



PLANNING COMMISSION RESOLUTION

MOTION:

April 9, 2025

SECOND:

**Regular Meeting
Res. No. 25-xxx**

**RE: SPECIAL USE PERMIT #SUP2024-00034, HEATHCOTE MARKETPLACE PAD D (MOTOR VEHICLE FUEL STATION)
GAINESVILLE MAGISTERIAL DISTRICT**

ACTION:

WHEREAS, this is a request for a special use permit to allow motor vehicle fuel station (retail) with quick service food store and restaurant in association with a convenience store, and signage modifications; and

WHEREAS, the ±2.04-acre subject property for the proposed commercial service center is located at the south side of Heathcote Boulevard on the southeastern corner of James Madison Highway (Route 15) and Heathcote Boulevard, and is currently addressed 14991 Heathcote Boulevard; and

WHEREAS, the site is MU-4, Community Mixed Use; located within the Haymarket Activity Center; and partially located within Haymarket Activity Center special planning area; and is both partially located within the James Madison Highway Corridor Overlay District and the Airport Safety Overlay District; and

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

WHEREAS, County staff recommends that the Planning Commission recommend approval of this Special Use Permit for the reasons stated in the staff report; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on April 9, 2025, at which time public testimony was received and the merits of the above-referenced case were considered; and

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

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby close the public hearing and recommends approval of Special Use Permit #SUP2024-00034, Heathcote Marketplace Pad D (motor vehicle fuel station), subject to the conditions dated December 3, 2024.

ATTACHMENT: Conditions, dated December 3, 2024.

Votes:

Ayes:

Nays:

Abstain from Vote:

Absent from Vote:

Absent from Meeting:

MOTION CARRIED

Attest:

Oly Peña
Clerk to the Planning Commission

PROPOSED SPECIAL USE PERMIT CONDITIONS

Owner/Applicant: Haymarket Investment LLC

Special Use Permit: SUP2024-00034,

Project Name Heathcote Marketplace / Pad D (Motor Vehicle Fuel Station)

Prince William County GPIN: 7298-92-4359 (part)

Special Use Permit Area: ±2.040 Acres (the "Property")

Existing Zoning: B-1, General Business

Magisterial District: Gainesville

Date: December 3, 2024

The following conditions are intended to offset some of the impacts of the proposal and would render the application consistent with the applicable chapters of the Comprehensive Plan. If the conditions of this special use permit or the special use permit plan are in conflict with the Zoning Ordinance or the Design and Construction Standards Manual (DCSM), the more restrictive shall apply unless otherwise specified herein.

The Applicant shall file a site plan within three (3) years of approval of this special use permit and shall have up to five (5) years from the date of final site plan approval to commence the proposed use. Commencement shall be considered the issuance of an occupancy permit for the new use. The term "Applicant" as referenced herein shall include within its meaning the lessee and/or all current/future owners and successors in interest.

1. Site Development: The Property shall be developed in substantial conformance with sheets C200 and C300 of the special use permit plan, entitled "Heathcote Marketplace / Pad D (Motor Vehicle Fuel Station)", prepared by IMEG, dated January 5, 2024, last revised December 3, 2024 (the "SUP Plan") and the conditions herein. The special use permit area shall apply to the portion of the property that encompasses ±2.04 acres.
2. Use Parameters:
 - a. Use Limitation: The use approved with this special use permit shall be limited to a motor vehicle fuel station, a quick service food store, and restaurant/restaurant carry out in association with a by-right convenience store. In addition to sign modifications provided herein. The use permitted with this SUP does not limit or restrict the by-right B-1 zoning district uses otherwise allowed on the Property.
 - b. 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 (90) 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.

In the event that all uses are discontinued and the site is vacant, the Applicant/owner shall stabilize the site using erosion control measures acceptable to the Prince William County Division of Environmental Services.

- c. Vehicle Service & Repair: No vehicle service and/or repair shall be performed in association with the motor vehicle fuel station.
- d. Outdoor Speaker System: Any outdoor speaker system shall not be audible beyond the limits of the SUP area.
- e. Hours of Operation: Hours of operation may be twenty-four hours a day, seven days a week.

3. Community Design:

- a. Architecture: The motor vehicle fuel station facility shall be in general conformance to the building façade design theme, design quality, and exterior style as shown on the elevations entitled “Wawa U59FB-L”, prepared by HFA, and dated January 5, 2024 (the “Building Elevations”). The gas canopy and trash enclosure shall be in general conformance with the elevations entitled “Wawa Straight 6 Fuel Canopy - Trash Compound-L,” prepared by HFA, and dated January 5, 2024. (the “Gas Canopy/Trash Enclosure”) Modifications to the architecture and building 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 Building Elevations. At least two (2) weeks prior to requesting issuance of a building permit release letter from Development Services, the Applicant shall submit such elevations to ensure compatibility with the Building Elevations.
- b. Landscaping: The Applicant shall provide landscaping in substantial conformance with sheet C300 of the SUP Plan, and the corresponding SUP area shown on the “Streetscape Guidelines – Heathcote Marketplace South,” prepared by IMEG, dated August 7, 2024. At least seventy percent (70%) of all new plantings shall be indigenous, drought-resistant, and species native to Virginia. In the event that plantings native to Virginia are unavailable during construction, the Applicant may utilize alternative plantings that are similar in nature to species native to Virginia.
- c. Parking Lot Lighting: All outdoor lighting fixtures shall be designed to direct light downward, with full cut-off, and shall not produce glare onto adjacent properties or roadways. Such lighting design shall be shown on the approved final site plan.
- d. Signage: Signage shall be in substantial conformance with the sign package entitled “Sign Plan – Wawa U59FB-L,” (Sheets 1 – 5) (the “Sign Plan”), dated January 5, 2024. In accordance with Section 32-250.23 of the Zoning Ordinance, the Applicant shall be permitted the signage modifications as proposed and shown on

the Sign Plan. In addition, the following shall apply to signage and advertisement onsite:

- i. 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.
- ii. Directional signage may be provided as needed as shown in the Sign Plan, subject to sign permit approval.
- iii. Unless otherwise exempt by the Zoning Ordinance, sign permits are required for all signs. Color, scaled renderings of all signage shall be submitted as part of the sign permit approval process.
- iv. 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.

4. Environment:

- a. Water Quality Monitoring/Stream Restoration: The Applicant shall contribute \$75.00 per acre (± 2.040 acres) as a condition of final site plan approval, for the County to conduct water quality monitoring, drainage improvement projects, and/or stream restoration.

5. Fire and Rescue:

- a. Monetary Contribution: Prior to, and as a condition of issuance of final site plan approval, the owner/applicant shall make a monetary contribution in the amount of \$0.61 per square foot of new building area to the Board of County Supervisors.
- b. 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.

6. Maintenance of the Property:

- a. Graffiti Removal: Graffiti on the site shall be removed promptly by the Applicant. Graffiti shall be deemed any inscription or marking on walls, buildings, or structures not permitted by sign regulations in 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.

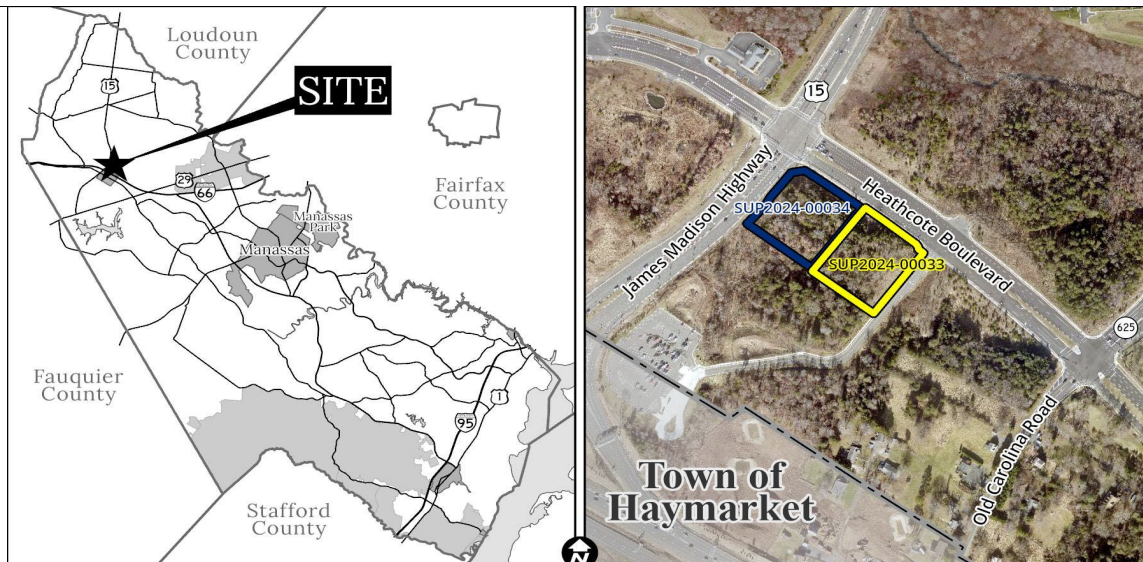
- b. Site Maintenance: The Applicant shall remove litter, trash, and debris from the Property on a daily basis, or as needed.
- 7. Transportation: Subject to the Virginia Department of Transportation (“VDOT”) and/or Prince William County Department of Transportation (“PWCDOT”) approval, access to the Property shall be provided as shown on the SUP Plan.
- 8. Water & Sewer Connection: The Property shall be served by public water and public sewer with the Applicant/Owner bearing all costs associated with providing all on- and off-site required in order to provide such service for the demand generated by the development of the Property. Compliance with this condition will be evidenced with the final site plan approval.
- 9. Escalator – In the event the monetary contributions set forth in the development conditions are paid to the Prince William Board of County Supervisors within eighteen (18) months of the approval of this special use permit, as applied for by the Applicant, said contributions shall be in the amounts stated herein. Any monetary contributions set forth in the development conditions which are paid after eighteen (18) months following the approval of this special use permit shall be adjusted in accordance with the Urban Consumer Price Index (CPI-U) published by the United States Department of Labor, such that at the time the contributions are paid they shall be adjusted by the percentage change in the CPI-U from the date eighteen (18) months after the approval of this rezoning to the most recently available CPI-U to the date the contributions are paid, subject to a cap of six (6%) percent per year, non-compounded. Said monetary contributions shall supersede payments otherwise required by approved proffers associated Rezoning 88-81 as amended or modified.



STAFF REPORT

PC Meeting Date:	April 9, 2025
Agenda Title:	Special Use Permit#SUP2024-00033, Heathcote Marketplace Pad E (Restaurant) Special Use Permit #SUP2024-00034, Heathcote Marketplace Pad D (Motor Vehicle Fuel)
District Impact:	Gainesville Magisterial District
Requested Action:	Recommend Approval of Special Use Permit #SUP2024-00033, Heathcote Marketplace Pad E (Restaurant) subject to conditions dated February 28, 2025, and Special Use Permit SUP2024-00034 Heathcote Marketplace Pad D (Motor Vehicle Fuel) subject to conditions dated December 3, 2024.
Department:	Planning Office
Staff Lead:	Alex Vanegas, AICP, CPM, CZA

EXECUTIVE SUMMARY



This is a request for a special use permit to allow the following: 1) motor vehicle fuel station (retail) with quick service food store and restaurant in association with convenience store, and signage modifications; and 2) restaurant with drive-through facility, restaurant with carry-out in an in-line unit of the proposed retail building, and associated signage modifications.

Staff recommends that the Planning Commission recommend approval of Special Use Permit #SUP2024-00033, Heathcote Marketplace Pad E (Restaurant) subject to conditions dated February 28, 2025; Special Use Permit #SUP2024-00034, Heathcote Marketplace Pad D (Motor Vehicle Fuel) subject to conditions dated December 3, 2024.

BACKGROUND

- A. Request: The two (2) special use permit proposals are being concurrently processed for Heathcote Marketplace are as follows:
- 1) Pad D: Motor vehicle fuel station (retail) with quick service food store and restaurant in association with a convenience store, and signage modifications.
 - 2) Pad E: Restaurant with drive-through facility, restaurant with carry-out in an in-line unit of the proposed retail building, and associated signage modifications.
- B. Site Location: The ±3.88-acre subject property for the proposed commercial service center is located at the south side of Heathcote Boulevard on the southeastern corner of James Madison Highway (Route 15) and Heathcote Boulevard and is currently addressed as 14991 and 14921 Heathcote Boulevard. The 2 subject SUP pad sites are located on the western portion of the property identified on County maps as GPIN 7298-92-2190 and 7298-92-4474.
- C. Comprehensive Plan: The property is designated as designated MU-4, Community Mixed Use; with a transect T-4 on the Long-Range Land Use map and is located within the Haymarket Activity Center special planning area; and is both partially located within the James Madison Highway Corridor Overlay District and the Airport Safety Overlay District.
- D. Zoning: The site is zoned B-1, General Business.
- E. Surrounding Land Uses: The property is bordered to the north by property with land uses that are designated as MU-3, Mixed Use Neighborhood with a transect 3, RN-3, Residential Neighborhood with a transect 3 along with Environmental Protection Overlay Area; to the south as MU-4, Mixed Use Community with a transect 4 and MU-3, Mixed Use Neighborhood with a transect 3, to the east as RN-3, Residential Neighborhood, with a transect 3; and to the west as OMU-3, Office Mixed Use with a transect 3 on the County's Long-Range Map. To the north of the property is Westmarket single-family attached development. To the south of the property is Heathcote Boulevard and open space, to the east is Old Carolina Road and Piedmont Golf Club and single-family homes, and to the west is James Madison Highway (Route 15) and the UVA Health Prince William Medical Center.
- F. Background & Context: The ±3.88-acre property is currently subject to proffers associated with #REZ1988-0081 and further amended by REZ #PLN2004-00400 (Westmarket). As proposed through the pending SUPs, this portion of the property will be developed with two retail/service-type uses as shown on the overall conceptual layout. The proposed uses are as follows: Motor vehicle fuel station (retail) with quick service food store and restaurant in association with a by-right convenience store, and signage modifications use on Pad D; Restaurant with drive-through facility, restaurant with carry-out in an in-line unit of the proposed retail building, and associated signage modifications use on Pad E. Conditions are provided to mitigate the impacts associated with these SUP applications.

STAFF RECOMMENDATION

Staff recommends approval of Special Use Permit #SUP2024-00033, Heathcote Marketplace Pad E (Restaurant with a Drive-Through and Carry-out) subject to conditions dated February 28, 2025; and Special Use Permit #SUP2024-00034, Heathcote Marketplace Pad D (Motor Vehicle Fuel Station) subject to conditions dated December 3, 2024.

- The proposed special use permits are consistent with the Haymarket Activity Center: Encourage mixed-use development that integrates neighborhood serving commercial uses with additional housing options while preserving the area's diversity and affordability.
- As proposed, these SUPs impacts have been adequately mitigated with conditions addressing use parameters, site layout, onsite circulation provisions, building and signage details, cohesive/coordinated design, and landscaping enhancements.
- As proposed, these SUPs will help deliver services and amenities to the surrounding Route 15/Heathcote residential community, while adding to the mixture of uses for the Heathcote Marketplace commercial/retail shopping center and implementing B-1 uses within the MU-4 land use designation.

Comprehensive Plan Consistency Analysis

Long-Range Land Use: The site is classified as MU-4 Community Mixed Use with a T-4 transect on the Long-Range Land Use Map and this classification in the County's Comprehensive Plan recommends a floor area ratio (FAR) of 0.57-1.38 for non-residential uses.

Level of Service (LOS): The LOS impacts of the SUP for the Motor vehicle fuel station (retail) with quick service food store and restaurant in association with a convenience store and Restaurant with a drive-through are being mitigated by the monetary contributions and as conditions by the Applicant at the time of redevelopment.

Fire & Rescue			
Special Use Permit #SUP2024-00033	\$0.61 per square feet (SF) of new building area	Total potential building area = 11,800 sf	\$7,198.00
Special Use Permit #SUP2024-00034	\$0.61 per square feet (SF) of new building area	Total potential building area = 5,915 sf	\$3,608.15
			Subtotal: \$10,806.15

Environment/Water Quality Special Use Permit #SUP2024-00033 Special Use Permit #SUP2024-00034	\$75.00 per acre	1.848 acres	\$138.60
	\$75.00 per acre	2.040 acres	\$153.00
			Subtotal: \$ 291.60
TOTAL \$			\$11,097.75

Community Input

Notice of the SUP applications have been transmitted to property owners within 500 feet of the site. The Applicant has coordinated with the community throughout the time period since the applications were submitted for review. As of the date of this report, the Planning Office has not received any verbal or written comments on these proposals and is not aware of any opposition.

Other Jurisdiction Comments

Both Applications were provided to the Town of Haymarket for comments. The Applicant provided responses to the Town's comments addressing the access points, expanding the Park & Ride access road, signage, and traffic volumes.

Legal Issues

If the requested SUPs are approved, the property could be developed with motor vehicle fuel station (retail) with quick service food store and restaurant in association with a convenience store and a restaurant with drive-through facility, restaurant with carry-out in an in-line unit of the proposed retail building in the B-1, General zoning district. If the proposal is denied, the site can still be utilized through the by-right uses in the B-1, General Business zoning district. Legal issues resulting from the Planning Commission's action are appropriately addressed by the County Attorney's Office.

Timing

The Planning Commission has until July 8, 2025, which is 90 days from the first public hearing date, to take action on the special use permit (SUP) proposals. A recommendation to approve or deny the requests would meet the 90-day requirement.

