



PLANNING COMMISSION RESOLUTION

MOTION:

March 11, 2026

SECOND:

Regular Meeting

Res. No. 26-xxx

RE:

**SPECIAL USE PERMIT #SUP2026-00011, Virginia Gateway Silver Diner Signage
BRENTSVILLE MAGISTERIAL DISTRICT**

ACTION:

WHEREAS, this request is for a special use permit for a sign modification to allow an additional façade sign and to allow façade signs to project beyond the maximum 18 inches from the façade they are mounted on; and

WHEREAS, the property is located at 5005 Wellington Road, Gainesville, northeast of the intersection of Linton Hall Road and Wellington Road. The subject site is identified on County maps as GPIN 7397-62-9428 on approximately ±1.38-acre; and

WHEREAS, the site is designated MU-5, Mixed Use (Town Center) with a Transect 5, in the Comprehensive Plan. The property is located in the Gainesville Special Planning Area; and

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

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

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on March 11, 2026, at which time public testimony was received and the merits of the above-referenced case were considered; and

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

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby close the public hearing and recommends approval of Special Use Permit #SUP2026-00011, Virginia Gateway Silver Diner Signage, subject to the conditions dated February 11, 2026.

Attachment: SUP Conditions dated February 11, 2026.

Votes:

Ayes:

Nays:

Abstain from Vote:

Absent from Vote:

Absent from Meeting:

MOTION CARRIED

Attest:

Oly Peña
Clerk to the Planning Commission

DRAFT SPECIAL USE PERMIT CONDITIONS
Special Use Permit #SUP2026-00011
Virginia Gateway Silver Diner Signage
Applicant: Silver Diner Development LLC ("Applicant ")
Prince William County GPIN: 7397-62-9428
Address: 5005 Wellington Road, Gainesville, VA 20155 ("Property")
Zoning: B-1, General Business
Magisterial District: Brentsville
Date: February 11, 2026

The following conditions are intended to offset the impacts of the proposal and to render the application consistent with the applicable chapters of the Comprehensive Plan and the surrounding areas. If the conditions of this Special Use Permit application 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.

1. Façade Signage - Façade signage on the Property shall be implemented in substantial conformance with the sign elevations entitled "Virginia Gateway Silver Diner – Illustrative Sign Elevations" prepared by Light + Form Architecture, and dated October 27, 2025 and the conditions herein. The façade sign on the front elevation of the building may project up to a maximum of 1 foot and 7 inches.
2. Maintenance - All façade signs shall be well-maintained at all times. Any burned out lighting will be replaced within 48 hours.
3. Modifications - Minor modifications to façade signage permitted with this SUP may only be permitted with a written rationale that shall be submitted to the Prince William County Planning Director, or his designee, who shall notify the Applicant/Owner in writing whether he/she has determined the modifications to be consistent with the intent of the conditions contained herein. If found inconsistent, the Planning Director's response shall include the basis for such determination.
4. Sign Maintenance - The facade signage, including all associated components, shall be maintained by the Applicant so as to serve its intended purpose.
5. Graffiti Reporting & Removal - The Applicant/Owner 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- 250.20 et. seq. of the Zoning Ordinance. Any graffiti is to be reported to the Prince William County Police Department before removal.
6. Sign Permits - A sign permit is required for façade signs. A colored, scaled rendering of the Sign shall be submitted in conformance with the conditions herein as part of the sign permit approval process.

7. Implementation - The Applicant shall file the sign permit application within three (3) years of approval of this special use permit by the Board of County Supervisors, and shall erect or install the sign in accordance with the sign permit approval. Failure to adhere to the required timeframe will result in this special use permit for the said signage becoming null and void.



STAFF REPORT

PC Meeting Date:	March 11, 2026
Agenda Title:	Virginia Gateway Silver Diner Signage, #SUP2026-00011
District Impact:	Brentsville Magisterial District
Requested Action:	Recommend Approval for #SUP2026-00011, Virginia Gateway Silver Diner Signage subject to conditions dated February 11, 2026
Department:	Planning
Case Planner:	Harrison Premen, Senior Planner

EXECUTIVE SUMMARY



This is a request for a Special Use Permit to allow for an additional façade sign on a, soon to be constructed, Silver Diner restaurant and to allow a façade sign to project beyond the maximum of 18 inches beyond the façade upon which it is mounted. The site is located at 5005 Wellington Road, Gainesville, and is a part of the Virginia Gateway Shopping Center.

It is the recommendation of staff that the Planning Commission recommend approve of Special Use Permit # SUP2026-00011, Virginia Gateway Silver Diner Signage, subject to the conditions dated February 11, 2026.

BACKGROUND

- A. Request: This is a request to allow a sign modification for an additional facade sign, in addition to the 2 allowed by-right signs, on a commercial building, bringing the total number of façade signs to 3. This request also includes allowing a façade sign to project beyond the maximum of 18 inches beyond the building façade upon which it is mounted. A modification to these development standards may be permitted through an approved Special Use Permit, per section 32-250.23(6) of the Zoning Ordinance.

