



July 12, 2019

TO: Planning Commission

FROM: Keasha Chappell Hall
Planning Office

RE: Special Use Permit #SUP2019-00018, Monterey Church
Brentsville Magisterial District

I. Background is as follows:

- A. Request – To allow a ±30,000-square-foot religious institution use on a ±16.57-acre site zoned A-1, Agricultural.

The following informational table provides more details regarding the proposed application.

SUP Proposal: Monterey Church	Required/Allowed	Provided/Proposed with SUP
SUP Area	N/A	±16.57 Acres
Gross Floor Area	N/A	±30,000 SF (400 seats)
Building Height	60 feet maximum	50 feet maximum
Parking	142 spaces minimum	180 spaces maximum
Lot Coverage	85%	20%

- B. Site Location – The subject site is located at 9514 Auburn Road and is located on the west side of Auburn Road, approximately 400 feet south of the intersection of Vint Hill Road and Auburn Road. The subject site is identified on County maps as GPIN 7295-37-7310.
- C. Comprehensive Plan – The site is located in the Rural Area, and is designated AE, Agricultural or Estate, in the Comprehensive Plan.
- D. Zoning – The subject site is zoned A-1, Agricultural, without proffers, and is located in the Domestic Fowl Overlay District.
- E. Surrounding Land Uses – As depicted in the Existing Conditions attachment, the site is undeveloped and wooded. North of the site are single-family detached dwellings,

agricultural uses, and an electric substation. East of the site are single-family detached dwellings and agricultural uses. To the south of the site is a religious institution, and west of the site are agricultural uses. Lastly, the site is ±1,182 feet north of the Fauquier County boundary.

F. Background and Context – The case has the following hearing history:

- On May 1, 2019, the Applicant requested a hearing deferral to a hearing date in June. The Applicant's request was approved, the case was deferred, and subsequently scheduled for June 12, 2019.
- At the June 12, 2019 Planning Commission public hearing, the Planning Commission approved a motion to keep the public hearing open, deferring the case to a date certain of July 24, 2019 (see attached PC resolution).

II. Current Situation is as follows:

A. Planning Commission Public Hearing – At the June 12, 2019 Planning Commission public hearing, there were approximately 19 speakers who provided feedback on the proposal; 17 in opposition, and two in support of the application. At the conclusion of public testimony, the Planning Commission approved a motion to keep the public hearing open, deferring the case to a date certain of July 24, 2019. As stated in the approved motion, the following items are to be addressed by the Applicant and Staff prior to the July 24, 2019 public hearing; updated responses are provided below each line item. The Planning Commission requested the following changes:

1. Strike Phase II from the SUP Plan with its associated additional parking and size;

Update: The Applicant has provided an updated SUP Plan reducing the overall project size to approximately a 30,000-square-foot building. As conditioned the subject site shall not exceed 180 parking spaces and the conditions have been revised to clarify use parameters.

2. Strike condition 7b – Low Impact Design;

Update: Condition 7b is removed. The Design and Construction Standards Manual (DCSM) requirements remain applicable.

3. Revise condition 4e(i) Freestanding Sign, to allow a maximum of two signs;

Update: Staff recommends the condition limiting freestanding signage to one sign remain as originally proposed. As further examined under the Community Design section of this report, staff is concerned that the second freestanding sign will have adverse impacts to the two abutting residential property owners along Vint Hill Road. The proposed freestanding sign would be located in close proximity to two abutting residential dwellings on smaller parcels, and one of the

neighboring property owners has voiced opposition to having an illuminated freestanding sign in this location.

The subject site has very limited property frontage on Vint Hill, and it does not have an entrance on Vint Hill Road. Visibility is not a concern as this use would be the largest and tallest structure in the immediate vicinity. Lastly, the use will have a freestanding sign at the entrance to the site on Auburn Road. Signage is typically limited in residential areas due to the impacts to neighboring residences. Therefore, staff recommends the conditions as originally proposed which limits freestanding signage to one sign along Auburn Road near the entrances to the property.

4. Revise the DCSM/Landscape conditions to allow a reduced 10-foot wide landscape strip along the southern property line; subject to a written agreement from the neighboring property owner (Oakdale Baptist Church) prior to site plan;

Update: This condition is added.

5. The Applicant shall provide staff with updated plans illustrating Phase I only prior to BOCS meeting;

Update: The Applicant has provided updated plans reflecting only one phase of development, along with reduced limits of clearing and grading.

6. Meet with the community to work out as many issues, including the design of the building to fit in with the rural character;

Update: As of the date of this staff report, the Applicant has scheduled a community meeting on July 15, 2019 at Patriot High School.

7. Salvage specimen trees as much as possible and limit grading appropriate to new smaller size;

Update: The Applicant has provided updated plans reflecting only one phase of development along with reduced limits of clearing and grading, resulting in the preservation of additional specimen trees.

8. Applicant will truck in any water for fire suppression if tanks are required and not obtain via well water on the site;

Update: This condition is added.

9. Height will be restricted to 45 feet to 50 feet maximum;

Update: This condition is added.

10. Address concerns regarding the motion detector lights;

Update: The condition requiring motion detector lights is removed. Alternatively, outdoor lights shall be turned off at 10:00 pm each evening with the exception of special events.

11. Relocate special events language to the use restrictions section of the Conditions.

Update: This condition is relocated.

- B. Planning Commission Public Hearing – A public hearing before the Planning Commission has been advertised for July 24, 2019.
- C. Planning Office Recommendation – Staff recommends approval of #SUP2019-00018, Monterey Church. Staff's recommendation is contingent upon approval of the conditions dated July 1, 2019, as proposed, for the following reasons:
 - The subject site is zoned A-1, Agricultural, and is planned AE, Agricultural or Estate, in the Comprehensive Plan. Religious Institutions are generally considered compatible with residential development in the A-1 zoning district, subject to the conditions of an approved SUP.
 - The Applicant has provided some transportation improvements and reduced limits of clearing and grading resulting in a positive amount of preservation of the existing tree-cover.
 - Staff's recommendation of approval is contingent upon the inclusion of the conditions as proposed. Therefore, staff finds the recommended conditions sufficiently mitigate the impacts of the use.

III. Issues in order of importance are as follows:

- A. Comprehensive Plan
 1. Long-Range Land Use – Is the proposed use consistent with those uses intended by the AE, Agricultural or Estate, use designation?
 2. Level of Service (LOS) – How does the proposal address the mitigation of impacts to existing levels of service?
- B. Strategic Plan
 1. Wellbeing – How does the proposal help the community support vulnerable individuals and families to ensure the wellbeing of the entire community?
- C. Community Input – Have members of the community raised any issues?

- D. Other Jurisdictional Comments – Have other jurisdictions raised any issues?
- E. Legal Uses of the Property – What uses are allowed on the property? How are legal issues resulting from the Planning Commission’s action addressed?
- F. Timing – When must the Planning Commission take action on this application?

IV. Alternatives beginning with the staff recommendation are as follows:

- A. Recommend approval of Special Use Permit, #SUP2019-00018, Monterey Church, subject to the conditions dated July 1, 2019.

- 1. Comprehensive Plan Consistency Analysis:

- a) Long-Range Land Use – As stated in the Comprehensive Plan, the purpose of the AE, Agricultural or Estate designation, is to protect existing agricultural lands, cultural resources, and open space, as well as other important rural environmental resources, and to provide areas within the County where large lot residential development is appropriate. Furthermore, the site is zoned A-1, Agricultural. The A-1 zoning district is intended to implement the AE planning designation. The proposed religious institution is permitted in the A-1 zoning district pursuant to approved conditions of a special use permit.
- b) Level of Service (LOS) – The level of service impacts related to the request would be mitigated by the conditions as follows:

Water Quality	\$75 per acre	±16.57 acres	\$1,242.75
Fire & Rescue	\$0.61 per SF of building area	Approximate building floor area ±30,000	\$18,300.00
Total \$ Provided			\$ 19,542.75

- 2. Strategic Plan:

- a) Wellbeing – The County’s Strategic Plan encourages engagement with the faith-based community. Religious institutions provide partnership opportunities to address human service needs from a grass roots community level. Currently, the Applicant hosts worship services inside a County high school. Approval of the subject SUP will allow for the development of a freestanding religious institution, thus creating an area of opportunity for meeting human service needs in the County.

- 3. Community Input – Notice of the SUP request has been transmitted to property owners within 500 feet of the site. In response to the initial public hearing notifications, Staff received an abundance of oppositional feedback

concerning traffic congestion, speeding, general road safety, viewshed impacts, impacts to ground water, and numerous comments concerning the compatibility of the building size in context to the rural surroundings as summarized below.

As of the date of this staff report, there are approximately 1,200 individuals in opposition of the proposal, as indicated through an online e-petition (change.org), over 19 separate e-mails in opposition, and the Planning Office has received 8 phone calls voicing opposition of the project. In response to the oppositional feedback received at the Planning Commission hearing the Applicant was asked to perform community outreach prior to the next public hearing. A community meeting is scheduled for Monday, July 15, 2019.

4. Other Jurisdictional Comments – The subject site is located within the required notification area of Fauquier County. Fauquier County expressed some concerns related to infrastructure, levels of service, traffic patterns, and safety, due to high crash rates at the intersection of Vint Hill Road and Route 15. Additionally, Fauquier County expressed a growing concern related to cut-through traffic stemming from the abovementioned issues.
5. Legal Uses of the Property – In addition to the by-right uses allowed under the A-1 zoning classification, religious institutions are permitted subject to the approval of a SUP. Legal issues resulting from the Planning Commission's action are appropriately addressed by the County Attorney's Office.
6. Timing – The Planning Commission has until September 10, 2019, which is 90 days from the first public hearing date, to take action on the Special Use Permit proposal. A recommendation to approve the Special Use Permit request would meet the 90-day requirement.

B. Recommend denial of #SUP2019-00018, Monterey Church.

1. Comprehensive Plan Consistency Analysis:

- a) Long-Range Land Use – If the application is denied, the land use designations of the site would remain AE, Agricultural or Estate, and the zoning classification would remain A-1.
- b) Level of Service (LOS) – Denial would not have any impact on the existing level of service.

2. Strategic Plan:

- a) Wellbeing – Religious institutions provide partnership opportunities to address human service needs from a grass roots community level. The County's Strategic Plan encourages engagement with the faith-based community. Currently, the Applicant hosts worship services

inside a County high school. Denial of the subject SUP would not impact the goals of the Strategic Plan. The County and the Applicant will continue to identify opportunities to cooperatively engage and aid the community.

3. Community Input – Notice of the SUP request has been transmitted to property owners within 500 feet of the site. In response to the initial public hearing notifications, Staff received an abundance of oppositional feedback concerning traffic congestion, speeding, general road safety, viewshed impacts, impacts to ground water, and numerous comments concerning the compatibility of the building size in context to the rural surroundings as summarized below.

At the June 12, 2019 Planning Commission public hearing, there were approximately 19 speakers who provided feedback on the proposal – 17 in opposition, and two in support of the application. The most prevalent areas of concern were:

- Traffic impacts resulting from the use and similar uses nearby.
- Proposed development will impact surrounding community well/groundwater resources.
- Preference to significantly reduce the scale of the proposal.
- Perception of dangerous road conditions and many near miss incidents.
- Low visibility along Vint Hill Road and Auburn Road.
- Lack of community outreach by the Applicant to discuss the proposal and community concerns.
- Concern that a traffic control officer will show preference to vehicles exiting the religious institution, further exacerbating congestion.
- Concern that the religious institution will ultimately build phase two if reduced.
- Concern that the subject proposal is not consistent with the rural character of the area.
- Dissatisfaction with the lack of willingness to assess cultural resources and curate artifacts.
- Concerns about the existing environmental conditions onsite such as wetlands.

