



PLANNING COMMISSION RESOLUTION

MOTION:

March 9, 2022
Regular Meeting

SECOND:

RES. No. 22-xxx

RE:

SPECIAL USE PERMIT #SUP2021-00013, REVIVAL BAPTIST MINISTRIES
OCOQUAN MAGISTERIAL DISTRICT

ACTION:

WHEREAS, this is a request to allow a religious institution with related facilities inside an existing building, to include a church sanctuary, administrative offices, meeting rooms, lounge area, daycare/Sunday school, and commercial kitchen for congregational and ministry outreach activities in the A-1, Agricultural, zoning district; and

WHEREAS, the subject ±2.72-acre property is located ±0.40 miles north of the Caton Hill Road and Telegraph Road intersection, is currently addressed as 13386 Telegraph Road, and is identified on County maps as GPIN 8292-96-4121; and

WHEREAS, the site is designated POSA, Parks and Open Space Active, and TC, Town Center, in the Comprehensive Plan, and is located within The Landing at Prince William Small Area Plan special planning area; and

WHEREAS, the site is currently zoned A-1, Agricultural, and is located within the Data Center Opportunity Zone Overlay District; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on March 9, 2022, 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 approval of this request;

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby close the public hearing and recommend approval of Special Use Permit #SUP2021-00013, Revival Baptist Ministries, subject to the conditions dated February 24, 2022.

ATTACHMENT: SUP Conditions, dated February 24, 2022

Votes:

Ayes:

Nays:

Abstain from Vote:

Absent from Vote:

Absent from Meeting:

MOTION CARRIED

Attest:

Robbyn L. Smith
Clerk to the Planning Commission

SPECIAL USE PERMIT CONDITIONS

**Special Use Permit #SUP2021-00013, Revival Baptist Ministries
Owner/Applicant: Revival Baptist Ministries International, Inc.**

GPIN: 8292-96-4121

Address: 13386 Telegraph Road

Special Use Permit Area: ±2.72 acres (the "Property")

Zoning: A-1, Agricultural

Planned Land Use: POSA, Parks and Open Space Active; TC, Town Center

Magisterial District: Occoquan

Date: February 24, 2022

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. 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 by this special use permit.

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. An occupancy permit for any portion or phase of the building shall vest the Applicant's occupancy.

1. Site Development: The Property shall be developed in substantial conformance with the plan entitled "Special Use Permit Plan – Revival Baptist Church" prepared by The Engineering Groupe, Inc., dated June 7, 2021, and revised and sealed by William J. Flynn, L.S. on February 1, 2022 (the "SUP Plan"). Minor modifications in connection with final site plan review or final engineering may be permitted, subject to County approval.
2. Use Parameters
 - a. Permitted Uses: The use approved with this special use permit (SUP) shall be limited to a religious institution with related facilities inside an existing building, to include a church sanctuary, administrative offices, meeting rooms, lounge area, daycare/Sunday school, and commercial kitchen for congregational and ministry outreach activities.
 - b. Building Area: As permitted with this SUP, the existing onsite building (±6,908 square feet) shall be utilized for all associated uses. Any proposed building expansion shall be subject to the minor modification provisions of Section 32-700.57.1. of the Zoning Ordinance.
 - c. Outdoor Speakers: Any outdoor speakers, if provided, shall not be audible beyond the limits of the Property.

