



City of Manassas, Virginia
City Council Meeting

AGENDA

City Council Regular Meeting
Council Chambers
9027 Center Street
Manassas, VA 20110
Monday, March 10, 2025

Call to Order - 5:30 p.m.

Roll Call

Invocation and Pledge of Allegiance

Council Time

Mayor Time

City Manager Time

1. Presentations

- 1.1 **Proclamation: Recognizing "The Pantry at St Thomas UMC"**
[Proclamation - The Pantry at St. Thomas UMC](#)
- 1.2 **Proclamation: American Red Cross Month**
[Proclamation - American Red Cross 2025](#)
- 1.3 **Proclamation: Recognizing "Humanity First USA "**
[Proclamation - Humanity First USA Beat Hunger Day](#)

2. Consent Agenda

All matters listed under the consent agenda are considered to be routine by the City

Council and will be enacted by one motion. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and considered separately.

SUGGESTED MOTION: "I move that the Consent Agenda be approved and the readings of the ordinances be dispensed."

SUGGESTED MOTION #2: "I move that Items # and # be removed from the Consent Agenda and be added as Items # and #, respectively, and that the remaining Consent Agenda items be approved as it now appears and the readings of the ordinances be dispensed."

- 2.1 Proclamation: American Red Cross Month**
[Proclamation - American Red Cross 2025](#)
- 2.2 Proclamation: Recognizing "The Pantry at St Thomas UMC"**
[Proclamation - The Pantry at St. Thomas UMC](#)
- 2.3 Proclamation: Recognizing "Humanity First USA "**
[Proclamation - Humanity First USA Beat Hunger Day](#)

3. Public Hearing

- 3.1 Public Hearing: #R-2025-615, Pathway Vineyards Church SUP**
(Staff: Audra Ovalle, AICP, CZO, Planner II)
[2025-615 Pathway Vineyards Church \(Staff Report\)](#)
[2025-615 ATTH01 Draft SUP Conditions](#)
[2025-615 ATTH02 Generalized Development Plan](#)
[2025-615 ATTH03 Planning Commission Resolution & Draft Minutes](#)
[2025-615 ATTH04 Off-Site Parking Exhibit](#)
[2025-615 ATTH05 #R-2025-615](#)
[2025-615 ATTH06 Applicant Action Request Letter](#)
[2025-615 PRES Pathway Vineyards Church SUP](#)
[Affidavit of Publication](#)
- 3.2 Public Hearing: #R-2025-616, Pennington Traditional School SUP**
(Staff: Audra Ovalle, AICP, CZO, Planner II)
[2025-616 Pennington Traditional School SUP \(Staff Report\)](#)
[2025-616 ATTH01 Draft SUP Conditions](#)
[2025-616 ATTH02 Generalized Development Plan](#)
[2025-616 ATTH03 Planning Commission Resolution and Draft Meeting Minutes](#)
[2025-616 ATTH04 Resolution #R-2025-616](#)
[2025-616 PRES Pennington Traditional School SUP](#)
[Affidavit of Publication](#)
- 3.3 Public Hearing: #O-2025-617, REM Investment Group REZ**
(Staff: Christian Samples, AICP, Planning Manager)
[2025-617 REM Investment Group REZ \(Staff Report\)](#)
[2025-617 ATTH01 Property Owner Request](#)

2025-617 ATTH02 Signed Planning Commission Initiation
2025-617 ATTH03 Draft Planning Commission Resolution
2025-617 ATTH04 Property Map
2025-617 ATTH05 Draft Ordinance #O-2025-617
2025-617 PRES REM Investment Group REZ
Affidavit of Publication

4. Ordinances and Resolutions

4.1 Resolution R-2025-620 Amending the Fiscal Year 2025 Budget by Budgeting and Appropriating \$254,082.65 of Virginia Department of Aviation Grants Funds for the Manassas Regional Airport.

(Staff: Juan Rivera, Airport Director)

[2025-620 RES Amending the Fiscal Year 2025](#)

[ATTH01 HEF_Grant_Offer_CS0030-](#)

[60_Manual_Gate_Removal_with_Fabric_Replacement_\(Construction\).pdf](#)

[ATTH02 HEF_Grant_Offer_CS0030-](#)

[61_West_Pedestrian_Gate_Electronic_Upgrade_\(Construction\).pdf](#)

[ATTH03 HEF_Grant_Offer_CS0030-](#)

[62_Airfield_Marking_and_Striping__Construction.pdf](#)

[ATTH04 VAB_Tentative_Allocations_FY2025_February_2025.pdf](#)

5. Public Comment

The Public Comment portion of the agenda is set aside for those residents who wish to address the Council for less than three minutes each. Residents need not give prior notice to the City to speak during the Public Comment portion of the agenda. Residents may address the Council for longer than three minutes if they ask the City Manager for a place on the agenda at least four working days before the meeting.

6. Authorize a Closed Meeting

6.1 Resolution R-2025-605 Authorizing a Closed Meeting

(Staff: Craig Brown, City Attorney)

[R-2025-638 Authorize A Closed Meeting](#)

7. Certify the Closed Meeting

7.1 Resolution #R-2025-637 Certifying a Closed Meeting

(Staff: Craig Brown, City Attorney)

[R-2025-637 Certify the Closed Meeting](#)

Adjournment



City Council Agenda Item Report

Agenda Item No. 1.1
Submitted by: Eric Smith
Submitting Department: City Clerk
Meeting Date: March 10, 2025

Item Title

Proclamation: Recognizing "The Pantry at St Thomas UMC"

Suggested Action and/or Recommendation

Suggested Motion

Item Type Proclamations
Submitting Department City Clerk
Meeting Body City Council

Item ID 2025-619
Drafter Eric Smith
Meeting Date March 10, 2025

Executive Summary and Background Information

Pastor Matt Sergent

Gary Gilham (Food Pantry Director)

Jon Weed (Coordinator)

ATTACHMENTS

- [Proclamation - The Pantry at St. Thomas UMC](#)



PROCLAMATION

WHEREAS, Since March 17, 2007, St. Thomas United Methodist Church has operated "The Pantry at St. Thomas UMC" to provide food assistance to those in need; and

WHEREAS, The pantry serves drive-up customers every Saturday from 9:00 AM to 11:00 AM, supporting an average of 250 families each week with essential food items, including meat, bread, dairy, produce, desserts from local grocery stores, and government TEFAP provisions such as canned goods, meat, cereal, grains, and rice; and

WHEREAS, In the past year, the pantry has served over 45,000 individuals, helping to combat food insecurity by distributing more than 450,000 pounds of food to those in need; and

WHEREAS, This year, the pantry has expanded its services to include a senior home food delivery program, ensuring that older adults and individuals with transportation challenges or disabilities receive food assistance through agency referrals, with the program experiencing rapid growth; and

WHEREAS, The pantry operates with two part-time employees and the dedication of hundreds of volunteers who assist daily in receiving, preparing, and distributing food every Saturday. This vital work is made possible entirely through donations from the public and parishioners, along with occasional small grants, as no budgeted funds are allocated for its operation; and

NOW, THEREFORE, I, Michelle Davis-Younger, and on behalf of the Manassas City Council, hereby recognize:

"The Pantry at St Thomas United Methodist Church"

and encourage all residents to support its mission, celebrate the dedication of its volunteers, and contribute to efforts that combat food insecurity through acts of service, donations, and community engagement.

ATTEST:

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

Eric W. Smith II City Clerk



City Council Agenda Item Report

Agenda Item No. 1.2
Submitted by: Eric Smith
Submitting Department: City Clerk
Meeting Date: March 10, 2025

Item Title

Proclamation: American Red Cross Month

Suggested Action and/or Recommendation

Suggested Motion

Item Type Proclamations
Submitting Department City Clerk
Meeting Body City Council

Item ID 2025-621
Drafter Eric Smith
Meeting Date March 10, 2025

ATTACHMENTS

- [Proclamation - American Red Cross 2025](#)



PROCLAMATION

WHEREAS, during American Red Cross Month in March, the City of Manassas proudly celebrates the spirit of humanitarianism and reaffirms its dedication to ensuring that no one faces a crisis alone; and

WHEREAS, the heart of our community is reflected in the compassion of Manassas residents, whose acts of kindness through the Red Cross bring hope and assistance to those in need—continuing the lifesaving mission of Clara Barton, who founded the organization over 140 years ago to prevent and alleviate human suffering; and

WHEREAS, every day, ordinary individuals make an extraordinary impact by providing emergency shelter, food, and comfort to families affected by disasters; donating lifesaving blood for patients battling serious health conditions; supporting military members, veterans, and their families through the challenges of service; applying critical skills like first aid and CPR to save lives; and delivering humanitarian aid worldwide, reuniting loved ones separated by crisis; and

WHEREAS, the generosity, volunteerism, and support of these selfless individuals strengthen the resilience of our community. In recognition of their dedication, we honor this March as American Red Cross Month and encourage all to uphold Clara Barton’s guiding words: “You must never think of anything except the need and how to meet it.”

NOW, THEREFORE, I, Michelle Davis-Younger, Mayor of the City of Manassas, on behalf of the Manassas City Council, proclaim March 2025 as

American Red Cross Month

and encourages all citizens of the City of Manassas to actively support and participate in its vital humanitarian mission.

ATTEST:

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

Eric W. Smith II City Clerk



City Council Agenda Item Report

Agenda Item No. 1.3
Submitted by: Eric Smith
Submitting Department: City Clerk
Meeting Date: March 10, 2025

Item Title

Proclamation: Recognizing "Humanity First USA "

Suggested Action and/or Recommendation

Suggested Motion

Item Type Proclamations
Submitting Department City Clerk
Meeting Body City Council

Item ID 2025-626
Drafter Eric Smith
Meeting Date March 10, 2025

Executive Summary and Background Information

Mr Haadullah Choudhry (HF Food Pantry Ambassador)

ATTACHMENTS

- [Proclamation - Humanity First USA Beat Hunger Day](#)



PROCLAMATION

WHEREAS, according to the USDA in 2023, 47.4 million people in the United States—including 7.2 million children—are battling hunger and living in food insecure households, with 3,400 individuals in Manassas City also experiencing food insecurity; and

WHEREAS, the observance of Beat Hunger Day on March 21, 2025, is an opportunity to recognize the hunger experienced by our neighbors and to take action by supporting the work of Humanity First USA, a nonprofit that provides vital and critical services by donating food, volunteering, and raising awareness about hunger issues in Prince William County VA and in seven other states.; and

WHEREAS, the campaign encourages its supporters to skip lunch on March 21, 2025, and donate their lunch money to Humanity First USA to feed fellow Americans; and

WHEREAS, this organization has hundreds of caring volunteers across the U.S. who donate their time, vehicles, gasoline, and energy to deliver hundreds of thousands of meals annually to our fellow citizens in the U.S.; and

WHEREAS, Humanity First USA is consistently partnering with local food banks and pantries working together to beat hunger.

NOW THEREFORE, I, Michelle Davis-Younger, Mayor of the City of Manassas, Virginia and on behalf of the Manassas City Council, do hereby proclaim March 21, 2025 as:

Humanity First USA Beat Hunger Day

and urge every citizen to take time on this day to honor Beat Hunger Day, the people it will serve, and the volunteers who care for them. Our recognition of, and involvement in, Humanity First USA Beat Hunger Day can enrich our entire community and help combat hunger in America.

ATTEST:

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

Eric W. Smith II City Clerk



City Council Agenda Item Report

Agenda Item No. 1.2
Submitted by: Eric Smith
Submitting Department: City Clerk
Meeting Date: March 10, 2025

Item Title

Proclamation: American Red Cross Month

Suggested Action and/or Recommendation

Suggested Motion

Item Type Proclamations
Submitting Department City Clerk
Meeting Body City Council

Item ID 2025-621
Drafter Eric Smith
Meeting Date March 10, 2025

ATTACHMENTS

- [Proclamation - American Red Cross 2025](#)



PROCLAMATION

WHEREAS, during American Red Cross Month in March, the City of Manassas proudly celebrates the spirit of humanitarianism and reaffirms its dedication to ensuring that no one faces a crisis alone; and

WHEREAS, the heart of our community is reflected in the compassion of Manassas residents, whose acts of kindness through the Red Cross bring hope and assistance to those in need—continuing the lifesaving mission of Clara Barton, who founded the organization over 140 years ago to prevent and alleviate human suffering; and

WHEREAS, every day, ordinary individuals make an extraordinary impact by providing emergency shelter, food, and comfort to families affected by disasters; donating lifesaving blood for patients battling serious health conditions; supporting military members, veterans, and their families through the challenges of service; applying critical skills like first aid and CPR to save lives; and delivering humanitarian aid worldwide, reuniting loved ones separated by crisis; and

WHEREAS, the generosity, volunteerism, and support of these selfless individuals strengthen the resilience of our community. In recognition of their dedication, we honor this March as American Red Cross Month and encourage all to uphold Clara Barton’s guiding words: “You must never think of anything except the need and how to meet it.”

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ATTEST:

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

Eric W. Smith II City Clerk



City Council Agenda Item Report

Agenda Item No. 1.1
Submitted by: Eric Smith
Submitting Department: City Clerk
Meeting Date: March 10, 2025

Item Title

Proclamation: Recognizing "The Pantry at St Thomas UMC"

Suggested Action and/or Recommendation

Suggested Motion

Item Type Proclamations
Submitting Department City Clerk
Meeting Body City Council

Item ID 2025-619
Drafter Eric Smith
Meeting Date March 10, 2025

Executive Summary and Background Information

Pastor Matt Sergent

Gary Gilham (Food Pantry Director)

Jon Weed (Coordinator)

ATTACHMENTS

- [Proclamation - The Pantry at St. Thomas UMC](#)



PROCLAMATION

WHEREAS, Since March 17, 2007, St. Thomas United Methodist Church has operated "The Pantry at St. Thomas UMC" to provide food assistance to those in need; and

WHEREAS, The pantry serves drive-up customers every Saturday from 9:00 AM to 11:00 AM, supporting an average of 250 families each week with essential food items, including meat, bread, dairy, produce, desserts from local grocery stores, and government TEFAP provisions such as canned goods, meat, cereal, grains, and rice; and

WHEREAS, In the past year, the pantry has served over 45,000 individuals, helping to combat food insecurity by distributing more than 450,000 pounds of food to those in need; and

WHEREAS, This year, the pantry has expanded its services to include a senior home food delivery program, ensuring that older adults and individuals with transportation challenges or disabilities receive food assistance through agency referrals, with the program experiencing rapid growth; and

WHEREAS, The pantry operates with two part-time employees and the dedication of hundreds of volunteers who assist daily in receiving, preparing, and distributing food every Saturday. This vital work is made possible entirely through donations from the public and parishioners, along with occasional small grants, as no budgeted funds are allocated for its operation; and

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and encourage all residents to support its mission, celebrate the dedication of its volunteers, and contribute to efforts that combat food insecurity through acts of service, donations, and community engagement.

ATTEST:

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

Eric W. Smith II City Clerk



City Council Agenda Item Report

Agenda Item No. 1.3
Submitted by: Eric Smith
Submitting Department: City Clerk
Meeting Date: March 10, 2025

Item Title

Proclamation: Recognizing "Humanity First USA "

Suggested Action and/or Recommendation

Suggested Motion

Item Type Proclamations
Submitting Department City Clerk
Meeting Body City Council

Item ID 2025-626
Drafter Eric Smith
Meeting Date March 10, 2025

Executive Summary and Background Information

Mr Haadullah Choudhry (HF Food Pantry Ambassador)

ATTACHMENTS

- [Proclamation - Humanity First USA Beat Hunger Day](#)



PROCLAMATION

WHEREAS, according to the USDA in 2023, 47.4 million people in the United States—including 7.2 million children—are battling hunger and living in food insecure households, with 3,400 individuals in Manassas City also experiencing food insecurity; and

WHEREAS, the observance of Beat Hunger Day on March 21, 2025, is an opportunity to recognize the hunger experienced by our neighbors and to take action by supporting the work of Humanity First USA, a nonprofit that provides vital and critical services by donating food, volunteering, and raising awareness about hunger issues in Prince William County VA and in seven other states.; and

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Humanity First USA Beat Hunger Day

and urge every citizen to take time on this day to honor Beat Hunger Day, the people it will serve, and the volunteers who care for them. Our recognition of, and involvement in, Humanity First USA Beat Hunger Day can enrich our entire community and help combat hunger in America.

ATTEST:

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

Eric W. Smith II City Clerk



City Council Agenda Item Report

Agenda Item No. 3.1

Submitted by: Christen Miller

Submitting Department: Community Development

Meeting Date: March 10, 2025

Item Title

Public Hearing: #R-2025-615, Pathway Vineyards Church SUP
(Staff: Audra Ovalle, AICP, CZO, Planner II)

Suggested Action and/or Recommendation

Close public hearing.

Suggested Motion

I move that the public hearing be closed and action on Resolution #R-2025-615 be scheduled for the next Regular City Council Meeting.

Item Type Public Hearings

Submitting Department Community Development

Meeting Body City Council

Item ID 2025-615

Drafter Christen Miller

Meeting Date March 10, 2025

Advisory Board/Committee Review

Planning Commission unanimously recommended approval 6/0, as conditioned.

Fiscal Impact

N/A

Executive Summary and Background Information

Request to consider a special use permit to allow the use Assembly, Place of (50 or more persons) for a proposed church at 9329 Main Street.

ATTACHMENTS

- [2025-615 Pathway Vineyards Church \(Staff Report\)](#)
- [2025-615 ATTH01 Draft SUP Conditions](#)
- [2025-615 ATTH02 Generalized Development Plan](#)
- [2025-615 ATTH03 Planning Commission Resolution & Draft Minutes](#)
- [2025-615 ATTH04 Off-Site Parking Exhibit](#)
- [2025-615 ATTH05 #R-2025-615](#)
- [2025-615 ATTH06 Applicant Action Request Letter](#)
- [2025-615 PRES Pathway Vineyards Church SUP](#)
- [Affidavit of Publication](#)

SUP #2025-0001, PATHWAY VINEYARDS CHURCH
9329 MAIN STREET
MARCH 10, 2025



Request: To consider a special use permit to allow the use Assembly, Place of (50 or more persons) for a proposed church at 9329 Main Street.

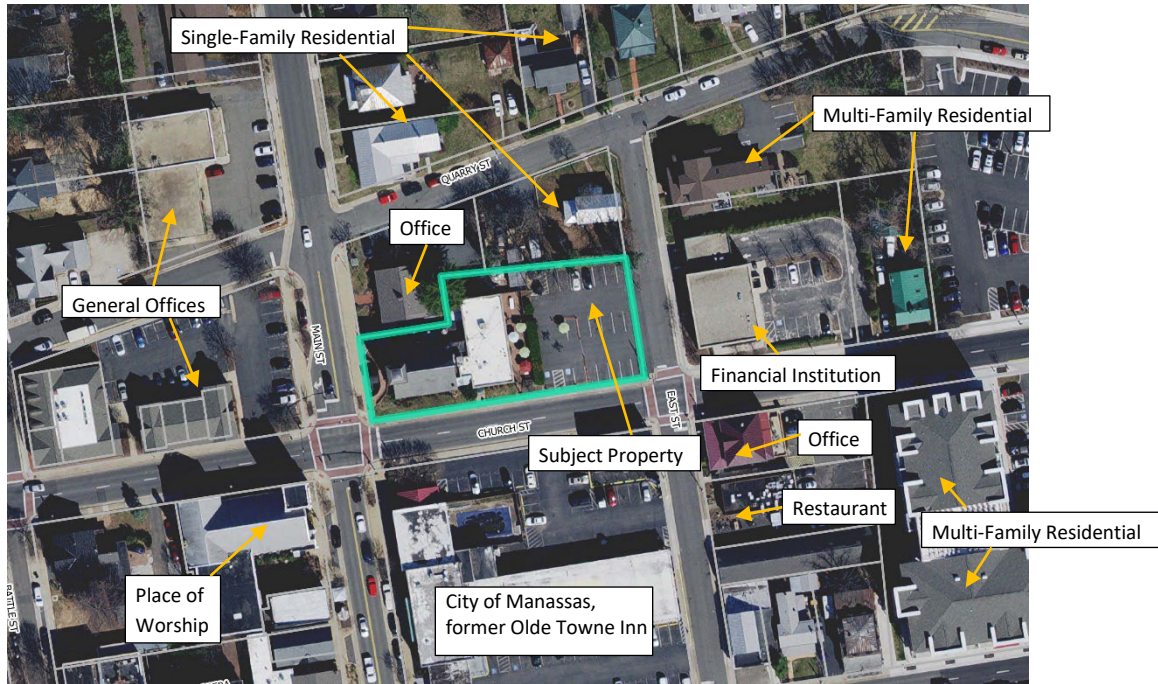
Existing Zoning: B-3, City Center Commercial District, and HOD, Historic Overlay District

Parcel Size: ±0.43 acre

Comprehensive Plan Designation: Downtown Character Area & Gateways and Corridors

Public Notice: This case has been advertised in accordance with requirements of the Code of Virginia and the City of Manassas, including newspaper advertisement, adjacent property owner notification (a total of 37 mailings), and public hearing signs posted on the property. A community meeting was held on January 9, 2025. Public comment was received in regards to the existing visible mechanical equipment. Screening of the mechanical equipment is not in the scope of this special use permit application.

Surrounding Land Uses:



PLANNING COMMISSION RECOMMENDATION

The Planning Commission held a public hearing on February 5, 2025. Testimony was received from one individual in support of the proposal. The Commission recommended approval unanimously (6/0), as conditioned (Attachment 3).

STAFF RECOMMENDATION

The request, with the proposed SUP conditions and performance measures, is not anticipated to have a negative land use impact on the existing patterns of development. Staff **RECOMMENDS APPROVAL** of SUP #2025-0001, as conditioned.

Staff: Audra Ovalle, AICP, CZO, Planner

Contact Information: 703-257-8224, aovalle@manassasva.gov

Attachments:

1. Draft SUP Conditions
2. Generalized Development Plan
3. Planning Commission Resolution and Draft Meeting Minutes
4. Off-site Parking Exhibit
5. Resolution #R-2025-615
6. Applicant Action Request Letter



STAFF ANALYSIS

Background and History:

The applicant, Pathway Vineyards Church, is the contract purchaser of the property and is seeking a special use permit for the use Assembly, Place of (50 or more persons) for a proposed place of worship. The building was constructed circa 1875 as the Manassas Presbyterian Church. More recently the property operated as a restaurant, but has also been used as office space. The assembly use with a maximum occupancy of 150 persons is proposed in a portion of the first floor of the existing building. External improvements to the building are proposed to abate the existing code and maintenance violations (Condition #8). Aside from necessary repair work and maintenance on the exterior, the applicant will likely need to complete ADA upgrades to various entrances and internal features.

Comprehensive Plan Analysis:

Land Use

Manassas will be a vibrant, mixed-use community that reinforces the positive qualities of existing neighborhoods, promotes compatible infill and redevelopment, and emphasizes improved design principles that reflect its historic character and charm.

| Comprehensive Plan Strategy | Staff Analysis |
|---|--|
| Chapter 3: Land Use | |
| <i>LU 3.2.1: Assess development or redevelopment impacts on the visual quality, mobility and cohesiveness of the community, and additional factors that otherwise define its character.</i> | The proposed use has minimal external impacts on the surrounding land uses. Services will occur on Sundays. There is minimal impact during the rest of the week. The proposed SUP conditions mitigate any potential impacts of the assembly use. |
| <i>Downtown Character Area</i> | Institutional uses are listed as an appropriate land use in the Downtown Character Area. Places of worship, such as a church, are listed under this use category. |
| <i>Gateways & Corridors: Church Street</i> | Church Street is classified as a Corridor in the Comprehensive Plan. The Plan notes that the visual appearance and functionality of a Corridor are important to the community and its character. The applicant plans to clean up the property and rehabilitate the building. |



Economic Development

Manassas is an economically thriving City where the combination of an entrepreneurial spirit, an involved business community, and a supportive City economic development presence results in growing businesses, a thriving active community, and a strong sense of place and opportunity.

The Department of Economic Development supports the return of this property to a place of worship.

Mobility

Manassas will have a sustainable and well-connected transportation system that equitably balances walking, bicycling, transit, and driving, while providing streetscapes consistent with the design character of the City and its neighborhoods.

Church Street is classified as an Urban Street, while Main Street and East Street are classified as Mixed-Use Streets in the Complete Streets Typology Map. The proposed use does not require a TIA due to being below the threshold to trigger one. The Department of Engineering did not raise any concerns regarding traffic impacts stemming from the use. Traffic generation is anticipated to decrease with the church from the amount of traffic generated from the previous uses of restaurant and office.

On-site Parking

The property is zoned B-3 and per the Zoning Ordinance there is no parking requirement. The on-site parking area has a total of 22 parking spaces. Based on the applicant’s maximum occupancy of 150 attendees and the assembly parking requirement of 1 space per 4 seats this would require 38 parking spaces, leaving them short by 16 spaces when at maximum capacity. As shown in the off-site parking exhibit (Attachment 4) there is public parking available throughout Downtown. Public parking lots are within 1/8 mile including the City Hall parking lot. Given public parking availability staff does not believe a SUP condition limiting the size of the assembly use is necessary.

Table 1. Proposed Parking

| Parking Requirement | Spaces Required | Spaces Provided |
|--|-----------------|-----------------|
| Assembly: 1 space per 4 seats* | 0* | 22 |
| Short Term Bicycle Parking: 2% of max daily attendance | 3 | 3 |

*Per Zoning Ordinance Section 130-204(b) B-3 zoning does not have a minimum parking requirement.

Community Facilities

Manassas’ facilities and infrastructure will be well-maintained and carefully planned to provide quality, dependable service to citizens while supporting economic development and meeting the needs of anticipated long-term growth.

