

**MOTION: WOLFE**

**January 10, 2022**

**SECOND: ELLIS**

**Regular Meeting**

**Res. No. R-2022-25**

**RE: SPECIAL USE PERMIT #2021-0003: WAWA, 8704, 8708, 8712, 8714, AND 8718  
SUDLEY ROAD; 9600 AND 9604 CHAMPION COURT**

**WHEREAS**, Wawa has applied for a Special Use Permit, pursuant to Section 130-241 of the Manassas City Zoning Ordinance to allow a gasoline station; and

**WHEREAS**, the Community Development staff has reviewed the application and **RECOMMENDS APPROVAL** subject to specific conditions; and

**WHEREAS**, the City of Manassas Planning Commission held a public hearing on August 4, 2021, and November 3, 2021, after full compliance with all state code public hearing notice and posting requirements and **RECOMMENDS DENIAL** subject to specific conditions; and

**WHEREAS**, the Manassas City Council held a public hearing on December 13, 2021, after full compliance with all state code public hearing notice and posting requirements; and

**WHEREAS**, among the purposes of zoning called out in Chapter 15.2-2283 of the Code of Virginia is “to facilitate the creation of convenient, attractive, and harmonious community”; and

**WHEREAS**, among the matters to be considered in drawing and applying zoning ordinances and districts called out in Chapter 15.2-2284 of the Code of Virginia is “the suitability of property for various uses”; and


**WHEREAS**, the City Council upon careful consideration finds that approval of SUP #2021-0003 is justified by public necessity and convenience and general welfare, and is consistent with reasonable zoning practices, and that the cumulative effect of the activity proposed will not be detrimental to the character and development of the adjacent land, and is in reasonable harmony with the City’s land use plan and policies; and

**WHEREAS**, the Council finds that a comprehensive list of conditions and safeguards can eliminate or mitigate the negative impacts of the proposed development sufficiently to justify approval;

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Manassas hereby approves Special Use Permit #2021-0003, subject to the conditions listed on the attached pages.

January 10, 2022  
Regular Meeting  
Res. No. R-2022-25  
Page Two

**BE IT FURTHER RESOLVED** that R #2022-25 shall only become effective upon approval of Ordinance #O-2022-10 (Rezoning #2021-0002) on second reading. If Ordinance #O- 2021-10 is not adopted by the Manassas City Council, this Resolution shall be void *ab initio*.

  
Michelle Davis-Younger Mayor  
On behalf of the City Council  
of Manassas, Virginia

ATTEST:

  
\_\_\_\_\_  
Lee Ann Henderson City Clerk

**Votes:**

**Ayes:** Davis-Younger, Ellis, Forkell Greene, Wolfe

**Nays:** Osina, Sebesky, Smith

**Absent from Vote:** None

**Absent from Meeting:** None

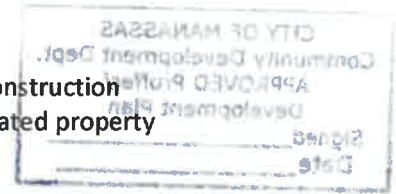
## Special Use Permit Conditions

SUP# 2021-03, Wawa  
Sudley Road, Digges Road & Champion Court

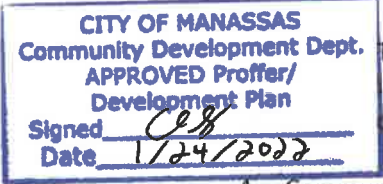
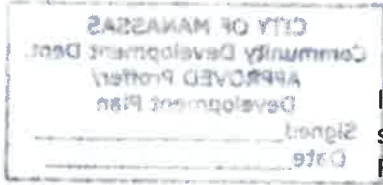
December 6, 2021



In addition to compliance with all applicable zoning, subdivision, and Design & Construction Standards Manual (DCSM) requirements, the development and use of the designated property shall be subject to the following conditions:



