



PLANNING COMMISSION RESOLUTION

MOTION:

October 25, 2023

SECOND:

Regular Meeting

RES. No. 22-xxx

RE:

**SPECIAL USE PERMIT # SUP2023-00024, MILLWOOD MARKET AND FUEL STATION
Brentsville MAGISTERIAL DISTRICT**

ACTION:

WHEREAS, this is a request for a Special Use Permit Amendment to allow a quick service food store, motor vehicle fuel station, and drive-in/drive-through facility; and

WHEREAS, the property is located on the corner of Prince William Parkway and Wellington Road and is part of Stanley Marin Homes LLC property, 5.16120 Acres of Land Bay A. The +/- 5.16 Acres site is identified on County maps as GPIN 7596-83-5748 and is addressed as 8900 Katherine Johnson AVE Manassas, VA 20109; and

WHEREAS, the site is designated OMU-3, Office Mixed Use, with transect 3 in the Comprehensive Plan; and

WHEREAS, the site is zoned PMD, Planned Mixed District with "Planned Mixed Residential (PMR): Office" land bay designation; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on October 25, 2023, at which time public testimony was received and the merits of the above-referenced case were considered; and

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

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby close the public hearing and recommend approval of SPECIAL USE PERMIT #SUP2023-00024, Millwood Market and Fuel Station, subject to the conditions dated October 01, 2023.

ATTACHMENT: SUP Conditions dated October 01, 2023.

Votes:

Ayes:

Nays:

Abstain from Vote:

Absent from Vote:

Absent from Meeting:

MOTION CARRIED

Attest:

Aholibama Peña
Clerk to the Planning Commission

SPECIAL USE CONDITIONS
SUP 2023-00024, Millwood Market & Fuel Station Special Use Permit
Applicant: Millwood Market LLC
Owner: Stanley Martin Homes LLC
GPIN: 7596-83-5748 (Property)
SUP Area: +/- 5.16 Acres
Magisterial District: Brentsville
Date: October 01, 2023

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

The headings of the conditions set forth below have been prepared for convenience or reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the conditions. Any improvements conditioned herein shall be provided at the time of development of the portion of the site served by the improvement, unless otherwise specified. The term “Applicant”, as referenced herein, shall include within its meaning all current and future fee owners, successors in interest and assigns of the Property.

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

1. Site Development: The Property shall be developed in substantial conformance with the special use permit plan entitled, “Special Use Permit #SUP2023-00024 Millwood Market and Fuel Station,” prepared by LDC, dated July 20, 2023, (hereinafter, the “SUP Plan”) subject to minor modifications in connection with final site plan review or final engineering. The use permitted with this SUP does not limit or restrict the by-right uses otherwise allowed on the Property.

SUP Conditions

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2. Use Parameters:

- a. Use Limitation: The use approved with this special use permit shall be limited to motor vehicle fuel station, retail containing eighteen (18) fueling positions, in connection with a drive-in/drive-through facility for quick service food store and restaurant (permitted by-right) with one drive-through lane as shown on the SUP Plan. The Applicant is required to provide outdoor seating associated with the quick service food store and restaurant.
- b. Hours of Operation: Hours of operation may be twenty-four (24) hours per day, seven (7) days a week.
- c. Vehicle Service & Repair: No vehicle service and/or repair shall be performed in association with the motor vehicle fuel station on the Property.
- d. Outdoor Speaker System: Any outdoor speaker system shall be limited to one speaker per pump fueling position. Outdoor speakers shall not be audible beyond the limits of the Property.
- e. Cessation of Use: If the sale of motor vehicle fuel should cease for a period of more than one year, the Applicant or any subsequent owner of the Property shall notify the County of the cessation of use and shall be required to submit a demolition plan to Building Development for the removal of the following structures within ninety (120) days of approval of the demolition plan:
 - i. Underground fuel storage tanks;
 - ii. Fuel dispensers;
 - iii. Pump islands;
 - iv. Overhead canopy;
 - v. Air and water dispensers; and
 - vi. Signage related to motor vehicle fuel sales.

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- f. In the event that all uses are discontinued, and the Property is vacant, the Applicant/owner shall stabilize the site using erosion control measures approved by the Prince William County Public Works Department Division of Environmental Management.
 - g. Delivery and Loading/Unloading Times: In order to minimize impacts to vehicles using the by-pass lane associated with the drive- through facility, delivery and loading/unloading times associated with restaurant operational deliveries shall occur during off-peak hours (after 10:00 pm and before 6:00 am).
- 3. Community Design:
 - a. Building Architecture: The design of the building and fuel station canopy shall be in substantial conformance with the building design concept, as prepared by “HOFFMAN DEVELOPMENT Group” dated July 18, 2023. The Building Elevations may be subject to minor modification approved by the County in connection with site plan review. Additional changes to the design and materials may be made provided that any such changes are approved by the Planning Office prior to the issuance of a building permit release letter. Such approval shall be based on a determination that the changes result in a building that is of equal or better quality than that shown on the Elevations. At least two weeks prior to requesting a building permit release letter from Development Services, the Applicant shall submit building elevations so that it can ensure compatibility of the building with the Elevations.
 - b. Building Design & Materials: The building on all sides shall be faced with durable, attractive, high-quality materials, comparable to brick, stone, wood, architectural concrete masonry unit (e.g., regal stone, split face, precision, ground face), precast concrete panels, or metal panels of architectural grade and quality. In no instance shall EFIS, corrugated or channeled metal, pre-

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engineered metal or exposed metal wall systems, unfinished/smooth face concrete block or simulated masonry be used as a primary exterior building material.

- c. Dumpster Enclosure Design: Any refuse storage/dumpster enclosure area shall utilize a compatible design theme and similar materials as the principal building, as shown in the building design concept, as prepared by “HOFFMAN DEVELOPMENT Group” dated July 18, 2023. Such dumpster area shall be completely screened with an opaque enclosure with a gate that prohibits viewing this area from the surrounding parking areas and public right-of-way and shall remain closed when not in use.
- d. Outdoor seating Area and pocket park: The Applicant shall provide a pocket park that encompasses an outdoor seating area, featuring a small open plaza, bench or seat wall, additional landscaping, pavers, and a bicycle repair station equipped with a rack, with a direct connection to the Innovation multi-use trail, as depicted in the SUP Plan.
- e. Landscaping: The Property shall be landscaped in substantial conformance with the landscaping depicted on the SUP Landscape Plan.
 - i. In addition to what is proposed on sheet 4 of the SUP Plan, the Applicant shall plant 10 trees, Large and/or Medium Deciduous Trees, to provide additional shade. Such additional trees shall be added throughout the green space behind Landscape Strip or Landscaped Buffers. Final location to be determined during the Final Site Plan review.
 - ii. All landscaping on site shall be plant species native to Virginia and appropriate to site conditions.
 - iii. Areas labeled “Planting Bed (Type)” shall have a ground cover of mulch rather than lawn.

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- f. Outdoor Displays: The outdoor display of merchandise shall be limited to ice, washer fluid, and propane and its placement shall be limited to along the building façade and within appropriate containment areas and shall not obstruct pedestrian access on the Property.
- g. Lighting:
 - i. Onsite 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 freestanding parking lot light poles shall have a maximum height of 24 feet. All pole heights and locations shall be noted on the approved final site plan.
 - ii. Outdoor Lighting: All outdoor lighting fixtures shall be “energy-saving” and designed to direct light downward and to not produce glare onto adjacent properties or roadways. Parking lot light fixtures and light fixtures on buildings shall be full cut-off fixtures. Lighting design shall be shown on the final site plan as part of the final site plan review and approval process.
 - iii. Prohibited Lighting: There shall be no external neon and/or free-standing spot lighting fixtures.
 - iv. Building/Canopy Mounted Exterior Lighting: Building-mounted light fixtures shall be full cut-off and shall be directed downward.
- 4. Environment:
 - a. Water Quality Monitoring/Stream Restoration: The Applicant shall contribute

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\$75.00 per acre (\pm 2.6875 acres) at the time of final site plan review for the County to conduct water quality monitoring, drainage improvement projects and/or stream restoration.

- b. Utilities within Buffers: The Applicant shall not locate utilities or utility easements within the 25' or 30' buffers, as shown on the SUP Plan, except to allow for minimal crossing.
- c. Freestanding Signs within Buffers: Any freestanding sign within landscape buffer areas, as shown on the SUP Plan, shall not exceed a height of 10 feet. These signs shall be thoughtfully integrated with the surrounding landscape using accent planting, terracing, or other design elements. The final design and placement of such signs are subject to approval by the Planning Director or their designee.

5. Fire and Rescue:

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

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6. Maintenance of Property:

- a. Graffiti Removal: The Applicant agrees to remove any graffiti from the Property. Graffiti shall be deemed any inscription or marking on walls, buildings or structures not permitted by the sign regulations in Section 32-250.21 et. seq. of the Zoning Ordinance. Any graffiti is to be reported to the Prince William County Police Department before removal.
- b. Site Maintenance: The Applicant shall maintain the site and shall pick up trash, litter, and debris on a daily basis or more often as needed.
- c. Onsite Security: The Applicant shall provide onsite security practices, including but not limited to interior and/or exterior mounted surveillance cameras, an alarm system, onsite lighting, or other methods as needed. Compliance with these security practices shall be demonstrated on the final site plan and/or applicable building plans.

7. Signage: All onsite signage shall be in conformance with the Zoning Ordinance except as modified by the current SUP. Sign permits are required for all signs. Color, scaled renderings of all signage shall be submitted as part of the sign permit approval process. In addition, the following shall apply to signage and advertisement on the Property.

- a. Freestanding Monument Signs Location: The location of the three freestanding signs, allowed by the zoning ordinance for each frontage, as depicted on the SUP plan is not approved as part of this SUP application. Final placement of freestanding signage shall adhere to the Prince William County Zoning Ordinance and subject to the review and approval process conducted by the Prince William County Development Service during the Final Site Plan review.

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- b. Freestanding Monument Signs Style: Freestanding signage shall be constructed using materials and colors matching the materials and colors used in the principal building. The Applicant shall provide landscaping consisting of ground cover, low-growth plants, and dwarf shrubs at the sign base. The proposed landscaping shall be made part of the sign permit approval process and shall be installed as a condition of a sign permit issuance. The sign may be internally lit or lit downward but shall not be lit upward. The use of any exposed neon tubing shall be strictly prohibited.
- c. Façade Signage: Façade signage shall be in accordance with the Zoning Ordinance except as modified by this SUP.
- d. Directional Signage: Directional signage shall be provided as required and/or needed.
- e. ADA Parking: Parking and signage for ADA customers shall be provided in accordance with the DCSM and other current standards.
- f. Promotional/Advertising Materials: Except for grand opening events or special events (subject to temporary sign permit), the use of banners, balloons, streamers, pendants, figurines, and similar attention-getting devices shall be strictly prohibited, including promotional signs affixed to the façade of the building, on light poles, or on other fixtures on the Property.
- g. The Zoning Administrator or designee may approve any changes to overall sign design including logo, font size, color, illumination type and style, provided that the total sign area and the number of signs does not exceed the sign regulations of the Zoning Ordinance and/or the conditions of this SUP.
- h. Signage Modifications:

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- i. Number of Canopy Signs: In accordance with Section 32-250.23(6) of the Zoning Ordinance, the Applicant shall be permitted three (3) canopy signs with maximum 40 Square feet cumulative area.
- ii. Number of Facade Signs: In accordance with Section 32-250.23(6) of the Zoning Ordinance, the Applicant shall be permitted six (6) facade signs with maximum 400 Square feet cumulative area.
- iii. Freestanding Sign setback: In accordance with Section 32-250.23(6) of the Zoning Ordinance, freestanding signs shall be located a minimum of ten (10) feet from any lot line.

8. Transportation:

- a. Site Access: Access to the Property shall be provided as shown on the SUP Plan.
- b. Obstruction of Travelways: The Applicant shall ensure that any vehicles associated with any use of the Property do not obstruct the travel ways, fire lanes, adjoining road network, or parking spaces as shown on the SUP Plan.
- c. The Applicant shall employ AutoTURN software to demonstrate that on-site delivery vehicles can properly traverse and maneuver on the proposed travel aisles to access the loading zone.
- d. If not constructed by others, the Applicant shall construct a left turn lane onto Road F from Katherine Johnson Ave prior to the occupancy of the proposed Development.

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- e. The intersection of Katherine Johnson Avenue & Road F (by others) shall be open to traffic prior to the occupancy of the use permitted by this SUP.
 - f. The Wellington Road and Katherine Johnson Avenue intersection shall be constructed and open to traffic by others, prior to occupancy of the use permitted by this SUP. If the intersection is not open to traffic, the applicant must provide supplemental traffic analysis study to the County and VDOT prior to occupancy to show existing network has capacity for the proposed trips or provide mitigation measures, if needed, to existing road network. A traffic signal, if warranted and approved by the County and VDOT shall be installed by others.
9. Water & Public Sewer Connection: The Property shall be connected to public water and public sewer, with the Applicant bearing all costs associated with providing all onsite and offsite facilities to make such connection.
10. 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.



STAFF REPORT

PC Meeting Date:	October 25, 2023
Agenda Title:	Special Use Permit #SUP2023-00024, Millwood Market and Fuel Station
District Impact:	Brentsville Magisterial District
Requested Action:	Recommend Approval of Special Use Permit # SUP2023-00024, Millwood Market and Fuel Station, subject to the conditions dated October 01, 2023.
Department / Agency Lead:	Planning Office
Case Planner:	Reza Ramyar

EXECUTIVE SUMMARY

This is a request to allow a quick service food store, motor vehicle fuel station, and drive-in/drive-through facility.

The property is located on the corner of Prince William Parkway and Wellington Road and is part of Stanley Marin Homes LLC property, 5.16120 Acres of Land Bay A. The +/- 5.16 Acres site is identified on County maps as GPIN 7596-83-5748 and is addressed as 8900 Katherine Johnson AVE Manassas, VA 20109.

It is the recommendation of staff that the Planning Commission recommend approval of Special Use Permit# SUP2023-00024, Millwood Market and Fuel Station, subject to the conditions dated October 01, 2023.

BACKGROUND

- A. Request: to allow a quick service food store, motor vehicle fuel station, and drive-in/drive through facility.
- B. Site Location: The site is located on the corner of Prince William Parkway and Wellington Road and is part of Stanley Marin Homes LLC property. The +/- 5.16 Acres site is identified on County maps as GPIN 7596-83-5748 and is addressed as 8900 Katherine Johnson AVE Manassas, VA 20109.
- C. Comprehensive Plan: The site is designated OMU-3, Office Mixed Use, with transect 3 in the Comprehensive Plan.
- D. Zoning: The site is zoned PMD, Planned Mixed District with "Planned Mixed Residential (PMR): Office" land bay designation.
- E. Surrounding Land Use: The subject site is surrounded to the northwest, northeast, and southwest by agricultural A-1 uses. The area is characterized by open space agricultural uses and retail uses, but ultimately the Innovation Town Center will bring a mix of residential, commercial, and retail uses to the area.
- F. Area Characteristics: The subject property is located within the Innovation Park Planned Development at 8226 Wellington Rd, Manassas, VA 20109, which abuts Prince William Parkway, Wellington Road, proposed Katherine Johnson Avenue, and proposed Road F. To the north of the site, across Wellington Road, are vacant lands zoned A-1 owned by Commonwealth Transportation and Stanley Martin Homes LLC. To the south of the site, also property zoned PMD with residential land use and owned by Stanley Martin Homes LLC. To the west side of the site, across the Prince William Parkway, is vacant land zoned A-1. To the East is part of Land Bay A, which is zoned PMD with "Planned Mixed District: Office" land bay designation.
- G. Background and Context: The Property is a portion of the property in the name of Stanley Martin Homes LLC and has a parent Rezoning 2016-00030. The site is 5.16 acres of Land Bay A, located on Prince William Parkway and Wellington Road Corner. Drive-in facility and fuel station require a Special Use Permit approval pursuant the proffers approved in connection with REZ#PLN2016-00030. The following are the main proffers in REZ#PLN2016-00030 that impact this application:

Proffer 4 (a): Pursuant to Section 32-400.07 of the Zoning Ordinance, the Applicant shall be permitted to have a maximum of one motor vehicle fuel station use (with associated convenience and/or quick food store/restaurant) on the Property subject to a special use permit. In the event a motor vehicle fuel station is constructed on Property, the following performance standards shall apply:

- I. The use shall be located adjacent to Wellington Road, and the canopy shall not be oriented parallel to Wellington Road;
- II. The building design shall be compatible with the Town Center and urban in nature, and shall include outdoor seating;
- III. the roof shall not be flat and the canopy shall have a similar design as the principal building;
- IV. Exterior lighting shall incorporate low impact lighting design, which shall include dimming of exterior lights after dusk but not to the detriment of public safety; and
- V. Outdoor storage shall be prohibited and refuse containers shall be fully enclosed.

Proffer 4 (b): Retail uses within Land Bay A shall be limited to a motor vehicle fuel station, subject to Proffer 4.a. above, commercial recreation, indoor and commercial recreation, and outdoor.

Proffer 4 (c): The following M-2 uses shall be prohibited in Land Bay A:

- I. Data center.
- II. Motor vehicle service.
- III. Recycling collection point.
- IV. Self-storage center.
- V. Tool and equipment rental.

Proffer 43 (e): WAIVERS & MODIFICATIONS:

Modification of Sections 32-280.41.1, 32-405.03.2, and 32-506.04.1 of the Zoning Ordinance to permit the following uses on the Property: commercial recreation (outdoor) by-right and drive-through uses and a motor vehicle fuel station use subject to Board approval a special use permit.