Public Safety

The Police Department and Fire Marshal expressed no issues or concerns with the proposed use.



Public Utilities

The Departments of Engineering and Utilities expressed no issues or concerns regarding utilities for the proposed use.

Environmental Sustainability & Health

Manassas will be a sustainable and resilient city that values the environment, encourages access to nature, and provides a safe, pleasant, and healthy community for residents of all ages, abilities, and incomes.

| Comprehensive Plan Strategy | Staff Analysis |
|---|--|
| Chapter 8: Environmental Sustainability | |
| <i>ESH 8.6.1:</i> Apply special use permit conditions and accept rezoning proffers that limit lighting and noise impacts on adjacent properties and the City as a whole. Support development standards that address lighting and noise pollution. | Special use conditions are proposed to mitigate any exterior lighting and exterior sound concerns. |

PROPOSED SUP CONDITIONS

Section 130-241 of the City’s Zoning Ordinance permits this use pursuant to a Special Use Permit. The complete set of conditions are provided in Attachment 1. The following conditions are recommended to mitigate the potential impacts of the proposal on adjacent properties and to address agency and staff comments:

- Condition #1 limits the permitted use to Assembly, Place of (50 or more persons).
- Condition #2 require substantial conformance with the SUP Plan.
- Condition #3 addresses parking and drop-off and pick-up shall occur on-site.
- Condition #4 addresses exterior lighting.
- Condition #5 prohibits an exterior public address or bell system.
- Condition #6 requires the conditions be included with any lease agreements and with City permit applications.
- Condition #7 requires ongoing compliance with federal, state, and local laws.
- Condition #8 requires that the existing violations on the property be addressed and mitigated within six (6) months of special use permit approval.
- Condition #9 requires the applicant to obtain a certificate of occupancy and building permit prior to occupying the premises.

Special Use Permit Conditions

**SUP #2025-0001, Pathway Vineyards Church
9329 Main Street**

January 27, 2025

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 "Assembly, Place of (50 or more persons)". The occupancy for the facility shall be in accordance with the Virginia Uniform Statewide Building Code.
2. Site Development – The use shall be developed and operated in substantial conformance with the special use permit plan entitled, "Special Use Permit", prepared by Carter Run and dated January 15, 2025, subject to minor modifications in connection with final occupancy review or final engineering.
3. Parking for assembly activities shall be provided in accordance with current City zoning requirements and shall occur on-site as depicted in the SUP Plan. Pick-up/drop off from all public streets including, but not limited to, Church Street, East Street, Main Street are prohibited.
4. Lighting - All new exterior lighting shall be downward-directed and shielded to prevent illumination of adjacent properties.
5. There shall be no use of an exterior public address or bell system.
6. 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.
7. The use of this property shall comply with all federal, state, and local ordinances.
8. All necessary Historic Overlay District and building approvals and permits to abate violations related to the deferred exterior maintenance and repair of the building and property shall be obtained within six (6) months of Special Use Permit approval.
9. The applicant shall secure an approved certificate of occupancy and building permit from the City of Manassas before occupying the premises.

Christian Samples, Zoning Administrator

Date

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

EXISTING LINETYPE LEGEND

| | |
|--------------------|-----|
| EXTENTS OF SUP | --- |
| EX PROP | --- |
| EX PROP ADJ. | --- |
| EX CENTERLINE | --- |
| EX TOPO MAJOR | --- |
| EX TOPO MINOR | --- |
| EX BUILDING | --- |
| EX CURB | --- |
| EX CURB AND GUTTER | --- |
| EX FENCE | --- |
| EX PAVEMENT | --- |
| EX PAVEMENT MARK | --- |
| EX SIDEWALK | --- |
| EX WALL | --- |
| EX ELEC. | --- |
| EX GAS | --- |
| EX WATER | --- |

EXISTING HATCH LEGEND

| | |
|-------------|-----|
| EX BUILDING | --- |
|-------------|-----|

DEMOLITION LINETYPE LEGEND

EX FEATURES TO BE DEMOLISHED

NOTES

- SITE AREA = 0.4267 ACRES
- ZONING: B3 CITY CENTER COMMERCIAL (OLD TOWN DISTRICT) HISTORIC OVERLAY DISTRICT (HOD)
- SETBACKS: FRONT: NONE, MAXIMUM SETBACK IS 22' FROM BACK OF CURB OF ANY STREET SIDE: 0' REAR: 0'
- BUILDING HEIGHT: REQUIRED: STEEPLE SHALL NOT EXCEED 60'. PROVIDED: EXISTING BUILDING IS APPROXIMATELY 39' IN HEIGHT.
- PARKING TABULATION: PARKING REQUIRED: ASSEMBLY 1 SPACE/4 SEATS 150/4 = 38 SPACES TOTAL SPACES REQUIRED = 38 SPACES PARKING PROVIDED = 22 SPACES *THERE ARE AN ADDITIONAL 26 SPACES WITHIN 250' WHICH WOULD ACHIEVE PARKING REQUIREMENT AND PROVIDE AT TOTAL OF 48 SPACES. BICYCLE RACKS 2% OF MAX DAILY ATTENDANCE (150 * 0.2 = 3), THEREFORE PARKING FOR 3 BIKES IS REQUIRED. A BIKE RACK WITH A CAPACITY OF 3 (THREE) BIKES IS SHOWN.
- THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF JMMB, LLC AS ACQUIRED BY DEED RECORDED AS INSTRUMENT 201803050015412 AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA. THE PROPERTY IS IDENTIFIED AS TAX MAP 101-01-455 BY THE CITY OF MANASSAS GIS SYSTEM.
- NO TITLE REPORT FURNISHED. EASEMENTS AND ENCUMBRANCES OF RECORD NOT SHOWN MAY EXIST.
- THE PROPERTY HEREON LIES WITHIN ZONE 'X'. AREAS OF MINIMAL FLOOD HAZARD, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 5115300113D, BEARING AN EFFECTIVE DATE OF JANUARY 5, 1995.
- THE VERTICAL DATUM IS REFERENCED TO NAVD88. THE CONTOUR INTERVAL IS ONE (1) FOOT.
- EXISTING WETLANDS AND/OR HAZARDOUS WASTE ON THE SUBJECT PROPERTY HAS NOT BEEN INVESTIGATED NOR CONFIRMED IN CONJUNCTION WITH THIS SURVEY.
- THE PROPERTY IS SERVED BY PUBLIC SEWER AND WATER.
- INTERNAL TRASH STORAGE ONLY. NO EXTERNAL TRASH DUMPSTERS, TRASH COMPACTORS, OR REFUSE COLLECTION AREAS ARE PERMITTED.
- PER SECTION 130-127 NO TREE CANOPY COVERAGE IS REQUIRED IN B-3 ZONING.
- THE CURRENT IMPROVEMENT PLAN DOES NOT ADD ANY PLUMBING FIXTURES AND THEREBY DOES NOT INCREASE THE WATER AND SANITARY USAGE. THEREFORE EXISTING WATER AND SANITARY SEWER SERVICES ARE ADEQUATE.
- NO INTERNAL FIRE SUPPRESSION SYSTEM IS REQUIRED OR PROPOSED WITH THESE IMPROVEMENTS.

STORMWATER/ENVIRONMENTAL NOTE

ANY REDEVELOPMENT RESULTING IN LAND DISTURBANCE SHALL COMPLY WITH ARTICLE 8 OF THE CITY OF MANASSAS DCSM AND THE REQUIREMENTS OF VIRGINIA EROSION AND STORMWATER MANAGEMENT CODE FOUND IN 9VAC25-875.

EXISTING TREE CANOPY

7 EXISTING TREES = 631 SF

UTILITY NOTE

CARTER RUN DOES NOT CERTIFY TO THE LOCATION OR EXISTENCE OF ANY UNDERGROUND UTILITIES. THE UNDERGROUND UTILITIES SHOWN ARE FROM AVAILABLE RECORDS. THIS DOES NOT CONSTITUTE A GUARANTEE OF THEIR ACTUAL LOCATION OR THAT THEY HAVE BEEN SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESPONSIBILITY FOR THE DIGGING OF TEST HOLES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THESE TEST HOLES SHALL BE MADE TO VERIFY ALL CROSSING BETWEEN NEW AND EXISTING FACILITIES AND AT CRITICAL GRADE CHANGES. IF CONDITIONS ARE FOUND IN THE FILED WHICH ARE MATERIALLY DIFFERENT FROM THE PLANS, THE CONTRACTOR SHALL NOTIFY CARTER RUN AND APPROPRIATE REVISIONS SHALL BE MADE TO THE PLANS.

SUP AREA

18,585 SF
OR
0.4267 ACRES

LIMITS OF DISTURBANCE

312 SF
OR
0.0072 ACRES

NOTE: CONCRETE RAMP AND ADA COMPLIANT CONCRETE SIDEWALK ARE PROPOSED WITH THIS SUP

OWNER: JMMB, LLC
8739 COMMERCE CT
MANASSAS, VA 20110

APPLICANT: PATHWAY VINEYARD CHURCH
P.O. BOX 1789
WOODBIDGE, VA 22195



VICINITY MAP
SCALE: 1" = 2,000'

SHEET REVISION TRACKING

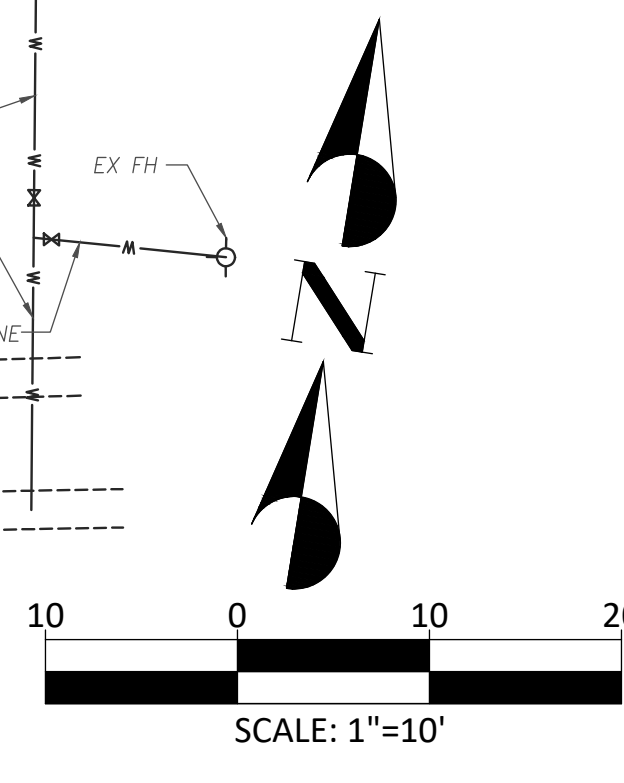
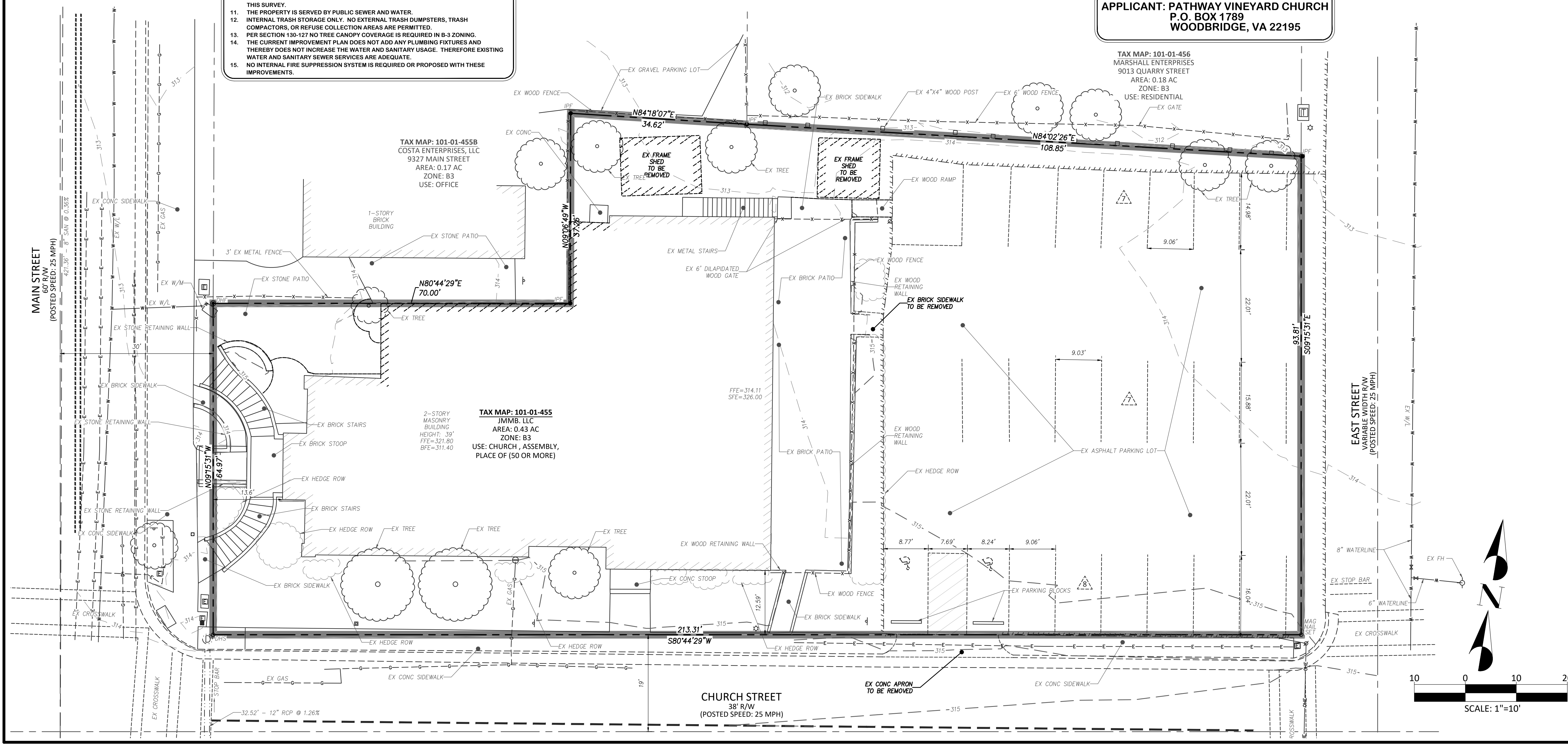
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| 2 | 1/15/2025 | ADDRESS CITY COMMENTS |

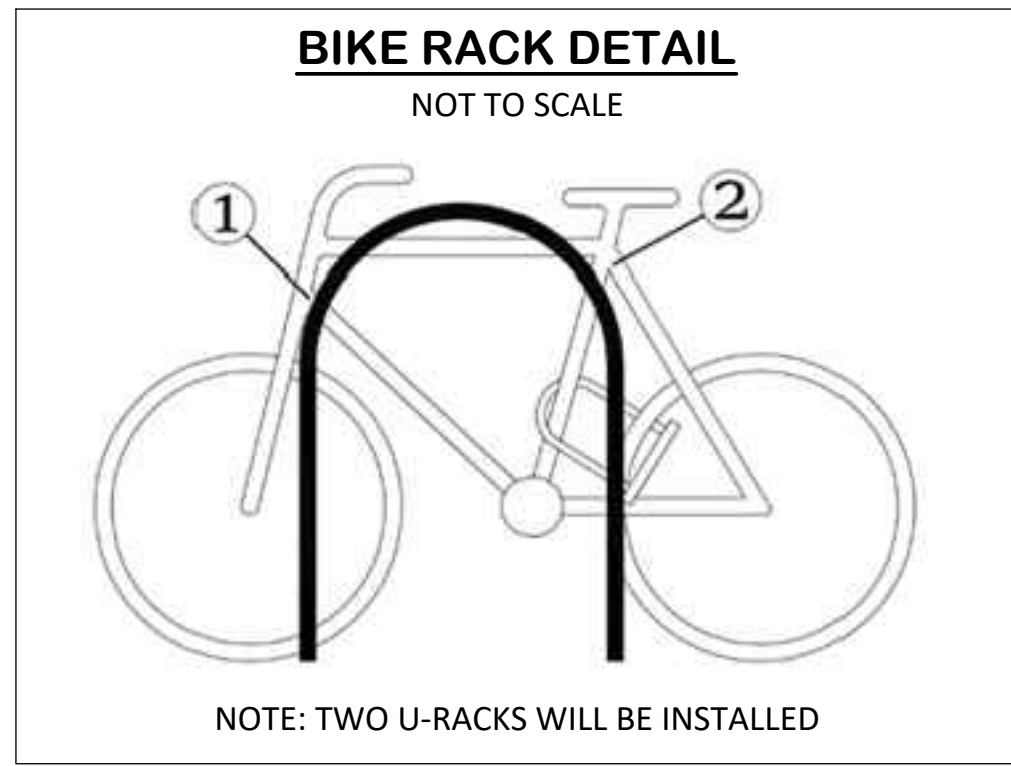
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PATHWAY VINEYARD MANASSAS
9329 MAIN STREET
MANASSAS, VIRGINIA 20110
SPECIAL USE PERMIT
EXISTING CONDITIONS PLAN

C038.2402
PROJECT #
C1 - SUP.dwg
FILENAME
JANUARY 15, 2025
DATE
C1
SHEET NO.





EXISTING LINETYPE LEGEND

| | |
|--------------------|-----|
| EXTENTS OF SUP | --- |
| EX PROP | --- |
| EX PROP ADJ. | --- |
| EX CENTERLINE | --- |
| EX TOPO MAJOR | --- |
| EX TOPO MINOR | --- |
| EX BUILDING | --- |
| EX CURB | --- |
| EX CURB AND GUTTER | --- |
| EX FENCE | --- |
| EX PAVEMENT | --- |
| EX PAVEMENT MARK | --- |
| EX SIDEWALK | --- |
| EX WALL | --- |
| EX ELEC. | --- |
| EX GAS | --- |
| EX WATER | --- |

EXISTING HATCH LEGEND

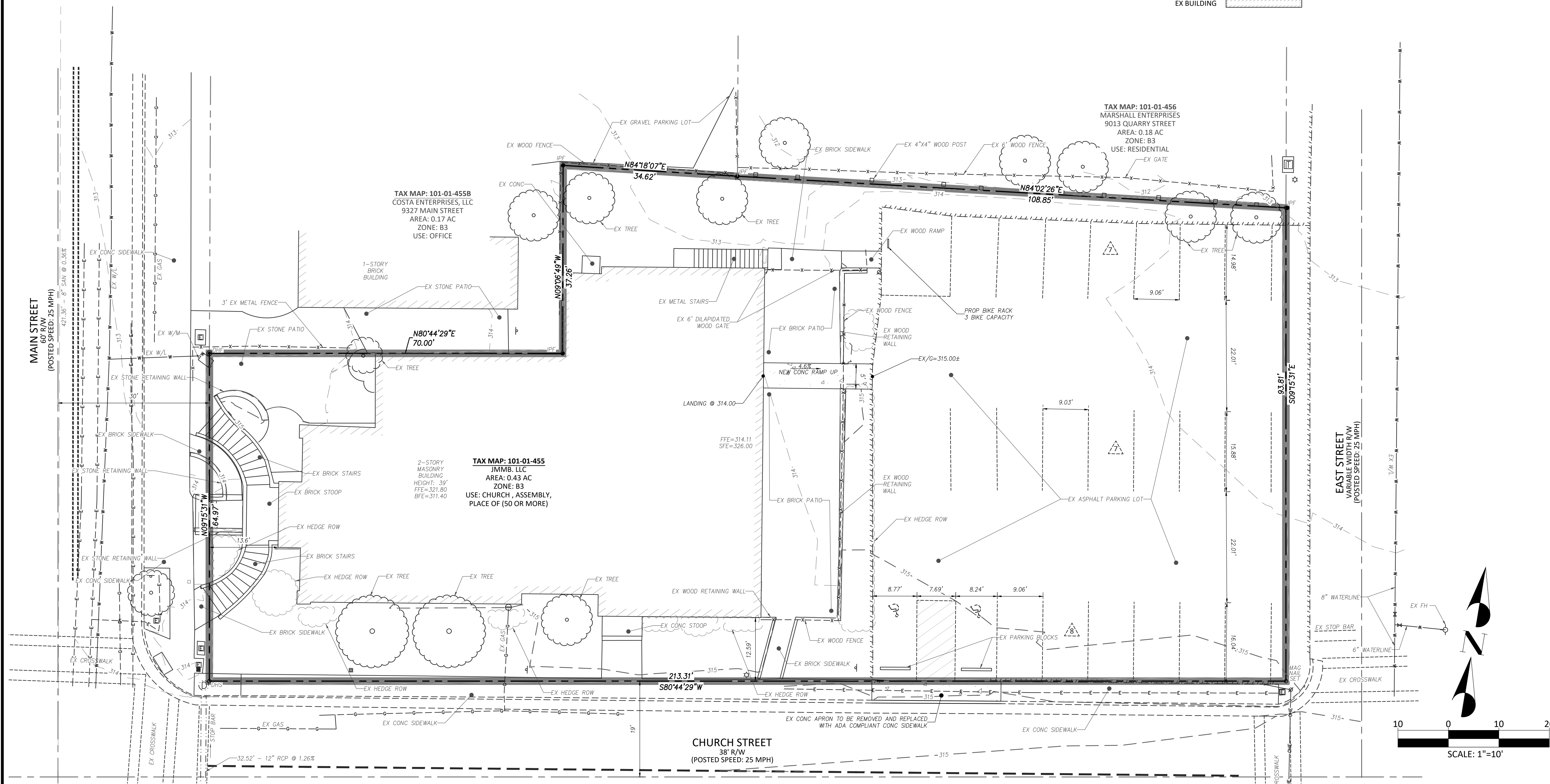
| | |
|-------------|-----|
| EX BUILDING | --- |
|-------------|-----|

PROPOSED LINETYPE LEGEND

| | |
|---------------|-----|
| PROP SIDEWALK | --- |
|---------------|-----|

PROPOSED HATCH LEGEND

| | |
|---------------|-----|
| PROP SIDEWALK | --- |
|---------------|-----|



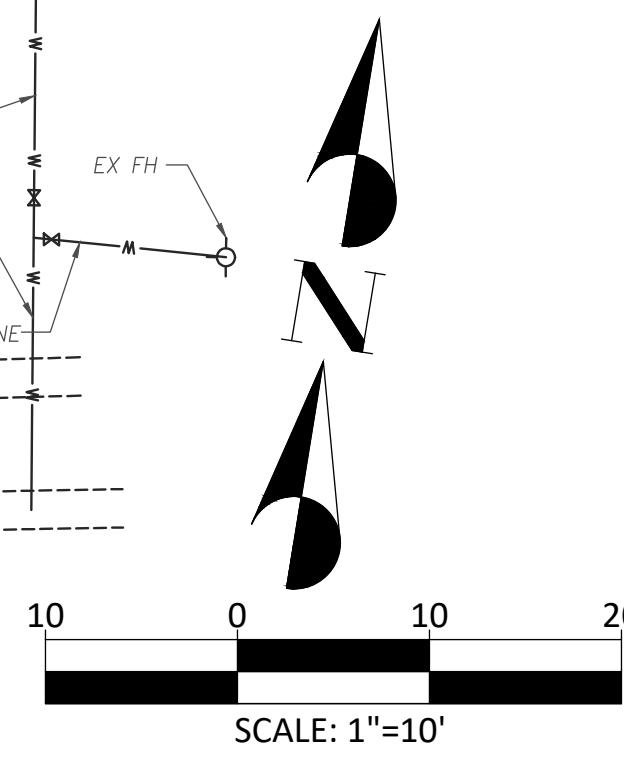
SHEET REVISION TRACKING

| REV # | DATE | DESCRIPTION |
|-------|-----------|-----------------------|
| 1 | 12/5/2024 | ADDRESS CITY COMMENTS |
| 2 | 1/15/2025 | ADDRESS CITY COMMENTS |

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PATHWAY VINEYARD MANASSAS
 9329 MAIN STREET
 MANASSAS, VIRGINIA 20110
 SPECIAL USE PERMIT
 IMPROVEMENT PLAN

C038.2402
 PROJECT #
 C1 - SUP.dwg
 FILENAME
 JANUARY 15, 2025
 DATE
 C2
 SHEET NO.



C:\USERS\DAVID.HALEY\CARTER RUN\CONSULTING - FLEISHER\PROJECT\038 - DOMINION CONSTRUCTION GROUP\PC038.2402 - PATHWAY VINEYARD MANASSAS\CAD\SPC1 - SUP.dwg - LAYOUT - C2 - IMPROVEMENT PLAN



**PLANNING COMMISSION
RESOLUTION**

MOTION: R. KELLER

**February 5, 2025
Regular Meeting**

SECOND: M. PIRES

**Re: SUP #2025-0001, Pathway Vineyards Church
9329 Main Street**

WHEREAS, the City of Manassas Planning Commission held a public hearing for special use permit #2025-0001 on February 5, 2025, to allow the use Assembly, Place of (50 or more persons); and

WHEREAS, the Commission has heard from the City staff and the public with regards to this land use matter; and

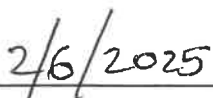
WHEREAS, approval of the special use permit is not projected to have an adverse impact on the character and development of adjacent land, provided the reasonable recommended conditions are followed; and

WHEREAS, the application is found to be in general conformance with the Comprehensive Plan and compatible with existing, adjacent land uses and patterns of development.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission hereby **RECOMMENDS APPROVAL** of SUP #2025-0001, as conditioned.