Permitted Sign Standards in Commercial, Office and Industrial Zoning Districts, and for nonresidential uses in Residential and Agricultural Zoning Districts, and nonresidential uses within planned and mixed use zoning districts Schedule A		
Facade (single tenant occupying single story or multi-story building)	Maximum	Proposed
Quantity	2 façade signs 3 façade signs permitted for corner lot (1 per unit width)	Applicant requests 3 total façade signs
Sign Area	3 square feet per 1 foot of unit width per façade sign 400 square feet for all façade signs (assessed per tenant)	Sign #1 - 7'-11" x 2'-8" = +/- 22 sq. ft. Sign #2 - 13' x 5' = +/- 65 sq. ft. Sign #3 - 13' x 5' = +/- 65 sq. ft. Total – approximately 152 square feet
Height	N/A	N/A
Sec. 32-250.27 (7)		
(a)	Façade signs may project a maximum of 18 inches (1.5 feet) beyond the façade upon which they are mounted.	The sign attached to the tower will project up to 20.4 inches (1.7 feet) beyond the façade.
(b)	Façade signs may project a maximum of 18 inches into any required yard or setback.	No change/alteration
(c)	Façade signs made up only of individual letters attached directly to a building façade shall be considered façade signs and the sign area shall	No change/alteration

	be calculated as specified in County Code section 32-250.25(2).	
(d)	Façade signs shall be mounted and oriented parallel to the building façade upon which attached.	No change/alteration

- B. Site Location: The site is a former restaurant located in the Virginia Gateway Shopping Center at 5005 Wellington Road, north of the intersection of Wellington Road and Linton Hall Road; the subject site is identified on County Maps as GPIN: 7397-62-9428 and is approximately ±1.38 acres.
- C. Comprehensive Plan: The site is designated MU-5, Mixed Use (Town Center) with a transect of 5 in the Comprehensive Plan. The property is located within the Gainesville 66/29 Activity Center Special Planning Area.
- D. Zoning: The subject site is zoned B-1 (General Business).
- E. Surrounding Land Uses: The site is immediately surrounded by commercial land uses to the north, south, and east. Linton Hall Road is to the west.
- F. Targeted Industry: This sign SUP is associated with a by-right targeted industry. The Targeted Industry Letter is in the attachments.

STAFF RECOMMENDATION

As supported in the following staff analysis, staff recommends approval of # SUP2026-00011, Virginia Gateway Silver Diner Signage, for the following reasons:

- Minimal Visual Impacts: The proposed signage installation will have no significant impact on the neighboring land uses. The signage is compatible with commercial properties located in business designated areas.
- Architectural Compatibility: The sign would be the same theme as the proposed structure and fit in with the surrounding commercial structures.
- Sign Elevations: Specific signage details, which include size, design, number and location are governed by the SUP condition statement dated February 11, 2026, and the Virginia Gateway Silver Diner - Illustrative Sign Elevations dated October 27, 2025.

Comprehensive Plan Consistency Analysis

Long-Range Land Use Plan: The scope of this project is to modify existing sign standards for a future restaurant. The additional façade sign and projection beyond 18 inches of the façade the sign is

mounted on will not impact the intent of the MU-5, Mixed Use (Town Center Transect 5) land use designation or the Gainesville 66/29 Activity Center Special Planning Area policies.

Community Input

Notice of the special use permit application has been transmitted to property owners within 500 feet of the subject property. As of the date of this staff report, the Planning Office has not received any feedback from the community.

Other Jurisdiction Comments

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

Legal Issues

If the application is approved, a third (3rd) façade sign will be allowed pursuant to the SUP, in addition to the two (2) that are allowed by-right. One façade sign will be allowed to project beyond the maximum of 18 inches beyond the façade pursuant to the SUP. Legal issues resulting from the Planning Commission's action are appropriately addressed by the County Attorney's office.

Timing

The Planning Commission has until June 9, 2026, which is 90 days from the first public hearing date, to take action on the special use permit application.

STAFF CONTACT INFORMATION

Harrison Premen | (703) 792-7615
hpremen@pwcgov.org

ATTACHMENTS

Attachment A - Staff Analysis
Attachment B - SUP Permit Area Dated October 27, 2025
Attachment C - Virginia Gateway Silver Diner - Illustrative Sign Elevations Dated October 27, 2025
Attachment D – Targeted Industry Letter
Attachment E – Historical Commission Resolution

