



PLANNING COMMISSION RESOLUTION

MOTION:

June 14, 2023

SECOND:

**Regular Meeting
Res. No. 23-xxx**

RE:

**SPECIAL USE PERMIT #SUP2020-00019, TRANSFORMATION TEMPLE
INTERNATIONAL CHURCH
OCCOQUAN MAGISTERIAL DISTRICT**

ACTION:

WHEREAS, This is a request for a special use permit to allow a religious institution with administrative offices, on ±4.26 acres; and

WHEREAS, the subject site is approximately 1.5 miles west of the intersection of Davis Ford Road and the Prince William Parkway and identified as GPIN 8093-48-4298 and is currently addressed as 5451 Davis Ford); and

WHEREAS, the site is designated ORPA, Occoquan Reservoir Protection Area, in the Comprehensive Plan; and

WHEREAS, the site is currently zoned A-1, Agricultural, and is located in the Domestic Fowl Overlay District as well as the Agritourism and Arts Overlay District; and

WHEREAS, County staff recommends that the Planning Commission recommend denial of this Special Use Permit for the reasons stated in the staff report; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on June 14, 2023, at which time public testimony was received and the merits of the above-referenced case were considered; and

WHEREAS, the Prince William County Planning Commission finds that public necessity, convenience, general welfare, and good zoning practice are served by recommending denial of this request;

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby close the public hearing and recommend denial of Special Use Permit #SUP2020-00019, Transformation Temple International Church.

ATTACHMENT: SUP Conditions, dated June 1, 2023

Votes:

Ayes:

Nays:

Abstain from Vote:

Absent from Vote:

Absent from Meeting:

MOTION CARRIED

Attest:

Oly Peña

Clerk to the Planning Commission

SPECIAL USE PERMIT CONDITIONS

TRANSFORMATION TEMPLE INTERNATIONAL
OWNER/APPLICANT: INTERNATIONAL CENTRAL GOSPEL CHURCH
SPECIAL PERMIT AREA: +/- 4.34 ACRES (THE "PROPERTY")
ZONING: A-1, AGRICULTURAL
LONG RANGE LAND USE: ORPA, OCCOQUAN RESERVOIR PROTECTION AREA
MAGISTRATE DISTRICT: OCCOQUAN
PRINCE WILLIAM COUNTY GPIN # 8093-48-4298
SUP#2020-00019

DATE: JUNE 1, 2023

The following conditions are intended to offset the impacts of the proposal and would render the application consistent with the applicable chapters of the Comprehensive Plan. In the event the above-referenced special use permit is not granted as applied for by the Applicant, these conditions shall be withdrawn and are null and void. If the conditions of this special use permit or the special use permit plan are in conflict with the Zoning Ordinance or the Design and Construction Standards Manual ("DCSM"), the more restrictive shall apply unless otherwise specified herein.

The Applicant shall file a site plan within one (1) year of approval of this special use permit and shall have up to five (5) years from the date of final site plan approval to commence the proposed use. Issuance of an occupancy permit constitutes commencement of the use. The term "Applicant" as referenced herein shall include within its meaning all current/future owners and successors in interest.

1. Site Development. The Property shall be developed in substantial conformance with the special use permit plan entitled "Transformation Temple International Church", prepared by Schools & Townsend, P.C., (the "SUP Plan"). Minor modifications in connection with final site plan review or final engineering shall be permitted, subject to County approval.
2. Limits of Disturbance: No clearing, grading or disturbance of forest shall occur outside the limits of disturbance as shown on approved SUP plan.
3. Use Parameters.
 - a. Permitted Uses. The uses approved with this special use permit ("SUP") shall be limited to a religious institution or place of worship as defined in the Zoning Ordinance, with associated uses including a sanctuary and administrative offices.
 - b. Maximum Building Area: As permitted with the SUP, at full buildout, the facility shall not exceed a total of ±18,416 square feet in building area and 208 seats.
 - c. Operation. This use shall be limited to 2 (two) worship services per week. No more than 3 special events shall occur per year and shall be limited to weekends. No

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amplified outdoor music shall be allowed. Provided music or other amplified sound shall not be audible beyond the property lines. When special events are planned, the applicant shall notify adjacent property owners at least 1 week in advance so they may plan accordingly.

4. Community Design.

- a. Architecture. The design of any building(s) constructed on the Property shall be in substantial conformance with the architectural renderings entitled "Transformational Temple International Church (International Central Gospel Church) New Worship Facility" as prepared by John Heltzel, AIA, dated July 29, 2020 and September 20, 2021 (the "Elevations"). If requested by the Applicant, the Elevations may be subject to minor modifications, which are subject to review and approval by the County. Additional changes to the design and materials may be provided as approved by the Planning Office. Such approval shall be based on a determination that the changes result in a building(s) that is of equal or better quality than that shown on the Elevations. Prior to requesting a building permit release letter from the Department of Development Services, the Applicant shall submit building elevations so that it may ensure compatibility of the building(s) with the Elevations.
- b. Building Height. The overall height of the building shall not exceed 35 feet.
- c. Parking Limitation. All vehicle parking for the use shall be provided onsite and occur within the designated parking spaces on the Property. No vehicles associated with this use shall be parked along Davis Ford Road, or any other neighboring streets.
- d. Landscaping.
 - i. Overall Landscape Compliance. The Applicant shall provide, install, and maintain landscaping onsite in substantial conformance with the SUP Plan. All the plantings shall be indigenous and drought-resistant, or as otherwise approved by the County Arborist, prior to final site plan approval. The Applicant shall use native plant materials for the landscaping as required in the perimeter buffer areas, and to the extent possible in other areas on the site.

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- ii. Perimeter Buffers. As depicted on the SUP Plan, the Applicant shall maintain the existing vegetation including the mature trees to the extent possible in the 30-foot landscape buffer along the eastern, southern and western perimeters of the Property. The Applicant shall provide the 10-foot landscape strip required along Davis Ford Road with a modified landscape strip along the access drive and Davis Ford Road, as shown on the approved Special Use Permit Plan.
- iii. Interior Parking Lot Landscaping. The Applicant shall provide interior parking lot landscaping as provided in the SUP Plan.
- e. Refuse Storage Area. The refuse storage/dumpster enclosure area shall be fully screened with an opaque enclosure that prohibits viewing this area from public right-of-way or adjacent properties, and the enclosure shall always remain closed when not in use.
- f. Signage. All signage shall be in conformance with the Zoning Ordinance.
 - i. Sign Permit. Unless not required by the Zoning Ordinance, sign permits are required for all signs. The color, scaled renderings of all signage shall be submitted as part of the sign permit approval process.
 - ii. Sign Design: All signage design shall be in character with the surrounding area regarding materials and color and shall not be internally illuminated. No LED signage shall be allowed on the property or along Davis Ford Road.
 - iii. Monument Signage. The Applicant shall Be limited to a 30 square feet monument-style, non-LED entrance sign. Sign may be externally illuminated with full cut-off fixtures to avoid glare toward neighboring properties and Davis Ford Road.
 - iv. Sign Base Landscaping. The Applicant shall provide landscaping around the base of the monument sign including flowering shrubs and perennials complementary of the landscaping provided along the road frontage. The Applicant will provide a minimum of 20 plants around the base of the monument sign. Compliance shall be demonstrated by the Applicant as part

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of the sign permit approval process and shall be installed as a condition of a sign permit approval and issuance.

g. Parking Lot Lighting.

- i. All outdoor lighting fixtures shall be designed to direct light downward and to not produce glare onto any adjacent properties or roadways. Parking lot light fixtures and light fixtures on all buildings shall be full cut-off fixtures, and the lighting design shall be shown on the final site plan prior to County approval.
- ii. Freestanding parking lot light poles shall not exceed the maximum height of 16 feet. All pole heights and locations shall be noted on each final approved site plan.
- iii. To reduce the impacts of additional light pollution and potential for light spillover onto adjacent properties, parking lot lights shall be designed with automatic and/or timed shut-off and shall cease operation during the hours the facility is not being used

5. Environment / Water Quality.

- a. Water Quality. The Applicant shall contribute \$75 per acre to the Board of County Supervisors prior to and as a condition of final site plan approval for the County to conduct water quality monitoring, stream restoration, and/or drainage improvements.
- b. Stormwater Management. Stormwater management shall be provided within the proposed limits of disturbance as shown on the SUP plan. The Applicant shall consider innovative SWM/BMP practices for treating stormwater quantity and quality during site plan review. Exact locations of such facilities shall be determined in coordination with the County during final site plan review. All stormwater management practices shall comply with all Federal, State, and County laws, ordinances, codes, requirements, policies, and regulations.

6. Water and Sewer.

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- a. Potable Water. The Applicant shall be served by the public water main located on Davis Ford Road.
 - b. Septic Field. The Applicant shall locate an appropriately sized septic system and drain field within the proposed limits of disturbance, as shown on the SUP plan. The size and location shall be based on the approved number of services held weekly, including proposed special events, with coordination from the State Health Department, or the applicant shall connect to the nearest public sewer connection point. The applicant shall meet all of the required legal and regulatory requirements regarding the installation and maintenance of the septic field.
7. Fire and Rescue.
- a. Monetary Contribution. The Applicant shall make a monetary contribution of \$0.61 per square foot of building area for the proposed building constructed on the Property 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.
 - d. Maintenance & Safety Plan. Prior to final site plan approval, the Applicant shall provide a plan to the County to provide for maintenance of the life safety components (means of egress, fire protection systems, etc.) for the proposed building on the Property.
8. Transportation.
- a. The Applicant shall provide shuttle service and an off-duty uniformed officer from the Prince William County Police Department or the Prince William County Sheriff's Department to direct traffic at the site entrance on Davis Ford Road for special events which generate traffic in excess of the on-site parking supply.
 - b. The Applicant shall direct the congregation to only park on site to avoid parking on Davis Ford Road.
 - c. The Applicant shall provide the turn lanes on Davis Ford Road into the site entrance as shown on the approved Special Use Permit Plan.

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9. Cultural Resources. The Applicant shall install an Historical Marker on the Property which provides a description of Davis Ford Road. The marker shall be adopted into the Historical Commission's historical marker program. The content on the marker shall be prepared in consultation with the Planning Office and/or the Historical Commission and the location of the marker shall be shown on the approved site plan. The historical marker shall be installed prior to issuance of the occupancy permit for the first building on the special use permit property subject to obtaining a sign permit from the Zoning Office.
10. Refuse Storage Area. The refuse storage/dumpster enclosure shall be located in the area shown on the SUP Plan and shall utilize a compatible design theme and similar materials as the building. Such dumpster shall be screened with an opaque enclosure with a gate that prohibits viewing this area from the surrounding parking areas and public right of way, and shall remain closed when not in use.
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.



STAFF REPORT

PC Meeting Date:	June 14, 2023
Agenda Title:	Special Use Permit #SUP2020-00019, Transformation Temple International Church
District Impact:	Occoquan Magisterial District
Requested Action:	Recommend Denial of Special Use Permit #SUP2020-000019, Transformation Temple International Church
Department:	Planning Office
Case Planner:	Maggie Costello

EXECUTIVE SUMMARY

This is a request for a special use permit to allow a religious institution with administrative offices, on ±4.26 acres in the A-1, Agricultural, zoning district.

The Applicant (Transformation Temple International Church) is requesting a special use permit (SUP) to allow a religious institution with a modification to the front landscape buffer on approximately 4.26 acres located at 5451 Davis Ford Road. The site will be accessed from Davis Ford Road (Route 663). The subject property is wooded and undeveloped and abuts Davis Ford Road, a major collector connecting Prince William Parkway to Yates Ford Road. The surrounding area consists of large lot single-family homes and no commercial/business land uses or related signage. An 18,416 square foot (SF) building is proposed with up to 208-seats. This site has several areas of steep slopes and poor soils. The applicant proposes to utilize septic due to the lack of nearby connections to public sewer and is proposing to connect to public water. The applicant is also requesting a modification to the required landscape buffer along Davis Ford Road. The lot is a legal non-conforming lot as the lot is below the required 10-acre lot size in the A-1 zone and pre-dates the PWC Zoning Code.

It is staff's understanding that the property was purchased prior to meeting with staff to determine the feasibility of this application. The application has undergone several revisions to reduce the proposed building size and ancillary uses, to rearrange site layout, to propose improvements on Davis Ford Road, as well as to redesign the site's ingress and egress. In 2023, the Long-Range Land Use designation for this area was changed from SRR (Semi-Rural Residential) to ORPA, Occoquan Reservoir Protection Area. As proposed, the land-use and intensity is not consistent with the long-range land use designation. Staff acknowledges that religious institutions can be deemed compatible in residential districts subject to mitigating conditions; however, in this case, the scale and intensity of the subject proposal is larger and greater in intensity than the residential uses in the surrounding area. In addition, environmental constraints containing steep slopes and unsuitable soil quality exist on the site. Therefore, staff is recommending the Planning Commission recommend denial of Special Use Permit #SUP2020-00019, Transformation Temple International Church.

BACKGROUND

- A. Request: This is a request for a special use permit to allow a religious institution with administrative offices on ±4.26 acres

Religious Institution Use in A-1	Required/Allowed	Provided/Proposed with SUP
Minimum Lot Size for Use	2-acre minimum	±4.26 acres (SUP Area + entire property)
Maximum Lot Coverage	85%	26.5% (1.12 acres)
Building Height	60 feet maximum	35 feet
Parking (Church)	1 space / 3 seats (70 spaces minimum)	104 spaces
Freestanding Sign (HCOD)	Up to 10 feet in height	6 feet in height, monument sign/entrance feature with stone and landscaping
Landscaping	30-foot buffer between religious institution & residential/agricultural	30 feet front, side, and rear; modified landscape strip along right-of-way

- B. Site Location: The subject ±4.26-acre property is approximately 1.5 miles west of the intersection of Davis Ford Road and the Prince William Parkway. The site is identified on County maps as GPIN 8093-48-4298 and is currently addressed as 5451 Davis Ford Road.
- C. Comprehensive Plan: The site is designated ORPA, Occoquan Reservoir Protection Area, in the Comprehensive Plan.
- D. Zoning: The site is currently zoned A-1, Agricultural, without proffers, and is located in the Domestic Fowl Overlay District as well as the Agritourism and Arts Overlay District.
- E. Surrounding Land Uses: The property is currently wooded/undeveloped and abuts Davis Ford Road, a major collector road, to the north. Across Davis Ford Road are several single-family homes on wooded lots. The site is also surrounded on the south, east, and west by single family homes on wooded lots.
- F. Background and Context: Religious Institutions may be allowed through a Special Use Permit in the A-1 zone on a case-by-case basis. Religious institutions are an allowed use by right in the commercial, office, and mixed-use zoning districts.

The application was submitted in 2020 and several revisions have been made to the original proposal in an attempt to mitigate site constraints, impacts to the surrounding uses, and traffic safety concerns. The lot is a legal, non-conforming lot with respect to its size.

The subject property is wooded, undeveloped. The site will be accessed from Davis Ford Road (Route 663), a major collector connecting Prince William Parkway to the Yates Ford Road. An 18,416 square foot (SF) building is proposed with up to 208-seats. The surrounding area consists of large, wooded lots with single-family homes. No commercial/business land uses exist on this segment of Davis Ford Road.

The lot is a legal non-conforming lot, as the lot is below the required 10-acre lot size in the A-1 zone.

STAFF RECOMMENDATION

Staff recommends denial of Special Use Permit #SUP2020-00019, Transformation Temple International Church, for the following reasons:

- The proposed use does not align with the targeted low-density residential land use for the Occoquan Reservoir Protection Area (ORPA) long range land use designation; this land use designation is designed to protect water quality within the Occoquan watershed.
- As proposed in this case, the scale and intensity of the subject proposal is larger and greater in intensity than the residential uses in the surrounding area.
- The site has a significant area of steep slopes, poor soils and is constrained as a result; the Comprehensive Plan discourages development within steep slopes or in areas of poor soils.
- The applicant has not confirmed the feasibility of a septic system on this site; the nearest sewer connection is approximately 6,200 feet away.

However, should the Planning Commission recommend approval, staff recommends the attached conditions dated June 1, 2023.

Comprehensive Plan Consistency Analysis

The proposed application is not consistent with the following sections of the Comprehensive Plan:

Long-Range Land Use Plan: The site is designated ORPA, Occoquan Reservoir Protection Area, in the Comprehensive Plan. The purpose of this classification is designed to protect the Occoquan Reservoir by recommending development at 1 dwelling unit per 5 acres in areas with sensitive environmental features, including, but not limited to; areas with 25 percent or greater slopes, areas with 15 percent or greater slopes in conjunction with soils that have severe limitations, soils with a predominance of marine clays, public water supply sources, wetlands, and critically erodible shorelines and stream banks that could impact the water quality of the Reservoir. Targeted land use for this designation is residential. This use and intensity is not compatible with the long-range land use designation and conflicts with several Long-Range Land Use Plan policies.

Community Design Plan: The design proposed for the building’s architecture and signage are not in character with the surrounding area development. There are no pedestrian or bicycle networks near the site. Preservation of existing vegetation within the limits of disturbance is minimal and development uses cut and fill to accommodate impervious parking areas and drives. The application conflicts with several Community Design Plan policies and is not compatible in its design.