Dheeraj Jagadev
Vice-Chairperson



Date

City Hall – Council Chambers
9027 Center Street, Manassas, Virginia 20110

1. **Call to Order**

Vice-Chair Jagadev called the meeting to order at 5:30 pm.

2. **Roll Call**

Members Present

Vice-Chair, DJ Jagadev
Commissioner Eric Brescia
Commissioner Robert Keller
Commissioner Miguel Pires
Commissioner Jeremy Rood

Members Absent

Chairperson, Elaine Trautwein
Commissioner Leah Sanders

Staff Present

Matt Arcieri
Christian Samples
Audra Ovalle
Christen Miller

3. **Approval of Minutes**

3.1 **Approval of Minutes for October 2, 2024**

Commissioner Keller made a motion to **APPROVE** the minutes for October 2, 2024 as presented.

Motion: Keller **Second:** Pires
Vote: **Unanimous, 5-0**
Ayes: Keller, Pires, Jagadev, Brescia, Rood
Nays: None

3.2 **Approval of Minutes for January 22, 2025**

Commissioner Pires made a motion to **APPROVE** the minutes for January 22, 2025 as presented.

Motion: Pires **Second:** Rood
Vote: **Unanimous, 5-0**
Ayes: Pires, Rood, Jagadev, Brescia, Keller
Nays: None

4. **Public Comment**

The public comments portion of the agenda is set aside for those citizens who wish to address the Planning Commission for less than three minutes each on topics that are not scheduled for a public hearing. In-person comments are welcome, or written comments can be submitted to the Planning Commission by visiting www.manassasva.gov/hearings, emailing the Planning Commission at planningcommission@manassasva.gov, mailing a letter to the Community Development Office at 9027 Center Street in Manassas, Virginia or by calling 703-257-8225 and leaving a voicemail. All written/electronic comments will be provided to the Planning Commission and included in the meeting minutes.

5. **Public Hearing**

Vice-Chair Jagadev stated that the affidavit before him was signed by an authorized representative of the

Prince William Times Newspaper, and the advertisement for the public hearing listed on tonight’s agenda was duly published in the newspaper in accordance with the law.

**5.1 SUP #2025-0001 Pathway Vineyards Church
(Staff: Audra Ovalle, AICP, CZO, Planner)**

City Planner Audra Ovalle, gave a presentation of the proposal to consider a special use permit to allow the use Assembly, Place of (50 or more persons) for a proposed church at 9329 Main Street. Ms. Ovalle explained that the assembly use with a maximum occupancy of 150 persons is proposed in a portion of the first floor of the existing building. External improvements to the building are proposed to abate the existing maintenance violations along with necessary ADA improvements.

Applicant Presentation:

Jessica Pfeiffer with Walsh Colucci Lubeley and Walsh introduced herself and her team. Ms. Pfeiffer gave an overview of the proposal, addressing parking requirements, removal of a portion of the mechanical equipment, installations of bike racks and a concrete ADA ramp from the parking lot. She explained that no external changes to the building are proposed, only necessary repairs. She clarified that the church has a congregation of around 75 people and about 40-50 people attending Sunday morning services.

Planning Commission Discussion:

Mr. Keller asked for clarification on where and when services will be held. The applicant explained there will be phases and services will begin on the bottom floor. Mr. Keller addressed parking challenges and asked if there will be any programs or services on Saturdays. The applicant said Saturday programs will be very rare.

Mr. Brescia asked about the mechanical equipment. Ms. Ovalle confirmed the equipment is not within the scope of the application and is not required to be addressed at this time.

Public Comment:

Pathways Church congregation, 40 ppl stood in support of the proposal.

Frank Nuar, Stonewall Road, spoke in support.

Commissioner Brescia made a motion to **CLOSE** the public hearing.

Motion: *Brescia* **Second:** *Keller*
Vote: **Unanimous, 5-0**
Ayes: *Brescia, Keller, Jagadev, Pires, Rood*
Nays: *None*

Planning Commission Discussion:

Mr. Pires commented that there was previously a SUP for a church and restaurant at this location and it had no negative impact on the downtown area. He said he is in full support of this proposal.

Mr. Brescia asked if this SUP would allow a similar situation to occur again, where a restaurant could be operated. Ms. Ovalle answered that a restaurant is a permitted use in the B-3 zoning, and would require an administrative review and approval.

Commissioner Keller made a motion to **RECOMMEND APPROVAL** of SUP #2025-0001 as submitted.

Motion: *Keller* **Second:** *Pires*
Vote: **Unanimous, 5-0**
Ayes: *Keller, Pires, Brescia, Jagadev, Rood*
Nays: *None*

**5.2 SUP #2025-0002 Pennington Traditional School
(Staff: Audra Ovalle, AICP, CZO, Planner II)**

City Planner Audra Ovalle, gave a presentation of the proposal to consider a special use permit for the expansion of an existing educational facility, primary or secondary. The expansion includes construction of a ±32,366 addition for additional classroom and administrative space. She explained that the expansion will create a net increase of 20 students, from 326 to 346, and that new classrooms in the addition include band, strings, chorus, special ED classrooms, science, and general classrooms. Additional parking, stormwater facilities, and landscaping are proposed in conjunction with the addition.

Planning Commission Discussion:

Vice-Chair Jagadev asked about conditions #7 and #8 and if drop offs will be on the property itself or on Stonewall Road. Ms. Ovalle answered that Condition #7 is to ensure drop-offs and pick-ups occur on-site and to prevent traffic backups on Stonewall Road, and neighboring properties.

Public Comment:

Frank Nuor, Stonewall Rd, addressed noise concerns. He explained his disabled son is negatively affected by loud noises. He requests that the noise is controlled during construction.

Jerry Elrich, Knights of Columbus, shared concern about disruption during construction and requested notification of construction timelines.

Commissioner Brescia made a motion to **CLOSE** the public hearing.

Motion: *Brescia* **Second:** *Keller*
Vote: **Unanimous, 5-0**
Ayes: *Brescia, Keller, Jagadev, Pires, Rood*
Nays: *None*

Planning Commission Discussion:

Mr. Pires asked for clarification about the square footage and only adding an additional 20 students. Ms. Ovalle explained they are not traditional classrooms, they are specialty classes and administrative space. Mr. Samples confirmed that they will need to return with a new request if the additional occupancy changes.

Mr. Brescia asked about the factual decibel level at a property line. Ms. Ovalle answered the factual decibel level at a property line is 60 decibels.

Mr. Pires shared concern about the noise concerns during construction and asked if Planning Commission is able to add a condition regarding sound during construction. Mr. Samples explained that construction does have a different regulation in the ordinance and Planning Commission can recommend additional noise mitigation or look for ways to shield or lower noise.

Mr. Keller commented that construction will be noisy and they can explore ways to buffer the noise to that specific residence.

Mr. Pires commented that he would like to propose that a notification is provided to the surrounding neighbors 30 days in advance to start of construction and to add a condition for this special circumstance.

Mr. Jagadev asked if Staff could come up with the language for an additional condition. Mr. Samples answered yes.

Commissioner Keller made a motion to **RECOMMEND APPROVAL** of SUP #2025-0002 as submitted with an additional condition for a notification be sent to surrounding properties.

Motion: *Jagadev* **Second:** *Pires*
Vote: **Unanimous, 5-0**
Ayes: *Brescia, Jagadev, Keller, Pires, Rood*
Nays: *None*

6. **New Business**

6.1 **REZ #2025-0001, Initiation of Rezoning for 9700 Capital Court
(Staff: Christian Samples, AICP, Planning Manager)**

Christian Samples gave a presentation of the proposal to consider a city-initiated request for 9700 Capital Court to rezone ±3.12 acres of land from I-1, Light Industrial and AOD, Airport Impact Overlay District, to B-1, Business Office and AOD.

Planning Commission Discussion:

Mr. Pires asked what the process is for a city-initiated rezoning. Mr. Samples explained that a City initiated is no cost to property owner.

Commissioner Keller made a motion to **APPROVE** initiation of the rezoning as submitted.

Motion: *Keller* **Second:** *Brescia*
Vote: **Unanimous, 5-0**
Ayes: *Keller, Brescia, Jagadev, Pires, Rood*
Nays: *None*

6.2 **FY2026-2030 Capital Improvement Program (CIP)
(Staff: Matt Arcieri, AICP, Assistant City Manager)**

Mr. Arcieri gave a presentation of the FY2026-2030 CIP projects.

Commissioner Pires made a motion to **RECOMMEND APPROVAL** of the CIP as submitted.

Motion: *Pires* **Second:** *Rood*
Vote: **Unanimous, 5-0**
Ayes: *Pires, Rood, Jagadev, Brescia, Keller*
Nays: *None*

7. Other Business

7.1 **Discuss Committee Assignments**
(Staff: Christen Miller, Boards & Commissions Clerk)

Planning Manager, Christian Samples, suggested to table the committee assignments to the next regular scheduled meeting. The Commission agreed.

7.2 **2025 Meeting Calendar**
(Staff: Christen Miller, Boards & Commissions Clerk)

Commissioner Keller made a motion to **APPROVE** the 2025 meeting calendar as submitted.

Motion: Keller **Second:** Brescia
Vote: **Unanimous, 5-0**
Ayes: Keller, Brescia, Jagadev, Pires, Rood
Nays: None

7.3 **Land Use Case Update**

Planning Manager, Christian Samples, presented the land use case update and opened the floor for discussion.

8. Adjournment

Pires made a motion to **ADJOURN**.

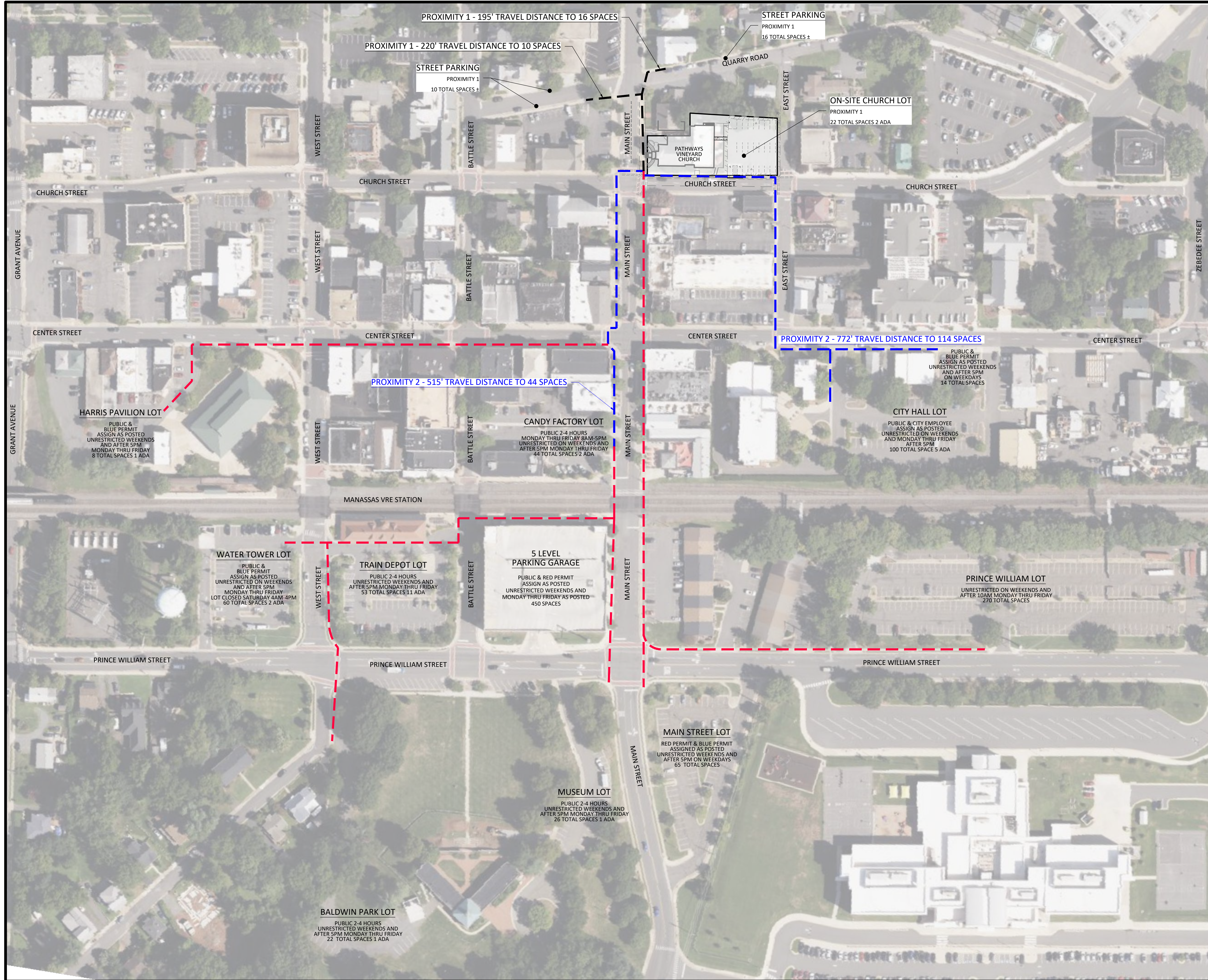
Motion: Pires **Second:** Rood
Vote: **Unanimous, 7-0**
Ayes: Pires, Rood, Jagadev, Brescia, Keller
Nays: None

The meeting was adjourned at 6:52 P.M.

Elaine Trautwein, Chair

Christen Miller, Clerk

Date Approved



LINETYPE LEGEND

PROXIMITY 1 TRAVEL PATH: - - - - -

PROXIMITY 2 PARKING TRAVEL PATH TO ACHIEVE 75 SPACES: - - - - -

ADDITIONAL OFF-SITE PARKING OPTIONS: - - - - -

CHURCH PARKING REQUIREMENTS

1 SPACE PER 4 SEATS

PROPOSED CHURCH SEATING 150

REQUIRED PARKING: 38 SPACES

PROVIDED PARKING

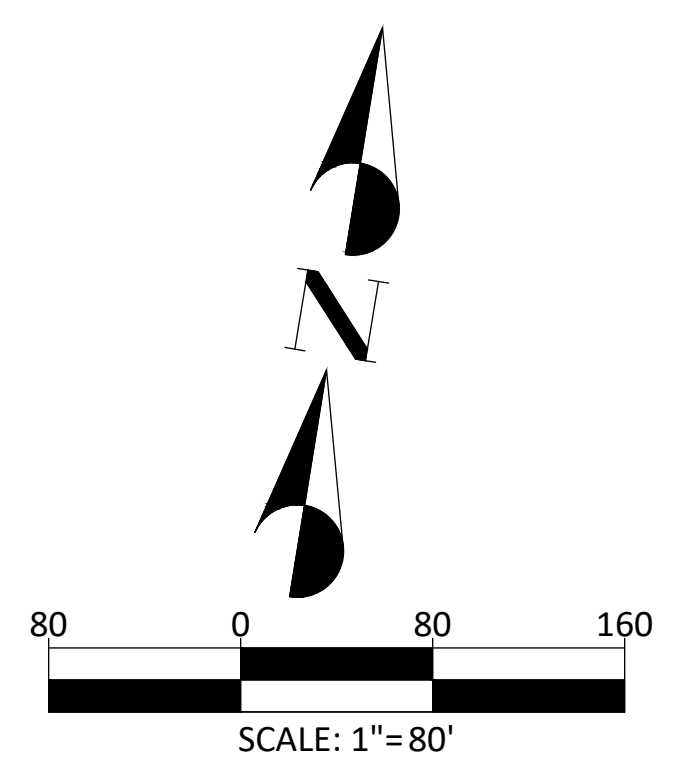
ON-SITE
22 SPACES

PROXIMITY 1 (WITHIN 250 FEET)
26 SPACES

PROXIMITY 2 (WITHIN 900 FEET)
158 SPACES

TOTAL (WITHIN 900 FEET)
206 SPACES

ADDITIONAL PARKING (MORE THAN 900 FEET)
906 SPACES



SHEET REVISION TRACKING

| REV # | DATE | DESCRIPTION |
|-------|-----------|-----------------------|
| 1 | 12/5/2024 | ADDRESS CITY COMMENTS |
| 2 | 1/15/2025 | ADDRESS CITY COMMENTS |
| 3 | 1/28/2025 | ADDRESS CITY COMMENTS |

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PATHWAY VINEYARD MANASSAS
9329 MAIN STREET
MANASSAS, VIRGINIA 20110

SPECIAL USE PERMIT
PARKING ANALYSIS

C038.2402
PROJECT #

Parking Exhibit.dwg
FILENAME
JANUARY 28, 2025
DATE
1
SHEET NO.

MOTION: _____

**March 10, 2025
Regular Meeting
No. R-2025-615**

SECOND: _____

RE: Special Use Permit #2025-0001: Pathway Vineyards Church, 9329 Main Street

WHEREAS, Pathway Vineyards Church has applied for a special use permit, pursuant to §130-241 of the Manassas City Zoning Ordinance to allow for the use Assembly, Place of (50 or more persons); 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 February 5, 2025 after full compliance with all state code public hearing notice and posting requirements and **RECOMMENDS APPROVAL** subject to specific conditions; and

WHEREAS, the Manassas City Council held a public hearing on March 10, 2025 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 #2025-0001 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.

March 10, 2025
Regular Meeting
Res. No. R-2025-615
Page Two

NOW, THEREFORE, BE IT RESOLVED that the Manassas City Council does hereby **APPROVE** SUP #2025-0001 in regular session this 10th day of March, 2025, subject to the conditions listed on the attached pages.

Michelle Davis-Younger Mayor

On behalf of the City Council
of Manassas, Virginia

ATTEST:

Eric W. Smith II City Clerk

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:



WALSH COLUCCI
LUBELEY & WALSH PC

Jessica Pfeiffer
(703) 680-4664 Ext. 5119
jpfeiffer@thelandlawyers.com
Fax: (703) 680-6067

March 3, 2025

Via E-Mail Only

Mayor Michelle Davis-Younger
City of Manassas
9027 Center Street
Manassas, Virginia 20110

Re: Special Use Permit, #SUP2025-0001, Pathway Vineyard Church
Request for Action on March 10, 2025

Dear Mayor Davis-Younger:

On behalf of Pathway Vineyard Church, the Applicant of Special Use Permit, #SUP2025-0001, Pathway Vineyard Church and contract purchaser of 9329 Main Street, please accept this request that their special use permit application, which is scheduled for a City Council hearing on Monday, March 10th, be considered for action after the public hearing on the same date. The church is under contract to purchase the property and is requesting a vote at the hearing in order to meet the timing requirements in the contract. The Staff Report is recommending approval of the special use permit. The Planning Commission recommended approval at the hearing on February 5, 2025.

If there is anything further needed with respect to this application, please do not hesitate to contact me.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.

Jessica L. Pfeiffer

cc: Steve Burke (*via email only*)
Matt Arcieri (*via email only*)
Audra Ovalle (*via email only*)

ATTORNEYS AT LAW

703 680 4664 ■ WWW.THELANDLAWYERS.COM
4310 PRINCE WILLIAM PARKWAY ■ SUITE 300 ■ WOODBRIDGE, VA 22192-5199

ARLINGTON 703 528 4700 ■ LOUDOUN 703 737 3633

SUP #2025-0001

Pathway Vineyards Church

City Council Public Hearing
March 10, 2025



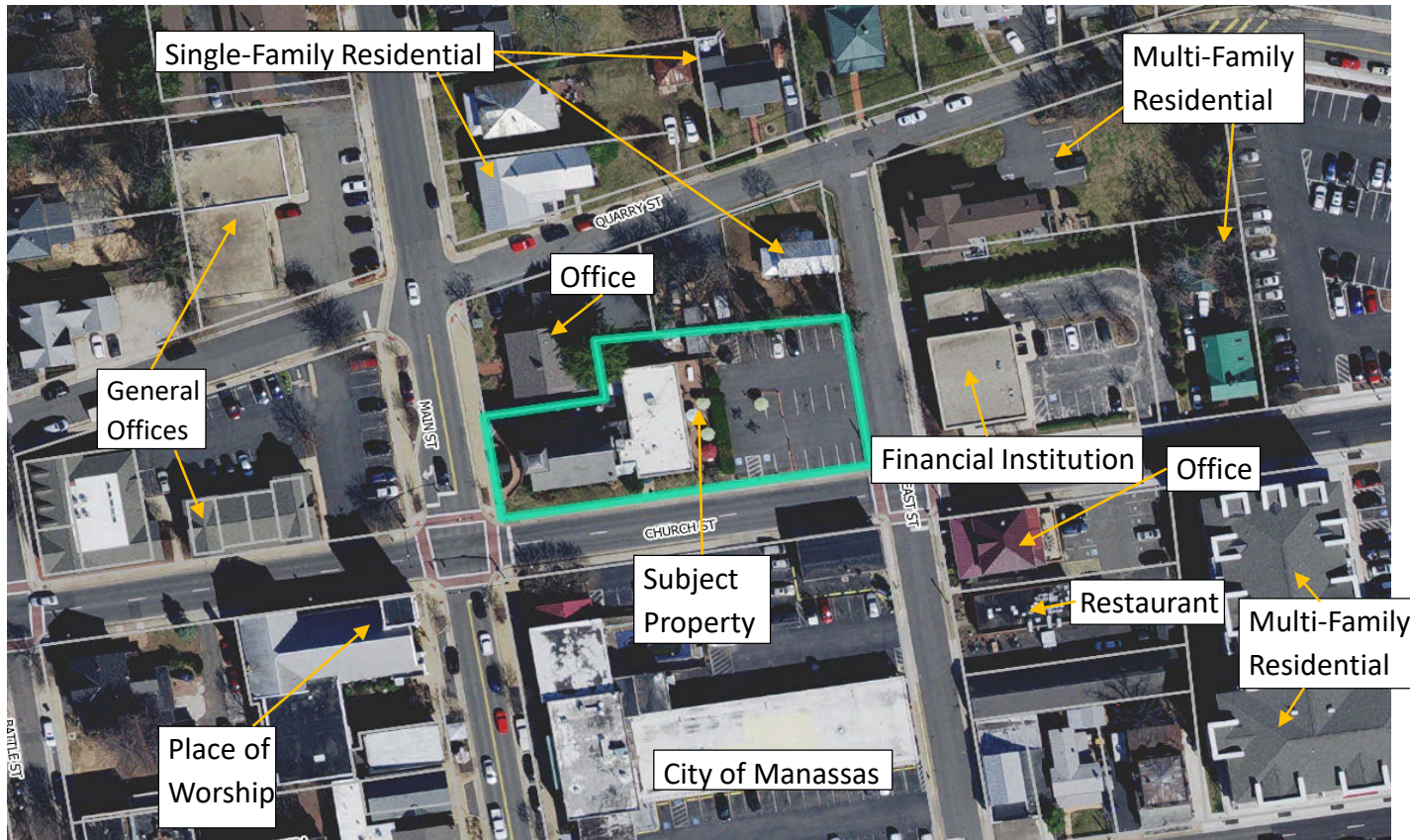
Overview



- **Location:**
9329 Main Street
- **Request:** Place of Assembly
(50 or more persons)
- **Parcel Size:** ±0.43 Acres
- **Zoning:** B-3, City Center
Commercial District & HOD
- **Comprehensive Plan:**
Downtown Character Area
& Gateways and Corridors



Location Map

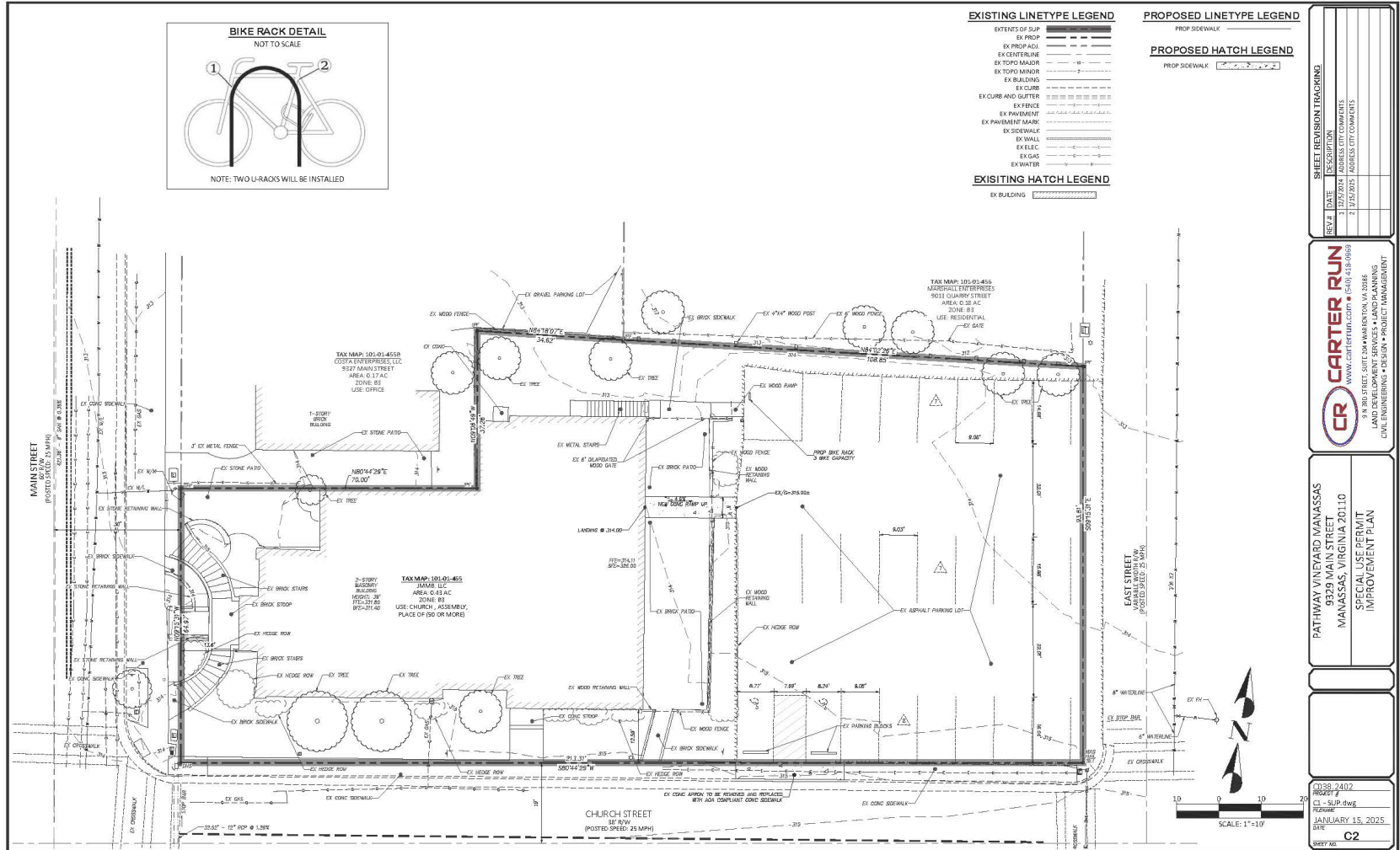


Background



- SUP for “Place of Assembly (50 or more persons)”
- Proposed use for a congregation, with a worship space of up to 150 persons.
- Building was originally constructed as the Manassas Presbyterian Church circa 1875.
- Building was most recently used as a restaurant, but has also been used as office space.

