



# PLANNING COMMISSION - REGULAR MEETING

Tuesday, October 08, 2024 at 7:00 PM

Council Chambers – 15000 Washington St., STE 100 Haymarket, VA 20169

<http://www.townofhaymarket.org/>

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## AGENDA

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**I. CALL TO ORDER**

**II. PLEDGE OF ALLEGIANCE**

**III. CITIZENS TIME**

**IV. MINUTE APPROVAL**

1. Planning Regular Monthly Meeting: September 10, 2024

**V. AGENDA ITEMS**

1. One Mile Review: Heathcote Blvd Marketplace SUP

**VI. OLD BUSINESS**

**VII. NEW BUSINESS**

**VIII. ARB UPDATES**

**IX. TOWN COUNCIL UPDATES**

**X. ADJOURNMENT**



# PLANNING COMMISSION - REGULAR MEETING

Tuesday, September 10, 2024 at 7:00 PM

Council Chambers – 15000 Washington St., STE 100 Haymarket, VA 20169

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## DRAFT MINUTES

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### I. CALL TO ORDER

A Regular Monthly Meeting of the Town of Haymarket Planning Commission was held this evening in the Council Chambers, commencing at 7:00 PM.

Chairman Alexander Beyene called the meeting to order.

#### PRESENT

Chairman Alexander Beyene  
Vice Chairman Jerome Gonzalez  
Commissioner Walt Young  
Commissioner Justin Baker

#### ABSENT

Commissioner Pankaj Singla

### II. PLEDGE OF ALLEGIANCE

Chairman Beyene invited everyone to stand for the Pledge of Allegiance.

### III. CITIZENS TIME

There were no citizens present at this meeting.

### IV. MINUTE APPROVAL

**Commissioner Young moved to approve the August 13, 2024 Planning Commission minutes as presented. Commissioner Gonzalez seconded the motion. The motion carried.**

**Motion made by Commissioner Young, Seconded by Vice Chairman Gonzalez.  
Voting Yea: Chairman Beyene, Vice Chairman Gonzalez, Commissioner Young,  
Commissioner Baker**

1. Planning Commission Regular Monthly Meeting: August 13, 2024

## V. AGENDA ITEMS

### 1. SUP Application Chick Fila Drive Thru Expansion

Town Planner Thomas Britt gave a brief update on the application and what was discussed at the last meeting. He also shared the deliverables that were discussed with the representatives from Bohler Engineering and JLL. He shared that the concerns from the past meeting were traffic concerns, safety concerns and parking issues with the Virginia National Bank parcel. He clarified that he might have been too general with the Planning Commission on the delineator term. He stated that although it is not a solid physical barrier, it is a physical barrier between the Chick Fil-a parcel and the bank parcel. He also shared that Bohler presented a curb installation option as well for the Planning Commission to consider. Mr. Britt also provided an email conversation between Mr. Chad Baker from Chick Fil-a and staff, including Town Manager Emily Kyriazi. Mr. Britt stated that the zoning items have been addressed and resolved in terms of landscaping buffers. But it was up to the Planning Commission if they are satisfied with the safety concerns, particularly the delineators and traffic patterns. He asked the Planning Commission to consider if the addition or alteration is necessary for the business and the surrounding lots, in particular. Mr. Britt stated that he still recommends the denial of the SUP. He stated that upon the Planning Commission's decision, the Town Council would have the final say on the application. At this time, the Planning Commission continued to ask questions to the applicants regarding the delineators between the drive thru lanes. Mr. Lee from JLL stated that there would be a 3 foot stripping between lanes for employees. There was a question on capacity and current procedures on larger orders that would hold up the delivery process. Mr. Lee agreed with the Planning Commission observation that currently the customer with the big order is asked to drive to a designated parking spot and the team member would deliver the order to that customer to keep the traffic going. Mr. Lee stated that this is not the preferred method. Chairman Beyene voiced his concerns with pedestrian and vehicular safety on and around the site. Commissioner Young questioned the Town Planner on the bank parking lot and if this space would still allow the customers to back out of a space safely. Mr. Britt stated that the plans in the packet are shown with the delineators installed and is the preferred option from the applicant. There was a question if staff was still recommending denial. Mr. Britt confirmed the recommendation to deny. Commissioner Baker thanked the applicant for coming back each time with requested alternations to the plans but still stated his concerns. His concerns was the capacity and increase traffic volume at the site. He stated that he doesn't think the expansion is functional on that site and taking space from the bank parcel. The representative stated that they are addressing the traffic issues by narrowing the northern entrance to one way and reducing the bank parking lot to one way. They stated that they are also adding wayfinding signs within the development. Commissioner Gonzalez stated that there are a lot of positives but his concerns was the pedestrian and vehicular traffic safety. He stated that the trips per day could remain the same but the demands could shift. He addressed the safety at the entrance point to the parcel. He also has concerns with the lack of a landscaping buffer between the parcels.

**With no further discussion, Chairman Beyene moved to recommend denial of Special Use Permit Application #2024-001 for the following reasons: The proposed drive thru expansion will have the following negative effects on the site and surrounding area, will result in: 1. Increase of vehicular traffic or trips per day as a result of increasing the capacity and the eventual dedication of one of the drive thru lanes for mobile order pick up; 2. Increase in potential safety hazards to pedestrians and employees as a result of the drive thru design and increase in vehicular traffic; 3. Decrease in driver access to the site and adjacent businesses, and 4. Negative effects to the operation of the adjacent businesses. Commissioner Young seconded the motion. The motion carried by a roll call vote.**

**Motion made by Chairman Beyene, Seconded by Commissioner Young.  
Voting Yea: Chairman Beyene, Vice Chairman Gonzalez, Commissioner Young,  
Commissioner Baker**

## **VI. OLD BUSINESS**

Town Planner Thomas Britt gave the updates on Old Business items. He stated that staff and the Architectural Review Board is still making adjustments on the Historic District Overlay making sure that it will fit into new Comprehensive Plan changes. He shared that he would bring any significant adjustments back to the Planning Commission. There was a question about the new construction in the Crossroads Village Center development. Mr. Britt shared that the construction behind Lifetime Smiles is Kiddie Academy. He also shared that the engineer has given preliminary approval for the hotel site plan. But that Meladon is the owner of the application and the site plan. He stated that once they receive the preliminary approval letter from the engineer, they will proceed with looking for a hotel company to bid on it and take over the site plans for that parcel.

## **VII. NEW BUSINESS**

Town Planner Thomas Britt gave updates on New Business items. He shared that Lifetimes Smiles is looking to open in early 2025. He also shared that the Town has broken ground on the Town Park sidewalk project. Mr. Britt also shared that staff has received the preliminary site plans for the Karter School, which will be located in the front parcel of Robinson Village on Washington Street. There was a question on the proposed townhomes on Bleight Drive. Mr. Britt shared that he is still waiting on comments from the Engineer.

## **VIII. ARB UPDATES**

Since Commissioner Bake was not able to attend the last meeting, Town Planner Britt provided the Architectural Review Board updates. He shared that the Board went over and made some revisions to the ARB Guidelines at their last meeting.

## **IX. TOWN COUNCIL UPDATES**

Chairman Beyene asked for Town Clerk Kim Henry to share in the Town Council updates. Ms. Henry shared that the Council scheduled a strategic planning kick off meeting. She shared that they have hired a consultant to help them with establishing a strategic plan. She also shared that Council has been reviewing and starting to make edits to the Outdoor Events Ordinance. Chairman Beyene shared that Councilmember Schneider gave a presentation on the Town Center RFP and funding, as well as the RFP for the demolition of the Town Park House. Councilmember Gallagher started a draft on the Town's communication plan.

## **X. ADJOURNMENT**

**With no further business before the Planning Commission, Commissioner Baker moved to adjourn with a second by Commissioner Gonzalez. The motion carried.**

**Motion made by Commissioner Baker, Seconded by Vice Chairman Gonzalez.  
Voting Yea: Chairman Beyene, Vice Chairman Gonzalez, Commissioner Young,  
Commissioner Baker**



Town of Haymarket  
15000 Washington Street, #100  
Haymarket, VA 20169  
703-753-2600

## Memorandum

To: Planning Commission Members  
From: Thomas Britt, Town Planner  
Re: Heathcote Boulevard Marketplace Site Plan/SUP

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### Background

Prince William County has received Special Use Permits SUP2024-00033 and SUP2024-00034 for review. The Special Use Permits are focused on pad sites D and E of the Heathcote Boulevard Marketplace project. Pad Site D is a request for use of a motor vehicle station, and Pad Site E is a request to install a drive through lane for a restaurant space in the multitenant structure on site. In both applications there are requests for special exceptions of the dimensional requirements for signage in this district. The Town Planner has attached the second submissions of the SUP applications, staff reports, and plan designs for the Planning Commission's reference and to provide comments.

Prince William County recommends outside agency/jurisdiction comments should do the following:

- 1) address the anticipated impacts of the proposal on the goals, policies and action strategies of the Comprehensive Plan;
- 2) address the anticipated impacts of the proposal on the services of your department;
- 3) address any site specific concerns which are materially relevant to the requested land use decision;
- 4) list minimum development standards which may conflict with the proposed development or require special consideration in the Planning Office's analysis of the proposal.

September 24, 2024

Please note this application is being concurrently process with SUP2024-00034

**The attached packet is provided for review and comment from the following agencies:**

- County Archaeologist (DS940)
- Land Development Case Manager (DS940)
- Planning Case Planner
- Town of Haymarket
- Transportation Department (DS990)
- VDOT Fairfax (MA290)
- Watershed Management (DS930)
- Zoning Administrator (DS940)

**RE:** SUP2024-00033, Heathcote Marketplace Pad E (Restaurant)      **MAGISTERIAL DISTRICT:** 20 - Gainesville  
SPECIAL USE, SPECIAL USE PERMIT

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**REQUEST:** These are 2 concurrent requests 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 a by-right convenience store, and signage modifications; and 2) restaurant with drive-through facility, restaurant with carry-out in any in-line unit of the proposed retail building, and associated signage modifications. **\*\*2nd Submission\*\***

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**GPIN(s): 7298-92-4359**

Your comments should:

- 1) address the anticipated impacts of the proposal on the goals, policies and action strategies of the Comprehensive Plan;
- 2) address the anticipated impacts of the proposal on the services of your department;
- 3) address any site specific concerns which are materially relevant to the requested land use decision;
- 4) list minimum development standards which may conflict with the proposed development or require special consideration in the Planning Office's analysis of the proposal.

Your assigned Case Planner is **Scott Meyer**. Please use **eReview** to submit your comments. Reviewers without eReview access should submit their comments by email to **amendez@pwcgov.org**.

Your comments should be directed to **Andrea Mendez** and received no later than **October 18, 2024**. Your cooperation is appreciated.

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**HEATHCOTE MARKET PLACE / PAD E  
Restaurant with Drive Through and In-line Carry Out Restaurants  
Narrative Description for Special Use Permit**

**July 29, 2024**

**Introduction.** The applicant, Haymarket Investment LLC (the “Applicant”) is the owner of the property located at 14891 Heathcote Boulevard, identified as GPIN 7298-92-4359. The Applicant is seeking a special use permit on approximately 1.8488 acres (the “Property”). The Property is located southeast of the intersection of James Madison Highway (Route 15) and Heathcote Boulevard.

The Applicant is seeking a special use permit to allow a drive-through facility for a restaurant (permitted by-right) with one drive-through lane as shown on the SUP Plan, and for restaurants with carry-out to be located within the in-line retail units (the “In-line Retail Uses”) shown on the SUP Plan. In addition, to allow sign modifications for the drive through facility and the in-line retail area.

**Land Use.** The Property is currently zoned B-1, General Business District and subject to proffers associated with Rezoning #88-81 and PRA#2004-00400. The Property is designated MU-4, Mixed Use T-4 on the Prince William County Comprehensive Plan Long-Range Land Use Map. The Property is located within the James Madison Highway Corridor Overlay District, which was approved prior to February 20, 1996. The existing zoning, and the proposed SUP implement the MU-4 designation.