As of the date of this staff report, there are approximately 1,200 individuals in opposition of the proposal, as indicated through an online e-petition (change.org), over 19 separate e-mails in opposition, and the Planning Office has received 8 phone calls voicing opposition of the project. In response to the oppositional feedback received at the Planning Commission hearing the Applicant was asked to perform community outreach prior to the next public hearing. A community meeting is scheduled for Monday, July 15, 2019.

4. Other Jurisdictional Comments – The subject site is located within the required notification area of Fauquier County. Fauquier County expressed some concerns

related to infrastructure, levels of service, traffic patterns, and safety, due to high crash rates at the intersection of Vint Hill Road and Route 15. Additionally, Fauquier County expressed a growing concern related to cut-through traffic stemming from the abovementioned issues.

5. Legal Uses of the Property – By-right uses would be permitted under the A-1 zoning classification. Legal issues resulting from the Planning Commission's action are appropriately addressed by the County Attorney's Office.
6. Timing – The Planning Commission has until September 10, 2019, which is 90 days from the first public hearing date, to take action on the SUP proposal. A recommendation to deny the Special Use Permit request would meet the 90-day requirement.

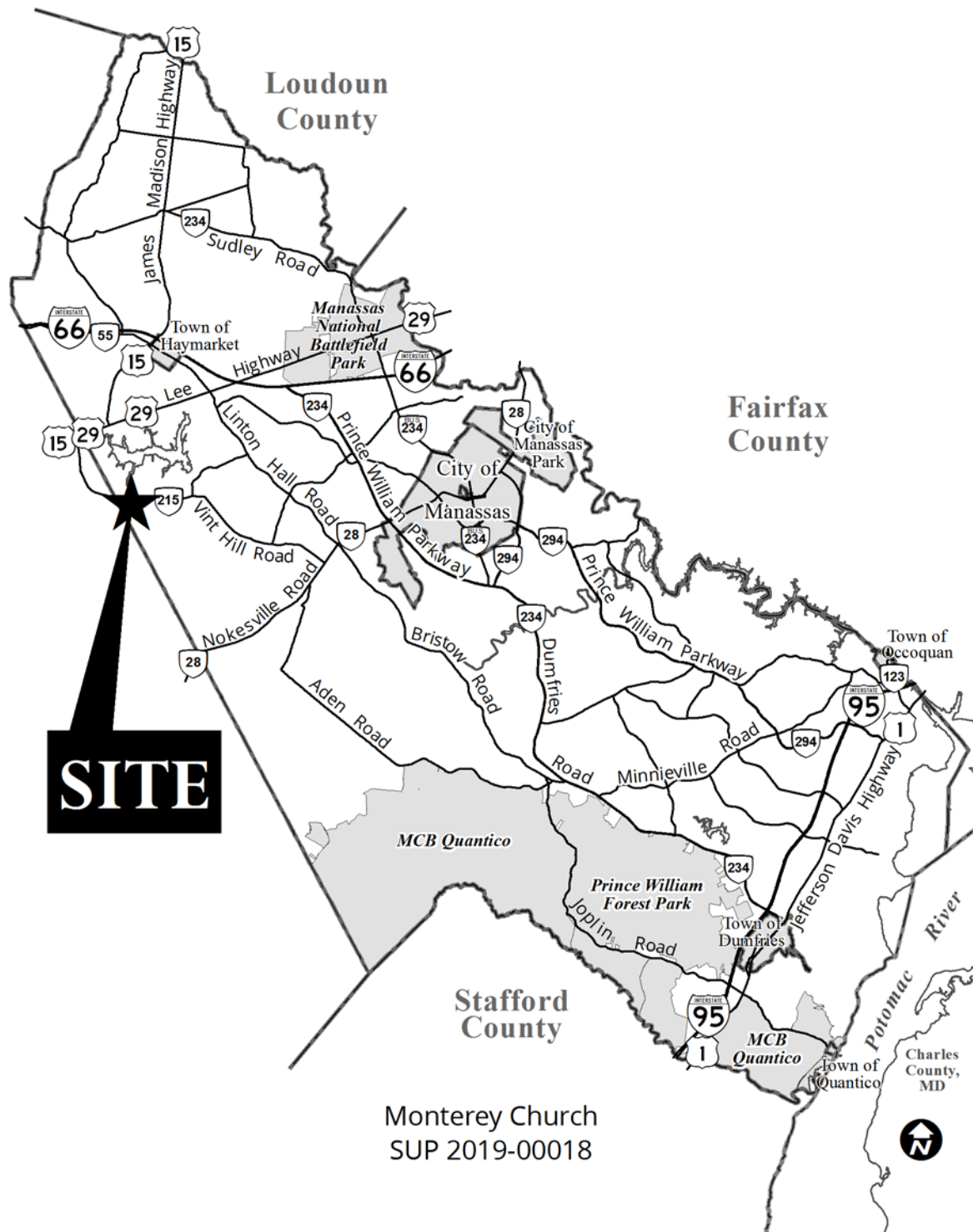
V. **Recommendation** is that the Planning Commission accept Alternative A and recommend approval of #SUP2019-0018, Monterey Church, subject to the conditions dated July 1, 2019.

Staff: Keasha Chappell Hall (ext. 6846)

Attachments

Area Maps
Staff Analysis
Proposed Conditions
SUP Plan
Illustrative Elevations
Existing Conditions
Historical Commission Resolution
Correspondence – Fauquier County
Planning Commission Resolution June 12, 2019