- H. Surrounding Land Use: The subject site is surrounded to the northwest, northeast, and southwest by agricultural A-1 and PMD uses. The area is characterized by open space agricultural uses and retail uses, but ultimately the Innovation Town Center will bring a mix of residential, commercial, and retail uses to the area.

The applicant is requesting a Special Use Permit (SUP) to allow a quick service food store, motor vehicle fuel station, and drive-in/drive-through facility.

STAFF RECOMMENDATION

Staff recommends approval of Special Use Permit # SUP2023-00024, Millwood Market and Fuel Station, subject to the conditions dated October 01, 2023, based on the following reasons:

- Through this SUP, impacts have been adequately mitigated with conditions addressing use provisions, operational parameters, site layout, onsite circulation provisions, building and signage details, cohesive/coordinated design, and landscaping enhancements.
- As proposed, such SUP will help deliver services and amenities to the surrounding residential community, while adding to the mixture of uses for the area and implementing PMD uses.

Comprehensive Plan Consistency Analysis

Long-Range Land Use: The property falls within the Innovation Park's special planning area, specifically designated as OMU (Office Mixed-Use) in the Comprehensive Plan. This classification aims to accommodate a range of development types, from low to high-rise, primarily oriented towards office and research and development activities. Projects developed in this classification shall be for office use, with retail service uses allowed. Office-related activities, business schools, colleges, computer and network services, hotels, medical or dental offices, package or courier services, research and development, and government contracting are the primary uses designated for OMU.

The property is situated within the T-3 transect, which corresponds to a mixed-use area. In this context, the target building height ranges from 3 to 5 stories.

Retail is the secondary use for this designation. While a restaurant aligns with the defined uses under the OMU land use designation, it's important to emphasize that a fuel station is not typically envisioned as a compatible use for this particular land use classification.

Level of Service (LOS): The LOS impacts for both proposed special use permit (SUP) applications are being mitigated by the conditioned monetary contributions as follows:

Water Quality	\$75 per acre	±5.16 acres (SUP areas)	\$387
Fire & Rescue	\$0.61 per SF of new building/structure area	±12,000 square foot (SF) convenience center building for motor vehicle fuel	\$7,320
TOTAL \$			\$7,707

Community Input

Notice of the special use permit amendment 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.

Strategic Plan

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

Other Jurisdiction Comments

The subject site is located outside of the required notification area of any jurisdiction.

Legal Issues

Legal issues resulting from the Planning Commission's action are appropriately addressed by the County Attorney's office.

Timing

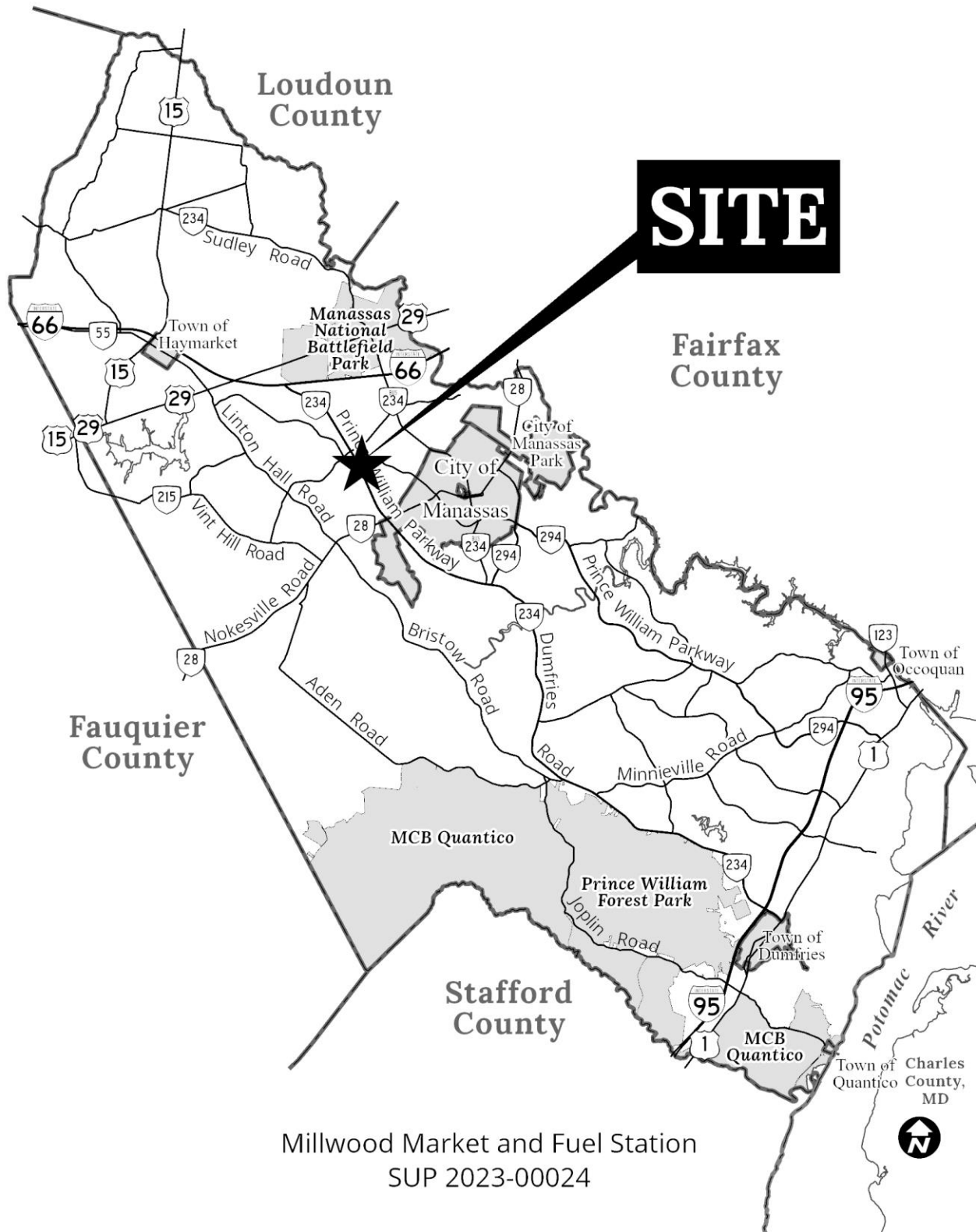
The Planning Commission has until February 29, 2024, which is 90 days from the first public hearing date, to take action on the Special Use Permit application. A recommendation to approve the Special Use Permit application would meet the 90-day requirement.

STAFF CONTACT INFORMATION

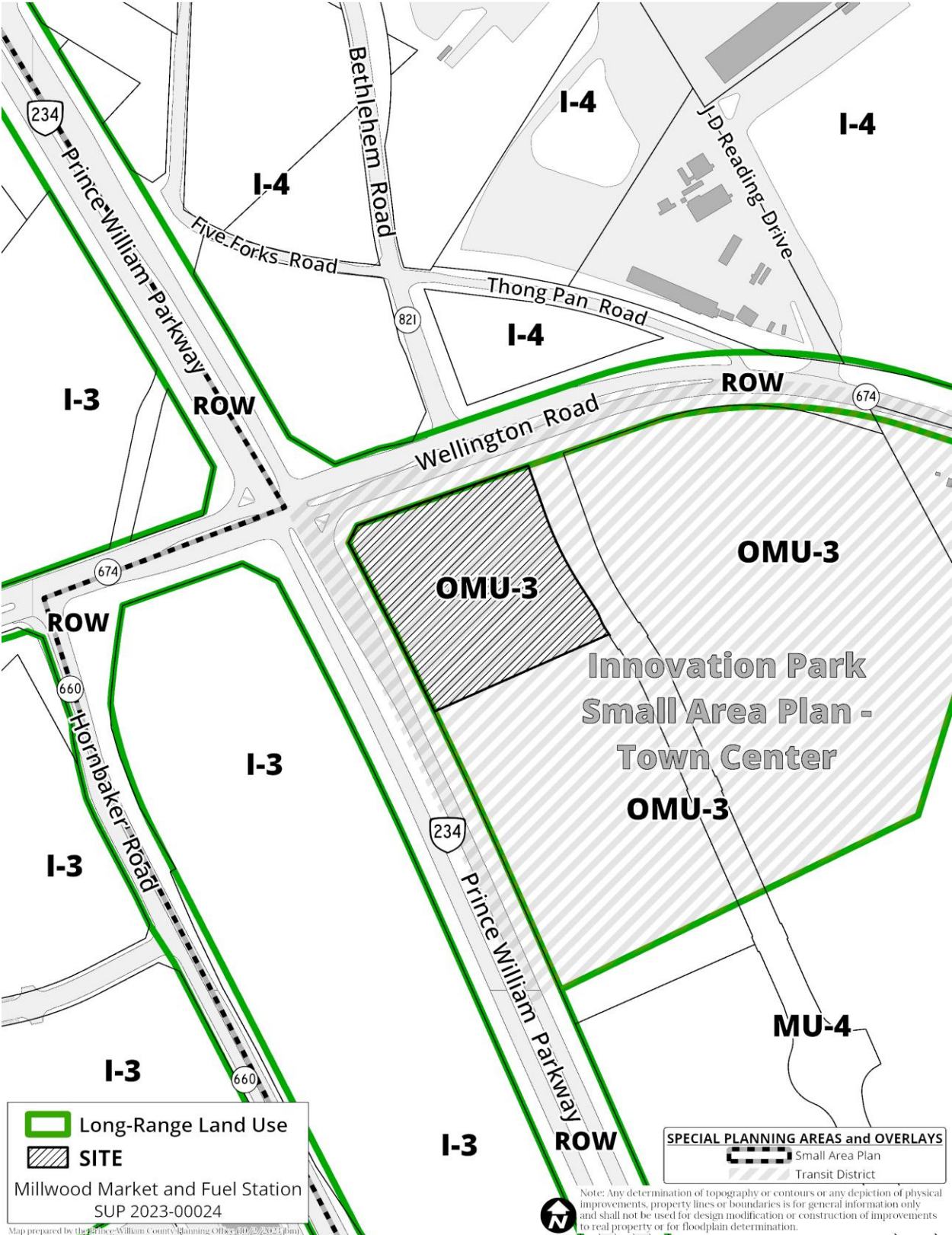
Reza Ramyar | 703-792-6981
rramyar@pwcgov.org

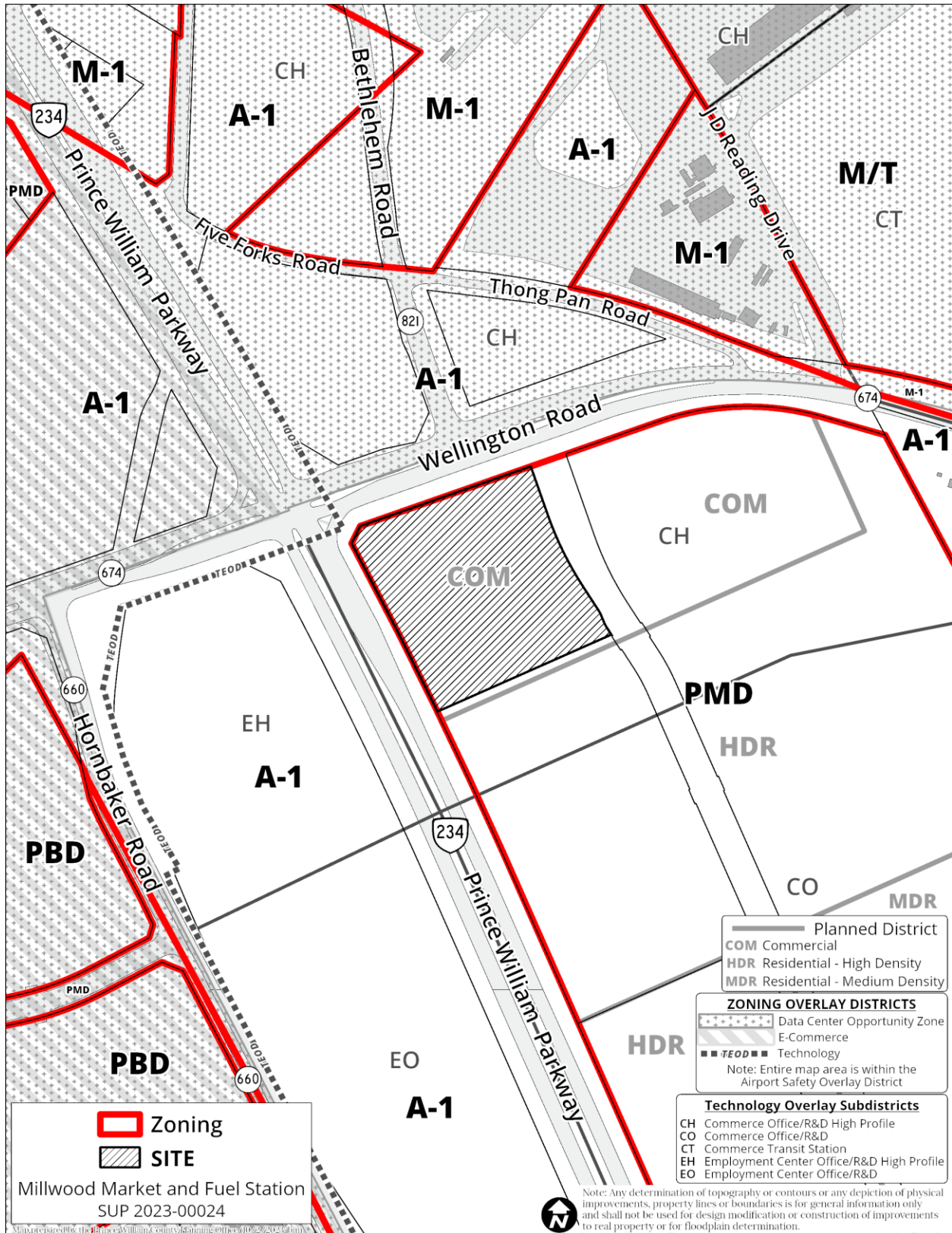
ATTACHMENTS

Attachment A: Area Maps
Attachment B: Staff Analysis
Attachment C: SUP Conditions
Attachment D: Special Use Permit Plan (4 sheets)
Attachment E: Vehicle Turning Movement Exhibit (1 sheets)
Attachment F: 3D Rendering Representations (3 sheets)
Attachment G: Comprehensive Sign Plan (6 sheets)
Attachment H: Sign Exhibit (2 sheets)
Attachment I: SUP Plan Illustrative Exhibit (1 sheets)
Attachment J: Historical Commission Resolution









Part I. Summary of Comprehensive Plan Consistency

Staff Recommendation: APPROVAL

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

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

Part II. Comprehensive Plan Consistency Analysis

The following table summarizes the area characteristics:

Direction	Land Use	Long Range Land Use Designation	Zoning
North	Vacant Land	I-4	A-1
East	Vacant Land	OMU-3	PMD
West	Vacant Land	I-3	A-1
South	Aurora Flight Sciences	OMU-3	PMD

Long-Range Land Use Plan Analysis

Through wise land use planning, the County ensures that landowners are provided a reasonable use of their land while the County is able to judiciously use its resources to provide the services for residents and employers' needs. The Long-Range Land Use Plan sets out policies and action strategies that further the County's goal of concentrating on population, jobs, and infrastructure within vibrant, walkable, mixed-use centers serviced by transit. In addition to delineating land uses on the Long-Range Land Use Map, the Plan

includes smart growth principles that promote a countywide pattern of land use that encourages fiscally sound development and achieves a high-quality living environment; promotes distinct centers of commerce and centers of community; complements and respects our cultural and natural resources, and preserves historic landscapes and site-specific cultural resources; provides adequate recreational, park, open space and trail amenities that contribute to a high quality of life for county residents; and revitalizes, protects, and preserves existing neighborhoods.

This site is designated OMU-3, Office Mixed-Use (Transect 3), in the Comprehensive Plan. The following table summarizes the uses and densities intended within the OMU-3 designation:

Long-Range Land Use Map Designation	Intended Uses and Densities
Office Mixed Use (OMU) Transect 3	The purpose of this classification is to provide for areas of low- to mid-rise offices or research and development activities. Projects developed in this classification shall be for office use, with retail service uses allowed.
Primary Uses	Government Contracting, Offices, Hotels, Research & Development
Secondary Uses	Retail, Retail Service
Density/Intensity	Residential: T-3; 4-12 du/acre, Non-residential: T-3: 0.23 - 0.57 FAR
Minimum Open Space	20% of the site
Target Building Height	T-3: 3- 5 stories
Zoning Designations	PBD, PMR, MXD-C, B-1, B-2, O(M), R-16* in T-3

Retail is the secondary use for this designation. While a restaurant aligns with the defined uses under the OMU land use designation, it's important to emphasize that a fuel station is not typically envisioned as a compatible use for this particular land use classification.

The site is zoned PMD, Planned Mixed District. The following table summarizes the uses and densities intended within the PMD designation:

Zoning Designation	Intended Uses
Planned Mixed District (PMD)	Mixed Use District (PMD) is intended to encourage and accommodate a mix of commercial, office, and residential development with flexibility of design necessary to implement the economic development goals and objectives as set forth in the Comprehensive Plan. More specifically, it is intended to implement the community employment center and regional employment center land use classifications of the Comprehensive Plan. The PMD provides a single zoning district which promotes an integrated business community within which businesses and residences are conveniently linked.

All motor vehicle-related activities, including sales, leasing, service, repair, towing, impoundment, and fuel, are permissible in non-residential and mixed residential/commercial land bays within Planned Mixed Districts.