**Community Design.** As indicated on Sheet 2 of the SUP Plan, the subject SUP is one component of the overall development plan for a portion of GPIN 7298-92-4359. As proposed, the special use permit area is a portion of a larger, future development that will consist of shopping center uses that will complement the three service-type uses located on the north side of Heathcote Boulevard, which are currently under review by the Prince William County Planning Office (SUP2023-00025, SUP2023-00026, and SUP2023-00027). When taken as a whole, the various uses create a well-balanced center that will offer essential community services to the immediate area as well as the larger region.

**Cultural Resources.** A Phase I Cultural Resources Investigation entitled Heathcote Properties, prepared by Thunderbird archeology, dated June 2021, (the “Survey”) is provided with this application. Beginning on page 45 of the Survey it is noted that the *project area was included within the limits of two previous Phase I archeological investigations that resulted in the entire southern parcel being subjected to archeological investigation. 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 result of the CRI investigation and no further work was recommended.*

*The remaining ±7.1 acres of the southern project area parcel were subjected to a Phase I cultural resources investigation by Thunderbird Archeology, a division of Wetland Studies and Solutions, Inc., in 2016 and documented in the report titled Haymarket at Heathcote Boulevard, Prince William County, Virginia, Phase I Cultural Resources Investigation (Baicy 2016). The survey included shovel testing, a military sites (metal detecting) survey, and an architectural survey. No cultural resources were recorded, no overtly Civil War artifacts were recovered during the military sites survey, and no further work was recommended for the project area.*

**Economic Development.** Development of the proposed In-line Retail Uses are consistent with the County’s objectives of promoting employment opportunities and enhancing the non-residential tax base. Tax revenues generated by the development and use of the Property will result in a positive economic benefit to the County.

**Environment.** An Environmental Constraints Analysis Plan has been prepared and is included with this submission. The Property does not contain Resource Protection Area.

**Fire and Rescue.** The Property is located within the service area of Station 24, located at 5901 Antioch Road. Station 24 has one medic unit, one pumper, one brush truck, and one all-terrain-vehicle/Gator.

**Housing.** The proposed use will have no impact on housing.

**Libraries.** The proposed use will have no impact on libraries in the area.

**Parks and Open Space.** The proposed use will have no impact on the demand for park acreage and recreational facilities in the area.

**Police/CPTED.** The Applicant will address the CPTED strategies and techniques, in connection with site plan review, when further engineering and design has been completed. The Applicant will remove graffiti and report it to the Prince William County Police Department.

**Potable Water.** The site will be served by public water.

**Schools.** The proposed use will have no impact on schools in the area.

**Sewer.** The site will be served by public sewer.

**Telecommunications.** The proposed development and use will have no impact on telecommunications in the area.

**Transportation.** Please refer to the approved 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), which is on file with the County, and a reference copy is provided with this submission. The TIA was prepared based on the total future uses within the Westmarket development, and therefore includes an analysis of uses that are above and beyond the subject SUP. Also with this submission, 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. A copy of this memo is provided with this resubmission. Through the review of this application, the Applicant will work with Prince William County Department of Transportation to refine any potential impacts of this SUP and will propose appropriate mitigation accordingly.

**SECTION 32-250.23. - CONSIDERATION OF MODIFICATION OF SIGN PROVISIONS.** The Applicant is requesting modest modifications to the sign standards as identified in the chart below for the restaurant with drive through use. The following addresses those factors considered by the Board of County Supervisors for sign modifications requested in connection with a special use permit in accordance with Section 32-250.23 of the Zoning Ordinance:

- a. **Compatibility of the proposed signs.** The proposed drive-through facility, and the restaurants with carry-out are 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 for these uses is needed in order to clearly and readily identify the business and access to the drive through lane. The signage for the drive through is designed to work harmoniously as a package. From façade signage to drive-through signage, the Applicant’s sign program provides a brand centric display that aids in customer identification. This type of signage is typical for in-line retail buildings and can be found in various shopping centers located throughout the county.
- b. **Sign Quality.** The Applicant’s sign program provides a brand centric display that aids customer identification and is of quality that is compatible and complementary to the in-line building.
- c. **Mixed Use Development.** The proposed site is located within the commercial area approved with Rezoning #88-81.
- d. **Deviation from Sign Standards.** The proposed signage is representative of the signage plans for many in-line retail/commercial buildings and provides the appropriate sign elements that serve customer orientation and circulation. The sign chart below provides a comparison between allowed signage and proposed signage for the restaurant drive through.
- e. **Visual Impediments.** The Property is located within an area that is B-1 General Business, and it is located along a high volume/high speed transportation corridor, which relies on identifiable signage. The proposed signage will be consistent with the signage along this portion of Heathcote Boulevard.

**HCOD.** The Property is located within the James Madison Highway Corridor Overlay District, which was approved prior to February 20, 1996.

[See sign comparison chart on following page]

Sign Comparison Chart

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

**SPECIAL USE PERMIT CONDITIONS**  
**Owner/Applicant: Haymarket Investment LLC**  
**#SUP2024-00033,**

**Project Name: Heathcote Marketplace / Pad E (Drive Through & Carry-out Restaurant)**  
**Prince William County GPIN 7298-92-4359 (part (the “Property”))**  
**Special Use Permit Area: ±1.8448 acres**  
**Zoning: B-1, General Business**  
**Magisterial District: Gainesville**  
**Date: August 19, 2024**

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

The Applicant shall file a site plan within three (3) years of approval of this special use permit by the Board of County Supervisors and shall have up to five (5) years from the date of final site plan approval to commence the proposed use. 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 E (In-Line Restaurant with Drive Through and Carry-out Restaurants), prepared by IMEG, dated January 5, 2024, last revised August 16, 2024 (the “SUP Plan”) and the conditions herein. The special use permit area shall apply to the portion of the property that encompasses ±1.848 acres.
  
2. Use Parameters
  - a. Use Limitations – The use approved with this SUP shall be limited to a drive-through facility for a restaurant (permitted by-right) with one drive-through lane as shown on the SUP Plan, and for restaurants with carry-out to be located within the in-line retail units (the “In-line Retail Building”) shown on the SUP Plan. The uses permitted with this SUP do not limit or restrict the by-right B-1 zoning district uses otherwise allowed on the Property.
  - b. Hours of Operation – Hours of operation for the restaurants and drive-through may be 24 hours a day, 7 days per week.
  - c. Outdoor Speaker System – The system to be used for ordering shall not be audible beyond the limits of the SUP area.

3. Community Design

- a. Architecture – Architecture for the In-line Retail Building shall be in general conformance to the building façade design theme, design quality, and exterior style as shown on the elevations entitled “Retail Inline Building Route 15 & Heathcote Blvd Haymarket, VA”, prepared by Cuhaci Peterson, dated November 1, 2023 (hereinafter, the “Building Elevations”). 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 “In-Line Restaurant Drive Through & Carry Out Sign Plan,” (the “Sign Plan”), prepared by Mandeville Sign, and dated January 11, 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. Up to four (4) “Directional” signs may be provided as needed, subject to sign permit approval.
  - iii. Up to 10 “Parking” signs may be provided as needed, subject to sign permit approval, if required.
  - iv. 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.

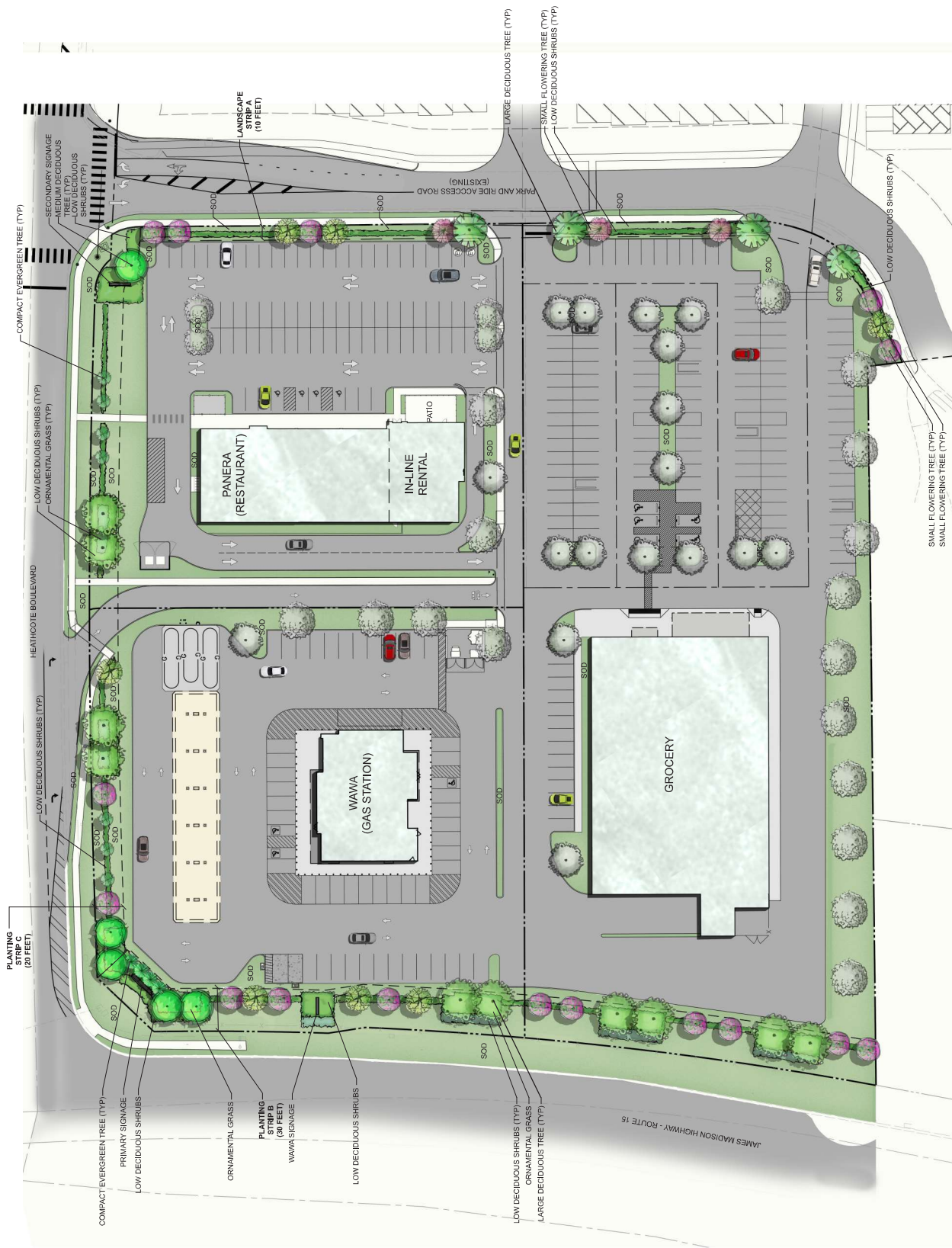
- v. The Zoning Administrator or designee may approve any changes to overall sign design including logo, font size, color, illumination type and style, provided that the total sign area and the number of signs does not exceed the sign regulations of the Zoning Ordinance and/or the conditions of this SUP.
  
- 4. Environment / Water Quality – The Applicant shall contribute \$75 per acre ( $\pm 1.8488$  acres) to the Board of County Supervisors prior to and as a condition of final site plan approval for the County to conduct water quality monitoring, stream restoration and/or drainage improvements.
  
- 5. Fire and Rescue Monetary Contribution – The Applicant shall make a \$0.61 per square foot (SF) of building area ( $\pm 11,800$  GSF) monetary contribution for fire and rescue services to the Board of County Supervisors prior to and as a condition of building permit issuance.
  
