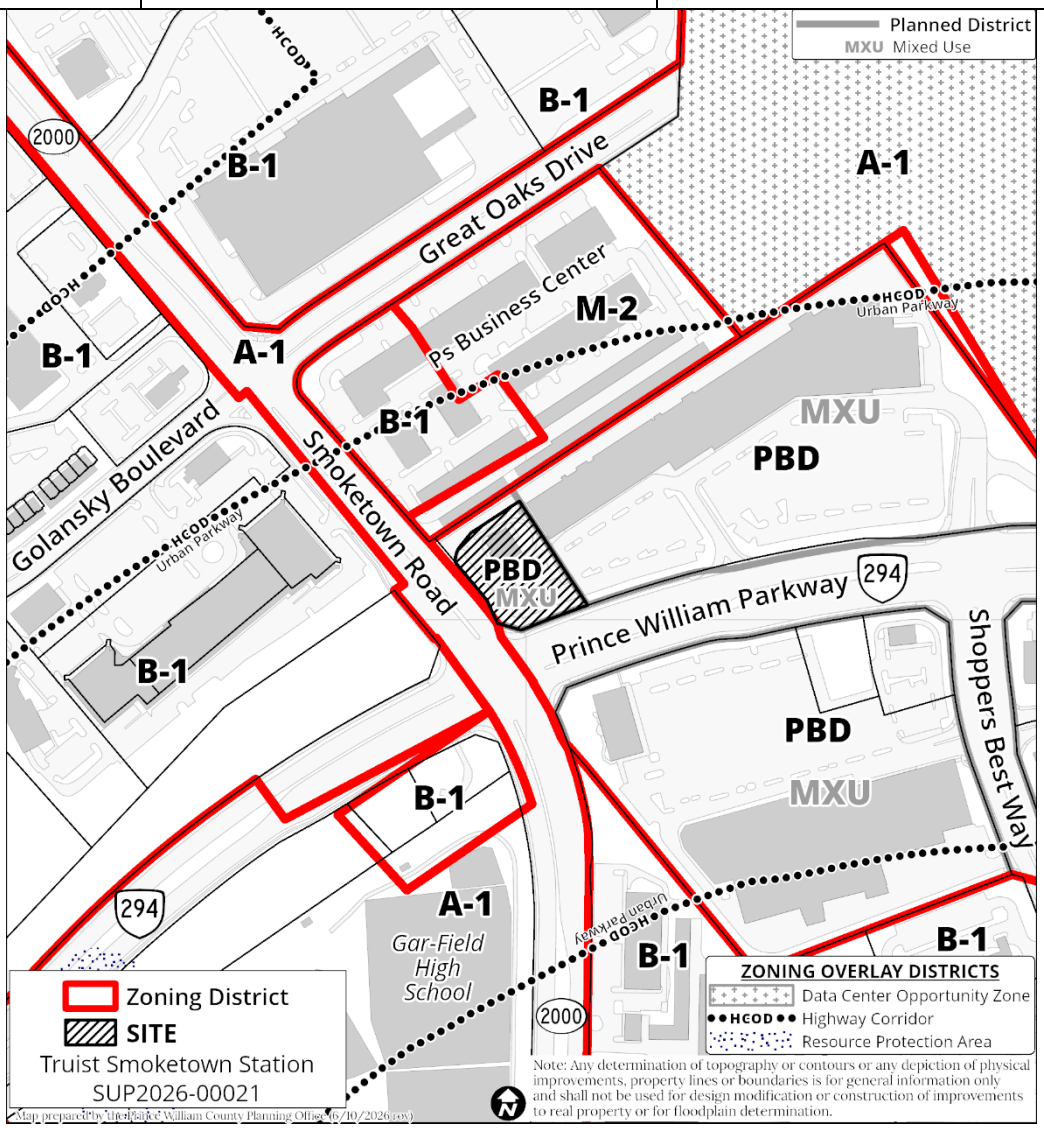
Comprehensive Plan Sections	Plan Consistency
Long-Range Land Use	Yes
Community Design	Yes
Cultural Resources	Yes
Environment	Yes
Fire and Rescue	Yes
Police	Yes
Transportation	Yes

Part II. Comprehensive Plan Consistency Analysis

Direction	Land Use	Long Range Land Use Map Designation
Subject Site	Existing bank with one drive-through lane within Smoketown Station shopping center	MU-4, Mixed Use Community
North	Industrial business center	I-2, Industrial
South	Shopping center across Prince William Parkway	MU-5, Mixed Use Town Center
East	Connected Smoketown Station shopping center	MU-4, Mixed Use Community
West	Shopping center across Smoketown Road	MU-4, Mixed Use Community


Quartz District Activity Center
MU-4
POS
2000
Great Oaks Drive
MU-4
MU-4
Ps Business Center
I-2
The Landing at Prince William Small Area Plan
Golansky Boulevard
Smoketown Road
MU-4
MU-4
MU-4
Prince William Parkway
294
MU-5
ROW
Shoppers Best Way
Potomac Mills Activity Center
PL
PL
ERPO
294
POS
Gar-Field High School
PL
MU-5
2000
Long-Range Land Use
SITE
Truist Smoketown Station
SUP2026-00021
SPECIAL PLANNING AREAS and OVERLAYS
Activity Center Boundary
Environmental Resource Protection Overlay
Small Area Plan Boundary
Note: Any determination of topography or contours or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for design modification or construction of improvements to real property or for floodplain determination.
Map prepared by the Prince William County Planning Office (6/10/2026 rox)

Direction	Land Use	Zoning
Subject Site	Existing bank with one drive-through lane within Smoketown Station shopping center	PBD, Planned Business District
North	Industrial business center	B-1, General Business, M-2, Light Industrial
South	Shopping center across Prince William Parkway	PBD, Planned Business District
East	Connected Smoketown Station shopping center	PBD, Planned Business District
West	Shopping center across Smoketown Road	B-1, General Business



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 can 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 project site is designated in the Comprehensive Plan as MU-4, Mixed Use with a Transect 4. The following table summarizes the uses and densities intended within the MU-4 classification as it relates to this project.

Long-Range Land Use Map Designation	Description of Land Use Designation
MU-4, Mixed Use - Community	Mixed Use live work centers include both residential and commercial uses arranged in a pedestrian-friendly form. These centers are locations for community commercial, entertainment destinations, and public facilities directly accessible to surrounding neighborhoods. Streets are interconnected and serve cars, cyclists, and pedestrians. Mixed Use Centers should be connected by bus transit to nearby destinations and to nearest rail transit. Affordable and work force housing is encouraged Countywide. Primary Uses: Single Family Detached/Attached Multi-Family Residential Retail & Service Commercial Office

Zoning District and Overlay Designation	Intended Uses
PBD, Planned Business District	The Planned Development—Business District (PBD) is intended to provide for the flexibility of design necessary to implement the economic development goals and objectives of the County as set forth in the Comprehensive Plan. More specifically, it is intended to implement the regional employment center, office, and flexible use employment center land use classifications of the Comprehensive Plan. The PBD should be established in areas served by a freeway or interstate highway or serviced by a minor arterial or greater designation roadway. The objectives of the PBD are as follows:

	1. Provide an opportunity for a planned nonresidential development which allows the mixing of commercial, research and development, office complexes, and certain types of manufacturing and related land uses; 2. Encourage the clustering of related industries; 3. Provide development guidelines which will produce a campus/park atmosphere or an integrated center for commerce and industry by establishing development standards for building setbacks, lot coverages, and permitted uses; 4. Encourage designs which will promote pedestrian access to support facilities; 5. Preserve trees and other environmental amenities; 6. Establish an efficient transportation system which supports pedestrian activities and integrates public and private transportation networks; 7. Promote the efficient use of utilities and infrastructure, and encourage architectural compatibility between and among structures within the PBD; and 8. Encourage the development of a site in a manner that promotes economical and efficient land use, an enhanced level of amenities, and variety in physical development and creative design.
HCOD, Highway Corridor Overlay District	The site is located within the HCOD, Highway Corridor Overlay District. The standards in the Prince William County's DCSM, Design and Construction Standards Manual, are intended to protect the health, safety and welfare of the motoring public by preventing or reducing traffic congestion and distracting visual clutter associated with developments along major thoroughfares in the County. The standards achieve the stated purpose and intent by addressing the following physical characteristics of development: buffer and landscaping, access, lighting, outdoor storage, architecture of shopping centers and signage. This district is created to mitigate adverse impacts resulting from development along major throughfares in Prince William County. HCODs are established in areas where land development along highways will likely have an adverse impact on the level or quality of service of traffic function which will tend to increase danger and congestion in the streets or impede the maintenance or creation of a convenient, attractive, and harmonious community.
The Landing at Prince William Small Area Plan	The site is located within the Landing at Prince William Small Area Plan. The Landing at Prince William, formerly known as the Parkway Employment Center, Small Area Plan intends to reinvent and capitalize on one of Prince William County's last largely undeveloped areas ripe for increased economic growth. The small area plan has been prepared to further the economic development goals of the County to provide opportunities for high-quality employment integrated within a vertical mixed-use Town Center that will foster local and regional economic opportunities. The primary focus of The Landing at Prince William Small Area Plan is to create a sustainable transit-oriented community anchored around a vibrant Arts & Entertainment District while also preserving existing natural resources.

Long Range Land Use Analysis

The following are applicable Land Use Policies from Comprehensive Plan:

LAND USE POLICY 2: Encourage land use densities and intensities that promote efficient development patterns throughout the County.

> LU 2.3: Direct new development to areas served by transit corridors, particularly designated activity centers, town centers, and redevelopment corridors, and appropriate areas within Small Area Plans.

Proposal's Strengths

- Zoning Consistency: The property is designated MU-4, Mixed Use, in the Comprehensive Plan, and is zoned PBD, Planned Business District. Financial institutions are by-right, and drive-through facilities are permitted subject to the approval of a Special Use Permit (SUP). The application meets the use standards for development within this zone.

- Use Consistency: The proposal's commercial use aligns with the targeted uses for both the long-range land use designation and the zoning. The use also complements the existing financial institution and drive-through facility and the surrounding uses within the Smoketown Station shopping center.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

Staff recommends that this application is consistent with the relevant components of the Long-Range Land Use Plan.

Community Design Plan Analysis

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

The subject property is located within the Landing at Prince William Small Area Plan, which is a sustainable, pedestrian-friendly, transit-oriented, vertical mixed-use Town Center anchored by a vibrant arts and entertainment district that fosters both local and regional economic opportunities

while also preserving the extensive natural resources.

Proposal's Strengths

- Site Development: The site will be developed in substantial conformance with the layout shown on the SUP plan.

- Bicycle Rack: The Landing at Prince William Small Area Plan encourages pedestrian connections and the provision of bicycle racks. The applicant has conditioned to provide a bicycle rack on the site.

- Dumpster Enclosure: The materials and colors used for the dumpster enclosure shall be architecturally compatible with the existing building. The dumpster enclosure shall remain closed when not in use. The Applicant shall provide screening for the dumpster enclosure in accordance with the applicable sections of the Zoning Ordinance and DCSM.

Proposal's Weaknesses

- None identified.

Consistency Recommendation:

Staff recommends that this application is consistent with the relevant components of the Community Design Plan.

Cultural Resources Plan Analysis

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

There are no archaeological and architectural sites or graves recorded in the project area. The County's Historical Commission reviewed this request at its March 10, 2026, meeting and recommended no further work for the requested Special Use Permit (SUP). The Historical Commission's Resolution No. 26-013 for this SUP is attached to the end of this report. The County Archaeologist concurs with this finding.

Proposal's Strengths

- No Further Work: On March 10, 2026, the County's Historical Commission reviewed this Special Use Permit (SUP) request and determined that no further work was needed by the Applicant.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

Staff recommends that this application is 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

- Landscaping: As conditioned, all landscaping shall be provided in substantial conformance with the SUP Plan. All new plantings shall be drought-resistant and native to Virginia.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

Staff recommends that this application is 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 #20 is the first due fire/rescue resource for the subject property. The site is within the required 4.0-minute travel time for Basic Life Support and Fire and within the required 8.0-minute travel time for Advanced Life Support. In FY 2025, Fire/Rescue Station #20 responded to 8,388 incidents, with a workload capacity of 6,000 incidents.

Proposal's Strengths

- Inside of 8.0-Minute Travel Time: The site is located within the required 8.0-minute travel time for advanced life support services.

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

Proposal's Weaknesses

- Capacity Exceeded at first response facility: In FY2025, Fire/Rescue Station #20 responded to 8,388 incidents, which exceeded its workload capacity of 6,000 incidents.

Consistency Recommendation

Staff recommends that this application is 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 have 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
The Police Plan provides general policies but does not provide policies specific to site development.

Proposal's Strengths

- Minimal Impacts on Levels of Service: The police department does not anticipate that this change will generate additional service calls.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

Staff recommends that this application is consistent with the relevant components of the Police Plan.

Transportation Plan Analysis

Prince William County promotes the safe and efficient movement of goods and people throughout the County and surrounding jurisdictions by providing a multi-modal approach to traffic circulation. The Transportation Plan establishes policies and action strategies that further the County's goal of creating and sustaining an environmentally friendly, multi-modal transportation system that meets the demands for intra- and inter-county trips, is integrated with existing and planned development, and provides a network of safe, efficient, and accessible modes of travel. The Plan includes recommendations addressing safety, minimizing conflicts with environmental and cultural resources, maximizing cost effectiveness, increasing accessibility of all travel modes, minimizing projected trip demand, and providing sufficient network capacity. The County recognizes that it is not possible to address congestion through road investments alone and has reduced the acceptable standard to Level of Service (LOS) of "E" specifically in Small Area Plans, in Activity Centers, and on Arterials. Projects should include strategies that result in a LOS "D" or better on all roadway corridors and intersections, reduce traffic demand through transportation demand management strategies, dedicate planned rights-of-way, provide transit infrastructure, pedestrian and bicycle pathways, and improved and coordinated access to transit facilities.

Proposal's Strengths

- Access: As conditioned, all vehicular access to the Property shall be provided as shown on the SUP Plan.

- Bicycle Rack: As conditioned, the Applicant shall provide a minimum of 1 bicycle rack. Compliance with this condition shall be demonstrated on the final site plan.