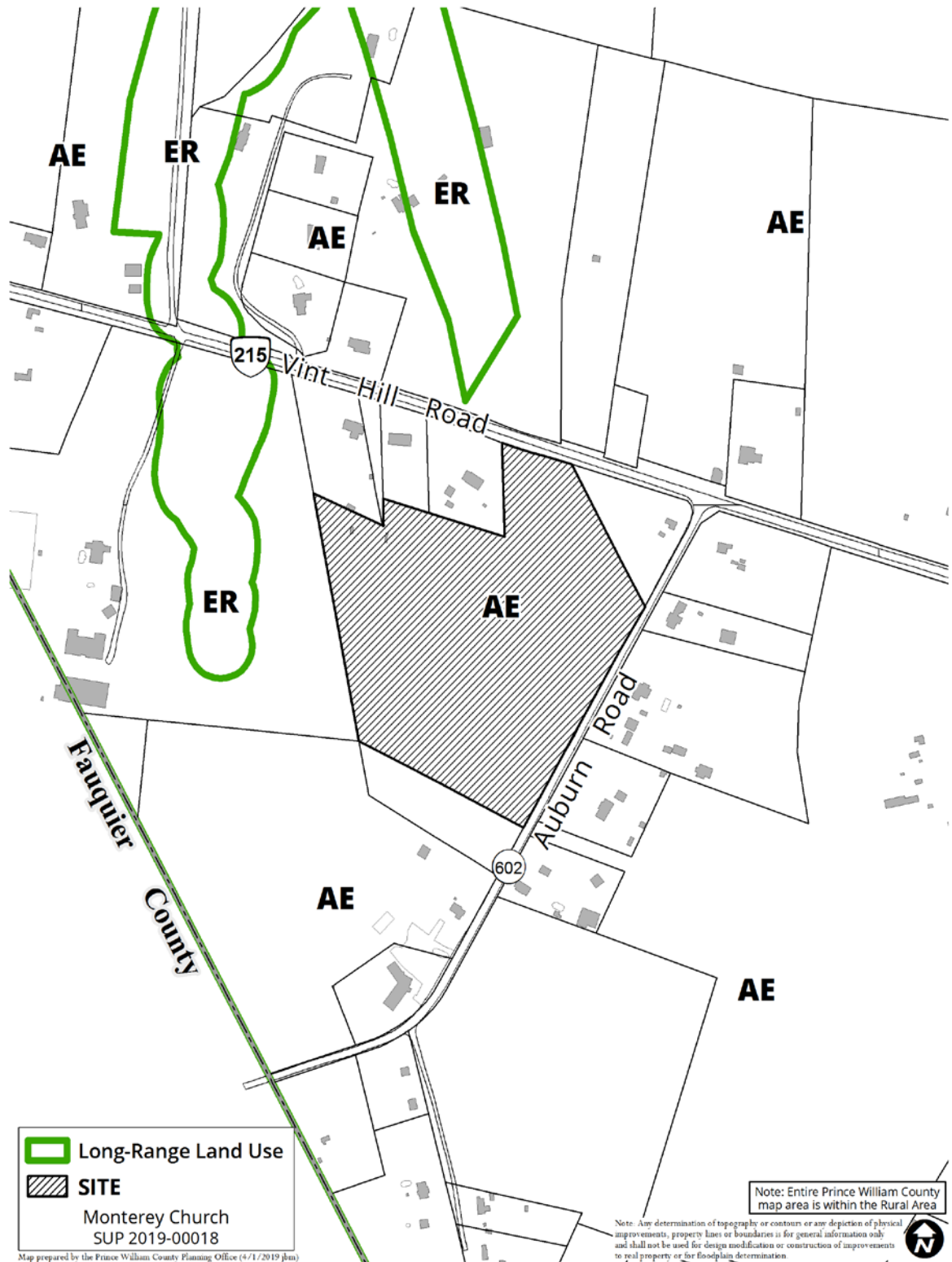
Vicinity Map

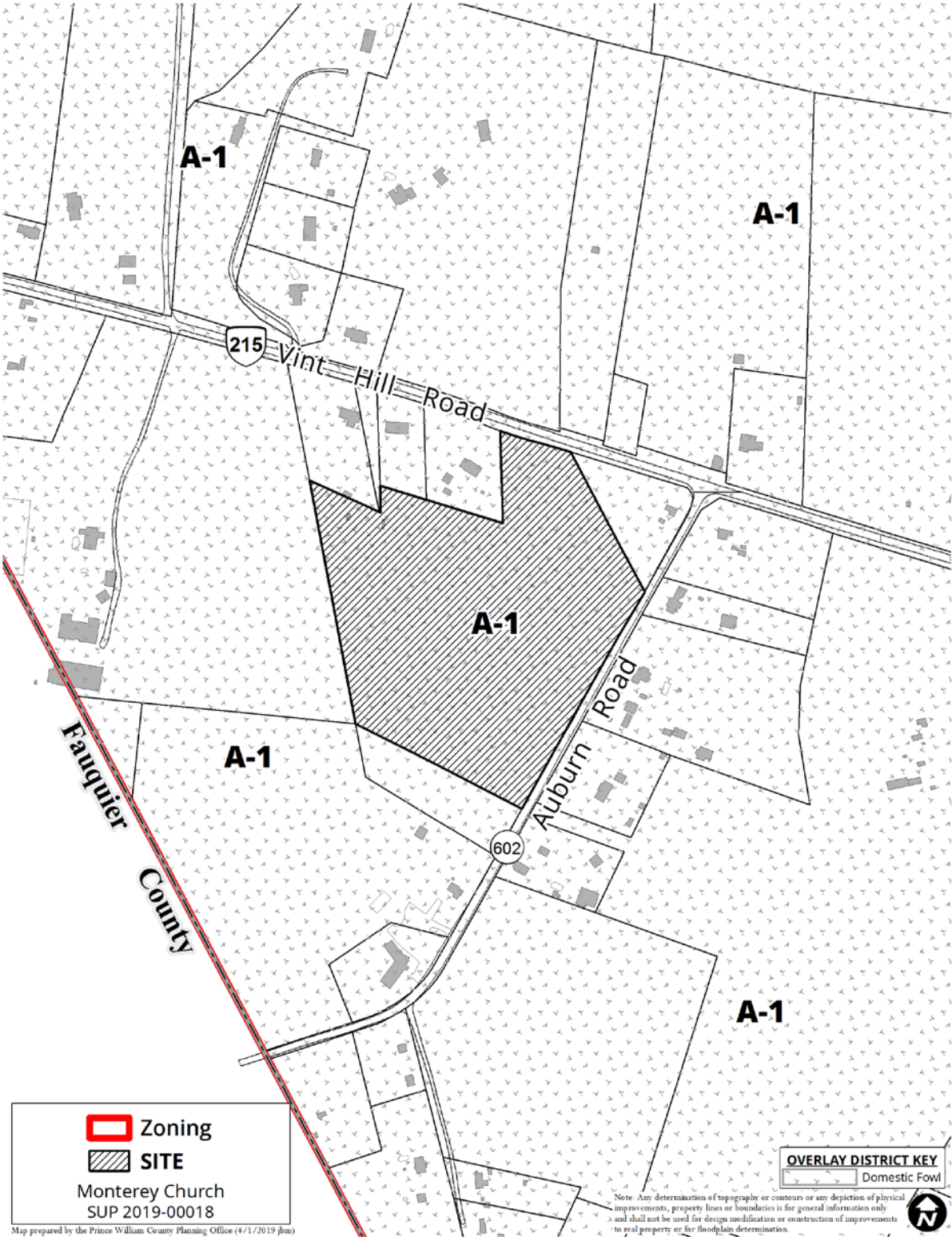


Monterey Church
SUP 2019-00018



Long-Range Land Use Map





Part I. Summary of Comprehensive Plan Consistency

Staff Recommendation: APPROVAL

This summary analysis is based on the relevant Comprehensive Plan action strategies, goals, and policies. A complete analysis is provided in Part II of this report.

Comprehensive Plan Sections	Plan Consistency
Long-Range Land Use	Yes
Community Design	No
Cultural Resources	Yes, as conditioned
Environment	Yes
Fire & Rescue	Yes
Police	Yes
Potable Water	Yes, as conditioned
Sanitary Sewer	Yes, as conditioned
Transportation	Yes, as conditioned

Part II. Comprehensive Plan Consistency Analysis

The following table summarizes the area characteristics:

Direction	Land Use	Long Range Future Land Use Map Designation	Zoning
North	Across Vint Hill Road, single-family detached dwellings and agricultural uses, and an electric substation;	AE, ER	A-1
East	Across Auburn Road, single family detached dwellings, and agricultural uses;	AE	A-1
South	Oakdale Baptist Church, and residential uses across Auburn;	AE	A-1
West	Single family detached dwellings and farmland/agricultural uses, Fauquier County line	AE, ER	A-1

Long-Range Land Use Plan Analysis

Through wise land use planning, the County ensures that landowners are provided a reasonable use of their land while the County is able to judiciously use its resources to provide the services for residents and employers' needs. The Long-Range Land Use Plan sets out policies and action strategies that further the County's goal of concentrating on population, jobs, and infrastructure within vibrant, walkable, mixed-use centers serviced by transit. In addition to delineating land uses on the Long Range Land Use Map, the plan includes smart growth principles that promote a countywide pattern of land use that encourages fiscally sound development and achieves a high-quality living environment; promotes distinct centers of commerce and centers of community; complements and respects our cultural and natural resources, and preserves historic landscapes and site-specific cultural resources; provides adequate recreational, park, open space and trail amenities that contribute to a high quality of life for county residents; and revitalizes, protects, and preserves existing neighborhoods.

As described in the Comprehensive Plan, within in each land use classification, there is a range of density or intensity. All areas with the same land use classification, however, are not equal in terms of their location or the time frame within which their development is appropriate. Currently, some areas are more readily accessed by transportation, more readily connected to the sewer system, closer to schools and thus better able to accommodate – at established levels of service – a higher level of density or intensity.

This is a SUP application for a religious institution that is located within the Rural Area of the County. The subject site is designated as AE, Agricultural or Estate, on the Long-Range Land Use Map. The proposed use will include a ±30,000-square-foot building with approximately 400 seats. The religious institution may span up to 50 feet in height and is proposed to include up to ±180 parking spaces. The use parameters include services usually and customary to a religious institution but shall preclude a school or daycare as a secondary use.

The following table summarizes the uses and densities intended within the AE land use designation:

Long Range Land Use Map Designation	Intended Uses and Densities
Agricultural or Estate (AE)	The purpose of the Agricultural or Estate classification is to protect existing agricultural lands, cultural resources, and open space, as well as other important rural environmental resources, and to provide areas within the County where large lot residential development is appropriate. The maximum density is one dwelling per 10 gross acres.

Proposal's Strengths

- Long-Range Land Use Compatibility – The subject area is designated AE, as shown on the land use map, and the A-1 zoning district implements the AE land use designation. A religious institution is a permitted use in the A-1 zoning district, subject to the conditions of an approved SUP.

- Use Parameters – The conditions address the parameters of the use including maximum building area and seating capacity. As conditioned, the development intensity and scope of the project will be reduced if septic and water capacities cannot be provided prior to final engineering approval.
- Land Use Policy Consistency – The subject application favorably aligns with the Land Use Policy 12, which encourages land use patterns that respect environmental features in accordance with the goals and objectives of the Environment Plan. As conditioned, the Applicant shall substantially conform to the SUP Plan, which includes reduced limits of clearing and grading in order to preserve existing environmental features such as specimen trees and wetlands.

Proposal's Weaknesses

- Land Use Policy Inconsistency – Land Use Policy 14, encourages the protection of existing and planned land uses from the encroachment of incompatible land uses. Staff acknowledges that religious institutions can be deemed compatible in residential and agricultural districts subject to mitigating conditions; however, the scale and intensity of the subject proposal is larger and greater in intensity than the residential and agricultural uses in the surrounding area.

On balance, the application is found to be consistent with the relevant components of the Long-Range Land Use Plan.

Community Design Plan Analysis

An attractive, well-designed County will attract quality development, instill civic pride, improve the visual character of the community and create a strong, positive image of Prince William County. The Community Design Plan sets out policies and action strategies that further the County's goals of providing quality development and a quality living environment for residents, businesses and visitors, and creating livable and attractive communities. The plan includes recommendations relating to building design, site layout, circulation, signage, access to transit, landscaping and streetscaping, community open spaces, natural and cultural amenities, stormwater management, and the preservation of environmental features.

Properties in the vicinity of the subject site have unique views and vistas of expansive green pastures and farmland due to the lower topography looking westward. The action strategies of Community Design Policies 9 and 14, emphasize the importance of preserving unique views and vistas within the Rural Area and throughout the County. As recommended during the June 12, 2019 Planning Commission Hearing, the Applicant has reduced the building size from approximately 55,000 square feet down to ±30,000 square feet. Additionally, the amended subject proposal includes a reduced height maximum of 50 feet, and an increased amount of undisturbed open space.

Proposal's Strengths

- Preservation of Environmental Features – As shown on the Landscape Plan and as conditioned, the Applicant shall provide the appropriate buffers and landscape strips. Preservation of woodlands is evidenced with substantial conformance to the limits of clearing and grading depicted on the SUP plan. Staff's support of the SUP application is contingent upon approval of the SUP conditions as proposed.

Proposal's Weaknesses

- Scale and Compatibility – The site is located within the Rural Area of the County and is surrounded by residential dwellings and agricultural uses such as farm land. Community Design Policy Nine encourages new development in the Rural Area to preserve the visual character of the rural landscape. The revised proposal will allow for ±30,000 square feet of building development, and architectural features that may rise to a height of 50 feet. While Staff finds the reduced scale of the proposed development an improvement, the scale of the proposal remains somewhat inconsistent with the context of the surrounding area.
- Freestanding Signage – The subject site fronts two public roads and is therefore permitted to construct two freestanding business signs. In accordance with the Zoning Ordinance, signage for this site shall not exceed 15 feet in height and 80 square feet. Staff is concerned that two freestanding signs would negatively impact the surrounding area due to the existing rural character. Reducing the sign allowance to one freestanding sign, will decrease light pollution impacts to the neighboring residential uses. Furthermore, the Zoning Ordinance is more restrictive of signage in residential areas. The Community Design Chapter encourages applicants to submit design concepts for signage as part of SUP applications. An illustrative to demonstrate design compatibility was not submitted as part of the SUP application.

In response to Staff's recommendations, the Applicant suggested the construction of two externally illuminated signs, limited to 10 feet in height, and scheduled hours of illumination. Staff is concerned that placement of a freestanding sign along Vint Hill Road will negatively impact the two neighboring residential property owners. Furthermore, the subject site has limited road frontage along this road, and there are no entry points to the site from Vint Hill. Therefore, Staff recommends the conditions as originally proposed, which state the Applicant shall be limited to one freestanding sign located near the entrance along Auburn Road. Said signage shall be limited to a height of 10 feet, externally illuminated, and shall only be illuminated during a scheduled timeframe. Staff's support of the SUP application is contingent upon approval of the SUP conditions as proposed.

- Minimal Architectural Details – Policy One of the Community Design Chapter emphasizes the importance of high-quality design. Furthermore, the policy states that signs and buildings shall be compatible with adjacent development in design, scale, material, style, and color. The Applicant has provided an illustrative demonstrating the architecture in concept; however other than form, the elevations lack enough detail to substantially conform to. If developed as proposed, the use would be incompatible with the surrounding area in terms of scale and color. Although requested by staff, the Applicant has not provided detail as to

the building materials or colors. Lastly, staff notes that revised elevations have not been provided for the smaller ±30,000-square-foot building.

On balance, this application is found to be inconsistent with the relevant components of the Community Design Plan.

Cultural Resources Plan Analysis

Prince William County promotes the identification, evaluation, and protection of cultural resource sites throughout the County, as well as the tourism opportunities these sites present. The Cultural Resources Plan recommends identifying, preserving, and protecting Prince William County's significant historical, archaeological, architectural, and other cultural resources—including those significant to the County's minority communities—for the benefit of all of the County's citizens and visitors. To facilitate the identification and protection of known significant properties that have cultural resource values worthy of preservation, the land use classification County Registered Historic Site (CRHS) is used in the Comprehensive Plan. The plan includes areas of potentially significant known but ill-defined or suspected pre-historic sites, Civil War sites, historic viewsheds, landscapes or areas of potential impact to important historic sites, and encourages the identification, preservation, protection, and maintenance of all cemeteries and/or gravesites located within the County.

The project area is within the Buckland Mills Battlefield (030-5152). Vint Hill Road and Auburn Road (as it is called in Prince William County) existed during the Civil War and troop movements occurred throughout the war on these two roads. The project area is adjacent three structures (076-5781, 076-5782, 076-5783) and the Village of Greenwich Historical District (076-5836) all of which were determined potentially eligible for listing on the National Register of Historic Places by the Virginia Department of Historic Resources (VDHR). A report titled "Phase IA Cultural Resources Assessment of the 6.76 Hectare Monterey Church Project Area (Dutton and Smith 2018)" was submitted with this application. Prince William County does not accept Phase IA reports unless previously approved. The report stated that historic resources could be present on the project area and that Civil War domestic sites could be present on the project area. The Phase IA report provided by the Applicant recommended execution of a full Phase I cultural resources study.