SUP Conditions

- d. Onsite Parking Limitation: All vehicle parking for any use of the Property shall be provided onsite and occur within the designated onsite parking spaces on the Property. No vehicles associated with any use of the Property shall be parked along Telegraph Road.
 - e. Outdoor Larger-Scale Event / Special Activities: Through this SUP, the Applicant shall be allowed to conduct up to two (2) larger-scale special events or special activities per year, meaning events or activities that are in addition to activities typically associated with normal operations of religious institutions. Examples of large-scale special events that are subject to this 2 per-year limitation may include outdoor special activities, community festivals, fundraisers, and other third-party events. The extent of the scale, size, timing, and duration for each event/activity shall be limited by the ability for the Applicant to manage attendees, parking, control noise, and mitigate traffic. The Applicant shall be responsible for obtaining all required permits/agreements from County Zoning and other entities, including a Temporary Activity Permit (TAP).
3. Community Design
- a. Building Height: The overall height of any onsite building shall not exceed 60 feet, exclusive any of spire/tower, identifying feature, or other related architectural element associated with the religious institution.
 - b. Buffering & Landscaping: Based on existing site conditions, the following modifications to current landscape standards shall be permissible through this SUP:
 - i. 9-foot-wide buffer along the southern property lines abutting the Summerland Gutters, Inc. and Brown properties.
 - ii. 15-foot-wide buffer off the eastern end of the parking lot abutting the Guiffre property.
 - iii. 30-foot-wide buffer along the eastern side of the entrance drive abutting the Brown property. The planting requirement shall be achieved through preservation of existing vegetation with supplemental native plantings, as needed, such that in combination the intent of the Type B buffer is satisfied.
 - iv. A waiver of the 30-foot buffer required on the western side of the entrance drive abutting the Marshall property.
 - v. The Applicant shall use exclusively indigenous species in replanting/enhancing any onsite landscape areas.
 - vi. All landscaping areas shall adhere to all current DCSM planting requirements, or as modified through this SUP, and shall be maintained by the Applicant.

SUP Conditions

- c. 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. Color, scaled renderings of all signage shall be submitted as part of the sign permit approval process.
 - ii. Freestanding Entrance Sign: Any freestanding sign shall be monument-style and in substantial conformance with the signage elevation named "RevivalBaptist_Monument" (pg. 3 of 3), dated January 27, 2021. Such sign shall not exceed 6 feet in finished height and shall incorporate low-growth landscaping and supplemental plantings at the sign base.
- d. Onsite Lighting:
 - i. All outdoor lighting fixtures shall be designed to direct light downward/inward and to not produce glare onto adjacent properties. All parking lot light fixtures and building light fixtures shall be full cut-off fixtures, and the lighting design shall be shown on the final approved site plan.
 - ii. Any freestanding parking lot light poles shall have a maximum height of twenty (20) feet. All pole heights and locations shall be noted on the final approved site plan.

4. Environment

- a. Water Quality Monetary Contribution: The Applicant shall contribute \$75 per acre (± 2.72 acres) 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. Preservation of Onsite Vegetation: Existing vegetation located within the areas identified on the SUP Plan as "existing tree line" shall be preserved. However, the Applicant may remove noxious or invasive vegetation, such as poison ivy, poison oak, etc., as well as dead, dying, or hazardous trees, and revegetate those areas with indigenous trees, shrubs, and/or ground cover, in coordination with the County Arborist.

The Applicant shall not disturb existing vegetation located along the southern (GPIN 8292-96-2105 & GPIN 8292-96-6418) and eastern (GPIN 8292-96-8599) sides of the parking lot, the eastern side of the entrance drive adjacent to the Michael & Gilette Brown property (GPIN 8292-96-6418), or the northern property line abutting the Neva Ann Guiffre property (GPIN 8292-96-8599). The preserved existing vegetation shall be credited as meeting the standards for modified buffers.