Environmental Plan: The applicant is able to meet the required 30-foot buffers and has included a privacy fence. They have proposed an acceptable modification to the 10-foot wide landscape strip required along Davis Ford Road. Preservation of 1 out of 3 identified specimen trees is proposed. This site lies within the Occoquan Watershed, which recommends low-density residential land use. The site contains steep slopes and highly erodible soils. No guarantee has been given regarding the location, size, and type of stormwater management or septic and drainfield. The applicant has not confirmed the lack of habitats or occurrence of species exist on the site for the two threatened and one endangered species identified as having potential to exist on site. The use conflicts with several Environmental Plan Policies.

Sanitary Sewer Plan: The Sanitary Sewer Plan contains policies promoting connecting to sewer for new development. As the nearest sewer connection is approximately 6,200 feet east of the site, the applicant is not proposing connection. The applicant is proposing to utilize a septic and drainfield. However, as the applicant has not submitted a soils analysis to the health department for determination, it is unknown if this option is feasible.

Level of Service (LOS): The level of service impacts for this proposed SUP are being mitigated by monetary contributions, as conditioned by staff, as follows:

Water Quality	\$75 per acre	±4.26 acres	\$319.50
Fire & Rescue	\$0.61 per SF of building area	18,416 SF	\$11,233.76
TOTAL \$			\$11,553.26

Community Input

Notice of the SUP application has been transmitted to property owners within 500 feet of the site. The Applicant has met with the Mid County Civic Association of Prince William County (MIDCO) and Lake Ridge Occoquan Coles Civic Association – Planning, Environment, Land Use and Transportation Committee (LOCCA / PELT) to introduce the facility and the proposed project, as well as to solicit feedback.

Public Comments/Feedback - Several comments have been received by staff from 2020 – present from the public regarding this case. The following is a summary of this feedback:

Years	Public Comments IN SUPPORT of Application	Public Comments NOT IN SUPPORT of Application	Issues Mentioned
2020- present	43 (Majority are from members of the church; majority residency unknown)	28 (Majority are from residents near the site on Davis Ford Road)	Septic, Intensity of Use, Size & Architecture of Building, Traffic Increase, Traffic Safety Issues, Property Values, Land Disturbance, Environment & Preservation, Impervious Surface Runoff and Water Quality.

Other Jurisdiction Comments

The subject site is located outside of the required notification area for adjacent jurisdictions.

Legal Issues

If the SUP is approved, the site could be developed as a religious institution in the A-1 zoning district. The property is currently zoned A-1, without proffers, and can alternatively develop with by-right uses in the A-1 zoning district. Legal issues resulting from the Planning Commission’s action are appropriately addressed by the County Attorney’s Office.

Timing

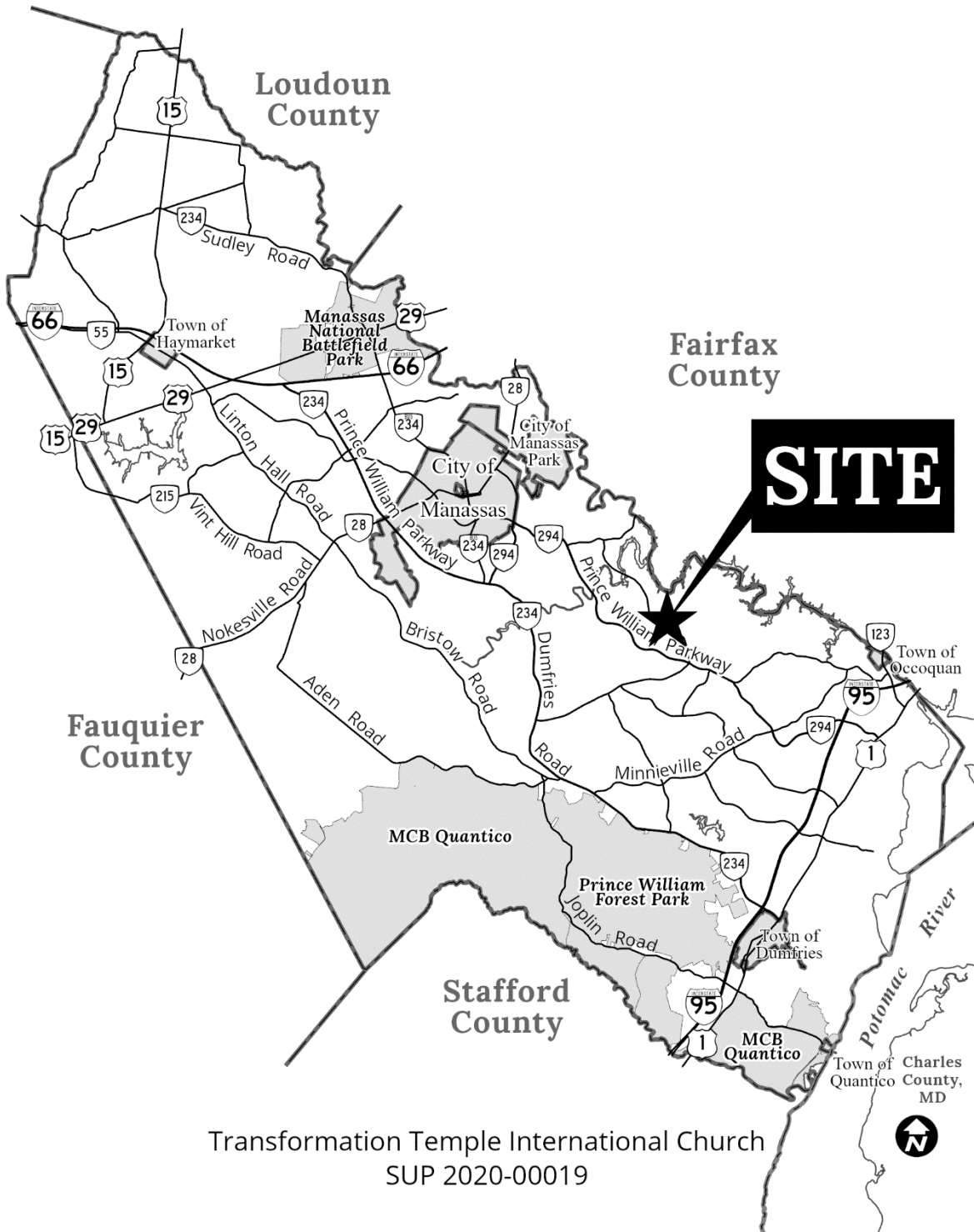
The Planning Commission has until September 14, 2023 which is 90 days from the first public hearing date, to take action on the SUP proposal. A recommendation to approve or deny the request would meet the 90-day requirement.

STAFF CONTACT INFORMATION

Maggie Costello | (703) 792-4084
Mcostello1@pwcgov.org

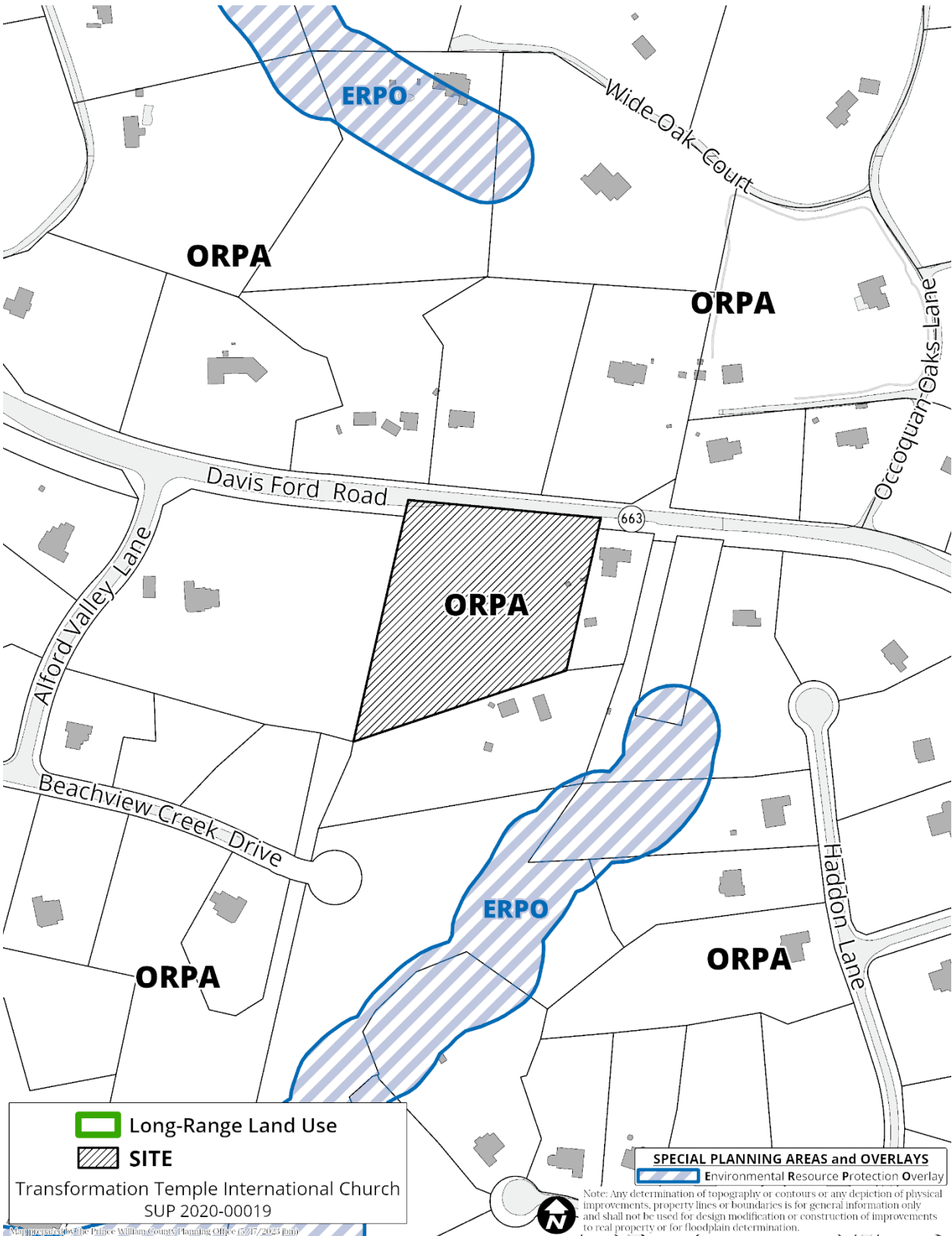
ATTACHMENTS

Attachment A: Area Maps
Attachment B: Staff Analysis
Attachment C: Proposed Conditions
Attachment D: Site Plan
Attachment E: Environmental Constraints Analysis Map
Attachment F: Proposed Elevations



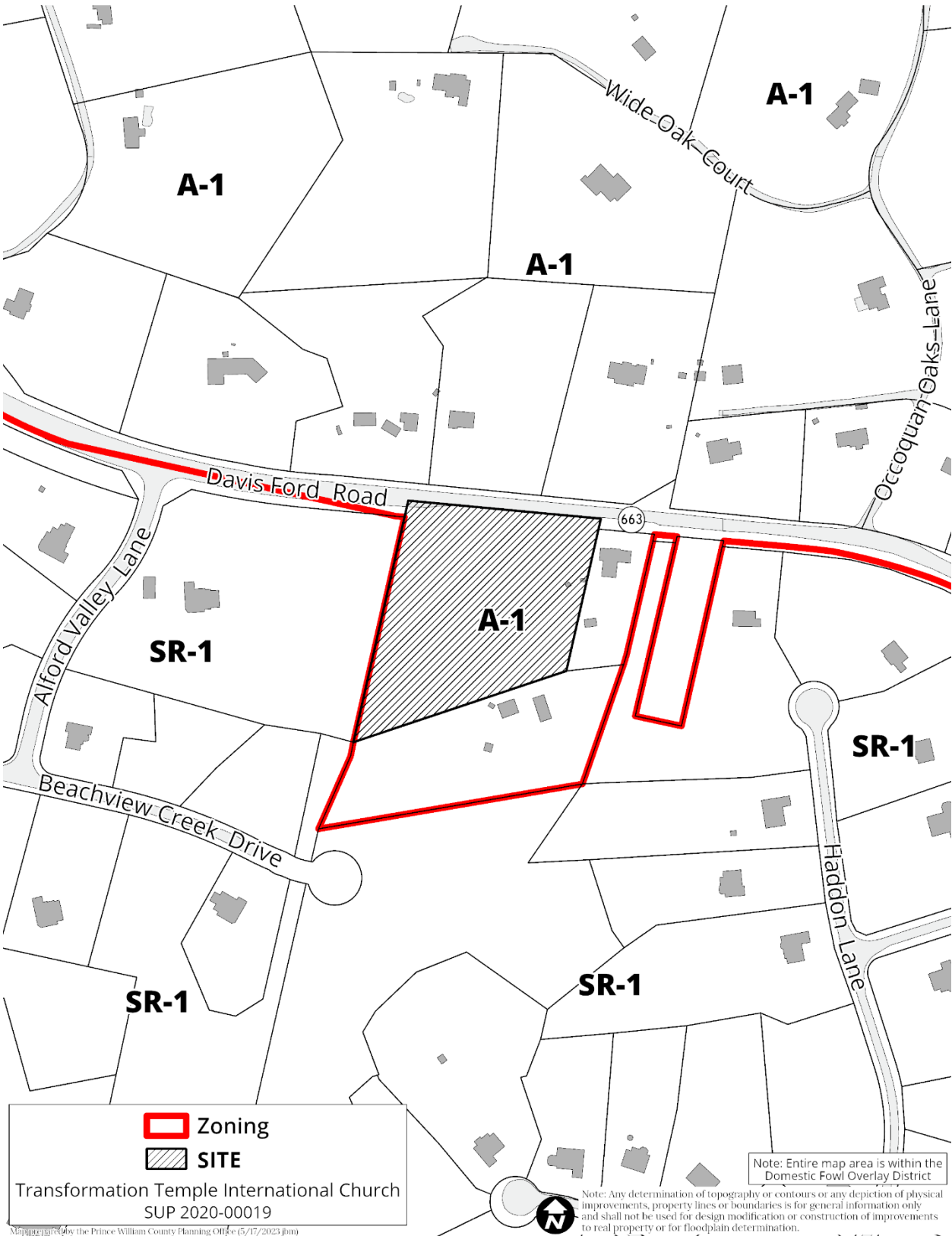
Transformation Temple International Church
SUP 2020-00019





Note: 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 design modification or construction of improvements to real property or for floodplain determination.

Long-Range Land Use Map



Zoning
 SITE
 Transformation Temple International Church
 SUP 2020-00019

Note: Entire map area is within the Domestic Fowl Overlay District

Note: 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 design modification or construction of improvements to real property or for floodplain determination.

Map prepared by the Prince William County Planning Office (5/17/2023 jfm)

Part I. Summary of Comprehensive Plan Consistency

Staff Recommendation: DENIAL

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	No
Community Design	No
Cultural Resources	Yes
Environment	No
Fire and Rescue	Yes
Police	Yes
Potable Water	Yes
Sanitary Sewer	No
Transportation	Yes

Part II. Comprehensive Plan Consistency Analysis

Direction	Land Use	Long-Range Land Use Map Designation	Zoning
North	Existing single-family detached residence; wooded lot	ORPA	A-1
South	Existing single-family detached residence; wooded lot	ORPA	SR-1
East	Existing single-family detached residence; wooded lot	ORPA	SR-1
West	Existing single-family detached residence; wooded lot	ORPA	SR-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.

According to the Phase 1 Environmental Site Assessment provided by the, the property was wooded land from at least 1937 until it was cleared in the late 1970s. The subject property was reforested again in the 1980s and has remained undeveloped to the present day. The surrounding area has developed slowly from primarily wooded land to residential in use over time. Residences were developed on the adjoining properties in the 1960s and 1970s and Davis Ford Road to the north was reconfigured in the late 1970s.

LAND USE POLICY 2, Action Strategy 2.2 New development applications should have densities that are appropriate to the character areas in the county and are consistent with those reflected on the Long-Range Land Use Map.

The applicant is proposing an 18,416 square foot, 35-foot-high building. All lots abutting the project site contain single family homes built during the years 1974-1992 most with traditional residential 2-story architecture ranging anywhere in size from 1,248 square feet homes, with the largest being around 4,303 square feet. Many homes are set back on wooded lots and not visible from Davis Ford Road.

The project site and surrounding area is in the long-range land use designation ORPA, Occoquan Reservoir Protection Area. This land use designation is part of a Special Countywide Land Use Classifications section of the County's Long-range Land Use Plan. The other three special classifications throughout the County include County Registered Historic Sites, Parks and Open Space, and Public Land. The recommended primary land use for the ORPA designation is residential and the recommended density is 1 single-family residential per 5 acres.

LAND USE POLICY 3: Protect existing and planned land uses from potential incompatible land uses.

The applicant is proposing to hold 3 worship services a week along with 4 special events per year, and 1 outdoor event per year. The applicant has also proposed using a shuttle to bring people to the site for larger planned special events, as well as a condition to provide an off-duty police person to assist in directing traffic when necessary. The nearest existing similar use on Davis Ford Road is Real Life Church, approximately 1.5 miles from the site, in an area near commercial/business uses, public

facilities, and the intersection of Davis Ford Road and Prince William Parkway. Real Life Church advertises worship services held 2 days a week and it is unknown if this location holds yearly special events. The proposed development application is in the heart of the residential uses along Davis Ford Road and, if approved, the use's impact would be comparable to a commercial or business use in this 2.28-mile-long segment of Davis Ford Road.