The Historical Commission reviewed this special use permit request at their meeting on October 9, 2018. The Historical Commission recommended the Applicant provide a full Phase I study with the subsequent application submission and, if warranted conduct Phase II evaluation, and Phase III data recovery. Additionally, the Commission recommended that artifacts be donated and curated with the County. The County Archeologist reviewed this proposal and concurred with the Historical Commission's recommendation.

Phase I archaeological studies are generally required at submission of rezoning and special use permit applications where significant prehistoric or historic sites and cemeteries are known or suspected. Phase II evaluations and mitigation plans may also be required. Records research is required of all applicants for rezoning, special use permit, comprehensive plan amendment, and public facility review applications.

In response to Staff's recommendations, the Applicant expressed an unwillingness to provide a Phase I study until site plan approval. Additionally, the Applicant does not wish to donate or curate the artifacts with the County at this time; however, the Applicant may elect to curate with the County as a later date.

Proposal's Strengths

- Consistency with Cultural Resources Policy to Protect and Preserve – As conditioned, the Applicant shall provide a Phase I study prior to obtaining a land disturbance permit. Moreover, the Applicant agrees to provide a Phase II study and a mitigation plan, if warranted. Staff's support of the SUP application is contingent upon approval of the SUP conditions as proposed.

Proposal's Weaknesses

- Inconsistency with Cultural Resources Policy to Identify Significant Cultural Resources – The Cultural Resources Chapter of the Comprehensive Plan outlines several strategies and policies with the goal of identifying the significant cultural resources in the County. As stated above, a Phase I study was not provided as part of the SUP application. The delay in providing the Phase I study is inconsistent with Cultural Resources Policy One, which encourages the requirement of Phase I level studies during the SUP application process. As conditioned the Applicant shall perform a full Phase I study prior to the issuance of a land disturbance permit.

On balance, this application is found to be consistent with the relevant components of the Cultural Resources Plan only with the SUP conditions as proposed. If approved without the recommended conditions, this section would be inconsistent.

Environment Plan Analysis

Prince William County has a diverse natural environment, extending from sea level to mountain crest. Sound environmental protection strategies will allow the natural environment to co-exist with a vibrant, growing economy. The Environment Plan sets out policies and action strategies that further the County's goal of preserving, protecting and enhancing significant environmental resources and features. The plan includes recommendations relating to the incorporation of environmentally sensitive development techniques, improvement of air quality, identification of problematic soil issues, preservation of native vegetation, enhancement of surface and groundwater quality, limitations on impervious surfaces, and the protection of significant viewsheds.

The Applicant provided an Environmental Constraints Analysis, ECA, with the subject application. The entire parcel is wooded, and a significant area contains jurisdictional wetlands. The site is located in subshed #232, which is in the Broad Run watershed.

SUBWATERSHED: Broad Run, subshed 232

TOTAL SITE AREA/ ER AREA: 16.7 acres

TREE SAVE AREA: 4.73 acres

UNDISTURBED AREA: 5.52 acres

IMPERVIOUS/ PERVIOUS: 5.91 acres / 10.79 acres

RARE, THREATENED, AND ENDANGERED SPECIES: Potential for Brook Floater, Henslow Sparrow, and American Woodcock within 2-mile vicinity

SOILS:

No.	Soils name	Slope	Erodibility
13B	Catlett-Sycoline complex	2-7%	Moderate
13C	Catlett-Sycoline complex	7-15%	Severe
28C	Haymarket silt loam	7-15%	Severe
30B	Jackland silt loam	2-7%	Moderate
31B	Jackland-Haymarket complex	2-7%	Moderate
31C	Jackland-Haymarket complex	7-15%	Severe
33C	Legore-Oakhill complex	7-15%	Severe
46B	Panorama silt loam	2-7%	Moderate
56A	Waxpool silt loam	0-2%	Slight

Proposal's Strengths

- Impact Mitigation – As conditioned, the Applicant shall contribute \$75.00 per acre (\pm 16.57 acres) as a condition of issuance of the final site plan approval.
- Reduced Limits of Clearing – The Applicant shall substantially conform to the SUP Plan which includes condensed limits of clearing resulting in a notable amount of preservation of existing vegetation and an intermittent stream.
- Specimen Trees – Several specimen trees are noted on the ECA; many of which are situated in areas proposed for development. However, the revised SUP includes a reduced limits of clearing footprint resulting in additional trees being preserved. As conditioned, the Applicant shall preserve 6 of the 17 specimen trees onsite. Staff encourages the Applicant to attempt preserve trees T-7, T-8, and T-11 to the fullest extent possible.

Proposal's Weaknesses

- Impervious Surfaces – Action strategy 9.10 encourages limits of impervious surfaces in areas where groundwater is the water supply. The Applicant is overparking the site by 38 additional parking spaces, resulting in additional paved surface on-site. On balance, the revised SUP proposal includes a significantly reduced amount of impervious surface overall.

On balance, this application is found to be consistent with the relevant components of the Environment Plan.

Fire and Rescue Plan Analysis

Quality fire and rescue services provide a measure of security and safety that both residents and businesses have come to expect from the County. The Fire and Rescue Plan sets out policies and action strategies that further the County's goal of protecting lives, property, and the environment through timely, professional, humanitarian services essential to the health, safety, and well-being of the community. The plan includes recommendations relating to siting criteria, appropriate levels of service, and land use compatibility for fire and rescue facilities. The plan also includes recommendations to supplement response time and reduce risk of injury or death to County residents, establishment of educational programs, such as cardio-pulmonary resuscitation (CPR) training, automatic external defibrillators (AED), and encourage installation of additional fire protection systems—such as sprinklers, smoke detectors, and other architectural modifications.

The site is served by the Linton Hall Fire and Rescue Station #25. In 2017, Fire Station #25 responded to 3,412 incidents and the workload capacity is 2,200 responses. It estimated that the response time for the site is not within the recommended 4.0-minute response time for fire suppression and basic life support. The site is within the recommended 8.0-minute response time for advanced life support.

The site is located in the Rural Area and the Applicant proposes the utilization of well water for fire suppression. The building design and fire suppression requirements will be further analyzed during site plan approval. However, Staff estimates that a 30,000-gallon water tank could be needed to provide adequate water supply and pounds per square inch (PSI) for fire suppression.

County Improvement Projects in the Area

Planning staff notes that there is a planned Fire and Rescue County Improvement Program (CIP) improvement in the area. Station 22 is a Fire & Rescue station that will be located at 11600 Balls Ford Road in the west end of the county and is planned to be approximately 21,000 square feet. The station will house a pumper, rescue unit, collapse unit, and an Advanced Life Support (ALS) ambulance. Career staffing will be provided for a 24-hour pumper unit, 24-hour rescue unit, and a 24-hour medic unit. The building will include sleeping quarters, a kitchen and dayroom, physical fitness room, training room, storage for heavy tactical rescue equipment, and offices. The station will include three to four apparatus bays, an area for personal protective equipment, and an exterior training tower. Construction is scheduled to begin for Fire and Rescue Station #22 in June 2019 (FY19) and will be completed in September 2020 (FY21). Occupancy is scheduled for November 2020 (FY21). Systemwide response time improvements are also projected to improve, which will help ease the burden on existing stations.

Proposal's Strengths

- 8.0 Minute Response Time – The site is located within the recommended 8.0-minute response time for advanced life support.
- Transportation Solutions as Fire and Rescue Impact Mitigation – Fire and Rescue Policy Three of the Comprehensive Plan recommends the inclusion of transportation solutions as mitigation measures, including infrastructure improvements. As further discussed under the

Staff Analysis

Transportation section of Staff's analysis, several roadway improvements were conditioned as recommended by the Traffic Impact Analysis (TIA) submitted as part of this SUP application. Staff's support of the SUP application is contingent upon approval of the SUP conditions as proposed.

- Fire Suppression Water Supply – As conditioned, the Applicant shall provide water tanks to adequately meet the State mandated fire suppression requirements. Additionally, said tanks shall be filled by way of a water truck or other means, except groundwater.

Proposal's Weaknesses

- Level of Service (LOS) – The Fire and Rescue chapter of the Comprehensive Plan recommends that new development does not adversely impact LOS standards in terms of work load capacity, facility size, acreage, and equipment. Furthermore, the policy encourages the installation and maintenance of fire and safety features beyond the minimum State requirements. As previously noted, Fire Station #25 is over workload capacity. According to the most recent figures, Fire Station #25 responded to 3,412 incidents and the multiple unit station workload capacity is 2,200. Therefore, as conditioned, the Applicant shall install Automated External Defibrillators (AED), and train staff on its usage to mitigate the impacts to LOS.
- 4.0 Minute Response Time – The site is not within the recommended 4.0-minute response time for fire suppression and basic life support. However, as previously stated, the Applicant shall install AED devices to aid with first response efforts.

On balance, this application is found to be consistent with the relevant components of the Fire and Rescue Plan, only with the SUP conditions as proposed. If approved without the recommended conditions, this section would be inconsistent.

Police Plan Analysis

Residents and businesses expect a high level of police service for their community. This service increases the sense of safety and protects community investments. The Police Plan is designed to promote Prince William County's public safety strategic goal to continue to be a safe community, reduce criminal activity, and prevent personal injury and loss of life and property, as well as to ensure effective and timely responses throughout the County. This plan encourages funding and locating future police facilities to maximize public accessibility and police visibility as well as to permit effective, timely response to citizen needs and concerns. The plan recommends educational initiatives, such as Neighborhood and Business Watch, and Crime Prevention through Environmental Design (CPTED), which encourages new development to be designed in a way that enhances crime prevention. The plan also encourages effective and reliable public safety communications linking emergency responders in the field with the Public Safety Communications Center.

Proposal's Strengths

- Level of Service – The Police Department does not believe this SUP application will create a significant impact on Police calls for service.

Proposal's Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Police Plan.

Potable Water Plan Analysis

A safe, dependable drinking water source is a reasonable expectation of County residents and businesses. The Potable Water Plan sets out policies and action strategies that further the County's goal of providing an economically and environmentally sound drinking water system. The plan includes recommendations relating to system expansion, required connections to public water in the development area, and the use of private wells or public water in the Rural Area.

During the course of the review, Staff consulted the Health Department, Office of Drinking Water, and Department of Environmental Quality (DEQ), to ascertain if a development of this size and type could pose an adverse impact to neighboring wells and or to the groundwater health in the area. In summary, the agencies expressed no concerns regarding impacts to the aquifer and neighboring well sites. All three agencies conveyed that permanent impacts to neighboring wells at this site would be abnormal and highly unlikely. The collective agencies did express concerns about the geological ground conditions onsite as it relates to finding an adequate water supply for the church. There is a likelihood for multiple drilling attempts to locate a sustainable water supply due to the ground conditions onsite; however, as confirmed by three State agencies, there are no concerns related to impacts to offsite water supply or neighboring wells.

According to the DEQ, the subject site is located on what is mapped as a diabase dike. Diabase is a very hard crystalline rock that is somewhat notorious for producing low well yields (5 gallons/minute or less) - mainly because the rock is relatively young and, in many places, unfractured. The agency further recommended the Applicant drill and confirm the well can achieve the necessary water yields prior to construction of the facility. This is recommended because rock wells can sometimes seem like they produce a lot of water initially but once they are pumped for a while, yields can taper off substantially - especially in rock where fractures are sometimes not readily recharged. While staff acknowledges this is a concern regarding onsite conditions, the Applicant's water usage and needs will be supplemented with water tanks for irrigation and fire suppression; therefore, staff does not anticipate any additional impacts.