- 6. Maintenance of Property
  - a. Graffiti Removal – The Applicant agrees to remove any graffiti from the Property. Graffiti shall be deemed any inscription or marking on walls, buildings or structures not permitted by the sign regulations in Section 32- 250.21 *et. seq.* of the Zoning Ordinance. Any graffiti is to be reported to the Prince William County Police Department before removal.
  - b. Site Maintenance – The Applicant shall maintain the site and shall pick up trash, litter, and debris, as needed.
  
- 7. Site Access – 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 site shall be connected to public water and 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.
  
- 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.

Date: 08-07-2024  
 Drawn/Checked: CUCGM  
 Project #: 21074.004.00  
 Drawing #: 113180

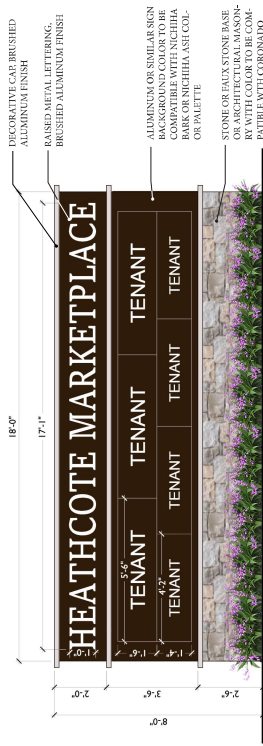
Notes:  
 1. This conceptual rendering is for illustrative purposes only.  
 2. Proposed structure dimensions, orientation, and location were determined by others.  
 3. All internal landscaping shown is conceptual in nature. Final location and quantity to be determined at time of final site plan.



**Streetscape Guidelines - Heathcote Marketplace South**  
 Heathcote Marketplace  
 Prince William County, Virginia



# SIGNAGE



1 PRIMARY SIGNAGE = 64 SF (100 SF MAX)

NOTES: THIS DRAWING HAS NOT BEEN REVIEWED BY A STRUCTURAL ENGINEER. REFER TO STRUCTURAL SIGNAGE MATERIALS AND ILLUMINATION MAY VARY BUT WILL BE IN GENERAL CONFORMANCE TO WHAT IS SHOWN HERE.

SCALE: 1/4" = 1'-0"



2 SECONDARY SIGNAGE = 36 SF PER SIDE / 72 BOTH SIDES (100 SF MAX)

NOTES: THIS DRAWING HAS NOT BEEN REVIEWED BY A STRUCTURAL ENGINEER. REFER TO STRUCTURAL SIGNAGE MATERIALS AND ILLUMINATION MAY VARY BUT WILL BE IN GENERAL CONFORMANCE TO WHAT IS SHOWN HERE.

SCALE: 1/4" = 1'-0"

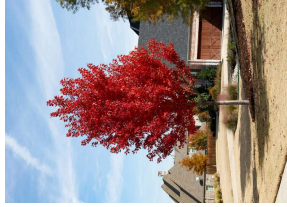
# LANDSCAPE CALCULATIONS

LANDSCAPE STRIP A		ALONG INTERNAL STREET	
DESCRIPTION:	PAIR VS. ATISH	PSD VS. ATISH	
AREA (SF):	5,880 REQUIRED, 6,880 PROPOSED	1,840 REQUIRED, 1,840 PROPOSED	
WIDTH (FT):	300	300	
LENGTH (FT):	19.6	19.6	
EXISTING WOODLAND WITHIN REQUIRED BUFFER AREA (SF):	0	0	0.0%
FENCE OR WALL OR BERM EMPLOYED IN BUFFER AREA:	NO	NO	
TOTAL OF PLANT UNITS (PU) REQUIRED:	(MIN.) 20	(MAX.) 20	
PLANT UNITS PROVIDED:	4 X 10 PUM-40 PU	4 X 10 PUM-40 PU	
LARGE DECIDUOUS TREES:	0 X 10 PUM-40 PU	0 X 10 PUM-40 PU	
LARGE EVERGREEN TREES:	0 X 10 PUM-40 PU	0 X 10 PUM-40 PU	
SMALL DECIDUOUS TREES (MEDIUM SMALL COMPACT):	0 X 5 PUM-35 PU	0 X 5 PUM-35 PU	
SMALL EVERGREEN TREES (MEDIUM SMALL COMPACT):	0 X 5 PUM-35 PU	0 X 5 PUM-35 PU	
SHRUBS:	300 X 2 PUM-100 PU	300 X 2 PUM-100 PU	
PERENNIALS:	0 X 0.25 PUM-0 PU	0 X 0.25 PUM-0 PU	
TOTAL OF PLANT UNITS PROVIDED:	0	0	0.0%
TOTAL OF PLANT UNITS PROVIDED:	0	0	0.0%

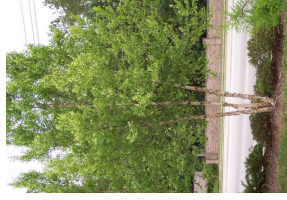
PLANTING STRIP B		ALONG ROUTE 19 JAMES WILSON HIGHWAY	
DESCRIPTION:	PAIR VS. PSD	PSD VS. PSD	
AREA (SF):	1,840 REQUIRED, 1,840 PROPOSED	1,840 REQUIRED, 1,840 PROPOSED	
WIDTH (FT):	150	150	
LENGTH (FT):	12.27	12.27	
EXISTING WOODLAND WITHIN REQUIRED BUFFER AREA (SF):	0	0	0.0%
FENCE OR WALL OR BERM EMPLOYED IN BUFFER AREA:	NO	NO	
TOTAL OF PLANT UNITS (PU) REQUIRED:	(MIN.) 180	(MAX.) 180	
PLANT UNITS PROVIDED:	4 X 10 PUM-40 PU	4 X 10 PUM-40 PU	
LARGE DECIDUOUS TREES:	0 X 10 PUM-40 PU	0 X 10 PUM-40 PU	
LARGE EVERGREEN TREES:	0 X 10 PUM-40 PU	0 X 10 PUM-40 PU	
SMALL DECIDUOUS TREES (MEDIUM SMALL COMPACT):	14 X 5 PUM-35 PU	14 X 5 PUM-35 PU	
SMALL EVERGREEN TREES (MEDIUM SMALL COMPACT):	4 X 5 PUM-35 PU	4 X 5 PUM-35 PU	
SHRUBS:	300 X 1 PUM-100 PU	300 X 1 PUM-100 PU	
PERENNIALS:	0 X 0.25 PUM-0 PU	0 X 0.25 PUM-0 PU	
TOTAL OF PLANT UNITS PROVIDED:	0	0	0.0%
TOTAL OF PLANT UNITS PROVIDED:	0	0	0.0%

# PLANT PALETTE

## CANOPY TREES - DECIDUOUS



October Glory Red Maple\*  
*acer rubrum 'october glory'*



Dura Heat River Birch\*  
*betula nigra 'dura heat'*

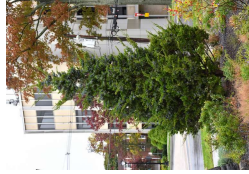


Crimson King Maple  
*acer platanoides 'crimson king'*



Red Oak\*  
*quercus rubra*

## EVERGREEN TREES



Emerald Sentinel Red Cedar\*  
*taxus virginiana 'emerald sentinel'*



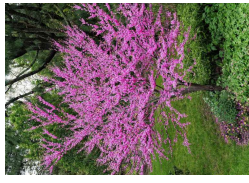
Taylor Juniper\*  
*juniperus virginiana 'taylor'*



Saucer Magnolia  
*magnolia soulangeana*



Crape Myrtle  
*lagerstroemia spp.*



Eastern Redbud\*  
*ceris canadensis*

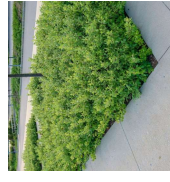
## SHRUBS AND GROUNDCOVERS



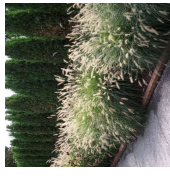
Evergreen Giant Liriope  
*liriope 'evergreen giant'*



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 schipkaiensis*

\* = NATIVE

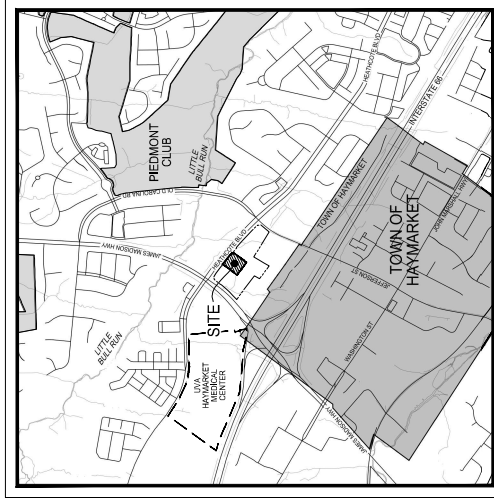
SPECIAL USE PERMIT PLAN

#SUP2024-00033

HEATHCOTE MARKETPLACE / PAD E  
RESTAURANT WITH DRIVE-THROUGH

GAINESVILLE MAGISTERIAL DISTRICT  
PRINCE WILLIAM, VIRGINIA

- NOTES**
- THE PROPERTY SUBJECT TO THIS APPLICATION IS IDENTIFIED ON THE PRINCE WILLIAM COUNTY, VIRGINIA GEOGRAPHIC INFORMATION SYSTEM AS GPN 7296-92-4359 (PART) AND IS ZONED B-1.
  - 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.
  - HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS) 1983 - NORTH AS ESTABLISHED FROM A CURRENT GPS SURVEY.
  - THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1985 (NAVD 85) GEOD-18 AS ESTABLISHED FROM A CURRENT GPS SURVEY.
  - 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.
  - TOPOGRAPHIC SURVEY CONDUCTED BY MCKENZIE SWYDER INC. COMPILED ON OCTOBER 4th, 2024. THIS DATA HAS BEEN SUPPLEMENTED BY CONVENTIONAL METHODS BY THIS FIRM ON BETWEEN THE DATES OF SEPTEMBER 20th AND OCTOBER 12th, 2024.
  - BOUNDARY LINES SHOWN HEREON PROVIDED BY RINKER DESIGN ASSOCIATES ON SEPTEMBER 22nd, 2024.
  - 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 32-403.05 (6) & (7), OF THE ZONING ORDINANCE CARRY-OUT RESTAURANTS BE ALLOWED IN ANY UNIT OF THE PROPOSED RE/TAI BUILDING.
  - THE PROPERTY IS LOCATED IN FLOOD ZONE "X" (OTHER AREAS), AREAS DETERMINED TO BE OUTSIDE THE FLOODPLAIN.
  - TO THE BEST KNOWLEDGE OF THE ENGINEER AND DEVELOPER THERE ARE NO CEOMETRIES, HAZARDOUS OR TOXIC SUBSTANCES ON THE SITE.
  - A PORTION OF THE SUBJECT PROPERTY IS LOCATED IN THE HIGHWAY CORRIDOR OVERLAY DISTRICT (HCO) APPROVED PRIOR TO FEBRUARY 20, 1986).