Part I. Summary of Comprehensive Plan Consistency

Staff Recommendation: APPROVAL

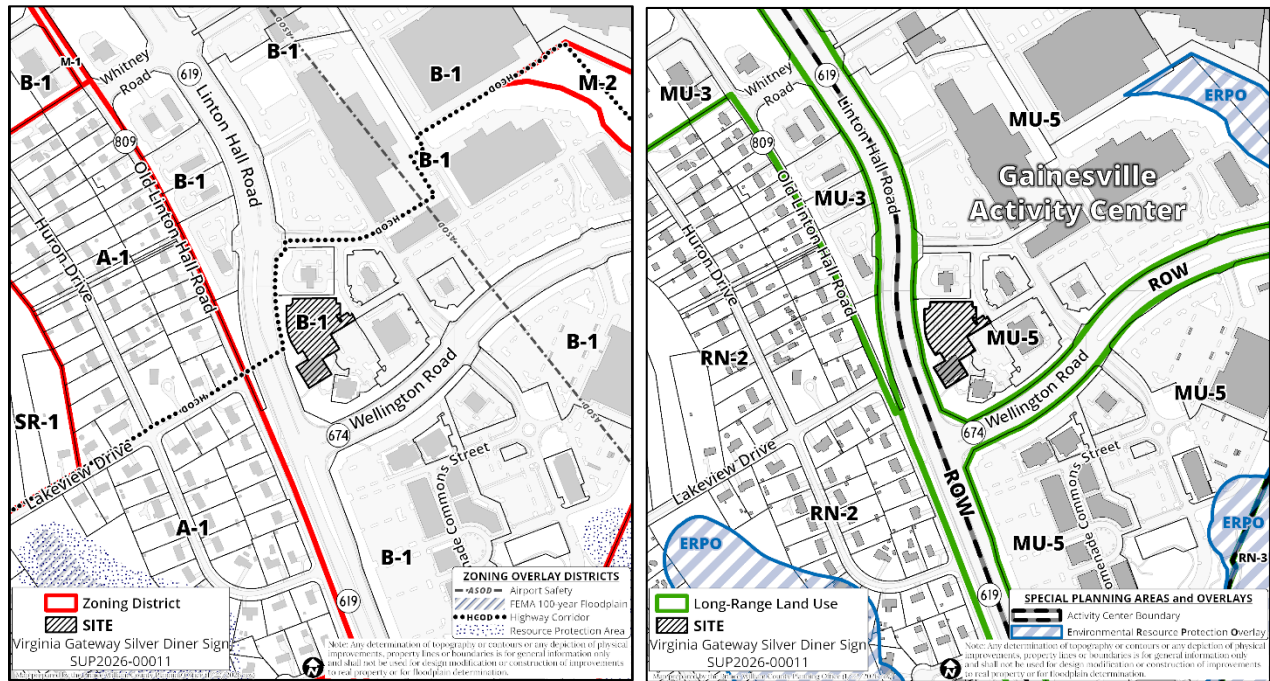
This summary analysis is based on the relevant Comprehensive Plan action strategies, goals, and policies. A complete analysis is provided in Part II of this report.

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

Part II. Comprehensive Plan Consistency Analysis

The following table summarizes the project site and surrounding area characteristics relevant to the Comprehensive Plan:

Direction	Existing Land Use	Zoning Classification	Long Range Future Land Use Map Designation
Subject Property	Vacant Restaurant Structure	B-1 (General Business)	MU-5, Mixed Use (Town Center Transect 5)
North	Bank	B-1 (General Business)	MU-5, Mixed Use (Town Center Transect 5)
South	Restaurant and Open Space associated with the Development	B-1 (General Business)	MU-5, Mixed Use (Town Center Transect 5)
East	Drugstore	B-1 (General Business)	MU-5, Mixed Use (Town Center Transect 5)
West	Linton Hall Road	B-1 (General Business)	Right-Of-Way (ROW)



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 located within the MU-5, Mixed Use Town Center with a Transect 5, on the Long-Range Land Use Map and is within the Gainesville 66/29 Activity Center Special Planning Area. The following table summarizes the uses and densities intended within these designations:

Long Range Land Use Map Designations and Overlays	Intended Uses and Densities
MU-5, Mixed Use with a Transect 5	Mixed-use centers include both residential and commercial uses planned and developed in a comprehensive, coordinated manner and arranged in pedestrian-friendly blocks. These mixed-use centers are locations for neighborhood residential, community commercial, entertainment destinations, and public facilities directly accessible to surrounding neighborhoods through multimodal connections. Mixed-use communities are envisioned to create a sense of place within a wide variety of context sensitive place types focused on a spectrum of intensity ranging from a hamlet to an urban town center. Mixed-use integration can be vertical or horizontal with preference to vertical mixed-use in transects T-4 through T-6. Community mixed-use centers are encouraged to include workforce housing and/or be connected to existing or proposed bus transit to nearby destinations including any nearby rail transit. The preferred percent of mix of uses is calculated within the entire contiguous district. This is a subset of the mixed-use category consisting of transects T-5 and T-6. Town Centers provide a mix of uses arranged in a pedestrian-friendly urban form and are locations for regional commercial, entertainment destinations, and access to amenities for adjacent residential and employment centers. Streets are interconnected and multi-modal with parking located behind buildings. Short blocks with shallow setbacks and on-street parking are appropriate. For the T-5 designation: • Target Net FAR: 1.38-2.30 • Target Building Height: 6-12 Stories • Activity Density (jobs+people/acre): 60-100/acre
Gainesville 66/29 Activity Center Special Planning Area	Create a distinct, unified district through streetscape enhancements, lighting and street furniture, wayfinding elements, public art/interpretive elements, and area-specific branding.