- Obstruction of Travelways: As conditioned, the Applicant shall ensure that all vehicles associated with the SUP use do not obstruct the travelways, sidewalks, fire lanes, site access, and adjoining road network or encroach upon buffer and landscaped areas, as shown on the SUP Plan.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

Staff recommends that this application is 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 Strategic Plan posits that individuals, families and businesses prefer communities with a robust economy; easy access to jobs, services, and activities; that support even the most vulnerable in the community; are safe and secure; provide a quality education that assures lifelong learning and steady employment; and integrate smart growth principles. Based on community input from the online survey and the community conversations, eight focus or goal areas were identified for the 2025- 2028 Strategic Plan. It is important to note that no single area is viewed as more critical than another. Rather, each are interrelated and have a direct impact on each other. Collectively, these goal areas impact the quality of life in all facets of the community issues raised during the review of the proposal, which are not directly related to the policies, goals, or action strategies of the Comprehensive Plan, but which are materially relevant to the County's responsibilities in considering land use issues. The aspects of this proposal relating to the Strategic Plan are as follows:

- Goal 8: (Smart Growth/Goal Statement): Advance strategic and intentional community-oriented growth that strengthens and enhances the diversity and sustainability of the local economy and the County.

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.

Proffer/Conditions Issues / Deficiencies

- 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 Archaeologist, Planning Office
- PWC Building Official
- PWC Department of Economic Development and Tourism
- PWC Fire Marshal Office
- PWC Historical Commission
- PWC Land Development Manager, Department of Development Services
- PWC Planning Office – Case Manager / Countywide Planning
- PWC Police / Crime Prevention
- PWC Department of Public Works – Environmental Services / Watershed Management
- PWC Service Authority
- PWC Department of Transportation
- Virginia Department of Transportation (VDOT)

SPECIAL USE PERMIT PLAN
#SUP2026-00021

FOR

TRUIST SMOKETOWN STATION

PROPOSED

TRUIST BANK IMPROVEMENTS PLAN

LOCATION OF SITE
13815 SMOKETOWN RD
WOODBRIDGE, VIRGINIA 22192
GPIN: 8292-42-9759



LOCATION MAP
SCALE: 1" = 2,000'
SOURCE: MICROSOFT CORPORATION

SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	1
EXISTING CONDITIONS / DEMOLITION PLAN	2
SPECIAL USE PERMIT PLAN	3
LANDSCAPE PLAN	4

OWNER
KIR SMOKETOWN STATION LP
14103 DENVER WEST PKWY
GOLDEN, CO 80401
DAVID SMITH
(407) 237-1781

DEVELOPER
TRUIST
2300 E. COLONIAL DR
ORLANDO, FL 32803
DAVID SMITH
(407) 237-1781

PREPARED BY

BOHLER

CONTACT: CHRISTINA D. HUGHES, P.E.

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/08/2026	COUNTY COMMENTS	ETN / CDH

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PROJECT No.: VAS24006.50-0A
DRAWN BY: ETN
CHECKED BY: CDH
DATE: 05/08/2026
CAD I.D.: P-SUPP-CNDS

PROJECT:
SPECIAL USE PERMIT PLAN
FOR
TRUIST
PROPOSED DEVELOPMENT
13815 SMOKETOWN RD
WOODBRIDGE, VIRGINIA
PRINCE WILLIAM COUNTY, VA

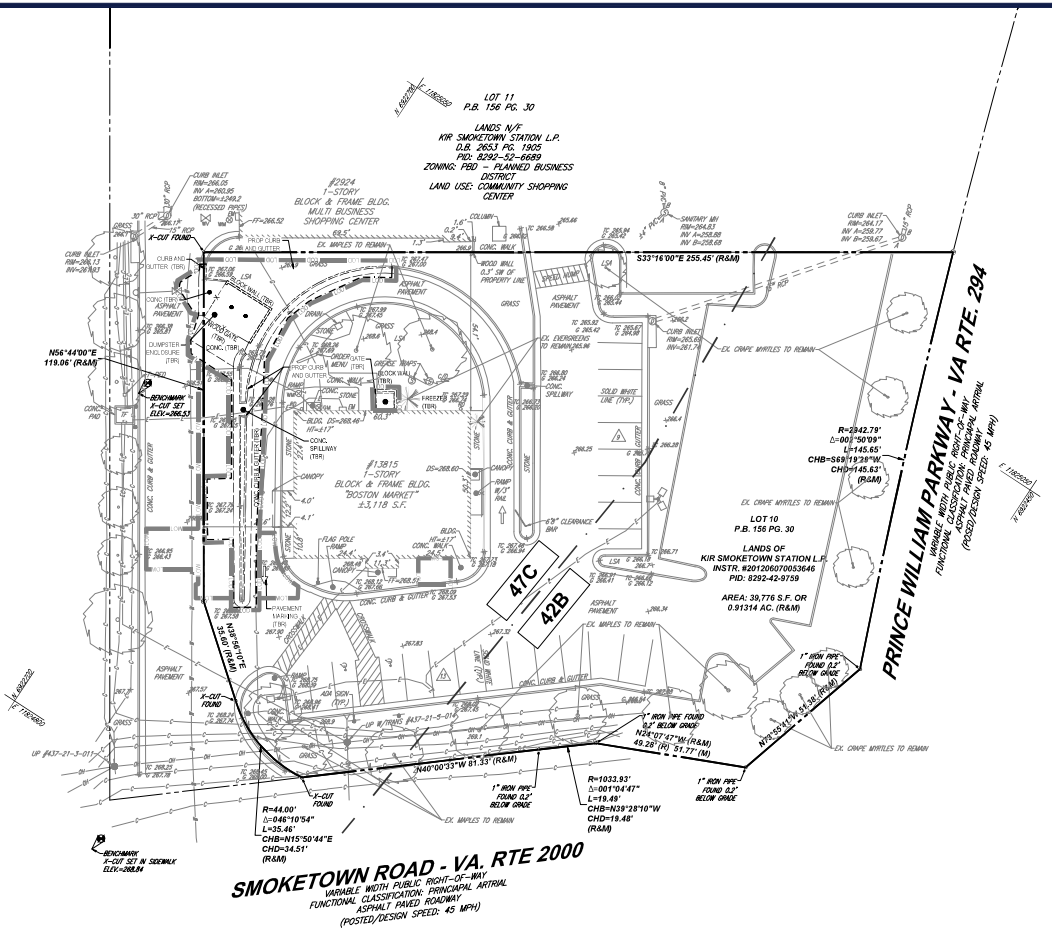
BOHLER
28 BLACKWELL PARK LANE, SUITE 201
WARRENTON, VIRGINIA 20186
Phone: (540) 349-4500
Fax: (540) 349-0321
VA@BohlerEng.com