STAFF CONTACT INFORMATION

Alex Vanegas, AICP, CPM, CZA
Email: avanegas@pwcgov.org

ATTACHMENTS

Attachment A – Staff Analysis

Attachment B – Special Use Permit Plans, Pad D

Attachment C – Special Use Permit Plans, Pad E

Attachment E – Pad D, Exterior Sign Details

Attachment F – Pad E, Exterior Elevations

Attachment G – Environmental Constraints Analysis

Attachment H – Conceptual Site Development Perspectives

Attachment I – Historical Commission Res. No. 24-022

Part I. Summary of Comprehensive Plan Consistency

Staff Recommendation: Approval

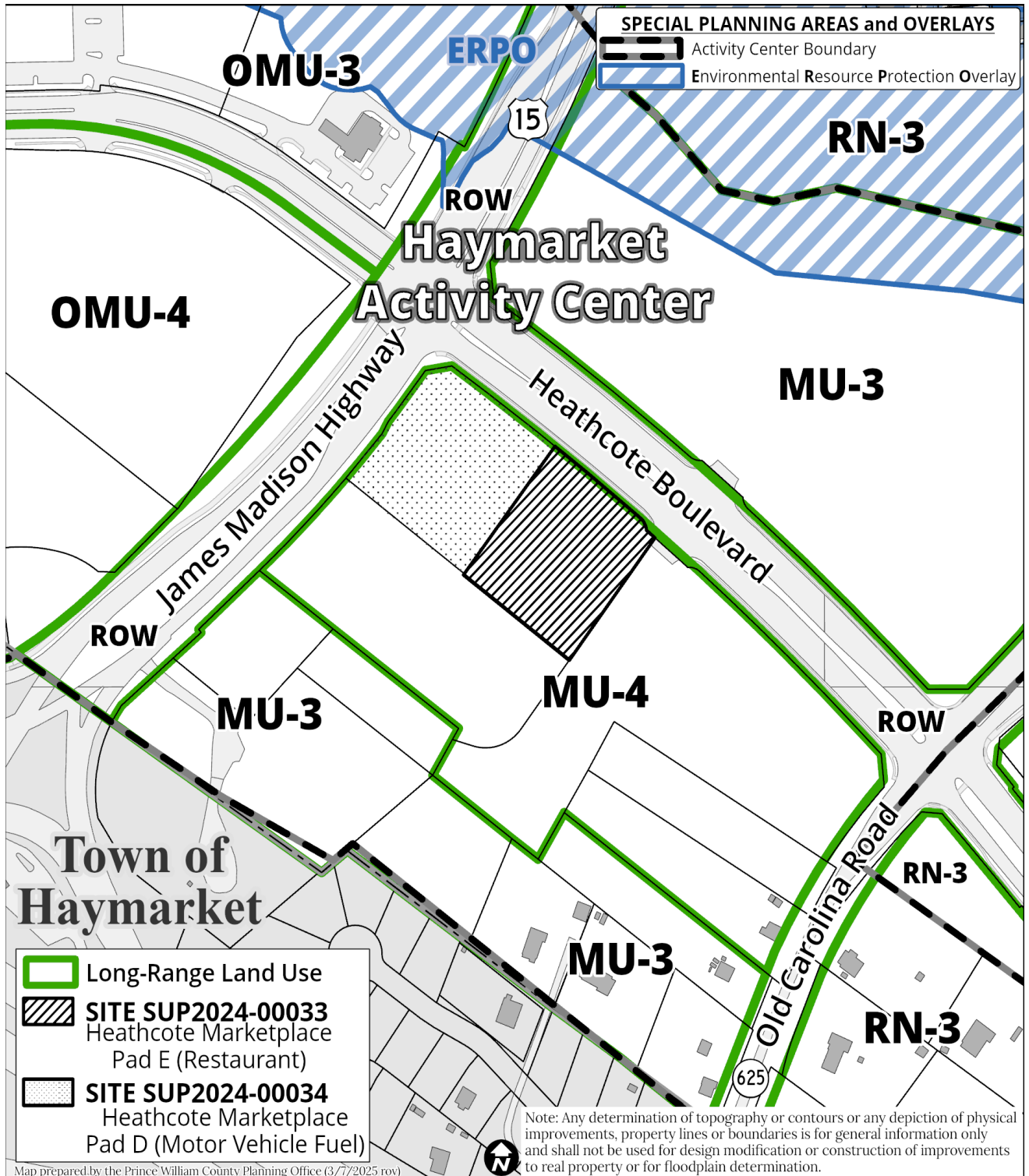
This summary analysis is based on the relevant Comprehensive Plan action strategies, goals, and policies. A complete analysis is provided in Part II of this report.

Comprehensive Plan Sections	Plan Consistency
Long-Range Land Use	Yes
Community Design	Yes
Cultural Resources	Yes
Environmental	Yes
Fire & Rescue	Yes
Police	Yes
Potable Water	Yes
Sanitary Sewer	Yes
Transportation	Yes

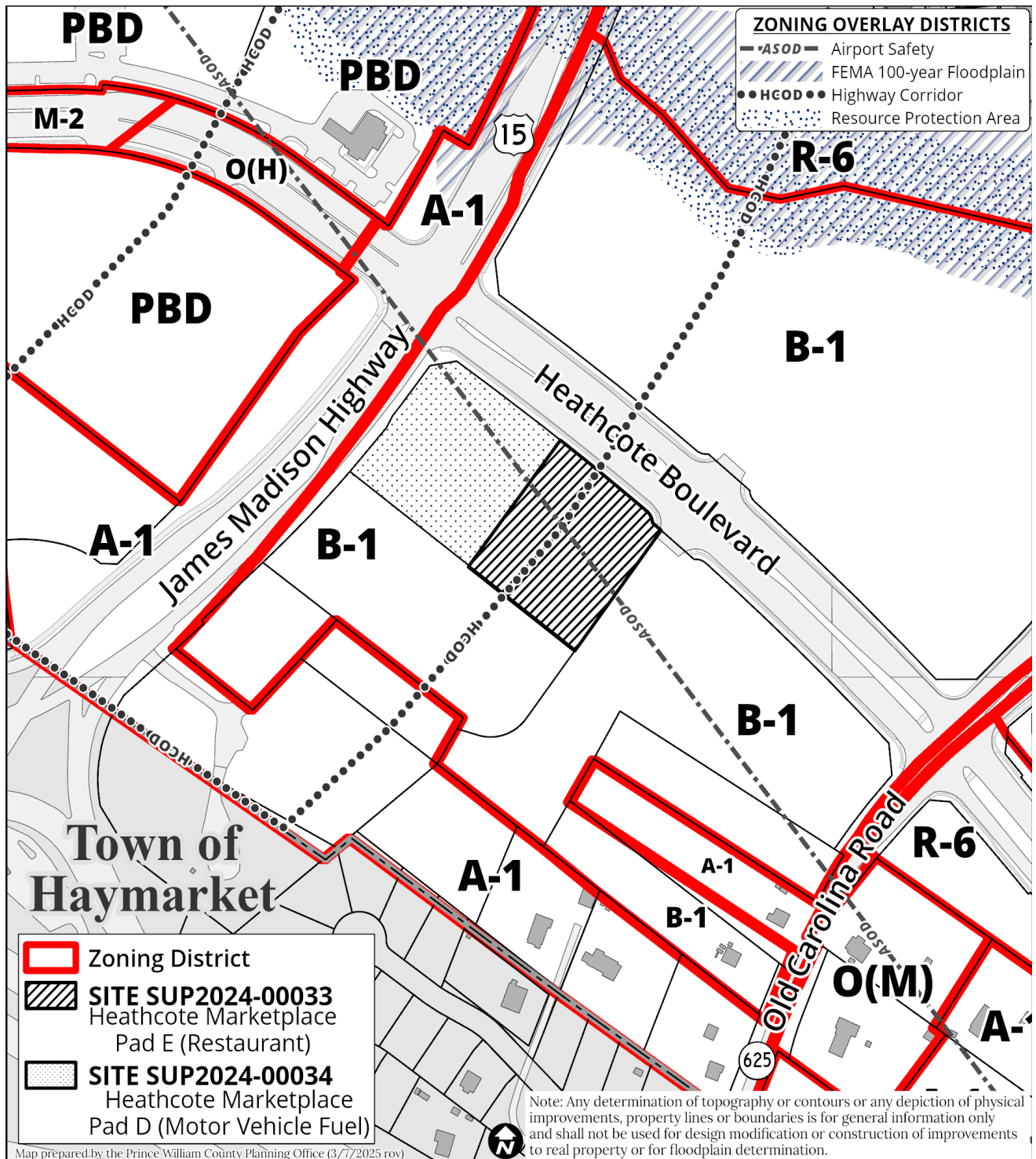
Part II. Comprehensive Plan Consistency Analysis

The following table summarizes the area characteristics (see attached maps in previous section):

Direction	Land Use	Long-Range Land Use Map Designation
North	Single-Family Residential Attached Environmental Protection Overlay District Heathcote Boulevard	MU-3, Neighborhood Mixed Use RN-3, Residential Neighborhood
South	Commuter Lot	MU-4, Neighborhood Mixed Use MU-3, Neighborhood Mixed Use
East	Old Carolina Road Piedmont Golf Club Single Family Homes	MU-3, Neighborhood Mixed Use
West	James Madison Hwy (Route 15) UVA Health PW Medical Center	OMU-3, Office Mixed Use



Direction	Land Use	Zoning
North	Single-Family Residential Attached Environmental Protection Overlay District Heathcote Boulevard	B-1, R-6
South	Commuter Lot Residential	B-1
East	Old Carolina Road Piedmont Golf Club Single Family Homes	B-1
West	James Madison Hwy (Route 15) UVA Health PW Medical Center	A-1, PBD



Long-Range Land Use Plan Analysis

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

The site is classified on the Long-Range Land Use map as MU-4, Community Mixed Use with a transect T-4 which recommends a density respectively as 8 to 24 dwelling units (du) for residential uses and recommends a Floor Area Ratio (FAR) intensity range of 0.57-1.38 for non-residential uses.

The following table summarizes the uses and densities intended within the MU-4 classification and Haymarket Activity Center as it relates to this project.

Long-Range Land Use Map Designation	Intended Uses and Densities
MU-4, Community Mixed Use	<p>The Suburban Communities accommodate the lower-density residential, neighborhood-oriented retail and service uses, and smaller scale employment uses found in the more traditional neighborhoods and/or along major intra-County transportation corridors. Implementation of the ten Smart Growth principles in suburban areas is critical for providing a high quality of life for County residents. Planned mixed-use developments fulfill this vision by providing a distinct sense of place, allowing for walkable neighborhoods, and allowing residents in different stages of life to remain in their communities. Activity Centers act as a mechanism by which incentives such as a streamlined re-planning process and increased use flexibility are given to projects that would implement smart growth. Infill development outside these centers should be consistent with the character of the existing community.</p> <p>The Suburban Communities should be an area that maintains a basic suburban character but enhances the livability and design quality of existing neighborhoods and new developments over time. Consideration should always be given to the mitigation of any undesired impacts between adjacent uses; good design practices should be used to help ensure land use compatibility. Street improvements in new suburban development should show improved vehicular connections between neighborhoods, increased pedestrian facilities, and minimal pavement widths needed to meet functional and safety requirements. Street design should encourage</p>

<p>Haymarket Activity Center</p>	<p>slow vehicle speeds without reducing the connectivity of the overall network. Retail and service uses should be well connected to adjacent areas and neighborhoods. Neighborhood-based retail and service centers should, where possible, be within walking or biking distance of residential and employment areas. Where possible, encourage clustering residential and commercial development to preserve open space and reduce public expenditure for public services. Affordable and workforce housing is encouraged Countywide.</p> <p>Encourage mixed-use development that integrates neighborhood serving commercial uses and diverse housing options, particularly close to employment centers. Prioritize job creation by encouraging additional employment uses to complement the Heathcote Health Center, Provide height and density transitions between higher-intensity development areas. and surrounding residential and lower-intensity areas. Establish the area as a cohesive 'Health District' through area specific branding elements, wayfinding, public art, and other placemaking features.</p>
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Land Use Mix Analysis

Within the MU-4 land use classification, single family attached, and multifamily housing are among the prescribed primary uses. The targeted residential density with the T-4 density transect is 8 to 24 dwelling units per acre and with a FAR range of 0.57 to 1.38. The minimum recommended open space is 20% of the site. The targeted mix of uses in MU-4 areas is as follows:

- Residential = 30 – 60%
- Nonresidential = 30 – 60%
- Civic = 5%

For overall reference, below is an extract from the Land Use chapter of the Comprehensive Plan, providing the development form elements associated with various density transects.

Form Element/Transects	T-0	T-1A	T-1B	T-1C	T-2	T-3	T-4	T-5	T-6
<i>Target Residential Density</i>	1 du/10 acre (Ten-acre lots)	1 du/5 acre (Five-acre lots)	1 du/2 acres (Two-acre lots)	2 du/1 acres (Half-acre lots)	1-4 du/acre (Quarter-Acre lots)	4-12 du/acre (3,630 sf per unit density to quarter-acre lots)	8-24 du/acre (1,815 sf per unit density to 5,445 sf per unit)	20-50 du/acre (871 sf per unit density to 2,178 sf per unit)	50-100 du/acre (435 sf per unit density to 871 sf per unit)
<i>Target Net FAR</i>	0-0.01	0-0.02	0-0.03	0-0.05	0.05-0.23	0.23-0.57	0.57-1.38	1.38-2.30	2.3+
<i>Target Building Height</i>	1-2 Stories	1-2 Stories	1-2 Stories	1-3 Stories	1-3 Stories	3-5 Stories	4-8 Stories	6-12 Stories	8-20 Stories
<i>Activity Density (jobs+people/acre)</i>	0-1/acre	0-1/acre	0-3/acre	0-5/acre	1-10/acre	10-25/acre	25-60/acre	60-100/acre	100+/acre
<i>Preferred Transit Technology</i>	<i>Demand Response</i>	<i>Demand Response</i>	<i>Demand Response</i>	<i>Demand Response</i>	<i>Demand Response</i>	<i>Fixed Bus Route</i>	<i>Express Bus</i>	<i>BRT/LRT</i>	<i>LRT/Rail</i>

Note: Conservation Residential are required to meet a higher open space requirement so lot sizes will be smaller than indicated above.

Proposal's Strengths

- Land Use & Zoning Compatibility: The subject site is zoned B-1, General Business, which is among the implementing zoning districts for the MU-4, Community Mixed Use, long-range land use classification and contributes to the intent of the area.
- Infill & Compatible with Surrounding Area: This project provides commercial uses in an appropriate scale and density for area context along Heathcote Boulevard.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

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

Community Design Plan Analysis

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

Signage

The following tables show the sign modifications and the relevant section of the Zoning Ordinance whereby the modifications are being proposed for each of the SUP applications. The justification for each modification can be found in the "Modifications and Waivers" section of the staff analysis.

Sign Comparison Chart for SUP

SUP2024-00034, Heathcote Marketplace Pad D (Motor Vehicle Fuel Station)

Sign Type	Allowed	Proposed
<i>Sec. 32-250.28 Schedule A</i> Façade (single tenant occupying single story or multi-story building) Signs	3 for Corner lots 3 sf per foot of building Max 400 sf for all signs	9 Façade signs proposed: <ul style="list-style-type: none"> • Front: 1 Wawa façade signs 121 sf total • Front: 3 Graphic façade signs 84 sf total • West side: 1 Wawa façade sign: 43 sf • Rear: 1 Wawa façade sign 68 sf • Rear: 2 Graphic façade signs 56 sf total • Rear: 1 Welcome façade signs: 5sf Total: 377 sf cumulative proposed
<i>Sec.32-250.28 Schedule A</i> Gas Canopy Signs	2 canopy signs 40 sf cumulative max	1 Canopy sign proposed: 9 sf total 2 Gas Pump Spanner signs: 39.3 sf per sign; 78.6 sf total Total: 87.6 sf cumulative proposed
<i>Sec.32-250.28 Schedule A</i> Freestanding Tenant Monument Sign	1 per street frontage ½ sf per 1 foot of street frontage Max area, 80 sf Max Height, 10' in HCOD	1 Freestanding tenant monument sign Total: 80 sf Max Height: 10' height
<i>Sec.32-250.28 Schedule A</i> Freestanding Off-site Multi-Tenant Primary Project Sign	1 per street frontage ½ sf per 1 foot of street frontage Max area, 100 sf Max Height, 10' in HCOD	1 Freestanding off-site multi-tenant primary project sign Total: 64 sf Max Height: 8' height
<i>Sec. 32-250.23.7(d)</i> Gas Pump Signage	Allowed pursuant to Sec. 32-250.23.7(d)	12 "Goose" logo signs (0.63 sf each) 12 "Wawa" logo signs (1.21 sf each)
<i>Sec.32-250.28 Schedule A</i> Minor Signs "Directional Signs"	1 per 50 feet of linear street frontage 4 sf max sign area 5 ft max height	4 "Directional" signs proposed 6.25sf per sign (+/- 292.82 linear ft street frontage = 6 minor signs allowed) Total: 25 sf total proposed Max Height: 4'6" height

Sign Comparison Chart
SUP2024-00033, Heathcote Marketplace Pad E (Restaurant)

Sign Type	Allowed	Proposed
Sec. 32-250.28 Schedule A Façade (single tenant occupying single story or multi-story building) Signs	3 for Corner lots 3 sf per foot of building Max 400 sf for all signs	2 Façade signs proposed: <ul style="list-style-type: none"> • Logo/Panera 74.3 sf • Drive Thru 13.3 sf Total: 87.6 sf cumulative
Sec. 32-250.27.5 Drive-through Signs	3 per drive-thru lane Individual sign max – 40 Cumulative max - 72	3 provided <ul style="list-style-type: none"> • 1 Menu board = 34.98 sf • 1 3-Panel ad board = 14.12 sf • “Panera” signs on menu board (0.5sf) and preview board (.79 sf) • 1 Clearance Bar = 1.5 sf • 1 “Drive Thru” on clearance bar = 3.4 sf Total: 55.29 sf
Sec.32-250.28 Schedule A Minor Signs: “Directional Signs” “Parking Signs for Drive Thru and Pick Up”	1 per 50 feet of linear street frontage 4 sf max sign area 5 ft max height	[+/- 524- linear ft street frontage = 10 minor signs allowed] Up to 4 “Directional” signs proposed 5 sf, cumulative total Up to 10 “Parking Signs for Drive Thru and Pick Up” proposed 1.5sf per sign, 15 sf total Directional Signs are 3’ tall Total: 20 sf

The Applicant has provided conditions for each application that include substantial conformance with the special use permit plan entitled, " Heathcote Marketplace / Pad D (Motor Vehicle Fuel Station) for SUP2024-00034 and special use permit plan entitled “Heathcote Marketplace Pad E (In-Line Restaurant with Drive Through and Carry-out Restaurants), for SUP2024-00033.