The Office of Drinking Water confirmed that the subject site would not likely meet the threshold of a high yield well which is commonly referred to as a public water system. This is because they do not anticipate a high demand for water service associated with this SUP proposal. The table below

Staff Analysis

compares water usage from two existing churches within Prince William County. Staff contacted the Service Authority and requested water usage rates for a similar sized religious institution. For comparison, the Service Authority indicates water usage for the average Prince William County single-family dwelling is approximately 6,000 gallons per month as included in the table provided below.

Use Type	Annual Average Usage	Off Peak Usage (Fall-Spring)	Peak Usage (Summer)
Religious Institution (±53,000 SF)	700 gal/day 21,000 gal/month	200 gal/day 6,000 gal/month	2,200 gal/day 66,000 gal/month
Religious Institution (±30,000 SF)	800 gal/day 24,000 gal/month	600 gal/day 18,000 gal/month	1,500 gal/day 45,000 gal/month
Single Family Dwelling	200 gal/day 6,000 gal/month (avg. Service Authority Household)		

Data sampled from Service Authority records.

The above-referenced uses are on public water, and they do not have do not have water usage limitations or conditions. Additionally, the above-referenced religious institutions do not have daycares or services beyond what is usual and customary of similar church services. Therefore, it is reasonable to infer that the subject application will mirror usage trends depicted above, with the exception of peak usage. The uses referenced in the table above do not have any limitations on irrigation, therefore some of the peak usage is likely attributed to landscaping irrigation. As conditioned, the Applicant shall refrain from using groundwater for landscaping purposes.

Proposal's Strengths

- Potable Water – As proposed, the site will be developed using private well(s), with the Applicant responsible for all associated costs. The final design of the well(s) needed to serve the use shall be determined for each site plan approved for the site.
- Water Use Parameters – As conditioned, the Applicant shall refrain from using ground water for irrigation/landscaping and fire suppression purposes. Staff's support of the SUP application is contingent upon approval of the SUP conditions as proposed.
- Well Proximity – As conditioned, well(s) on the subject site shall be located at least 50 feet away from a neighboring property owner's well.

Proposal's Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Potable Water Plan only with the SUP conditions as proposed. If approved without the recommended conditions, this section would be inconsistent.

Sewer Plan Analysis

Appropriate wastewater and sanitary facilities provide needed public health and environmental protections. The Sanitary Sewer Plan sets out policies and action strategies that further the County's goal of providing an economically and environmentally sound sanitary and stormwater sewer system. The plan includes recommendations relating to system expansion, required connections to public sewer in the development area, and the use of either private or public sewer systems in locations classified as Semi-Rural Residential (SRR), as well as the rural area.

The property is located within the Rural Area and public sewer is not available. The Applicant is proposing to construct a private septic system for the proposed facility.

Proposal's Strengths

- Septic System – As proposed, a private septic system will be constructed to serve the subject site. The system design will be subject to approval by the Health Department prior to site plan approval. As conditioned, the intensity of the use, and the size of the proposed buildings, shall be reduced if the septic requirements for the proposal cannot be accommodated within the limits of clearing and grading shown on the SUP plan. Staff's support of the SUP application is contingent upon approval of the SUP conditions as proposed.

Proposal's Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Sewer Plan only with the SUP conditions as proposed. If approved without the recommended conditions, this section would be inconsistent.

Transportation Plan Analysis

By providing a multi-modal approach to traffic circulation Prince William County promotes the safe and efficient movement of goods and people throughout the County and surrounding jurisdictions. The Transportation Plan sets out policies and action strategies that further the County's goal of creating and sustaining an environmentally friendly, multi-modal transportation system that meets the demands for intra- and inter-county trips, is integrated with existing and planned development, and provides a network of safe, efficient, and accessible modes of travel. The plan includes recommendations addressing safety, minimizing conflicts with environmental and cultural resources, maximizing cost effectiveness, increasing accessibility of all travel modes, minimizing projected trip demand, and providing sufficient network capacity. Projects should include strategies that result in a level of service (LOS) of "D" or better on all roadway corridors and intersections, reduce traffic demand through transportation demand management strategies, dedicate planned rights-of-way, provide and/or fund transit infrastructure, pedestrian and bicycle pathways, and improved and coordinated access to transit facilities.

A traffic impact analysis (TIA) was required for this application. As amended, the development would include a church with a capacity of 400 seats and is anticipated to be completed by 2020. This development is planned to be accessed by two full access points from Auburn Road.

ROADS SERVING THE SITE

A description of the major roadways within the immediate vicinity of the site is presented below.

Vint Hill Road (Rte. 215) is a two-lane undivided roadway, and it is classified as a minor arterial by Prince William County. Vint Hill Road has a posted speed limit of 35 mph in the vicinity of the site. The speed limit changes to 50 mph approximately 625 feet west of the intersection of Vint Hill Road and Auburn Road. Published historical count data from VDOT shows that Vint Hill Road carried approximately 11,000 vehicles per day (VPD) in 2018.

Auburn Road (Rte. 602) is a two-lane undivided roadway, and it is classified as a major collector by VDOT and Prince William County. The posted speed limit on the roadway is 45 mph. VDOT's published historical data from 2018 shows that Auburn Road carried approximately 3,600 VPD. Based on the ITE Trip Generation Manual, the proposed development will generate approximately 175 new trips during the Sunday peak hour, and 484 Sunday daily trips from the development as currently proposed.

DAILY LEVEL OF SERVICE ANALYSIS

The daily level of service represents the relationship of the daily volume on a roadway to the capacity of that roadway. It also relates to the speed of traffic versus the expected speed of traffic over the course of a normal weekday. The daily level of service provides a planning tool to understand the relationship of travel patterns and to help understand the impacts of large land use changes and large-scale roadway changes within the County. The daily LOS from the County model (as referenced in Strategy R1.1 and Appendix A of the Comprehensive Plan) is not to be confused with a peak hour LOS analysis – which is generally derived from traffic impact analyses and focuses on the impacts of traffic signal timings, intersection lane geometries, turning movements, and peak hour volumes.

The following table provides information concerning the average annual weekday daily volumes and levels of services of roadways important to this development:

Roadway Name	Number of Lanes	2018 VDOT Volume	2015 Daily LOS
Vint Hill Road (Rt 215)	2	11,000 vpd	D
Auburn Road (Rt 602)	2	3,600 vpd	A

Per the Transportation Chapter of the Comprehensive Plan, Rezoning or Special Use Permits for residential and nonresidential uses shall meet the established LOS standards for roadways and intersections. Applications that fail to meet the LOS standards shall be generally considered inconsistent with the Transportation Chapter of the Comprehensive Plan. As shown in the chart above, the transportation system meets the desired standards set forth in the Comprehensive Plan.

LEFT AND RIGHT TURN WARRANT ANALYSIS

Left and right turn lane warrant analyses were conducted for the two proposed site access locations, and the intersection of Vint Hill Road and Auburn Road for the future with development conditions in 2020. Based on the forecasted traffic volumes for the future with development (2020) conditions, a full-width left turn lane would be warranted along Vint Hill Road and an eastbound right turn taper. No turn lanes would be warranted at the proposed site entrance locations under the future with development (2020) conditions.

As depicted on the SUP Plan, the Applicant is proposing to provide a southbound right turn lane along Auburn Road with 100-foot storage and 100-foot taper, at each proposed site entrance location. Additionally, a traffic control officer shall be provided at the intersection of Vint Hill and Auburn Road.

Proposal's Strengths

- Level of Service – As depicted in the LOS table, both roads are currently operating at an acceptable capacity level. Auburn Road is operating at a LOS A and Vint Hill Road is operating at a LOS D.
- Consistency with Non-Motorized Transportation Policy – The Non-Motorized Transportation section of the Comprehensive Plan encourages development proposals to improve service levels through the incorporation of non-motorized transportation modes throughout the County. As depicted on the SUP plan, the Applicant has provided bicycle racks on-site.
- Impact Mitigation – The Applicant is proposing to construct two southbound right turn lanes along Auburn Road with 100-foot storage and a 100-foot taper at each proposed site entrance location. Furthermore, the Applicant proposes to mitigate the anticipated impacts through the use of an off-duty law enforcement officer to direct traffic on Sunday mornings and for special events.

Proposal's Weaknesses

- Turn Warrants – The Applicant is not providing the warranted left turn lane and right turn taper on Vint Hill Road. VDOT requires an Access Management Exception in order to waive this requirement. To date, an Access Management Exception has not been filed by the Applicant, nor approved by VDOT.

On balance, this application is found to be consistent with the relevant components of the Transportation Plan, only with the SUP conditions as proposed. If approved without the recommended conditions, this section would be inconsistent.

Strategic Plan

This section of the report is intended to address the project's alignment with the outcomes provided within the County's Strategic Plan. The Strategic Plan posits that individuals, families and businesses prefer communities with a robust economy; easy access to jobs, services and activities; that support even the most vulnerable in the community; are safe and secure; and provide a quality education that assures lifelong learning and steady employment. From this analysis, the Strategic Plan Team developed five strategic goal areas to guide Board actions: "Robust Economy," "Mobility," "Wellbeing," "Safe and Secure Community," and "Quality Education and Workforce Development." It is important to note that no single area is viewed as more critical than another. Rather, each are interrelated and have direct impact on each other. Collectively, these goal areas impact the quality of life in all facets of the community issues raised during the review of the proposal, which are not directly related to the policies, goals, or action strategies of the Comprehensive Plan, but which are materially relevant to the County's responsibilities in considering land use issues. The aspects of the proposal relative to the Strategic Plan are as follows:

- **Wellbeing** – Religious institutions provide partnership opportunities to address human service needs from a grass roots community level. This opportunity to engage with a faith-based community aligns favorably with the Strategic Plan goal to increase cooperation and partnership with faith-based communities to address human service needs within the County.

Materially Relevant Issues

This section of the report is intended to identify issues raised during the review of the proposal, which are not directly related to the policies, goals, or action strategies of the Comprehensive Plan, but which are materially relevant to the County's responsibilities in considering land use issues. The materially relevant issues in this case are as follows:

- **Water Tanks** – During the review of the subject proposal, Staff requested more details regarding water service availability, system design, and how the Applicant will meet State Code requirements for fire suppression in addition to general water service needs. Staff anticipates the Applicant may need water tanks or alternative measures to meet the various development requirements. A water tank could be necessary depending on the feasibility and capacity of the well design. These questions and concerns have been conveyed to the Applicant but will remain unaddressed until a detailed site plan is provided. As conditioned, if the site requires water tanks to meet the minimum service requirements, said tanks shall be screened and placed in a manner that visibility of the tanks is obscured. On balance, public water is available from an existing 12-inch water main, located approximately 2.6 miles east of the site.
- **Turn Lane Warrants** – As stated under the Transportation section of this report, VDOT requires an Access Management Exception in order to waive the requirement for warranted turn lanes. The waiver request must include sufficient information to clearly demonstrate that providing a standard design would result in unacceptable social, economic, or

environmental consequences. Furthermore, the Applicant must show that all options have been exhausted.

The following considerations are examples of criteria VDOT might consider when reviewing the Applicant's request for a waiver:

- ✓ Proof the Applicant made unsuccessful attempts to purchase the necessary right-of-way for the turn lanes and taper.
- ✓ A safety study to determine the type and number of accidents at the intersection of Auburn and Vint Hill Road.
- ✓ A cost estimate to construct the lanes (including right-of-way) to determine whether the provision of the lanes is an economic hardship for the Applicant.
- ✓ If suitable mitigation is being proposed to offset the transportation impacts.