1. This special use permit is for the use "Gasoline Station". The uses permitted with this special use permit do not limit or restrict the by-right uses otherwise allowed on the property.
2. Site Development – The property shall be developed and operated in substantial conformance with the special use permit plan entitled, "Special Use Permit Plan for Wawa", prepared by Bohler, originally dated April 2, 2021 and revised December 3, 2021, subject to minor modifications in connection with final site plan review or final engineering.
3. Use Parameters –
  - a. The use approved with this special use permit shall be limited to a gasoline station containing sixteen (16) fueling positions, using a maximum of eight (8) double-sided pumps.
  - b. There shall be no outdoor or exterior storage permitted on the property.
  - c. Motor vehicle repair and motor vehicle service shall not be performed on the property.
  - d. Overnight parking of commercial vehicles shall be prohibited. This shall not preclude deliveries being made.
  - e. Outdoor Speaker System - Any outdoor speaker system shall be limited to one speaker per pump fueling position. Outdoor speakers shall not be audible beyond the limits of the special use permit area.
  - f. Trash Pick Up: No trash pick-up shall take place on Sundays.
  - g. Cessation of Use - If gasoline sales should cease for a period of more than one (1) year, the Applicant or any subsequent owner of the property shall notify the City of the cessation of use and shall be required to submit a demolition plan to the City for the removal of the following structures within ninety (90) days of approval of the demolition plan:
    - i. Underground storage tanks;
    - ii. Fuel dispensers;
    - iii. Pump islands;
    - iv. Overhead canopy;
    - v. Air and water dispensers; and



vi. Signage related to gasoline sales.

In the event that all uses are discontinued and the site is vacant, the owner shall stabilize the site using erosion control measures acceptable to the City of Manassas. Removal of the underground storage tanks (UST) shall comply with federal and state laws and local ordinances.

The partial or complete replacement of gasoline structures and associated infrastructure with electric vehicle charging stations shall not constitute a cessation of use.

4. Community Design –

- a. The design of the building, subject to minor modifications for final engineering, shall be in substantial conformance to the elevations entitled “Illustrative Building Elevations”, prepared by Cuhaci and Peterson Architects – Engineers – Planners dated June 30, 2021.
- b. Internal illumination of the fueling canopy fascia shall not be permitted. Recessed under-canopy lighting consisting of a flat lens shall be permitted.
- c. All exterior lighting fixtures shall be directed and shielded downward and inward to prevent illumination of adjacent properties. No neon or spot lighting shall be permitted.
- d. In accordance with § 130-204(c)(2), up to 39 parking spaces are authorized for the proposed development as depicted in the GDP.
- e. A minimum of four electric vehicle charging stations shall be installed as depicted in the GDP. Different types of electric vehicle charging stations are authorized to be installed. Additional electric vehicle charging stations may be installed on other parking spaces.
- f. Additional electric vehicle charging stations may be installed to replace some or part of the fuel island and under the fuel canopy.
- g. A four-foot tall ornamental fence as depicted in the GDP shall be installed along the property line adjacent to the Manassas Baptist Church Property. The fence shall be reviewed during the site plan review process.
- h. A landscaping buffer consisting of shrubs shall be installed as depicted in the landscaping plan to screen the trash enclosure from view of the Manassas Baptist Church property.
- i. If authorized by the City of Manassas and the Manassas Baptist Church, a landscaping buffer meeting the requirements of Table 3-470, Type B, Option1 of DCSM 3-470 shall be installed along the east shared property line, with the exception that the buffer width shall be variable with a maximum width of eight feet. The landscape buffer design shall be included on the landscape plan as a



condition of site plan approval. If the Manassas Baptist Church does not authorize the landscaping buffer, this condition shall not be required.