As land uses largely determine water quality conditions, the Land Use Plan section of the Comprehensive Plan identifies uses that are appropriate within the Occoquan Reservoir Protection Area. Recommended primary and secondary land uses within this district include residential and community operated parks or clubhouse, and targeted density/intensity is very low:

Long-Range Land Use Map Designation	Description of Existing Conditions within Land Use Designation			
Occoquan Reservoir Protection Area, ORPA Description	This classification is designed to protect the Occoquan Reservoir by recommending development at 1 dwelling unit per 5 acres in areas with sensitive environmental features, including, but not limited to; areas with 25 percent or greater slopes, areas with 15 percent or greater slopes in conjunction with soils that have severe limitations, soils with a predominance of marine clays, public water supply sources, wetlands, and critically erodible shorelines and stream banks that could impact the water quality of the Reservoir.			
ORPA Recommended Uses and Densities	Primary Uses	Secondary Uses	Targeted Residential Density	Targeted Non-Residential Floor Area Ratio (FAR)
	Residential	Community Operated Parks or Clubhouse	T-1A: 1dwelling unit/5 acres	0-0.02 AR

The Occoquan Reservoir is a major drinking water source for Northern Virginia. The Reservoir consists of property and shoreline in both Fairfax and Prince William Counties and is fed by the Occoquan watershed. The Occoquan watershed covers 590 square miles and includes the 1,700-acre Occoquan Reservoir, which serves as the boundary between Fairfax and Prince William counties. Prince William land accounts for 40.1% of the Occoquan watershed.

LAND USE POLICY 18: Encourage a land use pattern that incorporates and protects environmental features in accordance with the goals and objectives of the Environment Plan of the Comprehensive Plan, Prince William County's 2021-2024 Strategic Plan, and contributes to the County's Climate and Resiliency goals.

The Environment Plan's goals contribute to the protection of environmentally sensitive areas. Also part of the ORPA designation, these include areas with 25 percent or greater slopes, areas with 15 percent or greater slopes in conjunction with soils that have severe limitations, soils with a predominance of marine clays, public water supply sources, wetlands, and critically erodible shorelines and stream banks that could impact the water quality of the Reservoir.

This proposed development site has a large portion of land within the Environmental Resource Protection Area. The applicant's Environmental Constraints Analysis (ECA) Map shows thirty-five percent (35%) of the site having slopes between 15% and 25%. Eighteen percent (18%) of the site has 25% slopes. The site contains areas of severe erodibility soils, and an area of slightly erodible soils where the proposed building is proposed.

LAND USE POLICY 18, Action Strategy 18.1: Integrate new development into the natural landforms and encourage minimizing the amount of impervious surface areas in new development.

LAND USE POLICY 18, Action Strategy 18.2: Encourage using low maintenance pervious paving and, when appropriate, remove paved areas in existing developments to minimize runoff.

LAND USE POLICY 18, Action Strategy 18.4: Preserve and protect the natural terrain, drainage, and canopy areas in new development in accordance with the action strategies of the Environment Plan.

The proposed project includes a 43,700 square foot paved parking lot with 104 parking spaces. The applicant is proposing a seating capacity of 208 patrons, with assembly up to 3 times a week in addition to 4 special events per year, and 1 outdoor event per year. Per the Zoning Ordinance, this use requires a minimum of 70 parking spaces based on the seating capacity of the proposed building. In addition, the applicant has purchased land in the VDOT right-of-way on Davis Ford Road and is proposing to widen this section of Davis Ford Road to provide a turning lane and taper lanes into the site for both east and westbound traffic. This widening and addition of these lanes was required by both the County Department of Transportation and the engineering consultant hired by the applicant in order to manage the proposed traffic into and from the site and mitigate potential safety issues.

LAND USE POLICY 18, Action Strategy 18.7: Encourage the placement of buildings or other appropriate mitigation to minimize impacts to Environmental Resource Protection Areas, particularly near important natural resource areas, such as perennial streams.

The site plan layout proposes locating the 18,416 square foot building where soil is rated the most favorable for development. Parking is proposed in areas where the soil is rated as being severely erodible. The applicant has most recently proposed the stormwater management system location under the western portion of the parking lot, due to the environmental site constraints.

LAND USE POLICY 2, Action Strategy 2.1: Integrate land use intensity with access to transportation and proximity to public facilities.

LAND USE POLICY 2, Action Strategy 2.3: Direct new development to areas served by transit corridors, particularly designated activity centers, town centers, and redevelopment corridors, and appropriate areas within Small Area Plans.

The project site is currently zoned A-1. Religious Institutions may be permitted in the A-1 District by the Board of Supervisors through an approval of a Special Use Permit on an individual basis using the review criteria provided in Section 32-200.01 of the Zoning Ordinance. However, Religious Institutions

are allowed by-right in the business and commercial zoning districts throughout the County, as well as part of mixed-use zoning designations and developments serving urban communities. It is preferred that uses with impacts comparable to a commercial or business use be in areas zoned appropriately in the County as these areas are suited to address future needs associated with each type and intensity of use. Business and Commercial zones are usually near sewer and water resources, as well as near amenities such as pedestrian networks, public transit, automobile services, and public gathering areas. The project site is at least 1.5 miles from the nearest pedestrian network, and at least two or more miles from town centers and activity centers. In addition, there are no sidewalks, public trails, or bicycle lanes near the site, or at all, on Davis Ford Road.

LAND USE POLICY 5.3: Signs should be compatible in design, scale, material, style, and color with other site amenities, with buildings and landscaping, and with both the overall design character of the development in question and any adjacent development.

The applicant is proposing a monument sign approximately 6 feet in height and 12 feet wide along Davis Ford Road. The sign will contain landscaping around the base and be painted to match the color of the church's exterior walls. This allowable maximum sign size in this district for non-residential uses is 80 square feet. The applicant is proposing a 72 square-foot freestanding sign. As the dominant land use in this area is single-family residential, there are few signs along Davis Ford Road other than neighborhood identification signs typical of residential developments. The nearest similar use on Davis Ford Road is a religious institution roughly 1.25 miles to the east of the site. This institution has a freestanding sign measuring 30 square feet. This institution is located close to the intersection of Davis Ford Road and Prince William Parkway, where business and commercial development are the primary land uses. The applicant has also proposed identifying façade signage on the building.

LAND USE POLICY 18, Action Strategy 18.5: Preserve historic and champion trees and other specimen trees in cooperation with the County Arborist.

The applicant is proposing to use cut and fill site development to create a level parking area and building site. In the limits of disturbance shown on the plan, no forest cover is proposed to be preserved. The applicant is providing the required interior landscaping and is proposing buffers which includes a modification to the required landscape buffer along the front portion of the property. The applicant will preserve existing forest cover outside the limits of disturbance, using this to create the required 30-foot buffer on the east, west, and southern property borders. The applicant has identified three (3) specimen trees on the site. Two Specimen trees are within the limits of disturbance and the applicant has not committed to preserving these trees. The third tree lies within the proposed 30' buffer and outside the limits of disturbance.

Proposal's Strengths

- None

Proposal's Weaknesses

- Long Range Land Use Designation: The proposed land use is not consistent with the recommended residential land use and intensities within the Occoquan Reservoir

Protection Area designation of the Long-range Land Use Section of the Comprehensive Plan.

- Relationship to Surrounding Land Uses: As proposed, the scale and intensity of the subject proposal is larger and greater in intensity than the residential uses in the surrounding area.
- Zoning and Land Use: The proposed use is allowed by right in zoning designations and long-range land uses outside the A-1 and ORPA designations within Prince William County.

On balance, this application is found to not 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.

Initially the applicant proposed a two-phased building plan. The first phase included an 18,416 square foot building. The second phase included a 9,940 square foot addition attached to the eastern side of the building area (now shown as open space). Staff was able to negotiate a smaller building area with the applicant than was initially proposed.

Building design: The Community Design section of the Comprehensive Plan outlines consideration for scale, visual order, rhythm, balance, and proportion when designing business and commercial buildings within the County. As proposed, this institutional use with impacts comparable to a commercial or business use will include an 18,416 square foot, 35-foot-high building with a relatively modern architecture design. Structures on lots adjacent to the project site include single family homes built during the years 1974-1992 and range anywhere in size from 1,248 square feet homes to the largest at 4,303 square feet. The surrounding area building architecture is predominately ranch-style or colonial in design and homes sit on heavily wooded lots, most not visible from Davis Ford Road. The proposed structure's architecture is not consistent with the architectural details of the surrounding structures/homes nor is it consistent with the average size of the surrounding structures. The building will also be visible from Davis Ford Road.

Site Layout: The Community Design section of the Comprehensive Plan outlines consideration for new development to fit the building into the site context, create quality public space, provide connections to people and their daily needs, offer places to walk, and to enhance and protect the natural environment when planning out their site layout.

DESIGN POLICY-12: Fit new development into the natural landforms, particularly the existing woodland areas of the County.

The project site has several environmental constraints which the Comprehensive Plan calls for the applicant to avoid. As stated in the Land Use section, the applicant's ECA Map shows thirty-five percent (35%) of the site having slopes between 15% and 25%, and 18% of the site having 25% slopes. Most of these slopes contain severely erodible soils. The applicant is proposing to utilize a septic system and public water, as the nearest sewer hookup point is approximately 6,400 feet from the site. The applicant has created a layout to accommodate some of these constraints. However, the proposed septic drainfield is proposed within an Environmental Resource Area identified as having poor suitability for a drain field and which contains steep slopes of 25%, as shown on the ECA map provided by the applicant. Staff has contacted the health department for an initial review of the proposed location of the septic and drainfield. However, the Health Department was unable to assess the suitability of the proposed septic location and size, as the applicant would need to provide a detailed soil study first. The applicant has not submitted any detailed soil study to the health department at this point. As a result, it is unknown if this location for the septic drain field is feasible or if the applicant will be able to commit to the Limits of Disturbance (LOD) as shown on the SUP plan and preserve these Environmental Resource areas shown on the SUP Plan.

The applicant is requesting a modification to the required 10 feet landscape strip along Davis Ford Road. This area has an existing utility easement, steep drop-off and is constrained by the proposed access drive and proposed turning lane into the property. The applicant is proposing splitting the required landscape strip into two sections. Most plantings are shown along the proposed retaining wall, and the remaining required plantings are shown at the entrance near the proposed sign location. The proposed layout includes cut and fill, along with retaining walls.

The applicant was required to provide a turning lane and taper lanes into the site to accommodate traffic traveling at 45mph, to prevent collisions with traffic traveling west (toward Yates Ford Road) and periodic traffic congestion along Davis Ford Road. On-site, both a retaining wall and curved driveway into the site is planned to accommodate the potential for stacking of cars both entering and leaving the site. The applicant has provided an auto-turn analysis to confirm the site layout and driveway access will accommodate emergency vehicles entering and leaving the site. The applicant has also agreed to provide a condition prohibiting parking along Davis Ford Road, as well as providing shuttle services during special events to the site, and traffic direction from an off-duty policeperson.

The current site plan is an attempt to fit the proposed building, access, parking, required landscaping, buffers, septic drainfield, and stormwater treatment into the natural landforms and requires altering the site's context by encroaching into Environmental Resource areas.

Signage: The applicant is proposing a monument sign.

DESIGN POLICY 1.3: Ensure that signs are compatible in design, scale, material, style, and color with other site amenities, with and landscaping, and with both the overall design character of the development in question and any adjacent development.

The proposed monument sign is approximately 6 feet in height and 12 feet wide shown along Davis Ford Road. The sign will contain landscaping around the base and be painted to match the color of the church's exterior walls. The allowable maximum sign size in this district for non-residential uses is 80 square feet. The applicant is proposing a 72 square-foot freestanding monument sign. As the dominant land use in this area is single-family residential, there are few signs along Davis Ford Road to compare with other than neighborhood identification signs typical of residential development. The closest non-residential sign to the site is the existing sign for the Bacon Race cemetery, approximately .75 miles away from the site to the east, at the intersection of Bacon Race Road. This sign measures +/- 21 square feet. A sign for Prince William County's Fire Station #26 and police station is approximately 1.15 miles from the site and is +/- 60 square feet, dually advertising the fire and police stations. The nearest similar use on Davis Ford Road, a religious institution roughly 1.25 miles to the east of the site, has a freestanding sign measuring 30 square feet. This institution with impacts comparable to a commercial or business use is located near the intersection of Davis Ford Road and Prince William Parkway, where business, public facility, and commercial development are the primary land uses. The applicant has also proposed identifying façade signage on the building.

DESIGN POLICY 2.2: Encourage the provision of pedestrian links between and among commercial properties, community facilities, and nearby residential neighborhoods.

Davis Ford Road functions to provides access to existing residential uses as well as connection between Prince William Parkway and Yates Ford Road. There are no existing sidewalks, bicycle lanes, commercial properties, public transit stops, or other community facilities along this portion of Davis Ford Road, or within 1.5 miles of the site. As a result, the applicant is unable to provide pedestrian links. The proposed site layout does not include any trails or connections to pedestrian-oriented activities.

Access to Transit: There are no locations on Davis Ford Road for access to local public transit stops.

Landscaping, Open Spaces, and Amenities: The applicant is offering a small outdoor gathering area for use by church attendees on the eastern side of the proposed building, where the initial proposed Phase II 9,940 square foot building was to be located (no longer proposed). In addition, the applicant is proposing to meet the minimum required 30-foot Type B buffer on the east, west, and south property boundaries. The applicant has also included, per staff's recommendation, a 6-foot high solid board fence roughly 15 feet in length lining the access drive and partial area of the eastern parking lot abutting the neighboring property to mitigate possible automobile noise and headlight glare.

Stormwater Management: The applicant is proposing to manage stormwater underground in the western parking lot area, due to the steep slope site constraints. This area has severe erodibility type soils present as well. It is unknown if this approach is feasible, as stormwater management plans have not been submitted to the County yet for review.

Preservation of Environmental Features: This development requires the use of parking areas on-site and appropriate access and has impacts comparable to a commercial or business use.

DESIGN POLICY 11.5: Encourage minimizing the amount of impervious surfaces in new development through the use of appropriate low maintenance pervious paving,

and the removal of paved areas in existing developments, where applicable, to minimize runoff.

The proposed project includes a 43,700 square foot paved parking lot with 104 parking spaces. Per the Zoning Ordinance, this use requires a minimum of 70 parking spaces based on the seating capacity of the proposed building. In addition, the applicant has purchased land in the VDOT right-of-way on Davis Ford Road and is proposing to widen this section of Davis Ford Road to provide a turning lane and taper lanes into the site for both east and westbound traffic.

DESIGN POLICY 12.1 Recognize existing woodland areas as important features for protecting water quality, contributing to the overall beauty of the County, and promoting ecological diversity. Preserve and protect the natural terrain, drainage, and woodland areas in new development in accordance with EN-Policy 4, AS-1 and 2 of the Environment Plan. Preserve historic and champion trees and other specimen trees in cooperation with the County Arborist.

DES-POLICY 12.3 Minimize clearing and cut-and-fill operations. Encourage the placement of buildings so as to minimize the need for excessive grading. Avoid disturbance of steep slopes.

The site contains mature hardwoods and other forest cover. The applicant is proposing to develop 26.5 percent of the site and has provided 40,200 square feet of tree save area within the required 30-foot buffer area. This is consistent with what the DCSM encourages for buffers. The applicant is proposing to use cut and fill site development to create a level parking area and building site. The applicant is providing the required interior parking lot landscaping. A modification to the required 10 foot landscape strip along the front portion of the property is requested. Between the proposed elongated driveway and existing utilities, most landscaping along the frontage will be set back substantially from Davis Ford Road, presenting a much more open appearance than typical for new development and for the Davis Ford Road corridor. The applicant will preserve existing forest cover outside the limits of disturbance and use this to create the required 30-foot buffer on the east, west, and southern property borders. The applicant has identified 3 specimen trees on the site. The only one of these to be preserved lies within the proposed 30' buffer and outside the limits of disturbance. The other two are proposed to be cleared. The limits of disturbance also include areas shown on the applicant's ECA map containing both 15%-25% slopes and 25% slopes.

Proposal's Strengths

- Fencing: The applicant has included a privacy fence along a portion of the eastern property line to help buffer vehicular traffic impacts from the neighboring property.
- Emergency Vehicle Access: The applicant has provided an auto-turn analysis confirming the feasibility of emergency vehicle access on the curved access drive into the property.

Proposal's Weaknesses

- Existing Site Constraints and Layout: The site has a variety of steep slopes on at least 35% of the site, along with poor soils prone to severe erodibility, reducing flexibility in site layout to achieve the Community Design Plan's policies 12.1 and 12.3.
- Proposed Septic Drain field and Underground Stormwater Management Site: The unknown feasibility of utilizing underground stormwater management or an appropriately sized septic system drain field and siting both in severely erodible soils on the site is problematic. If locations are not feasible for these units, the entire site layout could change. Given the site development constraints of this site, significant variations and/or impacts could occur in comparison to the site layout currently proposed.
- Building Design: The proposed building design and size is not compatible in size or design with the character of the surrounding buildings/residences.
- Preservation of Environmental Features: No existing mature tree cover within the limits of disturbance is proposed to be preserved. Two specimen trees are within the limits of disturbance and the applicant has not indicated if these two specimen trees will be preserved. The Natural topography will be cut and filled to provide a flat surface for the building, 108 parking spaces, and access drive.
- Excess Parking: Per the Zoning Ordinance, the site only requires 70 parking spaces based on the seating capacity of the building. The applicant is proposing 108 parking spaces, increasing the required amount of impervious space on the site.
- Davis Ford Road Frontage Landscaping: The applicant requested landscape strip modification to the required 10 feet wide landscape buffer. Due to the long and meandering access drive and the presence of existing utilities most of the existing forest cover along the Davis Ford Road frontage will be cleared and the new landscaping set back substantially into the site and none of the existing forest cover is preserved.