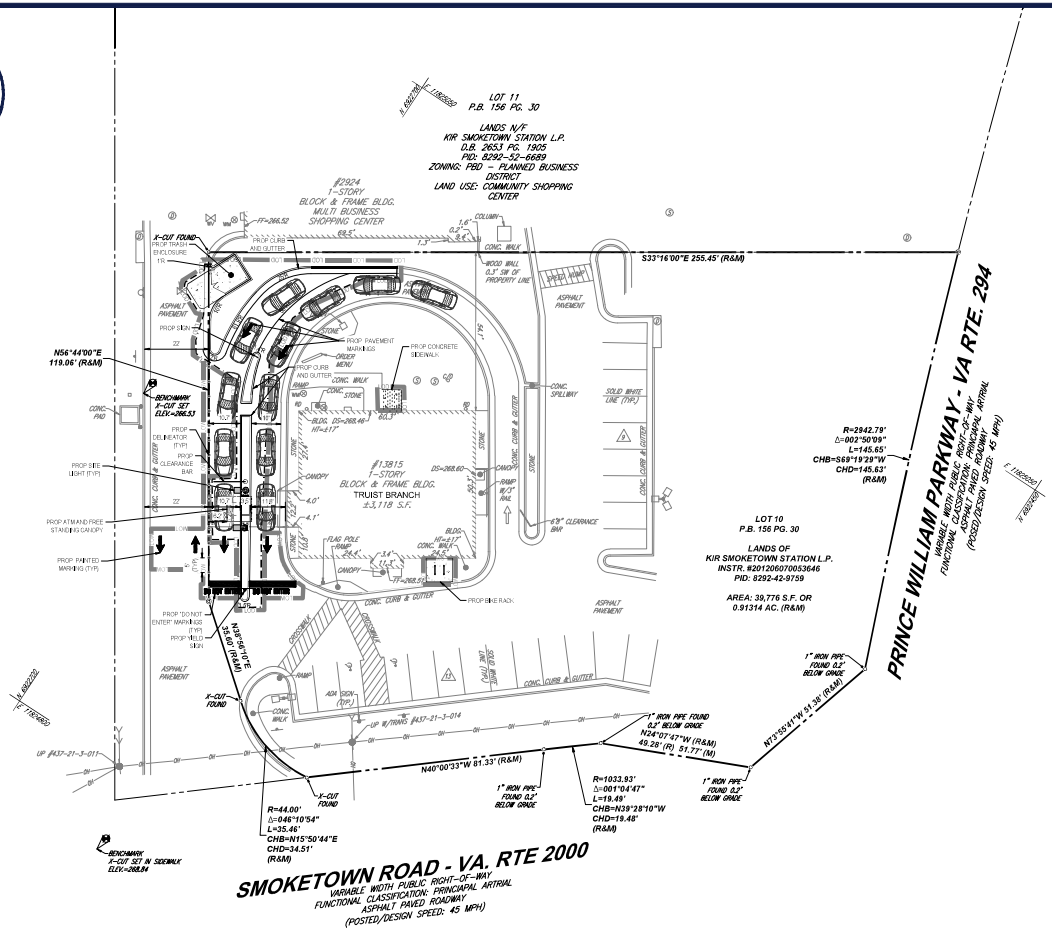
COMMONWEALTH OF VIRGINIA
CHRISTINA D. HUGHES
Lic. No. 0402056066
05/08/2026
PROFESSIONAL ENGINEER

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
1

REVISION 1 - 05/08/2026


LOT 11
P.B. 156 PG. 30
LANDS N/F
KIR SMOKETOWN STATION L.P.
D.B. 2653 PG. 1905
PID: 8292-52-6689
ZONING: PBD – PLANNED BUSINESS DISTRICT
LAND USE: COMMUNITY SHOPPING CENTER
#2924
1-STORY
BLOCK & FRAME BLDG.
MULTI BUSINESS
SHOPPING CENTER
#3815
1-STORY
BLOCK & FRAME BLDG.
"BOSTON MARKET"
±3,118 S.F.
LOT 10
P.B. 156 PG. 30
LANDS OF
KIR SMOKETOWN STATION L.P.
INSTR. #201206070053646
PID: 8292-42-9759
AREA: 39,776 S.F. OR
0.91314 AC. (R&M)
47C
42B
S33°16'00"E 255.45' (R&M)
N56°44'00"E
119.06' (R&M)
N40°00'33"W 81.33' (R&M)
N78°53'41"W 44.36' (R&M)
R=44.00'
Δ=046°10'54"
L=35.46'
CHB=N15°50'44"E
CHD=34.51'
(R&M)
R=1033.93'
Δ=001°04'47"
L=19.48'
CHB=N29°28'10"W
CHD=19.48'
(R&M)
R=2342.79'
Δ=001°50'09"
L=145.65'
CHB=S69°19'29"W
CHD=145.63'
(R&M)
PRINCE WILLIAM PARKWAY - VA RTE. 294
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
FUNCTIONAL CLASSIFICATION: PRINCIPAL ARTERIAL
ASPHALT PAVED ROADWAY
(POSTED/DESIGN SPEED: 45 MPH)
SMOKETOWN ROAD - VA. RTE 2000
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
FUNCTIONAL CLASSIFICATION: PRINCIPAL ARTERIAL
ASPHALT PAVED ROADWAY
(POSTED/DESIGN SPEED: 45 MPH)
X-CUT FOUND
BENCHMARK
X-CUT SET
ELEV=266.53
BENCHMARK
X-CUT SET IN SIDEWALK
ELEV=268.04
1" IRON PIPE FOUND 0.2' BELOW GRADE
1" IRON PIPE FOUND 0.3' BELOW GRADE
1" IRON PIPE FOUND 0.2' BELOW GRADE
1" IRON PIPE FOUND 0.3' BELOW GRADE
EX. CRAPE MYRTLES TO REMAIN
EX. MAPLES TO REMAIN
EX. ENCROACHES TO REMAIN
SOLID WHITE LINE (TYP.)
4.0' CLEARANCE BAR
RAMP W/2% INCL.
CONC. SPILLWAY (TBR)
CANOPY
FREESTANDING SIGN (TBR)
DUMPSTER ENCLOSURE (TBR)
CONC. PAD
CURB AND GUTTER (TBR)
ASPHALT PAVEMENT (TBR)
CONC. CURB & GUTTER
CONC. WALK
WOOD WALL 0.3' SW OF PROPERTY LINE
CURB INLET RIM=266.13 INV=260.63
CURB INLET RIM=266.05 INV A=260.95 BOTTOM=259.2 (RECESSED PIPE)
CURB INLET RIM=264.17 INV A=259.77 INV B=259.67
SANITARY MH RIM=264.83 INV A=256.68 INV B=256.68
CURB INLET RIM=265.69 INV=261.79
30" RCP
45" RCP
24" RCP
18" RCP
14" PVC
8" SAN
8" W
LSA
GRASS
STONE
BRICK WALL
CONC. STONE
CONC. CURB & GUTTER
PROP CURB AND GUTTER
PROP CURB AND GUTTER (TBR)
CONC. WALK (TBR)
GRASS WAYS
BLOCK WALL (TBR)
BLDG. DS=268.46
BLDG. DS=268.60
FLAG POLE
CANOPY
RAMP
CONC. SPILLWAY
CONC. CURB & GUTTER
CONC. PAD
ASPHALT PAVEMENT
PAVEMENT MARKING (TBR)
ADA SIGN (TYP.)
SIGN
CROSSWALK
STOP BAR
CONC. WALK
CONC. CURB & GUTTER
GRASS
UP #437-21-5-011
UP #437-21-5-014
UP #437-21-5-015
N 8822228
E 11882660
N 8822228
E 11882660
F. 11882660
"A" RECORD
"A" RECORD
"B" RECORD
"B" RECORD
TC 266.52
FF=266.52
TC 266.84
BC 266.52
TC 266.84
BC 266.52
TC 266.84
BC