- j. The Applicant shall install signage indicating “No Left Turn” and “No Thru Traffic” at the property entrance on Champion Court and a painted island and/or flexible delineators to make said entrance right-out only. If permitted by the City, the Applicant shall also install rumble strips on Champion Court, as depicted in the SUP Plan.
5. Signage – In accordance with §130-123(f), signage shall be as approved with this special use permit, subject to the following conditions:
- a. All signage shall be permitted, designed, and installed in accordance with the comprehensive sign plan entitled “Sign Exhibit” dated June 25 and 28, 2021 provided in the application. Overall wall signage square footage shall not exceed what is allowed by the sign ordinance and square footage may be transferred between facades.
  - b. Fuel canopy signage pursuant to the comprehensive sign plan is authorized.
  - c. The placement of the monument signs is authorized pursuant to the comprehensive sign plan, contingent on their approval from the City’s Public Utilities Department.
6. Construction vehicles and equipment shall not be parked on private property, including on the Manassas Baptist Church property, unless approved in writing by the property owner.
7. Security Measures – In order to monitor and maintain onsite security, the Applicant shall utilize a combination of potential onsite security practices, such as but not limited to, interior and/or exterior mounted surveillance cameras, an alarm system, onsite lighting, or other methods as needed and approved by the City. Compliance shall be demonstrated on the final site plan and/or applicable building plans.
8. All stormwater runoff from refueling areas shall pass through an oil/grease interceptor and tie into the stormwater sewer system. Another DEQ approved treatment device may be approved subject to approval by the Engineering Department during site plan review.
9. All hazardous materials shall be recycled or disposed of according to federal, state, and local laws.
10. A spill kit shall be maintained on site per the Virginia Department of Environmental Quality requirements. Hazardous fluid spills shall be cleaned up immediately with the proper absorbent materials and disposed of in accordance with federal, state, and local regulations.
11. Material Safety Data Sheets for any hazardous materials stored or used shall be available on site for review by public safety personnel.
12. The applicant shall be responsible for obtaining Fire Prevention Code Permits as required by the Virginia Statewide Fire Prevention Code for hazardous materials storage or operations.

13. A copy of the conditions for this special use permit shall be included with any lease agreements and with any permit application submitted to the City of Manassas.

14. The use of this property shall comply with all federal, state, and local ordinances.

  
\_\_\_\_\_  
Gregory Bokan, Zoning Administrator

1/24/2022  
Date

*This signature certifies that these conditions were approved by the Manassas City Council as part of the above referenced special use permit.*



CITY OF MANASSAS  
Community Development Dept.

APPROVED PROJECT/  
Development Plan  
Signed \_\_\_\_\_  
Date 1/24/2022

# SPECIAL USE PERMIT PLAN

FOR \_\_\_\_\_



LOCATION OF SITE:  
8704 SUDLEY ROAD  
MANASSAS, VIRGINIA 20110  
CITY OF MANASSAS



LOCATION MAP  
SCALE 1" = 100'

OWNER  
Wawa LLC  
12345 WAWA DRIVE  
MANASSAS, VA 20110

DEVELOPER  
BOHLER & ASSOCIATES  
12345 BOHLER DRIVE  
MANASSAS, VA 20110

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	SPECIAL USE PERMIT PLAN
3	LANDSCAPE PLAN

PREPARED BY

**BOHLER**

CONTACT: RYAN T. VAUGER, P.E.

Office \_\_\_\_\_  
City of Manassas  
APPROVED PROJECT/  
Community Development Dept.  
CITY OF MANASSAS

**BOHLER**  
SITE CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

NO.	DATE	COMMENTS
1	1/27/2021	20% PERMITTING
2	1/27/2021	30% PERMITTING
3	1/27/2021	40% PERMITTING
4	1/27/2021	50% PERMITTING

**811**  
ALWAYS CALL 811  
BEFORE YOU DIG

NOT APPROVED FOR  
CONSTRUCTION

**Wawa**  
LOCATION OF SITE:  
8704 SUDLEY ROAD  
MANASSAS, VIRGINIA 20110  
CITY OF MANASSAS

**BOHLER**  
23 BROADWAY, SUITE 200  
MANASSAS, VIRGINIA 20110  
TEL: (703) 444-1111  
FAX: (703) 444-1112  
WWW.BOHLER.COM