Proposal's Strengths

- Compatibility with long-range land use and zoning: Commercial uses in the B-1 zone are allowed signage per Sec.32-250 Division 2 of the Zoning Ordinance. These modifications within Division 2 will provide no significant impact to the existing and surrounding commercial uses.

Proposal's Weaknesses

- There were no weaknesses identified with the proposed Special Use Permit (SUP) that were correlated to or associated with the County's Long-Range Plan.

Consistency Recommendation

This application is found to be consistent with the relevant components of the Long-Range 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.

As part of the community design, the requested sign modification request is reviewed using criteria in Section 32-250.23(6) of the Zoning Ordinance.

Section 32-250.23: Sign Permits – Generally

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 as a SUP request.

Pursuant to Section 32-250.23(6) of the Zoning Ordinance and in the context of this subject SUP proposal, the following criteria must be considered to grant modifications for sign modifications:

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.

The existing building is to be demolished, with the new Silver Diner restaurant to be built. The building will be part of an existing commercial plaza with other buildings containing similar businesses.

The proposed additional façade sign aligns with the proposed building's architectural design and theme. Façade signs do not require landscaping. The proposed additional sign aligns with the overall character of the proposed on-site development and are compatible with the design character of development adjacent to the subject property.

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.

The sign will not deter from the quality of the building or surrounding buildings. The proposed sign would be partially visible from the surrounding roadways. The sign neither improves nor decreases the scenic quality of the existing commercial corridor, but will

enhance the future commercial use through additional identification.

c) Consistency of Signage

In the case where the proposed sign or signs would be installed in a mixed-use development, the consistency of the design for the proposed sign(s) with a comprehensive sign program.

The Property is located within a B-1 (General Business) District. It was a part of a rezoning in 1995 (REZ 95-0054), with subsequent amendments in 2001 (PLN2001-00113) and 2012 (PLN2012-00174). Proffers relating to signage are for freestanding signs and for Land Bay C. All other signs are to follow the zoning ordinance. This property is not in Land Bay C and is not proposing freestanding signs.

d) 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 still remaining consistent with the purpose and intent of County Code section 32-250.21.

The building is permitted to have 2 façade signs, with a maximum square footage of 400 sq. ft. for all signs and keeping within an 18-inch projection. The total square footage for all façade signage, including the proposed sign, will equal +/-152 square feet. As this total square footage amount is below the maximum allowable façade square footage per tenant, the proposed sign design represents the minimum amount of modification necessary to provide adequate identification of the proposed use while remaining consistent with the purpose and intent of County Code section 32-250.21.

The proposed façade sign will project up to 20.4 inches beyond the façade upon which it is mounted, which is 2.4 inches over the maximum of 18-inches that are allowed. This represents the minimum amount of modification necessary to provide adequate identification of the proposed use while remaining consistent with the purpose and intent of County Code section 32-250.21.

e) 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.



Rendered view of site looking north from the intersection of Linton Hall Road and Wellington Road. Source: Applicant



Rendered view of site from Linton Hall Road, looking south towards the intersection of Linton Hall Road and Wellington Road. Source: Applicant

The southern side of the site is set back ± 192 feet from Wellington Road, approximately 45 feet from the adjacent commercial structure and ± 170 feet from the intersection. The western side is set back ± 65 feet from Linton Hall Road. There is existing open space of various widths to the south and west, with existing vegetation, decorative elements, and pedestrian infrastructure. These qualities surrounding the site partially visually obscure from view the structure and the proposed signage.

f) Highway Corridor Overlay District (HCOD)

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

The property is not located within an HCOD.

Proposal's Strengths

- Existence of Special Visual Obstruction & Overall Impact: The location of the proposed façade signs have somewhat reduced visibility from Linton Hall Road, Wellington Road, and the intersection due to the landscaping of the open space. In addition, the proposed structure is located approximately ±192 feet away from the Wellington Road, ±65 feet from Linton Hall Road, and ±170 feet from the intersection. As a result of the partial visual obstructions near the site, and existing setbacks from surrounding roadways, the field of vision available for a portion of the site is slightly reduced, further reducing potential impact to the surrounding area.
- Architectural Compatibility on Site: The proposed designs are compatible with the proposed structure and the surrounding commercial uses.
- Sign Elevations: Specific signage details, which include size, design, and location are included and have been conditioned.

Proposal's Weaknesses

- There were no weaknesses identified with the proposed Special Use Permit (SUP) that were correlated to or associated with the Community Design Plan.