SUP Conditions

5. Fire & Rescue: The Applicant shall make a monetary contribution of \$0.61 per square foot of any building area ($\pm 6,908$ gross square feet) to be utilized/occupied on the Property for fire and rescue services to the Board of County Supervisors prior to and as a condition of issuance of final site plan approval.
6. Security & Maintenance of Property
 - a. Graffiti Removal: Graffiti on the Property shall be removed promptly by the Applicant. Graffiti shall be deemed any inscription or marking on walls, buildings or structures not permitted by sign regulations in Sec. 32-250.21 *et. seq.* of the Zoning Ordinance. Any graffiti is to be reported to the Prince William County Police Department before removal.
 - b. Onsite Security: The Applicant shall utilize a combination of onsite security practices, such as but not limited to, interior and/or exterior mounted surveillance cameras, an alarm system, onsite lighting, or other methods, as needed.
 - c. Site Maintenance: The Applicant shall remove litter, trash, and debris from the site on a daily basis, or as needed.
7. Transportation
 - a. Site Access: As shown on the SUP Plan, access into the Property shall be from the existing shared asphalt driveway within the 50-foot access easement off of Telegraph Road.
 - b. Adjacent Ingress-Egress Easement: The Applicant shall maintain the 20-foot ingress-egress easement to the adjacent Brown property to the northeast (GPIN 8292-96-6418) for access to Telegraph Road/future Summit School Road, as shown on the SUP Plan.
8. Water / Sewer Service & Public Connection
 - a. Existing: The Property may continue to be served by onsite well water and onsite sewage disposal, based on current capacity and shall be subject to all Health Department and other County requirements, as applicable. Any facility enhancements and/or upgrades needed to maintain compliance with all applicable standards/requirements shall be the responsibility of the Applicant/Owner.
 - b. Future: At the time public water and public sewer infrastructure becomes available to serve the Property, the Applicant/Owner shall connect to and be served by such public water and public sewer facilities, and shall be subject to all requirements/policies of the Prince William County Service Authority, based on final water and sewer demands of the development. The Applicant shall bear all costs associated with providing all onsite and offsite facilities/improvements to make such connection, as needed for the uses of the Property.

SUP Conditions

9. 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:	March 9, 2022
Agenda Title:	Special Use Permit #SUP2021-00013, Revival Baptist Ministries
District Impact:	Occoquan Magisterial District
Requested Action:	Recommend Approval of Special Use Permit #SUP2021-00013, Revival Baptist Ministries, subject to conditions dated February 24, 2022
Department:	Planning Office
Case Planner:	Scott F. Meyer

EXECUTIVE SUMMARY

This is a request for a special use permit to allow a religious institution with related facilities inside an existing building, to include a church sanctuary and daycare/Sunday school for congregational and ministry outreach activities in the A-1, Agricultural, zoning district. The subject ±2.72-acre property is located ±0.40 miles north of the Caton Hill Road and Telegraph Road intersection.

It is the recommendation of staff that the Planning Commission recommend approval of Special Use Permit #SUP2021-00013, Revival Baptist Ministries, subject to the conditions dated February 24, 2022.

BACKGROUND

- A. Request: To allow a religious institution with related facilities inside an existing building, to include a church sanctuary and daycare/Sunday school for congregational and ministry outreach activities in the A-1, Agricultural, zoning district.

SUP Proposal: Religious Institution with Related Facilities in A-1 zoning	Required/Allowed (A-1 zoning)	Proposed/Allowed with SUP
Uses	Existing SUP (#SUP1985-0019) for fraternal lodge / civic club; By-right A-1 uses	Religious institution with related facilities
Lot Size	2-acre minimum	±2.72 acres (SUP Area, entire property)
Building Gross Floor Area	±6,908 square feet (SF) (existing)	±6,908 SF (new use to occupy existing building with internal upgrades/reconfiguration)
Building Height	Approximately 20 feet (existing 1-story)	Approximately 20 feet, with existing building; (Up to 60 feet maximum)
Freestanding Sign	10-foot in height	6 feet in height (Monument-style)
Onsite Tree Coverage	10% required (39% existing)	39% (proposed)
Landscaping Buffers	30-foot buffer between religious institution & residential/agricultural	30-foot buffer along eastern perimeter; Elsewhere, modified/waived buffers and tree preservation, based on existing conditions

- B. Site Location: The subject ±2.72-acre property is located ±0.40 miles north of the Caton Hill Road and Telegraph Road intersection, is currently addressed as 13386 Telegraph Road, and is identified on County maps as GPIN 8292-96-4121.
- C. Comprehensive Plan: The site is designated POSA, Parks and Open Space Active, and TC, Town Center, in the Comprehensive Plan. It is also located within The Landing at Prince William Small Area Plan special planning area.
- D. Zoning: The site is zoned A-1, Agricultural, and is located within the Data Center Opportunity Zone Overlay District.
- E. Surrounding Land Uses: To the north of the subject site is vacant, undeveloped land. To the south of the site are single-family residences on larger lots and vacant land, and with the Telegraph Road Commuter Lot further south. East of the site and across Telegraph Road, is vacant land and the Horner Road Commuter Lot. To the west is Mount Olive Baptist Church and the Woodbridge Mobile Home Park.
- F. Background and Context: The Applicant (Revival Baptist Ministries International, Inc.) is requesting a special use permit for a religious institution with related facilities to accommodate a new place of worship and congregational/ministry outreach activities.