On balance, this application is found to be not consistent 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 proposal impacts an unrecorded historic alignment of Davis Ford Road. The Historical Commission reviewed this proposal at its meeting on June 16, 2020, with the recommendation of requesting applicant fabricate and install an historical marker at the property, on the subject of Davis Ford Road, with text provided by the Historical Commission. A signed resolution is attached at the end of this report.

In general, the application aligns with the policies within the Cultural Resources Plan.

Proposal's Strengths

- Historical Marker: A condition has been added by staff that historical marker be placed on the site as requested by the Historical Commission.

Proposal's Weaknesses

- The Cultural Resources Plan The applicant has not indicated their support of or their commitment to locating the historical marker. A proposed location has not been shown on the plan.

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

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 site is entirely wooded and undeveloped. According to the Phase 1 Environmental Site Assessment, the property was wooded land from at least 1937 until it was partially cleared in the late 1970s. The denuded areas began reforesting again in the 1980s and have remained undeveloped to the present day. The surrounding area has developed slowly from primarily wooded land to residential in use over time.

There are several Environmental Resource Areas denoted on the Environmental Constraints map provided by the applicant. These areas primarily lie to the rear and eastern area of the site. These

areas contain 1.29 acres (35% of the total site) with slopes ranging from 15% to 25%, and .67 acres (18% of the total site) with 25% slopes.

ENVIRONMENTAL POLICY 5.13: Utilize the ECA at the time of rezoning or special use permit to require development sites to be designed in a manner that limits clearing and grading to the minimum area needed to construct the proposed use.

The Comprehensive plan stresses the importance of minimizing “clearing and cut-and-fill operations, encouraging the placement of buildings to minimize the need for excessive grading, and avoiding disturbance of steep slopes.” The proposed site layout requires a significant amount of cut and fill, along with a retaining wall, to accommodate the building, parking area and access drive on the site.

EN-POLICY 10: Preserve natural vegetation – especially existing and mature trees and provide for the replacement and management of urban forest resources.”

The remaining existing forest cover outside of the LOD (limits of disturbance as shown on the plan) will comprise most of the proposed 30-foot buffer. The applicant has also identified 3 specimen trees on the site. One of these lies within the proposed 30’ buffer and outside the limits of disturbance. This is the only specimen tree proposed to be preserved.

In addition to the identified Environmental Resource Areas denoted on the Environmental Constraints Map, soil quality is also identified. The majority of soils on the site are severely erodible quality as well as not ideal for potential septic drain fields:

No.	Soil Name	Slope (%)	Erodibility	Permeability	Drainfield Potential
23D	Gaila Sandy Loam	15-25	Severe	Moderate	Poor
24C	Glenelg-Buckhall Complex	7-15	Severe	Moderate	Good
24D	Glenelg-Buckhall Complex	15-25	Severe	Moderate	Poor
38B	Meadowville Loam	0-5	Slight	Moderate	Poor

The applicant proposes to size the septic to accommodate at least 3 church services a week with a potential of a maximum of 208 people (proposed building seating capacity). The septic drainfield is proposed to be located within an Environmental Resource Area containing 25% slopes and severe erodible soils (24D). This soil is poor and not suitable for potential drain fields. It is recommended that septic and drainfields be outside Environmental Resource Areas and in areas with appropriate soils and less severe slopes. Due to this site’s constraints, it is unknown if this is possible or if doing so would require a dramatic alteration of the proposed site layout within the shown limits of disturbance on the plan and possibly create additional issues on the site.

As stated earlier, this site lies within ORPA, or the Occoquan Reservoir Protection Area, one of four Special Countywide Land Use Classifications. This Land Use Classification is intended to protect the Occoquan Reservoir. The Occoquan Reservoir is a 2,100-acre reservoir bordering part of the boundary between Fairfax County and Prince William County. It is formed by the Occoquan Dam on the Occoquan River. This water body provides an important water supply to over half the population of Prince William County. The reservoir also offers fishing and recreational activities for the area communities.

EN- POLICY 9.10: Encourage conservation of natural features and limit impervious surfaces in areas where groundwater is the water supply. Develop procedures to protect or improve, if necessary, the quality of groundwater where groundwater is the water supply.

The following chart shows the estimated acreage associated with the on-site Environmental Resource Areas and proposed impervious areas:

Watershed	Occoquan River (Subsection 416)
Total Site Area/Environmental Resource Area	4.26 acres/1.96 acres
Impervious/Pervious Area	1.12 acres/3.14

Surface and ground waters regularly drain into the Occoquan River from rain and occasional snowmelt, impacting the water quality of the Occoquan Reservoir. When it rains, about 5% of rain water runs off wooded areas and about 95% of the rain water runs off a parking lot, carrying possible contaminants from automobiles. Stormwater management is required for all sites with parking lots in order to mitigate the negative effects of the runoff and help to improve the quality of the water recharging the Occoquan Reservoir.

EN-POLICY 1.5: Encourage developers to incorporate into site planning various environmentally sensitive approaches to stormwater management, including Low Impact Development (LID) techniques and preservation and restoration of natural land forms, as discussed in this Plan and the Community Design Plan.

The applicant had recently proposed locating the stormwater management area under the western parking lot, but this is not reflected on the current plan. The soils in this area contain a high erodibility and a moderate permeability (soil no. 23D). Soils where stormwater management systems are located should have the ability to quickly remove water from the surface, preventing flooding and/or erosion. As the applicant has not submitted a stormwater management plan to the County yet, the proposed location has not been confirmed or reviewed by staff for potential feasibility. As such, the possibility exists that the system’s location might shift from the originally proposed area. If this happens, the location shift could impact the overall site layout.

EN-POLICY 5.15: Encourage identification, management, and protection of ecological communities and wildlife, especially critical habitats.

The applicant provided results from the Environmental Constraints Analysis (ECA) of the evaluation of potential habitats for federally listed species within the project boundaries. According to this evaluation, the site’s existing conditions present a potential occurrence for 3 species, one of which has recently been listed as a Federally endangered species, the northern long-eared bat. Per the ECA, Occurrence of the monarch butterfly is highly unlikely due to the lack of suitable habitat. This site has not been studied to evaluate habitat and/or the presence of the small whorled pogonia, a federally threatened plant, or the Federally endangered northern long-eared bat.

Proposal's Strengths

- Tree Preservation: One of the identified specimen trees identified by the applicant is shown on the plan outside the limits of disturbance and within the required 30 feet buffer area and will likely be preserved.
- Buffer: As shown on the SUP Plan, the applicant is preserving all existing vegetation within the required 30-foot buffer along the perimeter of the site.

Proposal's Weaknesses

- Occoquan Watershed: The Environmental Plan Policy EN-POLICY 2 is to "Consider environmental concerns at all levels of land use related decision making." As stated in the Land Use Plan, this area encourages low density residential development, to reduce impacts to the Occoquan Watershed, as it is in the ORPA.
- Stormwater Management Area: Neither the stormwater management area nor the septic drainfield are proposed in confirmed suitable sites. If this location is yet to be confirmed, relocating the stormwater management area could impact the overall limits of disturbance, and the overall site layout.
- Septic Size & Drainfield: The necessary size of the septic system is unknown until the Health Department verifies through a detailed soil study provided by the applicant. As the applicant is not providing this to the Health Department to adequately determine the size and best location, the possibility exists that this proposed location might not work. Relocating the drainfield on the site plan could cause site layout changes that significantly affect the feasibility of the overall development.
- Drainfield Location: The proposed drainfield is within land designated as Environmental Resource due to steep slopes and highly erodible soils. This is not a desirable location.
- Occurrence of Threatened/Endangered Species on Site: There is a possibility of occurrence of 2 species, one of which is Federally endangered. The applicant has not conducted a study to rule out any of their presences on the site.

On balance, this application is found to not 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.

Fire/Rescue Station #26 (Bacon Race) is the first due fire/rescue resource for the subject property. The site is inside the required 4.0-minute travel time for Basic Life Support and Fire, and also within the required 8.0-minute travel time for Advanced Life Support. In FY 2019, Fire/Rescue Station 24 responded to 2,466 incidents, with a workload capacity of 2,000 incidents. There are currently no Capital Improvement Program (CIP) projects in this vicinity that would affect the capacity and response information.

The applicant has provided an auto-turn analysis confirming suitable access conditions for fire and rescue vehicles to and from the site.

Proposal's Strengths

- Inside of 8.0-Minute Travel Time: The site is located within the required 8.0-minute travel time for advanced life support services.
- Inside of 4.0-Minute Travel Time: The site is within the required 4.0-minute travel time for fire suppression and basic life support.

Proposal's Weaknesses

- Station Workload: The most recent figures indicate that Fire/Rescue Station #26 (Bacon Ridge) is currently operating above capacity. This project will add to the decreased capacity.

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

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.

At this time, the Police Department does not believe this application will create significant impact on calls for service. The Applicant should coordinate with the Police Department as the site develops, and apply the various Crime Prevention Through Environmental Design (CPTED) principles, which can be found at the following: <http://www.pwcgov.org/government/dept/police/Pages/CPTED.aspx>

The Police Plan provides general policies but does not provide policies specific to site development.

Initially the applicant proposed no road improvements and routing service traffic traveling westward (toward Yates Ford Road) to the neighboring residential development west of the site. It was proposed that these cars access the project site by conducting a U-turn within that development to reverse direction on Davis Ford (toward Prince William Parkway) make a right turn into the property. The applicant was also proposing police presence to direct traffic on Davis Ford Road prior to and after service. The police department voiced safety concerns for their officers and denied the request.

The most recent plan shows a 200-foot taper lane for right turns into the site, and a 250 – foot lane (100-foot stacking ability and 150-foot taper) providing left-hand turns into the site. In addition, the plans show a raised median at the entrance to the site. At this point, the police have agreed to provide traffic direction with an off-duty policeperson as needed with the new proposed improvements on Davis Ford Road.

Details on the type(s) of onsite security measures should also be considered, in addition to access control, alarms systems, and onsite lighting.

Proposal's Strengths

- Minimal Impacts to Levels of Service: The Police Department does not believe this application will create significant impacts on calls for service.

Proposal's Weaknesses

- This proposed project necessitates the need for traffic direction by off-duty police at times. It is preferred that new developments be situated appropriately so that intervention by the police department is unnecessary.

On balance, this application is found to be consistent with the relevant components of the Police Plan. However, the need for traffic direction by police is not favorable for new developments.

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.

The applicant proposes to connect to public water. The Service Authority has an existing 12-inch water main located in Davis Ford Road. All connections to the public water system are required to be in accordance with the Service Authority's USM requirements and restrictions. The Applicant is required to plan, design and construct all onsite and offsite water utility improvements necessary to develop the subject property in accordance with all applicable Service Authority, and County and State requirements, standards, and regulations.

Proposal's Strengths

- **Water Connection & Service:** Public water is available. As conditioned, the Applicant will plan, design and construct all onsite and offsite water utility improvements necessary to develop the subject property.

Proposal's Weaknesses

- None identified.

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

Sanitary Sewer Plan Analysis

The intent of the Sewer Chapter is to facilitate the provision of economically feasible and environmentally sensitive systems of wastewater and sewage collection, conveyance, and treatment to serve residents of Prince William County. This Chapter is provided to guide the public sewer infrastructure needed to serve the existing and proposed development, as reflected in the Long-Range Land Use Chapter and Map, and ensure compliance with the Occoquan Policy, the Potomac Embayment Standards, Virginia Department of Environmental Quality and Virginia Department of Health Sewer Regulations.

The Sanitary Sewer Plan provides general policies centering around promoting and supporting sewer connections, but does not provide policies applicable to site conditions and septic systems.

As proposed the planned project will be able to serve up to 208 guests at any one time. The applicant has estimated these gatherings will take place approximately 3 times a week during worship services as well as during 4 proposed special events per year and 1 outside event per year. Public sewer is not available at the site. The closest existing asset is an 8-inch gravity sewer main at the Service Authority's sewage pumping station located approximately 6,200 feet north of the site on Davis Ford Road. As

such, the applicant is proposing to size and locate an appropriate septic system for this use. The size requirement for this level of activity is currently unknown. The septic drainfield is proposed to be located within an Environmental Resource Area containing 25% slopes and severe erodible soils. This soil type is listed as poor and not suitable for potential drain fields. The Comprehensive Plan contains policies stating the importance of keeping development outside Environmental Resource Areas and that it be located outside these areas where more suitable soils and less severe slopes exists. Due to this site's constraints, it is unknown if this is possible or if doing so will dramatically alter the proposed site layout and possibly create additional issues on the site. Staff has contacted the Health Department for an initial review of the proposed location of the septic. The applicant will be required to provide a detailed study in order for the health department to assess the suitability of the proposed septic location and size. The applicant has not submitted plans or a soil study to the health department for review at this point. As a result, it is unknown if this location for the septic drain field is feasible. As such, the Applicant will be conditioned to site an appropriately sized and located septic system and drain field, or connect to the nearest available sewer connection in accordance with all applicable Service Authority, County, and State requirements, standards, and regulations.

Proposal's Strengths

- none

Proposal's Weaknesses

- The need for this use to connect to a sewer system is unknown at this time, as is the expected capacity. The applicant has not provided the soil study to the Health Department to determine these unknowns.
- If required to connect, the closest available public sewer main with adequate capacity is an existing 8-inch gravity sewer main located at the Service Authority's sewage pumping station approximately 6,200 feet north of the site on Davis Ford Road.

On balance, this application is found to be not consistent with the relevant components of the Sanitary Sewer Plan, as the applicant cannot easily connect to the closest sewer connection on Davis Ford Road as supported in the plan. In addition, it is unknown what size septic system capacity is needed for the proposed use, or if the proposed location is appropriate. A detailed soils analysis is required by the Health Department prior to sizing and locating a septic tank and drainfield on this site.

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 “E” 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.

The subject property is located along Davis Ford Road. This nearly 5- mile long major collector acts as a regional link between Prince William Parkway (Route 294) and Yates Ford Road, while also serving many individual single-family residences. Davis Ford Road provides an important connection between the Government Complex Activity Center, the surrounding residential communities, and Fairfax County.

According to the Design and Construction Standards Manual (DCSM), a major collector street has a primary function to provide intra-neighborhood linkages and aggregate traffic, carrying it to the arterial system. It may also penetrate a neighborhood, distributing trips to ultimate destinations and, in rare instances, provide direct access to individual abutting parcels. Generally, traffic volume should range from 7,001 vehicles per day to 15,000 vehicles per day. This facility may carry local bus routes.

The following table provides the latest VDOT traffic volume and Prince William County Travel Demand model level of service (LOS) information for Davis Ford Road in the vicinity of the site:

Roadway Name	Number of Lanes	Speed Limit	2021 VDOT Annual Average Daily Traffic Count	Travel Demand Model 2019 Daily LOS
Davis Ford Road (Route 663)	2	45 MPH	7,300	D

The Comprehensive Plan Mobility Chapter, adopted on December 13, 2022, now includes Davis Ford Road under a residential local street (RL-2) standard. Safety and operational improvements are recommended along with pedestrian/bicycle facilities.

As proposed, the facility will be able to seat 208 guests. The applicant has estimated that 70% of their attendance will be to/from the west (Yates Ford Road), utilizing the eastbound lane, and 30% will be coming to/from the east (Prince William Parkway). The Applicant has estimated these gatherings will take place approximately 3 times a week as well as during planned special events. These services will occur on Sundays from 10 a.m. to 12 p.m.; Wednesdays from 7 p.m. to 8 p.m.; and Fridays from 7 p.m. to 9 p.m. The Applicant is proposing 4 special events and 1 outdoor event per year. Based on the ITE Trip Generation Manual, 11th (Current) Edition, the proposed church will generate 6 weekday AM peak hour vehicle trips, 9 weekday PM peak hour vehicle trips, 140 weekday daily vehicle trips and 579 Sunday vehicle trips. The Applicant estimates 251 vehicle trips per day per event and is proposing a total of 104 parking spaces. This use may generate more or less traffic trips based on the actual activities proposed on the site.

A Traffic Impact Analysis (TIA) was not required by PWCDOT because the proposed church traffic fell below the daily (1,200 trips) and weekday peak hour (100 trips) traffic thresholds set forth in the DCSM. The Applicant initially proposed vehicles traveling west on Davis Ford access the project site via a U-turn into the neighboring development (Davis Ford Road/Alford Valley Lane intersection) to reverse direction to gain the ability to turn right into the property. The applicant proposed an off-duty police officer on Davis Ford Road to direct traffic. The Police Department initially voiced safety concerns and denied the request. PWCDOT then requested a warrant analysis to determine if right and/or left turn lanes are required based on Sunday peak hour traffic. In December 2019, the Applicant provided a turn lane warrant analysis conducted by VETTRA Transportation Planning & Analysis Services. Traffic counts were taken at the Davis Ford Road/Occoquan Oaks Lane intersection just east of the proposed site entrance. One of the three days a week the Applicant is proposing to conduct service is on Sundays, between 10:00AM-12:30 PM. Therefore, Sunday counts were conducted from 9:30AM. to 1:00 PM. VETTRA completed their analysis and, given the relatively low site traffic turning into the site, the analysis determined that right and left turn lanes are not warranted. However, the analysis did determine that a right turn lane “taper” is warranted.

