#### APPLICATION FOR A REZONING / PROFFER AMENDMENT (circle one)

TO THE BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA

Project Name PARSONS BUSINGSS PORE OV BRACE APPLICATION

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agents thereof, do hereby petition to change the zoning of the property described below and shown on the accompanying plans, which are made part of this application, as follows:

G.P.I.N. #	From:	To:	Acres:	(Total)
7892-50-3105	AI	B-1 51	13,5197	35.476/
7891-59 - 8124	A-1	MIT	26. 3977	
7891-63-4651	A 7	MLT	28.0929	
7892 - 40 - GSZ4	A +1		0.8005	Go Dolo
				90.8745
The undersigned propose(s)	to amend the p	roffered conditions	of ( B-1 = 4.40	
Rezoning # N/A			$L^{m/T} = 86.4$	174s Acres)

**Property Location** (Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two (2) public roads or streets. South EAST INTERSETAN OF DUMFRISS RD & SIX Towes RD.

The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser/lessee, and engineer(s) as applicable are:

Owner of Property	Authorized Agent(s)
name: mailing address:	name: mailing: address:
phone: email:	email:
Contract Purchaser/Lessee	
name:	name:
mailing	mailing:
address:	address:
phone:	phone:
email:	email:

Please check the box next to the contact to which correspondence should be sent.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this \_\_\_\_\_ day of \_\_\_\_\_\_, \_\_\_\_,

Signature of Owner (If anyone other than owner is signing, power of attorney must be attached.)

Rezoning / Proffer Amendment Application Revised July 1, 2017

Application Page 4 of 11

#### 4

#### APPLICATION FOR A REZONING / PROFFER AMENDMENT (circle one)

TO THE BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA

Project Name PARSONS BUSINESS PARK

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agents thereof, do hereby petition to change the zoning of the property described below and shown on the accompanying plans, which are made part of this application, as follows:

G.P.I.N. #	From:	To:	Acres:	(Total)
7892-50-3105	A-1	MH	35.4761	X
7891-59-8124	4.1	MIT	26.3977	
7891-63-4651	A~1	MIT	28.0924	
· ···		- OR -	89.9962	

The undersigned propose(s) to amend the proffered conditions of Rezoning # N /A

**Property Location** (Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two (2) public roads or streets.

The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser/lessee, and engineer(s) as applicable are:

**Owner of Property** 

email:

□ Authorized Agent(s)

email: tome noke suille design com

name: <u>RARSONS FACM</u> LTD. PARTNBRSHIP mailing <u>14319</u> DUMFRIES & $P$ UP address: <u>MANASSAS, VA.</u> 20112 phone: <u>703-791=6300</u> email:	
Contract Purchaser/Lessee	🛱 Engineer
name:	name: Tom Basham
mailing	mailing: P.O. BOX 635
address:	address: Nokesuille, VA- ZOL82
phone:	phone: 571-238-0291

Please check the box next to the contact to which correspondence should be sent.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this Signature of Owner

(If anyone other than owner is signing, power of attorney must be attached.)

#### APPLICATION FOR A REZONING / PROFFER AMENDMENT (circle one)

#### TO THE BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA

Project Name PARSONS BUSINESS PARK

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agents thereof, do hereby petition to change the zoning of the property described below and shown on the accompanying plans, which are made part of this application, as follows:

G.P.I.N. #	From:	То:	Acres:	(Total)
7892-40-6524	A -1	MIT	0.8803	

#### - OR -

The undersigned propose(s) to amend the proffered conditions of Rezoning  $\# \frac{N}{A}$ 

**Property Location** (Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two (2) public roads or streets.

The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser/lessee, and engineer(s) as applicable are:

🗘 Owner of Property

	PEGGY NAPIER	
mailing	14209 DUMFELISS	Re.
address:	MANASSAS, VA. 2	20 HZ 🤞
phone:		
email:		

#### **Contract** Purchaser/Lessee

name:	
mailing	 
address:	
phone:	 
email:	 

## Authorized Agent(s)

name:	 •	
mailing:		
address:		
phone:		
email:		

#### **Engineer**

name: Tom BasHAM
mailing: P.D. Box 635
address: <u>Nokesville, VA. 20182</u> phone: <u>571-238-029</u>
phone: 571-238-029

email: <u>tone nokesville designed</u> Please check the box next to the contact to which correspondence should be sent.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this 18 day of \_ 2011 Signature of Wwner

(If anyone other than owner is signing, power of attorney must be attached.)



14 January 2018

Page 1 of 4

#### SUBJECT: **REZONING & SPECIAL USE PERMIT** - NARRATIVE PARSONS BUSINESS PARK

### 1. LAND USE:

The site is zoned A-1 and used as a farm where they sell mulch, topsoil, fill dirt, wood chips and other landscape materials. There is a farmhouse/office on the property and several other agricultural outbuildings. In addition to the Parsons property, the adjoining parcel owned by Napier with a single family dwelling is also included in the rezoning.