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

**OWNER / APPLICANT**  
HAYMARKET INVESTMENT LLC  
C/O BLESSING  
4747 BETHESDA AVENUE, SUITE 650  
BETHESDA, MD 20814

**ATTORNEY**  
WALSH COLUCCI LUBELEY & WALSH  
C/O BLESSING  
4310 PRINCE WILLIAM PARKWAY, SUITE 300  
PRINCE WILLIAM, VIRGINIA 22011

**CIVIL ENGINEER / LAND PLANNING**  
IMEG Consultants Corp  
C/O CHRIS LEMON, P.E.  
5901 LAWRENCE ROAD, SUITE 150  
MANASSAS, VIRGINIA 20110

**TRAFFIC ENGINEER**  
GOROVETSLADE  
C/O BLESSING  
4114 LEGATO ROAD, SUITE 650  
FAIRFAX, VIRGINIA 22033

**ENVIRONMENTAL ENGINEER**  
WETLAND STUDIES & SOLUTIONS, INC.  
C/O ALISON ROBINSON, PWS, PWD, CT  
5500 WELLINGTON BRAND DRIVE, SUITE 100  
GAINESVILLE, VIRGINIA 20169



9301 Innovation Dr, Suite 150  
Manassas, VA 20110 P 703.933.9887  
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#SUP2024-00033  
HEATHCOTE MARKETPLACE  
SPECIAL USE PERMIT PLAN - PAD E  
GAINESVILLE MAGISTERIAL DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA

MARK	DATE	DESCRIPTION
	08-16-2024	REVISED - 2ND SUBMISSION

PROJECT NO. 24-00033  
DRAWING NO. 11276  
DATE 01/08/2024  
DESIGNED BY  
CHECKED BY  
DRAWN BY  
SCALE  
SHEET TITLE

Section V, Item 1.





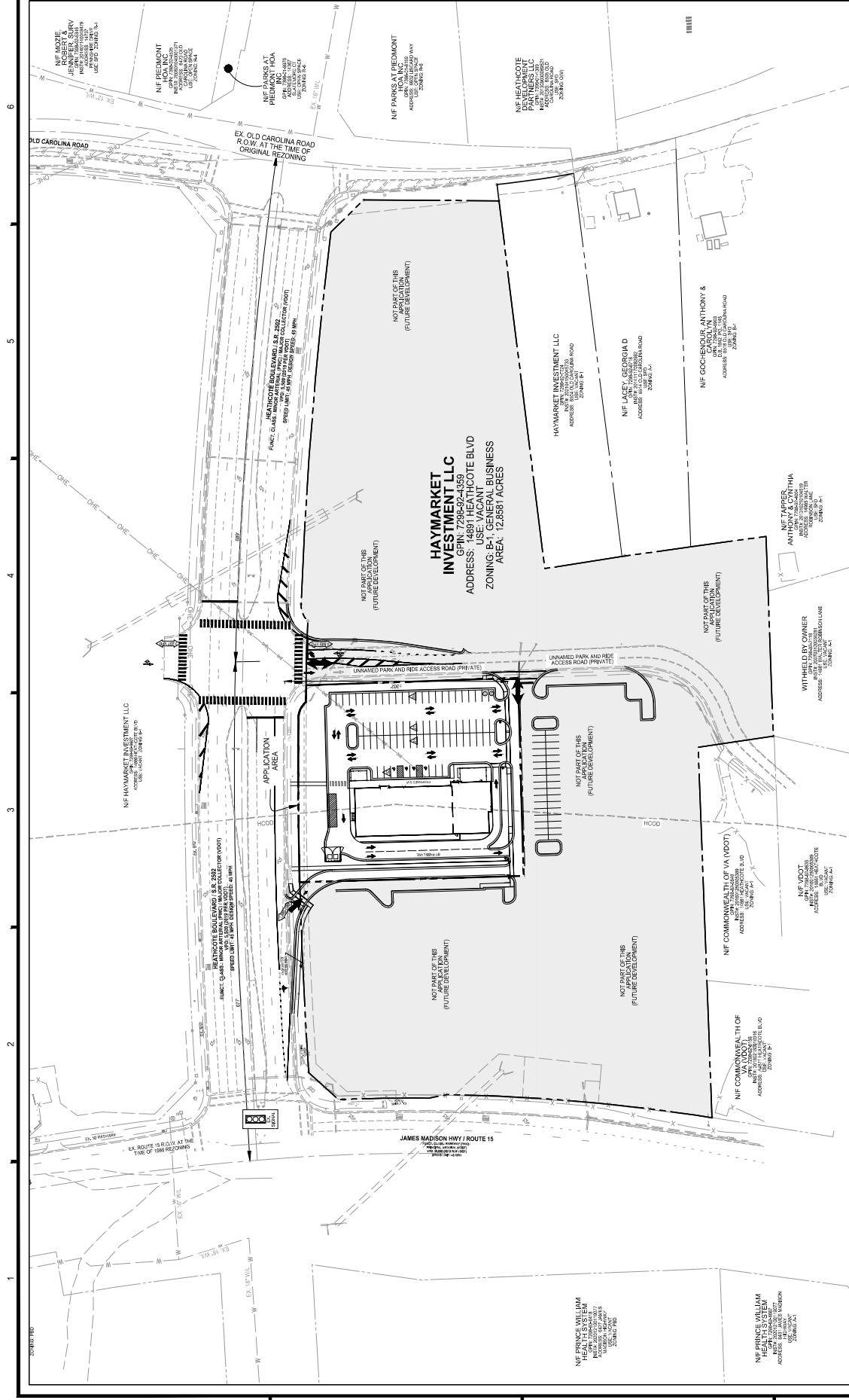
9301 Innovation Dr. Suite 150  
 Manassas, VA 20110 P 703.993.9887  
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#SUP2024-00033  
 HEATHCOTE MARKETPLACE  
 SPECIAL USE PERMIT PLAN - PAD E  
 GANESVILLE MAGISTRAL DISTRICT  
 PRINCE WILLIAM COUNTY, VIRGINIA

MARK	DATE	DESCRIPTION
	08-16-2024	REVISED - 2ND SUBMISSION

PROJECT NO. 2400000  
 DRAWING NO. 112754  
 DATE 10/08/2024  
 DESIGNED BY  
 CHECKED BY  
 DRAWN BY  
 SHEET TITLE

Section V, Item 1.



**NOTES:**

1. THIS PLAN IS PRELIMINARY AND SUBJECT TO MINOR MODIFICATION WITH FINAL ENGINEERING.
2. SEE THE SUBMITTED ENVIRONMENTAL CONSTRAINTS ANALYSIS FOR MORE INFORMATION REGARDING EXISTING CONDITIONS.
3. SEE THE SUBMITTED STATEMENT OF JUSTIFICATION FOR MORE INFORMATION REGARDING THE PROPOSED USES.
4. SEE THE SUBMITTED SUP/PLAT FOR SPECIFIC INFORMATION REGARDING APPLICATION BOUNDARY.
5. 100' BUILDING RESTRICTION LINES ARE SHOWN FOR 1989 P.O.W. FOR ROUTE 15 AND STATE ROUTE 605.

**LEGEND**

- APPLICATION AREA
- EXISTING OVERHEAD ELECTRICAL
- 100' BUILDING SETBACK
- PROPOSED SITE ACCESS ROUTE

MARK	DATE	DESCRIPTION
	08-16-2024	REVISED - 2ND SUBMISSION

PROJECT NO.: 24000033  
DRAWING NO.: 11276  
DATE: 10/03/2024  
DESIGNED BY: JG  
CHECKED BY: JG  
DRAWN BY: JG  
SHEET TITLE: SHEET 11

Section V, Item 1.

6  
5  
4  
3  
2  
1

**LEGEND**

- PARCEL BOUNDARY (GPN 7296-02-459)
- PROPOSED SANITARY SEWER LINE
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED SITE ACCESS ROUTE
- DRIVE-THRU WINDOW (APPROX. LOCATION)
- EV CHARGING SPACE (LOCATION SUBJECT TO CHANGE WITH FINAL ENGINEERING)

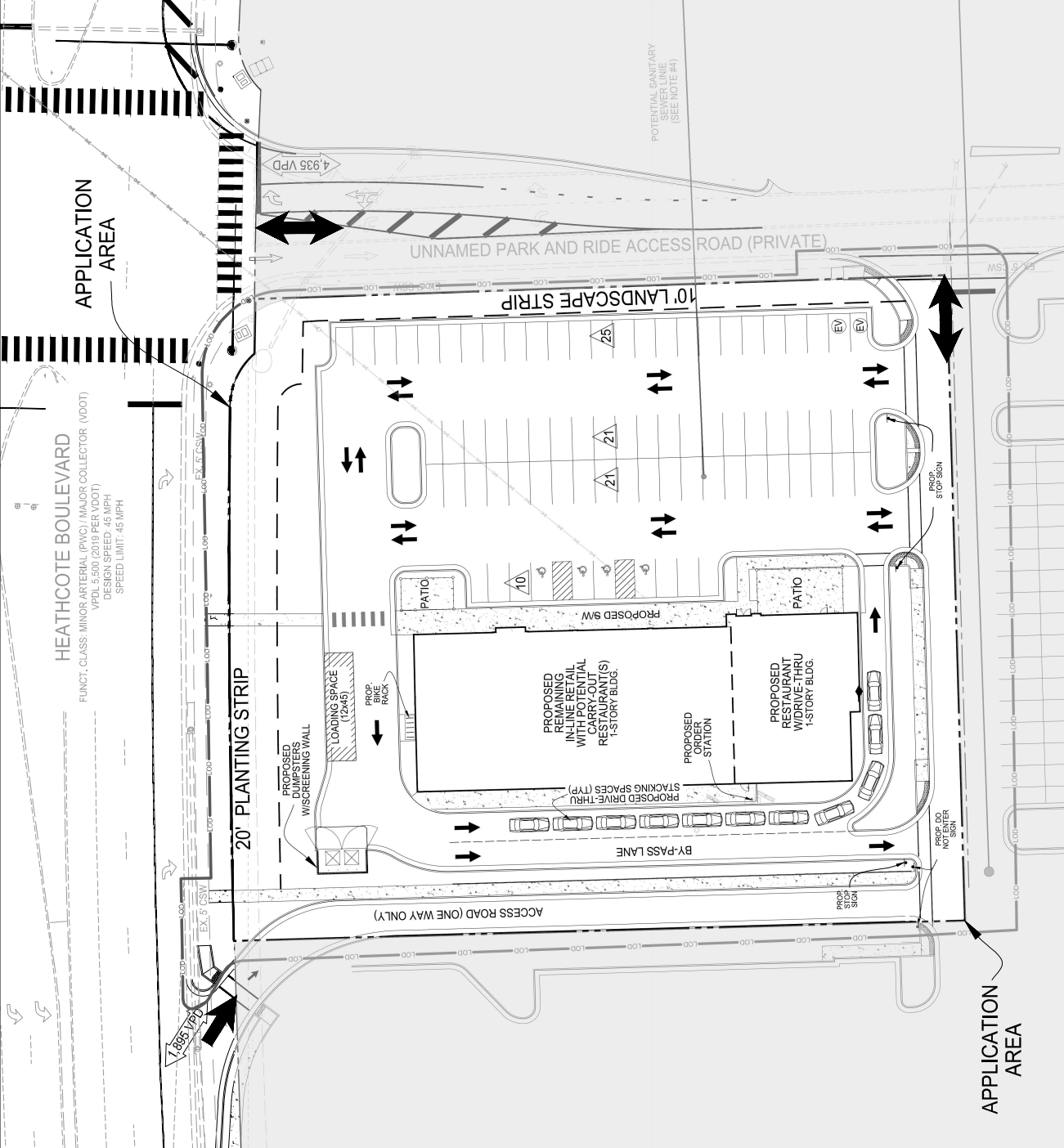
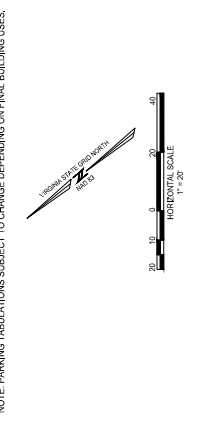
- NOTES:**
- PLAN IS SUBJECT TO MINOR MODIFICATION WITH FINAL ENGINEERING.
  - THE APPLICANT IS REQUESTING APPROVAL OF A SPECIAL USE PERMIT (SUP) TO ALLOW FOR A RESTAURANT WITH A DRIVE-THRU ACCESS AS PERMITTED BY SECTION 32-401.13 OF THE GAINESVILLE MAGISTERIAL DISTRICT ZONING ORDINANCES. THE APPLICANT REQUESTS THAT THE DRIVE-THRU ACCESS BE LOCATED TO THE WEST SIDE OF THE PROPOSED RESTAURANT BUILDING. CARRY-OUT RESTAURANTS BE ALLOWED IN ANY UNIT OF THE PROPOSED RETAIL BUILDING.
  - HCD APPROVED PRIOR TO FEBRUARY 20, 1996.
  - PROPOSED USE IS PRELIMINARILY PLANNED TO CONNECT TO EXISTING 21" SANITARY SEWER LINE TO THE WEST OF THE PROPOSED RESTAURANT BUILDING.
  - PROPOSED USE IS RECOMMENDED TO BE ADJACENT TO EXISTING WATERLINES IN EITHER OLD CAROLINA ROAD OR JAMES MADISON HIGHWAY.
  - SWAMP MAP TO PROVIDED IN A PLANNED FACILITY ON PAD D TO THE WEST OF THE SITE.