ZONING TABLE

ZONE: PBD - PLANNED BUSINESS DISTRICT
USE: BANK, FINANCIAL INSTITUTION
GPIN: 8292-42-9759

APPLICANT/ OWNER INFORMATION

APPLICANT:	KIR SMOKETOWN STATION LP 14103 DENVER WEST PKWY GOLDEN, CO 80401
PROPERTY OWNER:	TRUIST CONTACT: DAVID SMITH 230 E. COLONIAL DR ORLANDO, FL 32803

BULK REQUIREMENTS

ITEM	PERMITTED	EXISTING	PROPOSED
MIN LOT AREA	N/A	39,779 SF (0.91 AC)	NO CHANGE
MIN LOT WIDTH	N/A	± 254.8'	NO CHANGE
MIN LOT DEPTH	N/A	± 169.5	NO CHANGE
MIN YARD SETBACKS			
FRONT YARD (SMOKETOWN RD)	N/A	±68'	NO CHANGE
FRONT YARD (PRINCE WILLIAM PKWY)	N/A	±140'	NO CHANGE
SIDE YARD (NORTH)	N/A	±30'	±6'
REAR YARD (EAST)	N/A	±54'	NO CHANGE
MAX PERMITTED HEIGHT	N/A	±17'	NO CHANGE
MAX LOT COVERAGE	80.0%	±67.85%	±69.17%
MIN PARKING SETBACKS			
FRONT	10' FROM LOT LINE	10'	NO CHANGE
SIDE	10' FROM SIDE LOT LINE	10'	NO CHANGE

PARKING REQUIREMENTS

ITEM	REQUIRED	EXISTING	PROPOSED
MIN SPACE SIZE	9' X 22'	9' X 18'	9' X 18'
MIN ADA SPACE SIZE	8' X 18'	9' X 18'	9' X 18'
MIN AISLE WIDTH	22'	22'	22'
LOADING REQUIREMENTS	N/A	N/A	N/A
MIN LOADING SIZE	N/A	N/A	N/A
MIN STACKING SPACES	6	N/A	6
MIN NUMBER OF SPACES	10	22	22
MIN NUMBER OF ADA SPACES	1	2	2
BANK WITH DRIVE-THRU: REQUIRED FOR BANK USE = 1 PER 250 NET SQ. FT. OF BUILDING ARE: 10 MINIMUM 1 SPACE * ((3,079 SF / 75%) / 250 SF) = 10 SPACES (INCLUDING ADA SPACES)			

LEGEND

PROP DELINEATOR	• • •

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PROJECT No.: VA8240009.00-0A
DRAWN BY: ETN
CHECKED BY: CDH
DATE: 05/08/2026
CAD I.D.: R-SUPP-CNDS

PROJECT:

SPECIAL USE PERMIT PLAN

FOR

TRUIST

PROPOSED DEVELOPMENT

13815 SMOKETOWN RD
WOODBRIDGE, VIRGINIA
PRINCE WILLIAM COUNTY, VA

BOHLER
28 BLACKWELL PARK LANE, SUITE 201
WARRENTON, VIRGINIA 20186
Phone: (540) 349-4500
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COMMONWEALTH OF VIRGINIA
CHRISTINA D. HUGHES
Lic. No. 0402058066
05/08/2026
PROFESSIONAL ENGINEER

SHEET TITLE:

SUP PLAN

SHEET NUMBER:

3

REVISION 1 - 05/08/2026

May 05, 2026
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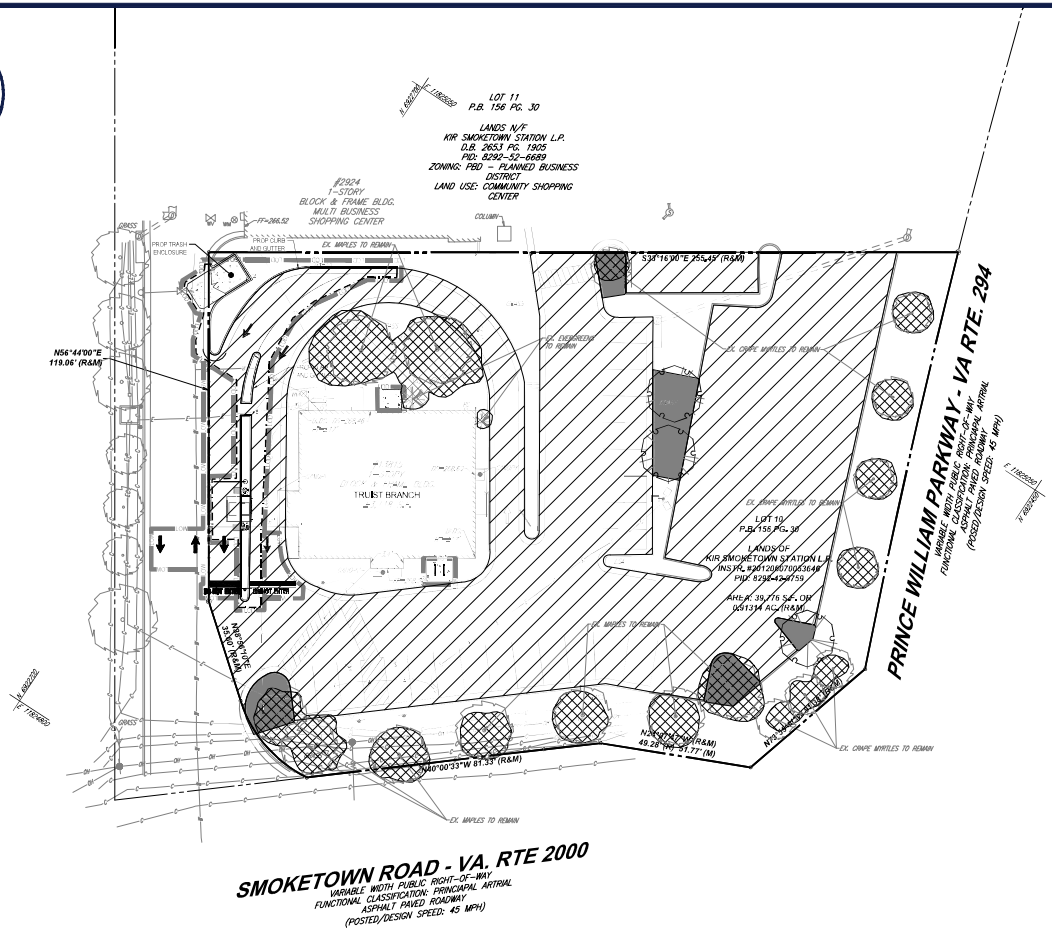
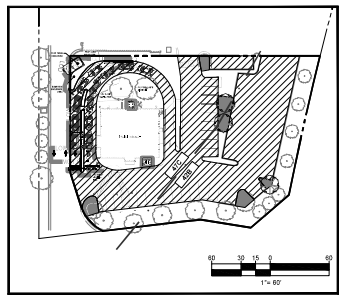