U.S. No. 12345678  
12/31/2021

COVER  
SHEET  
1

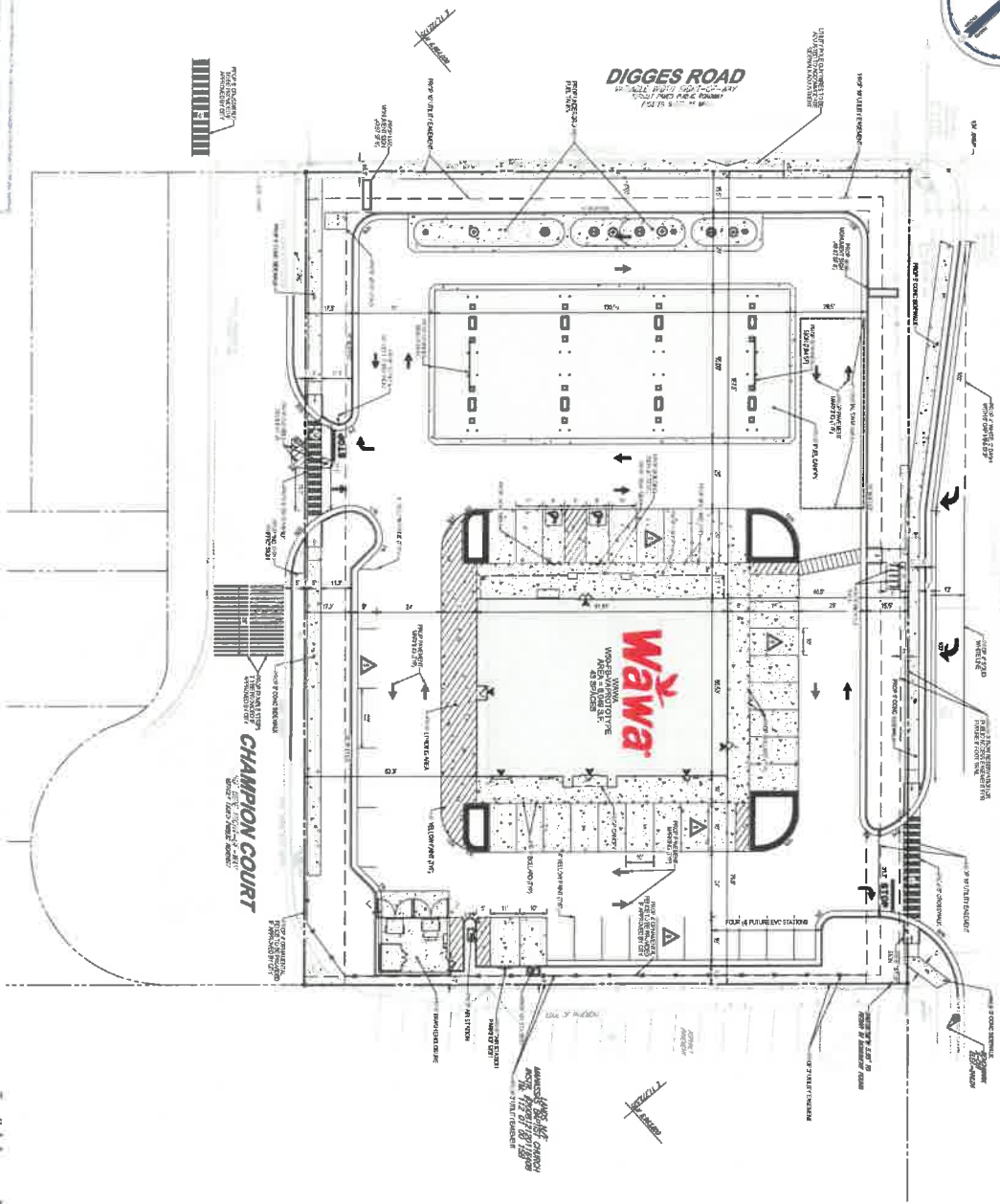
REVISION 1 - 12/31/2021



**CITY OF MANASSAS**  
Community Development Dept.  
APPROVED Project/

Signed [Signature]  
Date 1/24/2022

**SUDLEY ROAD - VA RTE 234**



**SITE DATA**

1. THE SITE IS LOCATED AT THE INTERSECTION OF SUDLEY ROAD (VA RTE 234) AND DIGGES ROAD (VA RTE 281) IN THE CITY OF MANASSAS, VIRGINIA.
2. EXISTING CONDITIONS:

  - a. EXISTING LOT AREA: 11,000 SQ. FT.
  - b. EXISTING LOT AREA: 11,000 SQ. FT.
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  - y. EXISTING LOT AREA: 11,000 SQ. FT.
  - z. EXISTING LOT AREA: 11,000 SQ. FT.