PWCDOT had concerns about rear end collisions given the high speed of traffic on this road. Davis Ford Road has a posted speed limit of 45 MPH but observed traffic speed is higher. As a result, PWCDOT and VDOT required a left turn lane for westbound traffic and a right-turn taper for eastbound traffic entering the site. The most recent plan shows a 200-foot right turn taper and a 100-foot left turn storage lane with a 150-foot taper into the site entrance. The plans also show a raised median at the entrance to the site. The County police have agreed to provide traffic direction as conditioned when paid by the church and when off-duty officers are available. The Applicant has also agreed to a condition to provide transport from a satellite parking area to the site if on-site parking is not sufficient for special events.

Proposal’s Strengths

- Turn lanes are provided to minimize impacts on through traffic flow on Davis Ford Road and provide safe access into the site entrance.

Proposal’s Weaknesses

- The satellite parking location to accommodate bussing to the site when needed has not been identified.

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

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

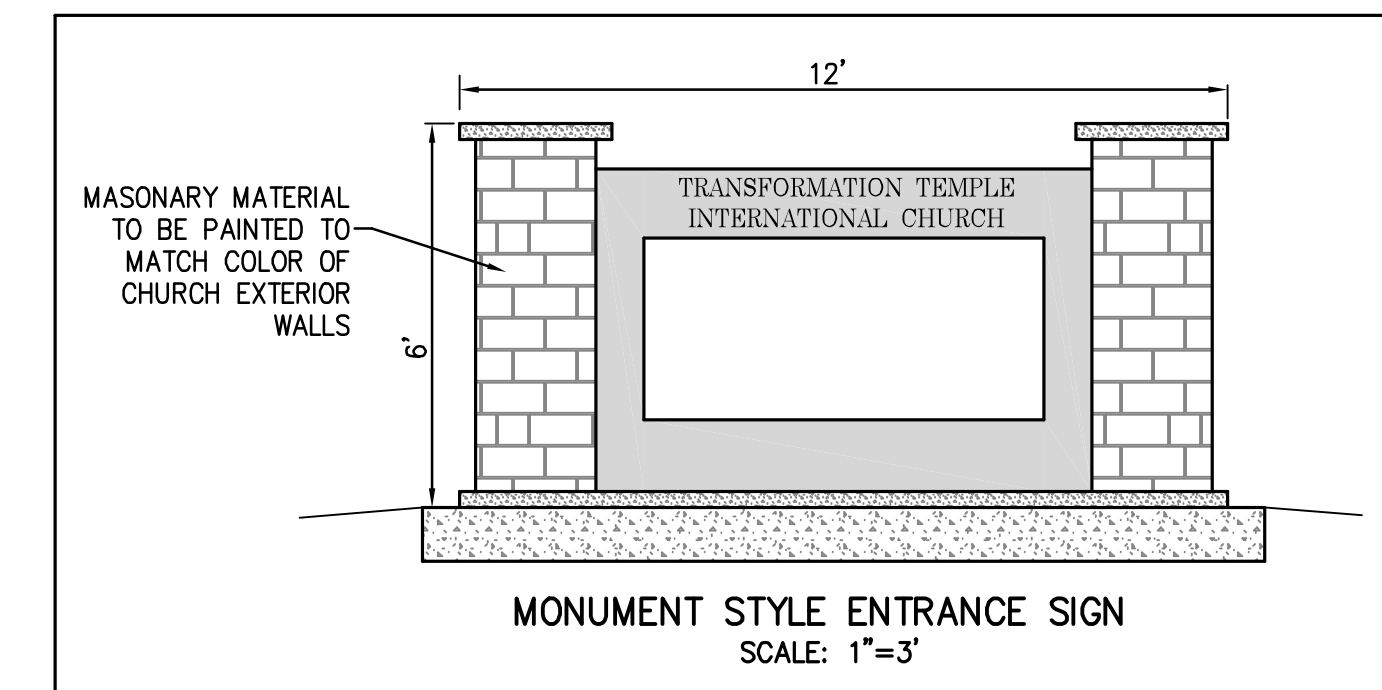
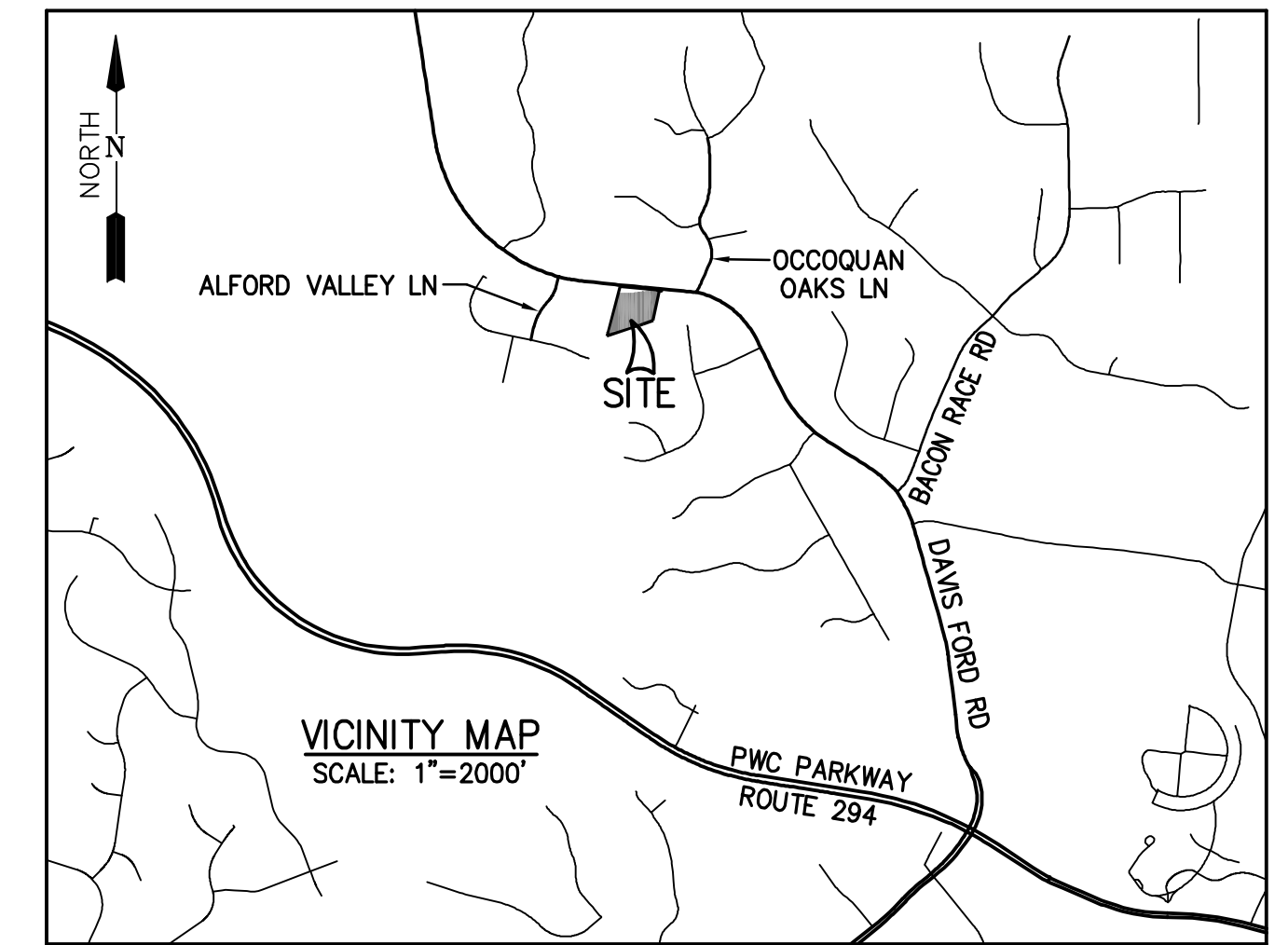
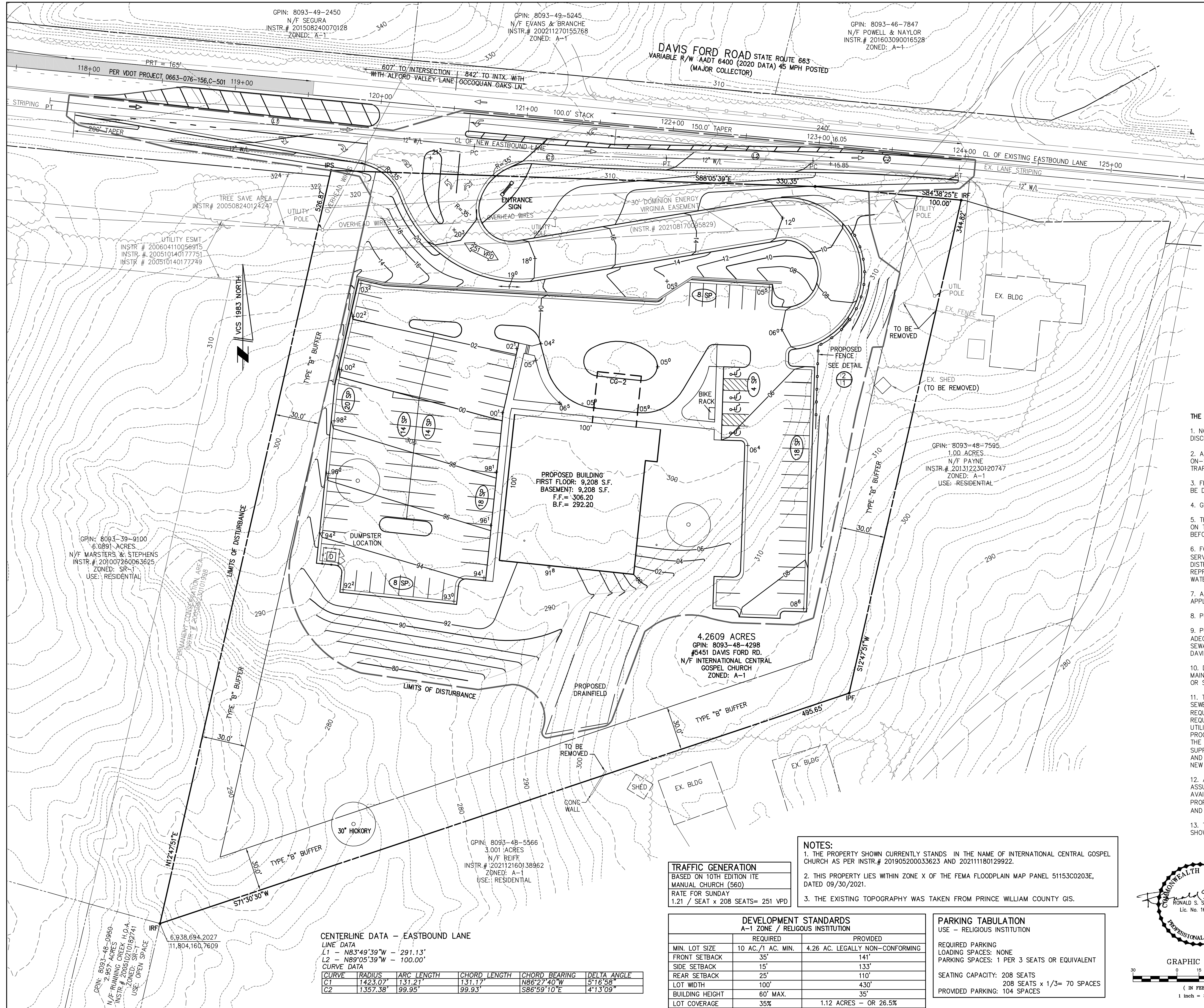
are materially relevant to the County's responsibilities in considering land use issues. The materially relevant issues in this case are as follows:

- The approval of this institutional use with impacts comparable to a commercial or business use on this portion of Davis Ford Road would change the character of Davis Ford Road and set a precedent for allowing development other than what is designated in areas of environmental constraints and in the ORPA.
- If approved, staff has proposed a condition to limit the ability for the Applicant to expand this use, due to the site constraints, impacts to neighboring properties, environmental concerns, and safety concerns along Davis Ford Road.
- If approved, staff has proposed a condition allowing a 30 square feet maximum, externally illuminated sign; this would match the sign at Real Life Church 1.5 miles down Davis Ford Road. No LED sign will be allowed.

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 / Long-Range Planning / Zoning Administration
- PWC Archaeologist
- PWC Building Official
- PWC Fire Marshal Office
- PWC Historical Commission
- PWC Police / Crime Prevention
- PWC Public Works – Environmental Services / Watershed Management
- PWC Service Authority
- PWC Transportation
- Virginia Department of Transportation (VDOT)



- THE SERVICE AUTHORITY'S COMMENTS REGARDING THIS APPLICATION ARE AS FOLLOWS:**
1. NO OILS, FUELS, ANTI-FREEZE, SOLVENTS OR OTHER POLLUTANTS OR FLAMMABLE SUBSTANCES SHALL BE DISCHARGED INTO THE PUBLIC SEWER SYSTEM.
 2. APPLICANT SHALL SIZE, DESIGN AND INSTALL A SERVICE AUTHORITY (OR PWC) APPROVED GREASE TRAP ON-SITE, IF REQUIRED BY THE SERVICE AUTHORITY. THE APPLICANT SHALL PROPERLY MAINTAIN THE GREASE TRAP TO PREVENT GREASE BUILD-UP IN THE FORCE MAIN OR GRAVITY SEWER.
 3. FIRE SPRINKLER SYSTEMS SHALL INCORPORATE A COUNTY APPROVED BACKFLOW PREVENTION DEVICE AND BE DESIGNED TO ELIMINATE WATER HAMMER.
 4. GRINDER PUMPS IN THE SANITARY SEWER SYSTEM MAY BE REQUIRED.
 5. THE APPLICANT SHALL INSTALL A COUNTY APPROVED, ADEQUATELY SIZED BACKFLOW PREVENTION DEVICE ON THE WATER SERVICE LINE. THIS DEVICE SHALL BE ON THE CUSTOMER SIDE OF THE WATER METER AND BEFORE ANY POINT OF USE FIXTURE OF THE ON-SITE PLUMBING SYSTEM.
 6. FOR ANY PROPOSED LANDSCAPE IRRIGATION SYSTEM, THE APPLICANT SHALL DEMONSTRATE TO THE SERVICE AUTHORITY THAT THERE IS NO DETRIMENTAL EFFECT ON THE SERVICE AUTHORITY'S WATER DISTRIBUTION SYSTEM AND SERVICE PRESSURE TO THE COMMUNITY. IRRIGATION SYSTEMS SHALL BE REPRESENTED AS A COLLECTIVE MAXIMUM HOUR DEMAND FOR THE HYDRAULIC MODELING OF THE PROPOSED WATER SYSTEM, BOTH WITH AND WITHOUT A SIMULTANEOUS FIRE FLOW EVENT.
 7. ALL ON-SITE AND OFF-SITE WATER SYSTEM IMPROVEMENTS NECESSARY TO MITIGATE THE IMPACT APPLICANT OF THE PROPOSED IRRIGATION SYSTEM DEMANDS SHALL BE THE RESPONSIBILITY OF THE APPLICANT.
 8. PUBLIC WATER IS AVAILABLE FROM AN EXISTING 12-INCH WATER MAIN LOCATED IN DAVIS FORD ROAD.
 9. PUBLIC SEWER IS NOT AVAILABLE AT THE SITE. THE CLOSEST AVAILABLE PUBLIC SEWER MAIN WITH ADEQUATE CAPACITY IS AN EXISTING 8-INCH GRAVITY SEWER MAIN LOCATED AT THE SERVICE AUTHORITY'S SEWAGE PUMPING STATION APPROXIMATELY 6,200 FEET NORTH OF THE SITE ON DAVIS FORD ROAD.
 10. DEPENDING ON THE FINAL CONFIGURATION OF ANY PROPOSED ON-SITE WATER MAINS, ADDITIONAL WATER MAIN EXTENSIONS MAY BE REQUIRED BY THE SERVICE AUTHORITY TO PROVIDE ADEQUATE FIRE PROTECTION OR SATISFY WATER QUALITY REQUIREMENTS.
 11. THE APPLICANT SHALL DESIGN AND CONSTRUCT ALL ON-SITE AND OFF-SITE WATER AND SANITARY SEWER UTILITY IMPROVEMENTS NECESSARY TO DEVELOP THE SUBJECT PROPERTY AND THE ABOVE LISTED REQUIREMENTS IN ACCORDANCE WITH THE SERVICE AUTHORITY'S USM, AND COUNTY AND STATE REQUIREMENTS, STANDARDS AND REGULATIONS. THE SIZING AND CONFIGURATION OF ON-SITE AND OFF-SITE UTILITY SYSTEM IMPROVEMENTS WILL BE DETERMINED DURING THE PRELIMINARY AND FINAL PLAN REVIEW PROCESS, BASED ON EXISTING AND PROPOSED ZONINGS OF SURROUNDING PROPERTIES AND THE POLICIES OF THE COUNTY COMPREHENSIVE PLAN AND SERVICE AUTHORITY PLANNING DOCUMENTS. THE DESIGN SHALL BE SUPPORTED BY APPROPRIATE ENGINEERING ANALYSIS/MODELING OF AFFECTED EXISTING UTILITY SYSTEMS AND THE PROPOSED NEW FACILITIES.
 12. APPROVAL OF A SPECIAL USE PERMIT OR THE REZONING OF A PROPERTY DOES NOT GUARANTEE OR ASSURE WATER AND SANITARY SEWER CAPACITY AVAILABILITY FOR DEVELOPMENT OF SAID PROPERTY. AVAILABLE UTILITY SYSTEM CAPACITIES ARE ALLOCATED ON A FIRST-COME-FIRST-SERVED BASIS TO ZONED PROPERTIES HAVING APPROVED FINAL SITE/SUBDIVISION PLANS UPON FILING THE REQUIRED APPLICATION AND FULL PAYMENT OF ALL ASSOCIATED UTILITY FEES/CHARGES.
 13. THE PROPERTY SHALL BE DEVELOPED IN SUBSTANTIAL ACCORDANCE WITH THE LIMIT OF DISTURBANCE SHOWN ON THE PLAN.