Furthermore, the subject property is part of the approved Innovation Town Center Planned Mixed District (PMD), specifically Land Bay A. It is zoned PMD (B-1, M-2, O(F)). In accordance with proffer 4 outlined in REZ#PLN2016-00030, the applicant is granted the authorization to establish one motor vehicle fuel station and/or a quick service food store/restaurant, subject to a Special Use Permit (SUP). The proposed request aligns with the proffers approved by the Prince William County Board of Supervisors on September 21st, 2021.

Nonetheless, the site is also located within the Technology Overlay District (TeOD) with subdistrict Commerce Office/R&D High Profile (CH). Technology Overlay District is intended to promote harmonious development which is conducive to establishing and maintaining collaborative public-private research partnerships.

The CH subdistrict is intended to provide primary employment uses including office, office-oriented R&D, and labs. In this subdistrict, higher density development is promoted, and there are specific design standards in place:

Building height: 90 feet maximum.

Floor Area Ratio (FAR): 1.00 FAR maximum.

Motor vehicle fuel stations, nonretail, and retail are prohibited in the TM, CT, CH, and CO zone subdistricts.

Additionally, the property abuts vacant properties. According to the Master Zoning Plan for the Innovation Town Center, this area is expected to be fully developed with a mixture of different uses, including commercial, residential, retail, and office spaces. The adjacent area to the east of the site, according to "REZ2016-00030, the Innovation Town Center," is designated as HDR for single-family attached housing. The proximity of the proposed fuel station and restaurant to this residential land bay presents a potential challenge in the proposal. While the fuel station and restaurant would serve the local community, their positioning along the heavily traveled Prince William Parkway, coupled with their expected high volume of activity, raises concerns about potential noise and glare impacting neighboring residential units.

To address these potential issues, the application incorporated mitigation strategies to minimize the potential intensity of these impacts and addressed potential disruptions to the nearby residential area as reflected in their design and Special Use Permit (SUP) conditions.

Through the proposed SUP, these potential impacts have been carefully considered and sufficiently mitigated. This includes the implementation of conditions that govern usage, operational parameters, site layout, on-site circulation, building design, signage specifications, cohesive design elements, and landscaping enhancements.

The applicant has demonstrated their commitment to address these concerns. Notably, they propose a substantial landscape screening along the residential side of the property, and their SUP plan incorporates the development of a pocket park intended for community use. This pocket park interlinked with the

outdoor seating area, creating a cohesive community space for the convenience of the neighborhood residents.

Proposal's Strengths

- **Intensity and Mitigation of Impacts:** The applicant's proposal demonstrates a commitment to addressing potential impacts. This is evidenced by the incorporation of high-quality architectural design, a substantial landscape screening along the residential side of the property, and the integration of a community-oriented pocket park with the outdoor seating area. This cohesive approach enhances the overall site and offers a community space for local residents. Furthermore, the proposed Special Use Permit (SUP) conditions effectively mitigate impacts by addressing various aspects, including use provisions, operational parameters, site layout, onsite circulation, building design, signage specifications, and landscaping enhancements.

Proposal's Weaknesses

- **Long Range Use incompatibility:** This site is located within the special planning area of the County, Innovation Park, and is designated OMU, Office Mixed-Use, in the Comprehensive Plan. The property falls within the Innovation Park's special planning area, specifically designated as OMU (Office Mixed-Use) in the Comprehensive Plan. This classification aims to accommodate a range of development types, from low to mid-rise, primarily oriented towards office and research and development activities. While retail and retail service uses are permitted as secondary uses for OMU-3 zoning, the inclusion of a fuel station is not aligned with the intended use envisioned for this designation.
- **Building Height:** This site is designated OMU-3, Office Mixed-Use (Transect 3), in the Comprehensive Plan. The property's target building height is anticipated to range from 3 to 5 stories. However, the proposed building's height is limited to two stories with 0.5FAR. The density, form, and building height of the proposed development have the potential to affect its integration into the surrounding urban environment. The lower building height and density may not align with the originally envisioned urban fabric for this area, as outlined in the Comprehensive Plan.

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

Community Design Plan Analysis

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

This application proposes a compelling concept characterized by a unified and high-quality building design theme. The proposal not only emphasizes functionality but also aims to establish a sense of place through design elements. The applicant has committed, as per the conditions and the presented SUP plan, to construct a community-oriented pocket park. This park will feature substantial landscape screening along the residential side of the property and will be seamlessly integrated with the outdoor seating area.

Sign Modification Request

Section 32-250.23.6. of the Zoning Ordinance allows the Board of County Supervisors to approve signage that is not consistent with the sign standards within the Zoning Ordinance as part of a rezoning or special use permit (SUP) request. Pursuant to Section 32-250.23.6. of the Zoning Ordinance and in the context of these SUP proposals, the following criteria must be considered to grant modifications for signage. A more detailed Signage Comparison Chart summary table and justification/explanation document has been provided by the Applicant.

Applicant is requesting modifications to the sign standards (Section 32-250.23. of ZO) as identified in the chart below.

Sign Type	Allowed	Proposed
Freestanding	3 signs 20 ft height 240 sf cumulative maximum 20 ft setback	3 signs 20 ft height 300 sf cumulative maximum 10 ft setback
Canopy Signs	2 signs 40 sf cumulative maximum	3 signs proposed. 60 sf cumulative maximum
Façade Signs	3 signs for corner lots 400 sf cumulative maximum	6 signs for corner lots 393 sf cumulative maximum

The existing Zoning Ordinance permits two canopy signs with a maximum cumulative area of 40 square feet and three façade signs with a combined maximum of 400 square feet for corner lots. Additionally, given that the property boasts three street frontages, the applicant is entitled to have up to three signs per street frontage.

The applicant has submitted requests for modifications in the signage provisions. Specifically, they are seeking to increase the number of façade signs from 3 to 6, while keeping the maximum cumulative area unchanged. Additionally, the proposal includes raising the count of canopy signs from 2 to 3, resulting in an expanded maximum cumulative area of 60 square feet. Furthermore, there is a request to decrease the setback requirement for freestanding signs from 20 to 10 feet. Alongside this, the applicant is looking to increase the maximum cumulative area for three signs from 240 to 300 square feet.

The 20-foot setback requirement would necessitate placing the sign on Prince William Parkway within a fiberoptic utility easement, making it infeasible to meet the 20-foot requirement. Reducing the setback to 10 feet within the buffer area will keep trees behind the sign, improving its functionality, and avoiding disturbance to plants in the buffer area. Staff recommend reducing the setback from 20 feet to 10 feet to mitigate its impact on vegetation in the landscape area. However, staff recommends against any augmentation in the maximum cumulative area for canopy signs and freestanding signs.

Expanding the number of signs, even while maintaining consistent cumulative areas, can influence individuals' perception of space. This can potentially lead to an imbalance where the prominence of signs overshadows the building itself. As the collective sign area increases, the negative environmental impact becomes more pronounced. For canopy and façade signs, staff only recommends the approval of an increase in the number of canopy signs from 2 to 3 and façade signs from 3 to 6, with no augmentation in the cumulative sign area, as conditioned:

7.h. Signage Modifications:

- i. Number of Canopy Signs: In accordance with Section 32-250.23(6) of the Zoning Ordinance, the Applicant shall be permitted three (3) canopy signs with maximum 40 Square feet cumulative area.
- ii. Number of Facade Signs: In accordance with Section 32-250.23(6) of the Zoning Ordinance, the Applicant shall be permitted six (6) facade signs with maximum 400 Square feet cumulative area.
- iii. Freestanding Sign setback: In accordance with Section 32-250.23(6) of the Zoning Ordinance, freestanding signs shall be located a minimum of ten (10) feet from any lot line.

Given that the property is positioned on a corner lot, it is indeed permissible to feature more signs compared to none corner lots. It's noteworthy that this isn't a multitenant development, and the applicant intends to utilize all signs to represent their business. Furthermore, the site is designated as OMU-3 within the long-range planning framework, and retails are secondary use in this designation. Given this context, the applicant must align with the plan's intent and work to mitigate the potential intensity of B-1 use within the OMU-3 long range land use designation.

Moreover, the Community Design Plan/Policies chapter of the Comprehensive Plan encourage the incorporation and integration of signs into a development's landscape plans:

DES 1.3: Ensure that signs are compatible in design, scale, material, style, and color with other site amenities, with buildings and landscaping, and with both the overall design character of the development in question and any adjacent development.

DES 1.6: Encourage the incorporation of signs into a development's landscape plans – such as through the use of trees and shrubs to integrate signs into the landscape.

Furthermore, the property is located within the Small Area Innovation Park, which is subject to the regulations outlined in the Innovation Small Area Guideline (covenant). As stipulated in Section VI. SIGNS (A) of the covenant, all signs must adhere to the minimum zoning ordinance prerequisites, in conjunction with the guidelines set forth in the covenant. The current design and proposal of the signs tend to dominate the visual space of the area and building, which is not in alignment with recommended practices.

To mitigate the impact of freestanding signs on the overall streetscape of and also as it is located in the landscape area, staff recommends a reduction in the height of the freestanding signs along with thoughtful integration with the surrounding landscape, as conditioned:

4.c. Freestanding Signs within Buffers: Any freestanding sign within landscape buffer areas shall not exceed a height of 10 feet. These signs should be thoughtfully integrated with the surrounding landscape using accent planting or other design elements. The final design and placement of such signs are subject to approval by the Planning Director or their designee.

Moreover, with this SUP application three signs are situated on two main streets (Prince William Park way and Wellington Rd), rather than being distributed across three distinct street frontages. Regarding the location of the freestanding sign, it is not approved within the current SUP application. To address this, staff is introducing a condition for clarification:

7.a. Freestanding Monument Signs Location: The location of the three freestanding signs, allowed by the zoning ordinance for each frontage, as depicted on the SUP plan is not approved as part of this SUP application. Final placement of freestanding signage shall adhere to the Prince William County Zoning Ordinance and subject to the review and approval process conducted by the Prince William County Development Service during the Final Site Plan review.

Proposal's Strengths

- Cohesive Building Design & Illustrative Theme: The Applicant has provided building renderings and elevations. The design of the building and fuel station canopy shall be in substantial conformance with the building design concept, as prepared by 'HOFFMAN DEVELOPMENT Group.

- Perimeter Landscape Buffering: As conditioned for both SUP sites, the Applicant shall provide a 25-foot-wide landscaped buffer along Prince William Parkway and 30-foot-wide landscaped buffer along Wellington Road. Both landscape buffers shall be planted to current standards for a 30-foot-wide buffer, which is 180 plant units per 100 linear feet.
- Pocket Park: The applicant has committed, as per the conditions and the presented SUP plan, to construct a community-oriented pocket park. This park will feature substantial landscape screening along the residential side of the property and will be seamlessly integrated with the outdoor seating area. This comprehensive approach not only contributes to the site's overall aesthetic but also provides a valuable communal space for local residents.
- Additional Trees: As conditioned, in addition to what is proposed on sheet 4 of the SUP Plan, the Applicant shall plant 10 trees, Large and/or Medium Deciduous Trees, to provide additional shade. Additional trees shall be added throughout the green space behind Landscape Strip or perimeter landscape buffer. Final location to be determined during the Final Site Plan review.

Proposal's Weaknesses

- Traffic Circulation and Conflict Points: The drive-through bypass lane is separated from the building by an internal street. This layout still presents potential conflict points.

On balance, the application does not appear to have a significant adverse design impact on the surrounding environment. The inclusion of specific conditions has effectively mitigated the intensity and potential impacts of this development. The proposed development is generally 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.

No archaeological field work is recommended for this site. The Historical Commission reviewed this proposal at its April 11, 2023, meeting and determined that no further work was needed.

Proposal's Strengths

- None identified.

Proposal's Weaknesses

- None identified.

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

Environment Plan Analysis

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

The Applicant is proposing several environmentally friendly improvements on site, including three proposed EV Charging stations, with infrastructure provided to install more to meet demand, a Bicycle Fix it Station basic bike repairs and maintenance.

The site was primarily old field and devoid of trees except for a narrow band of red cedars and old field successional species along Prince William Parkway. Other than this, the site has no environmental features of concern.

The site appears to have existing native vegetation along the frontage of Prince William Parkway in the area of the required 25' buffer. The Applicant is proposing to clear this vegetation. The DCSM and Comprehensive Plan encourage the preservation of existing vegetation over removal and replacement (DCSM 802.12.A; DES-12.1, 12.3, EN-4.8).

Proposal's Strengths

- Perimeter Landscape Buffering: As conditioned for both SUP sites, the Applicant shall provide a 25-foot-wide landscaped buffer along Prince William Parkway and 30-foot-wide landscaped buffer along Wellington Road and in accordance with the SUP Plan. Both landscape buffers shall be planted to current standards for a 30-foot-wide buffer, which is 180 plant units per 100 linear feet.
- Supplemental Planting: Additional plantings have been added along the southern edge of the site along Road F. Additionally, the overall canopy coverage on the site has been increased approximately 5,000 sf above the required minimum.
- Utilities within Buffers: As conditioned the applicant shall not locate utilities within the 25' or 30' proposed buffers except to allow for minimal crossing.
- Free Standing sign within Buffers: As conditioned any freestanding sign within landscape buffer area shall not exceed a height of 10 feet. These signs should be thoughtfully integrated with the surrounding landscape using accent planting or other design elements. The final design and placement of such signs are subject to approval by the Planning Director or their designee.
- Additional Planting along Katherine Johnson Avenue: In addition to what is proposed within the 10' Landscape Strip along Katherine Johnson Avenue, the Applicant shall plant 10 trees, Large and/or Medium Deciduous Trees, to provide additional shade. Additional trees shall be added throughout the green space behind the 10' Landscape Strip.

Proposal's Weaknesses

- Clearing Existing Native Vegetation: The site appears to have existing native vegetation along the frontage of Prince William Parkway in the area of the required 25' buffer and it seems that this vegetation will be cleared within the proposed plan.

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

Fire and Rescue Plan Analysis

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

The first due Fire & Rescue station is Station #22. The property is located outside the 4.0-minute travel time radius for fire and basic life support, and within the 8.0-minute travel time radius for advanced life support services. The most recent figures indicate that Fire & Rescue Station #22 responded to 3,063 incidents in FY2022, with a workload capacity of 4,000 incidents per year.

Proposal's Strengths

- The Applicant shall make a \$0.61 per square foot of new building area monetary contribution for fire and rescue services to the Prince William Board of County Supervisors prior to and as a condition of issuance of the final site plan approval.

Proposal's Weaknesses

- None identified.

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

Police Plan Analysis

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

CPTED strategies are routinely addressed during the final permitting stages and upon completion of construction. Lighting will be installed in a manner that does not impact adjacent properties yet provides necessary security on the site. Outdoor lighting will be provided to the extent necessary to address CPTED goals, but in a way to limit offsite impacts. Lighting with sharp cut-off fixture types will be used and be limited to that necessary to meet security requirements for the proposed use and shall comply with all lighting standards for nonresidential uses.

At this time, the Police Department does not believe these proposals will create a significant impact on calls for service. The Applicant should coordinate with the Police Department as the site develops, and apply the various Crime Prevention Through Environmental Design (CPTED) principles, which can be found at the following: <https://www.pwcva.gov/assets/documents/police/002035.pdf>

Proposal's Strengths

- Impacts to Levels of Service: The Police Department does not believe this application will create significant impact on calls for service.
- Onsite Security: As conditioned for both SUP sites, the Applicant shall utilize a combination of onsite security practices, such as but not limited to, interior and/or exterior mounted surveillance cameras, an alarm system, onsite lighting, or other methods, as needed. Compliance shall be demonstrated on the final site plan and/or applicable building plans.
- Graffiti Removal: As conditioned for both SUP sites, graffiti on the Property shall be removed promptly by the Applicant and shall be reported to the County 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 Prince William County Service Authority area and is thereby required to utilize public water to develop. Public water is available onsite from an existing 12-inch water main routed on the adjacent GPIN Parcel 8292-56-8625.

Depending on the final configuration of any proposed onsite water mains, additional water main extensions may be required by the Service Authority to provide adequate fire protection or satisfy water quality requirements. The Applicant shall plan, design, and construct all onsite and offsite water utility improvements necessary to develop/utilize the subject property and satisfy requirements in accordance with all applicable Service Authority, and County and State requirements, standards, and regulations.

Proposal's Strengths

- **Water Connection & Service**: As conditioned with both SUPs, the Property shall be served by public water, and the Applicant shall be responsible for those onsite and offsite improvements required to provide such service for the demand generated by the development of the Property.

Proposal's Weaknesses

- None identified.

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

Sanitary Sewer Plan Analysis

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

The Service Authority has an existing onsite 16-inch water main routed along the northern property boundary near Wellington Road. All connections to the public water system shall be in accordance with the Service Authority's USM requirements and restrictions.

The Service Authority has an existing onsite 30-inch gravity sewer main routed along the northern property boundary near Wellington Road. All connections to the public sewer system shall be in accordance with the Service Authority's USM requirements and restrictions.

Depending on the final configuration of any proposed on-site water mains, additional water main extensions may be required by the Service Authority to provide adequate fire protection or satisfy water quality requirements.

The applicant shall design and construct all new on-site and off-site water and sanitary sewer utility improvements necessary to develop the subject property and the above listed requirements in accordance with the Service Authority's USM, and County and State requirements, standards and regulations. The sizing and configuration of on-site and off-site utility system improvements will be determined during the preliminary and final plan review process, based on existing and proposed zonings of surrounding properties and the policies of the County Comprehensive Plan and Service Authority planning documents. The design shall be supported by appropriate engineering analysis/modeling of affected existing utility systems and the proposed new facilities.