**BOHLER**

SITE CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

**REVISIONS**

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**NOT APPROVED FOR CONSTRUCTION**

**SPECIAL USE PERMIT PLAN**

**Wawa**

LOCATION OF SITE  
SUDLEY ROAD  
CITY OF MANASSAS

**BOHLER**

2000 SUDLEY ROAD, SUITE 201  
MANASSAS, VA 20108  
PHONE: 703.261.1100  
FAX: 703.261.1101  
WWW.BOHLERVA.COM

**SPECIAL USE PERMIT PLAN**

**2**

REVISION 4 - 12/20/2021





**CITY OF MANASSAS**  
 Community Development Dept.  
 APPROVED Proffer/  
 Development Plan  
 Signed [Signature]  
 Date 1/24/2022



FRONT (NORTHWEST) ELEVATION (LOGGERS RD)



RIGHT (SOUTHWEST) ELEVATION



REAR (SOUTHEAST) ELEVATION



LEFT (NORTHEAST) ELEVATION

NOTE:  
 SIGNAGE IS SHOWN FOR REFERENCE ONLY  
 SEPARATE PERMIT REQUIRED

**Chenai & Peterson**  
 Architects, Engineers, Planners  
 & Environmental Scientists  
 COMMUNITY DEVELOPMENT DEPT.  
 CITY OF MANASSAS

# Illustrative Building Elevations June 30, 2021

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Bitum. Asphalt (cm)

EPS

MANUFACTURED STONE CELL

STONE (cm)

Direction of Traffic

### REAR ELEVATION

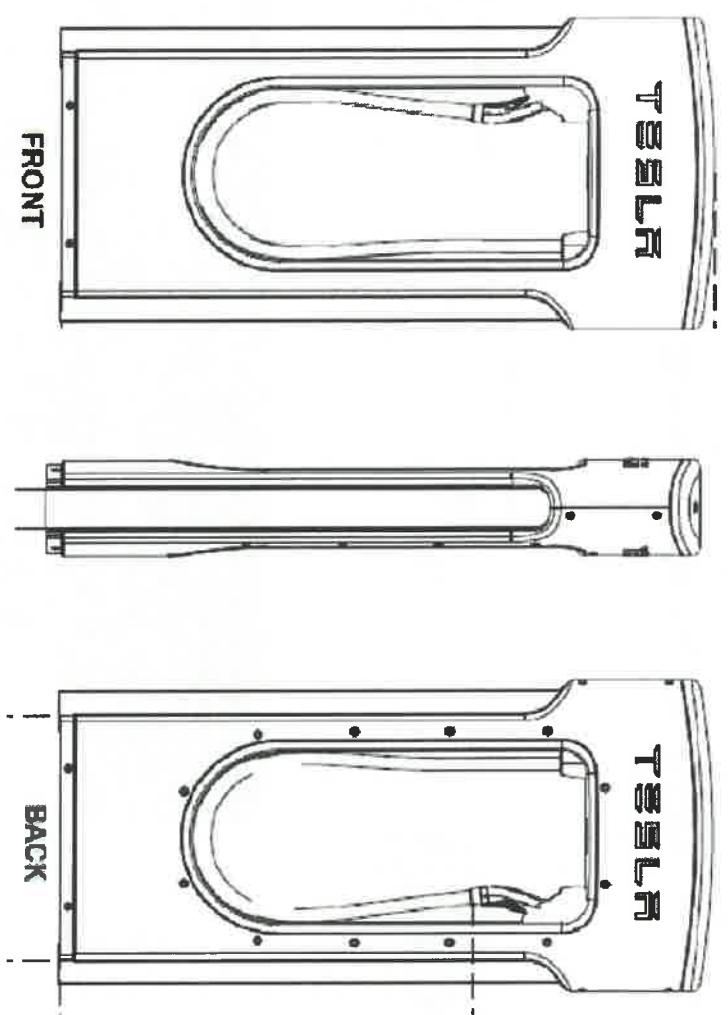
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**LEFT ELEVATION**