The properties are bordered by the following:

- North: Six Towers Road runs along the north of the property. There are 5 A-1 zoned parcels there and 4 with residential dwellings. Two of the four dwellings are owned by Mr. Parsons. On the North East corner of the property is another A-1 Zoned property with a residential dwelling.

- East: The property is bordered on the east by the Prince William County Landfill.

- South: The property is bordered on the south by a recently rezoned Industrial Parcel that has a Heavy Equipment storage yard and a vacant A-1 zoned property.

- West: The property is bordered on the west by Dumfries Road. Across Dumfries Road is another property owned by Mr. Parsons that is currently undergoing a mixed use rezoning.

The proposed use of the property is as an industrial park with a variety of business. The size of each individual lot will be as required by that particular business. A portion or the property near the existing traffic light will reserved for retail type businesses and B-1 Zoning. Also, at the existing light intersection, a fuel station with service for Trucks is proposed. A Special Use Permit application has been submitted for this use on 3.69 acres of the property.

The maximum height and floor area ratio (FAR) on the property will comply with the "by right" permitted ratios in the M/T and B-1 zoning districts accordingly.

A 30 ft. buffer is proposed along the north side of the property to mitigate the impact to the existing dwelling. Also, a 20 foot landscape buffer is proposed along Dumfries Road to mitigate the visual impact of the proposed development from the highway.

A Regional Stormwater Management pond – "wet pond" is proposed to serve the entire development. No waivers or modification to the DCSM are proposed for this project.

P.O. BOX 635	NOKESVILLE, VA	20182
703.594.2425	www.nokesville	design.com

#### 2. COMMUNITY DESIGN:

The site will be developed with significant landscaping across the property frontage with a 30 foot landscaped buffer opposite the existing residential dwelling.

There will be street trees planted along the proposed public roadways shown on the General Development Plan. A site plan for each specific use will be provided to address the individual landscaping and parking requirements each business.

There are no historic properties or features associated with the property. The proposed stormwater management facility will be a "wet pond" and will be designed as a regional facility.

Much of the property has already been disturbed with grade changes with varying degrees of cuts and fills, therefore there are not natural or scenic resources to be preserved.

#### 3. CULTURAL RESOURCES:

There are no historic or cultural resources located on or in the immediate vicinity of the property. A Phase I Cultural Resources evaluation is currently being conducted in coordination with the County's Archaeologist. Also, there are no known cemeteries on the property.

#### 4. ECONOMIC DEVELOPMENT:

The proposed zoning is consistent with the County's economic objectives of promoting employment opportunities and enhancing the tax base in Prince William County. There is a shortage of industrial zoned property of this type that can be made available to the small business wanting to locate in Prince William County. Also, this site is especially suited for larger business wishing to locate in the County.

#### 5. ENVIRONMENT:

The Environmental Constraints Plan shows the location of the Chesapeake Bay Resource Protection are as well as the Jurisdictional Wetland areas. There is no 100yr. flood plain located on the property. The property is partly wooded as much of the property has been timbered. The property slopes range from 2% to 25%. There are no natural features on the property deserving of special protective measures. The site will be served by a new Regional Stormwater Management facility serving all the lots designed with BMP's to off-set any water quality impacts. The impervious cover of the property at this time is less than 5 % and once developed the impervious cover would likely be around 60%. The uses on the site would be served by public water and sewer and therefore have no impact on the groundwater supply in the area. With the development of the property the stockpiles and cut slopes will be level and more gentle slopes will result having less impact and can easily be mitigated by standard erosion and sediment control practices. Also the storm water management facility will serve as a sediment basin during construction providing an extra level of protection.

#### 6. FIRE & RESCUE:

The property is located within 5 minutes of the Coles Volunteer Fire Department. A monetary contribution will be made in accordance with the county's guidelines to offset the impact on the fire and rescue companies. The site will be served by public water with on-site fire hydrants meeting commercial level fire flow requirements.

#### 7. HOUSING:

The proposed rezoning does not have an impact on the Housing Elements of the Comprehensive Plan.

#### 8. LIBRARIES:

The proposed rezoning does not have an impact on the library services and facilities in the area.

#### 9. PARKS AND OPEN SPACE:

The proposed rezoning does not have an impact on the demand for park acreage and recreational facilities in the area.

#### **10. POTABLE WATER:**

The property will be served by public water. The development will connect to the existing public waterline along Dumfries Road.

#### 11. SCHOOLS:

The proposed rezoning does not have an impact on schools in the area.