Proposal's Strengths

- Sewer Connection & Service: As conditioned with both SUPs, the Property shall be served by public sewer, and the Applicant shall be responsible for those onsite and offsite improvements required to provide such service for the demand generated by the development of the Property.

Proposal's Weaknesses

- None identified.

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

Transportation Plan Analysis

Prince William County promotes the safe and efficient movement of goods and people throughout the County and surrounding jurisdictions by providing a multi-modal approach to traffic circulation. The Transportation Plan establishes policies and action strategies that further the County's goal of creating and sustaining an environmentally friendly, multi-modal transportation system that meets the demands for intra- and inter-county trips, is integrated with existing and planned development, and provides a network of safe, efficient, and accessible modes of travel. The Plan includes recommendations addressing safety, minimizing conflicts with environmental and cultural resources, maximizing cost effectiveness, increasing accessibility of all travel modes, minimizing projected trip demand, and providing sufficient network capacity. Projects should include strategies that result in a level of service (LOS) of "E" 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.

Prior to occupancy of the proposed development, Katherine Johnson Avenue and Road F and the Wellington Road/realigned Bethlehem Road/Site entrance intersection must be constructed and open to traffic along the site frontage. This includes provision of a traffic signal if warranted.

The Applicant must provide a 150' right turn lane with a 100' taper into the proposed right in/right out entrance on Katherine Johnson Avenue.

The Applicant will utilize AutoTURN software to demonstrate that on-site delivery vehicles can properly traverse and maneuver on the proposed travel aisles to access the loading zone.

To facilitate pedestrian access to and from the quick service food store, a sidewalk extension is shown on the SUP plan from the existing sidewalk on Wellington Road to the main entrance of the proposed restaurant which includes a painted cross walk across the travel aisle.

Proposal's Strengths

- Median on Katherine Johnson Avenue: The applicant extended the median closer to Road F on Katherine Johnson Avenue to minimize potential U Turn movements from the RI/RO.

- Delivery Parameters for the Restaurant: All deliveries are planned to be conducted during off-peak hours to minimize potential onsite circulation conflicts.
- The intersection of Katherine Johnson Avenue & Road F (by others) will be open to traffic prior to the occupancy of the proposed Development.
- The Wellington Road/ Katherine Johnson Avenue intersection will be constructed and open to traffic. This includes provision of a traffic signal prior to the occupancy of the proposed Development if warranted.

Proposal's Weaknesses

- None identified.

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

Strategic Plan

This section of the report is intended to address the project's alignment with the outcomes provided within the County's Strategic Plan. The 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; and provide a quality education that assures lifelong learning and steady employment. Based on community input from the online survey and the community conversations, seven focus or goal areas were identified for the 2021-2024 Strategic Plan: Health, Wellbeing, and Human Services; Safe and Secure Community; Resilient Economy; Quality Education and Workforce Development; Environmental Conservation; Sustainable Growth; and Transportation and Mobility. It is important to note that no single area is viewed as more critical than another. Rather, each are interrelated and have direct impact on each other. Collectively, these goal areas impact the quality of life in all facets of the community issues raised during the review of the proposal, which are not directly related to the policies, goals, or action strategies of the Comprehensive Plan, but which are materially relevant to the County's responsibilities in considering land use issues. The aspects of this proposal relative to the Strategic Plan are as follows:

- Resilient Economy (Objective RE-1): Create and support programs, policies and strategies that encourage profit-generating business expansion, new business development, and redevelopment

that enhances or complements targeted industries.

- Resilient Economy (Objective RE-2): Continue efforts to preserve and expand the commercial tax revenue base.
- Resilient Economy (Objective RE-3): Create a positive brand/image of Prince William County that reflects the diversity of the community including its history, places, and people.

Materially Relevant Issues

This section of the report is intended to identify issues raised during the review of the proposal, which are not directly related to the policies, goals, or action strategies of the Comprehensive Plan, but which are materially relevant to the County's responsibilities in considering land use issues. The materially relevant issues in this case are as follows:

- None identified.

Modifications / Waivers

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

Repeat from community design section:

Sign Modification Request

Section 32-250.23.6. of the Zoning Ordinance allows the Board of County Supervisors to approve signage that is not consistent with the sign standards within the Zoning Ordinance as part of a rezoning or special use permit (SUP) request. Pursuant to Section 32-250.23.6. of the Zoning Ordinance and in the context of these SUP proposals, the following criteria must be considered to grant modifications for signage. A more detailed Signage Comparison Chart summary table and justification/explanation document has been provided by the Applicant.

Applicant is requesting modifications to the sign standards (Section 32-250.23. of ZO) as identified in the chart below.

Sign Type	Allowed	Proposed
Freestanding	3 signs 20 ft height 240 sf cumulative maximum 20 ft setback	3 signs 20 ft height 300 sf cumulative maximum 10 ft setback
Canopy Signs	2 signs 40 sf cumulative maximum	3 signs proposed. 60 sf cumulative maximum
Façade Signs	3 signs for corner lots 400 sf cumulative maximum	6 signs for corner lots 393 sf cumulative maximum

The existing Zoning Ordinance permits two canopy signs with a maximum cumulative area of 40 square feet and three façade signs with a combined maximum of 400 square feet for corner lots. Additionally, given that the property boasts three street frontages, the applicant is entitled to have up to three signs per street frontage.

The applicant has submitted requests for modifications in the signage provisions. Specifically, they are seeking to increase the number of façade signs from 3 to 6, while keeping the maximum cumulative area unchanged. Additionally, the proposal includes raising the count of canopy signs from 2 to 3, resulting in an expanded maximum cumulative area of 60 square feet. Furthermore, there is a request to decrease the setback requirement for freestanding signs from 20 to 10 feet. Alongside this, the applicant is looking to increase the maximum cumulative area for three signs from 240 to 300 square feet.

The 20-foot setback requirement would necessitate placing the sign on Prince William Parkway within a fiberoptic utility easement, making it infeasible to meet the 20-foot requirement. Reducing the setback to 10 feet within the buffer area will keep trees behind the sign, improving its functionality, and avoiding disturbance to plants in the buffer area. Staff recommend reducing the setback from 20 feet to 10 feet to mitigate its impact on vegetation in the landscape area. However, staff recommends against any augmentation in the maximum cumulative area for canopy signs and freestanding signs.

Expanding the number of signs, even while maintaining consistent cumulative areas, can influence individuals' perception of space. This can potentially lead to an imbalance where the prominence of signs overshadows the building itself. As the collective sign area increases, the negative environmental impact becomes more pronounced. For canopy and façade signs, staff only recommends the approval of an increase in the number of canopy signs from 2 to 3 and façade signs from 3 to 6, with no augmentation in the cumulative sign area, as conditioned:

7.h. Signage Modifications:

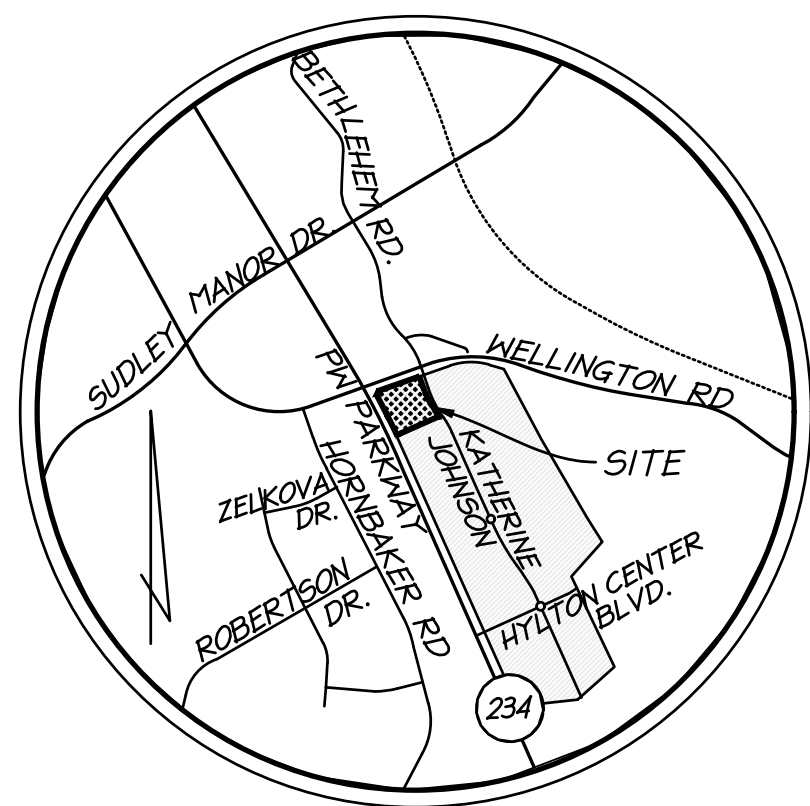
- i. Number of Canopy Signs: In accordance with Section 32-250.23(6) of the Zoning Ordinance, the Applicant shall be permitted three (3) canopy signs with maximum 40 Square feet cumulative area.
- ii. Number of Façade Signs: In accordance with Section 32-250.23(6) of the Zoning Ordinance, the Applicant shall be permitted six (6) facade signs with maximum 400 Square feet cumulative area.
- iii. Freestanding Sign setback: In accordance with Section 32-250.23(6) of the Zoning Ordinance, freestanding signs shall be located a minimum of ten (10) feet from any lot line.

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

Attachment D



VICINITY MAP
SCALE : 1" = 2000'

PROJECT TEAM

DEVELOPER/APPLICANT:

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CONTACT: MR. JOHN J. DEMEO, PRESIDENT

CIVIL ENGINEER, PLANNER &
LANDSCAPE ARCHITECT:

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CONTACT: MRS. JESSICA BRADSHAW

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BEAN, KINNEY & KORMAN
2311 WILSON BOULEVARD
SUITE 500
ARLINGTON, VA 22201
(703) 284-7254
CONTACT: MR. ANDREW W. GREGG

TRAFFIC ENGINEER:

GOROVE/SLADE ASSOCIATES, INC.
15125 WASHINGTON STREET, SUITE 212
HAYMARKET, VA 20169
(571) 261-9719
CONTACT: MR. CHAD BAIRD & KAYLA ORD

ENVIRONMENTAL CONSULTANT:

TNT ENVIRONMENTAL, INC.
13996 PARKEAST CIRCLE, SUITE 101
CHANTILLY, VA 20151
(703) 466-5123
CONTACT: MR. AVI SAREEN

NOTES:

1. THE PRINCE WILLIAM COUNTY GEOGRAPHIC PARCEL IDENTIFICATION NUMBER (G.P.I.N.) FOR THE PROPERTY SHOWN HEREON IS A PORTION OF 75-96-92-5422 AND IS CURRENTLY ZONED PMD.
2. THE PROPERTY SHOWN HEREON IS A PORTION OF THE PROPERTY CURRENTLY IN THE NAME OF STANLEY MARTIN HOMES, LLC, BY DEED RECORDED AT INSTRUMENT # 202110250121610 AND INSTRUMENT # 202204010025593, AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.
3. THE PARENT REZONING # FOR THIS SITE IS REZ 2016-00030.
4. TITLE REPORT FURNISHED BY STEWART TITLE GUARANTY COMPANY, FILE NO. FE-ASM18-0020 , EFFECTIVE DATE JULY 22, 2021.
5. THE PROPERTY SHOWN HEREON LIES WITHIN A ZONE "A", NO BASE FLOOD ELEVATIONS DETERMINED WITHIN THE 100-YEAR FLOOD AND, ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, AS DELINEATED ON FLOOD INSURANCE RATE MAP NO. 5153C0089 D, PANEL 89 OF 330, WITH AN EFFECTIVE DATE OF JANUARY 5, 1995.
6. THE BOUNDARY SHOWN HEREON IS FROM A BOUNDARY SURVEY PREPARED BY THIS FIRM PERFORMED ON AUGUST 7, 2020.
7. THE CONTOUR INTERVAL IS 2 FEET.
8. THERE IS NO EVIDENCE OF A CEMETERY OR BURIAL GROUNDS ON THIS SITE.
9. EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION AS PER REQUIREMENTS OF THE STATE OF VIRGINIA AND PRINCE WILLIAM COUNTY.
10. THIS SITE IS TO BE SERVED BY PUBLIC WATER AND SANITARY SEWER.
11. ALL STORMWATER MANAGEMENT SHALL BE ONSITE, UNDERGROUND AND MAINTAINED BY THE FEE SIMPLE OWNER IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND IN ACCORDANCE W/PLAN #SPR 2022-00298.
12. TRAFFIC AND/OR DIRECTIONAL SIGNAGE WILL BE PROVIDED AS NECESSARY SUBJECT TO APPROVAL OF THE PRINCE WILLIAM COUNTY DEPARTMENT OF TRANSPORTATION.
13. ALL TRAVELWAYS PROPOSED ONSITE SHALL BE PRIVATELY MAINTAINED.
14. LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH PRINCE WILLIAM COUNTY ZONING ORDINANCE AND DESIGN AND CONSTRUCTION STANDARDS MANUAL (DCSM).
15. LIMITS OF CLEARING & GRADING DEPICTED ON THIS PLAN IS SUBJECT TO CHANGE WITH FINAL ENGINEERING.
16. THIS PROPERTY IS SUBJECT THE APPROVED STORM WATER MANAGEMENT PLAN, ENTITLED INNOVATION TOWN CENTER-SWM MASTER PLAN, PLAN NO. SPR2022-00298, APPROVED BY THE COUNTY AUGUST 8, 2022. POND #2 IS CONTEMPLATED DOWNSTREAM OF THE SUBJECT PROPERTY WITHIN THE ADJACENT COMMUNITY AND PROVIDES FOR ALL OF THE QUANTITY CONTROL FOR THIS APPLICATION AND A PORTION OF THE QUALITY REQUIREMENT. ADDITIONAL WATER QUALITY MEASURES WILL BE REQUIRED ON SITE TO INCLUDE A HYDRO-DYNAMIC SEPARATOR AND MANUFACTURED TREATMENT DEVICE (UG #6). THE LOCATION OF THESE DEVICES SHALL BE DETERMINED WITH FINAL ENGINEERING

SITE TABULATIONS		
SPECIAL USE PERMIT AREA:	± 224,822	SF
	± 5.16	ACRES
ZONE: PMD (B-1)*		
*IN ACCORDANCE WITH APPROVED REZ 2016-00030.		
EXISTING VACANT LAND		
PROPOSE MOTOR VEHICLE FUEL STATION, RETAIL		
MAXIMUM BUILDING HEIGHT PERMITTED:	45	FT
PROPOSED BUILDING HEIGHT:	45	FT
MINIMUM SETBACKS REQUIRED:		
FRONT (FROM RIGHT-OF-WAY):	20	FT
SIDE / REAR (FROM SIDE OR REAR YARD):	25	FT
MINIMUM LOT SIZE REQUIRED:	1	ACRE
MINIMUM LOT WIDTH:	NONE	
OPEN SPACE REQUIRED:	15%	
OPEN SPACE PROVIDED:	± 20%	
MAXIMUM LOT COVERAGE:	85%	
PROVIDED LOT COVERAGE:	± 80%	
MAXIMUM FAR ALLOWED:	0.40	
PROPOSED FAR:	± 0.05	
PROPOSED BUILDING AREA (GSF):	± 12,000	
PROPOSED BUILDING AREA (NSF):	± 9,000	

PARKING TABULATIONS	
PARKING REQUIRED: (5 plus 1 per 150 net SF of Building Area; 10 min.) ± 9,500 NET SF	68 SPACES REQUIRED
PARKING PROVIDED:	75 SPACES PROVIDED (4 HC accessible - 3 required)
LOADING SPACES:	1 SPACE REQUIRED 1 SPACE PROVIDED
STACKING SPACES: (6 required from order board, 5 between order board and pickup window)	11 SPACES REQUIRED 11 SPACES PROVIDED
FUELING STATIONS:	18 STATIONS PROVIDED

SHEET INDEX

1 - COVER SHEET
2 - OVERALL PLAN
3 - SPECIAL USE PERMIT PLAN
4 - LANDSCAPE PLAN

COVER SHEET

**SPECIAL USE PERMIT
#SUP2023-00024
MILLWOOD MARKET AND FUEL**

BRENTSVILLE DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

ENGINEER		REVISION APPROVED BY:			
DATE	DESIGN NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
6/20/23	17V-1-B	1. QAMT COMMENTS			
7/20/23	17V-1-B	2. QAMT COMMENTS			