**SITE TABULATIONS & ZONING REQUIREMENTS:**

PARCEL AREA	RESTAURANT AND/OR CARRY-OUT RESTAURANTS (IN-LINE)	OTHER PROPOSED USES	ZONING REQUIREMENTS
#12.86 ACRES	#1,848 SF (80,533 SQ. FT.)	RESTAURANT AND/OR CARRY-OUT RESTAURANTS (IN-LINE)	B-1
PROPOSED SPECIAL USE	RESTAURANT AND/OR CARRY-OUT RESTAURANTS (IN-LINE)	RESTAURANT AND/OR CARRY-OUT RESTAURANTS (IN-LINE)	NONE
PROPOSED GROSS FLOOR AREA (GFA)	#12,348 SQ. FT.	PROPOSED NET FLOOR AREA (NFA)	0.40
PROPOSED NET FLOOR AREA (NFA)	#9,261 SQ. FT.	PROPOSED FLOOR AREA RATIO	40.15
EXISTING ZONING		PROPOSED BUILDING HEIGHT	45 FEET
MINIMUM LOT SIZE		PROPOSED MAXIMUM BUILDING HEIGHT	25 FEET
MINIMUM LOT WIDTH OR DEPTH		REQUIRED SETBACKS	20 FEET
MAXIMUM FLOOR AREA RATIO		SETBACK FROM RIGHT-OF-WAY	25 FEET
PROPOSED FLOOR AREA RATIO		SIDE / REAR SETBACK FROM RES. OR AGRICULTURAL DISTRICTS	25 FEET
MAXIMUM BUILDING HEIGHT		REQUIRED MAXIMUM COVERAGE / MINIMUM OPEN SPACE	65% / 15%
PROPOSED MAXIMUM BUILDING HEIGHT		REQUIRED MAXIMUM COVERAGE / MINIMUM OPEN SPACE	57,620 SF / 10,962 SF
REQUIRED SETBACKS		REQUIRED MAXIMUM COVERAGE / MINIMUM OPEN SPACE	65% / 15%
SETBACK FROM RIGHT-OF-WAY		MINIMUM OPEN SPACE	57,620 SF / 10,962 SF
SIDE / REAR SETBACK FROM RES. OR AGRICULTURAL DISTRICTS		PROVIDED SPACES =	77 SPACES
REQUIRED MAXIMUM COVERAGE / MINIMUM OPEN SPACE		REQUIRED LOADING SPACES =	1 SPACE
MINIMUM OPEN SPACE		PROVIDED STACKING SPACES =	11 SPACES
PROVIDED SPACES =		PROVIDED STACKING SPACES =	11 SPACES (MIN.)

**PARKING TABULATIONS:**

PARKING REQUIREMENT: 7 SPACES TOTAL  
 RESTAURANT W/ DRIVE-THRU USE: (1/75 NSP) = 9 SPACES  
 RESTAURANT (IN-LINE) - 1/100 NET SQ. FT. (1,800 NSP) = 18 SPACES  
 RETAIL USE - 1/200 NET SQ. FT. (4,536 NSP) = 24 SPACES





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

MARK	DATE	DESCRIPTION
	08-16-2024	REVISED - 2ND SUBMISSION

PROJECT NO. 2400000  
 DRAWING NO. 11276  
 DATE 10/03/2024  
 PROJECT: SUPPLEMENTAL PERMIT  
 DESIGN: GR  
 DRAWN: GR  
 CHECKED: CL

SHEET TITLE  
 SHEET NO.  
 SHEET TOTAL

Section V, Item 1.

**LEGEND**

- PARCEL BOUNDARY (GPN 1296-92-489)
- PROPOSED LIMITS OF DISTURBANCE

**PROPOSED LANDSCAPING**

- LARGE DECIDUOUS TREE
- LARGE EVERGREEN TREE
- SHRUBS
- SMALL DECIDUOUS TREE
- SMALL EVERGREEN TREE

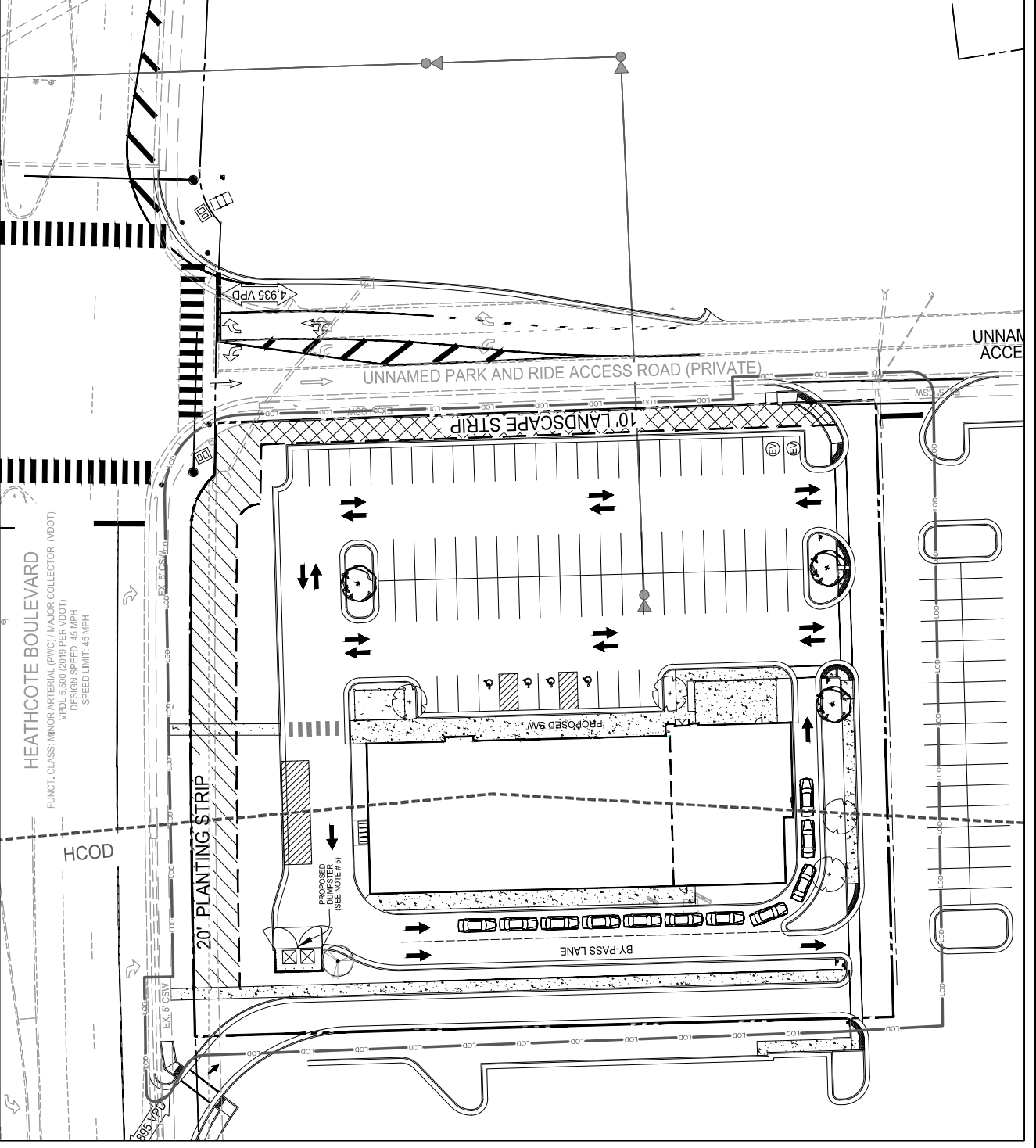
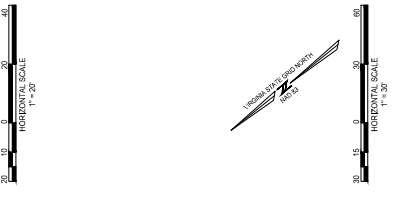
**NOTES:**

- PLANS SUBJECT TO MINOR MODIFICATION WITH FINAL ENGINEERING.
- PROPOSED PLANTING STRIP IS DEPICTED AS REQUIRED BY THE WESTMARKET PROFESSIONS (REZ1888-0081), EXHIBIT 3.
- INTERIOR PARKING LOT LANDSCAPING TO BE PROVIDED PURSUANT TO SECTION 32-250.03 OF THE ZONING ORDINANCE.
- 100' BUILDING RESTRICTION LINES ARE SHOWN FOR 1889 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.L.U. PER 100 L.F.
- 20' PLANTING STRIP / 110 P.L.U. PER 100 L.F.

SEE THE STREETSCAPE GUIDELINES EXHIBIT FOR ADDITIONAL DETAIL ON PROPOSED LANDSCAPING



September 24, 2024

Please note this application is being concurrently process with SUP2024-00033

**The attached packet is provided for review and comment from the following agencies:**

- County Archaeologist (DS940)
- Land Development Case Manager (DS940)
- Planning Case Planner
- Town of Haymarket
- Transportation Department (DS990)
- VDOT Fairfax (MA290)
- Watershed Management (DS930)
- Zoning Administrator (DS940)

**RE:** SUP2024-00034, Heathcote Marketplace Pad D (Motor Vehicle Fuel) **MAGISTERIAL DISTRICT:** 20 - Gainesville  
SPECIAL USE, SPECIAL USE PERMIT

---

**REQUEST:** These are 2 concurrent requests 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 a by-right convenience store, and signage modifications; and 2) restaurant with drive-through facility, restaurant with carry-out in any in-line unit of the proposed retail building, and associated signage modifications. **\*\*2nd Submission\*\***

---

**GPIN(s): 7298-92-4359**

Your comments should:

- 1) address the anticipated impacts of the proposal on the goals, policies and action strategies of the Comprehensive Plan;
- 2) address the anticipated impacts of the proposal on the services of your department;
- 3) address any site specific concerns which are materially relevant to the requested land use decision;
- 4) list minimum development standards which may conflict with the proposed development or require special consideration in the Planning Office's analysis of the proposal.

Your assigned Case Planner is **Scott Meyer**. Please use **eReview** to submit your comments. Reviewers without eReview access should submit their comments by email to **amendez@pwcgov.org**.

Your comments should be directed to **Andrea Mendez** and received no later than **October 18, 2024**. Your cooperation is appreciated.

---

**HEATHCOTE MARKET PLACE / PAD D  
Motor Vehicle Fuel Station  
Narrative Description for Special Use Permit**

July 29, 2024

**Introduction.** The applicant, Haymarket Investment LLC (the “Applicant”) is the owner of the property located at 14891 Heathcote Boulevard, identified as GPIN 7298-92-4359. The Applicant is seeking a special use permit on approximately 2.040 acres (the “Property”). The Property is located southeast of the intersection of James Madison Highway (Route 15) and Heathcote Boulevard.

The Applicant is seeking a special use permit to allow a motor vehicle fuel station, a quick service food store, and a restaurant/carry-out restaurant in association with a by-right convenience store. In addition, to allow sign modifications.