General Development Plan

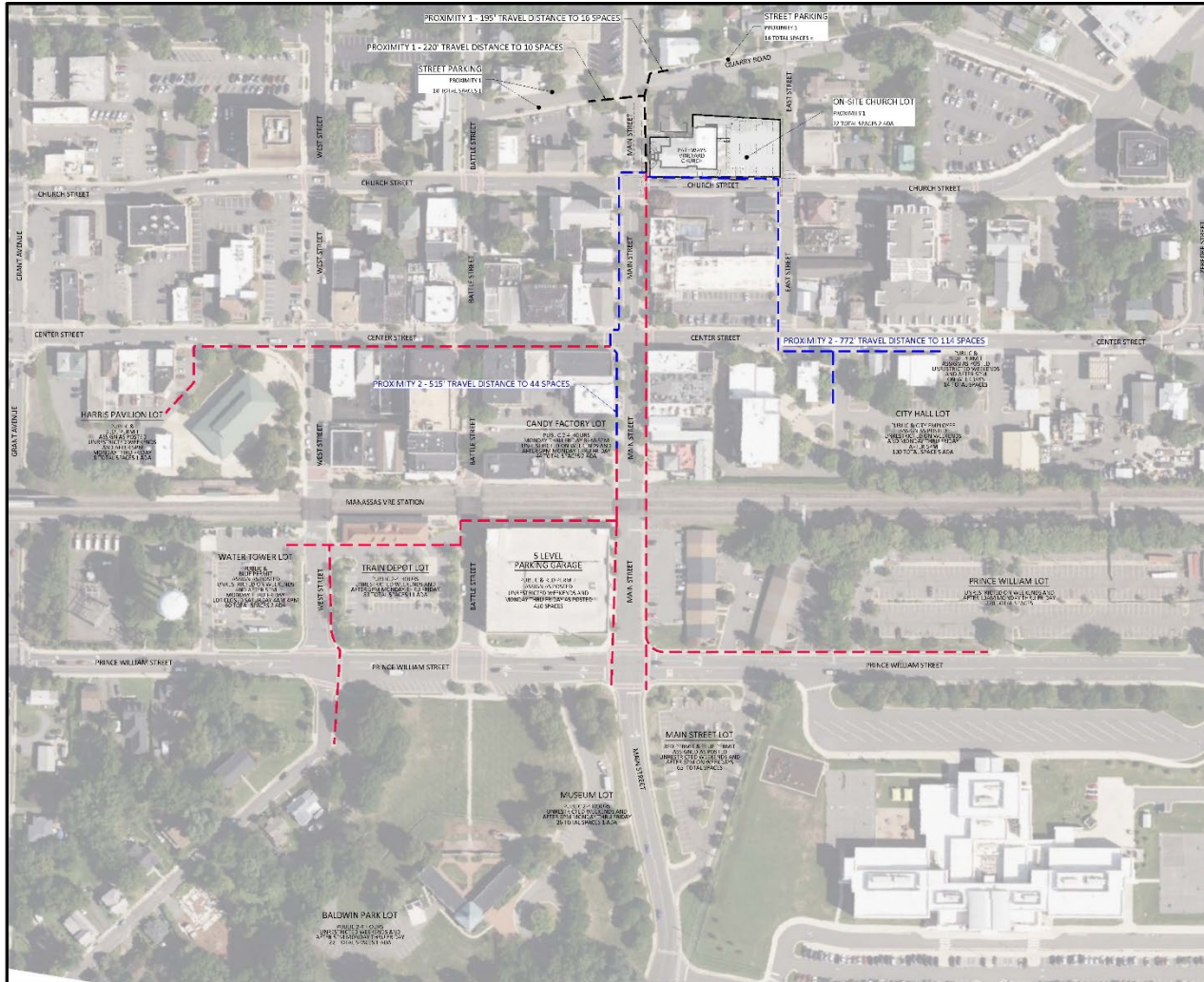


Analysis



- Land use:
 - Proposed use does not have a significant impact on surrounding uses.
 - Impacts addressed by conditions of approval.
- Comprehensive Plan:
 - Proposed use of place of assembly is classified as a institutional use, and is an appropriate use in the Downtown Character Area.
- Mobility:
 - No significant mobility concerns (amount of traffic)
 - No TIA was required
 - The parking area on-site is limited and provides 22 parking spaces. There is an abundance of public parking within walking distance. Nearby public lot include City Hall parking lot.

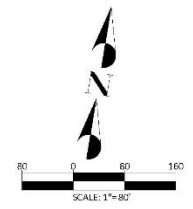
Parking Exhibit



LINETYPE LEGEND
 PROXIMITY 1 TRAVEL PATH
 PROXIMITY 2 PARKING TRAVEL PATH TO ACHIEVE 75 SPACES
 ADDITIONAL OFF-SITE PARKING OPTIONS

CHURCH PARKING REQUIREMENTS
 1 SPACE PER 4 SEATS
 PROPOSED CHURCH SEATING 150
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PROVIDED PARKING
ON-SITE
 22 SPACES
PROXIMITY 1 (WITHIN 250 FEET)
 26 SPACES
PROXIMITY 2 (WITHIN 900 FEET)
 158 SPACES
TOTAL (WITHIN 900 FEET)
 206 SPACES
ADDITIONAL PARKING (MORE THAN 900 FEET)
 906 SPACES



| SHEET REVISION TRACKING | |
|-------------------------|-----------|
| REV # | DATE |
| 5 | 1/25/2025 |
| 4 | 1/22/2025 |
| 3 | 1/15/2025 |
| 2 | 1/15/2025 |
| 1 | 1/15/2025 |

CARTER RUN
 CIVIL ENGINEERING & ARCHITECTURE
 1000 W. MARKET STREET, SUITE 200
 MANASSAS, VA 20108
 (703) 767-8800
 WWW.CARTERRUN.COM

PATHWAY VINEYARD MANASSAS
 9329 MAIN STREET
 MANASSAS, VIRGINIA 20110
**SPECIAL USE PERMIT
 PARKING ANALYSIS**

C038-2402
 PROJECT #
 Parking Exhibit Ldwg
 PDWG
 JANUARY 28, 2025
 DATE
 1
 SHEET NO.

Conditions



- Condition #1 limits the use to “Assembly, Place of (50 or more persons)” and requires occupancy to be in conformance with the building code.
- Condition #2 requires compliance with SUP Plan.
- Condition #3 requires drop-off, and pick up activities to be onsite.
- Condition #4 requires lighting to be downshielded.
- Condition #5 prohibits the use of an exterior public address or bell system.
- Condition #6 requires a copy of the SUP permit to be included with lease agreements and City applications.
- Condition #7 requires compliance with federal, state, and local ordinances.
- Condition #8 addresses the existing violations on the property and the applicant is responsible for abatement.
- Condition #9 requires an approved certificate of occupancy and building permit prior to occupying the premises.

Recommendation



- The applicant's proposal, with the proposed mitigating conditions, sufficiently mitigates negative land use impacts on the existing patterns of development.
- The Planning Commission unanimously recommended APPROVAL at the February 5, 2025 hearing.
- Staff recommends APPROVAL of the requested special use permit, as conditioned.

SUP #2025-0001

Pathway Vineyards Church


City Council Public Hearing
March 10, 2025



**AFFIDAVIT OF PUBLICATION
PURSUANT TO SECTION 8.01-415
OF THE 1950 CODE OF VIRGINIA
AD AMENDED**

I, Scott Elliott being duly sworn deposes and says that the attached order of publication was published in the Prince William Times, a newspaper published in the County of Prince William, State of Virginia, on 02/20/2025, 02/27/2025, , ,

and that deponent is the Publisher of said newspaper

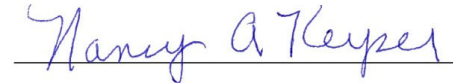


**Scott Elliott
Publisher
State of Virginia
County of Prince William**

COMMONWEALTH of VIRGINIA
IN THE COUNTY OF PRINCE WILLIAM, to-wit:

on 02/27/2025

Scott Elliott who is known to me and whose name as Publisher of the Prince William Times in the County Prince William, State of Virginia, is signed to the foregoing affidavit, personally appeared before me, a Notary Public in and for the jurisdiction aforesaid, to affirm that the foregoing affidavit was sworn & subscribed to in front of me and executed the same by proper authority.



Notary Public
Notary Registration No. 8066381
My commission expires: September 30, 2027





City Council Agenda Item Report

Agenda Item No. 3.2

Submitted by: Christen Miller

Submitting Department: Community Development

Meeting Date: March 10, 2025

Item Title

Public Hearing: #R-2025-616, Pennington Traditional School SUP
(Staff: Audra Ovalle, AICP, CZO, Planner II)

Suggested Action and/or Recommendation

Close public hearing.

Suggested Motion

I move that the public hearing be closed and action on Resolution #R-2025-616 be scheduled for the next Regular City Council Meeting.

Item Type Public Hearings

Submitting Department Community Development

Meeting Body City Council

Item ID 2025-616

Drafter Christen Miller

Meeting Date March 10, 2025

Advisory Board/Committee Review

The Planning Commission unanimously recommended approval (6/0), as conditioned.

Fiscal Impact

N/A

Executive Summary and Background Information

Request to consider a special use permit for the expansion of an existing educational facility, primary or secondary at 9305 Stonewall Road. The expansion includes construction of a ±32,366 addition for additional classroom and administrative space.

ATTACHMENTS

- [2025-616 Pennington Traditional School SUP \(Staff Report\)](#)
- [2025-616 ATTH01 Draft SUP Conditions](#)
- [2025-616 ATTH02 Generalized Development Plan](#)
- [2025-616 ATTH03 Planning Commission Resolution and Draft Meeting Minutes](#)
- [2025-616 ATTH04 Resolution #R-2025-616](#)
- [2025-616 PRES Pennington Traditional School SUP](#)
- [Affidavit of Publication](#)

MANASSAS CITY COUNCIL STAFF REPORT

SUP #2025-0002, PENNINGTON TRADITIONAL SCHOOL
9305 STONEWALL ROAD
MARCH 10, 2025



Request: To consider a special use permit for the expansion of an existing educational facility, primary or secondary. The expansion includes construction of a ±32,366 addition for additional classroom and administrative space.

Existing Zoning: R-1, Single-Family Residential (Low Density), and AOD, Airport Impact Overlay District

Parcel Size: ±15 acres

Comprehensive Plan Designation: Traditional Neighborhood & Gateways and Corridors

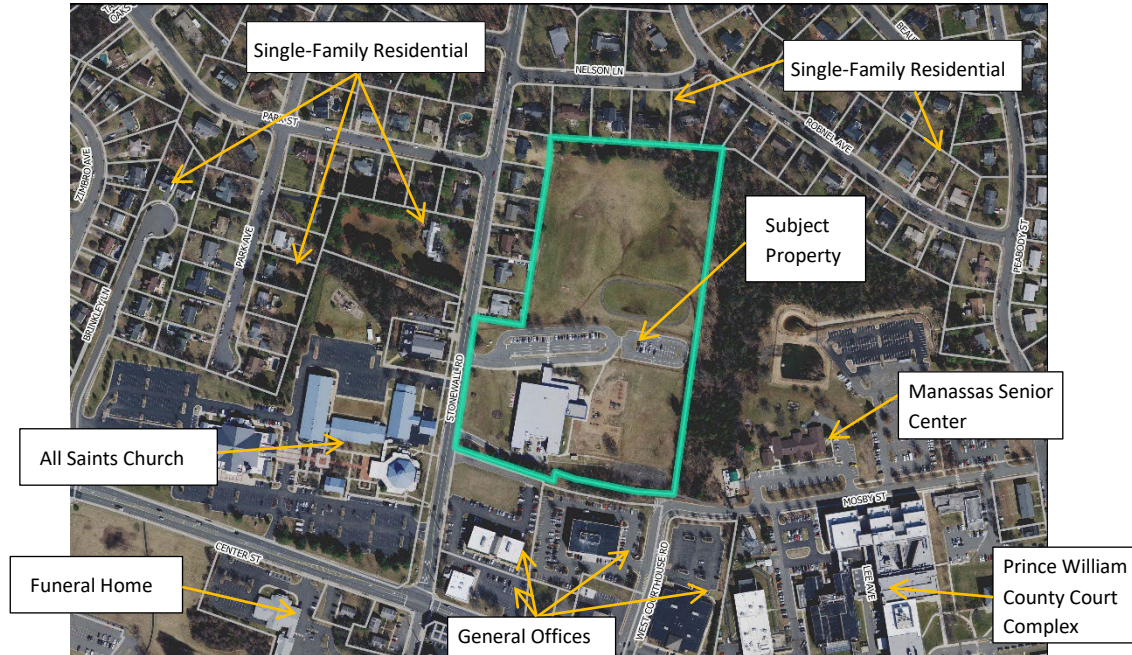
Public Notice: This case has been advertised in accordance with requirements of the Code of Virginia and the City of Manassas, including newspaper advertisement, adjacent property owner notification (a total of 49 mailings), and public hearing signs posted on the property. A community meeting was held on October 28, 2024. Two public comments have been received to date.

MANASSAS CITY COUNCIL STAFF REPORT

SUP #2025-0002, PENNINGTON TRADITIONAL SCHOOL
9305 STONEWALL ROAD
MARCH 10, 2025



Surrounding Land Uses:



PLANNING COMMISSION RECOMMENDATION

The Planning Commission held a public hearing on February 5, 2025. Testimony was received from two individuals concerning construction noise and activity. The Commission recommended additional conditions to address the construction noise and activity, which have been added as Conditions #11 & #12. The Commission recommended approval unanimously (6/0), as conditioned (Attachment 3).

STAFF RECOMMENDATION

The request, with the proposed SUP conditions and performance measures, is not anticipated to have a negative land use impact on the existing patterns of development. Staff **RECOMMENDS APPROVAL** of SUP #2025-0002, as conditioned.

Staff: Audra Ovalle, AICP, CZO, Planner

Contact Information: 703-257-8224, aovalle@manassasva.gov

Attachments:

1. Draft SUP Conditions
2. Generalized Development Plan & Elevations
3. Planning Commission Resolution and Draft Meeting Minutes
4. Resolution #R-2025-616



STAFF ANALYSIS

Background and History:

Pennington Traditional School opened in September 2000 as the first traditional school in Prince William County. The County School System has owned the property since 1967. The school was originally constructed as the new Bennett School in 1969. The school is situated on approximately a 15-acre parcel containing the existing school and supporting infrastructure including parking, and recreational areas.

The special use permit is to permit the expansion of the existing education facility with a ±32,366 addition to house additional classrooms, and administrative spaces. The expansion will create a net increase of 20 students, from 326 to 346. New classrooms in the addition include band, strings, chorus, special ED classrooms, science, and general classrooms. Additional parking, stormwater facilities, and landscaping are proposed in conjunction with the addition.

Comprehensive Plan Analysis:

Land Use

Manassas will be a vibrant, mixed-use community that reinforces the positive qualities of existing neighborhoods, promotes compatible infill and redevelopment, and emphasizes improved design principles that reflect its historic character and charm.

| Comprehensive Plan Strategy | Staff Analysis |
|--|--|
| Chapter 3: Land Use | |
| <i>LU 3.2.1:</i> Assess development or redevelopment impacts on the visual quality, mobility and cohesiveness of the community, and additional factors that otherwise define its character. | The proposed expansion creates additional space for educational needs. The exterior of the addition blends with the existing school’s architectural features while providing an updated look and feel to the school. |
| <i>LU 3.3.4:</i> The edges of character areas should be considered transitional so that any change to the development pattern between the areas is gradual. The transition should be accomplished through building orientation, height step-downs and landscaping; however, the use limitations of each character area should be maintained. | The school and parking area are positioned along the southern portion of the property, with open space and sports fields occupying the northern portion of the site. The undeveloped northern portion, and the increase in development moving south provides a transition between the Traditional Neighborhood and Downtown Character Areas. |
| <i>LU 3.3.5:</i> All non-residential sites should be designed to address potential negative impacts to surrounding residential uses. Required parking and landscaped open space, consistent with adjacent residential uses, should be accommodated on-site. Lighting and signage should be limited in quantity, scale, and intensity to reduce overlighting and other negative impacts on surrounding residential character areas. | As a condition of approval, a landscape buffer will be installed along the adjacent residential properties that front on Stonewall Road. The majority of the building addition is proposed along the front of the existing building, resulting in minimal impact to the neighboring residential properties. |

MANASSAS CITY COUNCIL STAFF REPORT

**SUP #2025-0002, PENNINGTON TRADITIONAL SCHOOL
9305 STONEWALL ROAD
MARCH 10, 2025**



| | |
|--|--|
| <p><i>Traditional Neighborhood Character Area</i></p> | <p>Educational facilities are classified as institutional and are an appropriate land use in Traditional Neighborhoods.</p> |
| <p><i>Traditional Neighborhood Character Area: Design Principle:</i> Larger lots for institutional, office, or retail/service uses should be located along collector/connector roads that can accommodate the traffic associated with these uses in a safe manner.</p> | <p>The school is located along Stonewall Road, which is designated as a Mixed-Use Street in the Comprehensive Plan. As part of the proposal a traffic analysis was completed for trip generation, along with the Level of Service for the intersection and roadway. Further analysis of the traffic is found in the Mobility section.</p> |
| <p><i>Traditional Neighborhood Character Area: Design Principle:</i> Institutional uses are often larger and more elaborate in design reflecting a landmark structure. However, they often represent an institutional variation on styles common in the residential buildings in the vicinity and represent styles common to the era in which they were built. This pattern should be continued.</p> | <p>The addition creates a modern aesthetic, while maintaining the character of the existing school. The brick and wood look panels as a finish connects this to the surrounding office buildings, and well as the residential neighborhood. The scale and form of the two-story building allows it to fit well within the context of the existing school site and surroundings, including the adjacent office parks, and church complex.</p> |
| <p><i>Gateways & Corridors: Stonewall Road</i></p> | <p>Stonewall Road is classified as a Corridor in the Comprehensive Plan. The Plan notes that the visual appearance and functionality of a Corridor are important to the community and the community's character. The applicant is proposing to dedicate right-of-way along Stonewall Road to allow for future improvements.</p> |

Economic Development

Manassas is an economically thriving City where the combination of an entrepreneurial spirit, an involved business community, and a supportive City economic development presence results in growing businesses, a thriving active community, and a strong sense of place and opportunity.

The Department of Economic Development supports this application.



Mobility

Manassas will have a sustainable and well-connected transportation system that equitably balances walking, bicycling, transit, and driving, while providing streetscapes consistent with the design character of the City and its neighborhoods.

Stonewall Road is designated as a Mixed-Use Street and Mosby Street is designated as a Mixed-Use Street in the Complete Streets Typology Map. A TIA was not required due to the traffic demand below the trips per day thresholds. The Department of Engineering did not raise any concerns regarding significant traffic impacts stemming from the expanded use.

The existing school entrance is proposed to be widened to construct a dedicated right turn lane to help with the movement of traffic off-site. The applicant will dedicate right of way along Stonewall Road and Mosby Street to allow for future improvements.

Site Trip Generation – Peak House of Generator

Table 1. Existing and Proposed Trip Generation

**Table 1:
Existing and Future Site-Generated Traffic**

| Buildout Land Use | Size | Units | Land Use Code | AM Peak Hour | | | Weekday Commuter PM Peak | | | Average Daily Trips |
|---|-----------|-----------------|------------------|--------------|----------|-----------|-----------------------------|----------|----------|------------------------|
| | | | | In | Out | Total | In | Out | Total | |
| Existing School Middle School | 326 | Students | 522 | 118 | 100 | 218 | 24 | 25 | 49 | 685 |
| With Proposed Expansion Middle School | 346 | Students | 522 | 125 | 107 | 232 | 25 | 27 | 52 | 727 |
| Net Increase | 20 | Students | | 7 | 7 | 14 | 1 | 2 | 3 | 42 |

Note: (1) Based on the Institute of Transportation Engineers Trip Generation, 11th Edition. Assumes General Urban/Suburban land use category.

On-site Parking

The proposed vehicle parking meets the parking requirements of Zoning Ordinance Article 7.

Table 2. Proposed Parking

| Parking Requirement | Required | Proposed |
|---|----------|------------------------------|
| 1 per non-instructional staff, plus 1 per 20 students | 54 | 72 |
| Short Term Bicycle Parking: 1 per 25,000 SF GFA | 2 | 18 short term bicycle spaces |
| Long Term Bicycle Parking: 1 per 25 Student/Employees | 16 | |



Long Term Bicycle Parking

The applicant is proposing to provide 18 short term bicycle parking spaces in lieu of a mix of short and long term (e.g. interior bike room) parking. As noted in the request a majority of students travel via vehicle from Prince William County to attend the school. The applicant will supply the required long-term bicycle parking as short-term spaces. Staff supports the request, which will be considered as part of site plan review process.

Community Facilities & Infrastructure

Manassas' facilities and infrastructure will be well-maintained and carefully planned to provide quality, dependable service to citizens while supporting economic development and meeting the needs of anticipated long-term growth.

| Comprehensive Plan Strategy | Staff Analysis |
|--|--|
| Chapter 7: Community Facilities & Infrastructure (Education) | |
| CFI 7.2.2: Provide permanent facilities and eliminate temporary classrooms at public schools by supporting the replacement of Dean Elementary, construction of classroom additions, and reconfiguration of existing space to increase efficiency per the <u>Manassas City Public Schools' School Facility Plan 2020-2030</u> . | As this school is owned and operated by Prince William County Public Schools it is not included in the City's Schools Facility Plan. However, the new classroom space being constructed will allow for the removal of the modular classrooms that are currently being utilized at the school. The removal of the modular classrooms is proposed as Condition #6. |

Public Safety

The Police Department and Fire Marshal expressed no issues or concerns with the proposed use.

Public Utilities

As part of site plan review, a review for the relocation of the sanitary sewer and the installation of a separate fire service line will be required.



Environmental Sustainability & Health

Manassas will be a sustainable and resilient city that values the environment, encourages access to nature, and provides a safe, pleasant, and healthy community for residents of all ages, abilities, and incomes.

| Comprehensive Plan Strategy | Staff Analysis |
|--|---|
| Chapter 8: Environmental Sustainability | |
| <p><i>ESH 8.6.1:</i> Apply special use permit conditions and accept rezoning proffers that limit lighting and noise impacts on adjacent properties and the City as a whole. Support development standards that address lighting and noise pollution.</p> | <p>Conditions of approval have been proposed to address light and noise impacts. Conditions #11 & #12 address adjacent property owner concerns regarding construction noise and activities that were brought forward during Planning Commission Public Hearing. Condition #11 requires the applicant to submit for review noise mitigation measures prior to approval of the building permit. Condition #12 requires notices be sent to adjacent property owners a minimum of 2 weeks prior to the start of construction.</p> |

PROPOSED SUP CONDITIONS

Section 130-241 of the City’s Zoning Ordinance permits this use pursuant to a Special Use Permit. The complete set of conditions are provided in Attachment 1. The following conditions are recommended to mitigate the potential impacts of the proposal on adjacent properties and to address agency and staff comments:

- Condition #1 limits the permitted use to Educational Facility, Primary or Secondary.
- Condition #2 requires substantial conformance with the General Development Plan.
- Condition #4 requires a landscaping buffer be installed along the shared properties located off Stonewall Road.
- Condition #6 requires that the existing modular classroom be removed from the site once the addition is completed and a certificate of occupancy is issued.
- Condition #7 requires that all private student drop-offs and pick-ups occur on-site.
- Condition #8 requires the dedication of right of way on Stonewall Road and Mosby Street.
- Condition #11 requires the applicant to provide noise mitigation measures during construction.
- Condition #12 requires notices be sent to adjacent property owners two weeks prior to start of construction.
- Condition #13 requires the construction site to be fully secured when educational or recreational activities are occurring.