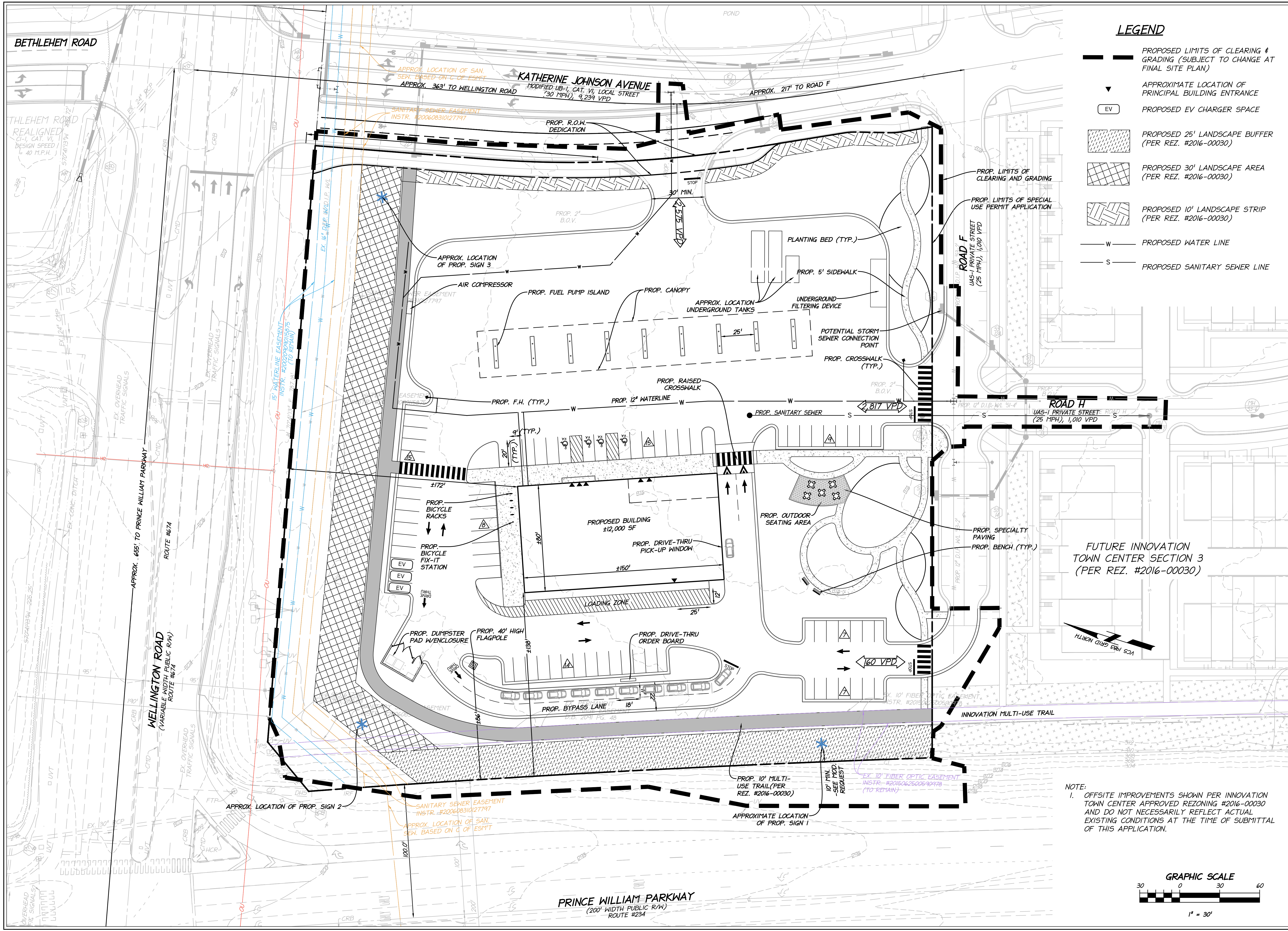
I HEREBY CERTIFY THAT
OTHER THAN THE REVISIONS
SHOWN HEREON, NO OTHER
CHANGES HAVE BEEN MADE.



SCALE:
AS SHOWN

SHEET 1 OF 4

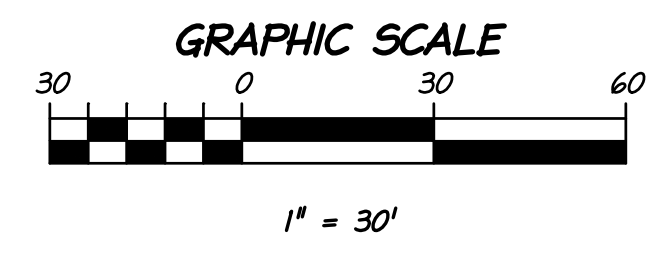
DATE: FEBRUARY, 2023	
DRAFT: JMB	CHECK: MTM
FILE NUMBER: 22072-1-0	



- LEGEND**
- PROPOSED LIMITS OF CLEARING & GRADING (SUBJECT TO CHANGE AT FINAL SITE PLAN)
 - ▼ APPROXIMATE LOCATION OF PRINCIPAL BUILDING ENTRANCE
 - EV PROPOSED EV CHARGER SPACE
 - [Hatched Box] PROPOSED 25' LANDSCAPE BUFFER (PER REZ. #2016-00030)
 - [Cross-hatched Box] PROPOSED 30' LANDSCAPE AREA (PER REZ. #2016-00030)
 - [Diagonal-hatched Box] PROPOSED 10' LANDSCAPE STRIP (PER REZ. #2016-00030)
 - W — PROPOSED WATER LINE
 - S — PROPOSED SANITARY SEWER LINE

FUTURE INNOVATION
TOWN CENTER SECTION 3
(PER REZ. #2016-00030)

NOTE:
1. OFFSITE IMPROVEMENTS SHOWN PER INNOVATION TOWN CENTER APPROVED REZONING #2016-00030 AND DO NOT NECESSARILY REFLECT ACTUAL EXISTING CONDITIONS AT THE TIME OF SUBMITTAL OF THIS APPLICATION.





4685 DANEY REED AVENUE, SUITE 201, WOODBRIDGE, VIRGINIA 22192
PH: 703-880-4585

SPECIAL USE PERMIT
#SUP2023-00024
MILLWOOD MARKET AND FUEL STATION
BRENTSVILLE DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

NO.	DATE	DESCRIPTION	REVISION	APPROVED BY
1	07/20/23	INITIAL DESIGN		
2	07/20/23	REVISED DESIGN		



I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.

SCALE:
1" = 30'

SHEET 3 OF 4

DATE: FEBRUARY, 2023
DRAFT: JMB CHECK: MTM
FILE NUMBER: 22072-1-0

LEGEND

- PARKING LOT TREES
LARGE DECIDUOUS TREES (2" CAL.) 200 SF
LARGE EVERGREEN TREES (7-8' HEIGHT) 200 SF
SMALL EVERGREEN TREES (7-8' HEIGHT) 100 SF
SMALL DECIDUOUS TREES (2" CAL.) 100 SF
SHRUBS
ORNAMENTAL GRASSES
PERENNIALS & GROUND COVER
LIMITS OF CLEARING & GRADING

SCHEDULE D: TREE COVER CALCULATIONS

Tree cover required:	
1) Gross site area:	220,782 SF
2) Percent of tree cover required:	10.0%
3) Total area of tree cover required:	22,078 SF
Tree cover provided:	
4) Tree cover from landscaping:	+/- 27,500 SF
5) Tree cover from preservation:	+/- 0 SF
6) Total tree cover provided:	+/- 27,500 SF

Note: Gross site area has been adjusted to reflect the 4,040 SF R.O.W. dedication.

SCHEDULE A: 30' LANDSCAPE AREA (WELLINGTON ROAD)

1) Minimum required buffer area (A, B, or C):		B
1) Minimum width of landscaped yard:		30
3) Linear feet of buffer strip required along property line and/or right-of-way:		466
4) Percentage of required buffer area occupied by existing woodland:		0%
5) Fence or wall or berm employed in buffer area:	Yes	No
6) Total number of plant units required in buffer strip:		839 p.u.
7) Number of large deciduous trees provided:	8 x 10 p.u.=	80 p.u.
Number of large evergreen trees:	8 x 10 p.u.=	80 p.u.
Number of evergreen understory trees (medium, small, or compact):	15 x 5 p.u.=	75 p.u.
Number of deciduous understory trees (medium, small, or compact):	30 x 5 p.u.=	150 p.u.
Number of shrubs:	215 x 2 p.u.=	430 p.u.
Number of Ornamental Grasses:	24 x 1 p.u.=	24 p.u.
Number of Perennials:	0 x 25 p.u.=	0 p.u.
8) Total number of plant units provided in buffer strip:		839 p.u.

SCHEDULE A: 25' LANDSCAPE BUFFER (PW Parkway)

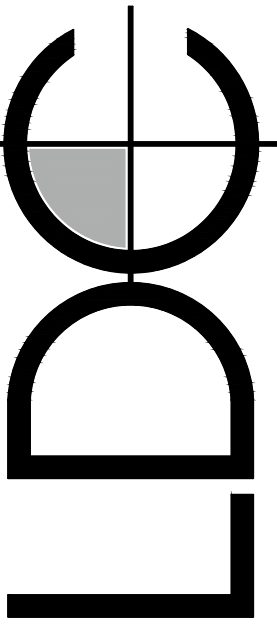
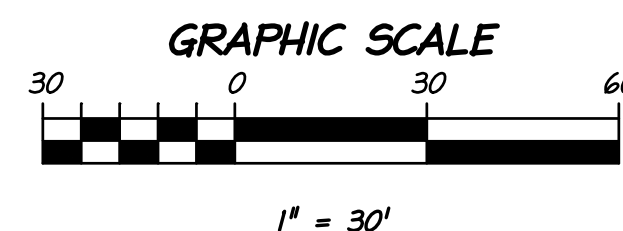
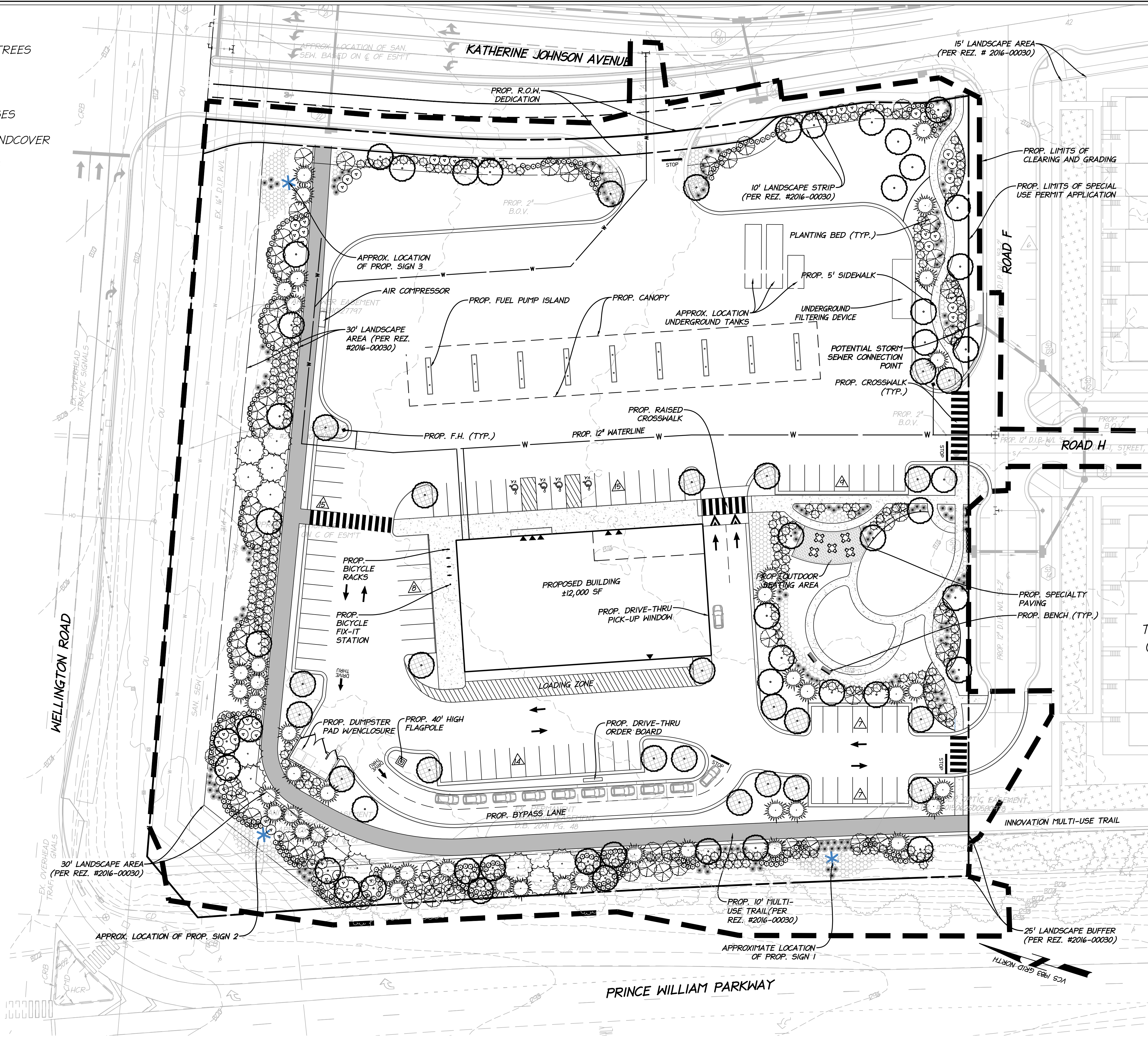
1) Minimum required buffer area (A, B, or C):		D
1) Minimum width of landscaped yard:		25
3) Linear feet of buffer strip required along property line and/or right-of-way:		400
4) Percentage of required buffer area occupied by existing woodland:		0%
5) Fence or wall or berm employed in buffer area:	Yes	No
6) Total number of plant units required in buffer strip:		720 p.u.
7) Number of large deciduous trees provided:	12 x 10 p.u.=	120 p.u.
Number of large evergreen trees:	4 x 10 p.u.=	40 p.u.
Number of evergreen understory trees (medium, small, or compact):	12 x 5 p.u.=	60 p.u.
Number of deciduous understory trees (medium, small, or compact):	16 x 5 p.u.=	80 p.u.
Number of shrubs:	196 x 2 p.u.=	392 p.u.
Number of Ornamental Grasses:	30 x 1 p.u.=	30 p.u.
Number of Perennials:	0 x 25 p.u.=	0 p.u.
8) Total number of plant units provided in buffer strip:		722 p.u.

SCHEDULE B
NONRESIDENTIAL LANDSCAPED STRIP ALONG RIGHT-OF-WAY

1) Linear feet (meters) of property line along the right-of-way:	352 (Katherine Johnson Ave.)
2) Landscape strip planting units required (80 PU/100LF):	282
3) Number of large deciduous trees provided:	7 x 10 p.u. = 70
Number of large evergreen trees provided:	0 x 10 p.u. = 0
Number of evergreen understory trees (medium, small, or compact):	0 x 5 p.u. = 0
Number of deciduous understory trees (medium, small, or compact):	8 x 5 p.u. = 40
Number of shrubs:	83 x 2 p.u. = 166
Number of Ornamental Grasses:	10 x 1 p.u. = 10
Number of perennials:	0 x 0.25 p.u. = 0
4) Landscape strip planting units provided:	286 p.u. OKAY

SCHEDULE C: PARKING LOT INTERIOR PLANTING

1) Area of parking:	90,270
2) Interior landscaped area required (% and sq. ft.):	5% 4,514
Interior landscaped area provided (% and sq. ft.):	6% 5,000
3) Number of large/medium trees required:	23
Number of large/medium trees provided:	24



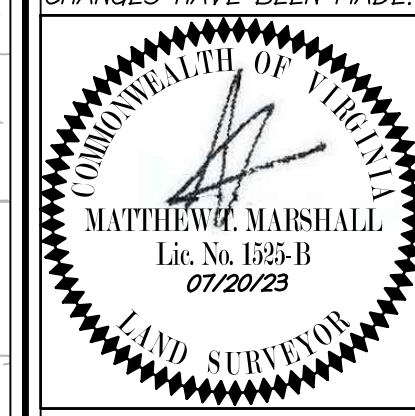
LANDSCAPE PLAN

SPECIAL USE PERMIT
#SUP2023-00024
MILLWOOD MARKET AND FUEL
STATION

BRENTSVILLE DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

DATE	DESCRIPTION	REVISION	APPROVED BY:
1/20/23	INITIALS		
2/20/23	INITIALS		
3/20/23	INITIALS		
4/20/23	INITIALS		
5/20/23	INITIALS		
6/20/23	INITIALS		
7/20/23	INITIALS		
8/20/23	INITIALS		
9/20/23	INITIALS		
10/20/23	INITIALS		
11/20/23	INITIALS		
12/20/23	INITIALS		

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.



SCALE:
1" = 30'

SHEET 4
OF 4

DATE: FEBRUARY, 2023
DRAFT: JMB CHECK: MTM
FILE NUMBER: 22072-1-0



#SUP2023-00024
MILLWOOD MARKET AND FUEL
STATION
BRENTSVILLE DISTRICT

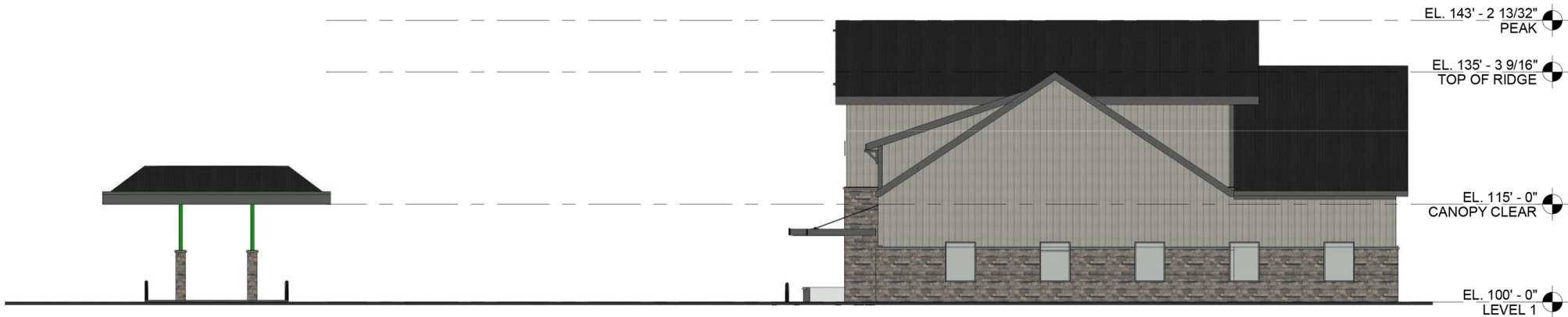
HEREBY CERTIFY THAT
OTHER THAN THE REVISIONS
OWN HEREON, NO OTHER
CHANGES HAVE BEEN MADE.