Consistency Recommendation

This application is found to be consistent with the relevant components of Community Design Plan.

Transportation Plan Analysis

By providing a multi-modal approach to traffic circulation Prince William County promotes the safe and efficient movement of goods and people throughout the County and surrounding jurisdictions. The Transportation Plan sets out policies and action strategies that further the County's goal of creating and sustaining an environmentally friendly, multi-modal transportation system that meets the demands for intra- and inter-county trips, is integrated with existing and planned development, and provides a network of safe, efficient, and accessible modes of travel. The Plan includes recommendations addressing safety, minimizing conflicts with environmental and cultural resources, maximizing cost effectiveness, increasing accessibility of all travel modes, minimizing projected trip demand, and providing sufficient network capacity. The County recognizes that it is not possible to address congestion through road investments alone and has reduced the acceptable standard to Level of Service (LOS) of "E" specifically in Small Area Plans, in Activity Centers, and on

Arterials. Projects should include strategies that result in a level of service (LOS) of “D” or better on all roadway corridors and intersections, reduce traffic demand through transportation demand management strategies, dedicate planned rights-of-way, provide and/or fund transit infrastructure, pedestrian and bicycle pathways, and improved and coordinated access to transit facilities.

The proposed use will not generate significant traffic and will have minimal impacts to the surrounding road network.

Proposal's Strengths

- There were no strengths identified with the proposed Special Use Permit (SUP) that were correlated to or associated with the County's Transportation Plan.

Proposal's Weaknesses

- There were no weaknesses identified with the proposed Special Use Permit (SUP) that were correlated to or associated with the County's Transportation Plan.

Consistency Recommendation

This application is found to be consistent with the relevant components of the Transportation Plan.