NOTES:

1. THE PROPERTY SHOWN CURRENTLY STANDS IN THE NAME OF INTERNATIONAL CENTRAL GOSPEL CHURCH AS PER INSTR.# 201905200033623 AND 202111180129922.
2. THIS PROPERTY LIES WITHIN ZONE X OF THE FEMA FLOODPLAIN MAP PANEL 51153C0203E, DATED 09/30/2021.
3. THE EXISTING TOPOGRAPHY WAS TAKEN FROM PRINCE WILLIAM COUNTY GIS.

TRAFFIC GENERATION
 BASED ON 10TH EDITION ITE
 MANUAL CHURCH (560)
 RATE FOR SUNDAY
 1.21 / SEAT x 208 SEATS = 251 VPD

DEVELOPMENT STANDARDS		A-1 ZONE / RELIGIOUS INSTITUTION	
	REQUIRED	PROVIDED	
MIN. LOT SIZE	10 AC./1 AC. MIN.	4.26 AC. LEGALLY NON-CONFORMING	
FRONT SETBACK	35'	141'	
SIDE SETBACK	15'	133'	
REAR SETBACK	25'	110'	
LOT WIDTH	100'	430'	
BUILDING HEIGHT	60' MAX.	35'	
LOT COVERAGE	35%	1.12 ACRES - OR 26.5%	

PARKING TABULATION
 USE - RELIGIOUS INSTITUTION

REQUIRED PARKING
 LOADING SPACES: NONE
 PARKING SPACES: 1 PER 3 SEATS OR EQUIVALENT

SEATING CAPACITY: 208 SEATS
 208 SEATS x 1/3 = 70 SPACES

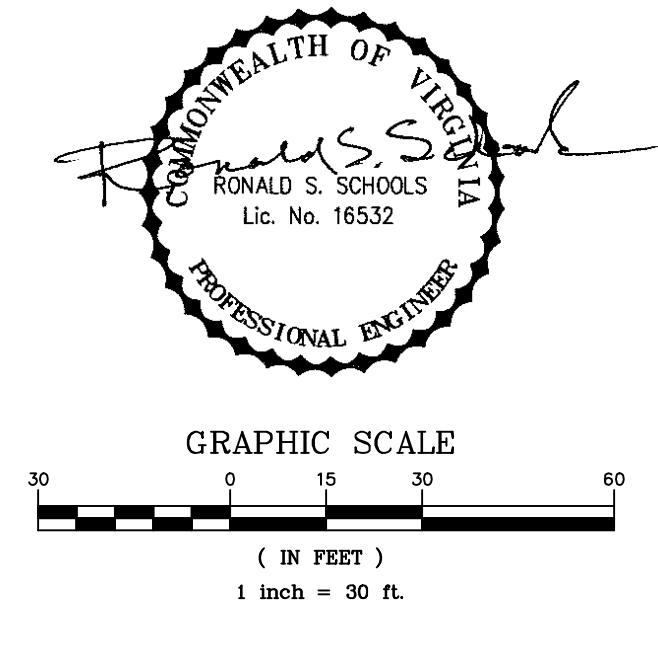
PROVIDED PARKING: 104 SPACES

CENTERLINE DATA - EASTBOUND LANE

LINE DATA
 L1 - N83°49'39"W - 291.13'
 L2 - N89°05'39"W - 100.00'

CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1423.07'	131.21'	131.17'	N86°27'40"W	5°16'58"
C2	1357.38'	99.95'	99.93'	S86°59'10"E	4°13'09"



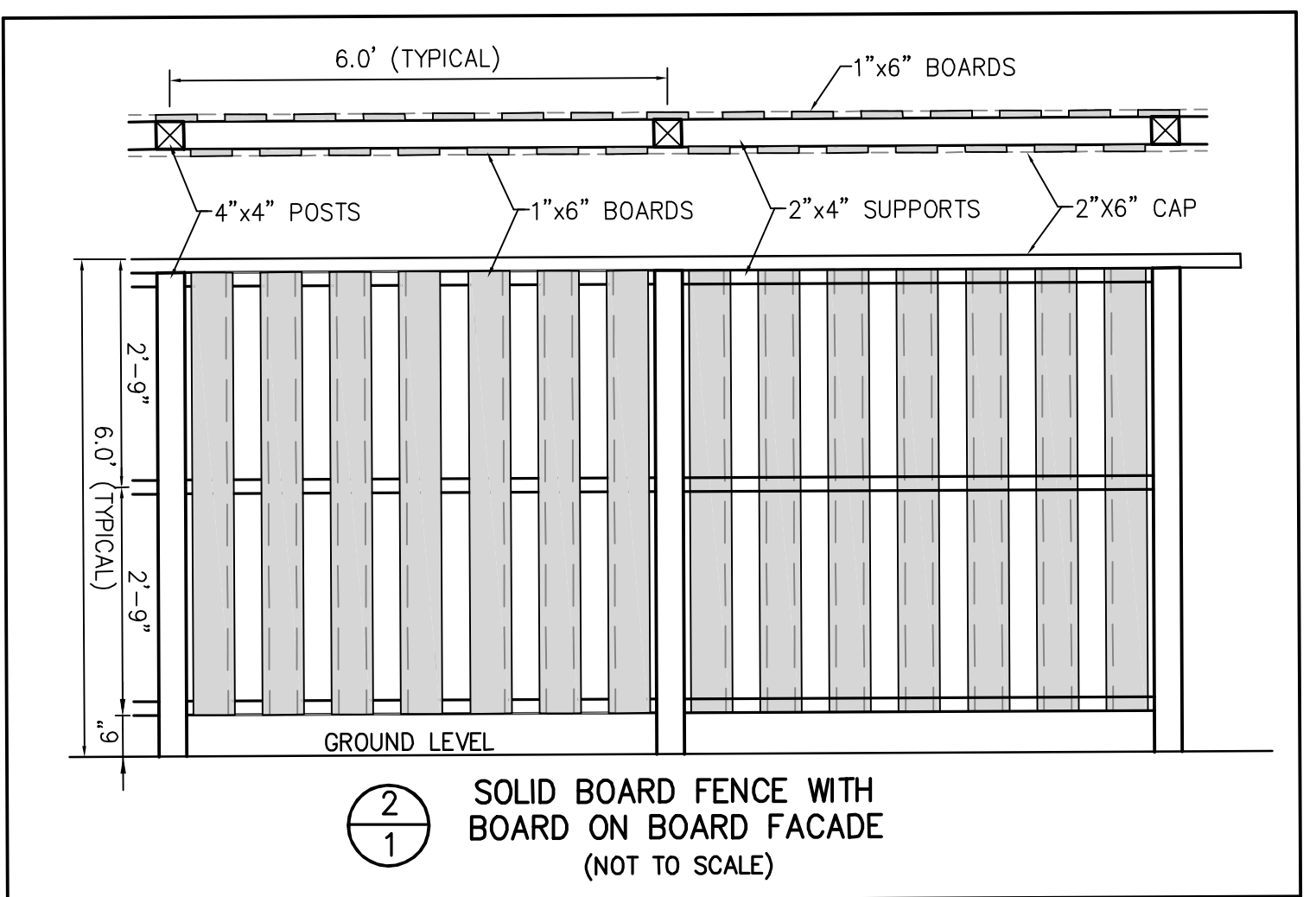
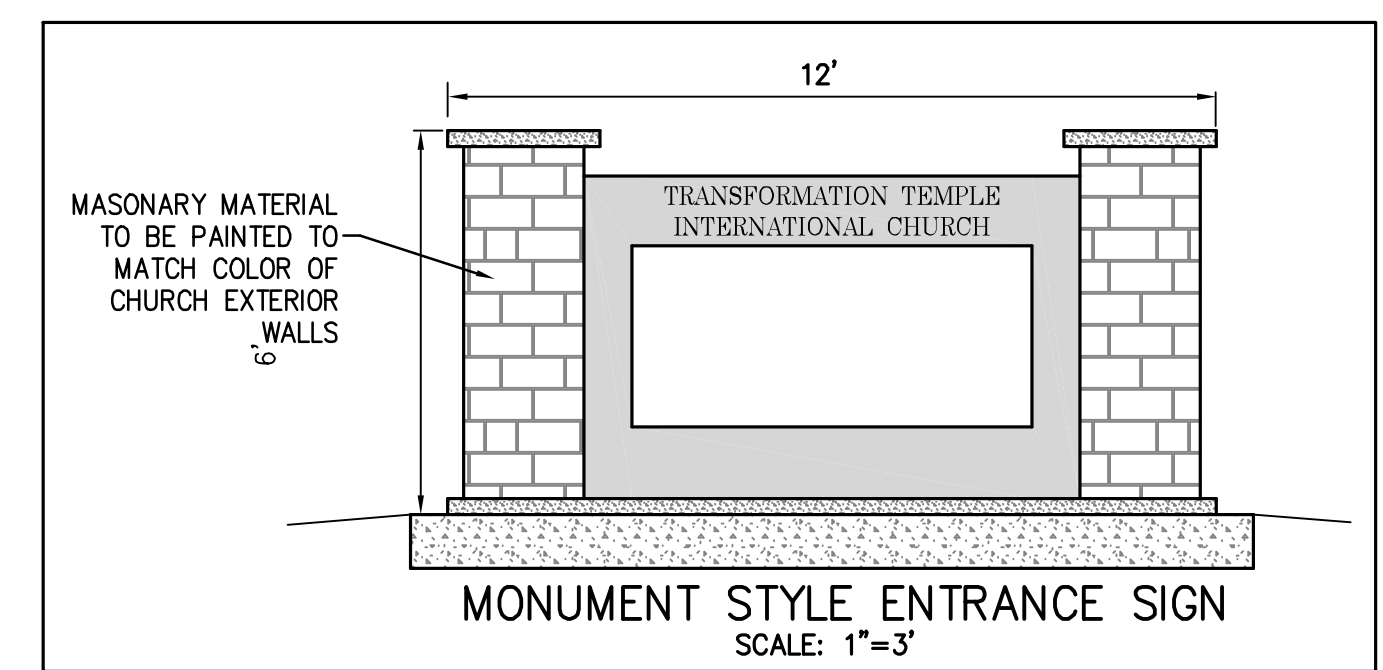
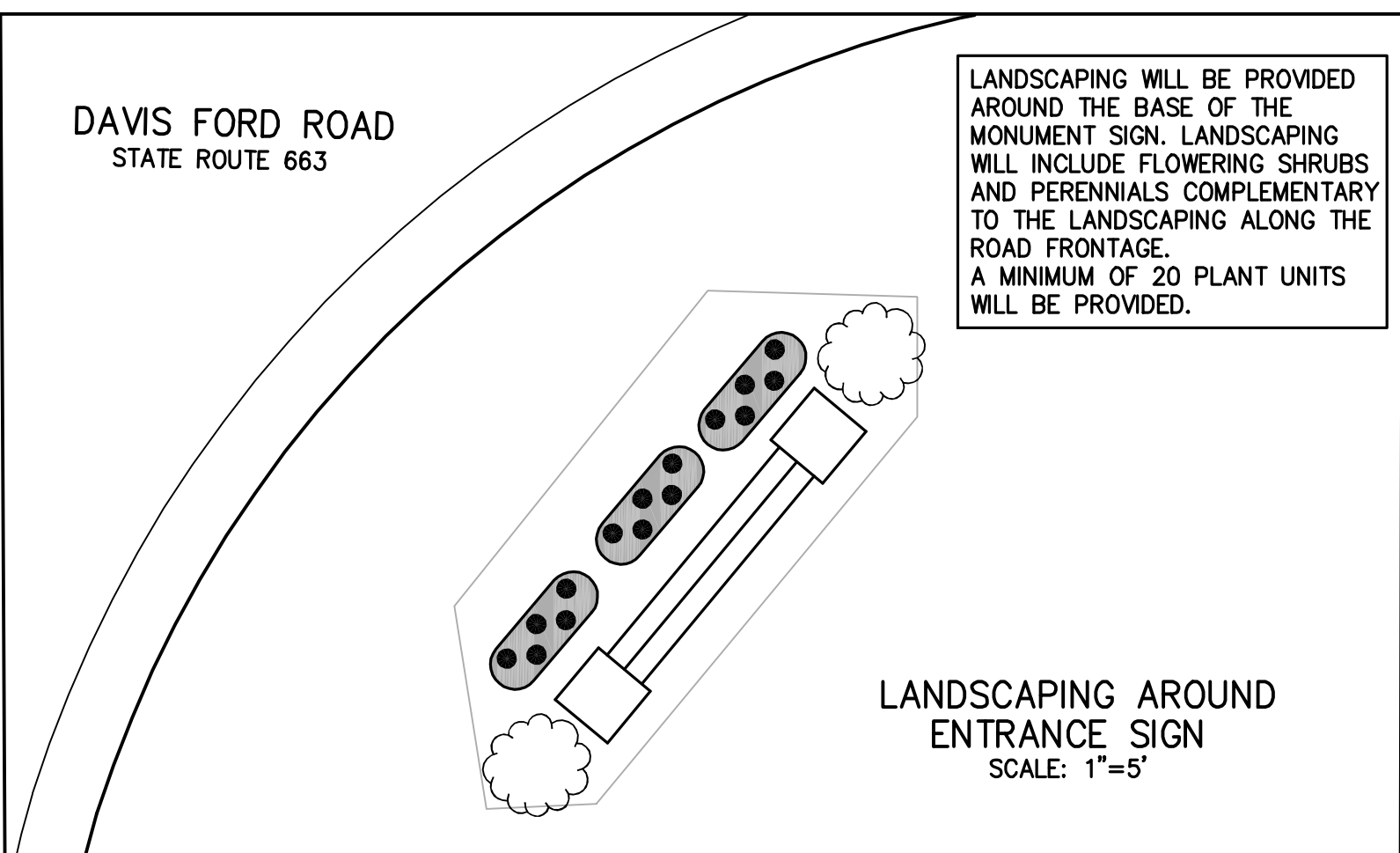
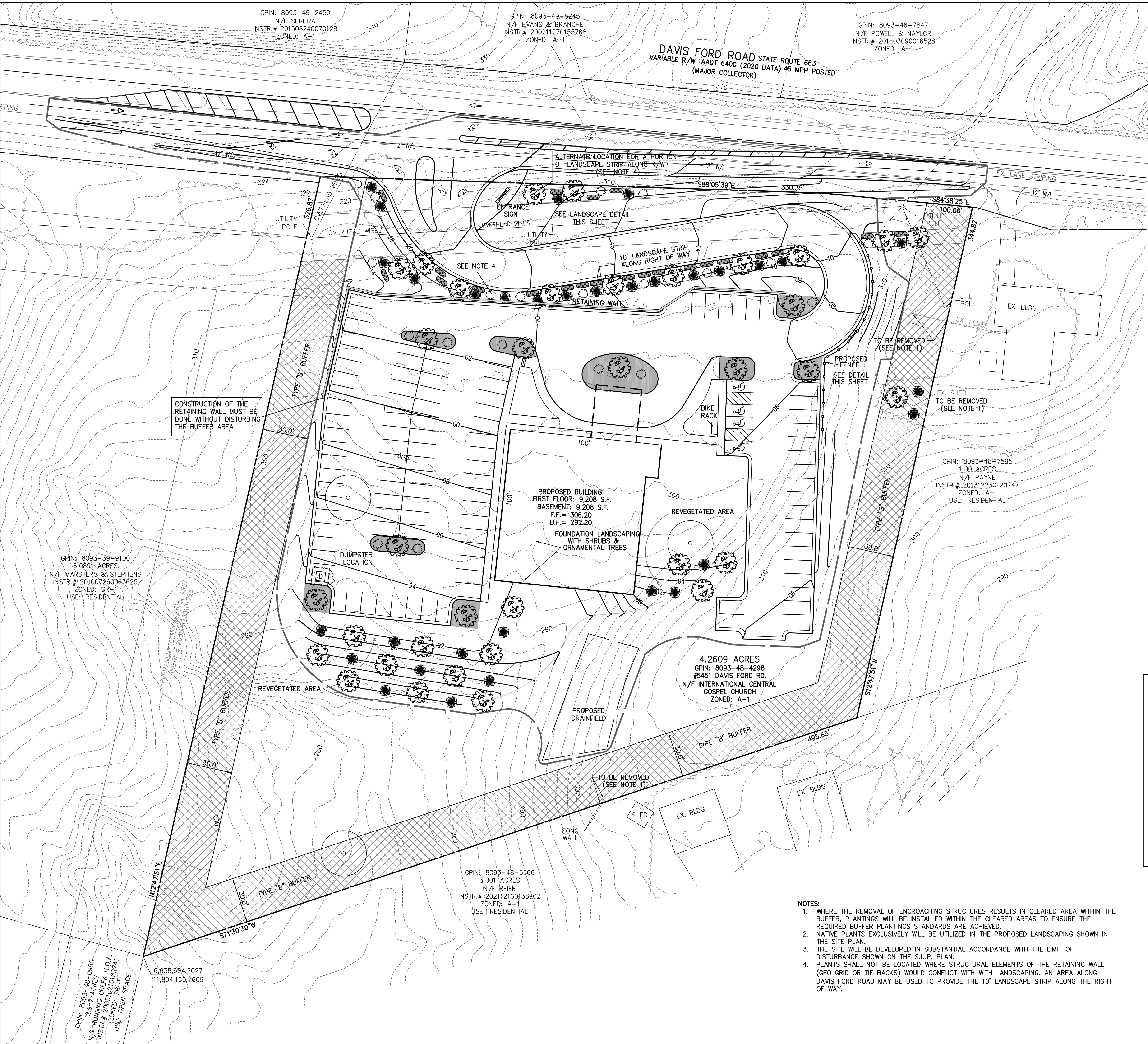
SPECIAL USE PERMIT# SUP2020-00019
 SPECIAL USE PERMIT PLAN / SITE GRADING

TRANSFORMATION TEMPLE INTERNATIONAL CHURCH

OCOQUAN MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA

SCHOOLS & TOWNSEND, P.C.
 ENGINEERS & SURVEYORS
 9252 MOSSY STREET, MANASSAS, VIRGINIA 20110
 703-368-8001 • 631-2995 • FAX 703-368-9950

DATE: 12/16/2022 SCALE: 1"=30' FILE: PL-228
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LANDSCAPE LEGEND

INTERIOR PARKING LOT LANDSCAPING: (3,500 S.F.)	
TREE SAVE AREA: (40,200 S.F.)	
EXISTING TREELINE:	
PROPOSED TREELINE:	
PROPOSED LARGE DECIDUOUS TREE	
PROPOSED EVERGREEN TREE	
PROPOSED ORNAMENTAL TREE	
PROPOSED SHRUBS	

LANDSCAPE REQUIREMENTS
(3,500 S.F.)