DATE: FEBRUARY, 2023	
DRAFT: JMB	CHECK: MTM
FILE NUMBER: 22072-1-0	

NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



Attachment F

A. METAL ROOF



B. HARDIE SIDING



C. STONE VENEER



Millwood Market Store Concept

Date: 07.18.2023



HOFFMAN
DEVELOPMENT GROUP
DESIGN • BUILD • FINANCE



PERSPECTIVE VIEWS 1



Millwood Market Store Concept

Date: 07.18.2023



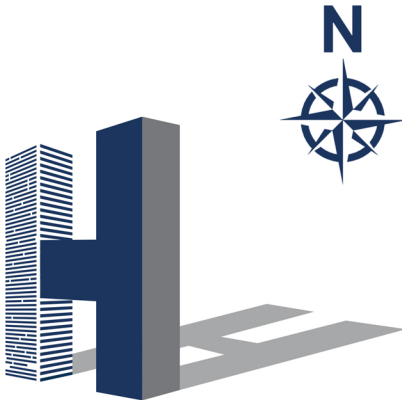


PERSPECTIVE VIEWS 2



Millwood Market Store Concept

Date: 07.18.2023



HOFFMAN
DEVELOPMENT GROUP
DESIGN • BUILD • FINANCE



7122 mechanicsville turnpike
mechanicsville, va 23111
phone: (804) 730-0503

www.adviceStudios.com

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Special Use Permit # SUP2023-00024, Millwood Market and Fuel Station / Comprehensive Sign Plan

This Comprehensive Sign Plan is intended to articulate the quantity of signs, total amount of signage square feet, and the approx placement of each sign this project will have. All Shapes, colors, logos and dimensions will be created based on this allowance and the final logo designs and color palette. Overall size, quantities, colors, artwork and placements will be per the enclosed Elevation drawings in this CSP package.

Once the final Brand Identity and color palette is selected for the Company, ad vice will design all signs to fit within the scope outlined herein. Particular attention will be paid to compliment the building’s materials and character of the architecture.

Each sign in this package is intended to be internally illuminated.

Sign Counts

Freestanding:

Monument 1 - 20’ Tall, 100 sq ft
Monument 2 - 20’ Tall, 100 sq ft
Monument 3 - 20’ Tall, 100 sq ft

Total sq feet of all Freestanding signs - 300’

Building Mounted

Sign 1 - 72 sq ft
Sign 2 - 100 sq ft
Sign 3 - 37 sq ft
Sign 4 - 72 sq ft
Sign 5- 100 sq ft
Sign 6 - 12 sq ft

Total sq feet of all Building Mounted signs - 393’

Canopy Mounted

Sign 1 - 20 sq ft
Sign 2 - 20 sq ft
Sign 3 - 20 sq ft

Total sq feet of all Canopy Mounted signs - 60’

Drive-Thru

Sign 1 - 15 sq ft
Sign 2 - 15 sq ft

Total sq feet of all Drive-Thru signs - 30’

LEGEND

- PARKING LOT TREES
 LARGE DECIDUOUS TREES (2" CAL.) 200 SF
 LARGE EVERGREEN TREES (7-8' HEIGHT) 200 SF
 SMALL EVERGREEN TREES (7-8' HEIGHT) 100 SF
 SMALL DECIDUOUS TREES (2" CAL.) 100 SF
 SHRUBS
 ORNAMENTAL GRASSES
 PERENNIALS & GROUND COVER
 LIMITS OF CLEARING & GRADING

- Denotes Canopy mounted signs
 Denotes Building mounted signs
 Denotes Ground mounted signs
 Denotes Ground mounted Drive-Thru signs

SCHEDULE D: TREE COVER CALCULATION S	
Tree cover required:	
1) Gross site area:	220,782 SF
2) Percent of tree cover required:	10.0%
3) Total area of tree cover required:	22,078 SF
Tree cover provided:	
4) Tree cover from landscaping:	+/- 27,500 SF
5) Tree cover from preservation:	+/- 0 SF
6) Total tree cover provided:	+/- 27,500 SF

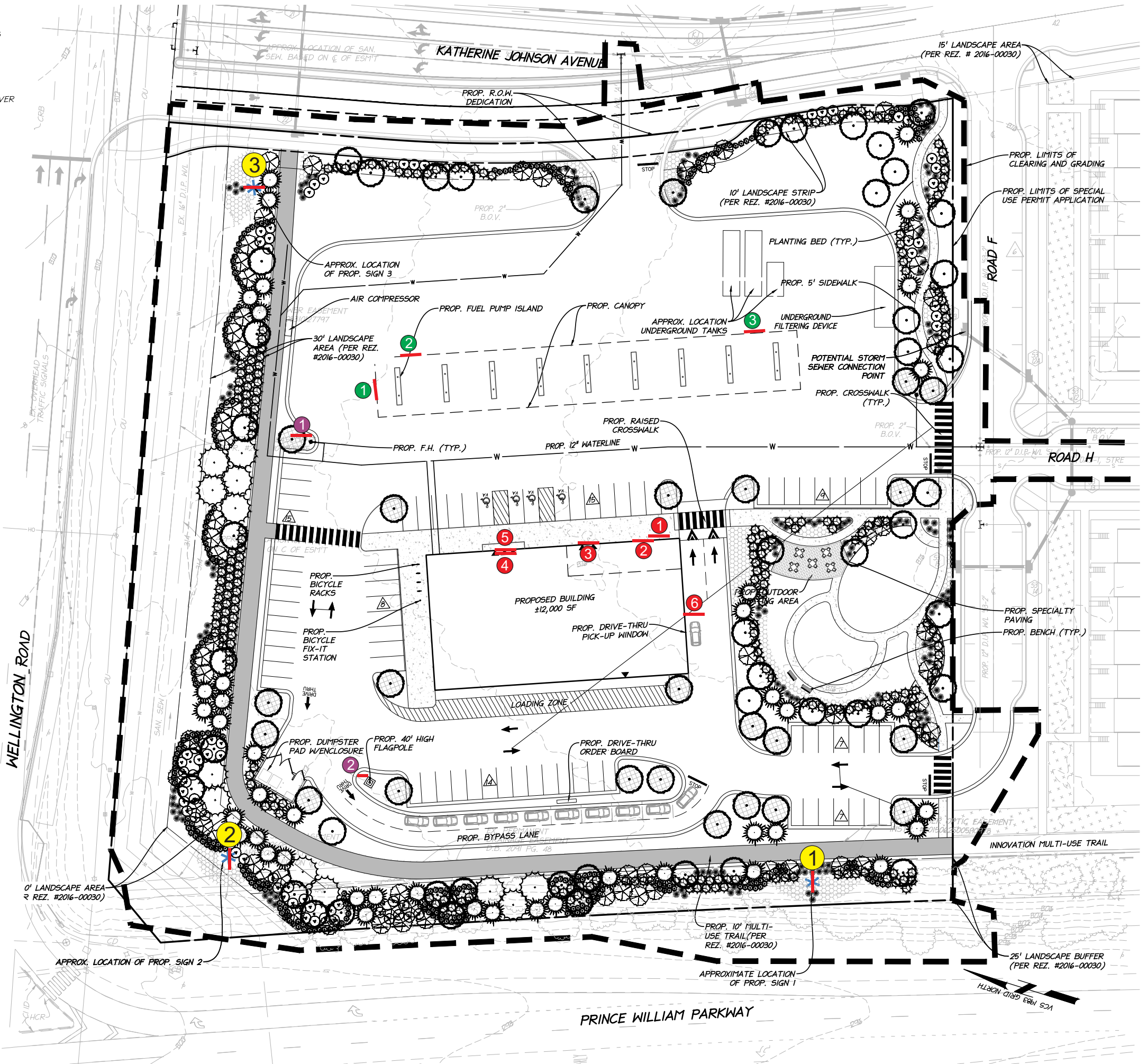
Note: Gross site area has been adjusted to reflect the 4,040 SF R.O.W. dedication.

SCHEDULE A: 30' LANDSCAPE AREA (WELLINGTON ROAD)	
1) Minimum required buffer area (A, B, or C):	B
1) Minimum width of landscaped yard:	30
3) Linear feet of buffer strip required along property line and/or right-of-way:	466
4) Percentage of required buffer area occupied by existing woodland:	0%
5) Fence or wall or berm employed in buffer area:	
Yes	No
6) Total number of plant units required in buffer strip:	839 p.u.
7) Number of large deciduous trees provided:	8 x 10 p.u. = 80 p.u.
Number of large evergreen trees:	8 x 10 p.u. = 80 p.u.
Number of evergreen understory trees (medium, small, or compact):	15 x 5 p.u. = 75 p.u.
Number of deciduous understory trees (medium, small, or compact):	30 x 5 p.u. = 150 p.u.
Number of shrubs:	215 x 2 p.u. = 430 p.u.
Number of Ornamental Grasses:	24 x 1 p.u. = 24 p.u.
Number of Perennials:	0 x 25 p.u. = 0 p.u.
8) Total number of plant units provided in buffer strip:	839 p.u.

SCHEDULE A: 25' LANDSCAPE BUFFER (PW Parkway)	
1) Minimum required buffer area (A, B, or C):	D
1) Minimum width of landscaped yard:	25
3) Linear feet of buffer strip required along property line and/or right-of-way:	400
4) Percentage of required buffer area occupied by existing woodland:	0%
5) Fence or wall or berm employed in buffer area:	
Yes	No
6) Total number of plant units required in buffer strip:	720 p.u.
7) Number of large deciduous trees provided:	12 x 10 p.u. = 120 p.u.
Number of large evergreen trees:	4 x 10 p.u. = 40 p.u.
Number of evergreen understory trees (medium, small, or compact):	12 x 5 p.u. = 60 p.u.
Number of deciduous understory trees (medium, small, or compact):	16 x 5 p.u. = 80 p.u.
Number of shrubs:	196 x 2 p.u. = 392 p.u.
Number of Ornamental Grasses:	30 x 1 p.u. = 30 p.u.
Number of Perennials:	0 x 25 p.u. = 0 p.u.
8) Total number of plant units provided in buffer strip:	722 p.u.

SCHEDULE B NONRESIDENTIAL LANDSCAPED STRIP ALONG RIGHT-OF-WAY	
1) Linear feet (meters) of property line along the right-of-way:	362 (Katherine Johnson Ave.)
2) Landscape strip planting units required (80 FU/100LF):	289
3) Number of large deciduous trees provided:	7 x 10 p.u. = 70 p.u.
Number of large evergreen trees provided:	0 x 10 p.u. = 0 p.u.
Number of evergreen understory trees (medium, small, or compact):	0 x 5 p.u. = 0 p.u.
Number of deciduous understory trees (medium, small, or compact):	8 x 5 p.u. = 40 p.u.
Number of shrubs:	83 x 2 p.u. = 166 p.u.
Number of Ornamental Grasses:	10 x 1 p.u. = 10 p.u.
Number of Perennials:	0 x 0.25 p.u. = 0 p.u.
4) Landscape strip planting units provided:	286 p.u. OKAY

SCHEDULE C: PARKING LOT INTERIOR PLANTING	
1) Area of parking:	90,270
2) Interior landscaped area required (% and sq. ft.):	5% 4,514
Interior landscaped area provided (% and sq. ft.):	6% 5,000
3) Number of large/medium trees required:	23
Number of large/medium trees provided:	24



7122 mechanicsville turnpike
mechanicsville, va 23111
phone: (804) 730-0503
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CLIENT:
Millwood Market

PROJECT & LOCATION:

Millwood Market
Brentsville District,
Prince William County, VA
Comp Sign Plan

ELECTRICAL NOTES

☐ APPROVED ☐ APPROVED
☐ REVISE & ☐ AS NOTED
RESUBMIT

Signature: _____

Date: _____

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DATE: June 30, 2023

REV #:

R1 July 10, 2023

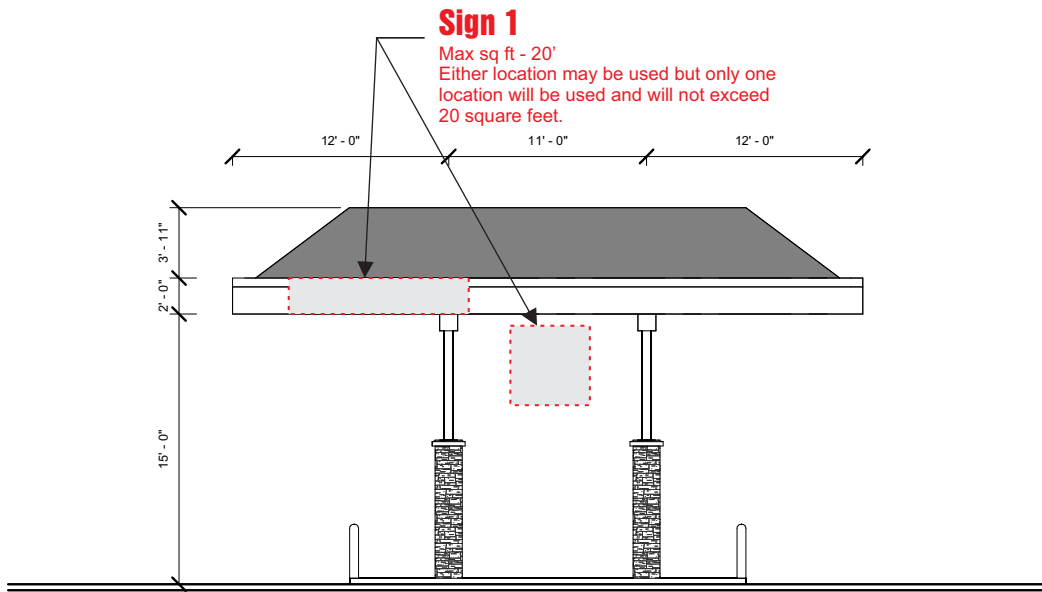
R2 July 19, 2023

R3 August 10, 2023

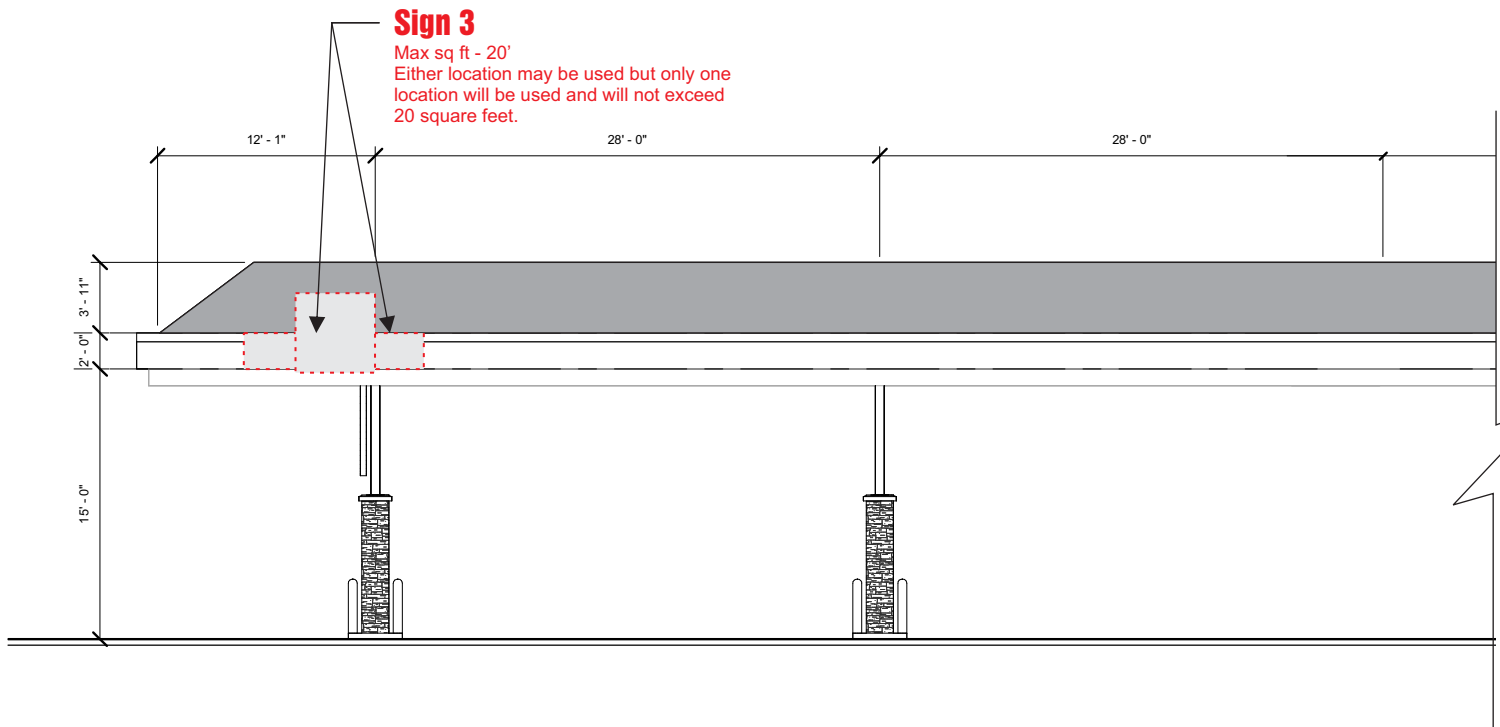
DRAWING #:

SHEET #:

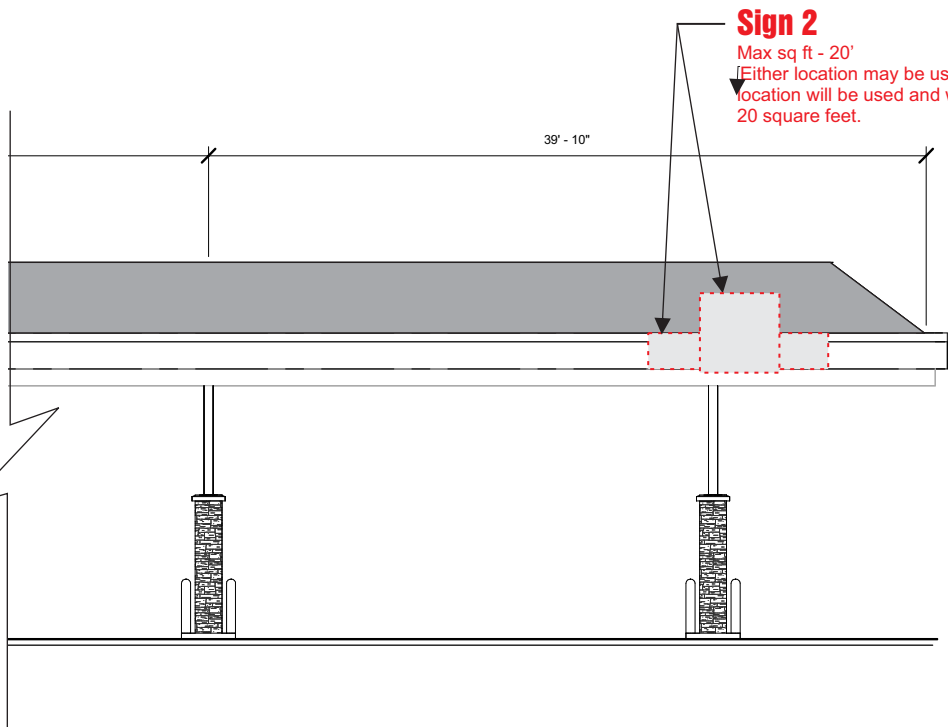
4148 2



4 WEST ELEVATION FUEL CANOPY
Scale: 3/32" = 1'-0"



1 NORTH ELEVATION FUEL CANOPY
Scale: 3/32" = 1'-0"



Proposed Canopy Mounted signs for these elevations



Denotes approx. placement on bldg of each sign
and max. sq ft per sign



Studios, LLC
THE ART OF SIGNAGE

7122 mechanicsville turnpike
mechanicsville, va 23111
phone: (804) 730-0503

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CLIENT:

Millwood
Market

PROJECT & LOCATION:

Millwood Market
Brentsville District,
Prince William County, VA
Comp Sign Plan

ELECTRICAL NOTES

☐ APPROVED ☐ APPROVED
☐ REVISE & AS NOTED
☐ RESUBMIT

Signature: _____

Date: ____/____/____

By approving this drawing, you are confirming the general look of the product, type fonts, materials and color choices are correct. Ad vice Studios is not responsible for errors or omissions after approval. Changes made after this approval may be subject to additional charges.

DATE: June 30, 2023

REV #: REVISION DATE:

R1 July 10, 2023

R2 July 19, 2023

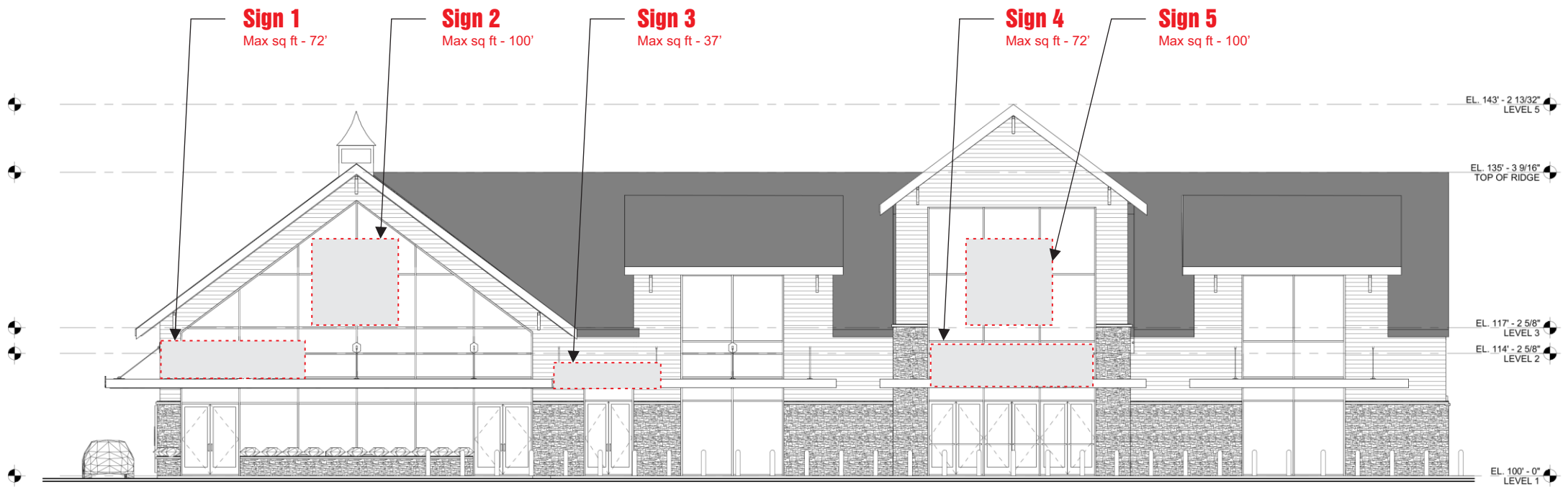
R3 August 10, 2023

DRAWING #: SHEET #:

4148 3



2 SOUTH ELEVATION
SCALE 3/32" = 1'-0"



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

Proposed Building Facade signs for these elevations

 Denotes approx. placement on bldg of each sign and max. sq ft per sign



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CLIENT:
Millwood Market

PROJECT & LOCATION:
Millwood Market
Brentsville District,
Prince William County, VA
Comp Sign Plan

ELECTRICAL NOTES

☐ APPROVED

☐ APPROVED AS NOTED

☐ REVISE & RESUBMIT

Signature: _____

Date: ____/____/____

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DATE: June 30, 2023

REV #:

REVISION DATE:

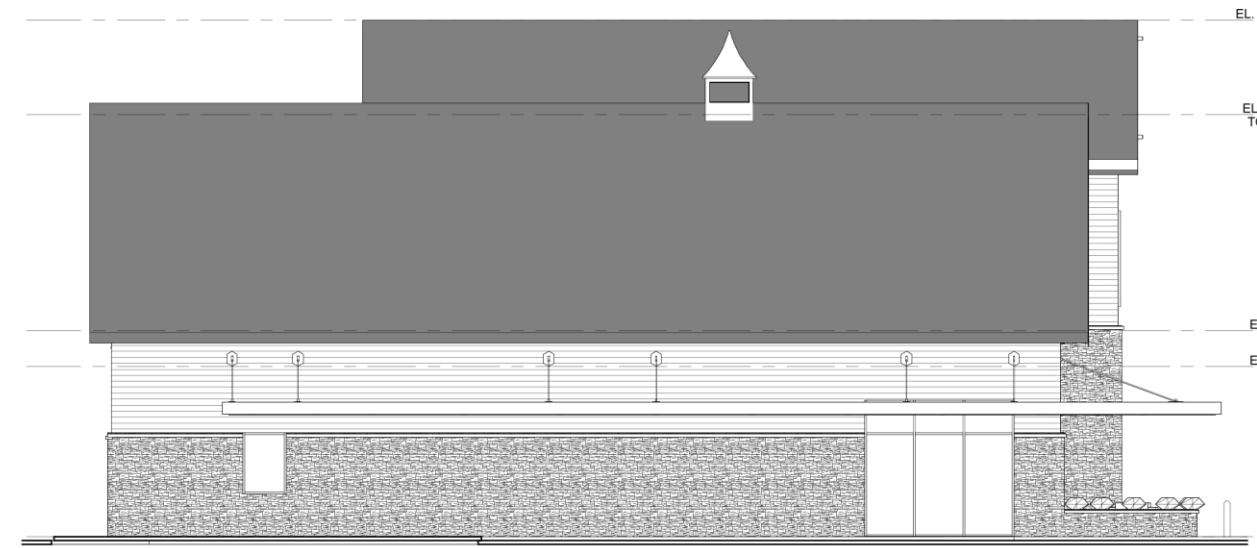
R1 July 10, 2023

R2 July 19, 2023

R3 August 10, 2023

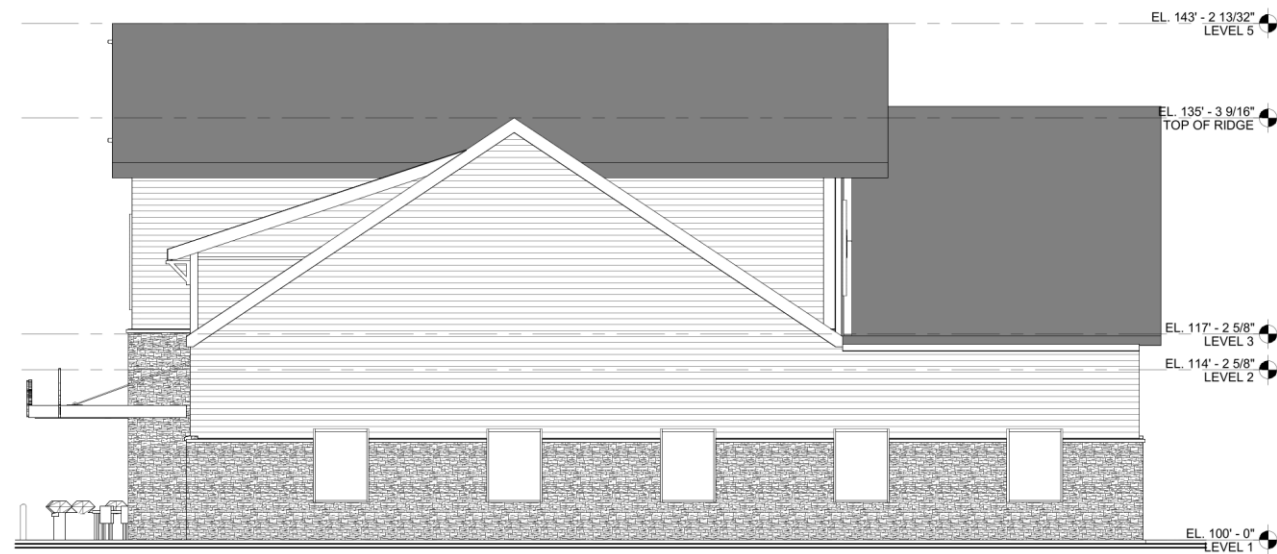
DRAWING #: SHEET #:

4148 4



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

No Signs proposed for these elevations (Elevations shown for clarity only)



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



Studios, LLC
THE ART OF SIGNAGE

7122 mechanicsville turnpike
mechanicsville, va 23111
phone: (804) 730-0503

www.adviceStudios.com

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CLIENT:

Millwood
Market

PROJECT & LOCATION:

Millwood Market
Brentsville District,
Prince William County, VA
Comp Sign Plan

ELECTRICAL NOTES

☐ APPROVED ☐ APPROVED
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☐ RESUBMIT

Signature: _____

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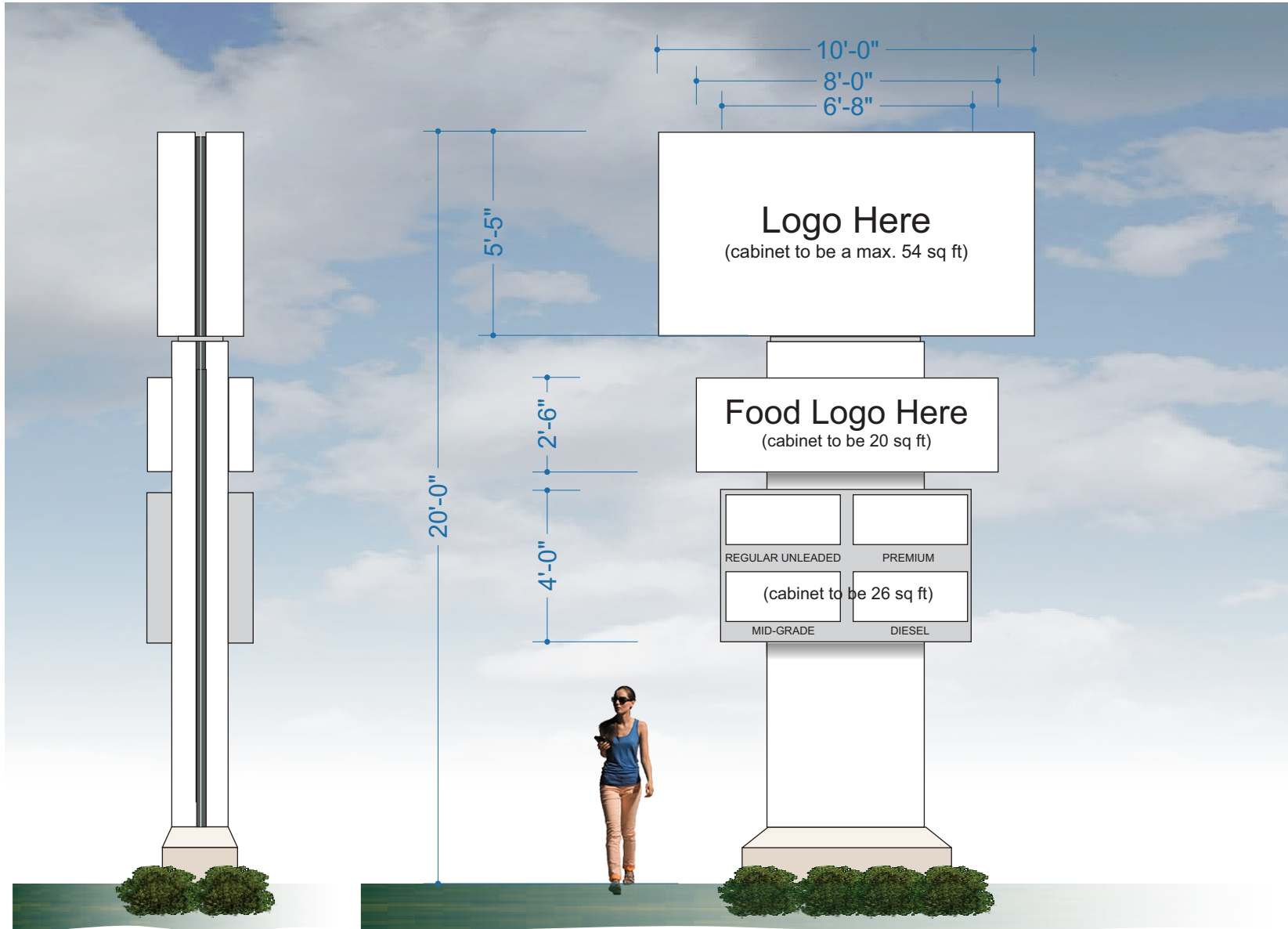
R1 July 10, 2023

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R3 August 10, 2023

DRAWING #: SHEET #:

4148 5



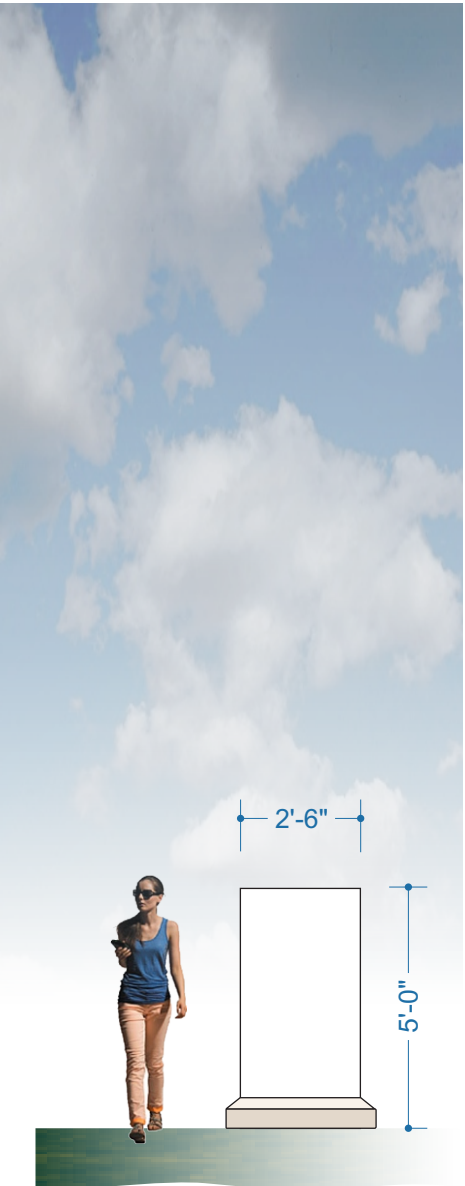
Sign Designs

Monument Signs 20' tall, 100 sq ft

Shapes, colors, logos and dimensions may change based on final logo and sign designs. Overall height of 20' and square foot calculation of 100' will apply