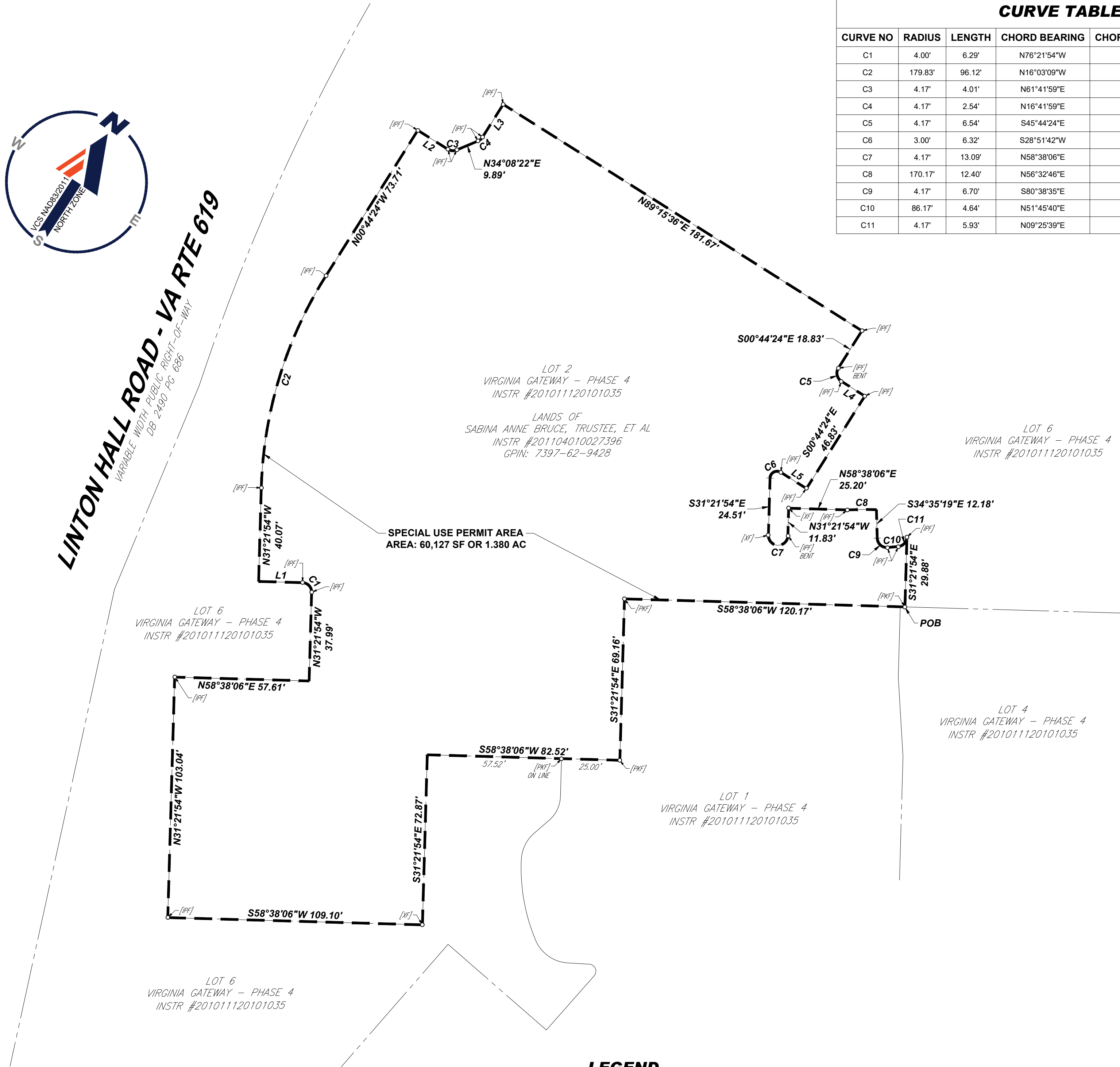
Agency Comments

The following agencies have reviewed the proposal and their comments have been summarized in relevant comprehensive plan chapters of this report. Individual comments are in the case file in the Planning Office:

- PWC Planning Office – Case Manager, Land Use Review
 - PWC Planning Office - Community Planning and Revitalization
 - PWC Department of Development Services – Land Development Case Manager
 - PWC Department of Fire & Rescue
 - PWC Historical Commission
 - PWC Public Works – Environmental Services / Watershed Management
 - PWC Department of Development Services – Zoning Administration
 - PWC Department of Transportation
 - VDOT (Va. Department of Transportation)
-

C:\BOHLER\CAD_USERDATA\TEMP\ACIPUBLISH_274925-EXBT-PLAT-VAB250009.00-0A.....>LAYOUT: SHEET 1

JM



CURVE TABLE						
CURVE NO	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA	TANGENT
C1	4.00'	6.29'	N76°21'54"W	5.66'	090°03'49"	4.00'
C2	179.83'	96.12'	N16°03'09"W	94.98'	030°37'30"	49.24'
C3	4.17'	4.01'	N61°41'59"E	3.86'	055°08'23"	2.18'
C4	4.17'	2.54'	N16°41'59"E	2.50'	034°53'11"	1.31'
C5	4.17'	6.54'	S45°44'24"E	5.89'	089°51'32"	4.16'
C6	3.00'	6.32'	S28°51'42"W	5.21'	120°42'11"	5.27'
C7	4.17'	13.09'	N58°38'06"E	8.34'	179°51'24"	3330.65'
C8	170.17'	12.40'	N56°32'46"E	12.40'	004°10'33"	6.20'
C9	4.17'	6.70'	S80°38'35"E	6.00'	092°00'50"	4.32'
C10	86.17'	4.64'	N51°45'40"E	4.64'	003°05'08"	2.32'
C11	4.17'	5.93'	N09°25'39"E	5.44'	081°25'38"	3.59'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S58°38'06"W	18.83'
L2	N89°15'36"E	15.18'
L3	N00°44'24"W	16.63'
L4	N89°15'36"E	11.83'
L5	S89°15'36"W	13.01'

- LEGEND**
- [IPF] 1" IRON PIPE FOUND
 - [PKF] PK NAIL FOUND
 - [X] X-CUT FOUND
 - POB** POINT OF BEGINNING



M. JUSTIN MAROHNIC
VIRGINIA LICENSED LAND SURVEYOR NO. 3664

DATE

REVISIONS

REV	DATE	COMMENT	DRAWN BY CHECKED BY

PROJECT No.: VAB250009.00-0A
DRAWN BY: CT
CHECKED BY: MJM
DATE: 10/27/2025
CAD I.D.: S-EXBT-PLAT
FIELD DATE: N/A
CREW CHIEF: N/A
APPROVED: MJM

PROJECT:

EXHIBIT "B"

FOR

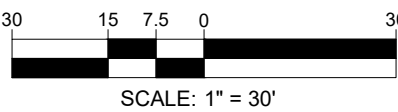
**SPECIAL USE PERMIT
AREA**

ON THE LANDS OF

SABINA ANNE BRUCE, TRUSTEE, ET AL
INSTRUMENT NO. 201104010027396
BRENTSVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

BOHLER

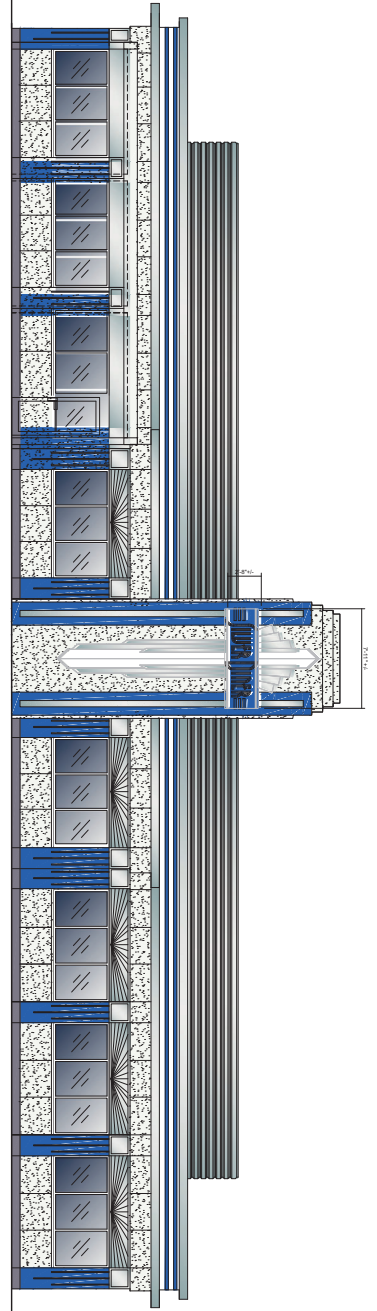
28 BLACKWELL PARK LANE, SUITE 201
WARRENTON, VIRGINIA 20186
Phone: (540) 349-4500
Fax: (540) 349-0321
VA@BohlerEng.com