**Land Use.** The Property is currently zoned B-1, General Business District and subject to proffers associated with Rezoning #88-81 and PRA#2004-00400. The Property is designated MU-4, Mixed Use T-4 on the Prince William County Comprehensive Plan Long-Range Land Use Map. The Property is located within the James Madison Highway Corridor Overlay District, which was approved prior to February 20, 1996. The existing zoning, and the proposed SUP implement the MU-4 designation.

**Community Design.** As indicated on Sheet 2 of the SUP Plan, the subject SUP is one component of the overall development plan for a portion of GPIN 7298-92-4359. As proposed, the special use permit area is a portion of a larger, future development that will consist of shopping center uses that will complement the three service-type uses located on the north side of Heathcote Boulevard, which are currently under review by the Prince William County Planning Office (SUP2023-00025, SUP2023-00026, and SUP2023-00027). When taken as a whole, the various uses create a well-balanced center that will offer essential community services to the immediate area as well as the larger region.

**Cultural Resources.** A Phase I Cultural Resources Investigation entitled Heathcote Properties, prepared by Thunderbird archeology, dated June 2021, (the “Survey”) is provided with this application. Beginning on page 45 of the Survey it is noted that the *project area was included within the limits of two previous Phase I archeological investigations that resulted in the entire southern parcel being subjected to archeological investigation. 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 result of the CRI investigation and no further work was recommended. The remaining ±7.1 acres of the southern project area parcel were subjected to a Phase I*

*cultural resources investigation by Thunderbird Archeology, a division of Wetland Studies and Solutions, Inc., in 2016 and documented in the report titled Haymarket at Heathcote Boulevard, Prince William County, Virginia, Phase I Cultural Resources Investigation (Baicy 2016). The survey included shovel testing, a military sites (metal detecting) survey, and an architectural survey. No cultural resources were recorded, no overtly Civil War artifacts were recovered during the military sites survey, and no further work was recommended for the project area.*

**Economic Development.** Development of the proposed motor vehicle fuel station is consistent with the County’s objectives of promoting employment opportunities and enhancing the non-residential tax base. Tax revenues generated by the development and use of the Property will result in a positive economic benefit to the County.

**Environment.** An Environmental Constraints Analysis Plan has been prepared and is included with this submission.

**Fire and Rescue.** The Property is located within the service area of Station 24, located at 5901 Antioch Road. Station 24 has one medic unit, one pumper, one brush truck, and one all-terrain-vehicle/Gator.

**Housing.** The proposed use will have no impact on housing.

**Libraries.** The proposed use will have no impact on libraries in the area.

**Parks and Open Space.** The proposed use will have no impact on the demand for park acreage and recreational facilities in the area.

**Police/CPTED.** The Applicant will address the CPTED strategies and techniques, in connection with site plan review, when further engineering and design has been completed. The Applicant will remove graffiti and report it to the Prince William County Police Department.

**Potable Water.** The site will be served by public water.

**Schools.** The proposed use will have no impact on schools in the area.

**Sewer.** The site will be served by public sewer.

**Telecommunications.** The proposed development and use will have no impact on telecommunications in the area.

**Transportation.** Please refer to the approved 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), which is on file with the County. The TIA was prepared based on the total future uses within the Westmarket development, and therefore includes an analysis of uses that are above and beyond the subject SUP. With this submission,

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. A copy of this memo is provided with this resubmission. Through the review of this application, the Applicant will work with Prince William County Department of Transportation to refine any potential impacts of this SUP and will propose appropriate mitigation accordingly.

**SECTION 32-250.23. - CONSIDERATION OF MODIFICATION OF SIGN PROVISIONS.** The Applicant is requesting modest modifications to the sign standards as identified in the chart below. The following addresses those factors considered by the Board of County Supervisors for sign modifications requested in connection with a special use permit in accordance with Section 32-250.23 of the Zoning Ordinance:

- a. **Compatibility of the proposed signs.** 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 adequate notice of gasoline price before entering the property. This type of signage is typical for 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. **Sign Quality.** From façade signage to gas price signs, which will be fully landscaped and blended with onsite landscaping, the Applicant’s sign program provides a brand centric display that aids customer identification.
- c. **Mixed Use Development.** The proposed site is located within a proposed shopping center.
- d. **Deviation from Sign Standards.** The proposed signage is representative of the signage plans for many Wawa facilities and provides the appropriate sign elements that serve customer orientation and circulation. The sign chart below provides a comparison between allowed signage and proposed signage.
- e. **Visual Impediments.** The Property is located within an area that is B-1 General Business, and it is located along a high volume/high speed transportation corridor, which relies on identifiable signage. The proposed signage will be consistent with the signage along this portion of Heathcote Boulevard.

**HCOD.** The Property is located within the James Madison Highway Corridor Overlay District, which was approved prior to February 20, 1996.

[See sign comparison chart on following page]

Sign Comparison Chart

Sign Type	Allowed	Proposed
Sec. 32-250.28 Schedule A  Façade (single tenant occupying single story or multi-story building)	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"> <li>• Front: 1 Wawa façade signs 121 sf total</li> <li>• Front: 3 Graphic façade signs 84 sf total</li> <li>• West side: 1 Wawa façade sign: 43 sf</li> <li>• Rear: 1 Wawa façade sign 68 sf</li> <li>• Rear: 2 Graphic façade signs 56 sf total</li> <li>• Rear: 1 Welcome façade signs: 5sf</li> </ul> 377 sf cumulative maximum proposed
Sec.32-250.28 Schedule A  [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  87.6 sf cumulative maximum proposed
Sec.32-250.28 Schedule A  Freestanding (single-tenant) [Monument Sign]	1 per 1,000 feet of linear street frontage  ½ sf per 1 foot of street frontage  Max area, 80 sf Max Height, 10' in HCOD	1 Freestanding tenant monument sign 80 sf 10' height
Sec.32-250.28 Schedule A  Off-Premises Multi-tenant Primary Project Sign	Equivalent to maximum number permitted for sign type	1 Freestanding off-site multi-tenant primary project sign 64 sf 8' height
Sec. 32-250.23.7(d)  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)
Sec.32-250.28 Schedule A  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)  25 sf total proposed  4'6" max sign height



**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: August 19, 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 August 16, 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:

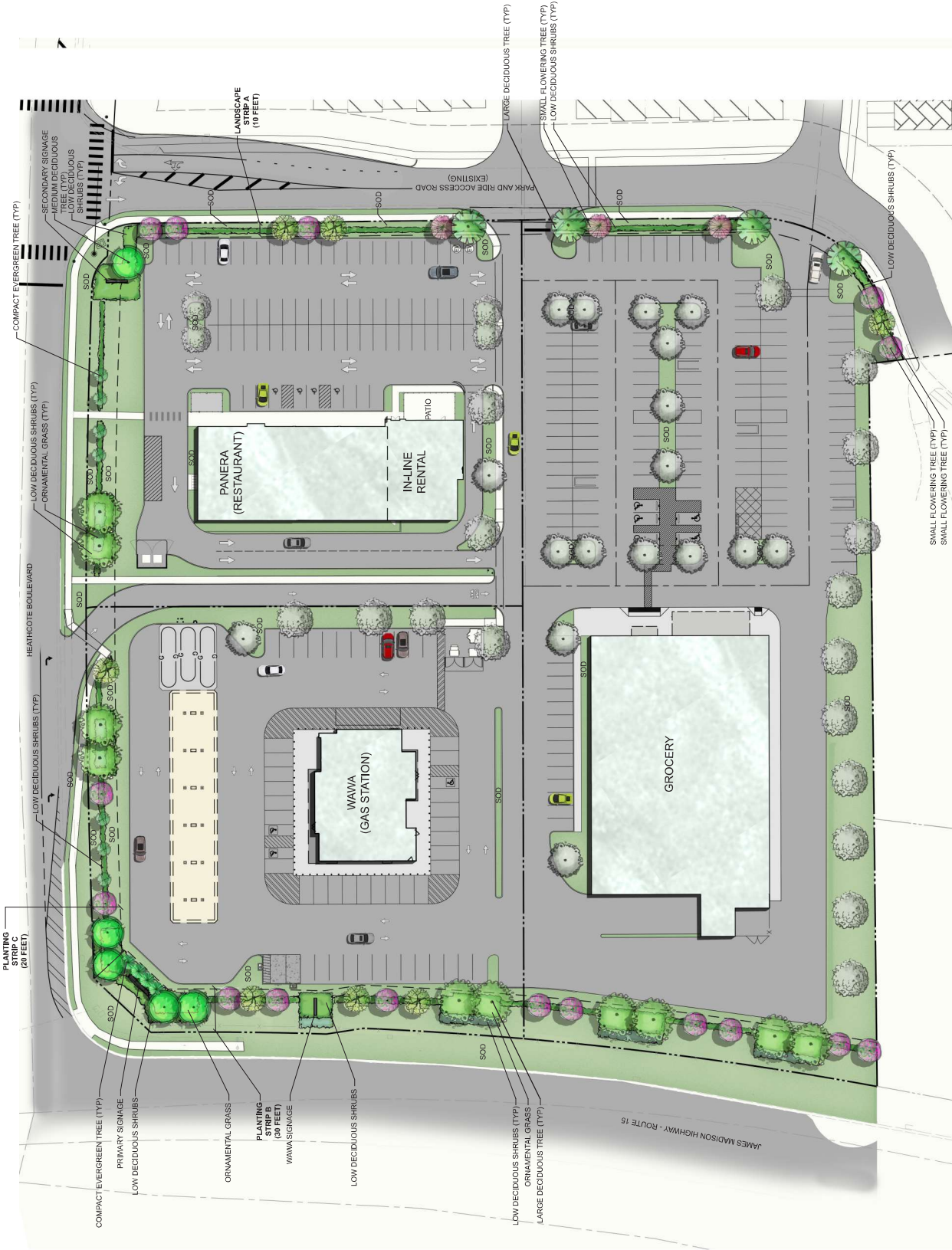
- a. Monetary Contribution: Prior to, and as a condition of issuance of final site plan approval, the owner/applicant shall make a monetary contribution in the amount of \$0.61 per square foot of new building area to the Board of County Supervisors.
- b. Emergency Spill Contingency/Notification: Prior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

P1459081.DOCX



Notes:  
 1. This conceptual rendering is for illustrative purposes only.  
 2. Proposed structure dimensions, orientation, and location were determined by others.  
 3. All internal landscaping shown is conceptual in nature. Final location and quantity to be determined at time of final site plan.



Date: 08-07-2024  
 Drawn/Checked: CUCGM  
 Project #: 21074.004.00  
 Drawing #: 113180

**Streetscape Guidelines - Heathcote Marketplace South**  
 Heathcote Marketplace  
 Prince William County, Virginia

# SIGNAGE



1 PRIMARY SIGNAGE = 64 SF (100 SF MAX)

NOTES: THIS DRAWING HAS NOT BEEN REVIEWED BY A STRUCTURAL ENGINEER. REFER TO STRUCTURAL SIGNAGE MATERIALS AND ILLUMINATION MAY VARY BUT WILL BE IN GENERAL CONFORMANCE TO WHAT IS SHOWN HERE.

SCALE: 1/4" = 1'-0"



2 SECONDARY SIGNAGE = 36 SF PER SIDE / 72 BOTH SIDES (100 SF MAX)

NOTES: THIS DRAWING HAS NOT BEEN REVIEWED BY A STRUCTURAL ENGINEER. REFER TO STRUCTURAL SIGNAGE MATERIALS AND ILLUMINATION MAY VARY BUT WILL BE IN GENERAL CONFORMANCE TO WHAT IS SHOWN HERE.