Special Use Permit Conditions

SUP #2025-0002: Pennington Traditional School 9305 Stonewall Road

February 25, 2025

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 an Educational Facility, Primary or Secondary.
2. Site Development – The use shall be developed and operated in substantial conformance with the special use permit plan entitled, “Pennington Traditional School Classroom Addition Special Use Permit”, prepared by Timmons Group and Hord, Coplan, Macht and dated October 7, 2024, subject to minor modifications in connection with final occupancy review or final engineering.
3. The design of the new school facility, subject to minor modifications for final engineering, shall be in substantial conformance with the elevations entitled “Pennington Renovation and Addition” prepared by Hord, Coplan, Macht, dated October 8, 2024.
4. A 10’ landscaping buffer as shown on the GDP is to be installed along the shared property line between the school and the residences located off Stonewall Road.
5. The memorial garden impacted by the addition will be relocated to a location on-site that is accessible to staff and students.
6. The existing modular classroom trailers will be removed from the property within 60 calendar days of the completion and issuance of the certificate of occupancy for the addition.
7. All student drop-offs and pick-ups from private vehicles shall occur on site.
8. The applicant shall provide a dedication of right-of-way and easements for right of way along Stonewall Road and Mosby Street in substantial conformance with the approved GDP.

9. Lighting - All new or replacement exterior wall mounted lighting fixtures shall be of the sundowner style or equivalent shielded downward with full cut-off to prevent glare onto adjacent property.
10. Exterior bells, speakers or other amplified audio devices shall be set and maintained so as not to exceed City noise ordinance limits at any property line.
11. Prior to the issuance of a building permit, the applicant shall provide for review a list of construction noise mitigation measures that will be taken during the construction of the project. The measures shall be approved if they reduce the impact of construction noise on adjacent residential properties located off Stonewall Road.
12. Notice shall be provided to all adjacent property owners two (2) weeks prior to start of construction activity. A list of property owners to be notified shall be provided to the City of Manassas Planning & Development office prior to issuance of the building permit.
13. Construction site shall be fully secured to prevent any potential injuries during times when educational and recreational activities are being conducted.
14. Any utilities impacted by this expansion or any future expansion will be relocated at the owner's expense and will be a part of the submitted site plan.
15. The use of this property shall be in compliance with all federal, state, and local ordinances.

Christian Samples, Zoning Administrator

Date

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

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ONLY A REPRESENTATIVE
SHEET DIMENSION. SEE
SHEET DIMENSION PAGE 300.

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AND WHITE LETTERS. PRINTED CORRECTLY.

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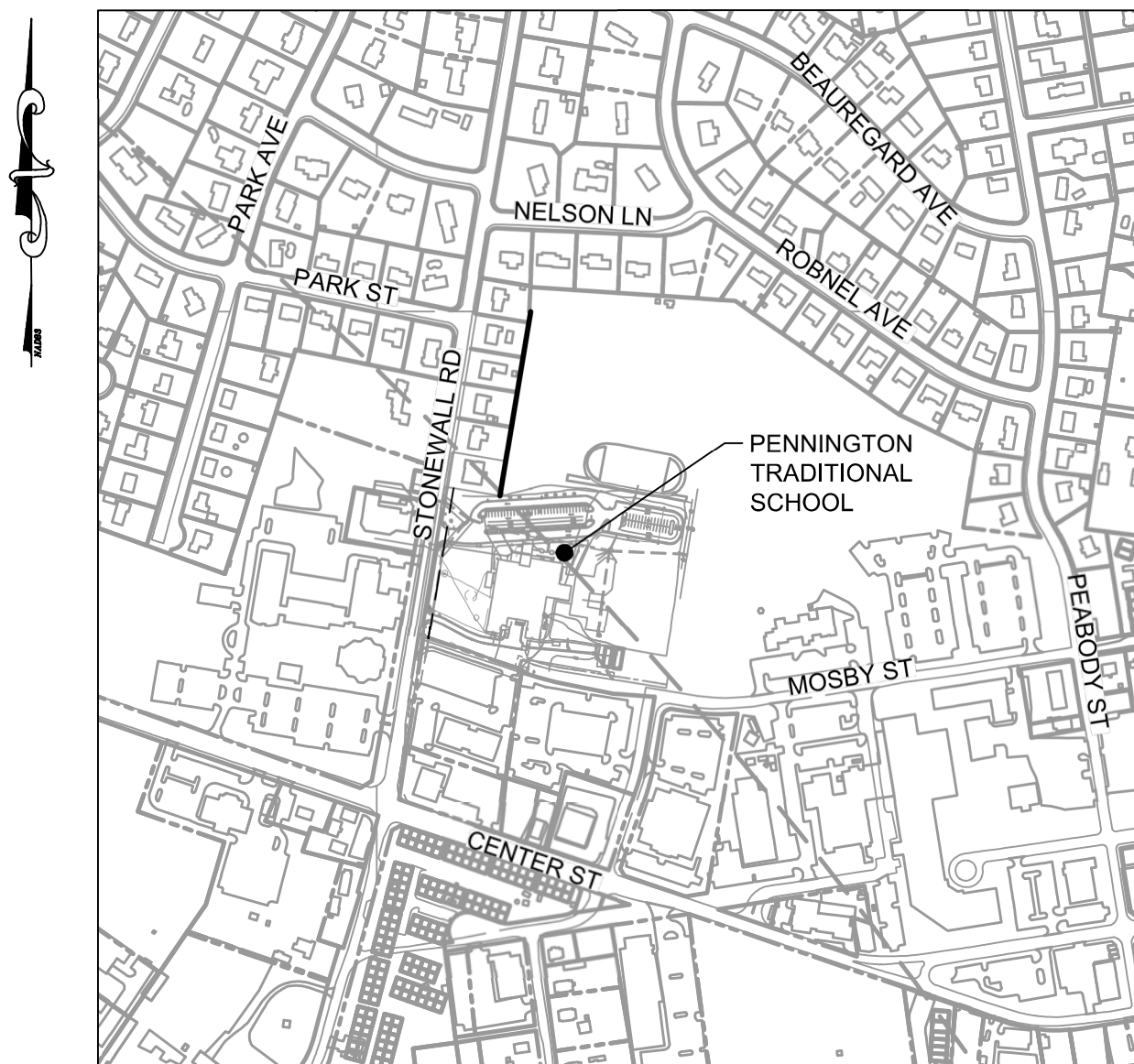
PENNINGTON TRADITIONAL SCHOOL

CLASSROOM ADDITION

SPECIAL USE PERMIT

CITY OF MANASSAS

PRINCE WILLIAM COUNTY, VA



VICINITY MAP

SCALE: 1" = 500'

ENGINEER
TIMMONS GROUP
20110 ASHBROOK PLACE, SUITE 100
ASHBURN, VA 20147
CONTACT: LUKE FETCHO
SR. PROJECT MANAGER
EMAIL: LUKE.FETCHO@TIMMONS.COM
PHONE: 703.554.6712

OWNER
PRINCE WILLIAM COUNTY
SCHOOL BOARD
PO BOX 389
MANASSAS, VA 20108

ARCHITECT
HORD COPLAN MACHT
1925 BALLENGER AVENUE, SUITE 525
ALEXANDRIA, VA 22314
CONTACT: STEVEN ORLANSKY
PRINCIPAL
EMAIL: SORLANSKY@HCM2.COM
PHONE: 703.233.1705

ZONED: R1
TAX MAP: 101/01 00/264//
Total Acres: 15.00 ac.

Sheet List Table

| Sheet Number | Sheet Title |
|--------------|---------------------------|
| C0.0 | COVER SHEET |
| C1.0 | GENERAL NOTES |
| C2.0 | EXISTING CONDITIONS |
| C3.0 | ADJACENT OWNERS |
| C4.0 | SITE LAYOUT PLAN |
| C5.0 | BMP MAP |
| L1.0 | LANDSCAPE PLAN |
| L1.1 | LANDSCAPE PLAN |
| L2.0 | LANDSCAPE NOTES & DETAILS |

ARCHITECT
HORD COPLAN MACHT
1925 BALLENGER AVENUE, SUITE 525
ALEXANDRIA, VA 22314
571.388.7761

STRUCTURAL ENGINEER
EHLERT BRYAN
8609 Westwood Center Drive
Suite 501
703.827.9552

M/E/P ENGINEER
ZRW CONSULTANTS, INC.
2677 Prosperity Ave., S.W. 275
Fairfax, VA 22031
703.714.4355

CIVIL ENGINEER
TIMMONS GROUP
20110 Ashbrook Place, Suite 100
Ashburn, VA 20147
703.554.6712

PRINCE WILLIAM COUNTY
PUBLIC SCHOOLS

**Pennington Renovation
and Addition**

9305 Stonewall Rd, Manassas, VA 20110

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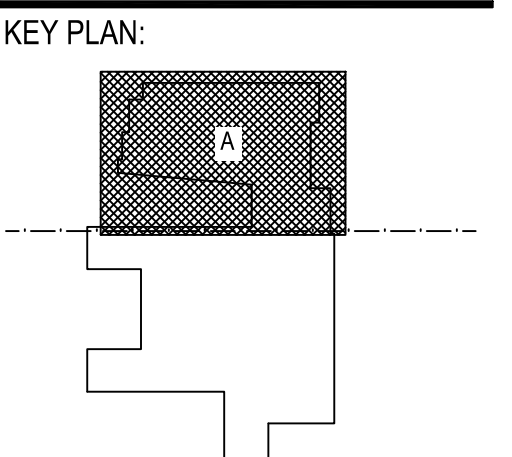
ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN



THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT.

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Project Number: 67877
Sheet Issue Date: 10/07/24
Drawn By: CRF
Checked By: LTF



Drawing
COVER SHEET

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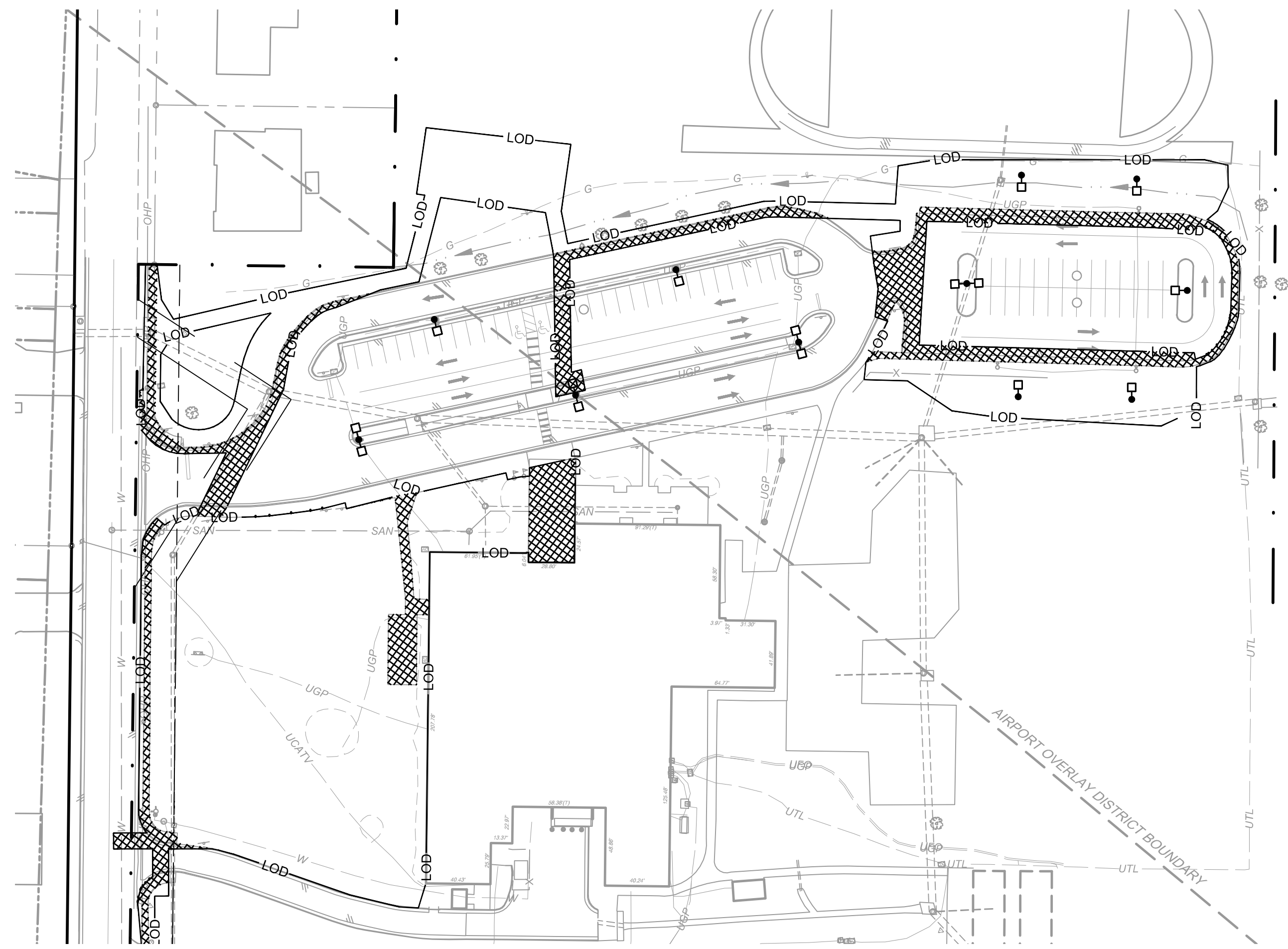
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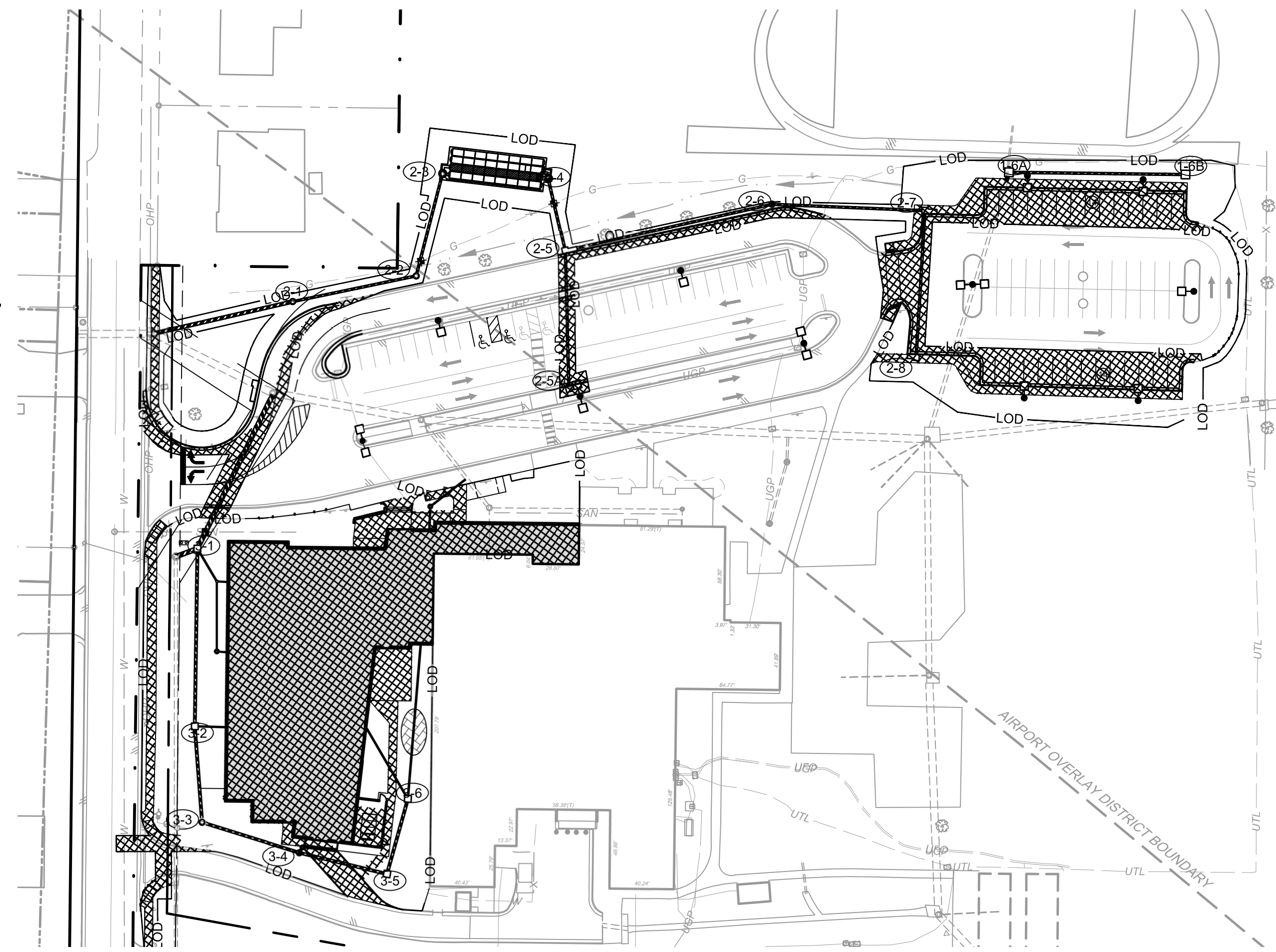
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PRE-DEVELOPMENT BMP MAP

IMPERVIOUS LAND COVER

SCALE 1"=60'



POST-DEVELOPMENT BMP MAP

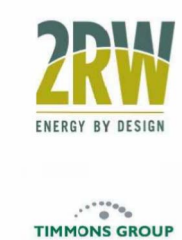
IMPERVIOUS LAND COVER

ARCHITECT
HORD COPLAN MACHT
1925 BALLENGER AVENUE, SUITE 525
ALEXANDRIA, VA 22314
571.388.7761

STRUCTURAL ENGINEER
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20110 Ashbrook Place, Suite 100
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703.564.8700



PRINCE WILLIAM COUNTY
PUBLIC SCHOOLS
**Pennington Renovation
and Addition**
9305 Stonewall Rd, Manassas, VA 20110

hord coplan macht

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

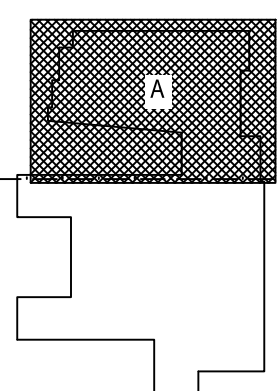


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Project Number: 67877
Sheet Issue Date: 10/07/24
Drawn By: CRF
Checked By: LTF

KEY PLAN:



Drawing
BMP MAP

C5.0

NOT FOR CONSTRUCTION

DEQ Virginia Runoff Reduction Method Re-Development Compliance Spreadsheet - Version 4.1

Project Name: Pennington Traditional School - Additions
Date: 8/12/2024
Linear Development Project? No

CLEAR ALL
(Ctrl+Shift+R)

data input cells
constant values
calculation cells
final results

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area (acres) → 1.84

Maximum reduction required: 20%
The site's net increase in impervious cover (acres) is: 0.61
Post-Development TP Load Reduction for Site (lb/yr): 0.57

Check:
BMP Design Specifications List: 2024 Stds & Specs
Linear project? No
Land cover areas entered correctly? ✓
Total disturbed area entered? ✓

Pre-ReDevelopment Land Cover (acres)

| | A Soils | B Soils | C Soils | D Soils | Totals |
|---|---------|---------|---------|---------|-------------|
| Forest (acres) -- undisturbed, protected forest or reforested land | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Mixed Open (acres) -- undisturbed/frequently maintained grass or shrub land | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed | 0.00 | 0.00 | 0.00 | 1.51 | 1.51 |
| Impervious Cover (acres) | 0.00 | 0.00 | 0.00 | 0.33 | 0.33 |
| Totals | | | | | 1.84 |

Post-Development Land Cover (acres)

| | A Soils | B Soils | C Soils | D Soils | Totals |
|---|---------|---------|---------|---------|--------|
| Forest/Open Space (acres) -- undisturbed, protected forest or reforested land | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Mixed Open (acres) -- undisturbed/frequently maintained grass or shrub land | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed | 0.00 | 0.00 | 0.00 | 0.90 | 0.90 |
| Impervious Cover (acres) | 0.00 | 0.00 | 0.00 | 0.94 | 0.94 |
| Area Check | OK. | OK. | OK. | OK. | 1.84 |

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr) 0.57

Drainage Area A

Drainage Area A Land Cover (acres)

| | A Soils | B Soils | C Soils | D Soils | Totals | Land Cover Rv | Composite Loading P |
|--------------------------|---------|---------|---------|---------|-------------|---------------|---------------------|
| Forest (acres) | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Mixed Open (acres) | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Managed Turf (acres) | 0.00 | 0.00 | 0.00 | 0.88 | 0.88 | 0.25 | 0.85 |
| Impervious Cover (acres) | 0.00 | 0.00 | 0.00 | 0.92 | 0.92 | 0.95 | 0.86 |
| Total | | | | | 1.80 | | |

| Practice | Runoff Reduction Credit (%) | Mixed Open Credit Area (acres) | Managed Turf Credit Area (acres) | Impervious Cover Credit Area (acres) | Volume from Upstream Practice (ft³) | Runoff Reduction (ft³) | Remaining Runoff Volume (ft³) | Total BMP Treatment Volume (ft³) | Phosphorus Removal Efficiency (%) | Phosphorus Load from Upstream Practices (lb) | Untreated Phosphorus Load to Practice (lb) | Phosphorus Removed By Practice (lb) | Remaining Phosphorus Load (lb) |
|---|-----------------------------|--------------------------------|----------------------------------|--------------------------------------|-------------------------------------|------------------------|-------------------------------|----------------------------------|-----------------------------------|--|--|-------------------------------------|--------------------------------|
| 16.b. Manufactured Treatment Device-Filtering | 0 | 0.00 | 0.02 | 0.22 | 0 | 0 | 777 | 777 | 40 | 0.00 | 0.21 | 0.08 | 0.12 |

Site Compliance Summary

Maximum % Reduction Required Below Pre-ReDevelopment Load 20%

| | |
|--|------|
| Total Runoff Volume Reduction (ft³) | 0 |
| Total TP Load Reduction Achieved (lb/yr) | 0.08 |
| Total TN Load Reduction Achieved (lb/yr) | 0.00 |
| Remaining Post Development TP Load (lb/yr) | 1.49 |
| Remaining TP Load Reduction Required | 0.49 |

WATER QUALITY NARRATIVE:

THE BMP REQUIREMENTS HAVE BEEN ANALYZED IN ACCORDANCE WITH THE VIRGINIA RUNOFF REDUCTION COMPLIANCE SPREADSHEET FOR RE-DEVELOPMENT (LATEST VERSION 4.1).

IN PRE-REDEVELOPMENT CONDITIONS, THE SITE LIMIT OF DISTURBANCE CONSISTS OF 0.33 ACRES OF IMPERVIOUS AND 1.51 ACRES OF TURF. IN POST-DEVELOPMENT CONDITIONS, THE SITE LIMIT OF DISTURBANCE CONSISTS OF 0.94 ACRES OF IMPERVIOUS AND 0.90 ACRES OF PERVIOUS. THE TOTAL PHOSPHORUS LOAD REDUCTION REQUIRED IS 0.57 LB/YR.

THE LOAD REDUCTION IS ACHIEVED ON SITE MOSTLY WITH A MANUFACTURED TREATMENT DEVICE - FILTERING (ISOLATOR ROW PLUS) WITH THE REMAINDER TP LOAD SATISFIED THROUGH PURCHASE OF NUTRIENT CREDITS.

THE LEVEL ISOLATOR ROW PLUS HAS A PHOSPHORUS REMOVAL EFFICIENCY OF 40% AND REMOVES 0.04 LB/YR.

THE REMAINDER TP REDUCTION REQUIRED OF 0.48 LB/YR WILL BE OFFSET BY THE PURCHASE OF NUTRIENT CREDITS OF THIS AMOUNT. SEE THIS SHEET FOR VRRM CALCULATIONS.

WATER QUANTITY NARRATIVE:

THE STORM WATER MANAGEMENT SHALL BE DESIGNED IN CONFORMANCE WITH ARTICLE 8 OF THE CITY OF MANASSAS DCSM AND SUPPLEMENTED BY THE VIRGINIA STORMWATER MANAGEMENT MANUAL VERSION 1.1 OR THE LATEST VERSION AT THE TIME OF SITE PLAN.

THE SITE IS LOCATED IN THE MIDDLE BULL RUN MS4 WATERSHED. THIS WATERSHED HAS BEEN IDENTIFIED AS A CRITICAL WATERSHED BY THE CITY OF MANASSAS AND MAY BE SUBJECT TO ADDITIONAL STORMWATER MANAGEMENT REQUIREMENTS AT THE TIME OF SITE PLAN. RUNOFF FROM THE SITE IS COLLECTED IN A SERIES OF EXISTING STORM STRUCTURES WHICH LEAVES THE SITE NORTH OF THE NORTH ENTRANCE OF THE SITE AND OUTFALLS INTO FLAT BRANCH ACROSS STONEWALL ROAD WHICH EVENTUALLY CONVERGES TO BULL RUN. AS THE SITE IS DISCHARGING TO A NATURAL CHANNEL, THE ENERGY BALANCE EQUATION WILL BE UTILIZED TO SATISFY THE WATER QUANTITY REQUIREMENTS OF THE CITY OF MANASSAS PER DCSM 8-530.4 (A)(2).

THE INCREASED RUNOFF DUE TO THE 0.5 ACRES OF ADDITIONAL IMPERVIOUS AREA WILL BE OFFSET BY DETAINING OVER OF ONSITE AND OFFSITE RUNOFF IN AN UNDERGROUND DETENTION SYSTEM SUCH THAT THE POST DEVELOPED 2-YEAR AND 10-YEAR FLOWS DO NOT EXCEED PREDEVELOPMENT PEAK FLOWS PER DCSM SECTION 8-510.3(A) AS WELL AS MEETING THE REQUIREMENTS OF DCSM SECTION 8-530.4.