Proposal's Strengths

- Building Design & Materials: The Applicant has conditioned that the financial institution, vehicle maintenance and car wash shall be developed in substantial conformance with the Elevation Concept Plan that will be provided for each respective proposal.
- Landscaping: The Applicant shall provide landscaping in substantial conformance with sheet C300 Buffering, Landscaping, and Open Space Plan of the SUP Plan, and the corresponding SUP area shown on the “Streetscape Guidelines – Heathcote Marketplace South,” prepared by IMEG, dated August 7, 2024.

- Signage: The Applicant has included in the conditions that all signage, including sign modifications, shall be in substantial conformance with the sign package provided for each SUP application.

Proposal's Weaknesses

- Architecture: The Applicant has conditioned to general conformance to the building façade design theme, design quality, and exterior style.

Consistency Recommendation

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

Cultural Resources Plan Analysis

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

The Historical Commission reviewed the special use permit applications at their April 9, 2024, meeting and recommended the following:

- Phase I study, and if warranted, Phase II evaluation and Phase III data recovery study outside of disturbed area. Artifacts are to be donated to and curated with the County.
- Landscaping on Route 15 should be in accordance with The Journey Through Hallowed Ground landscaping guidelines. (only for SUP2024-00034)

A Phase I Cultural Resources Investigation entitled Heathcote Properties, prepared by Thunderbird archeology, dated June 2021, (the "Survey") was provided with this application. An approximately 5.9-acre portion of the southern parcel was previously subjected to Phase I archeological testing by Cultural Resources, Inc. (CRI) during a 2011 survey associated with the widening of I-66 and documented in the report titled A Cultural Resources Survey for the Proposed Widening of I-66 from Route 29 to Route 15 and Proposed Improvements to the I-66 and Route 15 Interchange, Prince William County, Virginia (Leithoff et al. 2011). The survey included shovel testing, a military sites (metal detecting) survey, and an architectural survey of the project area. No evidence of Civil War occupations or engagements, landscape features, or other archeological sites were recorded as a result of the CRI investigation and no further work was recommended. Since the Survey concluded

that "no cultural resources, domestic or military, were identified as a result of the current Phase I investigation and no archeological sites were recorded; no sites were recorded within the southern parcel of the project area as a result of either of the two previous surveys. No further archeological work is recommended for the project area.

Proposal's Strengths

- None identified.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

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

Environment Plan Analysis

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

The site consists of an existing commercial development.

Proposal's Strengths

- Water Quality Monitoring/Stream Restoration: The Applicant shall contribute \$75.00 per acre (±2.040 acres) as a condition of final site plan approval, for the County to conduct water quality monitoring, drainage improvement projects, and/or stream restoration.

Proposal's Weaknesses

- Conflicts with Current Minimum Development Standards: This site is in Land Bay #6 of West Market, the retail area. According to REZ1988-0081 the interior landscaping within parking lots in B-1 district development in land bay #6 shall be 2 percent of the parking lot area. Staff recommends that the interior parking lot landscaping be 17 percent to meet current standards in the DCSM 802.44L.

Consistency Recommendation

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

Fire and Rescue Plan Analysis

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

Fire/Rescue Station #24 is the first due fire/rescue resources in the corridor. The facility is outside the required 4.0-minute travel time for Basic Life Support and is inside the required 8.0-minute travel time for Advanced Life Support. In Fiscal Year 2024, Fire/Rescue Station 24 responded to 1,563 incidents. The workload capacity for Fire/Rescue Station 24 is 2,000 incidents per year.

Proposal's Strengths

- Development Site within 8.0-Minute Travel Time: The portion of the site to be developed is located within the required 8.0-minute travel time for advanced life support.
- Station Workload: Fiscal Year 2024 figures indicate that Fire and Rescue Stations 24 (Antioch) is operating within its capacity.
- Monetary Contribution: As proffered, the Applicant will make a monetary contribution to the Board of County Supervisors for \$0.61 per square feet (SF) of the new building area.

Proposal's Weaknesses

- Development Site outside 4.0-Minute Travel Time: The portion of the site to be developed is located outside the required 4.0-minute travel time for basic life support and fire suppression services.

Consistency Recommendation

Staff recommends that this application is consistent with the relevant components of the Fire and Rescue Plan.

Police Plan Analysis

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

At this time, the Police Department does not believe this application will create a significant impact on calls for service. During site plan review, the Applicant should focus on the following key areas for the development: landscape maintenance; access control; secure facility management; lighting in common areas; and community/area surveillance.

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 have a significant impact on calls for service.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

Staff recommends that this application is 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, and the use of private wells or public water.

The subject property is within the utility service area of the Prince William County Service Authority, and public water is available. The Service Authority has an existing 18-inch water main in James

Madison Highway. The developer will be required to extend a minimum 12-inch water main along Heathcote Boulevard to serve all proposed pad sites.

The Applicant shall design and construct all new on-site and off-site water 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 offsite 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

- Water Connection & Service: As conditioned, the site shall be connected to public water with the Applicant bearing all costs associated with providing all on- and off-site facilities to make such connection and to meet the needs for the Property.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

Staff recommends that this application is 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.

The Service Authority has an existing 8-inch gravity sewer main in James Madison Highway and an existing 21-inch gravity main located on the adjacent parcel, GPIN 7398-03-1054, with availability of capacity determined in conjunction with plan submission. All connections to the public sewer system shall be in accordance with the Service Authority's USM requirements and restrictions.

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

Proposal's Strengths

- **Sewer Connection & Service:** As conditioned, the site shall be connected to public sewer with the Applicant bearing all costs associated with providing all on- and off-site facilities to make such connection and to meet the needs for the Property.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

Staff recommends that this application is 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. The County recognizes that it is not possible to address congestion through road investments alone and has reduced the acceptable standard to (LOS) of "E" specifically in Small Area Plans, in Activity Centers, and on Arterials. Projects should include strategies that result in a LOS "E" or better on all roadway corridors and intersections, reduce traffic demand through transportation demand management strategies, dedicate planned rights-of-way, provide transit infrastructure, pedestrian, and bicycle pathways, and improved and coordinated access to transit facilities.

The access associated with the Special Use Permit uses will be via two (2) points on Heathcote Boulevard. The first access will be a Right In (RI) entrance only into the development and the second entrance utilizing ingress and egress from the entrance road for Virginia Department of Transportation "VDOT" Park and Ride. These access points are subject to VDOT and Prince William County Department of Transportation "PWCDOT" approval.

The Applicant submitted a Traffic Impact Analysis (TIA) entitled "Traffic Impact Study Westmarket," prepared by Gorove Slade, dated August 30, 2022, and revised December 8, 2022 (Plan ASP2023-00018). The TIA results are based on the total future uses within the Westmarket development and includes an analysis of uses that are above and beyond the subject SUP. To confirm that the proposed SUPs did not result in additional impacts, the Applicant's traffic consultant, Gorove Slade, prepared a "MOE Results Comparison Memo" dated November 3, 2023, which includes a comparison of trips, delays, Level of Service and queuing analysis results between the development program assumed in the approved TIA and the currently planned program.

Proposal's Strengths

- Traffic Impact Analysis: The Applicant provided a Traffic Impact Analysis and MOE Results Comparison Memo. The trips generated by the Special Use Permits do not indicate a significant impact on the transportation network.
- EV Charging & Bike Rack: The Applicant shows an EV Charging for vehicles and a bike rack on site as shown on sheet C200 of the SUP Plan. However, the Applicant did not place these amenities in the conditions.

Proposal's Weaknesses

- Lack of Commitment to the Shared Use Path: The Countywide Trails Plan in the Mobility Plan chapter of the Comprehensive Plan proposes a Shared Use Path along Heathcote Boulevard. Staff recommend the Applicant dedicate right-of-way as needed ~~to~~ and construct a 10' shared use path on the south side of Heathcote Boulevard along the site frontage. However, the Applicant notes a steep grade along Heathcote Boulevard would be difficult for bikers to traverse and did not commit to the shared use path.

Consistency Recommendation

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

Strategic Plan

This section of the report is intended to address the project's alignment with the outcomes provided within the County's Strategic Plan. The Strategic Plan posits that individuals, families and businesses prefer communities with a robust economy; easy access to jobs, services, and activities; that support even the most vulnerable in the community; are safe and secure; 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: The proposed two special use permits are favorably aligned with the County's Resilient Economy objective to continue efforts to preserve and expand the commercial tax revenue base.

Modifications / Waivers

The following waivers and/or modifications to the requirements of the Zoning Ordinance are being requested and are incorporated into this SUP request:

The applicant is requesting to modify Sec. 32-250.23 of the Zoning Ordinance to allow additional drive-in signs (menu/ordering boards within parking stalls), facade signs and minor signs for SUP2024-00033, Heathcote Marketplace Pad E and facade signs, gas canopy signs, freestanding monument sign, gas pump signage and minor signs-directional.

Section 32-250.23.6. of the Zoning Ordinance allows the Board of County Supervisors to modify the sign standards within the Zoning Ordinance as part of a rezoning or SUP request. Pursuant to this section of the Zoning Ordinance, and in the context of this subject SUP proposal, the following criteria must be considered in order to grant modifications for signage. The Applicant's summarized responses to each of the criteria are as follows:

- A. *Compatibility of the proposed sign(s):* The compatibility of the proposed sign(s) with the existing and/or approved buildings, landscaping, on-site, amenities, overall design character of the on-site development, and design character of development adjacent to the subject property.

Justification: *The Applicant requests a sign modification to allow the signage package included with this submission. This motor vehicle fuel station with associated uses includes both destination uses and uses that will rely on drive-by visibility. Given the high traffic pattern of the Route 15 and Heathcote Boulevard corridors, the proposed signage is needed in order to clearly and readily identify the business and access to the business for fuel. All signage for the site is designed to work harmoniously as a package. From façade signage to gas price signs, the Applicant's sign program provides a brand-centric display that aids in customer identification. The gas price signs provide the public with adequate notice of gasoline prices before entering the property. This type of signage is typical of all gas stations, as notification of gas prices is a necessity for all fuel facilities. Indeed, effective gas price signs allow customers to easily determine the price of gas without slowing traffic or running the risk of creating congestion or accidents by looking for pricing.*

- B. *Improve the Scenic Quality along Highways:* The ability of the proposed sign(s), particularly when accompanied by landscaped treatments and lighting, to improve the scenic quality of highly visible areas along interstate highways, regional highways, and major County thoroughfares, with particular emphasis for signs proposed in proximity to the County's major gateways as identified in the Comprehensive Plan.

Justification: *The Property is located within the James Madison Highway Corridor Overlay District, which is a high-traffic corridor where businesses rely on identifiable signage for business. As proposed, the proposed signage will add an aesthetic design to the corridor while matching the corporate identity of the motor vehicle fuel station, a quick service food store, convenience store. Because of the location of the Property, the proposed design of the sign, and surrounding uses, the proposed sign modification will have minimal impact on the visual appearance of the adjacent and nearby properties and right-of-way. In particular, the location and design of the*

freestanding multi-tenant sign will contribute to the aesthetic enhancement of the new commercial plaza.

- C. *Degree of Deviation:* The degree of deviation from the sign regulations, considering whether the proposed sign design represents the minimum amount of modification necessary to provide adequate identification of the proposed use while remaining consistent with the purposes and intent of County Code Section 32-250.21.

Justification: *The Applicant seeks sign modifications to allow for standard signage needed by restaurants with drive-in facilities as well as multi-tenant signage to establish this new commercial development. For many of the reasons stated herein, this sign modification request and design of the sign will remain consistent with the purposes of Section 32-250.21 which includes encouraging vibrant and thriving commercial activity, encouraging aesthetic quality in the design, providing a fundamental role in convenience to citizens and encouraging economic development.*

- D. *Existence of Special Visual Obstruction:* The existence of a special visual obstruction or difficulty in locating the use, due to unique challenges associated with the location, topography, size, or configuration of the lot, including access to the lot, which makes the customary application of the sign regulations unreasonably restrictive.

Justification: The Applicant relies on drive-by visibility for its customers and requires drive-in and wayfinding signage for customers to utilize the drive-in stalls.

- E. *Highway Corridor Overlay District (HCOD):* Whether the proposed sign would be located within a Highway Corridor Overlay District (HCOD)

Justification: *The Property is located within the James Madison Highway Corridor Overlay District. Therefore, the specific HCOD setbacks and standards apply. As proposed, the proposed signage will add an aesthetic design to the corridor while matching the corporate identity of the motor vehicle fuel station, a quick service food store, convenience store. Because of the location of the Property, the proposed design of the sign, and surrounding uses, the proposed sign modification will have minimal impact on the visual appearance of the adjacent and nearby properties and right-of-way. In particular, the location and design of the freestanding multi-tenant sign will contribute to the aesthetic enhancement of the new commercial plaza.*

Staff Recommendation: Staff supports the sign modification and justification requests of this proposal and recommends approval.

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:

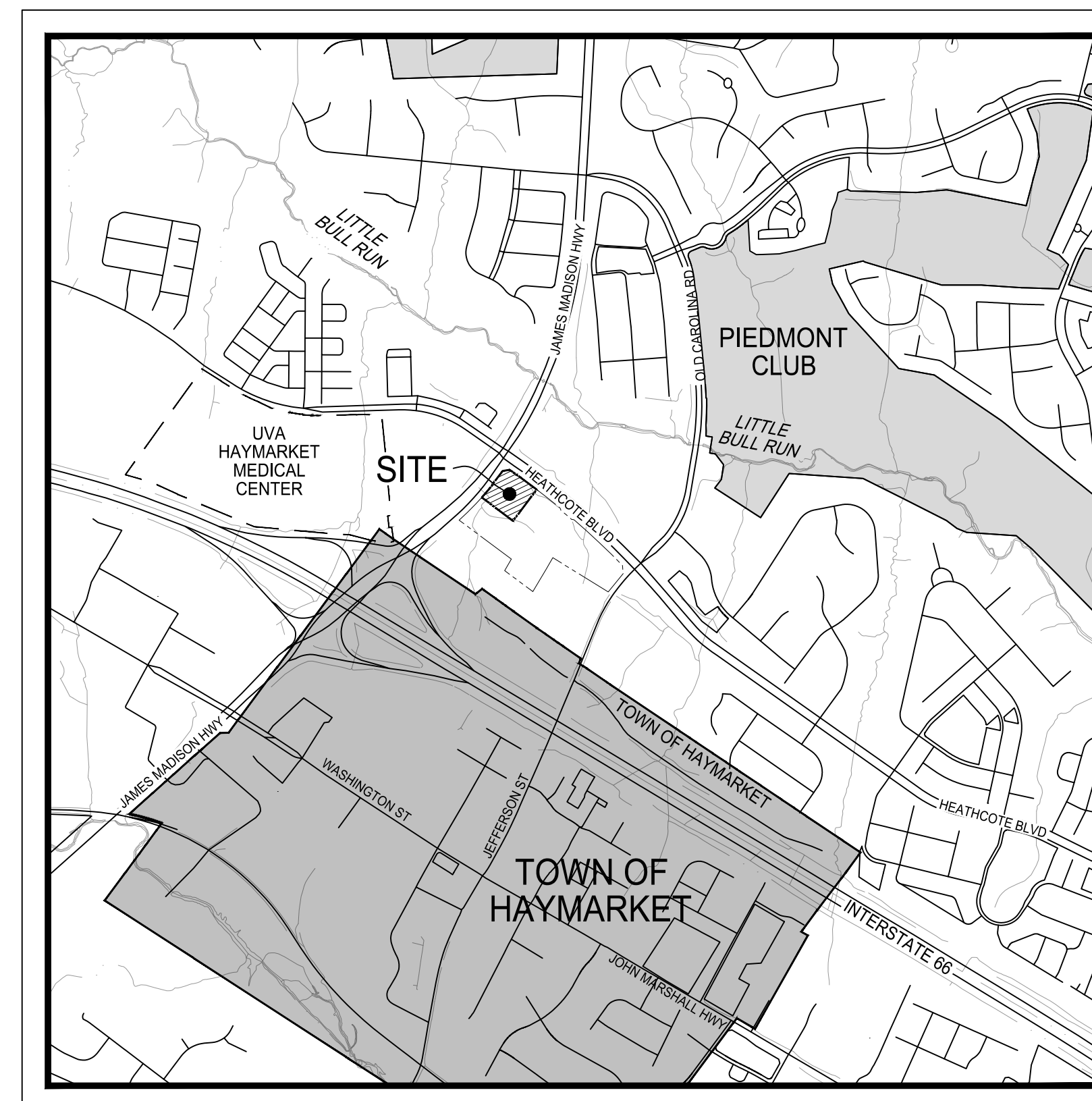
- PWC County Archaeologist
- PWC Building Official
- PWC Economic Development
- PWC Fire Marshal Office
- PWC Historical Commission
- PWC Land Development Services
- PWC Parks & Recreation
- PWC Planning Office – Case Manager / Long-Range Planning / GIS Specialist
- PWC Police / Crime Prevention
- PWC Public Works – Environmental Services / Watershed Management
- PWC Service Authority
- PWC Transportation
- Town of Haymarket
- Virginia Department of Transportation (VDOT)

HEATHCOTE MARKETPLACE / PAD D

MOTOR VEHICLE FUEL STATION

GAINESVILLE MAGISTERIAL DISTRICT PRINCE WILLIAM, VIRGINIA

1. THE PROPERTY SUBJECT TO THIS APPLICATION IS IDENTIFIED ON THE PRINCE WILLIAM COUNTY, VIRGINIA GEOGRAPHIC INFORMATION SYSTEM AS GPIN 7298-92-4359 (PART) AND IS ZONED B-1.
2. THE PROPERTY SHOWN HEREON ARE NOW IN THE NAME OF HAYMARKET INVESTMENT LLC, RECORDED AT INSTRUMENT #202104150045733, AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.
3. HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS) 1983 - NORTH AS ESTABLISHED FROM A CURRENT GPS SURVEY.
4. THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) GEIOD-18 AS ESTABLISHED FROM A CURRENT GPS SURVEY.
5. NO TITLE REPORT FURNISHED. ALL UNDERLYING TITLE LINES, EASEMENTS, AND OTHER MATTERS OF TITLE MAY NOT BE SHOWN HEREON. THIS DOCUMENT DOES NOT REPRESENT A CURRENT BOUNDARY SURVEY.
6. TOPOGRAPHIC SURVEY CONDUCTED BY MCKENZIE SNYDER, INC, COMPILED ON OCTOBER 4th, 2021. THIS DATA HAS BEEN SUPPLEMENTED BY CONVENTIONAL METHODS BY THIS FIRM ON BETWEEN THE DATES OF SEPTEMBER 20th AND OCTOBER 12th, 2021.
7. BOUNDARY LINES SHOWN HEREON PROVIDED BY RINKER DESIGN ASSOCIATES ON SEPTEMBER 22nd, 2021.
8. THE APPLICANT IS REQUESTING APPROVAL OF A SPECIAL USE PERMIT (SUP) TO ALLOW FOR A MOTOR VEHICLE FUEL STATION AS PERMITTED BY SECTION 32-401.13 OF THE PRINCE WILLIAM COUNTY ZONING ORDINANCE.
9. THE PROPERTY IS LOCATED IN FLOOD ZONE "X" (OTHER AREAS), AREAS DETERMINED TO BE OUTSIDE THE FLOODPLAIN.
10. TO THE BEST KNOWLEDGE OF THE ENGINEER AND DEVELOPER THERE ARE NO CEMETERIES, HAZARDOUS OR TOXIC SUBSTANCES ON THE SITE.
11. A PORTION OF THE SUBJECT PROPERTY IS LOCATED IN THE HIGHWAY CORRIDOR OVERLAY DISTRICT (HCOD APPROVED PRIOR TO FEBRUARY 20, 1996).