SCALE: 1/4" = 1'-0"

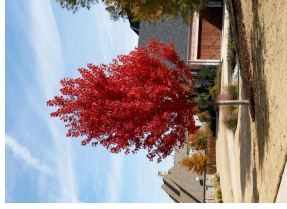
# LANDSCAPE CALCULATIONS

LANDSCAPE STRIP A		ALONG INTERNAL STREET	
DESCRIPTION:	VS. ATISH	PSD	VS. ATISH
AREA (SF):	5,880 REQUIRED, 6,880 PROPOSED	1,840 REQUIRED, 1,840 PROPOSED	0
WIDTH (FT):	300	300	0
LENGTH (FT):	19.6	19.6	0
EXISTING WOODLAND WITHIN REQUIRED BUFFER AREA (SF):	0	0	0.0%
FENCE OR WALL OR BERM EMPLOYED IN BUFFER AREA:	NO	NO	
TOTAL OF PLANT UNITS (PU) REQUIRED:	(MIN.) 20	(MIN.) 20	
PLANT UNITS PROVIDED:	4 X 10 PUM = 40 PU	4 X 10 PUM = 40 PU	
LARGE DECIDUOUS TREES:	0 X 10 PUM = 0 PU	0 X 10 PUM = 0 PU	
LARGE EVERGREEN TREES:	0 X 10 PUM = 0 PU	0 X 10 PUM = 0 PU	
SMALL DECIDUOUS TREES (MEDIUM SMALL COMPACT):	0 X 5 PUM = 0 PU	0 X 5 PUM = 0 PU	
SMALL EVERGREEN TREES (MEDIUM SMALL COMPACT):	0 X 5 PUM = 0 PU	0 X 5 PUM = 0 PU	
SHRUBS:	300 X 2 PUM = 600 PU	300 X 2 PUM = 600 PU	
PERENNIALS:	0 X 0.25 PUM = 0 PU	0 X 0.25 PUM = 0 PU	
TOTAL OF PLANT UNITS PROVIDED:	600	600	

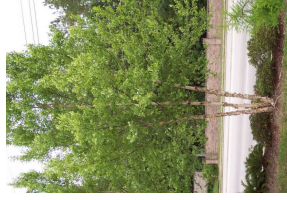
PLANTING STRIP B		ALONG ROUTE 19 JAMES WICKSON HIGHWAY	
DESCRIPTION:	VS. ATISH	PSD	VS. ATISH
AREA (SF):	1,840 REQUIRED, 1,840 PROPOSED	1,840 REQUIRED, 1,840 PROPOSED	0
WIDTH (FT):	14	14	0
LENGTH (FT):	132	132	0
EXISTING WOODLAND WITHIN REQUIRED BUFFER AREA (SF):	0	0	0.0%
FENCE OR WALL OR BERM EMPLOYED IN BUFFER AREA:	NO	NO	
TOTAL OF PLANT UNITS (PU) REQUIRED:	(MIN.) 180	(MIN.) 180	
PLANT UNITS PROVIDED:	6 X 10 PUM = 60 PU	6 X 10 PUM = 60 PU	
LARGE DECIDUOUS TREES:	0 X 10 PUM = 0 PU	0 X 10 PUM = 0 PU	
LARGE EVERGREEN TREES:	0 X 10 PUM = 0 PU	0 X 10 PUM = 0 PU	
SMALL DECIDUOUS TREES (MEDIUM SMALL COMPACT):	14 X 5 PUM = 70 PU	14 X 5 PUM = 70 PU	
SMALL EVERGREEN TREES (MEDIUM SMALL COMPACT):	4 X 5 PUM = 20 PU	4 X 5 PUM = 20 PU	
SHRUBS:	308 X 1 PUM = 308 PU	308 X 1 PUM = 308 PU	
PERENNIALS:	0 X 0.25 PUM = 0 PU	0 X 0.25 PUM = 0 PU	
TOTAL OF PLANT UNITS PROVIDED:	462	462	

# PLANT PALETTE

## CANOPY TREES - DECIDUOUS



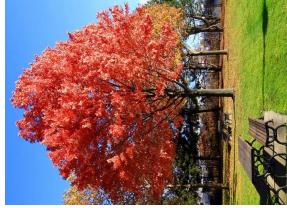
October Glory Red Maple\*  
*Acer rubrum 'October glory'*



Dura Heat River Birch\*  
*Betula nigra 'Dura heat'*

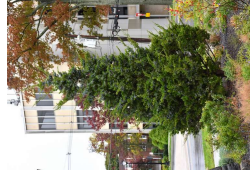


Crimson King Maple  
*Acer platanoides 'Crimson King'*



Red Oak\*  
*Quercus rubra*

## EVERGREEN TREES



Emerald Sentinel Red Cedar\*  
*Juniperus virginiana 'Emerald sentinel'*



Taylor Juniper\*  
*Juniperus virginiana 'Taylor'*



Saucer Magnolia  
*Magnolia soulangeana*



Grape Myrtle  
*Lagerstroemia spp.*



Eastern Redbud\*  
*Cercis canadensis*

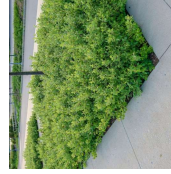
## SHRUBS AND GROUNDCOVERS



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 'schlipkaensis'*

\* = NATIVE



Streetscape Guidelines - Heathcote Marketplace South  
Heathcote Marketplace  
Prince William County, Virginia

Section V, Item 1.

Date: 03-07-2024  
Drawn/Checked: CLCM  
Project #: 21074.004.00  
Drawing #: 113160

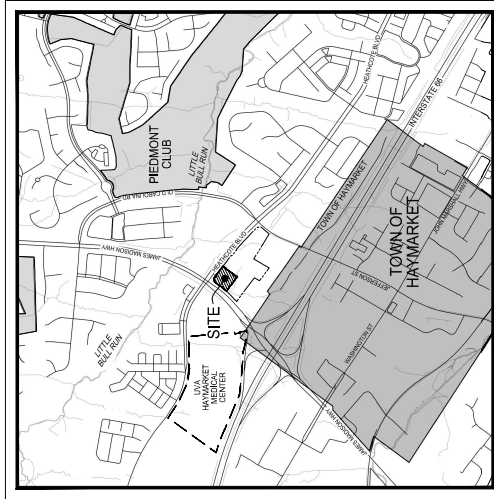
SPECIAL USE PERMIT PLAN

#SUP2024-00034

HEATHCOTE MARKETPLACE / PAD D  
MOTOR VEHICLE FUEL STATION

GAINESVILLE MAGISTERIAL DISTRICT  
PRINCE WILLIAM, VIRGINIA

- NOTES**
1. THE PROPERTY SUBJECT TO THIS APPLICATION IS IDENTIFIED ON THE PRINCE WILLIAM COUNTY, VIRGINIA GEOGRAPHIC INFORMATION SYSTEM AS GPN 7296-92-4359 (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 1985 (NAVD 85) (GEOID-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 SWYDER INC. COMPILED ON OCTOBER 4th, 2024. THIS DATA HAS BEEN SUPPLEMENTED BY CONVENTIONAL METHODS BY THIS FIRM ON BETWEEN THE DATES OF SEPTEMBER 20th AND OCTOBER 12th, 2024.
  7. BOUNDARY LINES SHOWN HEREON PROVIDED BY RINKER DESIGN ASSOCIATES ON SEPTEMBER 22nd, 2024.
  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 (HCO) APPROVED PRIOR TO FEBRUARY 20, 1995).



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

**OWNER / APPLICANT**  
HAYMARKET INVESTMENT LLC  
C/O BELL TOWER  
4747 BETHESDA AVENUE, SUITE 650  
BETHESDA, MD 20814

**ATTORNEY**  
WALSH COLUCCI LUBELEY & WALSH  
C/O BELL TOWER  
4310 PRINCE WILLIAM PARKWAY, SUITE 300  
PRINCE WILLIAM, VIRGINIA 22031

**CIVIL ENGINEER / LAND PLANNING**  
IMEG  
C/O CHRIS LEMON, P.E.  
5901 MONROE LANE, SUITE 150  
MANASSAS, VIRGINIA 20110

**TRAFFIC ENGINEER**  
GOROVETSLADE  
C/O BELL TOWER  
4114 LEGATO ROAD, SUITE 650  
FAIRFAX, VIRGINIA 22033

**ENVIRONMENTAL ENGINEER**  
WETLAND STUDIES & SOLUTIONS, INC.  
C/O ALISON ROBINSON, PWS, PWD, CT  
5500 WELLSINGTON BRAND DRIVE, SUITE 100  
GAINESVILLE, VIRGINIA 20169



9301 Innovation Dr, Suite 150  
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#SUP2024-00034  
HEATHCOTE MARKETPLACE  
SPECIAL USE PERMIT PLAN - PAD D  
GAINESVILLE MAGISTERIAL DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA

MARK	DATE	DESCRIPTION
	08-16-2024	REVISED - 2ND SUBMISSION

PROJECT NO. 24-00034  
DRAWING NO. 11311  
DATE 01/08/2024  
PROJECT NO. 1007  
DESIGN ON  
DRAWN ON  
CHECKED BY  
SHEET TITLE

Section V, Item 1.

SHEET NO.



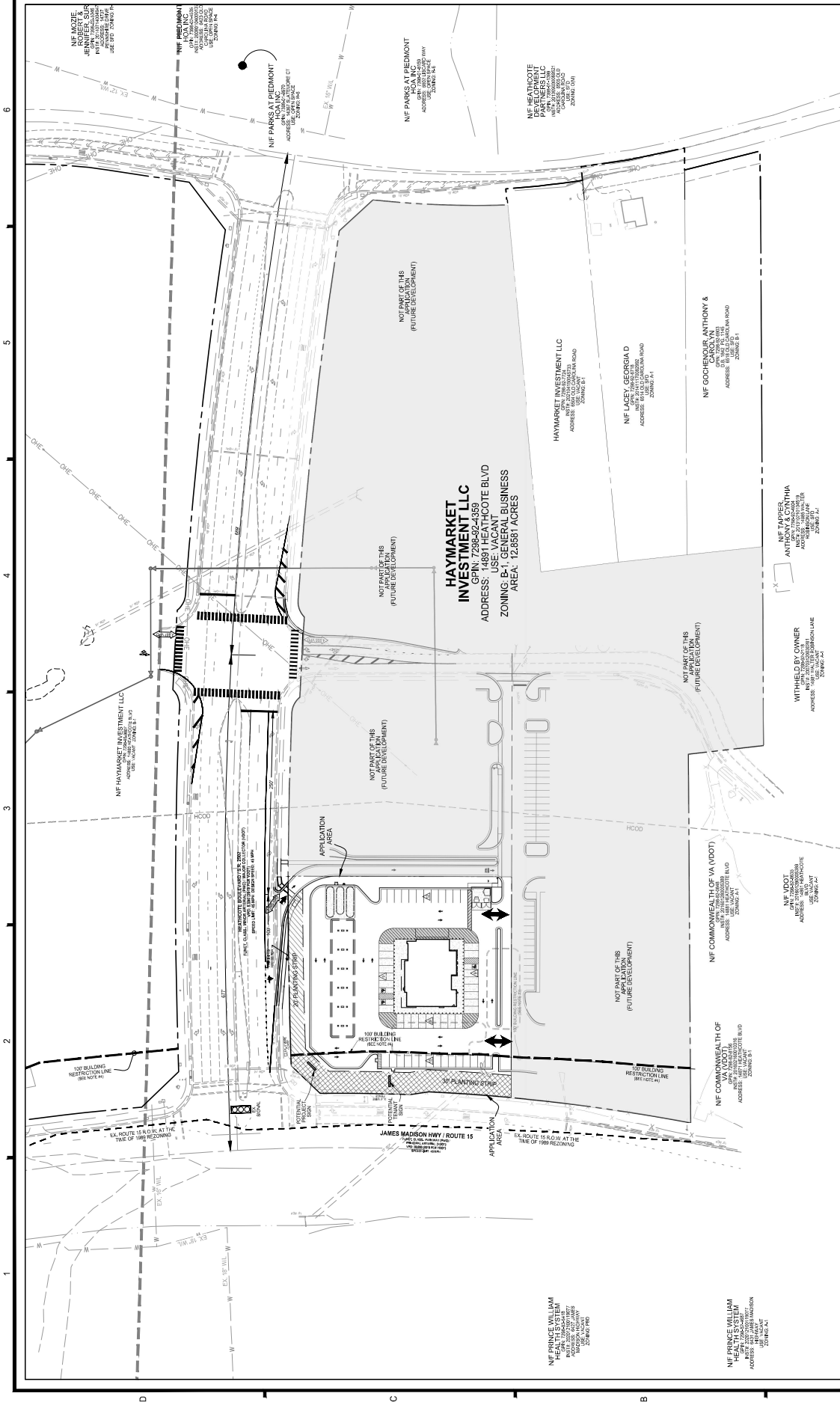
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#SUP2024-0034  
 HEATHCOTE MARKETPLACE  
 SPECIAL USE PERMIT PLAN - PAD D  
 GANESVILLE MAGISTERAL DISTRICT  
 PRINCE WILLIAM COUNTY, VIRGINIA

MARK	DATE	DESCRIPTION
	08-16-2024	REVISED - 2ND SUBMISSION

PROJECT NO: 2400010000  
 DRAWING NO: 13111-1  
 DATE: 10/03/2024  
 DESIGNED BY: JMS  
 CHECKED BY: JMS  
 DRAWN ON: JMS  
 SHEET TITLE: HEATHCOTE MARKETPLACE

Section V, Item 1.



