

2000 SUP-

MOTION: JENKINS

November 21, 2000
Regular Meeting
Ord. No. 00-84

SECOND: CADDIGAN

RE: SPECIAL USE PERMIT #PLN2000-00215, PARKWAY MOTORCYCLES
- NEABSCO MAGISTERIAL DISTRICT

ACTION: APPROVED AS CONDITIONED

WHEREAS, this is a request to allow motor vehicle sales, service, and repair, located on the northeast side of the Prince William Parkway, approximately 300 feet north of its intersection with Elm Farm Road. The property is identified on County maps as GPIN #8391-34-2357 and #8391-34-4635. The site is designated as Office, and is in the NeabSCO Magisterial District; and

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

WHEREAS, the Planning Commission held a public hearing on this item on October 4, 2000, and recommends approval, as stated in Res. No. 00-0126; and

WHEREAS, a public hearing, duly advertised in a local newspaper for a period of two weeks, was held on November 21, 2000, and interested citizens were heard; and

WHEREAS, general welfare and good zoning practice are served by the approval of the application;

NOW, THEREFORE, BE IT ORDAINED that the Prince William Board of County Supervisors does hereby approve Special Use Permit #PLN2000-00215, Parkway Motorcycles, subject to the conditions dated October 4, 2000;

BE IT FURTHER ORDAINED that the Prince William Board of County Supervisors' approval and adoption of any conditions does not relieve the applicant and/or subsequent owners from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

Votes:

Ayes: Caddigan, Connaughton, Griggs, Hill, Jenkins, Thompson, Wilbourn

Nays: None

Absent from Vote: None

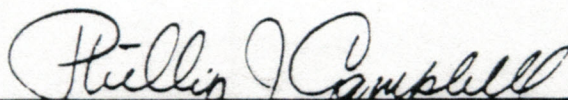
Absent from Meeting: Barg

For Information:

Planning Director

Mr. Mark D. Henshaw
9523 Mosby Street, Suite # 202
Manassas, Va 20110-5039

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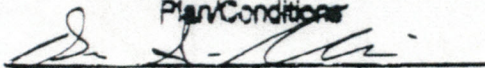

Clerk to the Board

Conditions
Special Use Permit #PLN2000-00215, Parkway Motorcycles
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The following conditions are intended to offset the impacts of the proposal and to render the application consistent with the applicable chapters of the 1998 Comprehensive Plan.

- 1. Site Development - The site shall be developed in general conformance with the special use permit plan entitled "Tenant Layout For The Motorcycle Factory," (the Plan) prepared by Ervin Engineering Civil Engineers dated September 8, 2000 and received by the Office of Planning on September 26, 2000. Any required modification to met the minimum site and building plan standards shall be provided as necessary.
- 2. Site Plan - Site plan approval shall be required prior to issuance of an occupancy permit.
- 3. Use Parameters
 - a) Use Limitation - Use of the site shall be limited to motorcycle, four-wheel all-terrain-vehicles (ATVs), and jet skis sales, rental, service and repair. All repair bays shall be located inside. All service work shall be performed inside the building all motorcycles awaiting service or repair shall be stored inside the building. The outdoor parking or storage of inoperable vehicles or vehicles in a visible state of disrepair shall be prohibited. No new building construction is permitted with this special use permit approval.
 - b) SUP #94-0017 - The conditions associated with Special Use Permit #94-0017, Henshaw shall remain in force.
 - c) Commencement of Use - Upon commencement of use, of this special use permit shall allow the operation of a single business or tenant operating a motorcycle, four-wheel all-terrain-vehicles (ATVs), and jet skis sales, rental, service and repair use and no other motor vehicle sales, service, or repair use shall be permitted on this site.
 - d) Display Area - No more than 10 motorcycles, ATVs, or jet skis may be displayed outdoors at any one time and shall not be displayed in employee or customer parking spaces. All vehicles displayed outdoors shall have all wheels in contact with the pavement. The use of outdoor display ramps and stands is prohibited. Display shall be limited to the display spaces provided on-site, and display shall be prohibited on any sidewalks, landscaped areas, and access travelways.