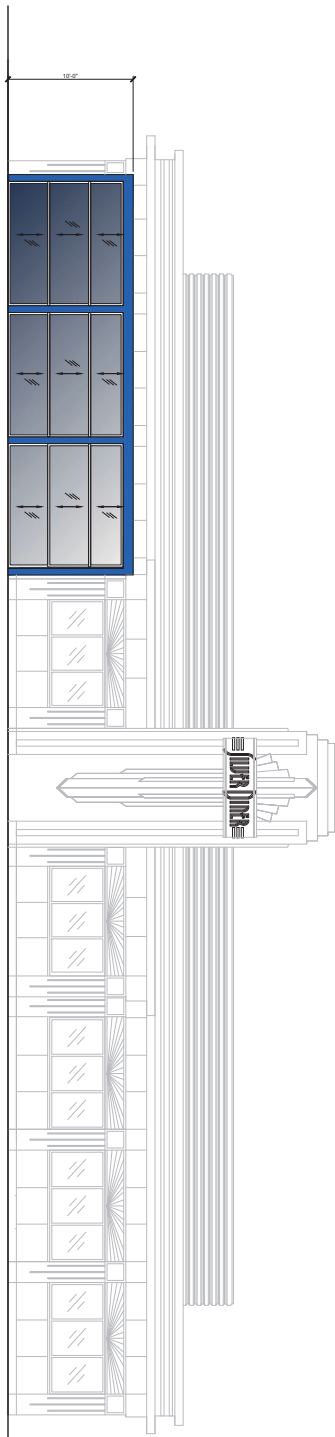
SHEET NUMBER:

1
OF 1

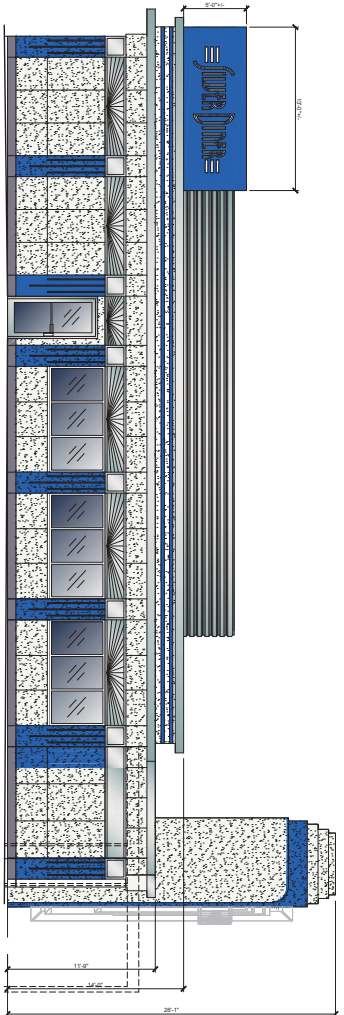
ORG. DATE - 10/27/25



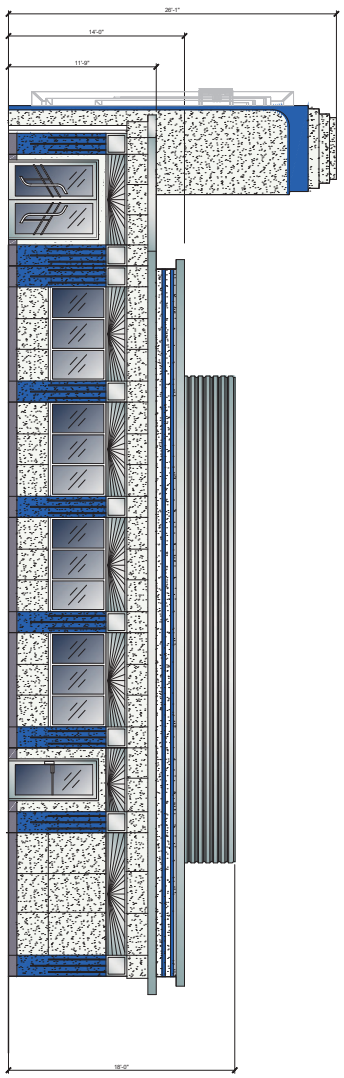
A FRONT ELEVATION
1/4" = 1'-0"