THE LINE SHOWN ABOVE IS FOR EXISTING CONDITIONS AND SHALL BE PRINTED CORRECTLY

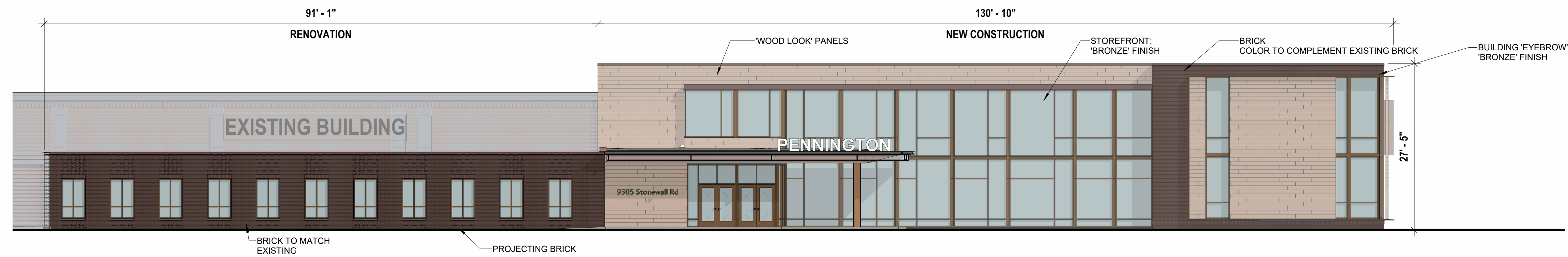
D

THE SQUARES ABOVE ARE COLOR WITH BLACK AND WHITE LETTERS IF PRINTED CORRECTLY

C

B

A



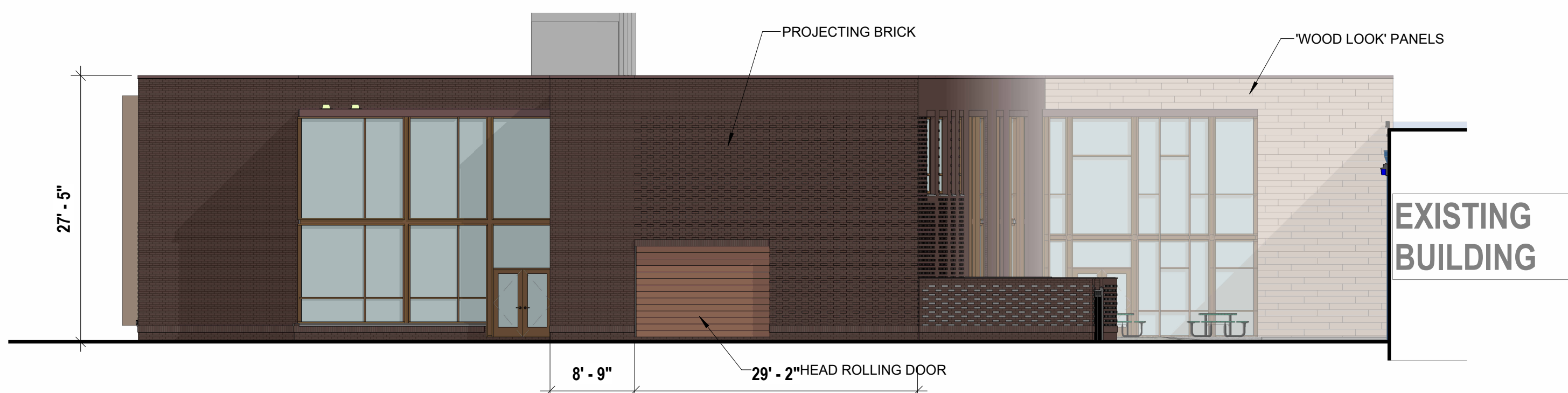
1 ELEVATION - NORTH - FACING PARKING LOT

A201 3/32" = 1'-0"



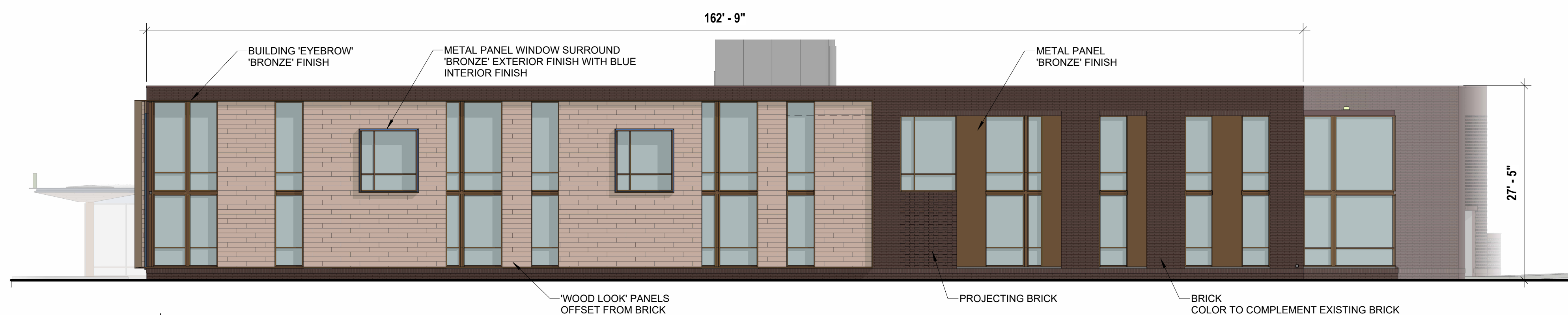
2 ELEVATION - EAST - OPEN COURTYARD

A201 3/32" = 1'-0"



3 ELEVATION - SOUTH - REAR OF BUILDING

A201 3/32" = 1'-0"



4 ELEVATION - WEST - FACING STONEWALL ROAD

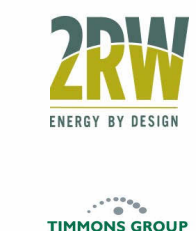
A201 3/32" = 1'-0"

ARCHITECT
 HORD COPLAN MACHT
 1925 BALLENGER AVENUE, SUITE 525
 ALEXANDRIA, VA 22314
 571.388.7761

STRUCTURAL ENGINEER
 EHLERT BRYAN
 8009 Westwood Center Drive
 Suite 500
 703.827.9552

M/E/P ENGINEER
 2RW CONSULTANTS, INC.
 2677 Prosperity Ave. Ste 275
 Fairfax, VA 22031
 703.718.4355

CIVIL ENGINEER
 TIMMONS GROUP
 20119 Airbrook Place, Suite 100
 Ashburn, VA 20147
 703.554.6700



**PRINCE WILLIAM COUNTY
 PUBLIC SCHOOLS**

**Pennington Renovation
 and Addition**

9305 Stonewall Rd, Manassas, VA 20110

hord coplan macht
 ARCHITECTURE
 LANDSCAPE ARCHITECTURE
 PLANNING
 INTERIOR DESIGN

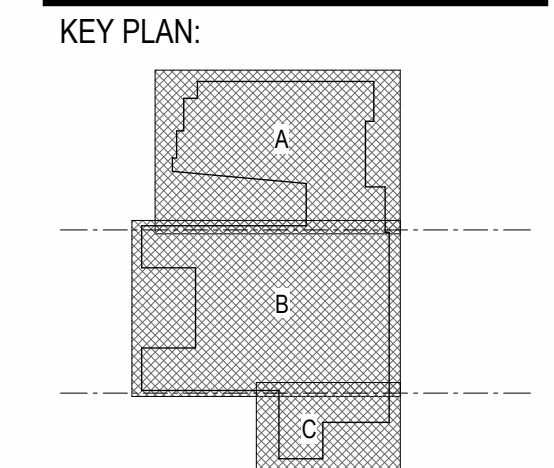
65

ARCH NAME ARCH #

THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT

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Project Number: 221095.00
 Sheet Issue Date: 2024-10-08
 Drawn By: TK
 Checked By: AO



Drawing
 ELEVATIONS-
 EXTERIOR- BUILDING

A201

NOT FOR CONSTRUCTION



**PLANNING COMMISSION
RESOLUTION**

MOTION: R. KELLER

**February 5, 2025
Regular Meeting**

SECOND: M. PIRES

**Re: SUP #2025-0002, Pennington Traditional School
9305 Stonewall Road**

WHEREAS, the City of Manassas Planning Commission held a public hearing for special use permit #2025-0002 on February 5, 2025, to allow the use of educational facility, primary or secondary; and

WHEREAS, the Commission has heard from the City staff, the applicant, and the public with regard to this land use matter; and

WHEREAS, approval of the special use permit is not projected to have an adverse impact on the community, provided the reasonable recommended conditions are followed; and

WHEREAS, the Commission recommended one additional condition to address noise concerns during construction activity; and

WHEREAS, the application is found to be in general conformance with the existing Comprehensive Plan and compatible with existing, adjacent land uses and patterns of development.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission hereby **RECOMMENDS APPROVAL** of SUP #2025-0002, as conditioned.

Dheeraj Jagadev
Vice-Chairperson

2/6/2025

Date

City Hall – Council Chambers
9027 Center Street, Manassas, Virginia 20110

1. **Call to Order**

Vice-Chair Jagadev called the meeting to order at 5:30 pm.

2. **Roll Call**

Members Present

Vice-Chair, DJ Jagadev
Commissioner Eric Brescia
Commissioner Robert Keller
Commissioner Miguel Pires
Commissioner Jeremy Rood

Members Absent

Chairperson, Elaine Trautwein
Commissioner Leah Sanders

Staff Present

Matt Arcieri
Christian Samples
Audra Ovalle
Christen Miller

3. **Approval of Minutes**

3.1 **Approval of Minutes for October 2, 2024**

Commissioner Keller made a motion to **APPROVE** the minutes for October 2, 2024 as presented.

Motion: *Keller* **Second:** *Pires*
Vote: ***Unanimous, 5-0***
Ayes: *Keller, Pires, Jagadev, Brescia, Rood*
Nays: *None*

3.2 **Approval of Minutes for January 22, 2025**

Commissioner Pires made a motion to **APPROVE** the minutes for January 22, 2025 as presented.

Motion: *Pires* **Second:** *Rood*
Vote: ***Unanimous, 5-0***
Ayes: *Pires, Rood, Jagadev, Brescia, Keller*
Nays: *None*

4. **Public Comment**

The public comments portion of the agenda is set aside for those citizens who wish to address the Planning Commission for less than three minutes each on topics that are not scheduled for a public hearing. In-person comments are welcome, or written comments can be submitted to the Planning Commission by visiting www.manassasva.gov/hearings, emailing the Planning Commission at planningcommission@manassasva.gov, mailing a letter to the Community Development Office at 9027 Center Street in Manassas, Virginia or by calling 703-257-8225 and leaving a voicemail. All written/electronic comments will be provided to the Planning Commission and included in the meeting minutes.

5. **Public Hearing**

Vice-Chair Jagadev stated that the affidavit before him was signed by an authorized representative of the

Prince William Times Newspaper, and the advertisement for the public hearing listed on tonight’s agenda was duly published in the newspaper in accordance with the law.

**5.1 SUP #2025-0001 Pathway Vineyards Church
(Staff: Audra Ovalle, AICP, CZO, Planner)**

City Planner Audra Ovalle, gave a presentation of the proposal to consider a special use permit to allow the use Assembly, Place of (50 or more persons) for a proposed church at 9329 Main Street. Ms. Ovalle explained that the assembly use with a maximum occupancy of 150 persons is proposed in a portion of the first floor of the existing building. External improvements to the building are proposed to abate the existing maintenance violations along with necessary ADA improvements.

Applicant Presentation:

Jessica Pfeiffer with Walsh Colucci Lubeley and Walsh introduced herself and her team. Ms. Pfeiffer gave an overview of the proposal, addressing parking requirements, removal of a portion of the mechanical equipment, installations of bike racks and a concrete ADA ramp from the parking lot. She explained that no external changes to the building are proposed, only necessary repairs. She clarified that the church has a congregation of around 75 people and about 40-50 people attending Sunday morning services.

Planning Commission Discussion:

Mr. Keller asked for clarification on where and when services will be held. The applicant explained there will be phases and services will begin on the bottom floor. Mr. Keller addressed parking challenges and asked if there will be any programs or services on Saturdays. The applicant said Saturday programs will be very rare.

Mr. Brescia asked about the mechanical equipment. Ms. Ovalle confirmed the equipment is not within the scope of the application and is not required to be addressed at this time.

Public Comment:

Pathways Church congregation, 40 ppl stood in support of the proposal.

Frank Nuar, Stonewall Road, spoke in support.

Commissioner Brescia made a motion to **CLOSE** the public hearing.

Motion: *Brescia* **Second:** *Keller*
Vote: **Unanimous, 5-0**
Ayes: *Brescia, Keller, Jagadev, Pires, Rood*
Nays: *None*

Planning Commission Discussion:

Mr. Pires commented that there was previously a SUP for a church and restaurant at this location and it had no negative impact on the downtown area. He said he is in full support of this proposal.

Mr. Brescia asked if this SUP would allow a similar situation to occur again, where a restaurant could be operated. Ms. Ovalle answered that a restaurant is a permitted use in the B-3 zoning, and would require an administrative review and approval.

Commissioner Keller made a motion to **RECOMMEND APPROVAL** of SUP #2025-0001 as submitted.

Motion: *Keller* **Second:** *Pires*
Vote: **Unanimous, 5-0**
Ayes: *Keller, Pires, Brescia, Jagadev, Rood*
Nays: *None*

**5.2 SUP #2025-0002 Pennington Traditional School
(Staff: Audra Ovalle, AICP, CZO, Planner II)**

City Planner Audra Ovalle, gave a presentation of the proposal to consider a special use permit for the expansion of an existing educational facility, primary or secondary. The expansion includes construction of a ±32,366 addition for additional classroom and administrative space. She explained that the expansion will create a net increase of 20 students, from 326 to 346, and that new classrooms in the addition include band, strings, chorus, special ED classrooms, science, and general classrooms. Additional parking, stormwater facilities, and landscaping are proposed in conjunction with the addition.

Planning Commission Discussion:

Vice-Chair Jagadev asked about conditions #7 and #8 and if drop offs will be on the property itself or on Stonewall Road. Ms. Ovalle answered that Condition #7 is to ensure drop-offs and pick-ups occur on-site and to prevent traffic backups on Stonewall Road, and neighboring properties.

Public Comment:

Frank Nuor, Stonewall Rd, addressed noise concerns. He explained his disabled son is negatively affected by loud noises. He requests that the noise is controlled during construction.

Jerry Elrich, Knights of Columbus, shared concern about disruption during construction and requested notification of construction timelines.

Commissioner Brescia made a motion to **CLOSE** the public hearing.

Motion: *Brescia* **Second:** *Keller*
Vote: **Unanimous, 5-0**
Ayes: *Brescia, Keller, Jagadev, Pires, Rood*
Nays: *None*

Planning Commission Discussion:

Mr. Pires asked for clarification about the square footage and only adding an additional 20 students. Ms. Ovalle explained they are not traditional classrooms, they are specialty classes and administrative space. Mr. Samples confirmed that they will need to return with a new request if the additional occupancy changes.

Mr. Brescia asked about the factual decibel level at a property line. Ms. Ovalle answered the factual decibel level at a property line is 60 decibels.

Mr. Pires shared concern about the noise concerns during construction and asked if Planning Commission is able to add a condition regarding sound during construction. Mr. Samples explained that construction does have a different regulation in the ordinance and Planning Commission can recommend additional noise mitigation or look for ways to shield or lower noise.

Mr. Keller commented that construction will be noisy and they can explore ways to buffer the noise to that specific residence.

Mr. Pires commented that he would like to propose that a notification is provided to the surrounding neighbors 30 days in advance to start of construction and to add a condition for this special circumstance.

Mr. Jagadev asked if Staff could come up with the language for an additional condition. Mr. Samples answered yes.

Commissioner Keller made a motion to **RECOMMEND APPROVAL** of SUP #2025-0002 as submitted with an additional condition for a notification be sent to surrounding properties.

Motion: *Jagadev* **Second:** *Pires*
Vote: **Unanimous, 5-0**
Ayes: *Brescia, Jagadev, Keller, Pires, Rood*
Nays: *None*

6. New Business

**6.1 REZ #2025-0001, Initiation of Rezoning for 9700 Capital Court
(Staff: Christian Samples, AICP, Planning Manager)**

Christian Samples gave a presentation of the proposal to consider a city-initiated request for 9700 Capital Court to rezone ±3.12 acres of land from I-1, Light Industrial and AOD, Airport Impact Overlay District, to B-1, Business Office and AOD.

Planning Commission Discussion:

Mr. Pires asked what the process is for a city-initiated rezoning. Mr. Samples explained that a City initiated is no cost to property owner.

Commissioner Keller made a motion to **APPROVE** initiation of the rezoning as submitted.

Motion: *Keller* **Second:** *Brescia*
Vote: **Unanimous, 5-0**
Ayes: *Keller, Brescia, Jagadev, Pires, Rood*
Nays: *None*

**6.2 FY2026-2030 Capital Improvement Program (CIP)
(Staff: Matt Arcieri, AICP, Assistant City Manager)**

Mr. Arcieri gave a presentation of the FY2026-2030 CIP projects.

Commissioner Pires made a motion to **RECOMMEND APPROVAL** of the CIP as submitted.

Motion: *Pires* **Second:** *Rood*
Vote: **Unanimous, 5-0**
Ayes: *Pires, Rood, Jagadev, Brescia, Keller*
Nays: *None*

7. Other Business

7.1 Discuss Committee Assignments

(Staff: Christen Miller, Boards & Commissions Clerk)

Planning Manager, Christian Samples, suggested to table the committee assignments to the next regular scheduled meeting. The Commission agreed.

7.2 2025 Meeting Calendar

(Staff: Christen Miller, Boards & Commissions Clerk)

Commissioner Keller made a motion to **APPROVE** the 2025 meeting calendar as submitted.

Motion: Keller **Second:** Brescia
Vote: **Unanimous, 5-0**
Ayes: Keller, Brescia, Jagadev, Pires, Rood
Nays: None

7.3 Land Use Case Update

Planning Manager, Christian Samples, presented the land use case update and opened the floor for discussion.

8. Adjournment

Pires made a motion to **ADJOURN**.

Motion: Pires **Second:** Rood
Vote: **Unanimous, 7-0**
Ayes: Pires, Rood, Jagadev, Brescia, Keller
Nays: None

The meeting was adjourned at 6:52 P.M.

Elaine Trautwein, Chair

Christen Miller, Clerk

Date Approved

MOTION: _____

**March 10, 2025
Regular Meeting
No. R-2025-616**

SECOND: _____

RE: Special Use Permit #2025-0002: Pennington Traditional School, 9305 Stonewall Road

WHEREAS, Prince William County School Board has applied for a special use permit, pursuant to §130-241 of the Manassas City Zoning Ordinance to allow for the use Educational Facility, Primary or Secondary; 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 February 5, 2025 after full compliance with all state code public hearing notice and posting requirements and **RECOMMENDS APPROVAL** subject to specific conditions; and

WHEREAS, the Manassas City Council held a public hearing on March 10, 2025 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 #2025-0002 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.

March 10, 2025
Regular Meeting
Res. No. R-2025-616
Page Two

NOW, THEREFORE, BE IT RESOLVED that the Manassas City Council does hereby **APPROVE** SUP #2025-0002 in regular session this 10th day of March, 2025, subject to the conditions listed on the attached pages.

Michelle Davis-Younger Mayor

On behalf of the City Council
of Manassas, Virginia

ATTEST:

Eric W. Smith II City Clerk

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

SUP #2025-0002

Pennington Traditional School

City Council Public Hearing
March 10, 2025

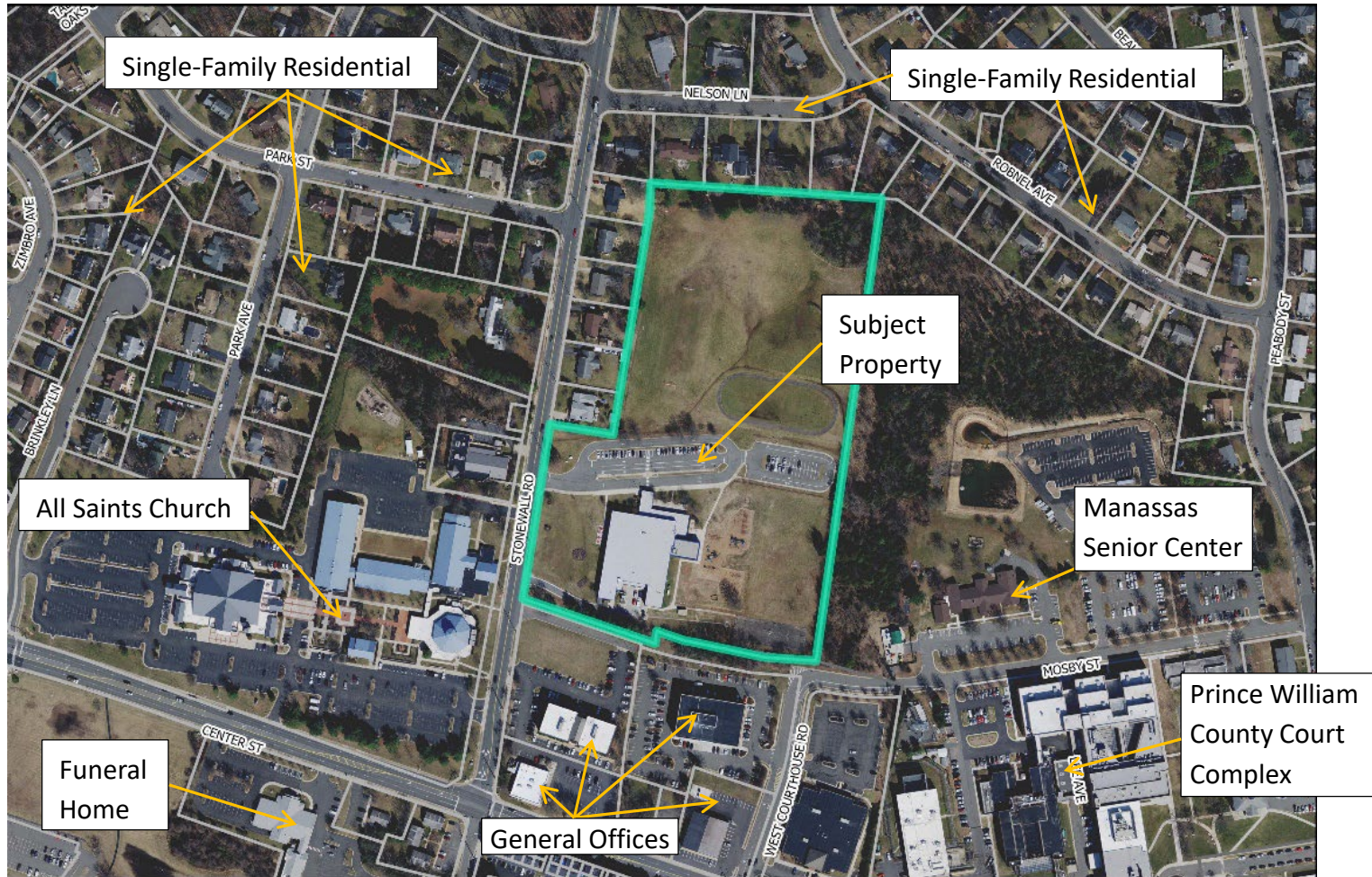


Overview

- **Location:** 9305 Stonewall Road
- **Request:** Expansion of existing educational facility, primary or secondary
- **Parcel Size:** ±15 Acres
- **Zoning:** R-1, Single-Family Residential (Low Density), and AOD, Airport Impact Overlay District
- **Comprehensive Plan:** Traditional Neighborhood Character Area & Gateways and Corridors



Location Map

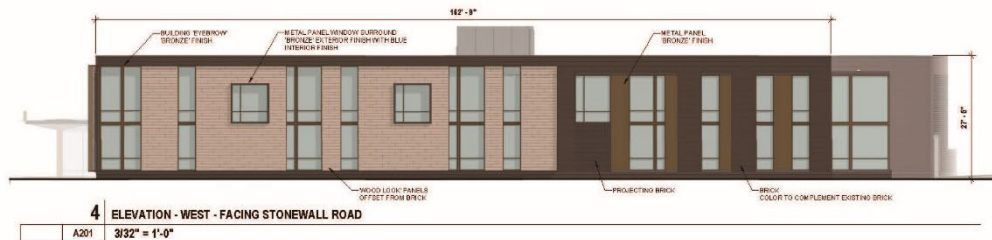
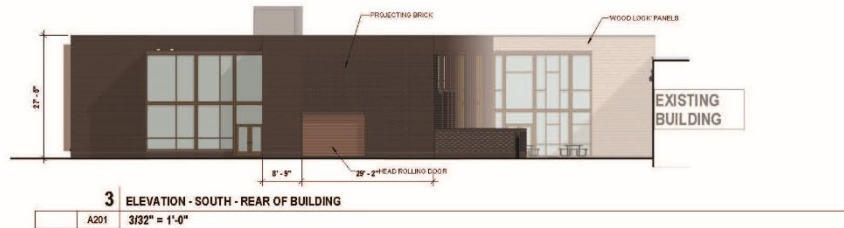


Background



- SUP for “Educational Facility, Primary or Secondary”
- Applicant wishes to construct an addition onto the portion of the building fronting Stonewall Road for additional classroom and administrative space.
- Classroom space include music & arts classrooms, 4 standard classrooms, and special education classrooms.
- Pennington Traditional School opened in September 2000, prior to that date this location operated as the new Bennett School starting in 1969.
- Students travel from Prince William County to attend.
- The proposal is anticipated to create a net increase of 20 students.