SCHEDULE D
TEN-YEAR TREE CANOPY TABLE

SECTION 802.21				
DEVELOPMENT TYPE	COMMERCIAL			
GROSS TOTAL SITE AREA	39,779 SF		0.91 AC	
EXCLUSIONS	0 SF		0.00 AC	
NET TOTAL SITE AREA	39,779 SF		0.91 AC	
DESCRIPTION	**REQUIRED**		**PROVIDED**	
20 YEAR CANOPY	3,978 SF	10%	7,215 SF	18.14%
DESCRIPTION	**AREA**		**NOTES**	
TOTAL EXISTING CANOPY	6,465 SF	0.15 AC	COVER TYPE 5	
TOTAL PROPOSED CANOPY	750 SF	0.02 AC	0	
TOTAL CANOPY PROVIDED	**7,215 SF**	**0.17 AC**	**0**	
EXISTING COVER TYPE	**AREA**		**MULTIPLIER**	**TOTAL**
(5) YOUNG HARDWOOD FOREST	4,309 SF	0.10 AC	1.5	6,465 SF

SCHEDULE C
PARKING LOT INTERIOR PLANTING

SECTION 802.44				
PARKING LOT AREA	22,311 SF			
FREESTANDING RETAIL USE ≥80,000 SF	NO			
DESCRIPTION	**REQUIRED**		**PROVIDED**	
PARKING LOT LANDSCAPE AREA	1,116 SF	5%	1,173 SF	5.26%
PLANT UNITS | 1 / 200 SF	6		6	
PLANT TYPE	**EXISTING**	**PROPOSED**	**TOTAL PROVIDED**	**PERCENT**
LARGE/MEDIUM DECIDUOUS TREES	3	3	6	100.00%
LARGE/MEDIUM EVERGREEN TREES	0	0	0	0.00%
TOTAL	**3**	**3**	**6**	**100.00%**

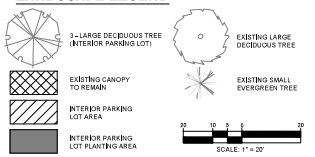


INTERIOR PARKING LOT INSET

LANDSCAPE NOTES:

1. SITE IMPROVEMENTS ARE LIMITED TO THE DRIVE THRU AREA OF THE SITE. ADDITIONAL PARKING LOT TREES HAVE BEEN PROVIDED TO BRING THE SITE INTO COMPLIANCE WITH SECTION 802.44 - PARKING LOT INTERIOR PLANTING. THE FRONTAGES ALONG SMOKETOWN ROAD AND PRINCE WILLIAM PARKWAY ARE NOT DISTURBED WITH THE IMPROVEMENTS WITHIN THIS PLAN. THE CONDITION OF THE LANDSCAPING ALONG THESE FRONTAGES SHALL REMAIN AS IS PER CONDITIONS SET FORTH IN THE SMOKETOWN STATIONS' PLAN (94-0059-1+0) DATED 04/29/94.
2. EXISTING LANDSCAPING DESIGNATED TO REMAIN SHALL BE PRESERVED AND KEPT FROM DAMAGE DURING IMPROVEMENTS UTILIZING TREE PROTECTION FENCING AND ANY OTHER PROTECTIONS DEEMED NECESSARY. SHOULD ANY EXISTING VEGETATION TO REMAIN OUTSIDE OF THE LIMITS OF DISTURBANCE BE REMOVED OR DAMAGED DUE TO SITE IMPROVEMENTS, THEN LANDSCAPE MATERIAL OF EQUIVALENT VALUE SHALL BE SUPPLEMENTED IN PLACE.

LANDSCAPE LEGEND:



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PROJECT No.:	VA8240009.00-0A
DRAWN BY:	ETN
CHECKED BY:	CDH
DATE:	05/08/2026
CAD I.D.:	R-SUPP-CNDS

PROJECT:

SPECIAL USE PERMIT PLAN

FOR

TRUIST

PROPOSED DEVELOPMENT

13815 SMOKETOWN RD
WOODBRIDGE, VIRGINIA
PRINCE WILLIAM COUNTY, VA

BOHLER
28 BLACKWELL PARK LANE, SUITE 201
WARRENTON, VIRGINIA 20186
Phone: (540) 349-4500
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COMMONWEALTH OF VIRGINIA
CHRISTINA D. HUGHES
Lic. No. 0402058066
05/08/2026
PROFESSIONAL ENGINEER

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

4

REVISION 1 - 05/08/2026

May 05, 2026
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ETN

PLANNING COMMISSION RESOLUTION

MOTION: **ROSS** **July 15, 2026**
Regular Meeting

SECOND: **JUSTICE** **Res. No. 26-082**

RE: **SPECIAL USE PERMIT #SUP2026-00021 – TRUIST SMOKETOWN STATION**
OCCOQUAN MAGISTERIAL DISTRICT

ACTION: **RECOMMEND APPROVAL**

WHEREAS, this is a request for a special use permit to allow a two-lane drive-through facility in association with a by-right financial institution; and

WHEREAS, the site is located at the northeast intersection of Smoketown Road and Prince William Parkway and is addressed 13815 Smoketown Road. The parcel is identified on the County's Maps as GPIN 8292-42-9759; and

WHEREAS, the site is designated MU-4, Mixed Use with Transect 4, in the Comprehensive Plan; and

WHEREAS, the subject site is currently zoned PBD, Planned Business District, and is located in the Highway Corridor Overlay District and in The Landing at Prince William Small Area Plan; and

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

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on July 15, 2026, 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 recommends approval of Special Use Permit #SUP2026-00021, Truist Smoketown Station, subject to the conditions dated May 8, 2026.

Attachment: SUP Conditions dated May 8, 2026

Votes:
Ayes: Brown, Carroll, Justice, Ross, Scheufler, Sheikh, Sherman
Nays: None
Abstain from Vote: None
Absent from Vote: Landrum
Absent from Meeting: None

Attest: Oly Pena
Oly Peña
Clerk to the Planning Commission

HISTORICAL COMMISSION RESOLUTION

MOTION: **PORTA** **March 10, 2026 Regular Meeting**

SECOND: **GREEN** **Res. No. 26-013**

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:

Case Number	Name	Recommendation
REZ2026-00020	Lumina Rezoning S1	Will Review 2nd Submission
REZ2026-00025	Potomac Shores Rezoning S1	No Further Work
REZ2026-00026	Potomac Shores Proffer Amendment S1	No Further Work
SUP2026-00015	Potomac Shores SUP Amendment S1	No Further Work
SUP2026-00018	Flavor Hive SUP Amendment S1	No Further Work
SUP2026-00017	W. A. R. Rifles, Inc. S1	No Further Work
REZ2026-00029	Parkway Self Storage Rezoning S1	No Further Work
SUP2026-00020	Parkway Self Storage Special Use Permit S1	No Further Work

Case Number	Name	Recommendation
REZ2026-00030	Villagomez Proffer Amendment S1	No Further Work
REZ2026-00031	4030 Prince William Parkway Rezoning S1	No Further Work
SUP2026-00021	Truist Smoketown Station S1	No Further Work
REZ2026-00032	Manassas Corporate Center 8 S1 .	No Further Work
SUP2026-00019	International Police Supply	No Further Work

Votes:
Ayes: by acclamation
Nays: None
Absent from Vote: None
Absent from Meeting: Pearsall