**Illustrative Canopy Elevations**



CITY OF MANASSAS  
Community Development Dept.  
APPROVED Proffer/  
Development Plan  
Signed [Signature]  
Date 1/24/2022



Design  
Reviewed  
Development Dept.  
Approved Proffer/  
Community Development Dept.  
City of Manassas

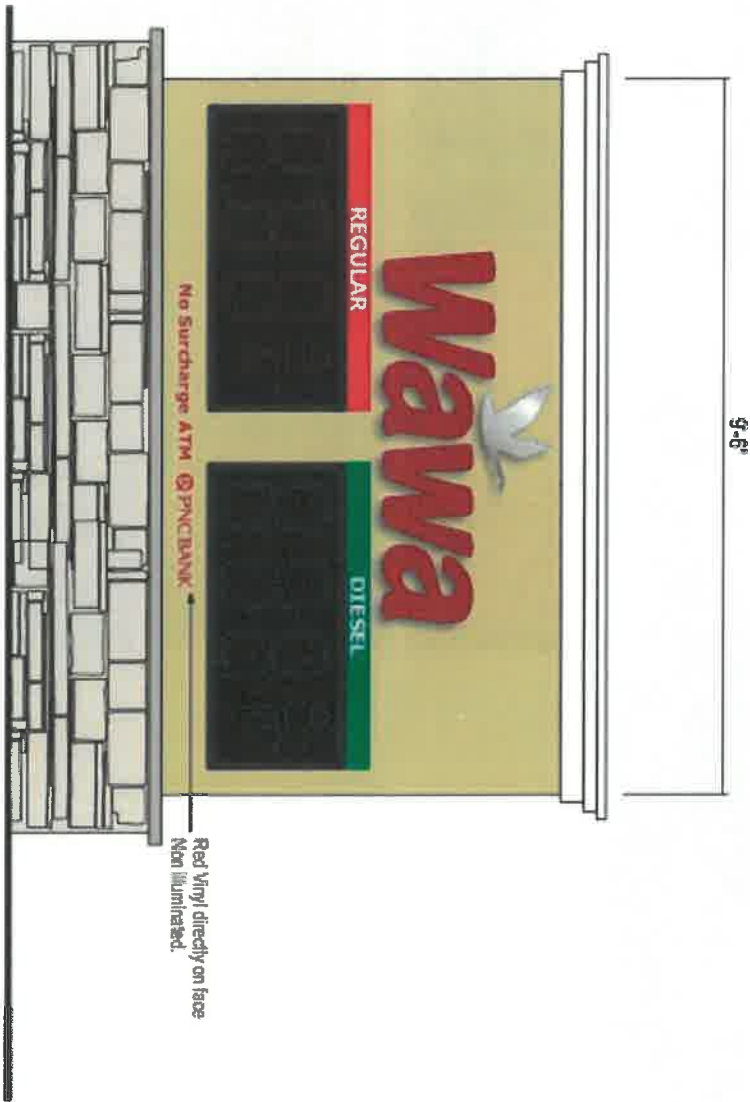
Example EVC Stations Exhibit  
July 1, 2021

**CITY OF MANASSAS**  
 Community Development Dept.  
 APPROVED Proffer/  
 Development Plan  
 Signed [Signature]  
 Date 1/29/2022

# Sign Exhibit

June 25, 2021

## Monument Sign



Number – maximum of 2  
 Height – maximum of 10 feet

Sign copy, color, font, text, corporate branding, etc. subject to change provided overall size is not increased.