Elevations



Rendering



Analysis



- Land use:
 - Proposed use does not have a significant impact on surrounding uses.
 - Impacts addressed by conditions of approval.
- Comprehensive Plan:
 - Proposed use of educational facility, primary or secondary is classified as a institutional use, and is an appropriate use on larger properties located along Corridors in the Traditional Neighborhood Character Area.
 - Property is located in the Traditional Neighborhood Character Area, and borders the Downtown Character Area. The property should be considered a transition area between Character Areas. The southern portion of the property, closest to the Downtown Character Area houses the school and infrastructure, while the northern portion of the property is open space and recreational facility.

Analysis



- Mobility:
 - TIA was not required as traffic generation report was below minimum threshold.
 - Proposed parking meets the required Zoning Ordinance standards with 72 parking spaces and the potential for an additional 14.
 - Applicant is dedicating right of way along Stonewall Road, and Mosby Street for future improvements.

Conditions



- Condition #1 limits the uses to Educational Facility, Primary or Secondary.
- Condition #2 & #3 requires compliance with the GDP and elevations.
- Condition #4 requires a landscaping buffer be installed along the shared boundary with the residential properties along Stonewall Road.
- Condition #5 requires that the memorial garden be rebuilt.
- Condition #6 requires that the modular classrooms be removed after C.O. issued.
- Condition #7 requires that all private drop-offs and pick-ups of students occur on-site.
- Condition #8 requires the dedication of right of way along Stonewall Road and Mosby Street.
- Condition #11 requires the applicant to provide noise mitigation measures during construction.
- Condition #12 requires notices be sent to adjacent property owner two weeks prior to start of construction.
- Condition #13 requires the construction site to be fully secured when educational or recreational activities are occurring.

Recommendation



- The applicant's proposal, with the proposed mitigating conditions, sufficiently mitigates negative land use impacts on the existing patterns of development.
- Planning Commission unanimously recommended approval (6/0) with the additional conditions related to construction activity and noise at 2/5/2025 hearing.
- Staff recommends APPROVAL of the requested special use permit, as conditioned.

SUP #2025-0002

Pennington Traditional School

City Council Public Hearing
March 10, 2025



**AFFIDAVIT OF PUBLICATION
PURSUANT TO SECTION 8.01-415
OF THE 1950 CODE OF VIRGINIA
AD AMENDED**

I, Scott Elliott being duly sworn deposes and says that the attached order of publication was published in the Prince William Times, a newspaper published in the County of Prince William, State of Virginia, on 02/20/2025, 02/27/2025, , ,

and that deponent is the Publisher of said newspaper

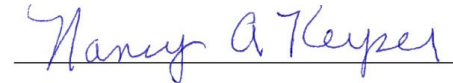


**Scott Elliott
Publisher
State of Virginia
County of Prince William**

COMMONWEALTH of VIRGINIA
IN THE COUNTY OF PRINCE WILLIAM, to-wit:

on 02/27/2025

Scott Elliott who is known to me and whose name as Publisher of the Prince William Times in the County Prince William, State of Virginia, is signed to the foregoing affidavit, personally appeared before me, a Notary Public in and for the jurisdiction aforesaid, to affirm that the foregoing affidavit was sworn & subscribed to in front of me and executed the same by proper authority.



Notary Public
Notary Registration No. 8066381
My commission expires: September 30, 2027





City Council Agenda Item Report

Agenda Item No. 3.3
Submitted by: Christen Miller
Submitting Department: Community Development
Meeting Date: March 10, 2025

Item Title

Public Hearing: #O-2025-617, REM Investment Group REZ
(Staff: Christian Samples, AICP, Planning Manager)

Suggested Action and/or Recommendation

Close the public hearing.

Suggested Motion

I move that the public hearing be closed and action on Ordinance #O-2025-617 be scheduled for the next Regular City Council meeting.

| | |
|--|------------------------------------|
| Item Type Public Hearings | Item ID 2025-617 |
| Submitting Department Community Development | Drafter Christen Miller |
| Meeting Body City Council | Meeting Date March 10, 2025 |

Advisory Board/Committee Review

The Planning Commission will hold a public hearing for this case on March 5, 2025.

Fiscal Impact

N/A

Executive Summary and Background Information

Request to consider a city-initiated request for 9700 Capital Court to rezone ±3.12 acres of land from I-1, Light Industrial and AOD, Airport Impact Overlay District, to B-1, Business Office and AOD.

ATTACHMENTS

- [2025-617 REM Investment Group REZ \(Staff Report\)](#)
- [2025-617 ATTH01 Property Owner Request](#)
- [2025-617 ATTH02 Signed Planning Commission Initiation](#)
- [2025-617 ATTH03 Draft Planning Commission Resolution](#)
- [2025-617 ATTH04 Property Map](#)
- [2025-617 ATTH05 Draft Ordinance #O-2025-617](#)
- [2025-617 PRES REM Investment Group REZ](#)
- [Affidavit of Publication](#)

CITY OF MANASSAS CITY COUNCIL STAFF REPORT

REZ #2025-0001, REM INVESTMENT GROUP, LLC
9700 CAPITAL COURT
MARCH 10, 2025



Request: To consider a city-initiated request for 9700 Capital Court to rezone ±3.12 acres of land from I-1, Light Industrial and AOD, Airport Impact Overlay District, to B-1, Business Office and AOD.

Parcel Address: 9700 Capital Court

Existing Zoning: I-1, Light Industrial and AOD, Airport Impact Overlay District

Parcel Size: ±3.12 acre parcel

Comprehensive Plan Designation: Godwin Technology

Public Notice: This case has been advertised in accordance with requirements of the Code of Virginia and the City of Manassas, including newspaper advertisement, adjacent property owner notification (a total of 7 mailings), and public hearing signs posted on the property. No comments have been received to date.

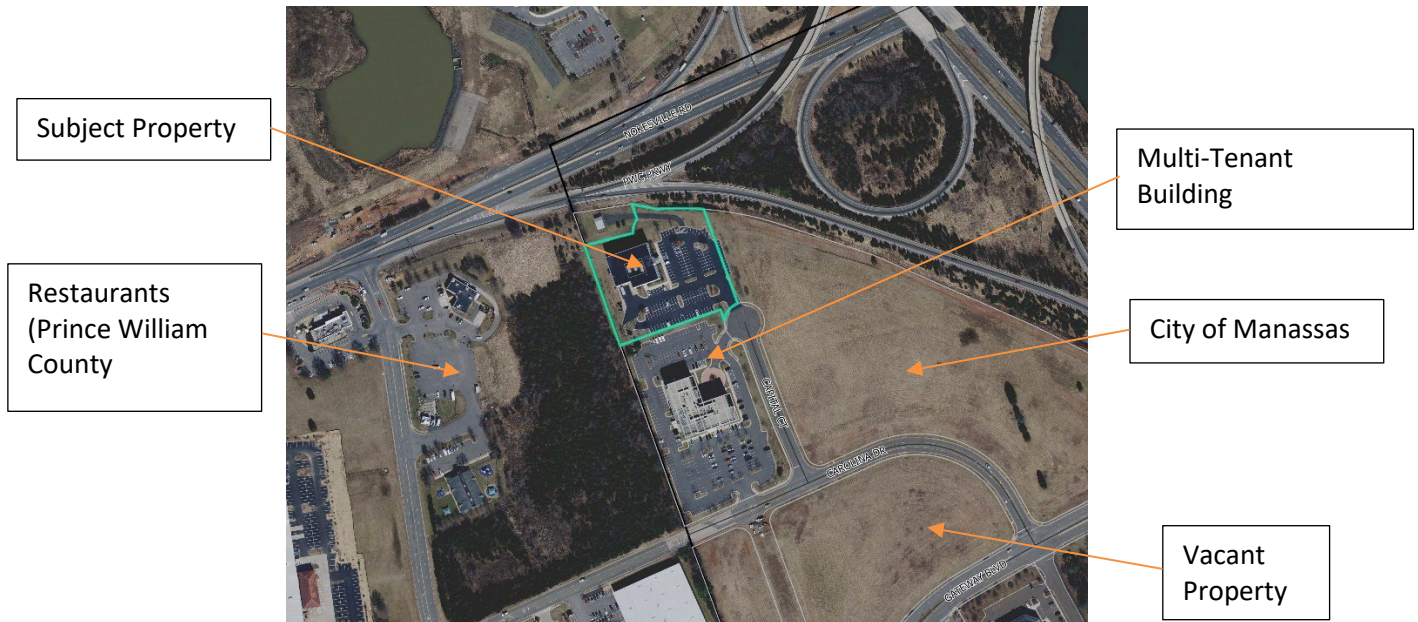
CITY OF MANASSAS CITY COUNCIL STAFF REPORT

REZ #2025-0001, REM INVESTMENT GROUP, LLC
9700 CAPITAL COURT
MARCH 10, 2025



OVERVIEW OF REQUEST

Surrounding Land Uses:



PLANNING COMMISSION RECOMMENDATION

As of the writing of this report, the Planning Commission has not made a recommendation. The Commission will hear this case on March 5, 2025. The Commission's recommendation will be provided at the City Council hearing.

STAFF RECOMMENDATION

Staff finds that the B-1 zoning district is a more appropriate zoning district for the existing location and is compatible with the Comprehensive Plan and adjacent land uses. Staff **RECOMMENDS APPROVAL** of REZ #2025-0001.

Staff: Christian Samples, AICP, Planning Manager

Contact Information: 703-257-8225, csamples@manassasva.gov

Attachments:

1. Property Owner's Request
2. Signed Planning Commission Initiation
3. Planning Commission Resolution Approval Draft
4. Property Map
5. Draft Ordinance #O-2025-617
6. CC Presentation – REZ – 2025 – 0001



STAFF ANALYSIS

Background and History:

9700 Capital Court was constructed in 2006 and consists of one, three-story building under a single ownership. It contains a mix of uses, including office, general. The rezoning from I-1 to B-1 will permit additional flexibility for future leasing of the property consistent with its design as an office building. The proposed rezoning is not anticipated to negatively impact any existing uses in the building.

Comprehensive Plan Analysis:

The subject property is zoned I-1, Light Industrial, and is designated Godwin Technology in the Comprehensive Plan.

Land Use

Manassas will be a vibrant, mixed-use community that reinforces the positive qualities of existing neighborhoods, promotes compatible infill and redevelopment, and emphasizes improved design principles that reflect its historic character and charm.

The proposed map amendment would only impact the uses permitted on the property. The property is already developed, and the B-1 zoning district is a more appropriate zoning district. The rezoning from I-1 to B-1 will eliminate nonconforming uses and permit additional flexibility for future leasing of the property consistent with its design as an office building.

| Comprehensive Plan Strategy | Staff Analysis |
|---|--|
| Chapter 3: Land Use | |
| <u>LU 3.1:</u> Promote a balanced mix of land uses, including residential, commercial, manufacturing, and open space, designed to create economic and living opportunities that create a vibrant and thriving City. | The B-1 zoning district creates additional opportunities for a wider range of businesses to be located in this location. |
| <u>Godwin Technology:</u> Support a concentration of technology-related industries that offer quality employment opportunities. | The B-1 zoning district will allow for more compatible uses on the property and is consistent with its design as an office building. |

December 10, 2024

Via Electronic Mail (csamples@ci.manassas.va.us and aovalle@ci.manassas.va.us)

City of Manassas
Community Development Department
9027 Center Street, Manassas, VA 20110
Attn: Christian Samples, AICP, Planning Manager / Zoning Administrator

**RE: Request for City Initiated Rezoning
9700 Capital Court, Manassas, VA From I-1 to B-1**

Dear Mr. Samples:

Thank you for your time last week to discuss the process for City initiated rezoning proceedings.

As the managing partner of REM Investment Group LLC, which owns the commercial office building located at 9700 Capital Court in Manassas, VA, I am writing to formally request that the City of Manassas please proceed with a City initiated rezoning of 9700 Capital Court from its current I-1 zoning designation to B-1 as soon as practically possible.

Please don't hesitate to let me know if there is anything else you need to proceed.

Best regards,



Saad Dorgham
Managing Partner, REM Investment Group LLC

Cc: Audra Ovalle, City of Manassas, Planning Commission



**PLANNING COMMISSION
RESOLUTION**

MOTION: R. KELLER

**February 5, 2025
Regular Meeting**

SECOND: E. BRESCIA

Re: Initiation Amendment of the Official Zoning Map to Change the Zoning of 9700 Capital Court

WHEREAS, the City of Manassas adopted the first phase of the Comprehensive Zoning Update on May 11, 2015; and

WHEREAS, the first phase of the update revised the permitted uses in the I-1, Light Industrial Zoning District; and

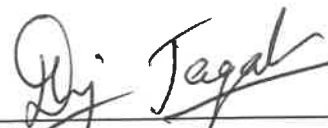
WHEREAS, the property owners of 9700 Capital Court have requested that the Planning Commission review whether the B-1 zoning district, is a more appropriate zoning district for the existing development; and

WHEREAS, the Manassas City Zoning Ordinance, Section 130-542(a), Initiation of Amendments, provides that an amendment to the zoning map may be initiated by the Planning Commission after the adoption of a resolution of intention to amend, which resolution, upon adoption, shall be referred to the Planning Commission for public hearing pursuant to the Section 130-542(a) of the Zoning Ordinance and Virginia Code §15.2-2204.

NOW, THEREFORE, BE IT RESOLVED this 5th day of February, 2025 that the Planning Commission does hereby determine that it is appropriate to initiate Rezoning #2025-0001 for public necessity, convenience, general welfare, and good zoning practices.

BE IT FURTHER RESOLVED that the Planning Commission does hereby initiate REZ #2025-0001 of 9700 Capital Court from I-1, Light Industrial and AOD, Airport Impact Overlay District, to B-1, Business Office, and AOD.

BE IT FURTHER RESOLVED that the initiation of this amendment does not reflect an endorsement of the amendment; only that it should be presented to the public for comment and consideration after thorough study.



Dheeraj Jagadev, Vice-Chair
2/7/2025

Date



**PLANNING COMMISSION
RESOLUTION**

MOTION:

**March 5, 2025
Regular Meeting**

SECOND:

**Re: REZ #2025-0001, REM Investment Group, LLC
9700 Capital Court**

WHEREAS, the City of Manassas Planning Commission held a public hearing on March 5, 2025 to hear a request for Rezoning Case #2025-0001 to rezone ±3.12 acres of land from I-1, Light Industrial and AOD, Airport Impact Overlay District, to B-1, Business Office and AOD; and

WHEREAS, the Commission has heard from the City staff, the applicant, and the public with regard to this land use matter; and

WHEREAS, approval of the rezoning application is not projected to have an adverse impact on the community; and

WHEREAS, the application is found to be in general conformance with the existing Comprehensive Plan and compatible with existing, adjacent land uses and patterns of development.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission hereby **RECOMMENDS APPROVAL** of REZ #2025-0001.

Elaine Trautwein
Chairperson



Date

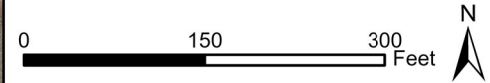


City of Manassas

REZ-2023-0001
9700 Capital Court

Legend

-  Parcels
-  Subject Property



Map Created by:
Department of Community Development
Map Updated on: 12/12/2024

This map is intended for reference purposes only. The City of Manassas does not provide any guarantee of the accuracy or completeness regarding the map information. Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.

ORDINANCE #O-2025-617

| | |
|----------------|----------------|
| First Reading | March 24, 2025 |
| Second Reading | April 14, 2025 |
| Enacted | April 14, 2025 |
| Effective | April 14, 2025 |

AN ORDINANCE TO APPROVE REZONING #2025-0001 REM Investment Group, LLC, 9700 Capital Court

WHEREAS, the property owner has requested a rezoning of the property located at 9700 Capital Court from I-1, Light Industrial and AOD, Airport Impact Overlay District, to B-1, Business Office and AOD; and

WHEREAS, on March 5, 2025 the Planning Commission, pursuant to the Manassas City Zoning Ordinance Section 130-542(a), initiated a rezoning of 9700 Capital Court from I-1, Light Industrial and AOD, Airport Impact Overlay District, to B-1, Business Office and AOD; and

WHEREAS, the Community Development staff has reviewed the application and **RECOMMENDS APPROVAL**; and

WHEREAS, the City Planning Commission held a public hearing on March 5, 2025 after full compliance with all state code public hearing notice and posting requirements and **RECOMMENDS APPROVAL**; and

WHEREAS, the City Council of the City of Manassas held a public hearing on March 10, 2025 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 a 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 existing use and character of the property”; and

WHEREAS, the City Council upon careful consideration finds that approval of REZ #2025-0001, is justified by public necessity and convenience and general welfare, and is consistent with reasonable zoning practices, and that the cumulative effect of the activities permitted with this rezoning will not be detrimental to the character of the adjacent land, and is in reasonable harmony with the City’s land use plan and policies.

REZ #2025-0001

REM Investment Group

City Council Public Hearing
March 10, 2025



Overview



- **Location:**
9700 Capital Court
- **Request:** Rezoning to B-1 Business Office and AOD
- **Parcel Size:** ±3.12 Acres
- **Zoning:** I-1 Light Industrial and AOD
- **Comprehensive Plan:**
Godwin Technology



Location Map



Background



- Comprehensive Plan recommends rezoning industrially zoned property where its location is not appropriate
- Property is developed as a three story office building
- Rezone is to enable office uses, which are prohibited in I-1 zone

Analysis



- Land use:
 - Rezoning should have positive impact on surrounding area by removing noncompatible industrial uses
 - B-1 zone allows uses that are more compatible with existing building and site design
- Comprehensive Plan:
 - Rezoning industrial land to more appropriate districts recommended
- Mobility:
 - Traffic impact studies not required due to no changes in use proposed with rezone

Recommendation



- The applicant's proposal sufficiently mitigates negative land use impacts on the existing patterns of development.
- Staff recommends APPROVAL of the requested special use permit, as conditioned.

REZ #2025-0001

REM Investment Group

City Council Public Hearing
March 10, 2025



**AFFIDAVIT OF PUBLICATION
PURSUANT TO SECTION 8.01-415
OF THE 1950 CODE OF VIRGINIA
AD AMENDED**

I, Scott Elliott being duly sworn deposes and says that the attached order of publication was published in the Prince William Times, a newspaper published in the County of Prince William, State of Virginia, on 02/20/2025, 02/27/2025, , ,

and that deponent is the Publisher of said newspaper

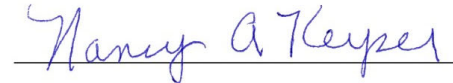


**Scott Elliott
Publisher
State of Virginia
County of Prince William**

COMMONWEALTH of VIRGINIA
IN THE COUNTY OF PRINCE WILLIAM, to-wit:

on 02/27/2025

Scott Elliott who is known to me and whose name as Publisher of the Prince William Times in the County Prince William, State of Virginia, is signed to the foregoing affidavit, personally appeared before me, a Notary Public in and for the jurisdiction aforesaid, to affirm that the foregoing affidavit was sworn & subscribed to in front of me and executed the same by proper authority.



Notary Public
Notary Registration No. 8066381
My commission expires: September 30, 2027





City Council Agenda Item Report

Agenda Item No. 4.1

Submitted by: Juan Rivera

Submitting Department: Manassas Regional Airport

Meeting Date: March 10, 2025

Item Title

Resolution R-2025-620 Amending the Fiscal Year 2025 Budget by Budgeting and Appropriating \$254,082.65 of Virginia Department of Aviation Grants Funds for the Manassas Regional Airport. (Staff: Juan Rivera, Airport Director)

Suggested Action and/or Recommendation

Approve Resolution 2025-620.

Suggested Motion

I move that Resolution 2025-620 be approved.

Item Type Resolutions

Item ID 2025-620

Submitting Department Manassas Regional Airport

Drafter Juan Rivera

Meeting Body City Council

Meeting Date March 10, 2025

Advisory Board/Committee Review

The Airport Commission was brief at their meeting on February 27, 2025 that the VAB has approved the grants.

Fiscal Impact

\$254,082.65 - State Grant Revenue

Executive Summary and Background Information

The Virginia Aviation Board (VAB) approved three (3) grants for the Manassas Regional Airport at their February 20, 2025 meeting. These three (3) grants total \$254,082.65 and represent ninety percent (90%) of the total project cost. The following projects have been funded by the VAB:

Airfield Marking and Striping \$201,937.55

Manual Gate Removal with Fabric Replacement \$36,000

West Pedestrian Gate Electronic Upgrades \$16,145.10

All three of these project are related to the Airport receiving its Part-139 Certification and were not anticipated in the FY 2025 budget process. The Airport is also taking advantage of funding level being 90% instead of 80% which is the typical level of funding approved by the VAB for these types of projects.

ATTACHMENTS

- [2025-620 RES Amending the Fiscal Year 2025](#)
- [ATTH01 HEF_Grant_Offer_CS0030-60_Manual_Gate_Removal_with_Fabric_Replacement_\(Construction\).pdf](#)
- [ATTH02 HEF_Grant_Offer_CS0030-61_West_Pedestrian_Gate_Electronic_Upgrade_\(Construction\).pdf](#)
- [ATTH03 HEF_Grant_Offer_CS0030-62_Airfield_Marking_and_Striping__Construction.pdf](#)
- [ATTH04 VAB_Tentative_Allocations_FY2025_February_2025.pdf](#)

RESOLUTION R-2025-620

Adopted:

BE IT RESOLVED by the Council of the City of Manassas meeting in regular session this 10th day of March, 2025, that the following funds be budgeted and appropriated as shown.

| | | |
|--|--|------------|
| Airport Security Equipment & Airfield Marking Grants | | |
| AIRPORT CAPITAL PROJECTS FUND | | |
| <u>Revenue:</u> | | |
| 57597900-322071 C3710 | VA State Reimbursement | 36,000.00 |
| 57597900-322071 C3710 | VA State Reimbursement | 16,145.10 |
| 57597900-322071 C3707 | VA State Reimbursement | 201,937.55 |
| | | 254,082.65 |
| <u>Expenditure:</u> | | |
| 57505800-439000 C3710 | Security Equip. Replacement - Gate Removal | 36,000.00 |
| 57505800-439000 C3710 | Security Equip. Replacement - Electronic Upgr. | 16,145.10 |
| 57505800-439000 C3707 | Airfield Marking and Striping | 201,937.55 |
| | | 254,082.65 |

For: Airport Security Equipment & Airfield Marking Grants

This resolution shall take effect upon its passage.

 Michelle Davis-Younger MAYOR
 On Behalf of the City Council
 of Manassas, Virginia

ATTEST:

 Eric Smith City Clerk



Commonwealth of Virginia
Department of Aviation
5702 Gulfstream Road
Richmond, Virginia 23250-2422

Grant Agreement

Part I - Offer

Project Number: **CS0030-60**
Date of Approval: **February 20, 2025**
Date of Offer: **February 20, 2025**
Date of Offer Expiration: **April 21, 2025**

WHEREAS, by executing a *Master Agreement on Terms and Conditions for Accepting State Aviation Funding Resources* (hereinafter referred to as the "Master Agreement"), effective on June 23, 2022, the **City of Manassas** (hereinafter referred to as the "Sponsor") agreed to the terms and conditions for accepting state aviation funding from the Commonwealth of Virginia (hereinafter referred to as the "Commonwealth"); and

WHEREAS, the Sponsor has submitted a request for a grant of state funds to assist in the development of **Manassas Regional Airport** (hereinafter referred to as the "Airport") together with the appropriate supporting documentation; and

WHEREAS, the Commonwealth acting by and through the Virginia Aviation Board (hereinafter referred to as the "Board") and/or the Virginia Department of Aviation (hereinafter referred to as the "Department"), has approved a project for development of the Airport which consists of the following (hereafter referred to as the "Project"):

Manual Gate Removal with Fabric Replacement (Construction)

NOW, THEREFORE, pursuant to the authority granted to the Department by §5.1-2.2 of the *Code of Virginia* (1950), as amended, and in consideration of (a) the authority granted to the Sponsor to operate and maintain the Airport, (b) the Sponsor's adoption and ratification of the assurances provided in the Master Agreement, and (c) the benefits to accrue to the Commonwealth and the public from the accomplishment of this Project, the Department offers to pay, as the Commonwealth's share, **ninety (90.00)** percent of all eligible Project costs.

This offer is made on and subject to the following terms and conditions:

1. The Master Agreement is incorporated by reference herein, and this offer is subject to the terms and conditions of said Master Agreement.
2. The maximum obligation of the Commonwealth payable under this Grant Agreement shall not exceed **\$36,000.00**.
3. If the Federal Aviation Administration (hereinafter referred to as the "FAA") will be participating in the funding of this Project, the Sponsor has, at the time of the execution of this Grant Agreement, a commitment from FAA for federal funds in the amount of **\$N/A**.
4. This Grant Term will expire on **September 30, 2026**.
5. The Grant Obligation Term is **20 years**.

Grant Agreement, Project Number **CS0030-60**

The Sponsor's acceptance of this Grant Offer with its terms and conditions shall be evidenced by execution of this Grant Offer by, or on behalf of, the Sponsor, as hereinafter provided, and said Grant Offer and acceptance shall comprise a Grant Agreement for the distribution of funds by the Department as authorized under §5.1-2.2 *Code of Virginia* (1950), as amended. This Grant Agreement shall become effective upon the Sponsor's acceptance and shall remain in full force as provided herein.

Commonwealth of Virginia
Department of Aviation

DocuSigned by:
Gregory W. Campbell 2/21/2025
By, 77A881184C3440B...

Its, Director

Part II - Acceptance

The Sponsor hereby accepts and agrees to all the terms, conditions and assurances contained in this Grant Agreement.