#### 12. SEWER:

The property will be served by public sewer. Sanitary sewer will be extended from the existing Powell's Creek interceptor through the County's Landfill property and allow for the extension of public sewer to other properties in the area as well.

P.O. BOX 635	NOKESVILLE, VA	20182
703.594.2425	www.nokesville	design.com

#### **13. TELECOMMUNICATIONS:**

The proposed rezoning does not have an impact on telecommunications, although telecommuting firms may have the opportunity to locate their services in the industrial park.

#### 14. TRANSPORTATION:

The property will be served primarily by the proposed spine road constructed through the site. The access to the industrial park will be from one existing signalized entrance and one new entrance to the south Dumfries Road. The existing entrance just north of the signalized entrance will remain a "right in – right out" to serve the proposed Commercial parcel, and Fuel Station with sufficient turning movements for large trucks.

The Traffic Impact Analysis submitted for this property has been submitted with the companion rezoning of Mr. Parsons land across the street. This report was prepared by Grove/Slade and includes the traffic generation for this project and the project on the other side of Dumfries Road.

MAR

Narrative prepared by: D. Thomas Basham PE,LS



# **Cultural Resources Assessment and Record Check**

for Pending Development Applications This is a desk review of the project and is subject to change if additional information becomes available. Contact the Planning Office at 703-792-7615 or planning@pwcgov.org for more information.

Applicant Name: Tom Basham		Phone #:		
Fax #: H	mail: Tom Basham <tom< th=""><th>@nokesvilledesign.</th><th>com&gt;</th><th></th></tom<>	@nokesvilledesign.	com>	
isual Inspection Findings:				
		**********		
COUNTY ARCHAEOLOGIST OFFICIAL	USE			
County Records Check: (Verify reference to s	te on the following)			
1. Prince William County Cultural Res		Yes	No_ <b>`</b>	
2. 1820 Prince William County Map (		Yes	No_ <u>×</u> _	
3. 1901 Prince William County Map (1		Yes	No	
4. 1904 Army Maneuvers Map	,	Yes Yes	No ×	
5. 1915-1927 USGS 15 Minute Quad I	1aps	Yes	No 🔓	
6. 1933 Virginia Highway Map		Yes	No <u>k</u>	
7. Eugene Scheel's Historic Prince Wi		Yes	No <u>×</u>	
8. Eugene Scheel's African American		Yes	No Y	
<ol> <li>County Register of Historic Sites (C</li> <li>High Sensitivity Areas – Historic Si</li> </ol>		Yes	No <u>×</u>	
11. High Sensitivity Areas – Prehistoric		Yes_ <b>×</b> _ Yes	No No	
12. The Official Military Atlas of the C		Yes	No <u>×</u>	
13. Civil War Map from the Library of		Yes	No ×	
14. American Battlefield Protection Pro		Yes	No <u>×</u>	
15. Map of Fairfax, Loudoun, & Prince	William Counties	Yes	No X	
16. USGS Topographic Maps		Yes	No_	
17. Other				
indings:				
X A CRHS or a Prehistoric or Historic Hig				
Cultural Resources Survey* must be sub			se Permit applic	ations per
Sections 32-700.20(9) and 32-700.50(3)	a) of the Zoning Ordi	nance.		
There is a medium to high potential for t	nding archaeological	sites and or hi	storic structures	on the project
area, therefore, a Phase I Cultural Resou	ces Survey* must be	submitted with	Rezoning and S	
Permit applications per Sections 32-700.	20(9) and 32-700.50(3	3)(a) of the Zor	ning Ordinance.	
No archaeological and historic sites or g	aves are recorded on	the project are	a.	
Further cultural resource review by the (	ounty Archaeologist i	is not warrante	d due to ground	disturbance or
recommendations of no further work fro				unotur ounoo or
	-			
Comments:				
·····	A.J			
County Archaeologist Signature:	the		Deter	April 26,2

Cultural Resources Assessment and Record Check Revised April 2016 Page 1 of 1

### APPLICATION FOR DEFERRAL OF TRAFFIC IMPACT ANALYSIS (TIA) (to be completed with assistance from PWC Transportation Department)

To be completed by applicant:	
Applicant Name: Tom Basham	Phone:
Proposed Use: Heavy Industrial	
Location: 14237 Ountrice Road Manassas	Lot Size: 102.625/ Acres
Check one:	
🖻 Rezoning 🗆 Special Use Permit 🗆	Other:
To be c	ompleted by PWC Transportation