APPROVED
Special Use Permit
Plan/Conditions



Signed

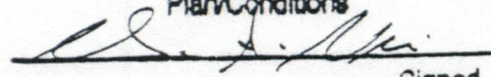
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- e) The Hours of Operation shall be between 9:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 3:00 p.m. Saturday.
- f) Test Drives - Test drives of vehicles being serviced/repared shall not be performed on nearby residential streets or in the utility line right-of-way. The owner/operator shall ensure that customer test drives are not performed on nearby residential streets or in the utility line right-of-way. On-site demonstration of motorcycles, four-wheel ATV's and jet skis shall be limited to paved areas. The operation of motorcycles, four-wheel ATV's, or jet skis on unimproved portions of the property or on adjacent or nearby properties shall be strictly prohibited. Furthermore, on-site demonstration of motorcycles, four-wheel ATV's, and jet skis shall take place during normal business hours only.
4. Building Façade - The front brick façade shall remain the existing earth tone color. The other building facades shall be painted tan in color to complement the existing brick.
5. Transportation/Parking
- a) Prince William Parkway - The applicant shall ensure that provision has been made or will be made for a reservation of 60 feet of right-of-way from the centerline of Prince William Parkway.
- b) On-Site - Customer and employee parking shall be limited to the parking spaces provided on-site, and parking shall be prohibited on any sidewalks, landscaped areas and access travelways.
- c) Handicapped - Handicapped parking and signage shall be provided pursuant to current standards.
- d) Deliveries - Deliveries and unloading shall occur completely on site and not within the Prince William Parkway and Lipscomb Place right-of-way.

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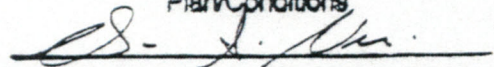
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6. Refuse Storage and Removal Areas - Refuse storage and removal areas shall be screened with similar materials used on the building and a gate that prohibits views of such area(s) from adjoining properties and the public rights-of-way. Associated gates shall remain closed when the refuse containers are not being accessed.
7. Signage/Advertising
- a) Facade Signage - Facade signage shall be in compliance with the Zoning Ordinance and Highway Corridor Overlay District requirements.
- b) Monument Sign - One freestanding monument-style sign on Prince William Parkway and one freestanding monument-style sign on Lipscomb Place, not to exceed ten feet (10') in height and forty square feet (40') of advertising per sign face shall be permitted. The signs shall be landscaped at the base. The sign bases shall be brick to match the building. The signs shall not be internally illuminated.
- c) Existing Pole Sign - The existing "Good Year" pole sign shall be removed.
- d) Prohibited Signs - At any time, the use of temporary signs, signs in series, banners, balloons, posters, streamers, garrison flags, antennae flags, flags on flag poles, flag poles, figures, flashing or rotating lights, window or windshield signs or similar attention getting devices or items shall be strictly prohibited on the site unless used or displayed inside the building. Windows shall be kept clear of obstructions such as promotional and advertising materials to allow for common observation.
- e) Outdoor Speakers - The sound from the outdoor public address speaker and indoor speakers (if any) shall not be audible beyond the boundary of the Property.

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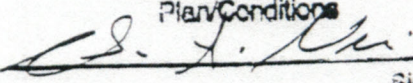
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8. Storage of Hazardous Materials - Petroleum products, antifreeze, pesticides, other pollutants, and hazardous substances shall be stored inside the building and shall be handled and disposed of in accordance with all state and federal regulations. Such substances shall not be discharged into the ground or surface waters or the sanitary sewer.
9. Emergency Spill Notification - The owner/operator shall prepare, and have approved by the Fire Marshal, an emergency spill notification contingency plan, and shall have the same posted on the premises before issuance of any occupancy permits. The owner/operator shall be responsible for notifying the Fire Marshal's office immediately in the event of a spill of any petroleum product or chemical waste on the property. The owner/operator shall assume all responsibility for all public or private expenses incurred in the clean up of a product spill on site.
10. Water Quality - A monetary contribution of \$75 per acre shall be paid at the time of site plan review for the County to monitor water quality in the area
11. Best Management Practices - The applicant shall provide Best Management Practice (BMP) facilities for this development in accordance with the Design and Construction Standards Manual to address the quality of runoff from the site. In addition, the applicant shall verify that the stormwater management requirements are met for the development and if not, provide the appropriate facilities.
12. Landscaping, Screening, and Buffering
 - a) The applicant shall seek alternative compliance for the Prince William Parkway Highway Corridor Overlay District buffer to allow the buffer to be located adjacent to the board-on-board fence shown on the Plan. The plant units shall not be reduced based on the inclusion of the fence.
 - b) The applicant shall use native plants in the landscaping as approved by the County Arborist.
13. Outdoor Display and Storage - The outdoor display or storage of merchandise, except for motorcycles, ATVs, and jet skis vehicles, shall be strictly prohibited. This condition shall include, but not be limited to, items such as tires and accessories.
14. Public Utilities - The applicant shall connect to public water when available.

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Signed

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