To date, an Access Management Exception has not been filed by the Applicant, nor approved by VDOT.

Minimum Design Criteria

Staff and other agencies that have reviewed the proposal noted the following minimum design criteria. The development proposal will be reviewed for compliance with all minimum standards at the time that the Applicant submits detailed site development information prior to the issuance of permits. The listing of these issues is provided to ensure that these concerns are a part of the development record. Such issues are more appropriately addressed during the site plan review.

- Development Parameters – The conditions address the parameters of the use including maximum building area and seating capacity. As conditioned, the development intensity and scope of the project will be reduced if septic and water capacities cannot be provided prior to final engineering approval.

Agency Comments

The following agencies have reviewed the proposal and their comments have been summarized in relevant comprehensive plan chapters of this report. Individual comments are in the case file in the Planning Office:

- PWC Planning Office – Case Manager, County Archaeologist, Zoning Administration
- PWC Development Services – Building Official
- PWC Fire & Rescue - Fire Marshal's Office
- PWC Historical Commission
- PWC Land Development Case Manager
- PWC Police – Crime Prevention
- PWC Public Works – Watershed, Environmental and Arborist
- PWC Service Authority
- PWC Transportation

Staff Analysis

- Virginia Department of Transportation (VDOT)
- Fauquier County
- Virginia Department of Health – Prince William Health District, Health Department
- Virginia Department of Environmental Quality
- Virginia Office of Drinking Water

Condition Statement

Title/ Applicant: Monterey Church
Owner: Locust Shade, LLC
Special Use Permit: #SUP 2009-00018
Prince William County GPIN: 7295-37-7310
Special Use Permit Area: ±16.57 acres
Zoning: A-1, Agricultural
Magisterial District: Brentsville
Date: July 1, 2019

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

The Applicant shall file a site plan within three (3) years of approval of this special use permit by the Board of County Supervisors and shall have up to five (5) years from the date of final site plan approval to commence occupancy of the proposed use. Issuance of an occupancy permit constitutes commencement of the use. Failure to adhere to the required timeframe will result in this special use permit becoming null and void.

1. Site Development – The property shall be developed in substantial conformance with the Special Use Permit Plan, entitled "Monterey Church Special Use Permit", prepared by Land Design Consultants, and dated August 22, 2018, as revised through June 24, 2019 (hereinafter, the "SUP Plan") subject to minor modifications necessary during final site plan review or due to final engineering considerations. If needed, changes to the building layout to accommodate an on-site septic system may be necessary but shall not encroach upon the limits of clearing and grading or buffers.
2. Use Parameters
 - a. Site Development Parameters – The use shall be limited to a ±30,000 square foot religious institution with a maximum of 180 parking spaces. Compliance shall be demonstrated on the final approved site plan.
 - b. Use Limitations – Activities and events ancillary and customarily associated with a religious institution shall be permitted; however, private school and child day care uses shall be prohibited.
 - c. Maximum Building Height – The maximum building height, as defined by the Zoning Ordinance, shall not exceed 50 feet. Compliance shall be demonstrated on the final approved site plan.
 - d. Church Bells – No bells, loudspeakers, or amplification devices shall be allowed.

Condition Statement

- e. Exterior Illumination – Outdoor light fixtures and signage shall be turned off at 10:00 PM each evening with the exception of special events which may occur up to two times per week. Compliance shall be demonstrated on the final approved site plan and on all approved sign permits.

3. Community Design

- a. Architecture – The exterior design of the building shall substantially conform to the elevations that appear in the exhibit entitled "Monterey Church", dated September 7, 2018 and prepared by Blue Ridge Architects (hereinafter, the "Building Elevations and Details"). The Elevations may be subject to minor modification approved by the County in connection with final site plan review. Changes to the design and materials may be made, provided that any such changes are approved by the Planning Office prior to the issuance of a building permit release letter. Such approval shall be based on a determination that the changes result in a building that is of equal or better quality than that shown on the Elevations. At least two weeks prior to requesting a building permit release letter from Development Services, the Applicant shall submit building elevations so that it can ensure compatibility of the building with the Elevations.
- b. Accessory Buildings – Accessory buildings, if any, shall be constructed of material types and material colors that match the principal buildings. Compliance shall be demonstrated on the final approved site plan.
- c. Refuse Storage Area – The refuse storage area shall be screened with a solid masonry enclosure, which matches the material types and material colors of the proposed buildings. The refuse storage enclosure shall be gated to prohibit viewing this area from adjoining properties and public rights-of-way. The gates shall remain closed when not in use and the trash containers shall be emptied as necessary to prevent odors or infestation by vermin. All refuse storage areas shall be shown on the final approved site plan.
- d. Landscaping – The site shall develop in substantial conformance with Sheet 3 of the SUP Plan (hereinafter the "Landscape Plan"). Landscaping shall meet minimum requirements of the DCSM and shall not be waived or modified by the County at the time of site plan unless provisioned for below. Compliance shall be demonstrated on the final approved site plan.
 - i. A minimum 30-foot wide buffer adjacent to existing A-1, Agricultural, lots along the northern and western property boundary shall include to the maximum extent possible, the preservation of existing trees supplemented by additional landscape plantings to achieve the minimum required plant units required for the required buffer. Compliance shall be demonstrated on the final approved site plan.

Condition Statement

- ii. The Applicant may reduce the incompatible use buffer along the southern property line to a 10-foot wide landscape strip. This modification is subject to a written agreement from the neighboring property owner (Oakdale Baptist Church) prior to final site plan approval.
 - iii. Required landscape areas and buffers shown in the Special Use Permit Plan shall include, to the maximum extent possible, the preservation of existing trees supplemented by additional landscape plantings to achieve the minimum required plant units required applicable to such landscape area and/or buffer. Compliance shall be demonstrated on the final approved site plan.
 - iv. The Applicant shall provide drought tolerant foundation shrubs & plantings along the base of the building. Compliance shall be demonstrated on the final approved site plan
 - v. Landscape plantings shall include drought tolerant indigenous species, or other species approved with the final site plan. Final plant selections shall be made in coordination with the County Arborist. In particular, the Applicant shall provide, if approved by the County Arborist, a predominance of evergreens to meet the minimum required number of plant units in the buffer area required adjacent the following properties: GPIN 7295-37-2668, GPIN 7295-37-5163 and GPIN 7295-37-6759. Compliance shall be demonstrated on the final approved site plan.
- e. Signage – All signage shall comply with the standards set forth in the Zoning Ordinance and Design and Construction Standards Manual (DCSM). In addition, the following shall apply to signage and advertising on the site:
- i. Freestanding Sign – One externally illuminated freestanding sign shall be permitted along Auburn Road. Said sign shall not exceed 10 feet in height relative to the grade elevation of said road in the immediate vicinity of the sign location. The sign face area, as defined by the Zoning Ordinance, shall not exceed 80 square feet. Compliance shall be demonstrated on the final approved site plan.

Additionally, the freestanding sign shall have a base that consists of brick, stone, and or a cementitious material. The base of the freestanding sign shall be landscaped at the base. Compliance shall be demonstrated on the final approved site plan and on all approved sign permits.

- ii. Facade Signage – Facade signage shall be in accordance with the Zoning Ordinance and the Building Elevations and Details. Compliance shall be demonstrated on the final approved site plan.

Condition Statement

- iii. On-site Directional Signage – Directional signage shall be provided as shown on the final approved site plan as required or needed. Compliance shall be demonstrated on the final approved site plan.
 - iv. Handicapped Parking – Parking and signage for handicapped customers shall be provided in accordance with the DCSM and other current standards. Compliance shall be demonstrated on the final approved site plan.
 - v. Lighting – Any illuminated signage on the Property shall be turned off at 10:00 PM each evening to reduce unnecessary light pollution, with the exception of special events which may occur two times per week. Compliance shall be demonstrated on the final approved site plan and on all approved sign permits.
 - vi. Sign Permits – Sign permits are required for all signs. Colored, scaled renderings of all signage shall be submitted as part of the sign permit approval process.
- f. Outdoor Lighting
- i. All outdoor lighting fixtures shall be designed to direct light downward and to not produce glare onto adjacent properties or roadways. Parking lot light fixtures and light fixtures on buildings shall be full cut-off fixtures, and the lighting design shall be shown on the final approved site plan.
 - ii. Freestanding parking lot light poles shall have a maximum height of 16 feet and the pole heights and location shall be noted on the final approved site plan.
 - iii. To reduce the impacts of additional light pollution, outdoor light fixtures shall be turned off at 10:00 PM each evening with the exception of special events which may occur two times per week.
4. Cultural Resources – No land disturbance permit can be issued until all cultural resource investigations are completed.
- a. Phase I and Phase II Archaeological Testing and Evaluation – The Applicant shall retain a qualified professional to conduct a Phase I Archaeological survey of the project area, including metal detecting and a military sites survey. Three (3) copies of the draft report documenting the results and recommendations of the Phase I survey shall be submitted to the Planning Office for review, comment, and approval with the first submission of the site plan for this project. In the event the findings of the Phase I archaeological survey indicate that a Phase II archaeological evaluation is warranted, the Applicant shall conduct such Phase II archaeological evaluation on sites and resources. All Phase I and II scopes of work shall be approved by the Planning Director or his or her designee. Three (3) copies of the draft Phase II report documenting the results and recommendations of the archaeological evaluation

Condition Statement

shall be submitted to the Planning Office for review, comment, and approval prior to preliminary plan or sketch plan approval. The qualified professional, the archaeological testing, and the reports shall meet the standards set forth in the current version of the Virginia Department of Historic Resources (VDHR) Guidelines for Conducting Cultural Resource Survey in Virginia. Final Phase I and Phase II reports shall be submitted in quantities, formats, and media as requested by the County Archaeologist.

- b. Mitigation Plan – In the event the Phase II evaluations find an archaeology site significant and the site will be disturbed by construction, the Applicant will either initiate mitigation of the archaeology site through Section 106 of the National Historic Preservation Act (NHPA), with the County as a consulting party; or, if Section 106 review is not required, the Applicant will prepare a mitigation plan for approval by the Planning Director or assigned designee. If a County mitigation plan is required, its stipulations shall be completed prior to final issuance of a land disturbance permit. The mitigation plan shall meet the standards set forth in the current version of the Virginia Department of Historic Resources (VDHR) Guidelines for Conducting Cultural Resource Survey in Virginia and also the Advisory Council on Historic Preservation's (ACHP) Recommended Approach for Consultation on Recovery of Significant Information from Archeological Sites (<http://www.achp.gov/archguide.html#supp>). Final reports shall be submitted in quantities, formats, and media as requested by the County Archaeologist after the report(s) have been approved by the County.

5. Maintenance of Property

- a. Site Maintenance – The Applicant shall maintain the site and shall pick up trash, litter and debris on a daily basis.
- b. Graffiti Removal – The Applicant agrees to remove any graffiti from the Property. Graffiti shall be deemed any inscription or marking on walls, buildings or structures not permitted by the sign regulations in Section 32-250.21 et. seq., of the Zoning Ordinance. Any graffiti shall be reported to the Prince William County Police Department before removal.