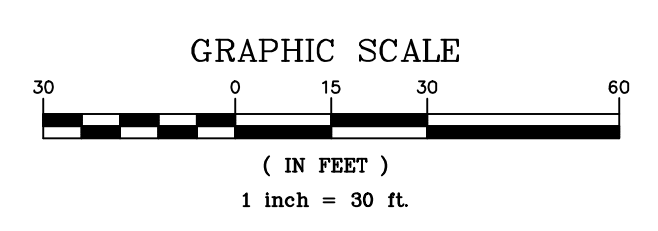
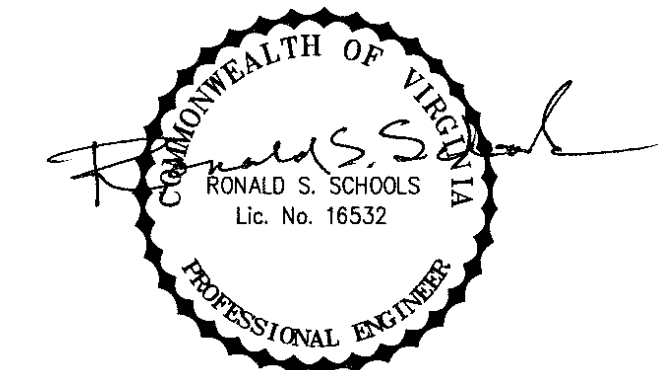
LANDSCAPE STRIP ALONG R/W:
REQUIRED 80 PLANT UNITS / 100 L.F. MINIMUM.

TYPE B BUFFER:
REQUIRED 180 PLANT UNITS / 100 L.F. MINIMUM.
USE EXISTING VEGETATION. SUPPLEMENT AS NEEDED TO ACHIEVE PLANT UNIT REQUIREMENT.

INTERIOR PARKING LOT LANDSCAPING:
REQUIRED AREA 5.0% OF PARKING LOT AND DRIVE AISLES.
PARKING AREA = 43,700 S.F.
REQUIRED INTERIOR PARKING LOT LANDSCAPING: 2,185 S.F.
PROVIDED INTERIOR PARKING LOT LANDSCAPING: 3,050 S.F.

CANOPY
REQUIRED - 10% OF LOT AREA
LOT AREA = 4.2609 AC (185,605 SF)
REQ'D CANOPY = 18,561 SF
CANOPY PROVIDED IN BUFFER = 36,900 SF

- NOTES:**
- WHERE THE REMOVAL OF ENCROACHING STRUCTURES RESULTS IN CLEARED AREA WITHIN THE BUFFER, PLANTINGS WILL BE INSTALLED WITHIN THE CLEARED AREAS TO ENSURE THE REQUIRED BUFFER PLANTINGS STANDARDS ARE ACHIEVED.
 - NATIVE PLANTS EXCLUSIVELY WILL BE UTILIZED IN THE PROPOSED LANDSCAPING SHOWN IN THE SITE PLAN.
 - THE SITE WILL BE DEVELOPED IN SUBSTANTIAL ACCORDANCE WITH THE LIMIT OF DISTURBANCE SHOWN ON THE S.U.P. PLAN.
 - PLANTS SHALL NOT BE LOCATED WHERE STRUCTURAL ELEMENTS OF THE RETAINING WALL (GEO GRID OR TIE BACKS) WOULD CONFLICT WITH LANDSCAPING. AN AREA ALONG DAVIS FORD ROAD MAY BE USED TO PROVIDE THE 10' LANDSCAPE STRIP ALONG THE RIGHT OF WAY.



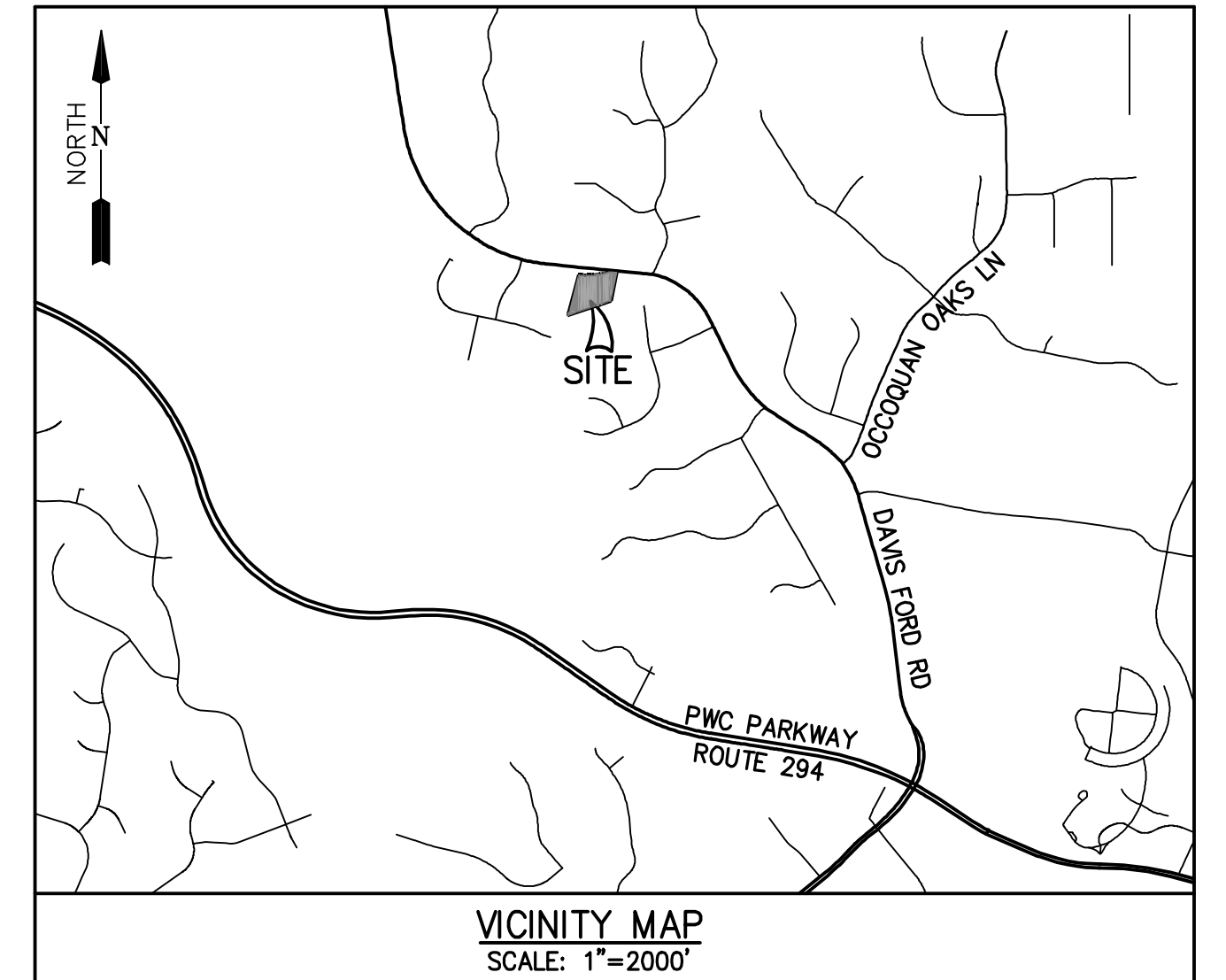
SPECIAL USE PERMIT# SUP2020-00019
SPECIAL USE PERMIT PLAN/ LANDSCAPE PLAN

TRANSFORMATION TEMPLE INTERNATIONAL CHURCH

OCCOQUAN MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

SCHOOLS & TOWNSEND, P.C.
ENGINEERS & SURVEYORS
9252 MOSSBY STREET MANASSAS, VIRGINIA 20110
703-368-8001 631-2995 FAX 703-368-9950

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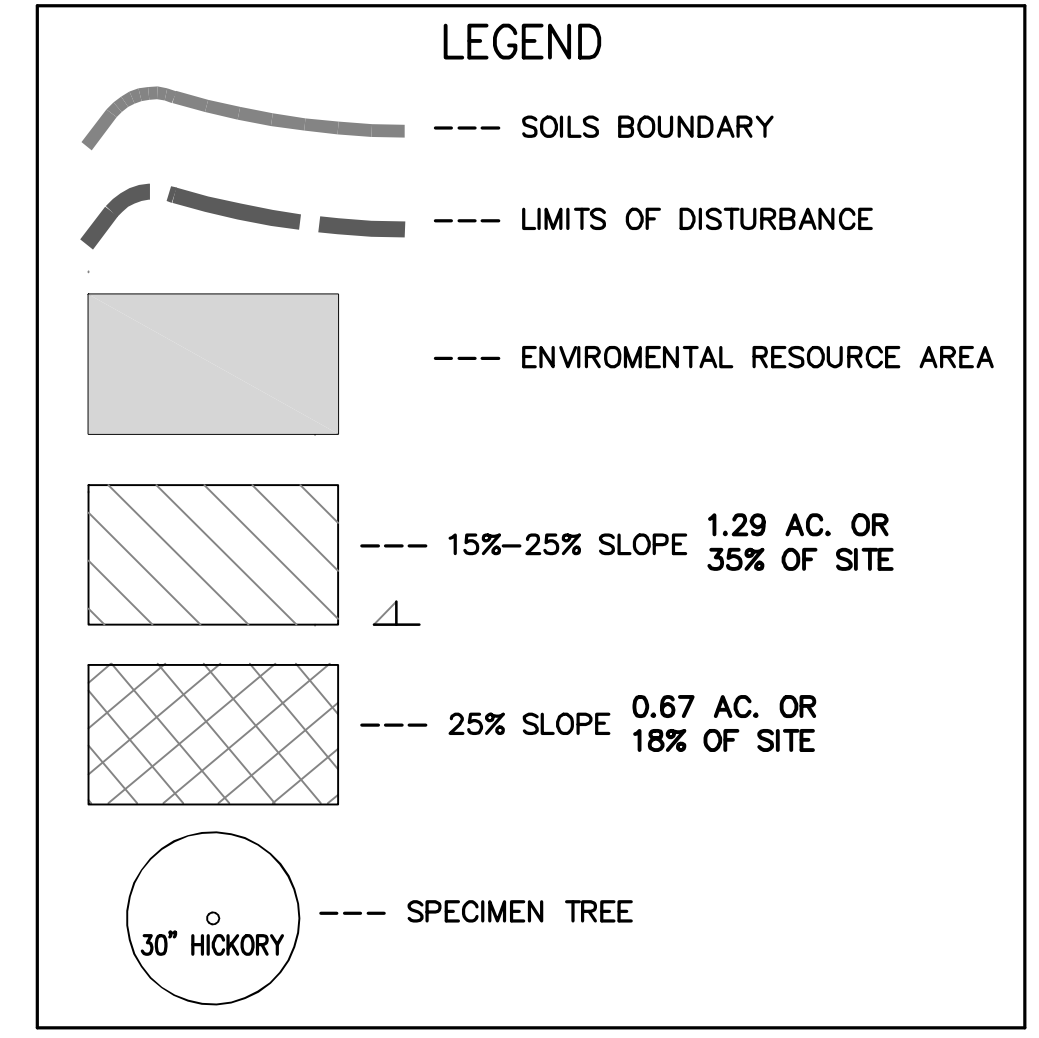


PROPERTY DESCRIPTION:

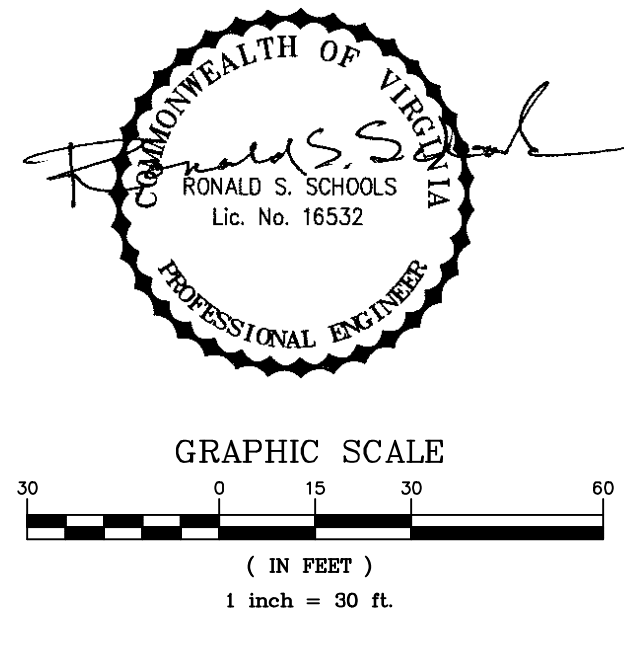
THE SUBJECT PROPERTY IS A VACANT 4.34 ACRE PARCEL LOCATED ON THE SOUTH SIDE OF DAVIS FORD ROAD, 1.5 MILES WEST OF THE INTERSECTION OF DAVIS FORD ROAD AND THE PRINCE WILLIAM COUNTY PARKWAY. THE PROPERTY IS COVERED BY MATURE HARDWOODS AND EVERGREEN TREES. A BUFFER WILL BE PROVIDED AROUND 3 SIDES OF THE PROPERTY AND WILL PRIMARILY USE THE EXISTING TREES TO ESTABLISH THE BUFFER.

ENVIRONMENTAL:

- THERE IS NO 100 YEAR FLOOD HAZARD AREA OR MAPPED RESOURCE PROTECTION AREA LOCATED ON THIS PROPERTY. PRINCE WILLIAM COUNTY MAPPING SOURCES INDICATE A WATERCOURSE APPROXIMATELY 190 FEET FROM THE SOUTHWEST CORNER OF THE LOT. A MODIFIED PERENNIAL FLOW DETERMINATION SHALL BE FILED FOR THESE WATERCOURSES IF REQUIRED BY THE WATERSHED MANAGEMENT DIVISION.
- STEEP SLOPE AREAS IN EXCESS OF 25 PERCENT ARE ISOLATED, AND LOCATED PRIMARILY IN THE DRAINAGEWAY.