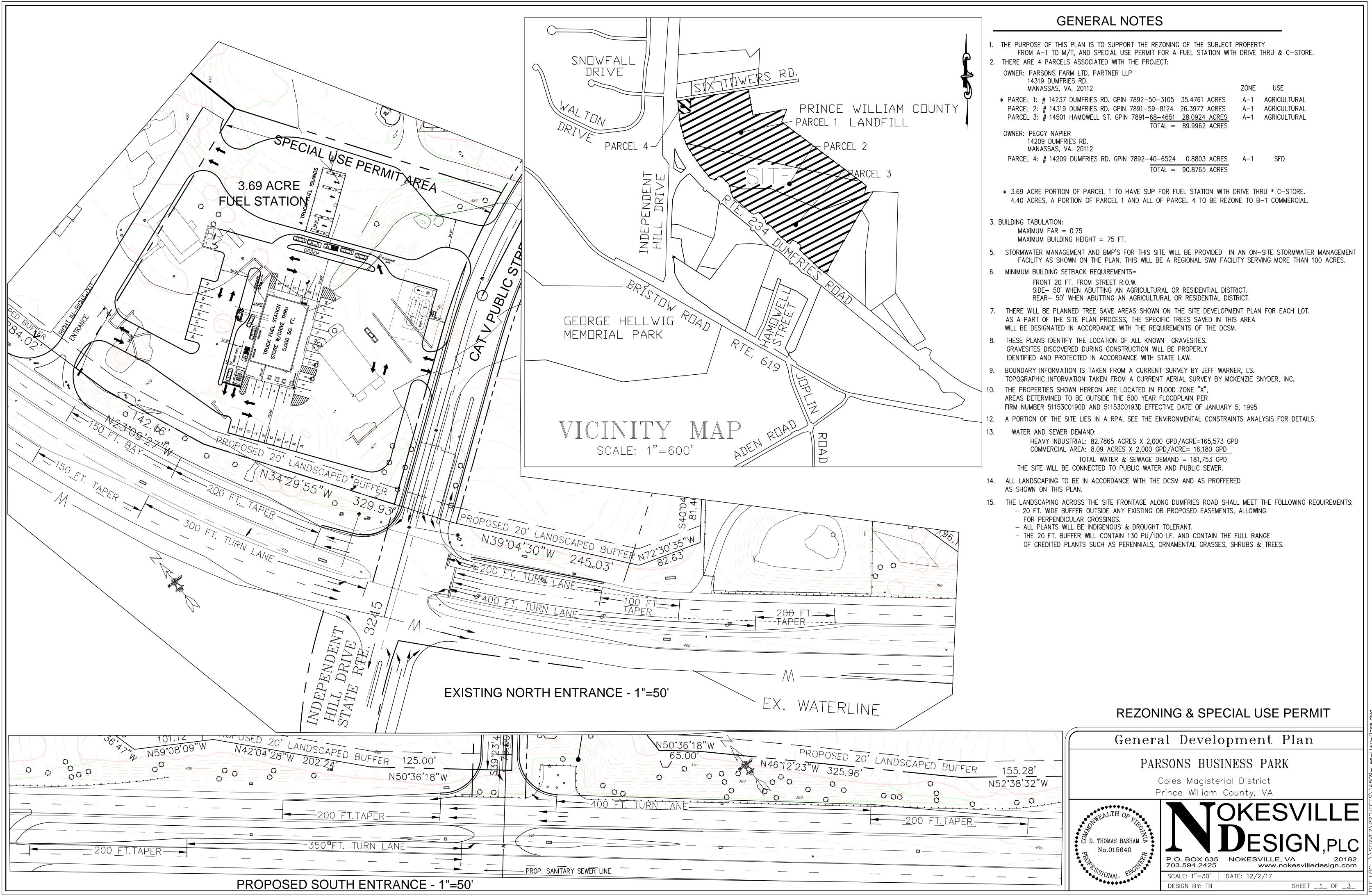
To be c	omplete	ed by appli	icant:	100	De completeu	partment		
· Tract/Use	Area	Zoning	Land Use	ITE Code	(ITE Latest Edition Trip Rate)	Trips/24 Hours	Trips/AM Peak	Trips/PM Peak
Heavy IL	distre	al Uses						
							<u> </u>	
		L			Total			
	•	1200	Daily Trips	s or 100 Pea	k Hour Trips	Yes	<u> </u>	