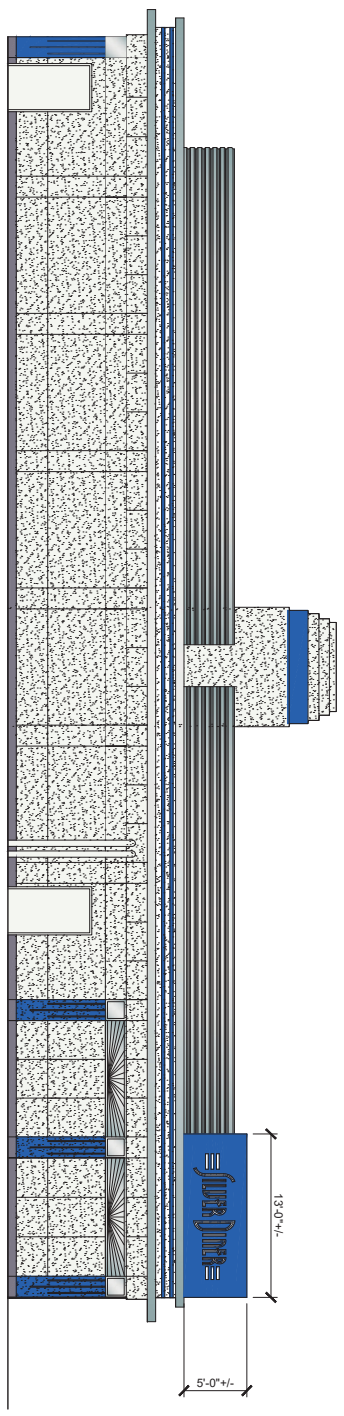
B REAR ELEVATION
1/4" = 1'-0"



C SIDE ELEVATION
1/4" = 1'-0"



A. SIDE ELEVATION
1/4" = 1'-0"



B. REAR ELEVATION
1/4" = 1'-0"

July 17, 2025

Mark Russell
Chief Development Officer
Silver Diner Development LLC
12276 Rockville Pike
Rockville, MD 20852

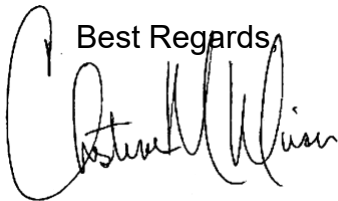
Dear Mark,

The Department of Economic Development and Tourism (DEDT) is pleased to inform you that Silver Diner Development LLC's request for Targeted Industry Status (TIS) for your project located at 5005 Wellington Road in Gainesville (GPIN: 7397-62-9428), has been approved.

The appropriate county departments have been informed of this designation. As a result, Silver Diner Development LLC is entitled to expedited permitting for site plan reviews. We understand that Silver Diner Development LLC intends to submit these plans on or about July 24, 2025. Please note TIS is valid for two (2) years from the date of this letter.

Your site plan Project Manager is Bill Westerman, who can be reached at 703-792-6861 or wwesterman@pwcgov.org.

Should you have any questions or require further information, please do not hesitate to contact Trevor Johnson at tjohnson@pwcgov.org or 703-201-9162. We look forward to a robust and valuable partnership with Silver Diner Development LLC.

Best Regards,


Christina Winn
Executive Director

cc: Mandi Spina, Director of Development Services

HISTORICAL COMMISSION RESOLUTION

MOTION: GREEN

December 9, 2025

SECOND: BRACE

Regular Meeting

Res. No. 25-056

RE: LAND DEVELOPMENT RECOMMENDATIONS

ACTION: APPROVED

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

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

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

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

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
REZ2026-00008	Prologis 66 Logistics Park S1	Historical Marker with text prepared in consultation with the County Archaeologist and the Historical Commission to be installed when Occupancy Permit is issued. All artifacts to be donated to and curated with the County.
SUP2026-00008	Savers Manassas	No Further Work
REZ2026-00013	Del Webb at Heathcote Village II S1	Applicant fabricate and install an historical marker at the property on the Martin-Scott Cemetery with text prepared in consultation with the

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
		County Archaeologist and the Historical Commission.
REZ2026-00011	234/640 Corner REZ S1	No Further Work
SUP2026-00009	234/640 Corner SUP S1	No Further Work
REZ2026-00016	Buckland Preserve S1	No Further Work
SUP2026-00011	Virginia Gateway Silver Diner Signage S1	No Further Work
REZ2026-00019	Six Towers Industrial Park S1	No Further Work
REZ2026-00020	Lumina Rezoning S1	Table

Votes:

Ayes: by acclamation

Nays: None

Absent from Vote: None

Absent from Meeting: Dobbins, Porta

MOTION CARRIED

ATTEST: 
Secretary to the Commission