MOTION CARRIED

ATTEST: _____
Secretary to the Commission

PRINCE WILLIAM
COUNTY

Truist Smoketown Station
Special Use Permit #SUP2026-00021

Occoquan Magisterial District

Board of County Supervisors

September 22, 2026

Micah Modesto

Planning Office

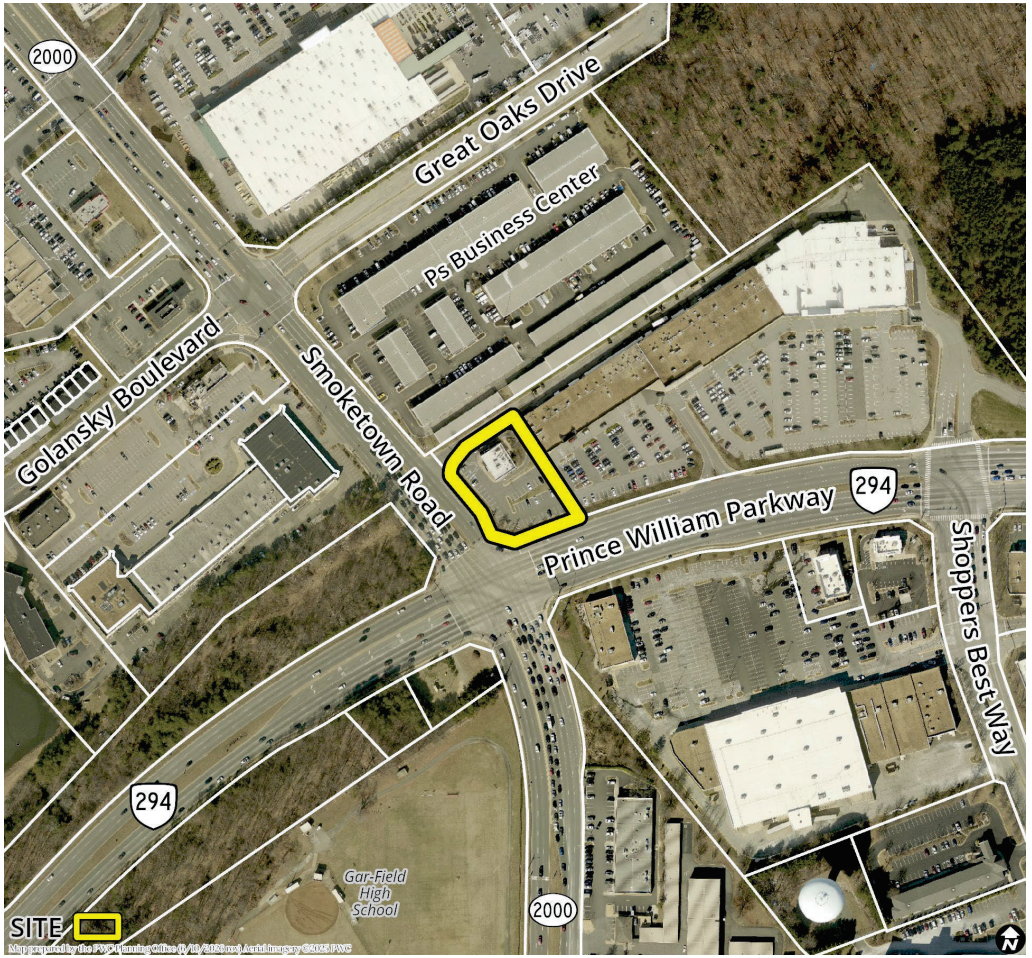
Truist Smoketown Station
Special Use Permit #SUP2026-00021

PRINCE WILLIAM COUNTY

- **Request:** This is a request for a Special Use Permit to allow a two-lane drive-through facility in association with a by-right financial institution.

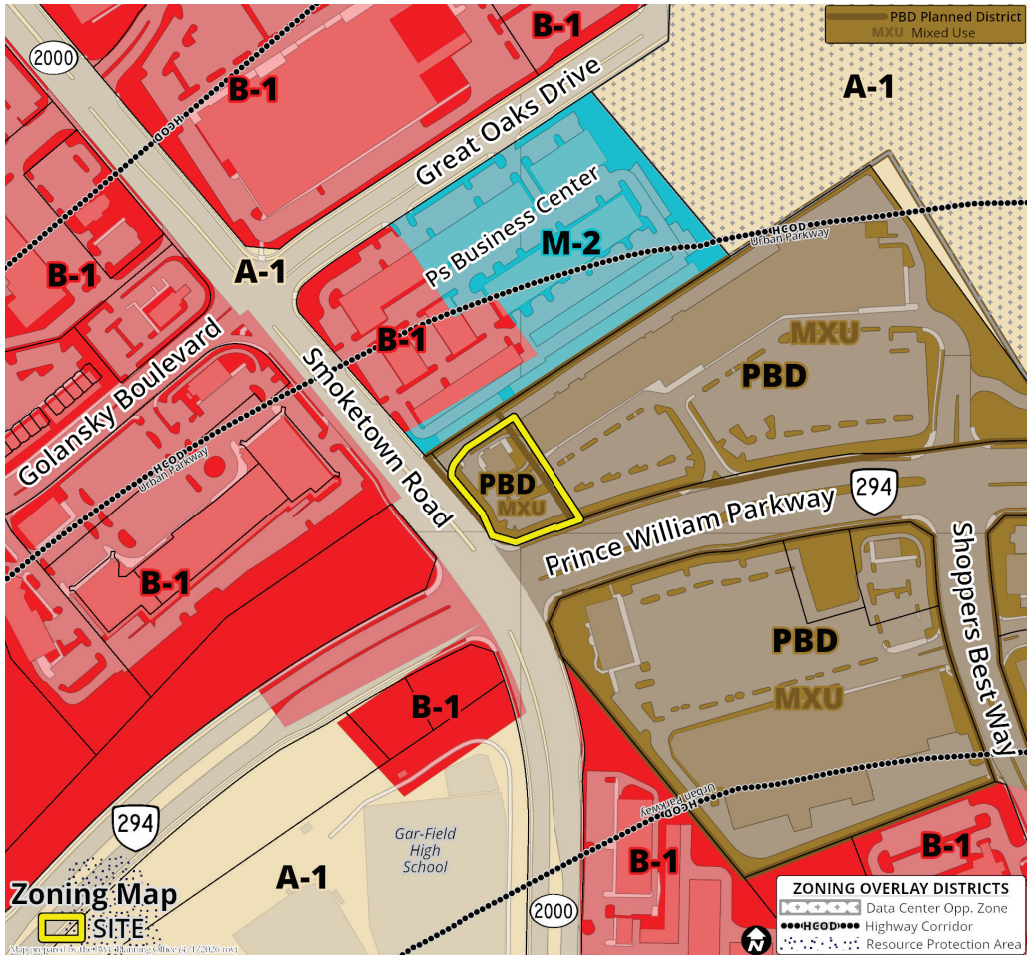
- **Location:** The ±0.91-acres property is located at the northeast intersection of Smoketown Road and Prince William Parkway and is addressed as 13815 Smoketown Road, and identified as GPIN 8292-42-979 on County Maps. The property is within the Highway Corridor Overlay District and The Landing at Prince William Small Area Plan.