1000 500 0 1000 2000

GRAPHIC SCALE
1" = 1000'

SHEET INDEX	
C000	COVER SHEET
C100	CONTEXTUAL LAYOUT
C200	SITE LAYOUT
C300	BUFFER, LANDSCAPING & OPEN SPACE PLAN

ENVIRONMENTAL ENGINEER
WETLAND STUDIES & SOLUTIONS, INC.
 C/O ALISON ROBINSON, PWS, PWD, CT
 5300 WELLINGTON BRAND DRIVE, SUITE 100
 GAINESVILLE, VIRGINIA 20169

#SUP2024-00034
HEATHCOTE MARKETPLACE
SPECIAL USE PERMIT PLAN - PAD D
GAINESVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

	08-16-2024	REVISED - 2ND SUBMISSION
	12-03-2024	REVISED - 3RD SUBMISSION
MARK	DATE	DESCRIPTION

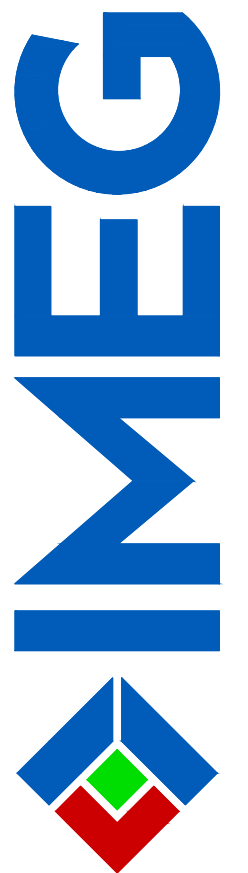
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DRAWING No.: 113111
DATE: 01/05/2024
SCALE: 1"=1000'
DESIGN: QN
DRAWN: QN
CHECKED: SG

SHEET TITLE:

COVER
SHEET

SHEET No.

C000



9301 Innovation Dr, Suite 150
Manassas, VA 20110 P 703.393.9887
engineering • surveying • land planning

#SIP2024-00034

REVISED - 2ND SUBMISSION

REVISED - 3RD SUBMISSION

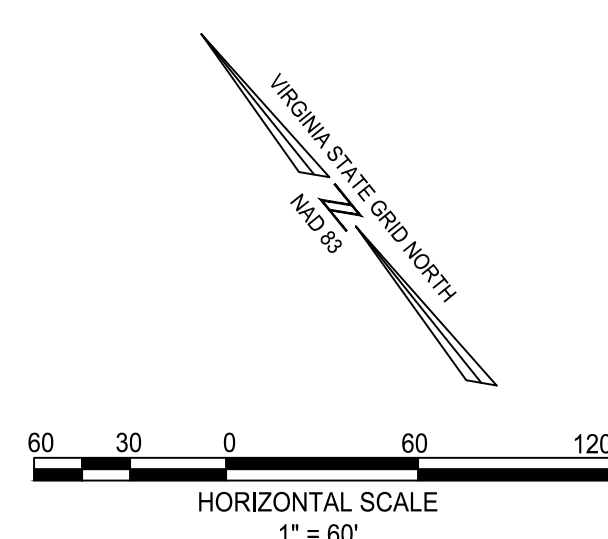
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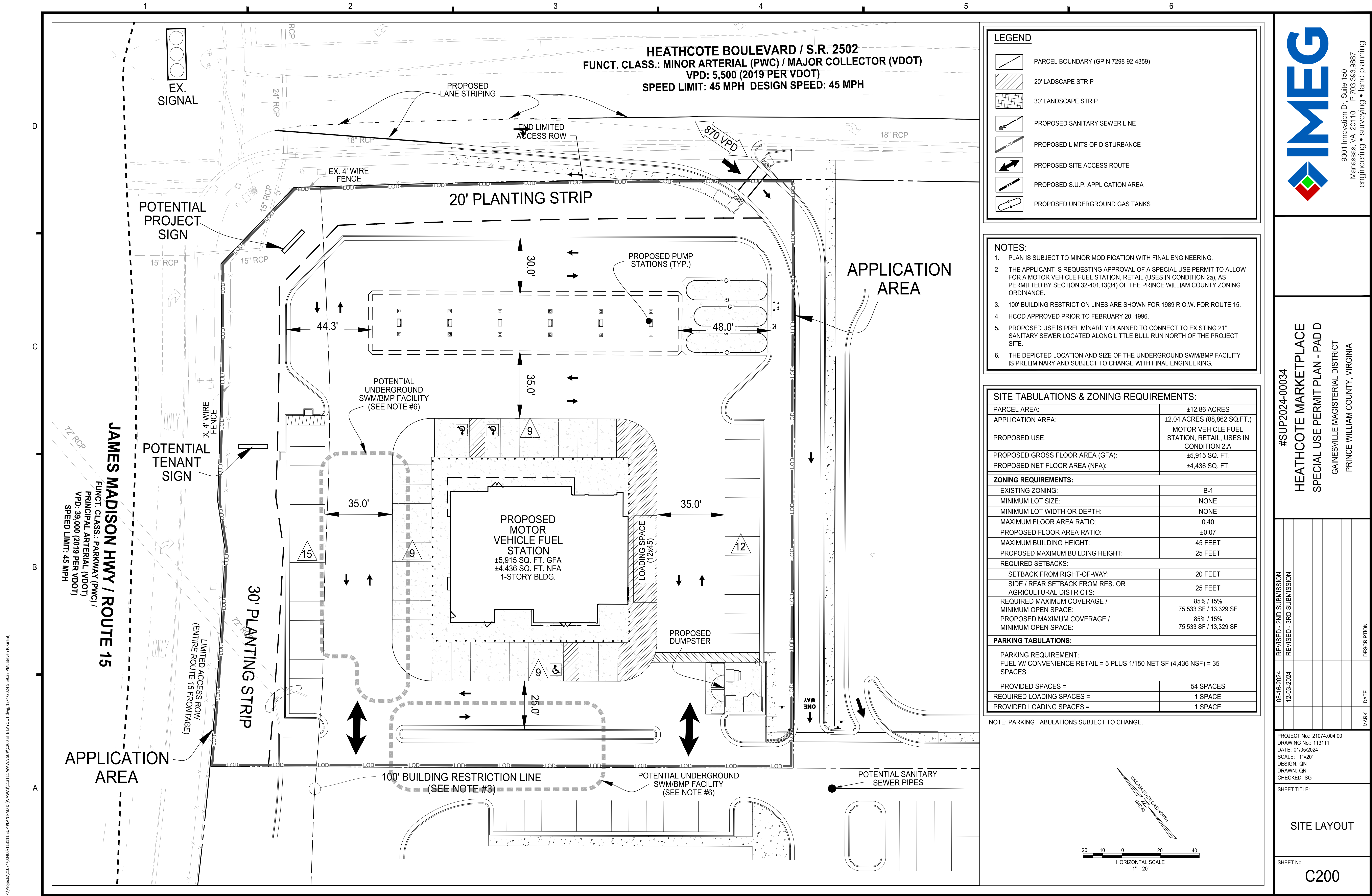
SHEET TITLE

CONTEXTUAL LAYOUT

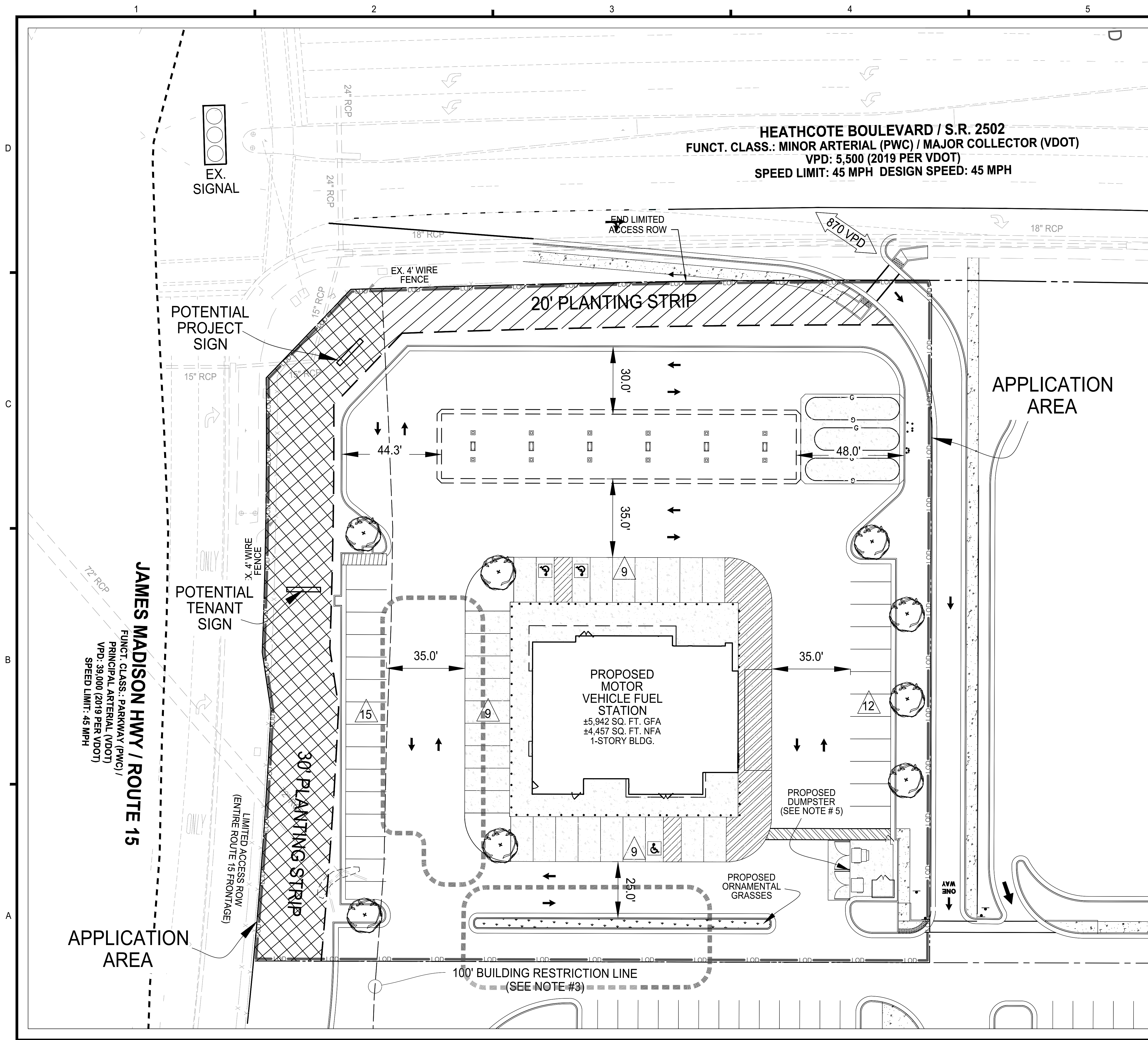
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C100





P:\Projects\21074\00000\113111 SUP PLAN PAD D (WAWA)\113111 WAWA SUP\C300 BUFFER LANDSCAPING & OPEN SPACE PLAN.dwg, 12/4/2024 5:59:39 PM, Steven P. Grant,



LEGEND

- PARCEL BOUNDARY (GPIN 7298-92-4359)
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED S.U.P. APPLICATION AREA

- PROPOSED LANDSCAPING
- LARGE DECIDUOUS TREE
 - MEDIUM / SMALL DECIDUOUS TREE

NOTES:

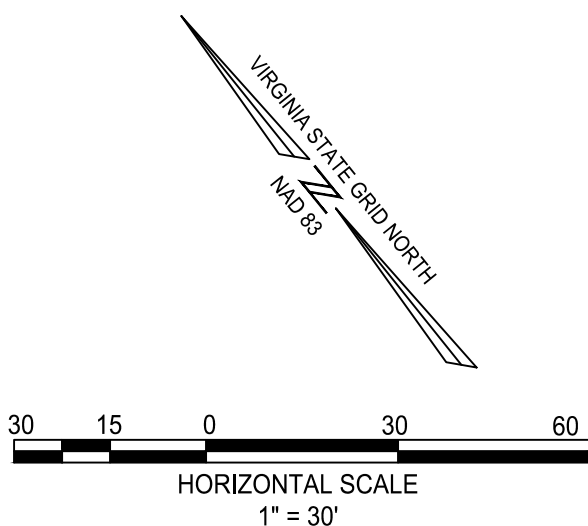
- PLAN IS SUBJECT TO MINOR MODIFICATION WITH FINAL ENGINEERING.
- PROPOSED PLANTING STRIP IS DEPICTED AS REQUIRED BY THE WESTMARKET PROFFERS; EXHIBIT 3.
- INTERIOR PARKING LOT LANDSCAPING TO BE PROVIDED PURSUANT TO SECTION 32-250.10.3 OF THE ZONING ORDINANCE.
- 100' BUILDING RESTRICTION LINES ARE SHOWN FOR 1989 R.O.W. FOR ROUTE 15 AND STATE ROUTE 625.
- PROPOSED DUMPSTER TO BE SCREENED PER DCSM SEC. 802.49.

LANDSCAPE STRIP DETAILS:

20' PLANTING STRIP / 110 P.U. PER 100 L.F.

30' PLANTING STRIP / 180 P.U. PER 100 L.F.
(PER WESTMARKET PROFFERS; EXHIBIT 3 OVERALL LANDSCAPE PLAN)

SEE THE STREETScape GUIDELINES
EXHIBIT FOR ADDITIONAL DETAIL ON
PROPOSED LANDSCAPING



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#SUP2024-00034

HEATHCOTE MARKETPLACE

SPECIAL USE PERMIT PLAN - PAD D

GAINESVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

08-16-2024 REVISED - 2ND SUBMISSION

12-03-2024 REVISED - 3RD SUBMISSION

PROJECT No.: 21074.004.00
DRAWING No.: 113111
DATE: 01/05/2024
SCALE: 1"=30'
DESIGN: QN
DRAWN: QN
CHECKED: SG

SHEET TITLE:

BUFFER,
LANDSCAPING
& OPEN
SPACE PLAN

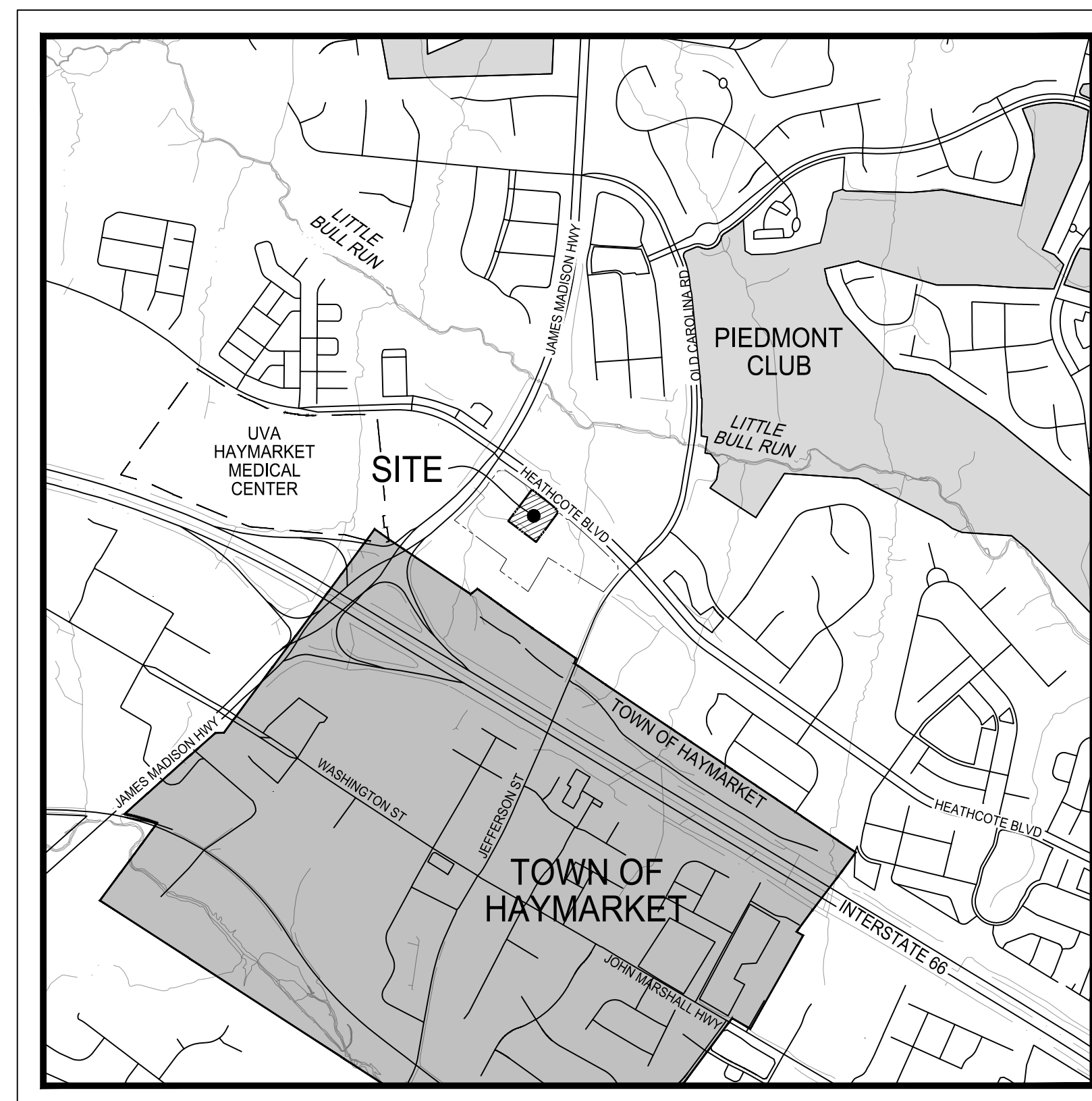
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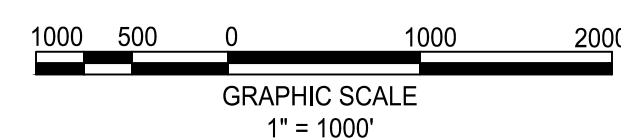
#SUP2024-00033