#### FOR OFFICE USE ONLY

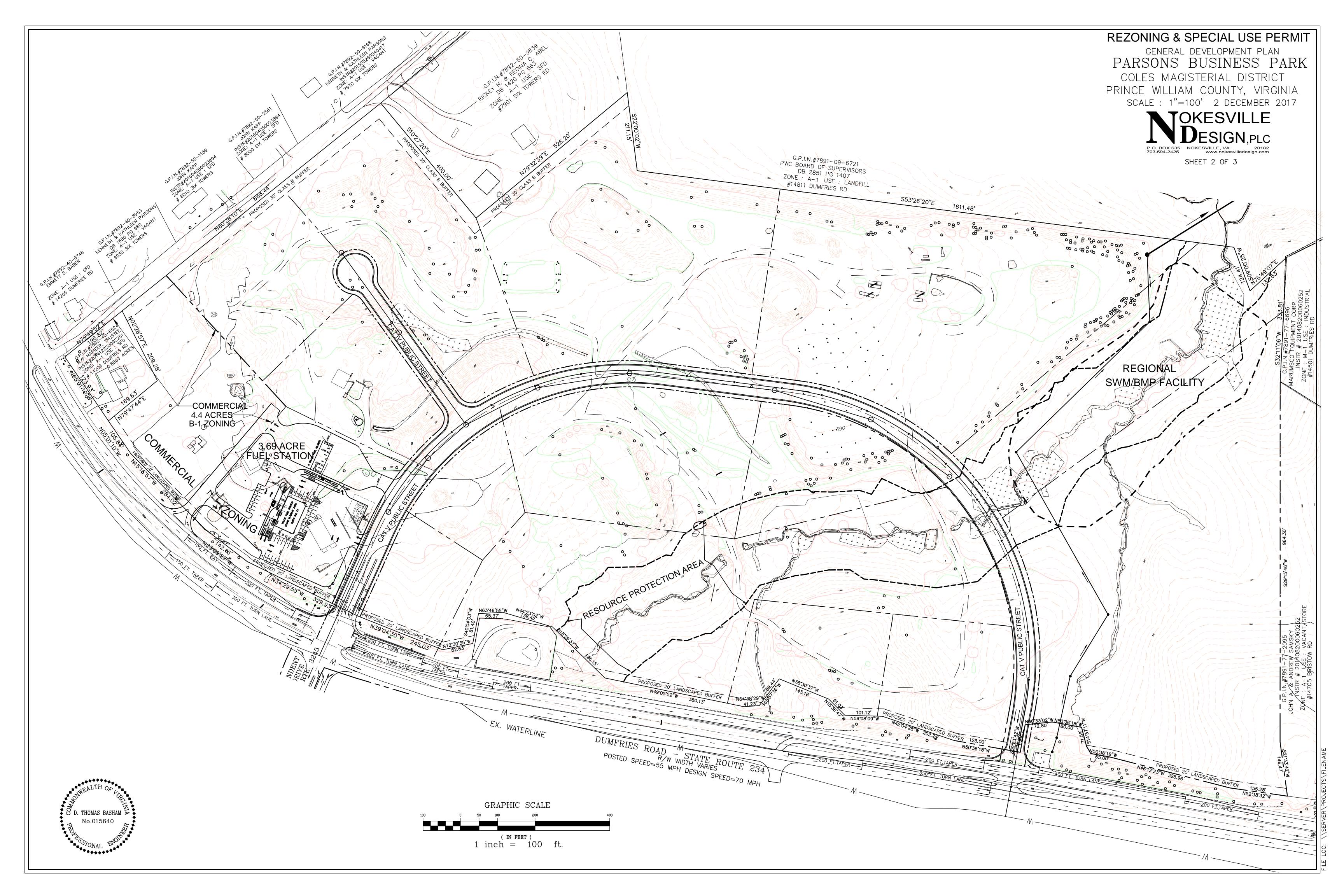
A TIA (four copies and four information disks) is required to be submitted with the application. The consultant preparing the analysis must meet with the PWC Department of Transportation and VDOT to discuss the scope and requirements of the analysis before beginning the analysis. Additionally, at the scoping session, VDOT will determine whether a 527 review is required, as well as the applicable fee. If a 527 review is required, five copies and five information disks are required to be submitted with the application.