Building Mounted Signs (Not shown) Sizes and placements per Elevation drawings

Shapes, colors, logos and dimensions will be designed based on final logo and sign designs. Overall size quantities and placements are per the Elevation drawings in this CSP package will apply



Drive-Thru Signs 5' tall, 15 sq ft

Shapes, colors, logos and dimensions may change based on final logo and sign designs. Overall height of 5' and square foot calculation of 15' will apply

Canopy Mounted Signs (Not shown) Sizes and placements per Elevation drawings

Shapes, colors, logos and dimensions will be designed based on final logo and sign designs. Overall size quantities and placements are per the Elevation drawings in this CSP package will apply



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CLIENT:

Millwood Market

PROJECT & LOCATION:

Millwood Market
Brentsville District,
Prince William County, VA
Comp Sign Plan

ELECTRICAL NOTES

☐ APPROVED ☐ APPROVED
☐ REVISE & AS NOTED
☐ RESUBMIT

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4148 6



PRINCE WILLIAM PARKWAY



VIEW 1 FROM WELLINGTON ROAD



INTERSECTION OF KATHERINE JOHNSON AVENUE AND ROAD F



INTERSECTION OF PRINCE WILLIAM PARKWAY AND WELLINGTON ROAD



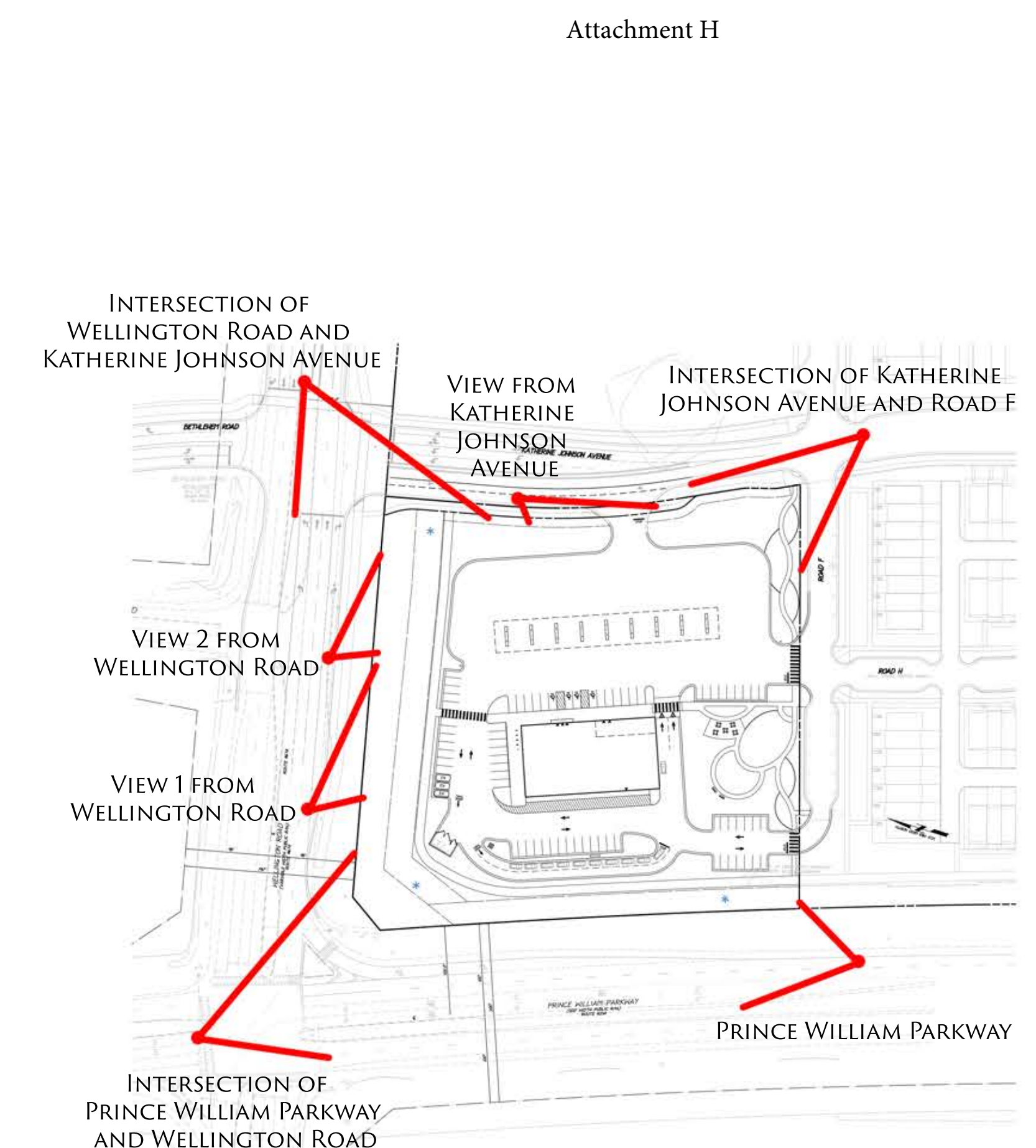
VIEW 2 FROM WELLINGTON ROAD



INTERSECTION OF WELLINGTON ROAD AND KATHERINE JOHNSON AVENUE



VIEW FROM KATHERINE JOHNSON AVENUE



VIEW LOCATION KEY

NOTE:
THE SIGN/BUILDING COLORS AND MATERIALS SHOWN ARE ONLY INTENDED TO PROVIDE VISUAL CONTRAST IN THE EXHIBITS AND ARE SUBJECT TO CHANGE WITH DESIGN DEVELOPMENT AT FINAL SITE PLAN.

SPECIAL USE PERMIT #SUP2023-00024, MILLWOOD MARKET AND FUEL STATION 20' MONUMENT AND BUILDING SIGN EXHIBIT

PRINCE WILLIAM COUNTY, VIRGINIA
7.19.23





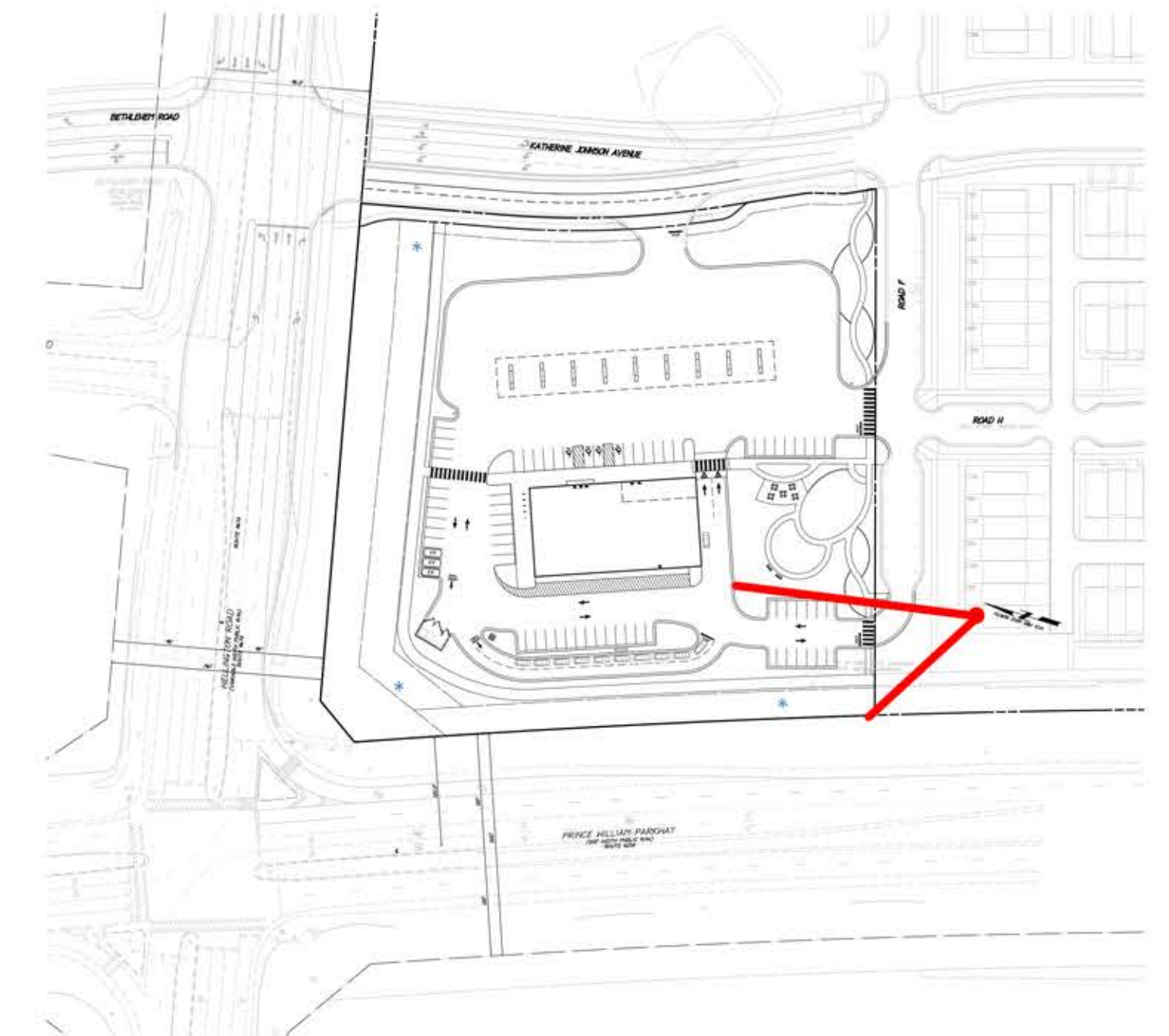
TOWNHOUSE END UNIT GROUND LEVEL LINE OF SIGHT



TOWNHOUSE END UNIT SECOND LEVEL LINE OF SIGHT



TOWNHOUSE END UNIT THIRD LEVEL LINE OF SIGHT



VIEW LOCATION KEY

NOTE:
THE SIGN/BUILDING COLORS AND MATERIALS SHOWN ARE ONLY INTENDED TO PROVIDE VISUAL CONTRAST IN THE EXHIBITS AND ARE SUBJECT TO CHANGE WITH DESIGN DEVELOPMENT AT FINAL SITE PLAN.

SPECIAL USE PERMIT #SUP2023-00024, MILLWOOD MARKET AND FUEL STATION TOWNHOUSE LINE OF SIGHT SIGN EXHIBIT

PRINCE WILLIAM COUNTY, VIRGINIA
7.19.23





SPECIAL USE PERMIT #SUP2023-00024, MILLWOOD MARKET AND FUEL STATION ILLUSTRATIVE EXHIBIT



SCALE: 1"= 30'
PRINCE WILLIAM COUNTY, VIRGINIA
9.12.23



HISTORICAL COMMISSION RESOLUTION

MOTION: PORTA

SECOND: HENSON

RE: LAND DEVELOPMENT RECOMMENDATIONS

ACTION: APPROVED

**April 11, 2023
Regular Meeting
Res. No. 23-039**

WHEREAS, the Prince William County Historical Commission seeks to identify, preserve and protect historic sites and structures in Prince William County; and

WHEREAS, the Prince William County Historical Commission's review of pending land development applications assists in determining the necessity for cultural resource surveys and other research and evaluations; and

WHEREAS, the Prince William County Historical Commission believes that the identification, preservation and protection of historic sites and structures throughout Prince William County is well served by this action;

NOW, THEREFORE, BE IT RESOLVED, that the Prince William County Historical Commission does hereby recommend to the Prince William County Planning Commission the action(s) noted for the following properties:

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
REZ2023-00016	Chapel Springs Assembly of God Proffer Amendment	No Further Work
SUP2023-00019	Popeyes at Evergreen Village	No Further Work
REZ2023-00017	3909 Old Bridge Road Proffer Amendment	No Further Work
SUP2023-00021	First Woodbine Religion Institution and Cemetery	No Further Work
SUP2023-00022	Tariq Automotive	No Further Work

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
REZ2023-00018	Gardner Property	Recommend research of past ownership. Recommend, if not already provided, Phase I study and, if warranted, Phase II evaluation and Phase III data recovery study. Artifacts to be donated to and curated with the County.
SUP2022-00036	All About Burger Woodbridge	No Further Work
REZ2023-00019	University Business Park	No Further Work
SUP2023-00024	Millwood Market and Fuel Station	No Further Work

Votes:

Ayes: by acclamation

Nays: None

Absent from Vote: None

Absent from Meeting: Davis, Jensen

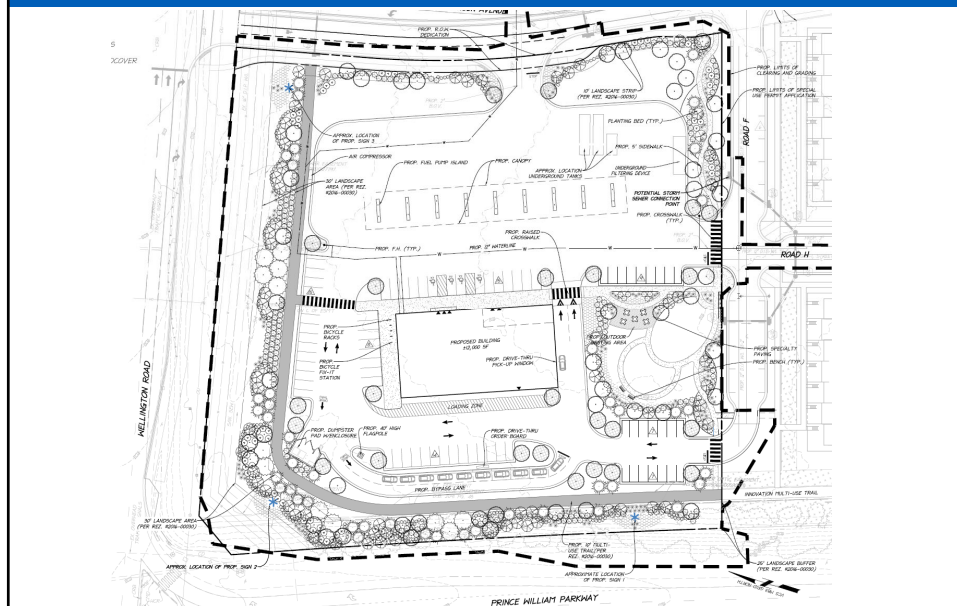
MOTION CARRIED

ATTEST:



Secretary to the Commission

Special Use Permit #SUP2023-00024, Millwood Market and Fuel Station

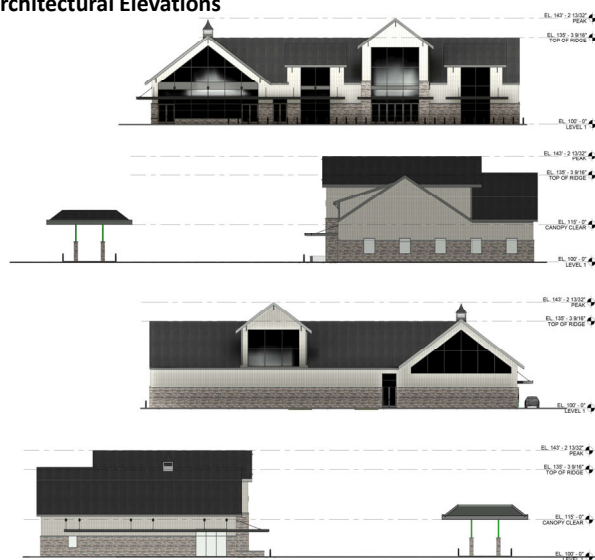


5

Special Use Permit #SUP2023-00024, Millwood Market and Fuel Station



Architectural Elevations



6

Special Use Permit
#SUP2023-00024, Millwood Market and Fuel Station



3D Rendering



7

Special Use Permit
#SUP2023-00024, Millwood Market and Fuel Station



✓ **Strengths:**

Intensity and Mitigation of Impacts: The applicant's proposal demonstrates a commitment to addressing potential impacts. This is evidenced by the incorporation of high-quality architectural design, a substantial landscape screening along the residential side of the property, and the integration of a community-oriented pocket park with the outdoor seating area.

Perimeter Landscape Buffering: As conditioned for both SUP sites, the Applicant shall provide a 25-foot-wide landscaped buffer along Prince William Parkway and 30-foot-wide landscaped buffer along Wellington Road.

Pocket Park: The applicant has committed, as per the conditions and the presented SUP plan, to construct a community-oriented pocket park. This park will feature substantial landscape screening along the residential side of the property and will be seamlessly integrated with the outdoor seating area.

✓ **Weaknesses:**

Long Range Use incompatibility: The property falls within the Innovation Park's special planning area, specifically designated as OMU (Office Mixed-Use) in the Comprehensive Plan. This classification aims to accommodate a range of development types, from low to mid-rise, primarily oriented towards office and research and development activities. While retail and retail service uses are permitted as secondary uses for OMU-3 zoning, the inclusion of a fuel station is not aligned with the intended use envisioned for this designation.

8

Special Use Permit
#SUP2023-00024, Millwood Market and Fuel Station



Planning Office Recommendation: Staff recommends approval of Special Use Permit # SUP2023-00024, Millwood Market and Fuel Station, subject to the conditions dated October 01, 2023, based on the following reasons:

- Through this SUP, impacts have been adequately mitigated with conditions addressing use provisions, operational parameters, site layout, onsite circulation provisions, building and signage details, cohesive/coordinated design, and landscaping enhancements.
- As proposed, such SUP will help deliver services and amenities to the surrounding residential community, while adding to the mixture of uses for the area and implementing PMD uses.