6. Environment

- a. Water Quality Monitoring/Stream Restoration – The Applicant shall contribute \$75.00 per acre (±16.57 acres), prior to and as a condition of issuance of the final site plan approval, for the County to conduct water quality monitoring, drainage improvement projects, and/or stream restoration.
- b. Minimize Clearing and Grading – The Applicant shall develop in substantial conformance with the limits of clearing and grading shown on the Plan. These limits do not preclude the removal of diseased, noxious and/or invasive vegetation outside of these limits. Compliance shall be demonstrated on the final approved site plan.

Condition Statement

- c. Stormwater Management – The Applicant shall provide stormwater management/best management practices on-site as shown on the SUP Plan unless an alternative design is approved as part of the final site plan. The location, size, and type of SWM/BMP facility will be determined at site plan review. Compliance shall be demonstrated on the final approved site plan.
 - d. Specimen Trees – The existing specimen trees: Tree #6 - 32" White Oak, Tree #13 - 31" White Oak, Tree #15 – 32" American Sycamore, Tree #16 - 30.5" Southern Red Oak, Tree #19 – 29.5" Southern Red Oak, and Tree #100 34" White Oak, shown on the SUP plan shall be retained and shall be protected during construction in accordance with the provisions of the DCSM and consultation with the Watershed Management Branch of the Public Works Department. Compliance shall be demonstrated on the final approved site plan.
 - e. Soil Remediation – To facilitate adequate expansion of tree and shrub roots to support healthy plants, all landscape areas, parking lot islands and buffers, which have been subject to pavement and/or compaction shall have, prior to planting: a) all foreign materials (asphalt, concrete, rock, gravel, debris, etc.) removed and the soil loosened to a depth of a minimum of 3 feet, and b) a top dressing of 4" to 6" of clean topsoil provided. This topsoil shall be a loam, sandy loam, clay loam, silt loam, or sandy clay loam. The topsoil shall not be a mixture of or contain contrasting textured subsoils. The topsoil shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, sticks, roots, trash, or other materials larger than 1" in diameter and shall not contain gravel. The topsoil shall contain a minimum of 5% natural fine organic matter, such as leaf mold, peat moss, etc. Compliance shall be demonstrated on the final approved site plan.
7. Fire and Rescue
- a. Monetary Contribution – The Applicant shall make a \$0.61 per square foot of building area (±30,000 SF) monetary contribution for fire and rescue services to the Board of County Supervisors prior to, and as a condition of issuance of the final site plan approval.
 - b. Water Tanks or Pumps – Fire protection and suppression equipment or tanks, including water supply if applicable, shall be located so as not to be visible beyond the property line and or screened with a double staggered row of evergreen species trees. Compliance shall be demonstrated on the final approved site plan.
 - c. Fire Suppression Water Tank – The Applicant shall not utilize groundwater to meet fire suppression requirements. The Applicant shall make arrangements to have the required water supply delivered to the site and stored in a tank or similar container.
 - d. Emergency Response – An Automatic External Defibrillator (AED) shall be provided in the building and shall be operational prior to issuance of the occupancy. Full time employees of the religious institution shall receive AED training.

Condition Statement

- e. Obstruction of Travelways – The Applicant shall ensure that any vehicles associated with the use do not obstruct the travel ways, fire lanes, adjoining road network or encroach upon buffer and landscaped areas as shown on the SUP Plan. Compliance shall be demonstrated on the final approved site plan.
- 8. Transportation – The site shall be limited to two access points, both on Auburn Road (Route 602), as shown on the SUP Plan. Direct access on to Vint Hill Road (Route 215) shall be prohibited. Compliance shall be demonstrated on the final approved site plan.
 - a. Manual Traffic Control – The Applicant shall provide a uniformed police officer for manual traffic control during Sunday services and other large special events, as needed to be determined by the Prince William County Police. Compliance shall be demonstrated on the final approved site plan.
 - b. Impact Mitigation – Notwithstanding what is shown on the plan, the Applicant shall mitigate traffic impacts at the time of final site plan.
 - c. Reservation for Vint Hill Road – The Applicant shall reserve up to 28 feet of the property parallel to the existing right-of-way of Vint Hill Road for future widening based on the current Comprehensive Plan Thoroughfare Plan. The reservation area shall remain in place until such time as the Comprehensive Plan may be revised to reduce or eliminate the extent of the future widening currently described in the Plan, or until the road is in fact widened and the reservation is not used due to a realignment or shift in the actual right-of-way. Compliance shall be demonstrated on the final approved site plan.
 - d. Bike Parking – The Applicant shall provide one (1) bike parking facility onsite in the location shown on the SUP Plan. The bike parking shall conform to the Association of Pedestrian and Bicycle Professional (APBP) standards. Compliance shall be demonstrated on the final approved site plan.
 - e. Parking Requirements – Notwithstanding what is shown on the SUP Plan, the Applicant shall not exceed 180 parking spaces. Furthermore, parking associated with the religious institution use shall be prohibited from parking along Vint Hill Road or Auburn Road. Compliance shall be demonstrated on the final approved site plan.
- 9. Potable Water
 - a. Water Tanks or Pumps – If tanks or additional water supply equipment is required meet the capacity needs of the development said equipment or structures shall be located so as not to be visible beyond the property line and or screened with a double staggered row of evergreen species trees. Compliance shall be demonstrated on the final approved site plan.

Condition Statement

- b. Well Water
 - i. Design – The final design of the well(s) needed to serve the use shall be determined for each site plan approved for the site. The final design shall be approved by the Health Department prior to site plan approval. Compliance shall be demonstrated on the final approved site plan.
 - ii. Proximity – No well(s) shall be constructed within fifty (50) feet of a neighboring property owners well.
 - c. Use Limitations – Ground water shall not be used for irrigation/landscaping purposes.
10. Septic – The overall development intensity and building footprint, including the building size, maximum seating capacity, and building floor area shall be proportionately reduced if the septic requirements, generated by the number of fixtures and flow rates for the proposed building development, cannot be accommodated on-site. Compliance shall be demonstrated on the final approved site plan.
11. Monetary Escalator – In the event the monetary contributions set forth in the development conditions are paid to the Prince William Board of County Supervisors within eighteen (18) months of the approval of this special use permit, as applied for by the Applicant, said contributions shall be in the amounts stated herein. Any monetary contributions set forth in the development conditions which are paid after eighteen (18) months following the approval of this special use permit shall be adjusted in accordance with the Urban Consumer Price Index (CPI-U) published by the United States Department of Labor, such that at the time the contributions are paid they shall be adjusted by the percentage change in the CPI-U from the date eighteen (18) months after the approval of this special use permit to the most recently available CPI-U to the date the contributions are paid, subject to a cap of six (6%) percent per year, non-compounded

MONTEREY CHURCH
(RELIGIOUS INSTITUTION)
SPECIAL USE PERMIT

BRENTSVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

COVER SHEET

NOTES

- [illegible]



SITE TABULATIONS:

- [illegible]

PARKING TABULATIONS:
PARKING REQUIRED.

- REQUIRED: 300 SEATS x 400 SEATS = 124 SPACES
(OFFICE: 960 N.S.F. / 2200 = 0 SPACES
PROVIDED NO SPACES (6 HANDICAP ACCESSIBLE REQUIRED/PROVIDED)
LOADING SPACES REQUIRED/PROVIDED: NONE