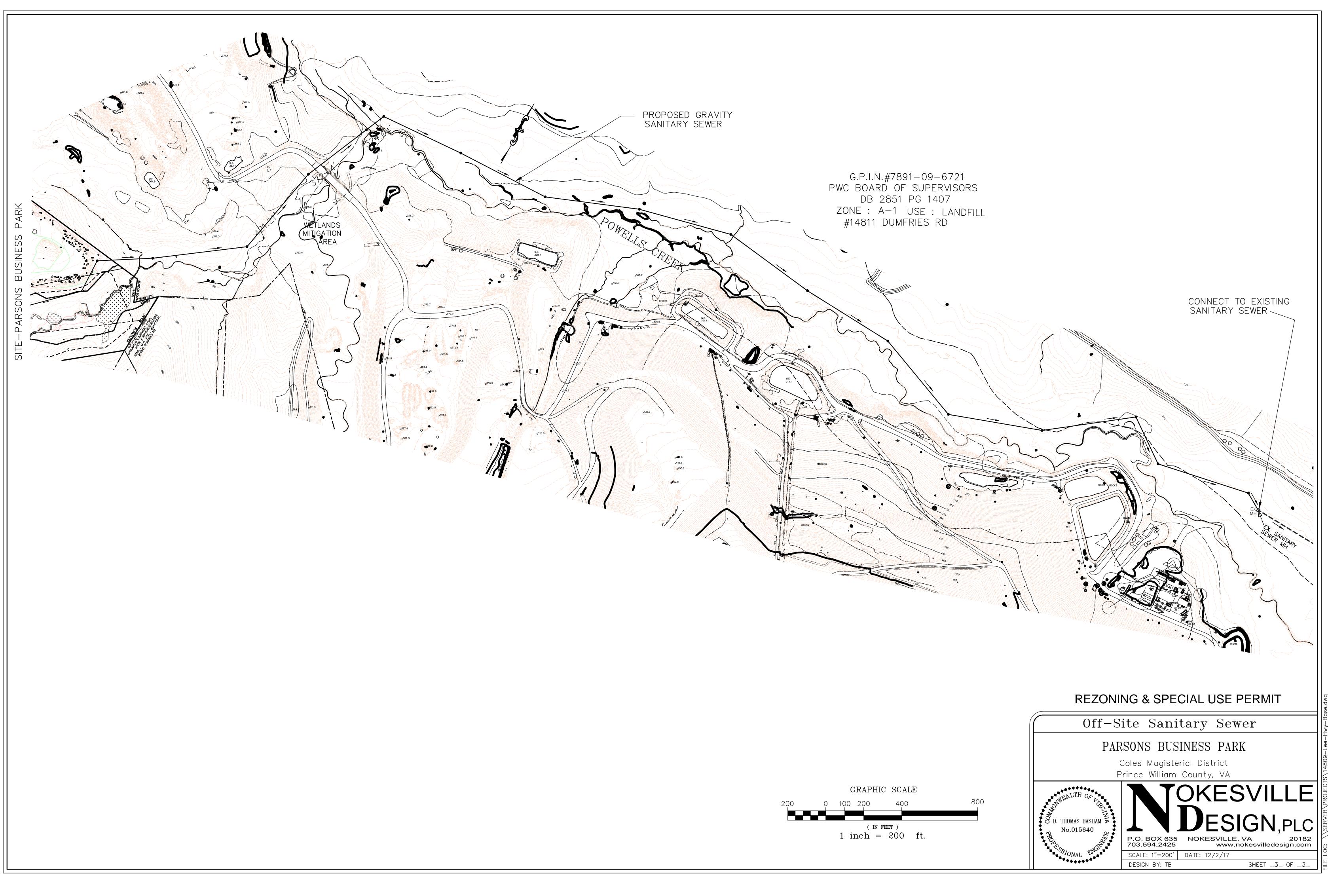
- A TIA is not required to be submitted at this time. The traffic generated by the proposed development does not appear to exceed the thresholds established in §602.01 of the Prince William County Design and Construction Standards Manual (DCSM). However, a TIA may be required later in the rezoning/special use permit process or during the site plan review process if subsequent details warrant a TIA. The applicant should be aware that a 527 review may be required by VDOT and may want to contact VDOT to verify whether a 527 review will be warranted.
- A TIA has been waived by the Director for the following reasons:

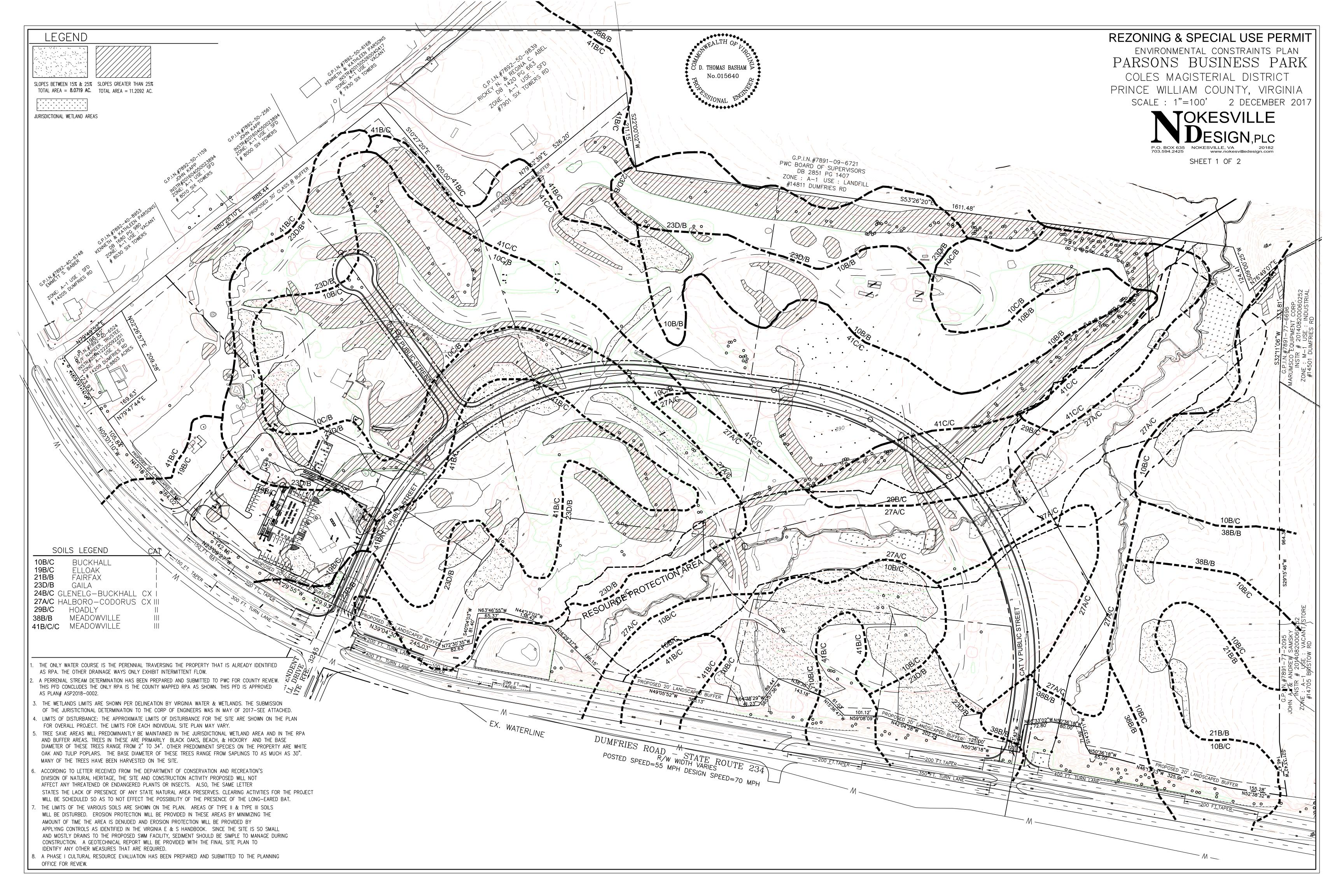
A TIA has been walved by the Duce	tor tor the teneB		•
Reviewed by (print name): <u>Secure</u> Study Additional Notes: Impacts To	Phillips		Date: 5/4/2017
Study		nf.	Q 1 (Pat 234)
Additional Notes: Impacts To	Erobunces a	in DumTries	Plane (Proceding)