**NOTES:**

1. THIS PLAN IS PRELIMINARY AND SUBJECT TO MINOR MODIFICATION WITH FINAL ENGINEERING.
2. SEE THE SUBMITTED ENVIRONMENTAL CONSTRAINTS ANALYSIS FOR MORE INFORMATION REGARDING EXISTING CONDITIONS.
3. SEE THE SUBMITTED STATEMENT OF JUSTIFICATION FOR MORE INFORMATION REGARDING THE PROPOSED USES.
4. 100' BUILDING RESTRICTION LINES ARE SHOWN FOR 1989 R.O.W. FOR ROUTE 15 AND STATE ROUTE 682.

**LEGEND**

- PARCEL BOUNDARY (GPN 7288-024-139)
- 100' BUILDING SETBACK
- 20' LANDSCAPE STRIP
- PROPOSED S.U.P. APPLICATION AREA
- EXISTING OVERHEAD ELECTRICAL
- PROPOSED SITE ACCESS ROUTE
- 30' LANDSCAPE STRIP STRIP





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

MARK	DATE	DESCRIPTION
	08-16-2024	REVISED - 2ND SUBMISSION

PROJECT NO: 2400000  
 DRAWING NO: 1311  
 DATE: 10/08/2024  
 DRAWN BY: JACOB  
 CHECKED BY: JACOB  
 SHEET TITLE: SECTION V

Section V, Item 1.

**LEGEND**

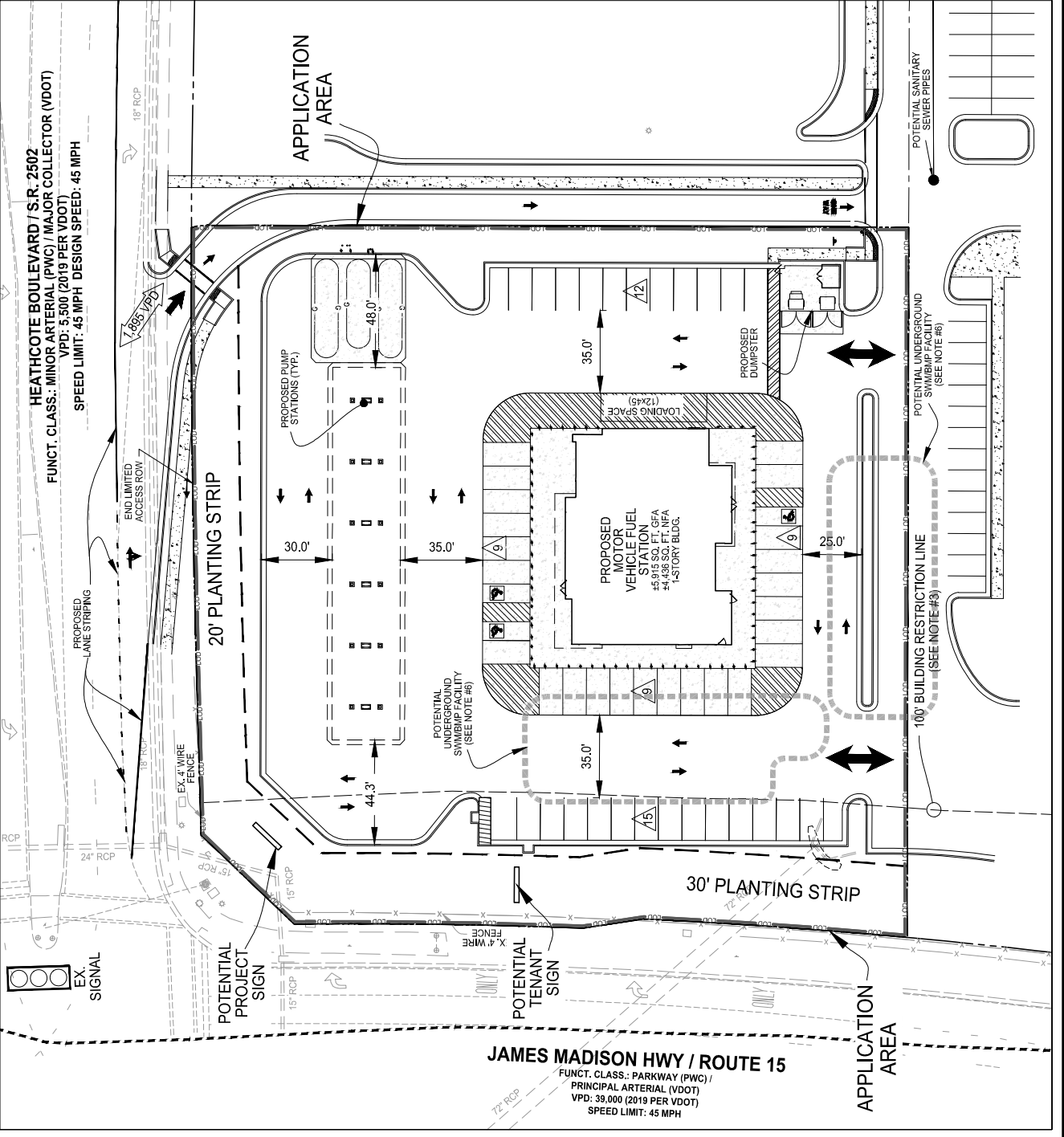
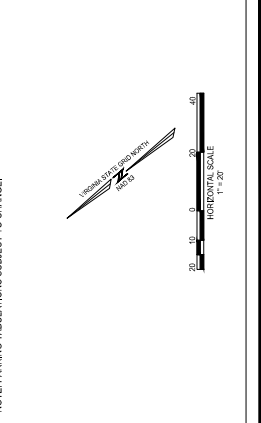
- PARCEL BOUNDARY (GPN 7298-62-2459)
- 20' LANDSCAPE STRIP
- 30' LANDSCAPE STRIP
- PROPOSED SANITARY SEWER LINE
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED SITE ACCESS ROUTE
- PROPOSED S.U.P. APPLICATION AREA
- PROPOSED UNDERGROUND GAS TANKS

- NOTES:**
- PLAN IS SUBJECT TO MINOR MODIFICATION WITH FINAL ENGINEERING.
  - THE APPLICANT IS REQUESTING APPROVAL OF A SPECIAL USE PERMIT TO ALLOW FOR A MOTOR VEHICLE FUEL STATION, RETAIL USES IN CONDITION 2A, AS PERMITTED BY SECTION 32-601.1334 OF THE PRINCE WILLIAM COUNTY ZONING ORDINANCE.
  - 100' BUILDING RESTRICTION LINES ARE SHOWN FOR 1989 R.O.W. FOR ROUTE 15.
  - HCOO APPROVED PRIOR TO FEBRUARY 20, 1996.
  - PROPOSED USE IS PRELIMINARILY PLANNED TO CONNECT TO EXISTING 21" SANITARY SEWER LOCATED ALONG LITTLE BULL RUN NORTH OF THE PROJECT CORNER.
  - THE PROPOSED LOCATION AND SIZE OF THE UNDERGROUND SWAMP FACILITY IS PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.

**SITE TABULATIONS & ZONING REQUIREMENTS:**

PARCEL AREA:	#12.86 ACRES
APPLICATION AREA:	#2.04 ACRES (86,362 SQ.FT.)
PROPOSED USE:	AGRICULTURAL DISTRICTS CONDITION 2A
PROPOSED GROSS FLOOR AREA (GFA):	#5,915 SQ. FT.
PROPOSED NET FLOOR AREA (NFA):	#4,436 SQ. FT.
<b>ZONING REQUIREMENTS:</b>	
EXISTING ZONING:	B-1
MINIMUM LOT SIZE:	NONE
MINIMUM LOT WIDTH OR DEPTH:	NONE
MAXIMUM FLOOR AREA RATIO:	0-40
PROPOSED FLOOR AREA RATIO:	40/07
MAXIMUM BUILDING HEIGHT:	45 FEET
PROPOSED MAXIMUM BUILDING HEIGHT:	25 FEET
REQUIRED SETBACKS:	
SETBACK FROM HIGHWAY:	20 FEET
SIDE / REAR SETBACK FROM RES. OR AGRICULTURAL DISTRICTS:	25 FEET
REQUIRED MAXIMUM COVERAGE / MINIMUM OPEN SPACE:	65% / 15%
REQUIRED MAXIMUM COVERAGE / MINIMUM OPEN SPACE:	75.533 SF / 13,328 SF
REQUIRED MAXIMUM COVERAGE / MINIMUM OPEN SPACE:	75.533 SF / 13,328 SF
<b>PARKING TABULATIONS:</b>	
PARKING REQUIREMENT:	FUEL W/ CONVENIENCE RETAIL = 5 PLUS 1/150 NET SF (4,436 NSF) = 35 SPACES
PROVIDED SPACES =	54 SPACES
REQUIRED LOADING SPACES =	1 SPACE
PROVIDED LOADING SPACES =	1 SPACE

NOTE: PARKING TABULATIONS SUBJECT TO CHANGE.



**JAMES MADISON HWY / ROUTE 15**  
 FUNCT. CLASS.: PARKWAY (PWC) /  
 PRINCIPAL ARTERIAL (VDOT)  
 VPD: 39,000 (2019 PER VDOT)  
 SPEED LIMIT: 45 MPH



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

MARK	DATE	DESCRIPTION
	08-16-2024	REVISED - 2ND SUBMISSION

PROJECT NO. 24000000  
DRAWING NO. 11311  
DATE: 01/08/2024  
DESIGNED BY: [Signature]  
CHECKED BY: [Signature]  
DRAWN ON: [Signature]  
SHEET TITLE: [Signature]

Section V, Item 1.  
SHEET NO. 34  
SHEET TOTAL 35

**LEGEND**

- Parcel Boundary (GPN 7296-92-489)
- Proposed Limits of Disturbance
- Proposed S.U.P. Application Area
- Proposed Landscaping
- Large Deciduous Tree
- Medium / Small Deciduous Tree

- NOTES:**
- Plans 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.
  - 100' building restriction lines are shown for 1889 R.O.W. for Route 15 and State Route 625.
  - Proposed dumpster to be screened per DCSM Sec. 802.46.

**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 Landscaping Plan)

SEE THE STREETSCAPE GUIDELINES EXHIBIT FOR ADDITIONAL DETAIL ON PROPOSED LANDSCAPING