GAINESVILLE MAGISTERIAL DISTRICT PRINCE WILLIAM, VIRGINIA

1. THE PROPERTY SUBJECT TO THIS APPLICATION IS IDENTIFIED ON THE PRINCE WILLIAM COUNTY, VIRGINIA GEOGRAPHIC INFORMATION SYSTEM AS GPIN 7298-92-4359 (PART) AND IS ZONED B-1.
2. THE PROPERTY SHOWN HEREON ARE NOW IN THE NAME OF HAYMARKET INVESTMENT LLC, RECORDED AT INSTRUMENT #202104150045733, AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.
3. HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS) 1983 - NORTH AS ESTABLISHED FROM A CURRENT GPS SURVEY.
4. THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) GEIOD-18 AS ESTABLISHED FROM A CURRENT GPS SURVEY.
5. NO TITLE REPORT FURNISHED. ALL UNDERLYING TITLE LINES, EASEMENTS, AND OTHER MATTERS OF TITLE MAY NOT BE SHOWN HEREON. THIS DOCUMENT DOES NOT REPRESENT A CURRENT BOUNDARY SURVEY.
6. TOPOGRAPHIC SURVEY CONDUCTED BY MCKENZIE SNYDER, INC, COMPILED ON OCTOBER 4th, 2021. THIS DATA HAS BEEN SUPPLEMENTED BY CONVENTIONAL METHODS BY THIS FIRM ON BETWEEN THE DATES OF SEPTEMBER 20th AND OCTOBER 12th, 2021.
7. BOUNDARY LINES SHOWN HEREON PROVIDED BY RINKER DESIGN ASSOCIATES ON SEPTEMBER 22nd, 2021.
8. THE APPLICANT IS REQUESTING APPROVAL OF A SPECIAL USE PERMIT (SUP) TO ALLOW FOR A RESTAURANT WITH A DRIVE THROUGH USE AS PERMITTED BY SECTION 32-401.13 OF THE PRINCE WILLIAM COUNTY ZONING ORDINANCE. THE APPLICANT FURTHER REQUESTS THAT PURSUANT TO SECTION 32-503.05 (6) & (7) OF THE ZONING ORDINANCE CARRY-OUT RESTAURANTS BE ALLOWED IN ANY UNIT OF THE PROPOSED RETAIL BUILDING.
9. THE PROPERTY IS LOCATED IN FLOOD ZONE "X" (OTHER AREAS), AREAS DETERMINED TO BE OUTSIDE THE FLOODPLAIN.
10. TO THE BEST KNOWLEDGE OF THE ENGINEER AND DEVELOPER THERE ARE NO CEMETERIES, HAZARDOUS OR TOXIC SUBSTANCES ON THE SITE.
11. A PORTION OF THE SUBJECT PROPERTY IS LOCATED IN THE HIGHWAY CORRIDOR OVERLAY DISTRICT (HCOD APPROVED PRIOR TO FEBRUARY 20, 1996).



ENVIRONMENTAL ENGINEER
WETLAND STUDIES & SOLUTIONS, INC.
 C/O ALISON ROBINSON, PWS, PWD, CT
 5300 WELLINGTON BRAND DRIVE, SUITE 100
 GAINESVILLE, VIRGINIA 20169



SHEET INDEX	
C000	COVER SHEET
C100	CONTEXTUAL LAYOUT
C200	SITE LAYOUT
C300	BUFFER, LANDSCAPING & OPEN SPACE PLAN



Manassas, VA 20110 P 703.393.9887
engineering • surveying • land planning

#SUP2024-00033
HEATHCOTE MARKETPLACE
SPECIAL USE PERMIT PLAN - PAD E
GAINESVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

[illegible]

PROJECT No.: 21074.004.00
DRAWING No.: 112790
DATE: 01/05/2024
SCALE: 1"=1000'
DESIGN: GB
DRAWN: GB
CHECKED: CL

SHEET TITLE:

COVER SHEET

SHEET No. _____

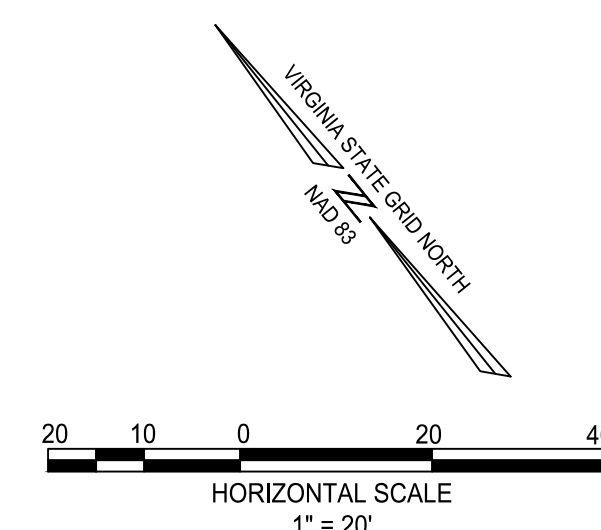
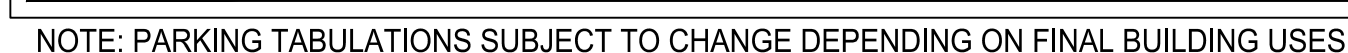
C000

#SUP2024-00033

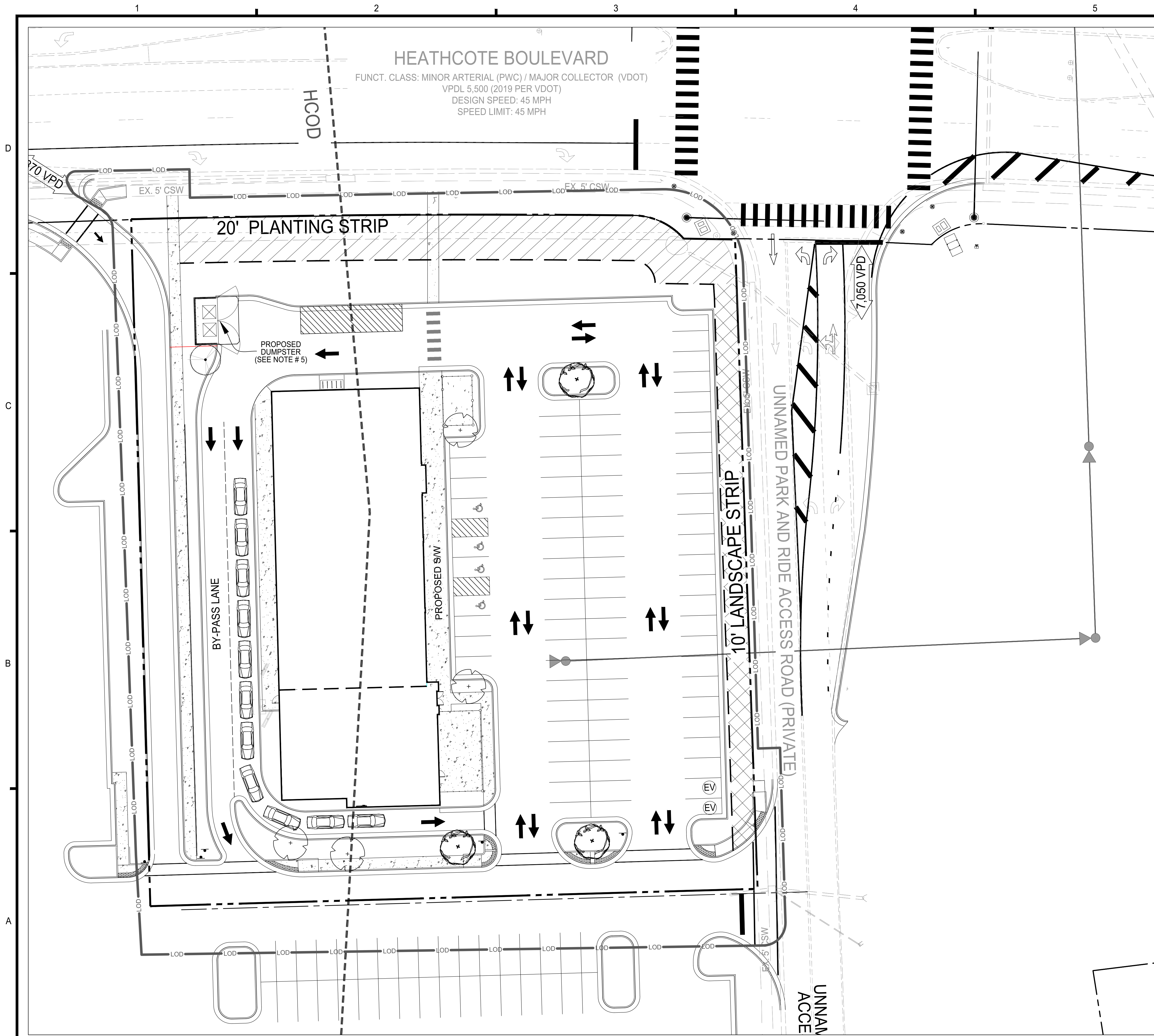
08-16-2024	REVISED - 2ND SUBMISSION
11-22-2024	REVISED - 3RD SUBMISSION

SHEET TITLE

SHEET No. **C200**



P:\Projects\2107\00000112790 SUP PLAN PAD E (DRIVE THRU REST)\C300 BUFFER, LANDSCAPING & OPEN SPACE PLAN.dwg, 11/22/2024 4:15:59 PM, Steven P. Grant.



LEGEND

Parcel Boundary (GPIN 7298-92-4359)

Proposed Limits of Disturbance

PROPOSED LANDSCAPING

LARGE DECIDUOUS TREE

LARGE EVERGREEN TREE

SHRUBS

MEDIUM / SMALL DECIDUOUS TREE

MEDIUM / SMALL EVERGREEN TREE

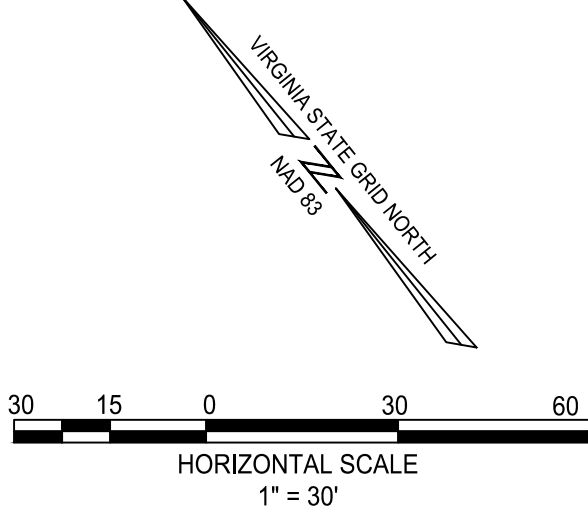
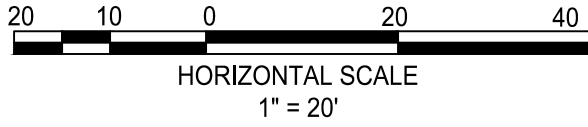
- NOTES:**
- PLAN IS SUBJECT TO MINOR MODIFICATION WITH FINAL ENGINEERING.
 - PROPOSED PLANTING STRIP IS DEPICTED AS REQUIRED BY THE WESTMARKET PROFFERS (REZ1988-0081); EXHIBIT 3.
 - INTERIOR PARKING LOT LANDSCAPING TO BE PROVIDED PURSUANT TO SECTION 32-250.10.3 OF THE ZONING ORDINANCE.
 - 100' BUILDING RESTRICTION LINES ARE SHOWN FOR 1989 R.O.W. FOR ROUTE 15 AND STATE ROUTE 625.
 - PROPOSED DUMPSTER TO BE SCREENED PER DCSM SEC. 802.49.

LANDSCAPE DETAILS:

10' LANDSCAPE STRIP / 80 P.U. PER 100 L.F.

20' PLANTING STRIP / 110 P.U. PER 100 L.F.

SEE THE STREETScape GUIDELINES EXHIBIT FOR ADDITIONAL DETAIL ON PROPOSED LANDSCAPING



IMEG

9301 Innovation Dr, Suite 150
Manassas, VA 20110 P 703.393.9887
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#SUP2024-00033
HEATHCOTE MARKETPLACE
SPECIAL USE PERMIT PLAN - PAD E
GAINESVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

REVISION	DATE	DESCRIPTION
08-16-2024		REVISED - 2ND SUBMISSION
11-22-2024		REVISED - 3RD SUBMISSION

PROJECT No.: 21074.004.00
DRAWING No.: 112790
DATE: 01/05/2024
SCALE: 1"=30'
DESIGN: GB
DRAWN: GB
CHECKED: CL

SHEET TITLE:
**BUFFER,
LANDSCAPING
& OPEN
SPACE PLAN**

SHEET No.
C300



1 FRONT ELEVATION



2 REAR ELEVATION



3 SIDE ELEVATION



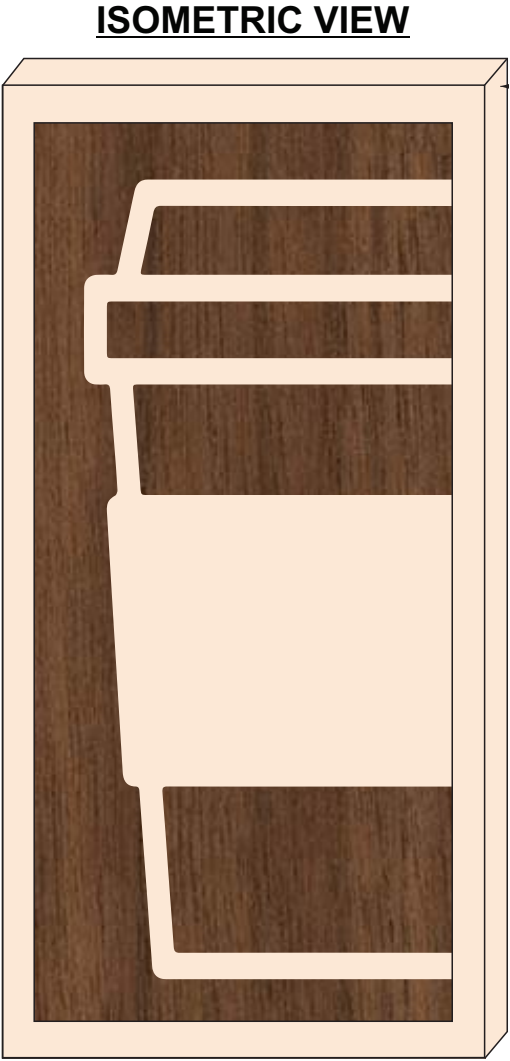
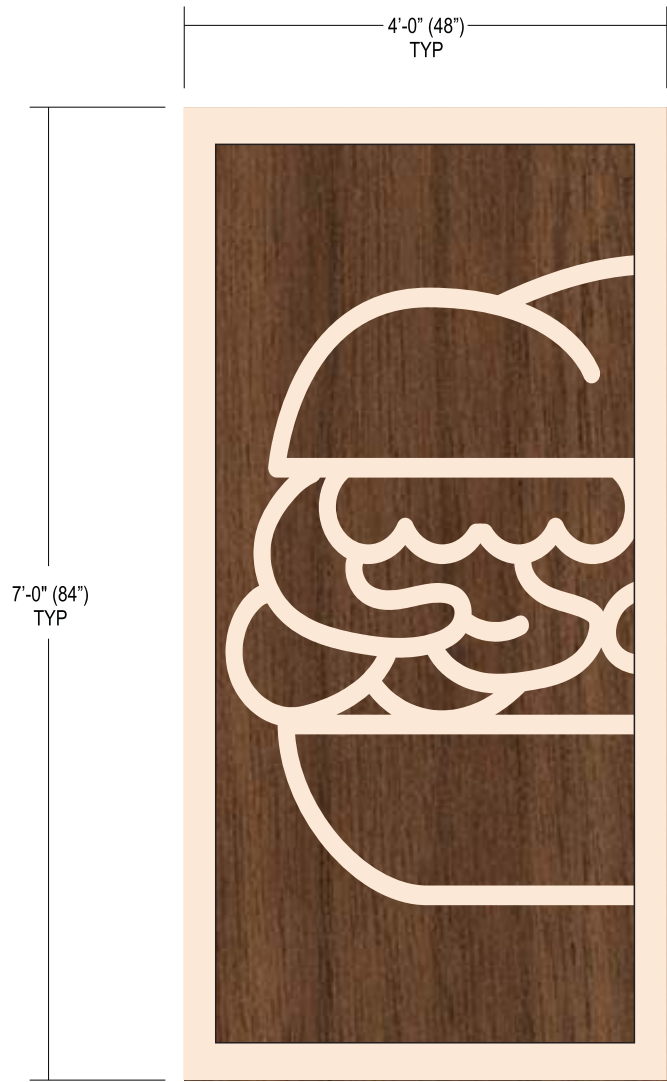
4 SIDE ELEVATION