**CITY OF MANASSAS**  
 Community Development Dept.  
 APPROVED Proffer/  
 Development Plan  
 Signed [Signature]  
 Date 1/24/2022

# Sign Exhibit June 25, 2021 Façade Signage



Façade Sign Facing Digges Road



Façade Sign Facing Sudley Road

Sign copy, color, font, text, corporate branding, etc. subject to change provided overall size is not increased.



Façade Sign Facing Northeast

# Sign Exhibit

June 28, 2021  
Gas Pump Signage



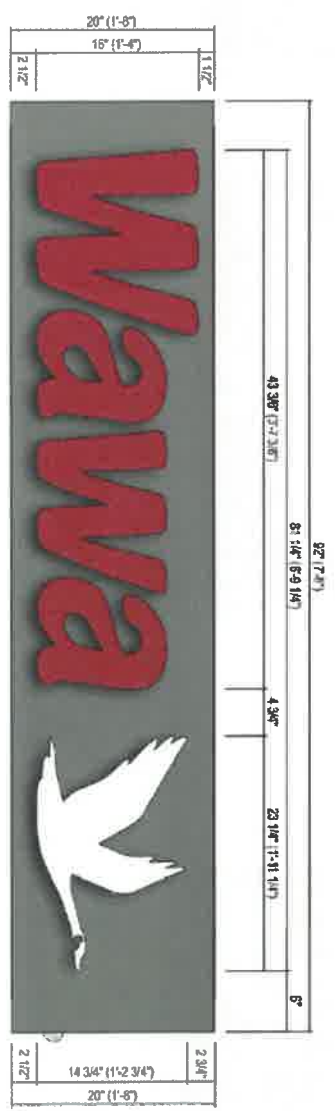
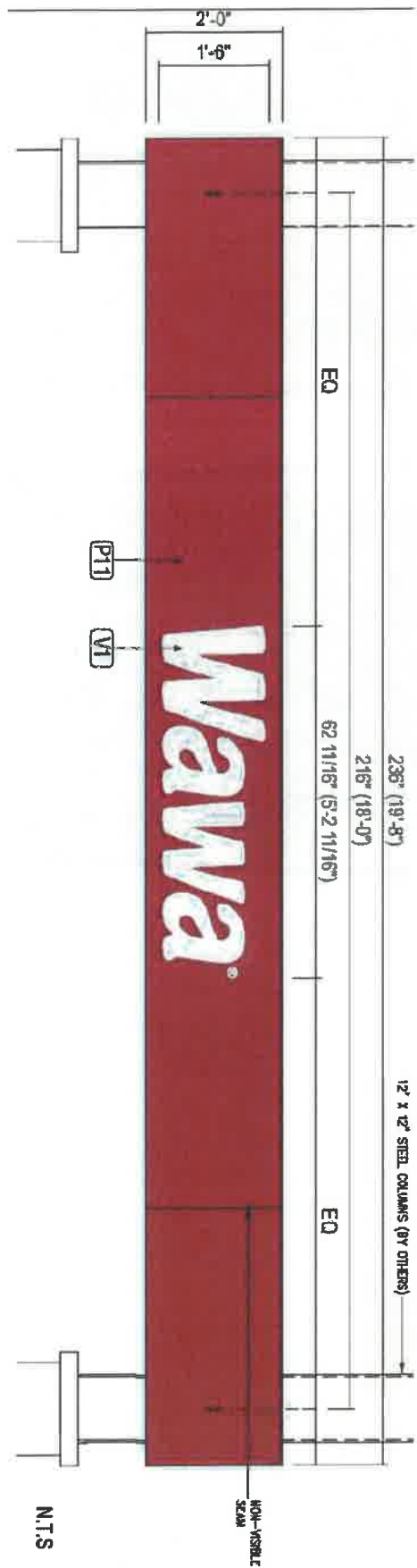
Sign copy, color, font, text, corporate branding, etc. subject to change provided overall size is not increased.



**CITY OF MANASSAS**  
 Community Development Dept.  
 APPROVED Proffer/  
 Development Plan  
 Signed CS  
 Date 1/24/2022

# Sign Exhibit

June 25, 2021  
 Canopy Signage



Sign copy, color, font, text, corporate branding, etc. subject to change provided overall size is not increased.