City of Manassas

Signed by:
Steven M. Burke 2/24/2025
By, E73FBB28E41243B...

Steven M. Burke
City Manager, City of Manassas

Certification of Sponsor's Attorney

Acting as Attorney for the Sponsor, I do hereby certify that in my opinion the Sponsor is empowered to enter into the foregoing Grant Agreement under the laws of the Commonwealth of Virginia. Further, I have examined the foregoing Grant Agreement and the actions taken by said Sponsor and Sponsor's official representative has been duly authorized and that the execution thereof is in all respects due and proper and in accordance with the laws of the Commonwealth of Virginia. In addition, for grants involving projects to be carried out on property not owned by the Sponsor, there are no legal impediments that will prevent full performance by the Sponsor. Further, it is my opinion that the said Grant Agreement constitutes a legal and binding obligation of the Sponsor in accordance with the terms thereof.

Signed by:
S. Craig Brown 2/24/2025
By, 369A5A5CA71D465...

S. Craig Brown
City Attorney, City of Manassas



Commonwealth of Virginia
Department of Aviation
5702 Gulfstream Road
Richmond, Virginia 23250-2422

Grant Agreement

Part I - Offer

Project Number: **CS0030-61**
Date of Approval: **February 20, 2025**
Date of Offer: **February 20, 2025**
Date of Offer Expiration: **April 21, 2025**

WHEREAS, by executing a *Master Agreement on Terms and Conditions for Accepting State Aviation Funding Resources* (hereinafter referred to as the "Master Agreement"), effective on June 23, 2022, the **City of Manassas** (hereinafter referred to as the "Sponsor") agreed to the terms and conditions for accepting state aviation funding from the Commonwealth of Virginia (hereinafter referred to as the "Commonwealth"); and

WHEREAS, the Sponsor has submitted a request for a grant of state funds to assist in the development of **Manassas Regional Airport** (hereinafter referred to as the "Airport") together with the appropriate supporting documentation; and

WHEREAS, the Commonwealth acting by and through the Virginia Aviation Board (hereinafter referred to as the "Board") and/or the Virginia Department of Aviation (hereinafter referred to as the "Department"), has approved a project for development of the Airport which consists of the following (hereafter referred to as the "Project"):

West Pedestrian Gate Electronic Upgrade (Construction)

NOW, THEREFORE, pursuant to the authority granted to the Department by §5.1-2.2 of the *Code of Virginia* (1950), as amended, and in consideration of (a) the authority granted to the Sponsor to operate and maintain the Airport, (b) the Sponsor's adoption and ratification of the assurances provided in the Master Agreement, and (c) the benefits to accrue to the Commonwealth and the public from the accomplishment of this Project, the Department offers to pay, as the Commonwealth's share, **ninety (90.00)** percent of all eligible Project costs.

This offer is made on and subject to the following terms and conditions:

1. The Master Agreement is incorporated by reference herein, and this offer is subject to the terms and conditions of said Master Agreement.
2. The maximum obligation of the Commonwealth payable under this Grant Agreement shall not exceed **\$16,145.10**.
3. If the Federal Aviation Administration (hereinafter referred to as the "FAA") will be participating in the funding of this Project, the Sponsor has, at the time of the execution of this Grant Agreement, a commitment from FAA for federal funds in the amount of **\$N/A**.
4. This Grant Term will expire on **September 30, 2026**.
5. The Grant Obligation Term is **20 years**.

Grant Agreement, Project Number **CS0030-61**

The Sponsor's acceptance of this Grant Offer with its terms and conditions shall be evidenced by execution of this Grant Offer by, or on behalf of, the Sponsor, as hereinafter provided, and said Grant Offer and acceptance shall comprise a Grant Agreement for the distribution of funds by the Department as authorized under §5.1-2.2 *Code of Virginia* (1950), as amended. This Grant Agreement shall become effective upon the Sponsor's acceptance and shall remain in full force as provided herein.

Commonwealth of Virginia
Department of Aviation

DocuSigned by:
Gregory W. Campbell 2/21/2025
By, 77A881184C3440B

Its, Director

Part II - Acceptance

The Sponsor hereby accepts and agrees to all the terms, conditions and assurances contained in this Grant Agreement.

City of Manassas

Signed by:
Steven M. Burke 2/24/2025
By, E73FBB28E41243B

Steven M. Burke
City Manager, City of Manassas

Certification of Sponsor's Attorney

Acting as Attorney for the Sponsor, I do hereby certify that in my opinion the Sponsor is empowered to enter into the foregoing Grant Agreement under the laws of the Commonwealth of Virginia. Further, I have examined the foregoing Grant Agreement and the actions taken by said Sponsor and Sponsor's official representative has been duly authorized and that the execution thereof is in all respects due and proper and in accordance with the laws of the Commonwealth of Virginia. In addition, for grants involving projects to be carried out on property not owned by the Sponsor, there are no legal impediments that will prevent full performance by the Sponsor. Further, it is my opinion that the said Grant Agreement constitutes a legal and binding obligation of the Sponsor in accordance with the terms thereof.

Signed by:
S. Craig Brown 2/24/2025
By, 369A5A5CA71D465...

S. Craig Brown
City Attorney, City of Manassas



Commonwealth of Virginia
Department of Aviation
5702 Gulfstream Road
Richmond, Virginia 23250-2422

Grant Agreement

Part I - Offer

Project Number: **CS0030-62**
Date of Approval: **February 20, 2025**
Date of Offer: **February 20, 2025**
Date of Offer Expiration: **April 21, 2025**

WHEREAS, by executing a *Master Agreement on Terms and Conditions for Accepting State Aviation Funding Resources* (hereinafter referred to as the "Master Agreement"), effective on June 23, 2022, the **City of Manassas** (hereinafter referred to as the "Sponsor") agreed to the terms and conditions for accepting state aviation funding from the Commonwealth of Virginia (hereinafter referred to as the "Commonwealth"); and

WHEREAS, the Sponsor has submitted a request for a grant of state funds to assist in the development of **Manassas Regional Airport** (hereinafter referred to as the "Airport") together with the appropriate supporting documentation; and

WHEREAS, the Commonwealth acting by and through the Virginia Aviation Board (hereinafter referred to as the "Board") and/or the Virginia Department of Aviation (hereinafter referred to as the "Department"), has approved a project for development of the Airport which consists of the following (hereafter referred to as the "Project"):

Airfield Marking and Striping (Construction)

NOW, THEREFORE, pursuant to the authority granted to the Department by §5.1-2.2 of the *Code of Virginia* (1950), as amended, and in consideration of (a) the authority granted to the Sponsor to operate and maintain the Airport, (b) the Sponsor's adoption and ratification of the assurances provided in the Master Agreement, and (c) the benefits to accrue to the Commonwealth and the public from the accomplishment of this Project, the Department offers to pay, as the Commonwealth's share, **ninety (90.00)** percent of all eligible Project costs.

This offer is made on and subject to the following terms and conditions:

1. The Master Agreement is incorporated by reference herein, and this offer is subject to the terms and conditions of said Master Agreement.
2. The maximum obligation of the Commonwealth payable under this Grant Agreement shall not exceed **\$201,937.55**.
3. If the Federal Aviation Administration (hereinafter referred to as the "FAA") will be participating in the funding of this Project, the Sponsor has, at the time of the execution of this Grant Agreement, a commitment from FAA for federal funds in the amount of **\$N/A**.
4. This Grant Term will expire on **September 30, 2026**.
5. The Grant Obligation Term is **5 years**.

Grant Agreement, Project Number **CS0030-62**

The Sponsor's acceptance of this Grant Offer with its terms and conditions shall be evidenced by execution of this Grant Offer by, or on behalf of, the Sponsor, as hereinafter provided, and said Grant Offer and acceptance shall comprise a Grant Agreement for the distribution of funds by the Department as authorized under §5.1-2.2 *Code of Virginia* (1950), as amended. This Grant Agreement shall become effective upon the Sponsor's acceptance and shall remain in full force as provided herein.

Commonwealth of Virginia
Department of Aviation

DocuSigned by:
Gregory W. Campbell 2/21/2025
By, 77A881184C3440B

Its, Director

Part II - Acceptance

The Sponsor hereby accepts and agrees to all the terms, conditions and assurances contained in this Grant Agreement.

City of Manassas

Signed by:
Steven M. Burke 2/24/2025
By, E73FBB28E41243B

Steven M. Burke
City Manager, City of Manassas

Certification of Sponsor's Attorney

Acting as Attorney for the Sponsor, I do hereby certify that in my opinion the Sponsor is empowered to enter into the foregoing Grant Agreement under the laws of the Commonwealth of Virginia. Further, I have examined the foregoing Grant Agreement and the actions taken by said Sponsor and Sponsor's official representative has been duly authorized and that the execution thereof is in all respects due and proper and in accordance with the laws of the Commonwealth of Virginia. In addition, for grants involving projects to be carried out on property not owned by the Sponsor, there are no legal impediments that will prevent full performance by the Sponsor. Further, it is my opinion that the said Grant Agreement constitutes a legal and binding obligation of the Sponsor in accordance with the terms thereof.

Signed by:
S. Craig Brown 2/24/2025
By, 369A5A5CA71D465

S. Craig Brown
City Attorney, City of Manassas



COMMONWEALTH OF VIRGINIA

Greg Campbell
Director

Department of Aviation
5702 Gulfstream Road
Richmond, Virginia 23250-2422

V/TDD – (804) 236-3624
FAX – (804) 236-3635

February 21, 2025

MEMORANDUM

To: Airport Sponsors and Managers

From: Gregory W. Campbell, Director *gwc*

Subject: **VAB Discretionary Tentative Allocations for February 20, 2025**

The Virginia Aviation Board (VAB) reviewed projects submitted for discretionary funding consideration from the FY2025 Commonwealth Aviation Fund (CAF) during its February 20, 2025, meeting. A summary of the actions taken by the VAB is provided below. For approved-project requests, the tentative allocations were made contingent on sponsors certifying that local funds are available to support the cost of the proposed development.

| Airport | Project Description | VAB Action | Amount |
|---------------------------------------|--|------------|----------------|
| Region 1 - Sophie Chafin Vance | | | |
| Mountain Empire Airport | Taxilane and Hangar Site Preparation (Design) (BIL) - INCREASE | Approved | \$1,233.68 |
| Region 2 - Robert Bowen | | | |
| Ingalls Field | Terminal Building (Construction) | Approved | \$2,865,351.73 |
| Region 3 – Craig Parisot | | | |
| Culpeper Regional Airport | Apron, Taxiway, and Runway Remarketing Project (Design/Construction) | Approved | \$150,215.79 |
| Manassas Regional Airport | Airfield Marking and Striping (Construction) | Approved | \$201,937.55 |
| | Manual Gate Removal with Fabric Replacement (Construction) | Approved | \$36,000.00 |
| | Runway 16L-34R, East and West Ramp Crack Seal (Construction) | Approved | \$60,843.60 |
| | West Pedestrian Gate Electronic Upgrade | Approved | \$16,145.10 |
| Stafford Regional Airport | Fueling System Upgrade - Self-Service (Design) (BIL) | Approved | \$7,680.00 |
| | Runway 15 Extension (Construction Overrun) (non-AIP) - INCREASE | Approved | \$42,077.00 |
| | Stormwater Pollution Prevention Plan Update | Approved | \$13,500.00 |
| Warrenton-Fauquier Airport | Fueling System Upgrade - Self Service (Bidding/Construction) (BIL) | Approved | \$19,706.32 |
| Winchester Regional Airport | Taxiway A Rehabilitation Section 2 (Construction) & Section 3 (Design) (AIP) | Approved | \$343,157.90 |

| Airport | Project Description | VAB Action | Amount |
|---|---|-------------|----------------|
| Region 4 - Jackie Dankos | | | |
| New Kent County Airport | T-Hangar Site Preparation (Design) (BIL) | Approved | \$8,080.00 |
| | T-Hangar Site Preparation (Design) (non-AIP) | Approved | \$40,500.00 |
| Richmond Executive - Chesterfield County Airport | Extend Runway 15-33 (Design) - INCREASE | Approved | \$800.00 |
| | Replacement Terminal Furniture | Approved | \$48,535.20 |
| | Southeast Apron Expansion (Design) - INCREASE | Approved | \$30,008.00 |
| | Southeast Box Hangars Site Preparation (Design) - INCREASE | Approved | \$9,625.00 |
| Tappahannock-Essex County Airport | Box Hangar Site Preparation (Design/Construction) | Approved | \$796,500.00 |
| Region 5 – Cheryl McLeskey | | | |
| Allan C. Perkinson Municipal Airport | Airport Entrance Sign (Construction) | Approved | \$15,638.76 |
| Danville Regional Airport | Stormwater Basin Repair and Erosion Control Mitigation (Design) | Approved | \$71,744.07 |
| Dinwiddie County Airport | Maintenance Equipment Storage Building (Construction) | Approved | \$480,171.80 |
| | Terminal Apron Expansion (Design) (BIL) | Approved | \$12,000.00 |
| Farmville Regional Airport | Runway 3-21 PAPI Replacement (Construction) (BIL) | Disapproved | n/a |
| Region 6 - Donald T. Robertson | | | |
| Emporia-Greensville Regional Airport | Fueling System Rehabilitation & Self-Fueling System (Construction) - INCREASE | Approved | \$9,406.80 |
| | Runway and Taxiway Markings (Construction) | Approved | \$45,743.78 |
| Franklin Regional Airport | Runway Re-Marking (Construction) (BIL) | Approved | \$10,000.00 |
| Region 7 - Vanessa Christie | | | |
| Chesapeake Regional Airport | Stormwater Pollution Prevention Plan, Spill Prevention Control & Countermeasure Plan & Oil Discharge Contingency Plan Updates | Approved | \$25,200.00 |
| Middle Peninsula Regional Airport | Access Road & Box Hangars Site Preparation (Construction) | Approved | \$1,306,800.00 |
| Suffolk Executive Airport | T-Hangar 'G' Site Preparation (Construction) | Approved | \$1,161,000.00 |
| Tangier Island Airport | Airfield Pavement Crackseal, Sealcoat, and Remarketing (Design/Construction) (BIL) | Approved | \$14,640.00 |
| Waltrip Williamsburg Executive Airport | Fueling System Upgrade - Self Serve (Construction) | Approved | \$74,733.07 |
| Total Allocated | | | |
| Combined Discretionary | | | \$7,918,975.15 |

For state-funded projects, DOAV will prepare and distribute a grant offer following the VAB meeting. For federally funded projects, DOAV will prepare the grant offer after the scope of work is approved and FAA issues its grant offer. Information on the grant process to be followed by all sponsors is provided in section 5.9 Agreement Process of DOAV's *Airport Program Manual*, available online at www.doav.virginia.gov.

Project-related activities undertaken before a grant is executed will not be eligible for state reimbursement. No state reimbursements will be made until an executed grant agreement has been received by DOAV.

Projects were disapproved due to incomplete technical elements of the request or unmet eligibility criteria. Sponsors with disapproved projects should contact their assigned DOAV planner or engineer for assistance in resolving any outstanding issues. Sponsors should revise the project request data in Airport System Manager (ASM) as needed and submit the projects for the VAB meeting at which they want the request considered.

If you have any questions, please contact John Hart, Airport Services Division, at 804-236-3629 or john.hart@doav.virginia.gov.

ec: Virginia Aviation Board
Finance and Administrative Division
Airport Services Division



City Council Agenda Item Report

Agenda Item No. 6.1
Submitted by: Eric Smith
Submitting Department: City Attorney
Meeting Date: March 10, 2025

Item Title

Resolution R-2025-605 Authorizing a Closed Meeting
(Staff: Craig Brown, City Attorney)

Suggested Action and/or Recommendation

Approve Resolution R-2025-605 Authorizing a Closed Meeting.

Suggested Motion

Item Type Authorize a Closed Meeting
Submitting Department City Attorney
Meeting Body City Council

Item ID 2025-638
Drafter Eric Smith
Meeting Date March 10, 2025

ATTACHMENTS

- [R-2025-638 Authorize A Closed Meeting](#)



City Council Agenda Item Report

Agenda Item No. 7.1
Submitted by: Eric Smith
Submitting Department: City Attorney
Meeting Date: March 10, 2025

Item Title

Resolution #R-2025-637 Certifying a Closed Meeting
(Staff: Craig Brown, City Attorney)

Suggested Action and/or Recommendation

Approve Resolution R-2025-637 Certifying a Closed Meeting

Suggested Motion

Item Type Certify a Closed Meeting
Submitting Department City Attorney
Meeting Body City Council

Item ID 2025-637
Drafter Eric Smith
Meeting Date March 10, 2025

ATTACHMENTS

- [R-2025-637 Certify the Closed Meeting](#)

MOTION:

March 10, 2025
Regular Meeting

SECOND:

Res. No. R-2025-637

RE: RESOLUTION CERTIFYING A CLOSED MEETING OF CITY COUNCIL

WHEREAS, immediately prior to this Resolution the City Council of the City of Manassas adjourned into a closed meeting in accordance with the provisions of the Virginia Freedom of Information Act; and,

WHEREAS, the Freedom of Information Act requires a certification by City Council that such closed meeting was conducted in the manner required by law.

NOW, THEREFORE, BE IT RESOLVED by the Council for the City of Manassas, Virginia that the Council hereby certifies that to the best of each member's knowledge (1) only public business matters lawfully exempted from open meeting requirements under the Freedom of Information Act and (ii) only such public business matters as were identified in the motion by which the closed meeting was convened were heard, discussed or considered in the meeting by the City Council.

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

ATTEST:

Eric W. Smith II City Clerk

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:



Commonwealth of Virginia
Department of Aviation
5702 Gulfstream Road
Richmond, Virginia 23250-2422

Grant Agreement

Part I - Offer

Project Number: **CS0030-61**
Date of Approval: **February 20, 2025**
Date of Offer: **February 20, 2025**
Date of Offer Expiration: **April 21, 2025**

WHEREAS, by executing a *Master Agreement on Terms and Conditions for Accepting State Aviation Funding Resources* (hereinafter referred to as the "Master Agreement"), effective on June 23, 2022, the **City of Manassas** (hereinafter referred to as the "Sponsor") agreed to the terms and conditions for accepting state aviation funding from the Commonwealth of Virginia (hereinafter referred to as the "Commonwealth"); and

WHEREAS, the Sponsor has submitted a request for a grant of state funds to assist in the development of **Manassas Regional Airport** (hereinafter referred to as the "Airport") together with the appropriate supporting documentation; and

WHEREAS, the Commonwealth acting by and through the Virginia Aviation Board (hereinafter referred to as the "Board") and/or the Virginia Department of Aviation (hereinafter referred to as the "Department"), has approved a project for development of the Airport which consists of the following (hereafter referred to as the "Project"):

West Pedestrian Gate Electronic Upgrade (Construction)

NOW, THEREFORE, pursuant to the authority granted to the Department by §5.1-2.2 of the *Code of Virginia* (1950), as amended, and in consideration of (a) the authority granted to the Sponsor to operate and maintain the Airport, (b) the Sponsor's adoption and ratification of the assurances provided in the Master Agreement, and (c) the benefits to accrue to the Commonwealth and the public from the accomplishment of this Project, the Department offers to pay, as the Commonwealth's share, **ninety (90.00)** percent of all eligible Project costs.

This offer is made on and subject to the following terms and conditions:

1. The Master Agreement is incorporated by reference herein, and this offer is subject to the terms and conditions of said Master Agreement.
2. The maximum obligation of the Commonwealth payable under this Grant Agreement shall not exceed **\$16,145.10**.
3. If the Federal Aviation Administration (hereinafter referred to as the "FAA") will be participating in the funding of this Project, the Sponsor has, at the time of the execution of this Grant Agreement, a commitment from FAA for federal funds in the amount of **\$N/A**.
4. This Grant Term will expire on **September 30, 2026**.
5. The Grant Obligation Term is **20 years**.

Grant Agreement, Project Number **CS0030-61**

The Sponsor's acceptance of this Grant Offer with its terms and conditions shall be evidenced by execution of this Grant Offer by, or on behalf of, the Sponsor, as hereinafter provided, and said Grant Offer and acceptance shall comprise a Grant Agreement for the distribution of funds by the Department as authorized under §5.1-2.2 *Code of Virginia* (1950), as amended. This Grant Agreement shall become effective upon the Sponsor's acceptance and shall remain in full force as provided herein.

Commonwealth of Virginia
Department of Aviation

DocuSigned by:
Gregory W. Campbell 2/21/2025
By, 77A881184C3440B

Its, Director

Part II - Acceptance

The Sponsor hereby accepts and agrees to all the terms, conditions and assurances contained in this Grant Agreement.

City of Manassas

Signed by:
Steven M. Burke 2/24/2025
By, E73FBB28E41243B

Steven M. Burke
City Manager, City of Manassas

Certification of Sponsor's Attorney

Acting as Attorney for the Sponsor, I do hereby certify that in my opinion the Sponsor is empowered to enter into the foregoing Grant Agreement under the laws of the Commonwealth of Virginia. Further, I have examined the foregoing Grant Agreement and the actions taken by said Sponsor and Sponsor's official representative has been duly authorized and that the execution thereof is in all respects due and proper and in accordance with the laws of the Commonwealth of Virginia. In addition, for grants involving projects to be carried out on property not owned by the Sponsor, there are no legal impediments that will prevent full performance by the Sponsor. Further, it is my opinion that the said Grant Agreement constitutes a legal and binding obligation of the Sponsor in accordance with the terms thereof.

Signed by:
S. Craig Brown 2/24/2025
By, 369A5A5CA71D465...

S. Craig Brown
City Attorney, City of Manassas



Commonwealth of Virginia
Department of Aviation
5702 Gulfstream Road
Richmond, Virginia 23250-2422

Grant Agreement

Part I - Offer

Project Number: **CS0030-60**
Date of Approval: **February 20, 2025**
Date of Offer: **February 20, 2025**
Date of Offer Expiration: **April 21, 2025**

WHEREAS, by executing a *Master Agreement on Terms and Conditions for Accepting State Aviation Funding Resources* (hereinafter referred to as the "Master Agreement"), effective on June 23, 2022, the **City of Manassas** (hereinafter referred to as the "Sponsor") agreed to the terms and conditions for accepting state aviation funding from the Commonwealth of Virginia (hereinafter referred to as the "Commonwealth"); and

WHEREAS, the Sponsor has submitted a request for a grant of state funds to assist in the development of **Manassas Regional Airport** (hereinafter referred to as the "Airport") together with the appropriate supporting documentation; and

WHEREAS, the Commonwealth acting by and through the Virginia Aviation Board (hereinafter referred to as the "Board") and/or the Virginia Department of Aviation (hereinafter referred to as the "Department"), has approved a project for development of the Airport which consists of the following (hereafter referred to as the "Project"):

Manual Gate Removal with Fabric Replacement (Construction)

NOW, THEREFORE, pursuant to the authority granted to the Department by §5.1-2.2 of the *Code of Virginia* (1950), as amended, and in consideration of (a) the authority granted to the Sponsor to operate and maintain the Airport, (b) the Sponsor's adoption and ratification of the assurances provided in the Master Agreement, and (c) the benefits to accrue to the Commonwealth and the public from the accomplishment of this Project, the Department offers to pay, as the Commonwealth's share, **ninety (90.00)** percent of all eligible Project costs.

This offer is made on and subject to the following terms and conditions:

1. The Master Agreement is incorporated by reference herein, and this offer is subject to the terms and conditions of said Master Agreement.
2. The maximum obligation of the Commonwealth payable under this Grant Agreement shall not exceed **\$36,000.00**.
3. If the Federal Aviation Administration (hereinafter referred to as the "FAA") will be participating in the funding of this Project, the Sponsor has, at the time of the execution of this Grant Agreement, a commitment from FAA for federal funds in the amount of **\$N/A**.
4. This Grant Term will expire on **September 30, 2026**.
5. The Grant Obligation Term is **20 years**.

Grant Agreement, Project Number **CS0030-60**

The Sponsor's acceptance of this Grant Offer with its terms and conditions shall be evidenced by execution of this Grant Offer by, or on behalf of, the Sponsor, as hereinafter provided, and said Grant Offer and acceptance shall comprise a Grant Agreement for the distribution of funds by the Department as authorized under §5.1-2.2 *Code of Virginia* (1950), as amended. This Grant Agreement shall become effective upon the Sponsor's acceptance and shall remain in full force as provided herein.

Commonwealth of Virginia
Department of Aviation

DocuSigned by:
Gregory W. Campbell 2/21/2025
By, 77A881184C3440B...

Its, Director

Part II - Acceptance

The Sponsor hereby accepts and agrees to all the terms, conditions and assurances contained in this Grant Agreement.

City of Manassas

Signed by:
Steven M. Burke 2/24/2025
By, E73FBB28E41243B...

Steven M. Burke
City Manager, City of Manassas

Certification of Sponsor's Attorney

Acting as Attorney for the Sponsor, I do hereby certify that in my opinion the Sponsor is empowered to enter into the foregoing Grant Agreement under the laws of the Commonwealth of Virginia. Further, I have examined the foregoing Grant Agreement and the actions taken by said Sponsor and Sponsor's official representative has been duly authorized and that the execution thereof is in all respects due and proper and in accordance with the laws of the Commonwealth of Virginia. In addition, for grants involving projects to be carried out on property not owned by the Sponsor, there are no legal impediments that will prevent full performance by the Sponsor. Further, it is my opinion that the said Grant Agreement constitutes a legal and binding obligation of the Sponsor in accordance with the terms thereof.

Signed by:
S. Craig Brown 2/24/2025
By, 369A5A5CA71D465...

S. Craig Brown
City Attorney, City of Manassas