Sign Plan

WAWA U59FB-L
HEATHCOTE BLVD. & JAMES MADISON HIGHWAY
HAYMARKET, VIRGINIA

January 5, 2024
1 of 5





(28 SQ. FT. Each)

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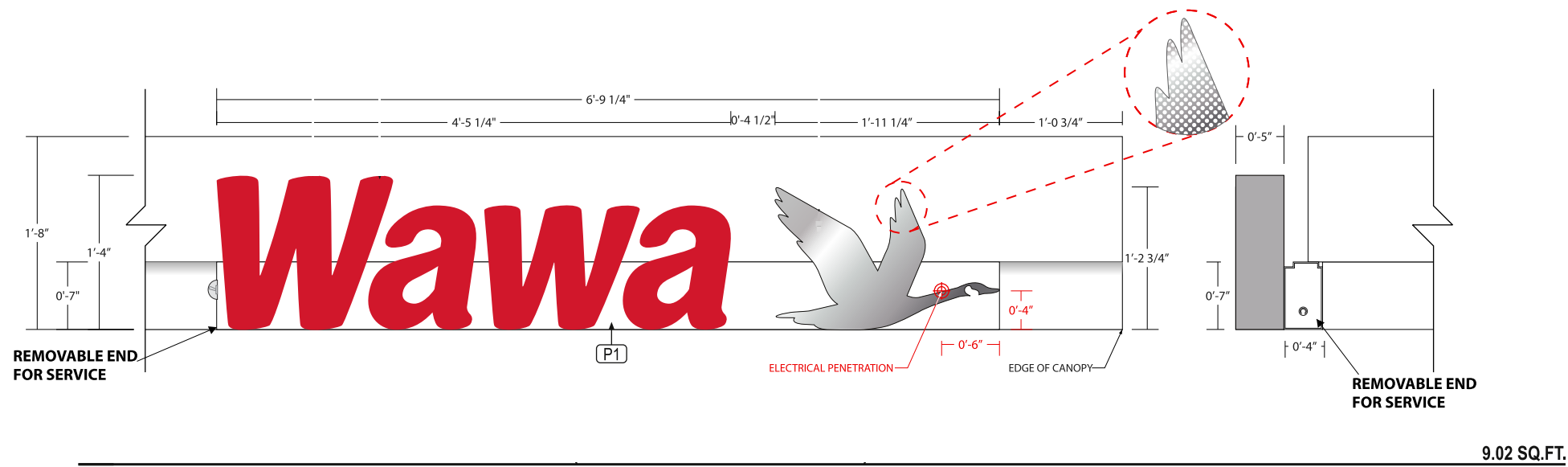
Issue Date: 03/31/23		
Drawn By: J. ORMSBY		
REV	DATE	
<u>2</u>	<u>3/31/23</u>	<u>CHANGES PER CUSTOMER</u>
<u>3</u>	<u>4/12/23</u>	<u>CHANGES PER CUSTOMER</u>

U59 SIGN FAMILY

Rev: 2
Date: 03/31/23
Doc #: WAW-230301-4
Blair Project #: 97151
Blair Sales Order #: XXXXX

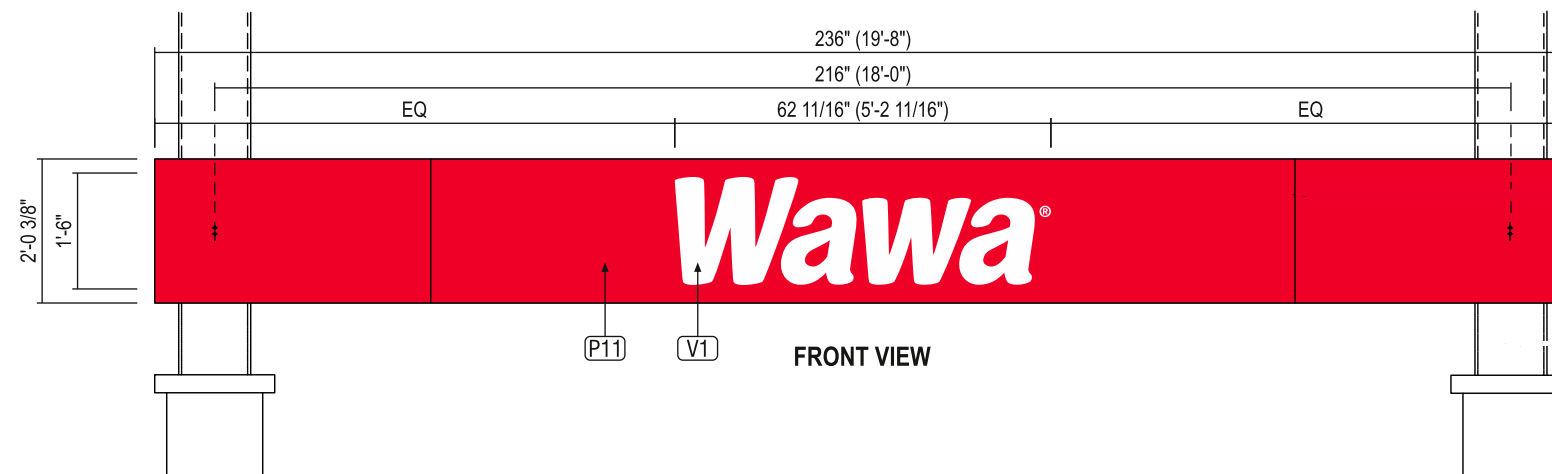
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CANOPY SIGN

9.08 SQ. FT



NON-ILLUMINATED GAS PUMP SPANNER (STACKED PUMPS)

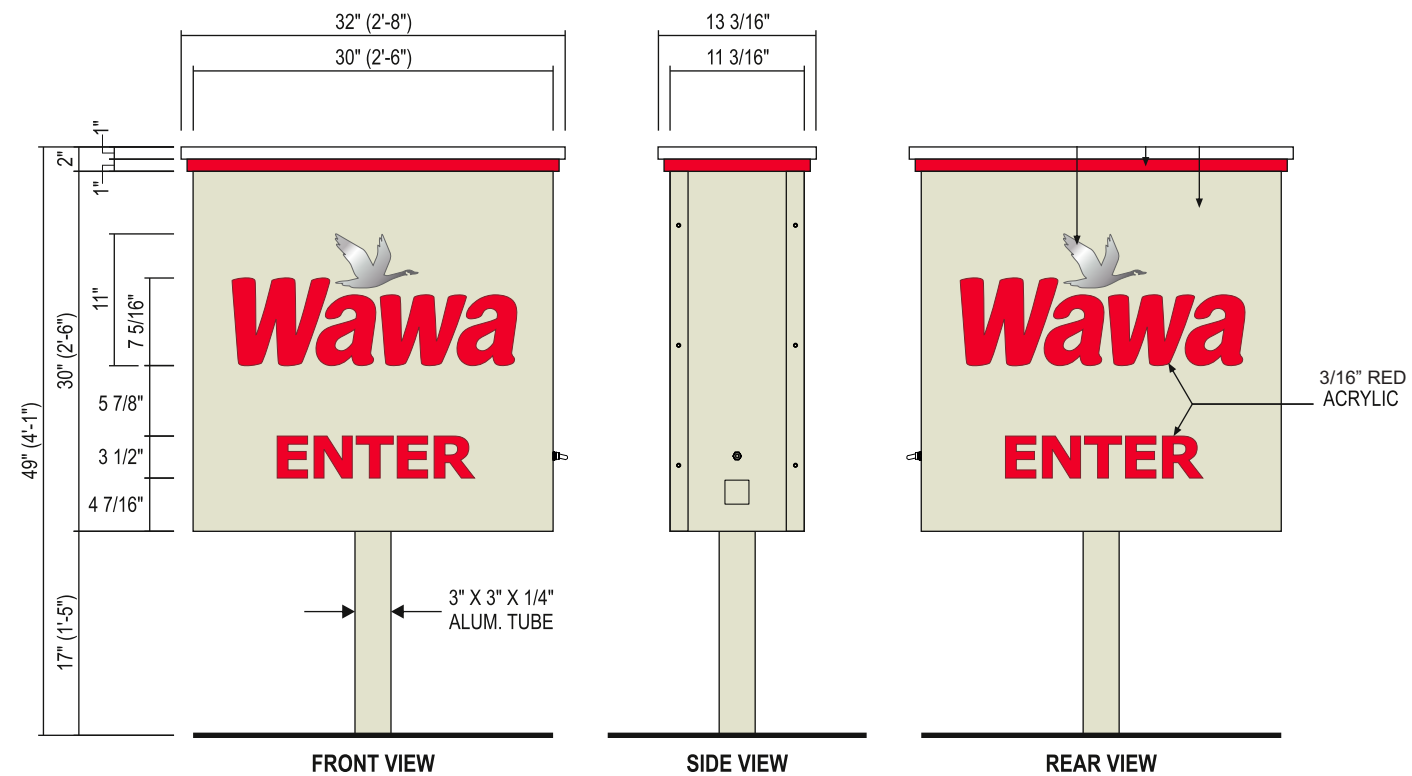
GAS PUMP SPANNER

39.3 SQ. FT

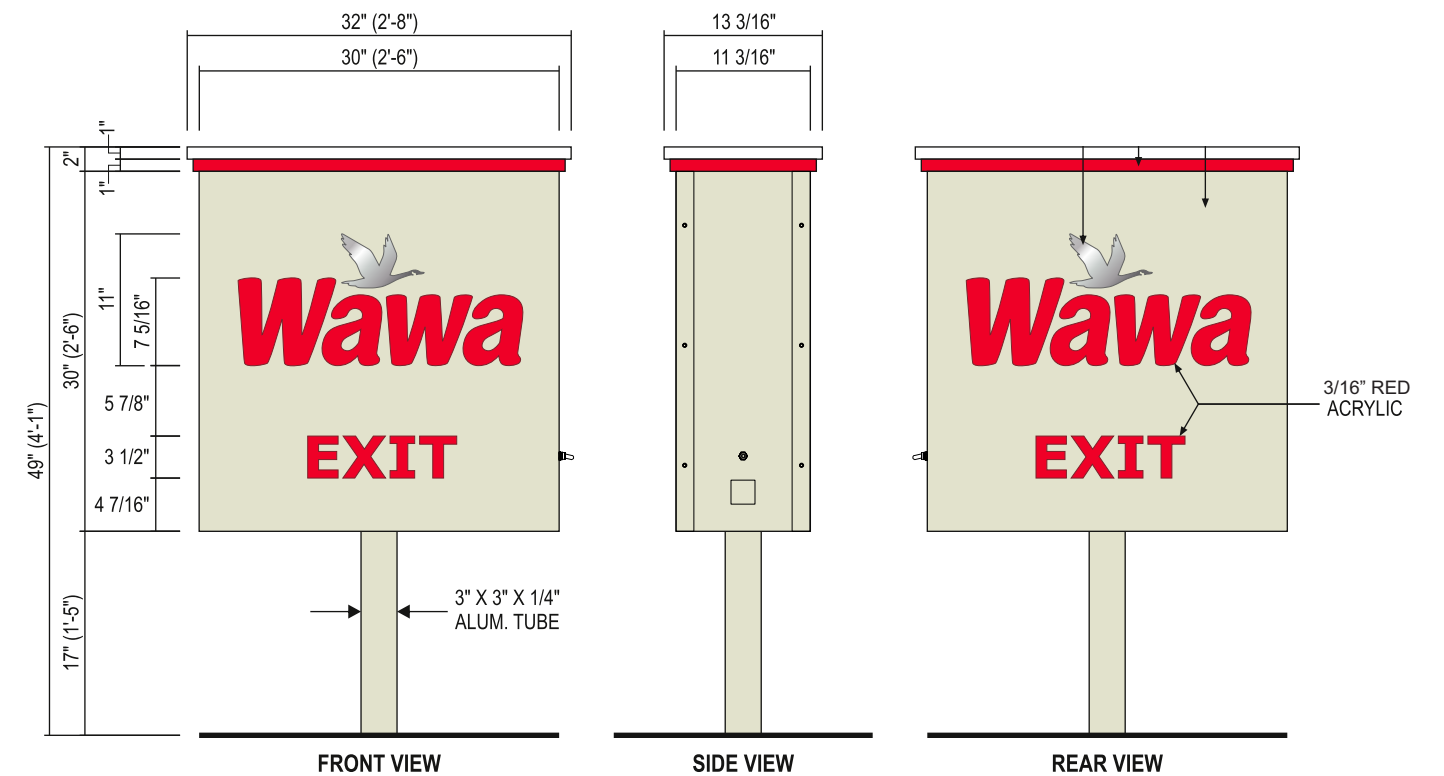


U59 SIGN FAMILY

January 5, 2024
3 of 5



SQ. FT = 6.25



SQ. FT = 6.25

January 5, 2024
4 of 5

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Issue Date: 03/31/23
Drawn By: J. ORMSBY

REV	DATE	
<u>2</u>	<u>3/31/23</u>	<u>CHANGES PER CUSTOMER</u>
3	4/12/23	CHANGES PER CUSTOMER

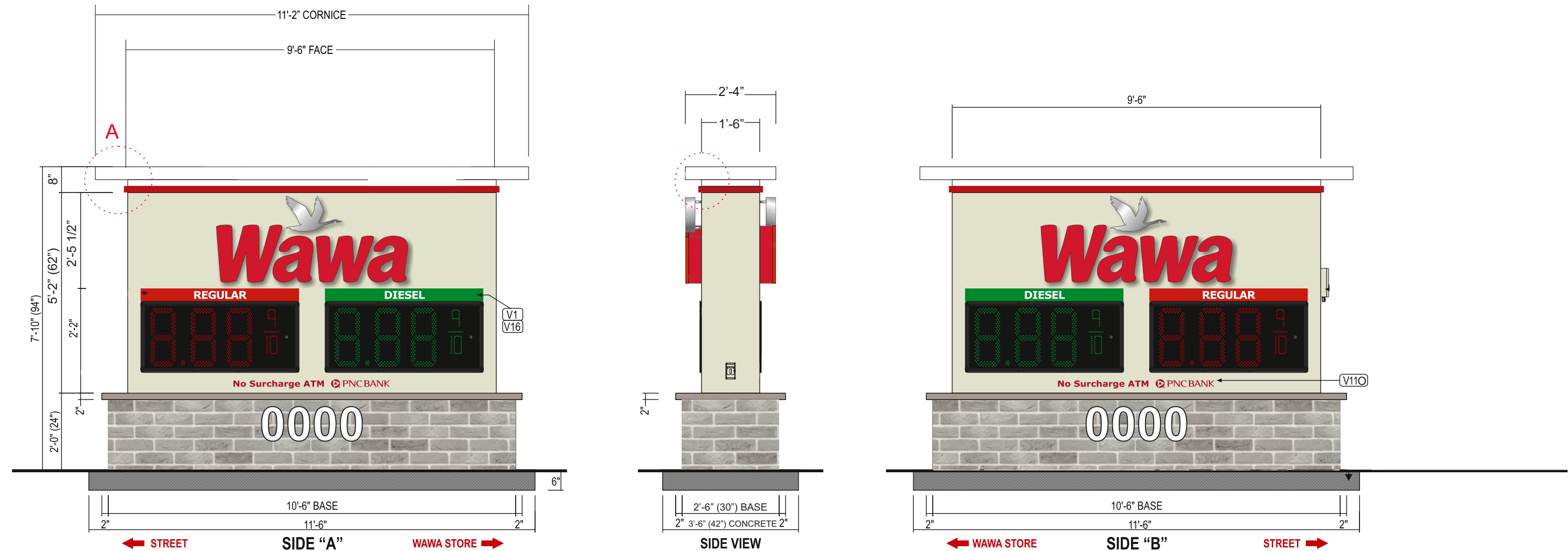
U59 SIGN FAMILY

Page 33

Rev: 2
Date: 03/31/23
Doc #: WAW-230301-4
Blair Project #: 97151
Blair Sales Order #: XXXXX

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MONUMENT SIGN (49.87 SQ. FT.)