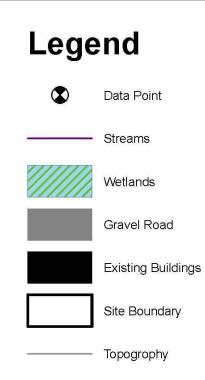


	-	
	1.	THE PURPOSE OF THIS PLAN IS TO SUPPORT THE REZONING OF THE SUBJECT PROPERTY FROM A-1 TO M/T, AND SPECIAL USE PERMIT FOR A FUEL STATION WITH DRIVE THRU & C-STORE.
	2.	THERE ARE 4 PARCELS ASSOCIATED WITH THE PROJECT:
		OWNER: PARSONS FARM LTD. PARTNER LLP 14319 DUMFRIES RD. MANASSAS, VA. 20112 ZONE USE
		* PARCEL 1: # 14237 DUMFRIES RD. GPIN 7892-50-3105 35.4761 ACRES A-1 AGRICULTURAL
		PARCEL 2: # 14319 DUMFRIES RD. GPIN 7891–59–8124 26.3977 ACRES A–1 AGRICULTURAL
		PARCEL 3: # 14501 HAMOWELL ST. GPIN 7891- $\frac{68-4651}{100000000000000000000000000000000000$
		TOTAL = 89.9962 ACRES OWNER: PEGGY NAPIER
		14209 DUMFRIES RD. MANASSAS, VA. 20112
		PARCEL 4: # 14209 DUMFRIES RD. GPIN 7892-40-6524 0.8803 ACRES A-1 SFD
		TOTAL = 90.8765  ACRES
		<ul> <li>* 3.69 ACRE PORTION OF PARCEL 1 TO HAVE SUP FOR FUEL STATION WITH DRIVE THRU * C-STORE.</li> <li>4.40 ACRES, A PORTION OF PARCEL 1 AND ALL OF PARCEL 4 TO BE REZONE TO B-1 COMMERCIAL.</li> </ul>
	3.	BUILDING TABULATION: MAXIMUM FAR = $0.75$ MAXIMUM BUILDING HEIGHT = $75$ FT.
	5.	STORMWATER MANAGEMENT AND BMP'S FOR THIS SITE WILL BE PROVIDED IN AN ON-SITE STORMWATER MANAGEMENT FACILITY AS SHOWN ON THE PLAN. THIS WILL BE A REGIONAL SWM FACILITY SERVING MORE THAN 100 ACRES.
	6.	MINIMUM BUILDING SETBACK REQUIREMENTS=
		FRONT 20 FT. FROM STREET R.O.W. SIDE— 50' WHEN ABUTTING AN AGRICULTURAL OR RESIDENTIAL DISTRICT. REAR— 50' WHEN ABUTTING AN AGRICULTURAL OR RESIDENTIAL DISTRICT.
	7.	THERE WILL BE PLANNED TREE SAVE AREAS SHOWN ON THE SITE DEVELOPMENT PLAN FOR EACH LOT. AS A PART OF THE SITE PLAN PROCESS, THE SPECIFIC TREES SAVED IN THIS AREA WILL BE DESIGNATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE DCSM.
	8.	THESE PLANS IDENTIFY THE LOCATION OF ALL KNOWN GRAVESITES. GRAVESITES DISCOVERED DURING CONSTRUCTION WILL BE PROPERLY IDENTIFIED AND PROTECTED IN ACCORDANCE WITH STATE LAW.
	9.	BOUNDARY INFORMATION IS TAKEN FROM A CURRENT SURVEY BY JEFF WARNER, LS. TOPOGRAPHIC INFORMATION TAKEN FROM A CURRENT AERIAL SURVEY BY MCKENZIE SNYDER, INC.
1	0.	THE PROPERTIES SHOWN HEREON ARE LOCATED IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN PER FIRM NUMBER 51153C0190D AND 51153C0193D EFFECTIVE DATE OF JANUARY 5, 1995
_ 1	2.	A PORTION OF THE SITE LIES IN A RPA, SEE THE ENVIRONMENTAL CONSTRAINTS ANALYSIS FOR DETAILS.
1	3.	WATER AND SEWER DEMAND: HEAVY INDUSTRIAL: 82.7865 ACRES X 2,000 GPD/ACRE=165,573 GPD COMMERCIAL AREA: 8.09 ACRES X 2,000 GPD/ACRE= 16,180 GPD
		TOTAL WATER & SEWAGE DEMAND = 181,753 GPD THE SITE WILL BE CONNECTED TO PUBLIC WATER AND PUBLIC SEWER.
1	4.	ALL LANDSCAPING TO BE IN ACCORDANCE WITH THE DCSM AND AS PROFFERED AS SHOWN ON THIS PLAN.
1	5.	<ul> <li>THE LANDSCAPING ACROSS THE SITE FRONTAGE ALONG DUMFRIES ROAD SHALL MEET THE FOLLOWING REQUIREMENTS:</li> <li>20 FT. WIDE BUFFER OUTSIDE ANY EXISTING OR PROPOSED EASEMENTS, ALLOWING FOR PERPENDICULAR CROSSINGS.</li> <li>ALL PLANTS WILL BE INDIGENOUS &amp; DROUGHT TOLERANT.</li> <li>THE 20 FT. BUFFER WILL CONTAIN 130 PU/100 LF. AND CONTAIN THE FULL RANGE</li> </ul>









Р	arsons Prop	erty		
Summ	Summary of Delineation of			
W	aters of the	U.S.		
-		LINEAR FT. of		
Stream	Stream Type	Stream		
S-100	Ephemeral	697.09		
S-200	Ephemeral	484.75		
S-300	Intermittent	614.22		
S-400	Intermittent	69.98		
S-500	Perennial	613.78		
S-600	Perennial	1425.76		
S-800	Intermittent	206.02		
S-900	Intermittent	188.43		
S-1,500	Intermittent	907.50		
S-26,000	Intermittent	67.99		
Stream To	tal	5275.51		
Wetland	Wetland	Acreage of		
vvetiand	Туре	Wetland		
W-700	PEM	0.176		
W-1,000	PFO	0.012		
W-1,100	PFO	0.056		
W-1,200	PFO	0.171		
W-1,300	PEM	0.114		
W-1,400	PEM	0.202		
W-1,600	PFO	0.063		
W-1,900	PFO	0.503		
W-20,000	PEM	0.511		
W-21,000	PFO	0.017		
W-22,000	PEM	0.010		
W-23,000	PEM	0.251		
W-24,000	PEM	0.018		
	an the endert			
W-25,000	PEM	0.068		