NO.	SOIL NAME	SLOPE (%)	ERODIBILITY	PERMEABILITY	DEPTH TO BEDROCK	DEPTH TO WATER TABLE	DRAINFIELD POTENTIAL	SOIL CATEGORY	HYDROLOGIC SOIL GROUP
23D	GAILA SANDY LOAM	15-25	SEVERE	MODERATE	60+	72+	POOR	I	B
24C	GLENELG-BUCKHALL COMPLEX	7-15	SEVERE	MODERATE	60+	72+	GOOD	I	B
24D	GLENELG-BUCKHALL COMPLEX	15-25	SEVERE	MODERATE	60+	72+	POOR	I	B
38B	MEADOWVILLE LOAM	0-5	SLIGHT	MODERATE	60+	36-60	POOR	III	A



SPECIAL USE PERMIT# SUP2020-00019

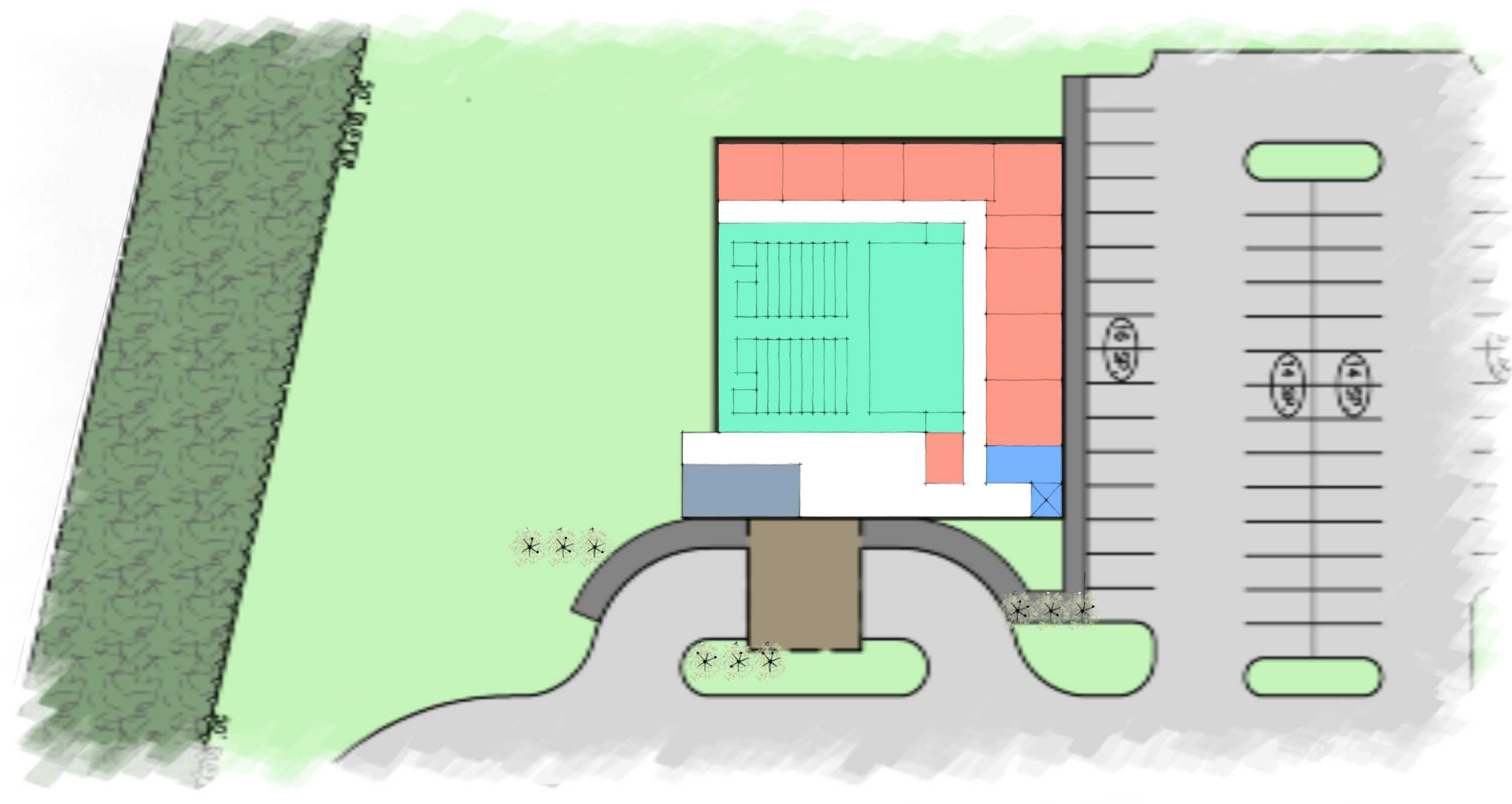
ENVIRONMENTAL CONSTRAINTS

TRANSFORMATION TEMPLE INTERNATIONAL CHURCH

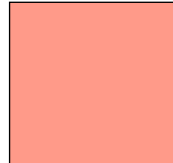
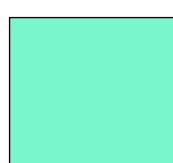

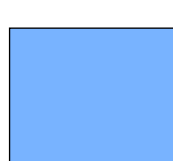
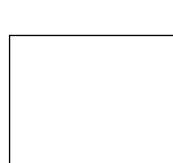
OCCOQUAN MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

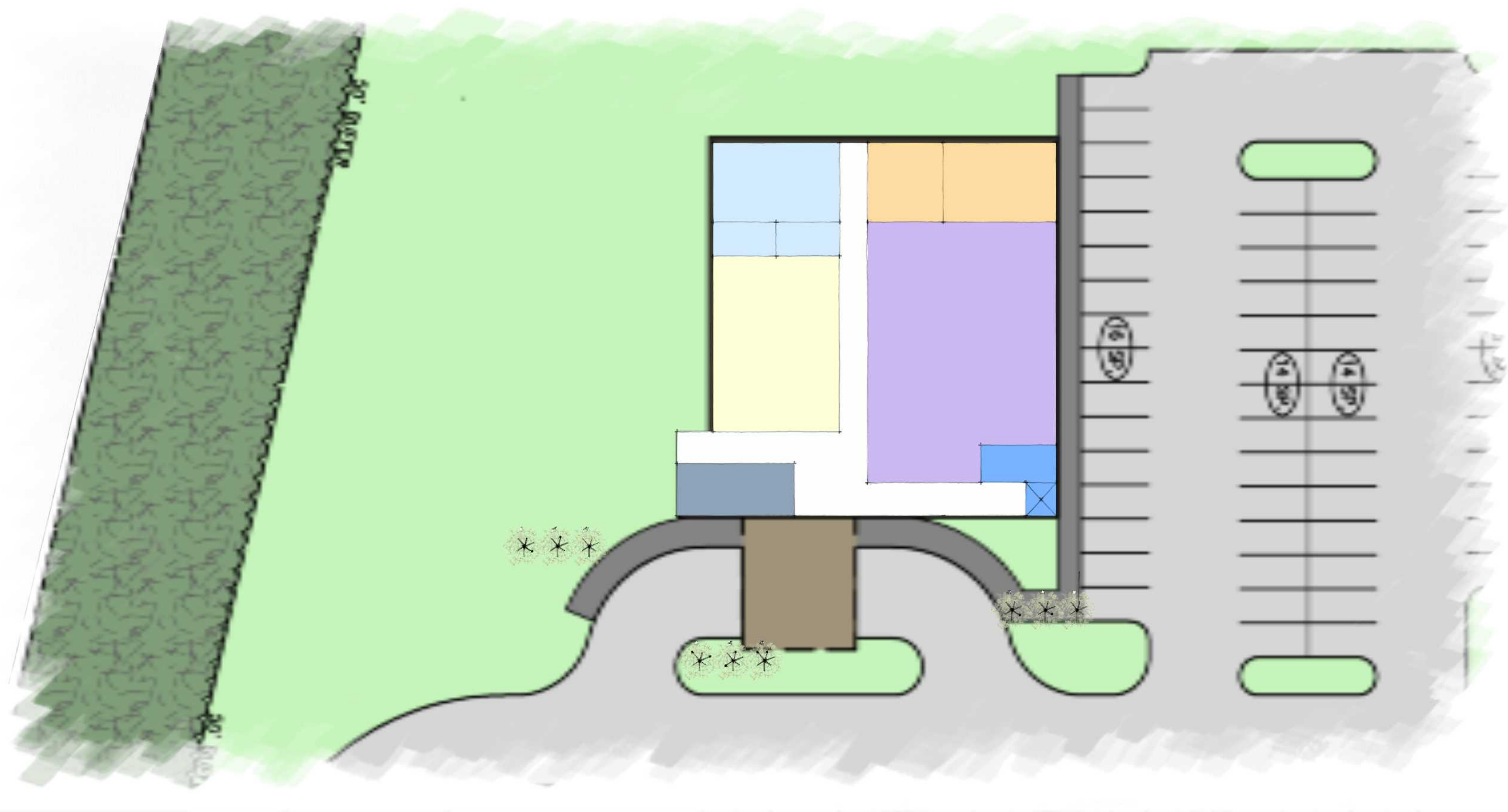
SCHOOLS & TOWNSEND, P.C.
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9252 MOSSY STREET - MANASSAS, VIRGINIA 20110
703-368-8001 - 631-2995 - FAX 703-368-9850

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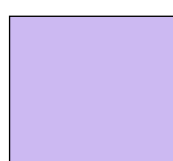
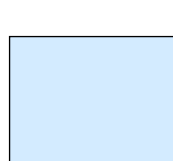
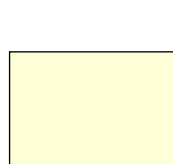
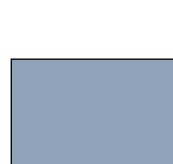
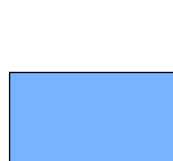
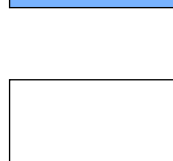


Ground Floor

	Classrooms/Children's Ministry	2,800 SF
	Sanctuary (208 seats, 45' x 25' Stage)	3,608 SF
	Restrooms	430 SF
	Vertical Circulation	271 SF
	Lobby/General Circulation	2,099 SF
Total Ground Floor		9,208 SF



Basement

	Kitchen (Shell Space)	1,050 SF
	Fellowship Hall (Shell Space)	3,250 SF
	Youth Mini Church	1,006 SF
	Offices (Partial Shell)	1,560 SF
	Restrooms	430 SF
	Vertical Circulation	271 SF
	Lobby/General Circulation	1,641 SF
Total Basement		9,208 SF
Total Building		18,416 SF

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RENDERINGS

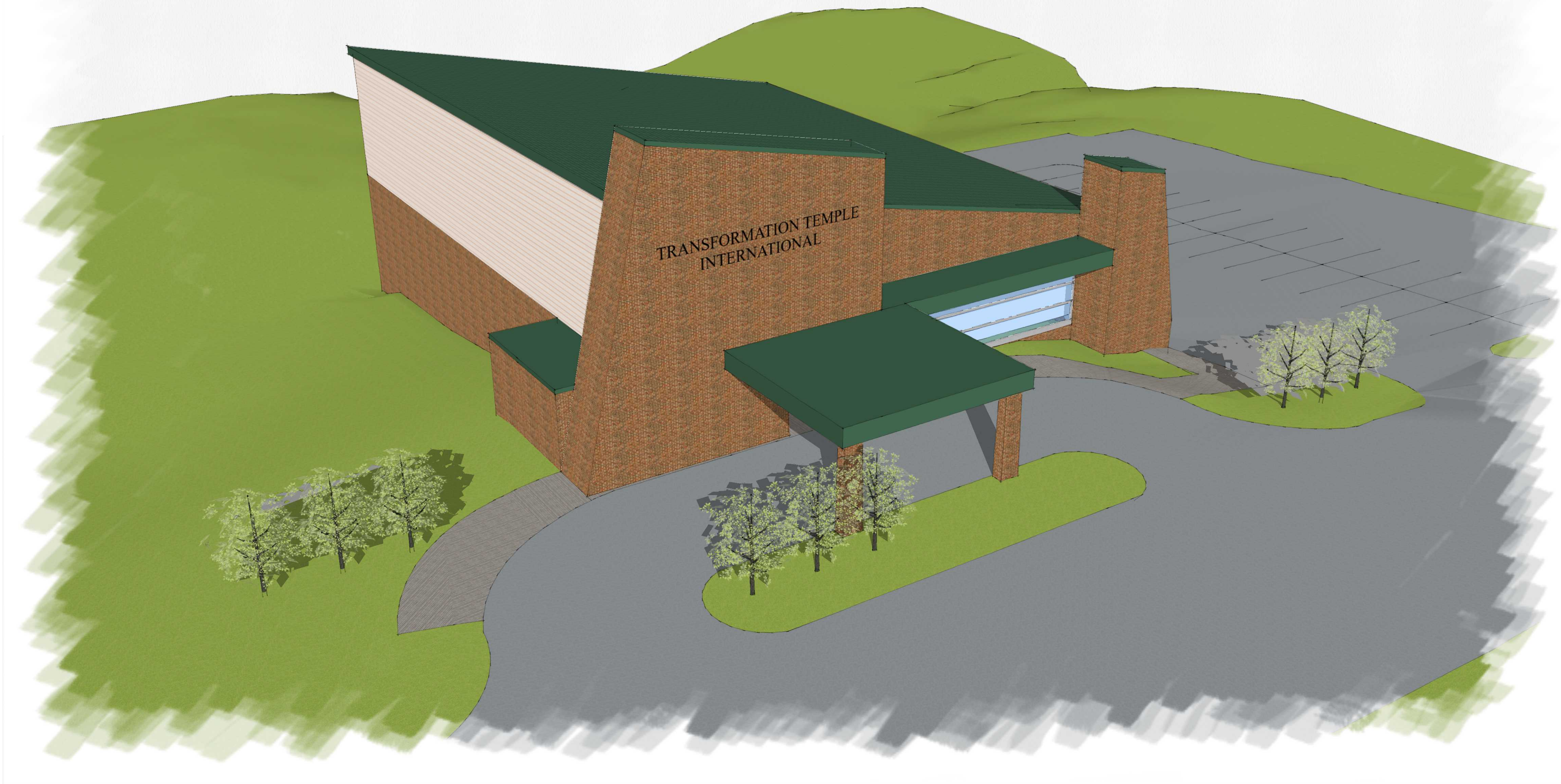


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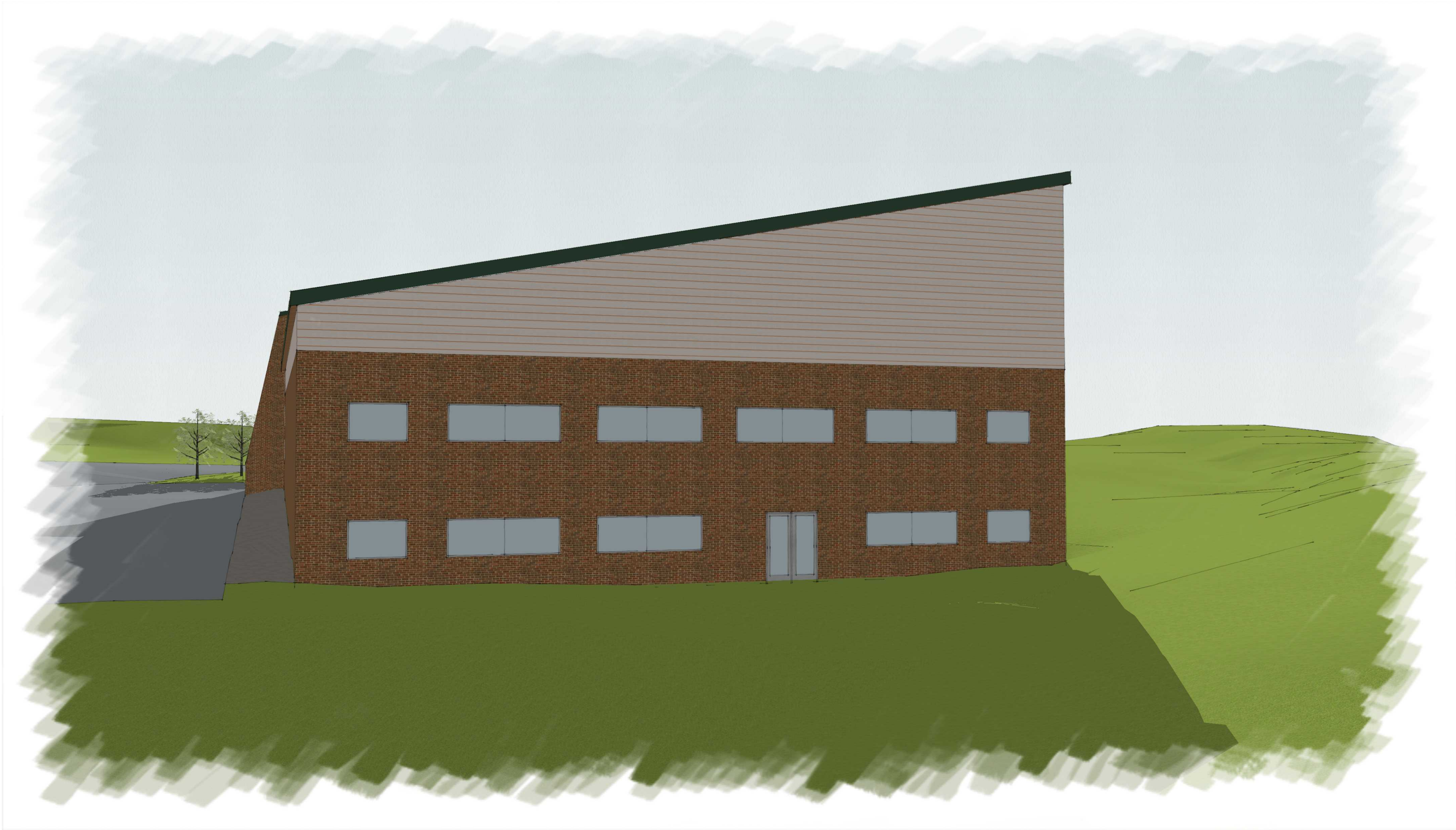


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