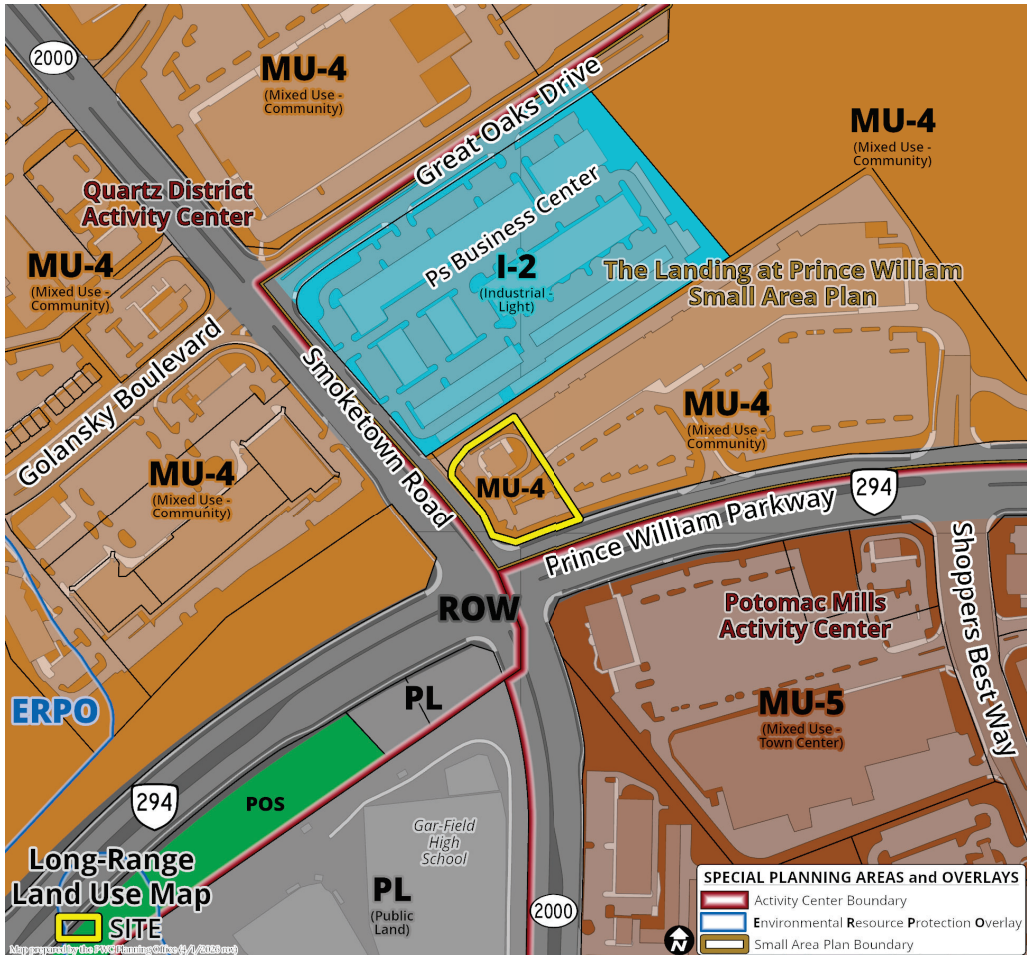
- **Recommendation: Approve**



Truist Smoketown Station
Special Use Permit #SUP2026-00021

PRINCE WILLIAM COUNTY



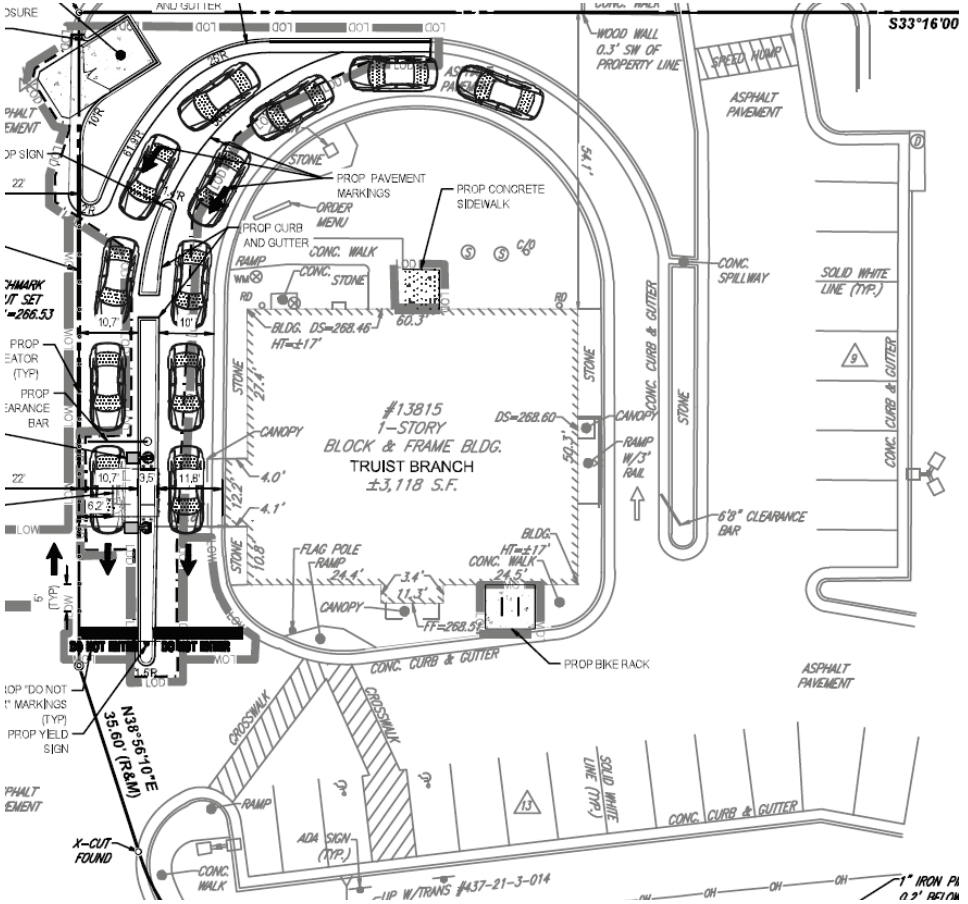


Truist Smoketown Station
Special Use Permit #SUP2026-00021

PRINCE WILLIAM COUNTY

Background and Context:

- The site currently operates with one drive-through lane as a lawful nonconforming use associated with #NCU2025-00068. The existing drive-through lane was built before drive-through facilities were designated as a special use in the zoning ordinance. Approval of this SUP request will bring the site into conformance and will allow a two-lane drive-through facility in association with an existing by-right financial institution.



(Above) Proposed Drive Through Lanes.
Source: Truist Smoketown Station SUP Plan.

Truist Smoketown Station
Special Use Permit #SUP2026-00021

PRINCE WILLIAM COUNTY

Planning Office Recommendation: The Planning Commission and staff recommend that the Board of County Supervisors approve Special Use Permit, #SUP2026-00021, Truist Smoketown Station, subject to the conditions dated May 8, 2026, for the following reasons:

- A by-right financial institution and associated one-lane drive-through facility already exists on the site. The proposal will have minimal impact on the existing development to add an additional lane. Approval of this SUP will bring the existing drive-through facility into conformance.
- The use will contribute to the economy of Smoketown Stations shopping center and complement its neighboring uses.
- The proposed development mitigates impacts associated with the proposed use through the SUP conditions.