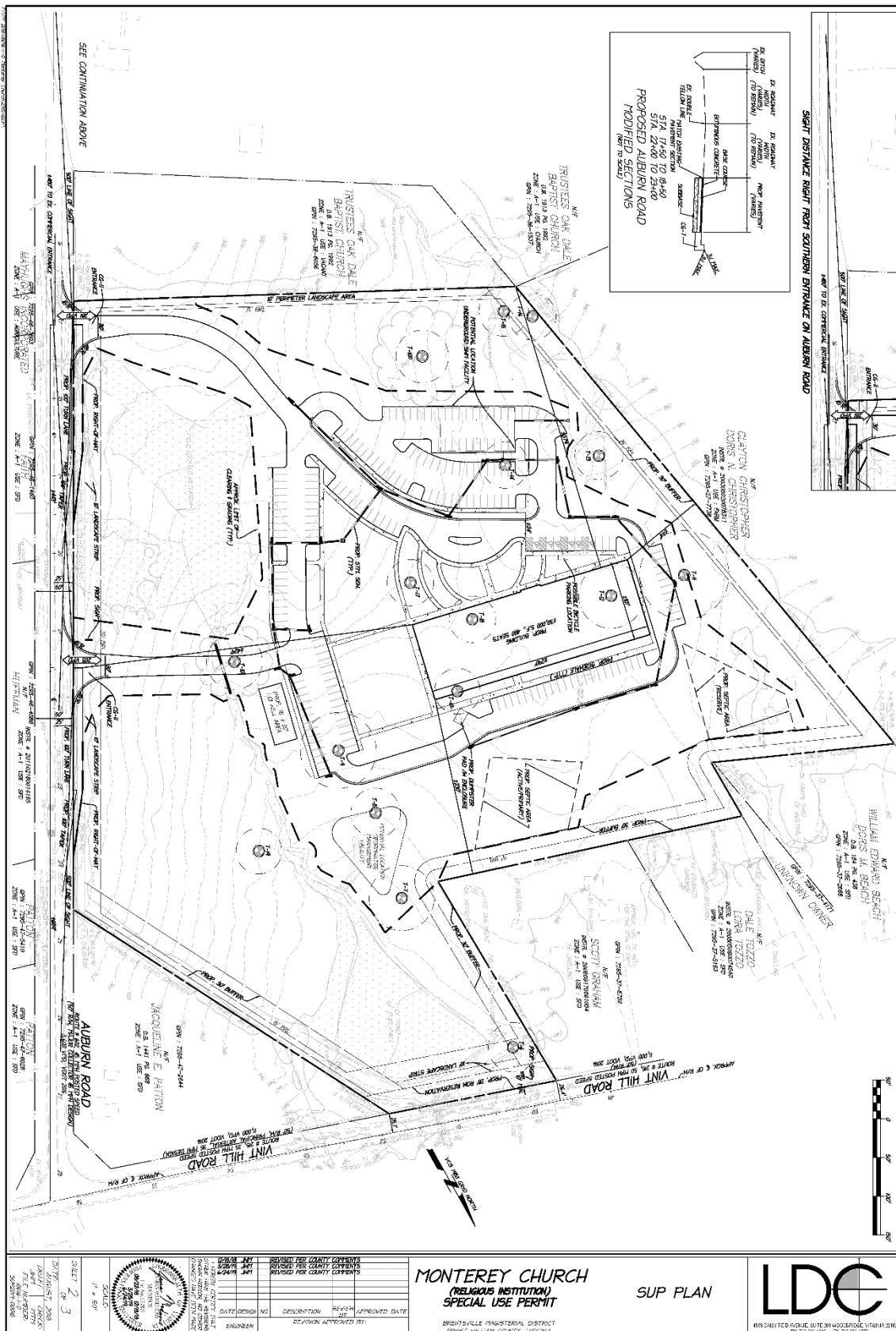
SHEET INDEX

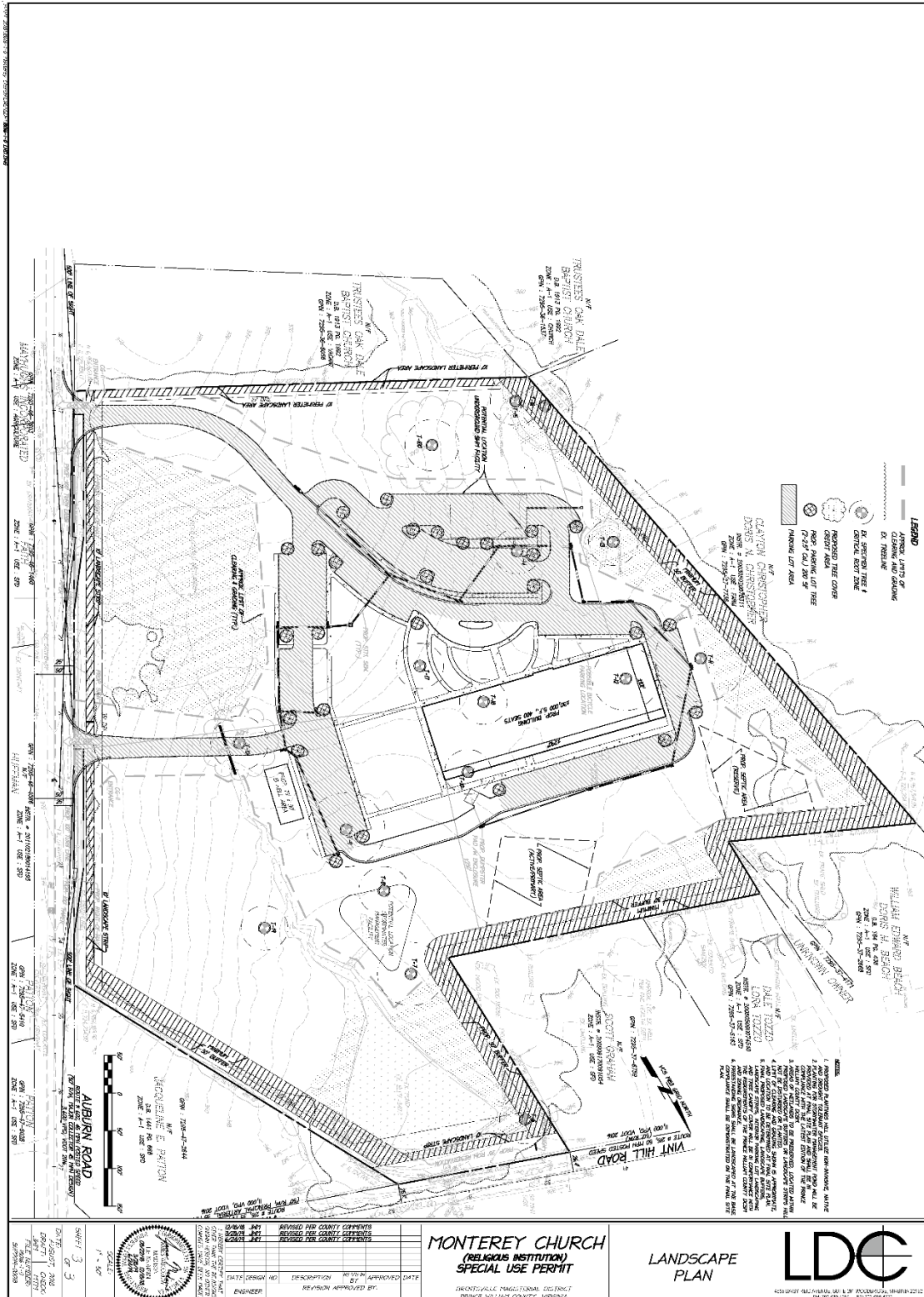
1. COVER SHEET
2. SPECIAL USE PERMIT PLAN
3. LANDSCAPE PLAN



AS SHOWN
SHEET 1 OF 3

DATE: AUGUST, 2008	
DRAWN: BRI	CHECK: FITS
FILE NUMBER: MOE-1-0	
900-800-0000	





Illustrative Elevations



Illustrative Elevations



Existing Conditions





¹ Photo: North view, Auburn Road

Existing Conditions



² Photos: West view, from Auburn Road

Existing Conditions



³ Photos: West view, from Auburn Road

HISTORICAL COMMISSION RESOLUTION

MOTION: CUNARD

**January 8, 2019
Regular Meeting
Res. No. 19-004**

SECOND: SMITH

RE: LAND DEVELOPMENT RECOMMENDATIONS

ACTION: APPROVED

WHEREAS, the Prince William County Historical Commission seeks to identify, preserve and protect historic sites and structures in Prince William County; and

WHEREAS, the Prince William County Historical Commission's review of pending land development applications assists in determining the necessity for cultural resource surveys and other research and evaluations; and

WHEREAS, the Prince William County Historical Commission believes that the identification, preservation and protection of historic sites and structures throughout Prince William County is well served by this action;

NOW, THEREFORE, BE IT RESOLVED, that the Prince William County Historical Commission does hereby recommend to the Prince William County Planning Commission the action(s) noted for the following properties:

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
CPA2016-00007	Kline Property - 5th Submission	No Further Work
REZ2017-00014	Neabsco Common Proffer Amendment - 2 nd Submission	No Further Work
SUP2019-00018	Monterey Church - 2 nd Submission	Phase I study and, if warranted, Phase II evaluation and Phase III data recovery study. Artifacts to be donated to and curated with the County. Military Site Survey.
SUP2019-00027	Milestone/T-Mobile @ Stonewall Middle School - 2 nd Submission	Provide line-of-sight photo simulation to determine viewshed impact from Ben Lomond Historic Site, a County Registered Historic Site.

Historical Commission

January 8, 2019
Regular Meeting
Res. No. 19-004
Page 2

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
PFR2019-00009	NOVEC - Linton Hall Substation Expansion	No Further Work
PFR2019-00010	Rosemount Lewis ES	Phase I study and, if warranted, Phase II evaluation and Phase III data recovery study. Artifacts to be donated to and curated with the County.
REZ2019-00018	Quartz District	Table
SUP2019-00029	Gainesville Crossing Data Center	Military Site Survey (Civil War research and Metal Detector Survey) of the NE (land bay C) portion of the tract. Evaluation of standing structure for historical significance. Phase II evaluation and, if warranted, a Phase III study. Artifacts to be donated to and curated with the County. Reevaluate/correct text of the Cultural Resource Review including location of the William Brawner House.

Votes:

Ayes: by acclamation

Nays: none

Absent from Vote: none

Absent from Meeting: Duley

MOTION CARRIED

ATTEST: 
Secretary to the Commission

**FAUQUIER COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT**

ADMINISTRATION
Third Floor – Court and Office Building
29 Ashby Street, Suite 310
Warrenton, VA 20186
(540) 422-8200



ZONING & DEVELOPMENT SERVICES
Third Floor – Court and Office Building
29 Ashby Street, Suite 310
Warrenton, VA 20186
Zoning & Development Plans: (540) 422-8220
Permitting & Building: (540) 422-8230

PLANNING
10 Hotel Street, Suite 305
Warrenton, VA 20186
(540) 422-8210

FAUQUIER COUNTY REVIEW COMMENTS

DATE: October 11, 2018
TO: Keasha Hall, Prince William County
FROM: Adam Shellenberger, Chief of Planning
APPLICATION: SUP2019-00018 - Monterey Church Special Use, Special Use Permit
PIN: 7295-37-7310-000
ZONING DISTRICT: A-1

1. The Fauquier County Comprehensive Plan, Chapter 6 New Baltimore Service District Plan, identifies the land uses south of South Run to be primarily Industrial Park and General Industrial uses. Vint Hill is planned to be a mixed-use planned community with commercial office, industrial retail, residential, and continuing care components on a campus-type setting. Vint Hill is located approximately one mile to the west (along Route 215) of the subject property.
2. Fauquier County does not have any plans to widen Vint Hill Road (Rt. 215) or Rogues Road (Rt. 602) that becomes Auburn Road (Rt. 602) in Prince William County. Vint Hill Road (Rt. 215) is already at capacity in Fauquier County and while Auburn Road (Rt. 602) only has an AADT of 3,700 in Prince William County, Rogues Road (Rt. 602) has an AADT of 5,100 in Fauquier County. Fauquier County does have plans to add turn lanes on Rogues Road (Rt. 602) within the next few years, but those improvements only extend to approximately one (1) mile south of the Prince William County line.
3. The TIA indicates that approximately 40% of trips will access from the western side of Vint Hill Road (Rt. 215). Note that the intersection of US 15/29 and Vint Hill Road (Rt. 215) has historically had one of the highest crash rates in the Culpeper District due to its limited sight distance and signalized intersection. Fauquier County is working with VDOT and residents/business entities for a solution for this intersection; however, we are seeing traffic diverting to Rt. 602 and other secondary roads off Vint Hill Road (Rt. 215) in Fauquier County to avoid US 15/29. Depending on an improvement selected for the US 15/29 and Rt. 215 intersection, this would likely increase considerably during construction. Be aware that this may impact the background trips accounted for by the developer.

4. The TIA only reviews the site on a Sunday and states that, “Monterey Church does not plan to operate a day-care or any other facility on-site...” If the church holds funeral services or weddings during the week or on a Saturday this would alter the traffic impacts on Vint Hill Road (Rt. 215) and Auburn Road (Rt. 602) Monday through Saturday as well. If a daycare or other use operates on site, these impacts need to be accounted for and mitigated.

Planning Commission Resolution dated June 12, 2019



Planning Commission

PLANNING COMMISSION RESOLUTION

MOTION: MCKAY

June 12, 2019

SECOND: HAYNES

Regular Agenda

RES. No. 19-052

RE: SPECIAL USE PERMIT #SUP2019-00018, MONTEREY CHURCH

ACTION: DEFER TO DATE CERTAIN - JULY 24, 2019

WHEREAS, this is a request to allow a religious institution on a ±16.7-acre parcel located at 9514 Auburn Rd.; and

WHEREAS, the site is addressed 9514 Auburn Rd; and is identified on County maps as GPIN 7295-37-7310; and

WHEREAS, the site is designated AE, Agricultural or Estate, in the Comprehensive Plan; and

WHEREAS, the site is zoned A-1, Agricultural; and is located within the Domestic Fowl Overlay District and Rural Area; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on June 12, 2019; and

WHEREAS, the Prince William County Planning Commission believes that public general welfare as well as good planning practices are served by the approval of this request;

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby recommend deferral to date certain of July 24, 2019 of Special Use Permit #SUP2019-00018, Monterey Church, subject to the conditions on May 20, 2019 as amended with the recommended changes listed below:

1. Strike Phase II from the SUP Plan with its associated additional parking and size;
2. Strike condition 7b – Low Impact Design;
3. Revise condition 4e(i) Freestanding Sign, to allow a maximum of two signs;
4. Revise the DCSM/Landscape conditions to allow a reduced 10-foot wide landscape strip along the southern property line; subject to a written

Planning Commission Resolution dated June 12, 2019

June 12, 2019
Regular Meeting
RES. No. 19-052
Page 2

agreement from the neighboring property owner (Oakdale Baptist Church) prior to site plan;

5. The Applicant shall provide staff with updated plans illustrating Phase I only prior to BOCS meeting;
6. Meet with the community to work out as many issues, including the design of the building to fit in with the rural character;
7. Salvage specimen trees as much as possible and limit grading appropriate to new smaller size;
8. Applicant will truck in any water for fire suppression if tanks are required and not obtain via well water on the site;
9. Height will be restricted to 45 feet to 50 feet maximum;
10. Address concerns regarding the motion detector lights;
11. Relocate special events language to the use restrictions section of the Conditions.

Votes:

Ayes: Berry, Fry, Haynes, Holley, McKay, Milne, Moses-Nedd, Taylor

Nays: None

Absent from Vote: None

Absent from Meeting: None

Abstain from Vote: None

MOTION CARRIED

Attest:


Jennifer Dorcsis
Clerk to the Planning Commission