January 5, 2024
5 of 5

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Issue Date: 03/31/23	
Drawn By: J. ORMSBY	
REV	DATE
2	3/31/23 CHANGES PER CUSTOMER
3	4/12/23 CHANGES PER CUSTOMER

U59 SIGN FAMILY

Rev: 2
Date: 03/31/23
Doc #: WAW-230301-4
Blair Project #: 97151
Blair Sales Order #: XXXXX

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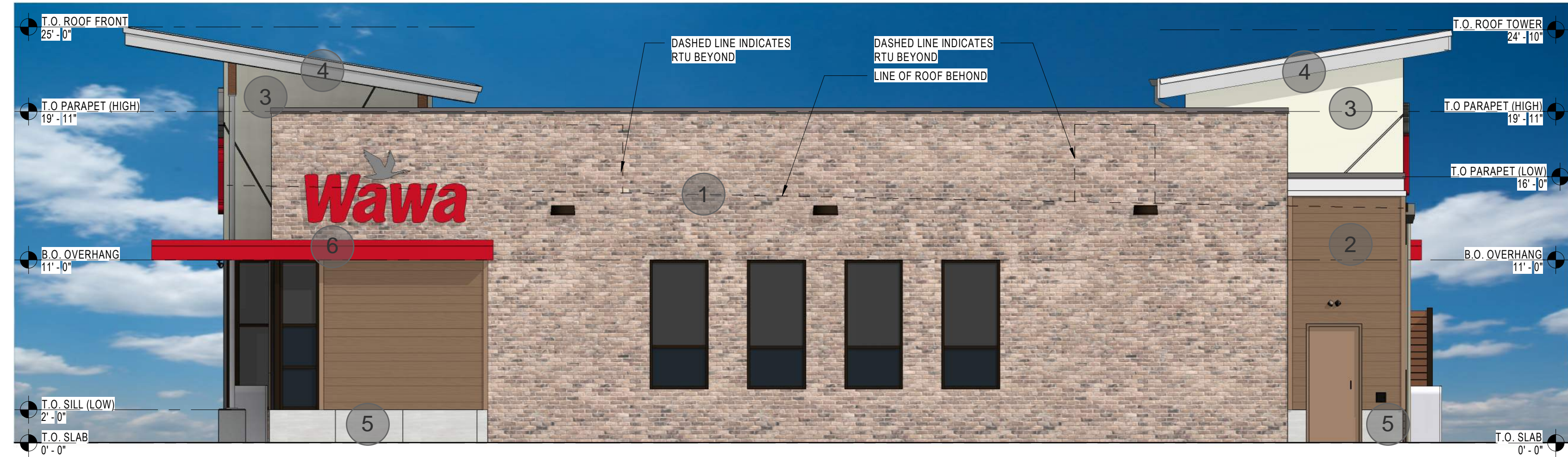




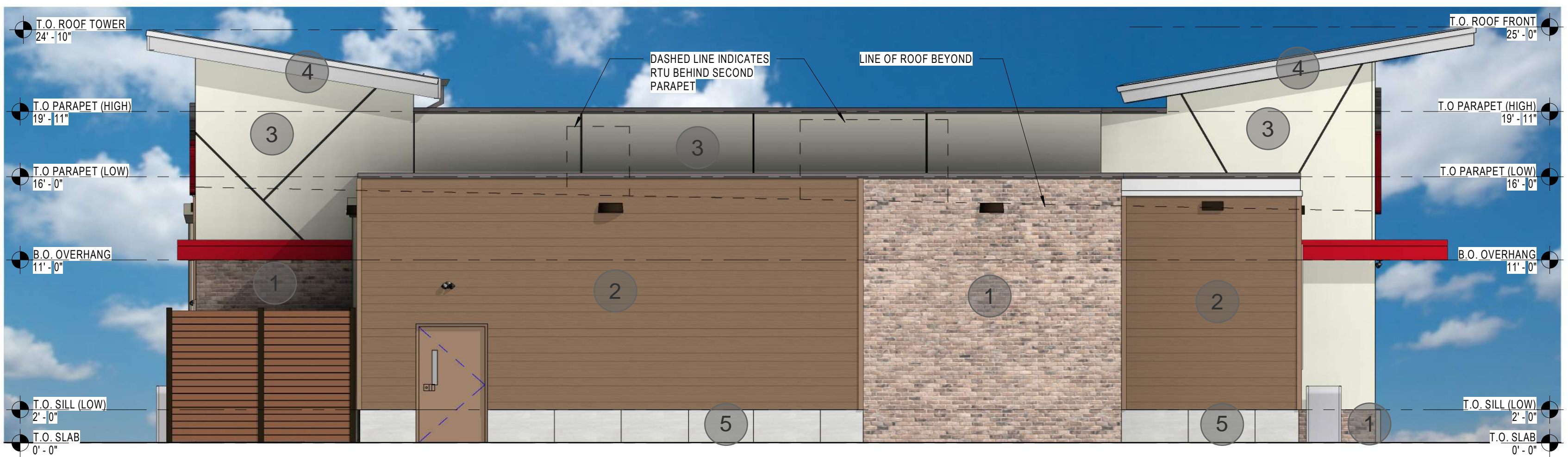
1 FRONT ELEVATION
3/16" = 1'-0"



2 REAR ELEVATION
3/16" = 1'-0"



3 SIDE ELEVATION
3/16" = 1'-0"



4 SIDE ELEVATION
3/16" = 1'-0"

MATERIALS:

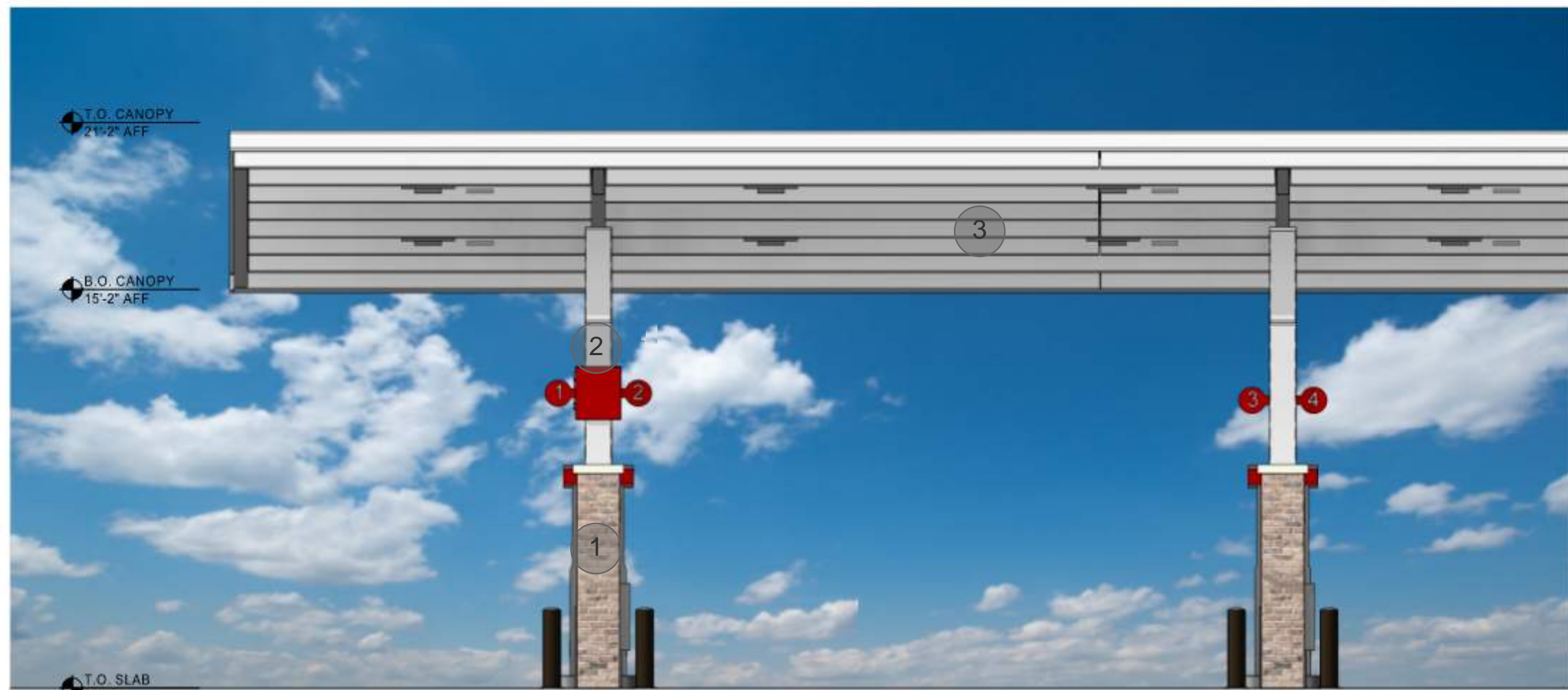


EXTERIOR FINISH PACKAGE: BRICK-1

③ FUEL CANOPY ELEVATION
1/4" = 1'-0"



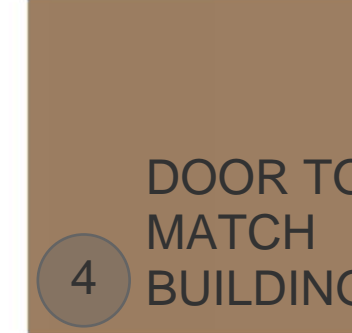
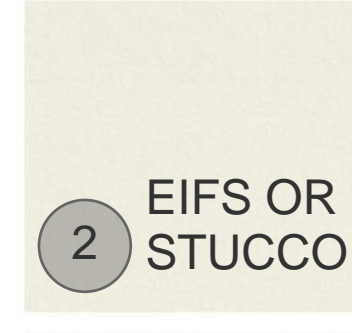
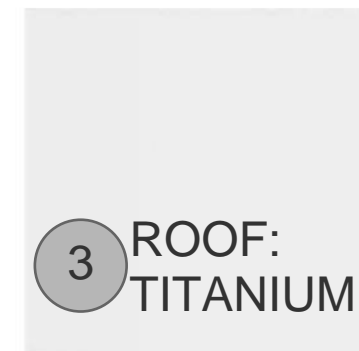
② FUEL CANOPY ELEVATION - LONG
1/4" = 1'-0"



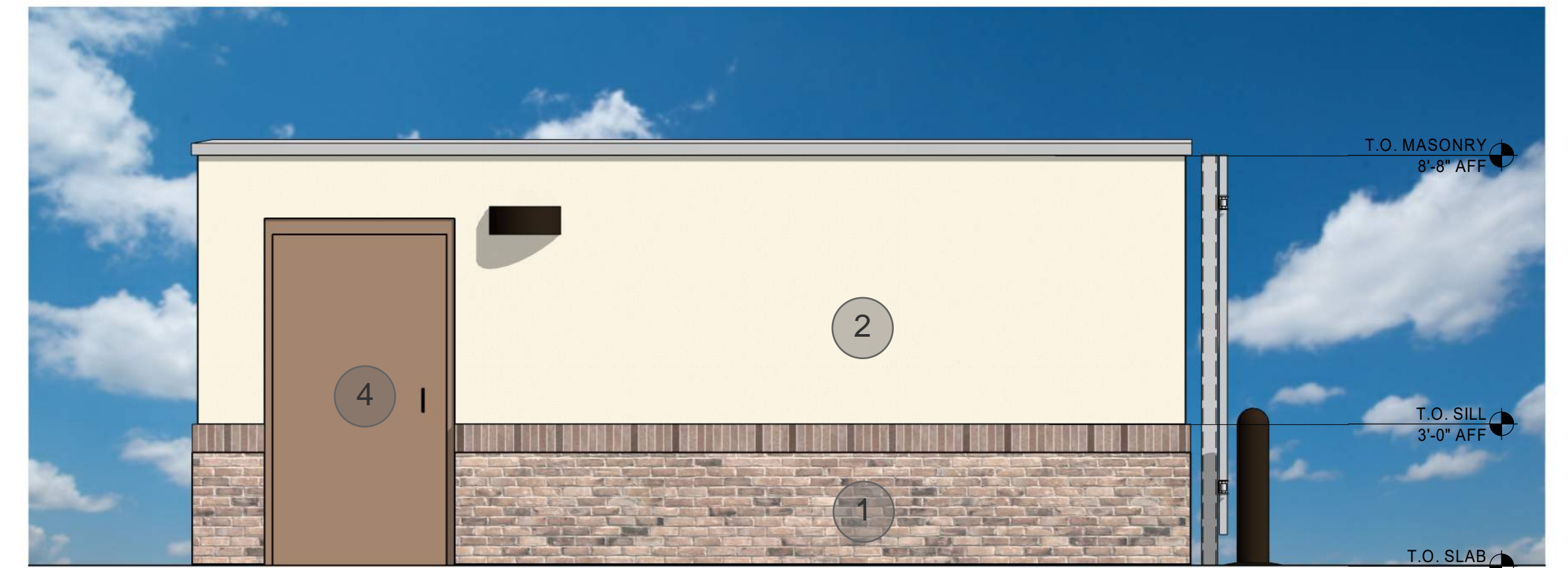
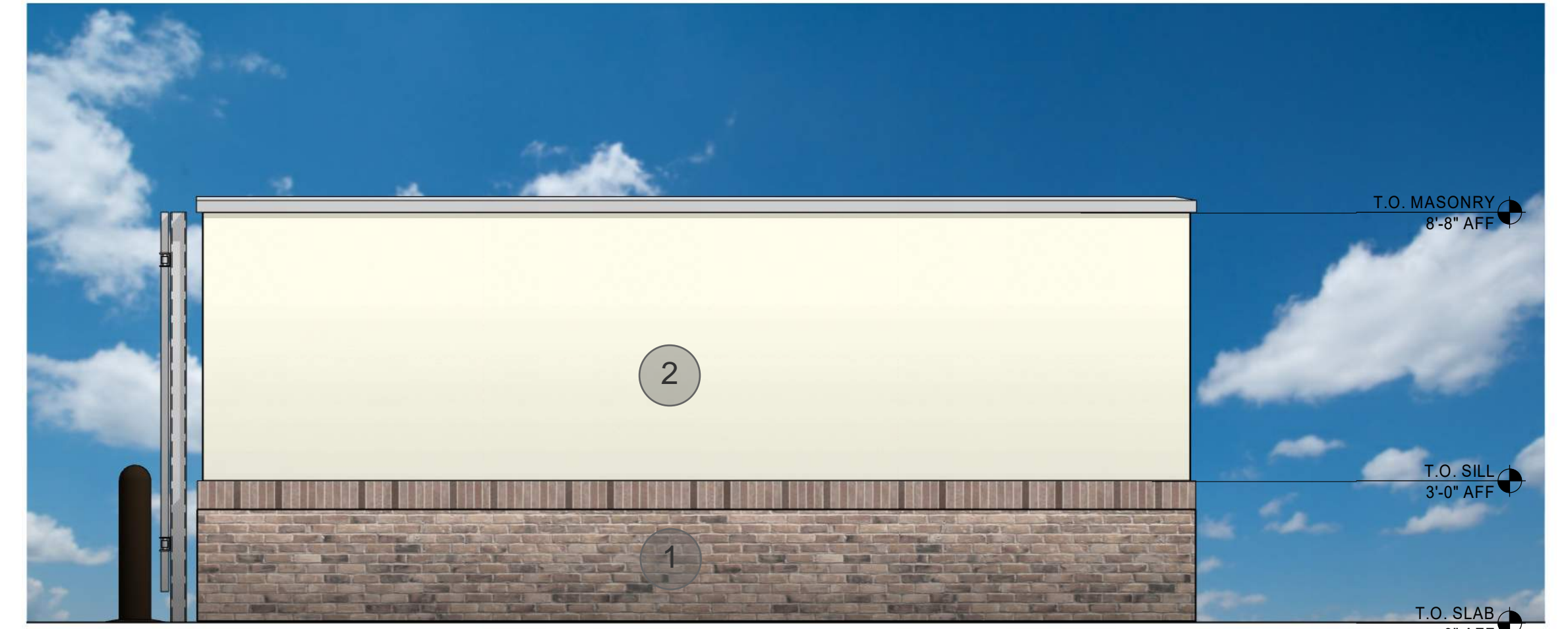
① FUEL CANOPY PERSPECTIVE



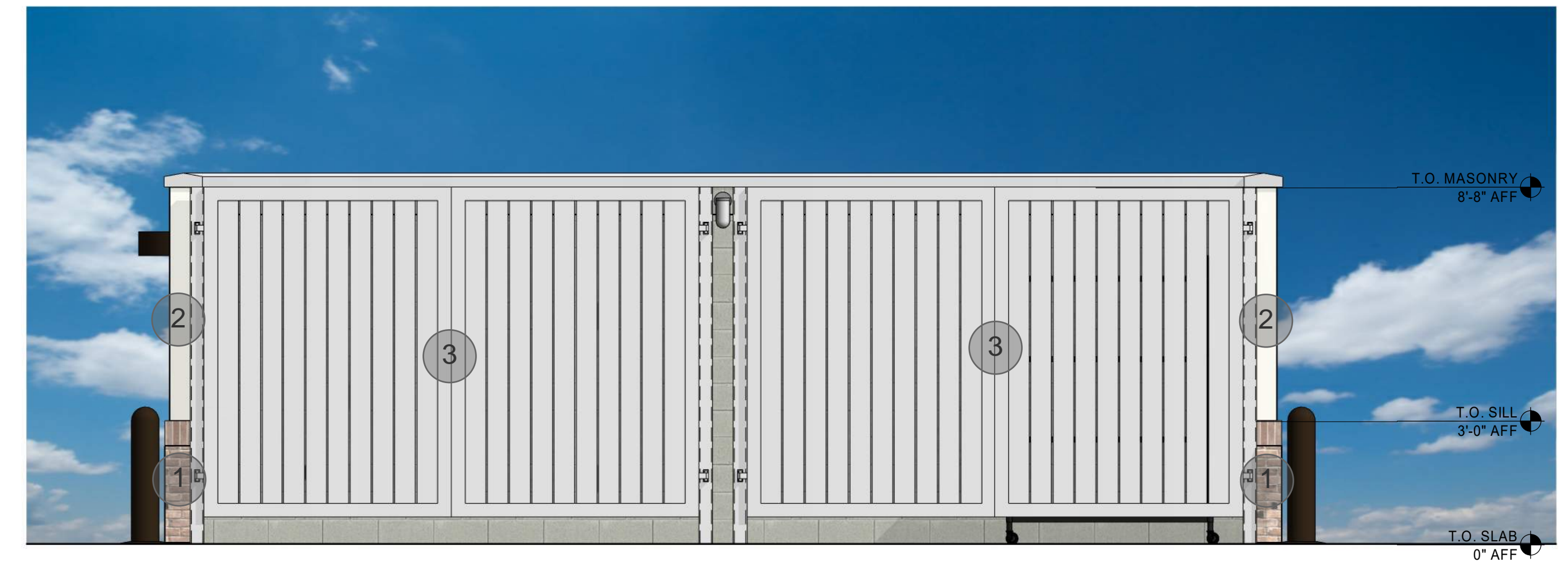
MATERIALS:



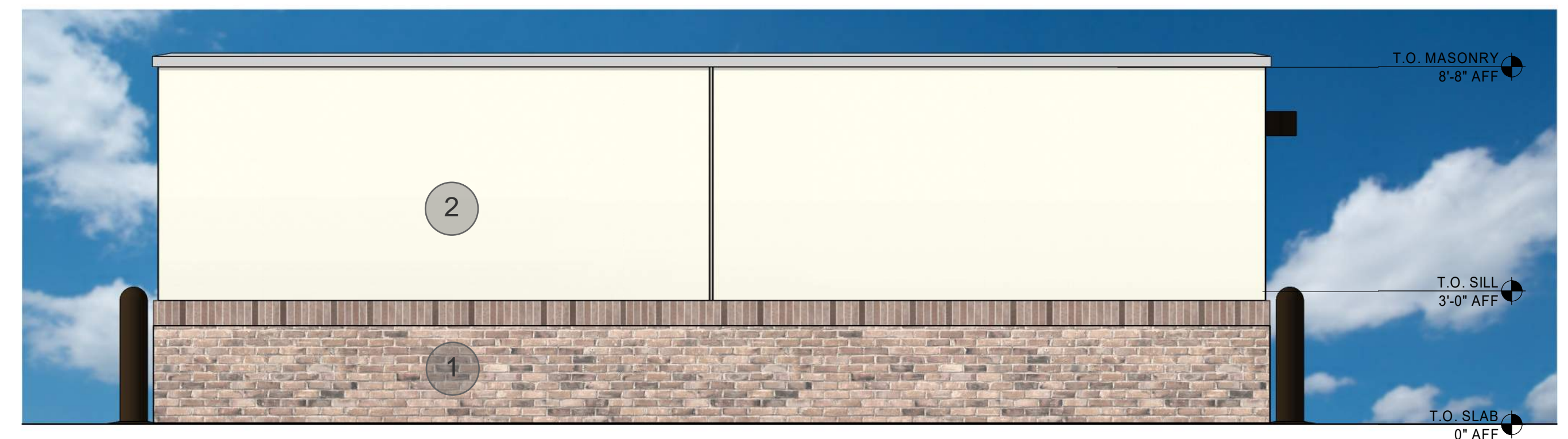
⑦ TRASH COMPOUND SIDE ELEVATION
3/8" = 1'-0"



⑥ TRASH COMPOUND SIDE ELEVATION
3/8" = 1'-0"



⑤ TRASH COMPOUND FRONT ELEVATION
3/8" = 1'-0"



④ TRASH COMPOUND REAR ELEVATION
3/8" = 1'-0"

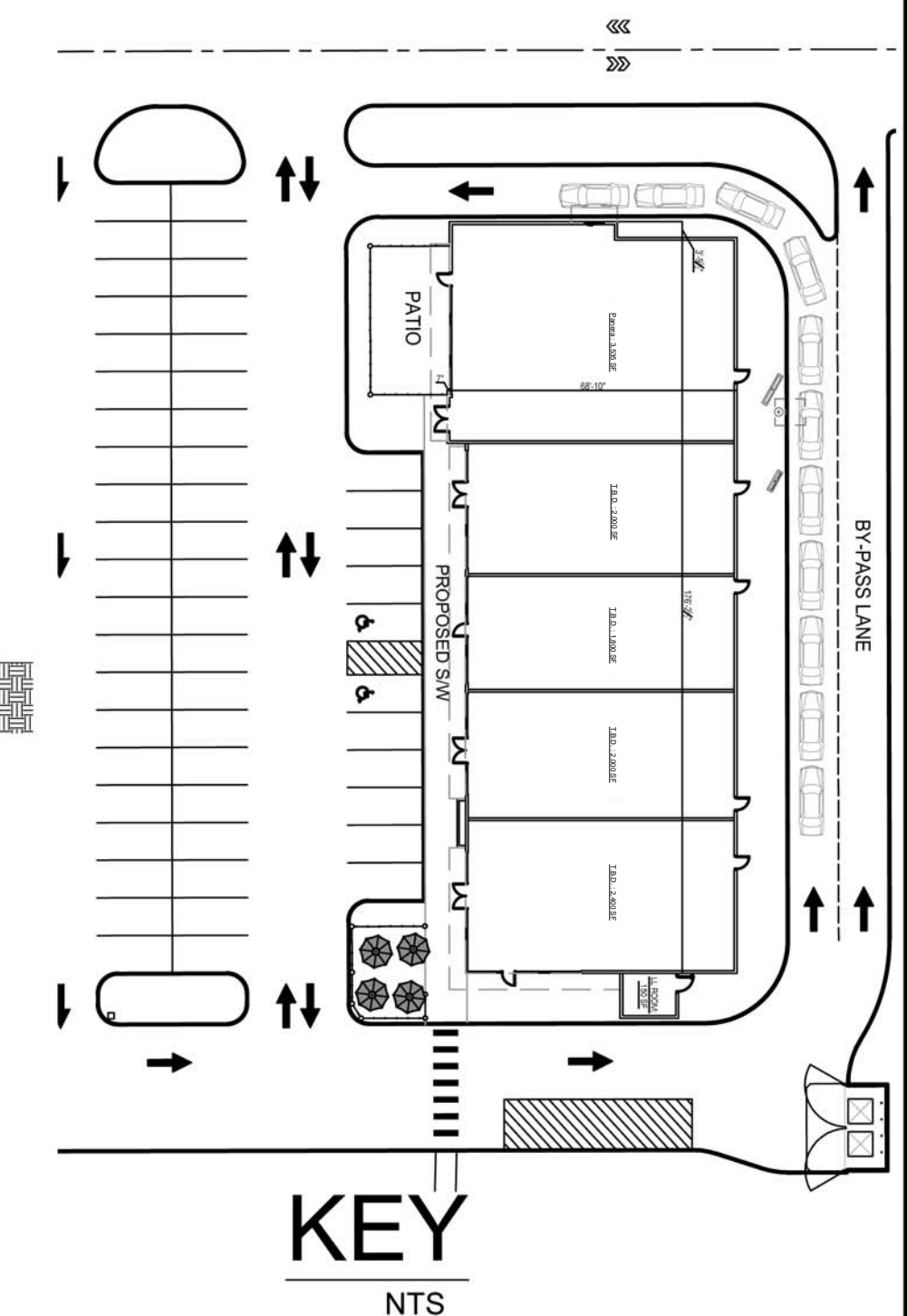


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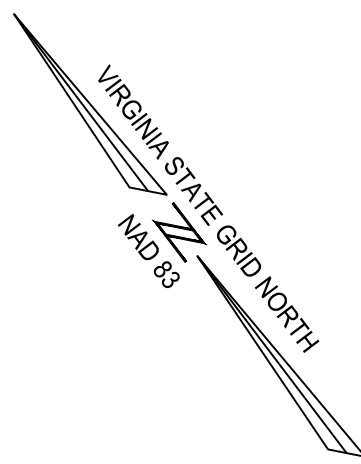
REVISION: **2-28-25**

STAMP:

RETAIL INLINE BUILDING ROUTE 15 & HEATHCOTE BLVD HAYMARKET, VA		SHEET NAME LOD 300 EXTERIOR ELEVATIONS	
DATE:	11-01-23	DRAWN BY:	DM
CHECKED BY:			KW
ARCHITECT PROJECT #: SHEET:		20230444 A400	



D



_____ : SOIL TYPES
 _____ : PROPERTY LINE

B

A

A

A

GAINESVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

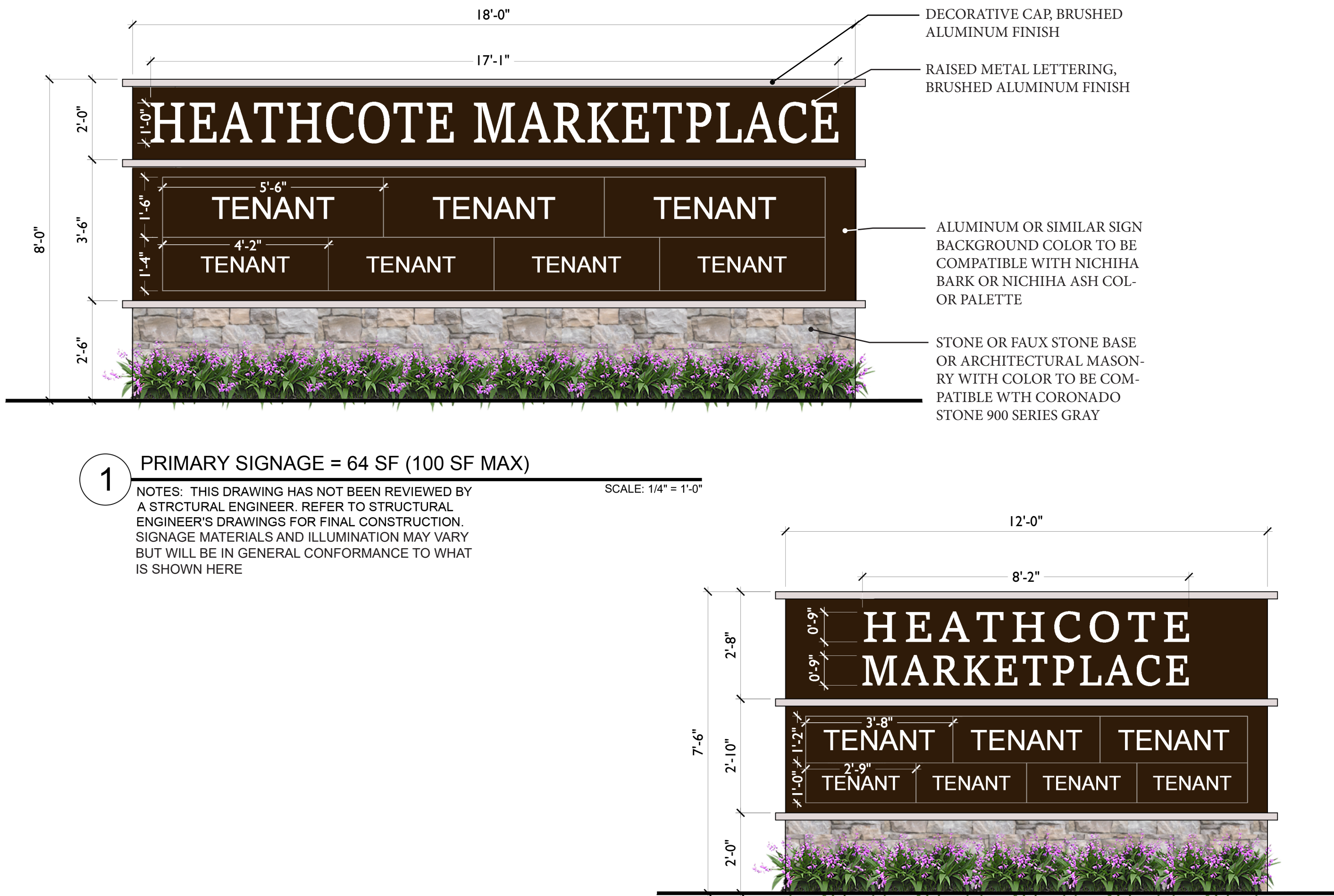
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DRAWING No.: 113112
DATE: 01/05/2024
SCALE: AS SHOWN
DESIGN: QN
DRAWN: QN
CHECKED: SG

ENVIRONMENTAL CONSTRAINTS ANALYSIS

2 OF 2



SIGNAGE



LANDSCAPE CALCULATIONS

LANDSCAPE STRIP A				
DESCRIPTION:	ALONG INTERNAL STREET			
	PMR	VS	A1&R4	
AREA (SF):	5,880 REQUIRED, 5,880 PROPOSED			
WIDTH (FT):	10 REQUIRED, 10 PROPOSED			
LENGTH (LF): ±	588			
EXISTING WOODLAND WITHIN REQUIRED BUFFER AREA (SF):	0		0.0%	
FENCE OR WALL OR BERM EMPLOYED IN BUFFER AREA:	NO			
TOTAL # OF PLANT UNITS (PU) REQUIRED (MIN. 80 PU PER 100 LF)			470 PU	
PLANT UNITS PROVIDED				
LARGE DECIDUOUS TREES	4	X	10 PU=	40 PU
LARGE EVERGREEN TREES	0	X	10 PU=	0 PU
DECIDUOUS UNDERSTORY TREES (MEDIUM, SMALL, COMPACT)	11	X	5 PU=	55 PU
EVERGREEN UNDERSTORY TREES (MEDIUM, SMALL, COMPACT)	0	X	5 PU=	0 PU
SHRUBS	309	X	2 PU=	618 PU
ORNAMENTAL GRASSES	0	X	1 PU=	0 PU
PERENNIALS	0	X	0.25 PU=	0 PU
PLANT UNITS PER 100 LF				122
TOTAL # OF PLANT UNITS PROVIDED				713

PLANTING STRIP B									
DESCRIPTION:		ALONG ROUTE 15/ JAMES MADISON HIGHWAY							
	PMR	VS	PBD						
AREA (SF):	16,440	REQUIRED,	16,440	PROPOSED					
WIDTH (FT):	30	REQUIRED,	30	PROPOSED					
LENGTH (LF): ±	548								
EXISTING WOODLAND WITHIN REQUIRED BUFFER AREA (SF):				0	0.0%				
FENCE OR WALL, OR BERM EMPLOYED IN BUFFER AREA:				NO					
TOTAL # OF PLANT UNITS (PU) REQUIRED		(MIN.		180	PU PER 100 LF)		986		
PLANT UNITS PROVIDED									
LARGE DECIDUOUS TREES				6	X	10	PU=	60	
LARGE EVERGREEN TREES				0	X	10	PU=	0	
DECIDUOUS UNDERSTORY TREES (MEDIUM, SMALL, COMPACT)				14	X	5	PU=	70	
EVERGREEN UNDERSTORY TREES (MEDIUM, SMALL, COMPACT)				4	X	5	PU=	20	
SHRUBS				389	X	2	PU=	778	
ORNAMENTAL GRASSES				338	X	1	PU=	338	
PERENNIALS				0	X	0.25	PU=	0	
PLANT UNITS PER 100 LF				231					
TOTAL # OF PLANT UNITS PROVIDED				1266					

PLANTING STRIP C									
DESCRIPTION:		ALONG HEATHCOTE BOULEVARD							
	PMR	VS	PMR						
AREA (SF):	10,440 REQUIRED,	10,670	PROPOSED						
WIDTH (FT):	20	REQUIRED,	20	PROPOSED					
LENGTH (LF): ±	522								
FENCE OR WALL OR BERM EMPLOYED IN BUFFER AREA:					YES				
TOTAL # OF PLANT UNITS (PU) REQUIRED (MIN.					130 PU PER 100 LF)			679	
PLANT UNITS PROVIDED									
LARGE DECIDUOUS TREES					4	X	10	PU=	40 PU
LARGE EVERGREEN TREES					0	X	10	PU=	0 PU
DECIDUOUS UNDERSTORY TREES (MEDIUM, SMALL, COMPACT)					6	X	5	PU=	30 PU
EVERGREEN UNDERSTORY TREES (MEDIUM, SMALL, COMPACT)					7	X	5	PU=	35 PU
SHRUBS					389	X	2	PU=	778 PU
ORNAMENTAL GRASSES					100	X	1	PU=	100 PU
PERENNIALS					0	X	0.25	PU=	0 PU
PLANT UNITS PER 100 LF					189				
TOTAL # OF PLANT UNITS PROVIDED					983				

PLANT PALETTE

CANOPY TREES - DECIDUOUS



October Glory Red Maple*
acer rubrum 'october glory'



Dura Heat River Birch*
betula nigra 'dura heat'



Crimson King Maple
acer platanoides 'crimson king'



Red Oak*
quercus rubra

EVERGREEN TREES



Emerald Sentinel Red Cedar*
juniperus virginiana 'emerald sentinel'



Taylor Juniper*
juniperus virginiana 'taylor'

UNDERSTORY TREES - DECIDUOUS



Saucer Magnolia
magnolia soulangiana



Crape Myrtle
lagerstroemia spp.



Eastern Redbud*
cercis canadensis

SHRUBS AND GROUNDCOVERS



Evergreen Giant Liriope
liriope 'evergreen giant'



Blue Star Juniper
juniperus squamata 'blue star'



Gro-Low Fragrant Sumac*
rhus aromatica 'gro-low'



Hameln Fountain Grass
pennisetum alopecuroides 'hameln'



Cherry Laurel
prunus laurocerasus 'schipkaensis'

* = NATIVE

HISTORICAL COMMISSION RESOLUTION

MOTION: KASTENS

SECOND: DODGE

RE: LAND DEVELOPMENT RECOMMENDATIONS

ACTION: APPROVED

**April 9, 2024
Regular Meeting
Res. No. 24-022**

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>
REZ2022-00035	Grayson Overlook – 3 rd Submission	No Further Work
REZ2024-00006	Mid-County Industrial Park Rezoning and Proffer Amendment 2 nd Submission	No Further Work
SUP2023-00025	Heathcote Market Place Pad A 3 rd Submission	No Further Work
REZ2024-00004	Gibson Crossing – 2 nd Submission	Confirm when the house is razed salvageable vintage material to be ceded to the Prince William County Office of Historic Preservation, not the Historical Commission, for restoration projects.
SUP2024-00031	Goodwill Somerset Crossing	No Further Work

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
REZ2024-00028	Moreland Meadows	No Further Work
REZ2024-00031	Lawson at Telegraph	No Further Work
REZ2024-00033	Destination Place	No Further Work
REZ2024-00032	Madison Square	No Further Work
SUP2024-00032	Adams Modular/Manufactured Unit	No Further Work
SUP2024-00033	Heathcote Marketplace Pad E (Restaurant)	Phase II evaluation and Phase III data recovery study. Artifacts to be donated to and curated with the County.
SUP2024-00034	Heathcote Marketplace Pad D (Motor Vehicle Fuel)	JTHG - Landscaping on Route 15 should be in accordance with The Journey Through Hallowed Ground landscaping guidelines. Phase II evaluation and Phase III data recovery study. Artifacts to be donated to and curated with the County.

Votes:

Ayes: by acclamation

Nays: None

Absent from Vote: None

Absent from Meeting: Brickley, Davis, Porta

MOTION CARRIED

ATTEST:


Secretary to the Commission