The property is improved with a one-story ±6,908 square foot canopy steel frame building, which was constructed in 1988. There is an approved #SUP1985-0019 for a fraternal lodge/civic club that has been used by the Knights of Columbus, which has been discontinued and will be replaced with this new SUP request. The existing interior contains an open hall, several offices, full-service café with commercial kitchen, small lounge area, and two restrooms. Access is provided via a paved driveway entrance off of Telegraph Road, which opens to a parking lot with onsite parking for up to 109 vehicles.

The existing building will be renovated and internally reconfigured, with no planned expansion. The interior function of the facility will convert the open hall to a sanctuary, which will be used for regular Sunday services between the hours of 8:00 am and 1:00 pm. The lounge area will serve as a daycare/Sunday School for youth during worship and meeting services. The commercial kitchen will be used to prepare meals in support of congregational and ministry outreach with community food drives on Saturdays from 8:00 am to 10:00 am in partnership with the Capital Area Food Bank. Exterior changes involve installation of a 5-foot X 5-foot sign at the driveway entrance from Telegraph Road. No other modifications to the existing site layout are proposed.

STAFF RECOMMENDATION

Staff recommends approval of Special Use Permit #SUP2021-00013, Revival Baptist Ministries, subject to the conditions dated February 24, 2022, for the following reasons:

- As conditioned through this SUP, use and operational parameters, specific site layout, entrance signage feature, onsite tree preservation, and perimeter buffering are being proposed to adequately mitigate the impacts.
- Religious institution uses are permitted in the A-1, Agricultural, zoning district by SUP and are considered compatible within agricultural and residential areas, with sufficient mitigation.
- The new use(s) will be contained within an existing building that will be renovated, internally reconfigured, and with no planned external expansion.

Comprehensive Plan Consistency Analysis

Long-Range Land Use: The entire property is located within The Landing at Prince William Small Area Plan special planning area. The majority of the site is designated POSA, Parks and Open Space Active, in the Comprehensive Plan. The purpose of the POSA use classification is to designate existing and projected parks and recreational areas of the County. The western fringe of the site is also designated as TC, Town Center, and within the Arts & Entertainment District. Town Centers provide a mix of uses arranged in a pedestrian friendly urban form. These centers are locations for regional commercial and entertainment destinations as well as access to amenities for adjacent residential and employment centers. The Arts & Entertainment District provides opportunities for pedestrian-friendly access to arts, cultural, and entertainment venues supported by commercial retail.

The scope of this subject proposal is to allow a religious institution with related facilities inside an existing building. No other new structures or exterior alterations are being proposed. As such, the SUP is for a specific end use in A-1 zoning, regardless of the underlying planned land use. Religious institutions are permissible with an approved SUP in A-1 zoning.

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	±2.72 acres	\$204.00
Fire & Rescue	\$0.61 per square feet (SF) of building area	Existing 6,908 SF building (to be utilized and reconfigured); no planned expansion	\$4,213.88
TOTAL \$			\$4,417.88

Community Input

Notice of the SUP application has been transmitted to property owners within 500 feet of the site. As of the date of this staff report, the Planning Office has not received any verbal or written comments on this proposal and is not aware of any opposition.

Other Jurisdiction Comments

The subject site is located outside of the required notification area of any jurisdiction.

Legal Issues

If the SUP is approved, the site could be developed as a religious institution with related facilities in the A-1, Agricultural, zoning district. The property is currently zoned A-1, without proffers. There is an approved special use permit for a fraternal lodge/civic club (#SUP1985-0019). In addition, the site 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 June 7, 2022, which is 90 days from the first public hearing date, to take action on the special use permit proposal. A recommendation to approve or deny the request would meet the 90-day requirement.

STAFF CONTACT INFORMATION

Scott F. Meyer | (703) 792-6876
smeyer@pwcgov.org

ATTACHMENTS

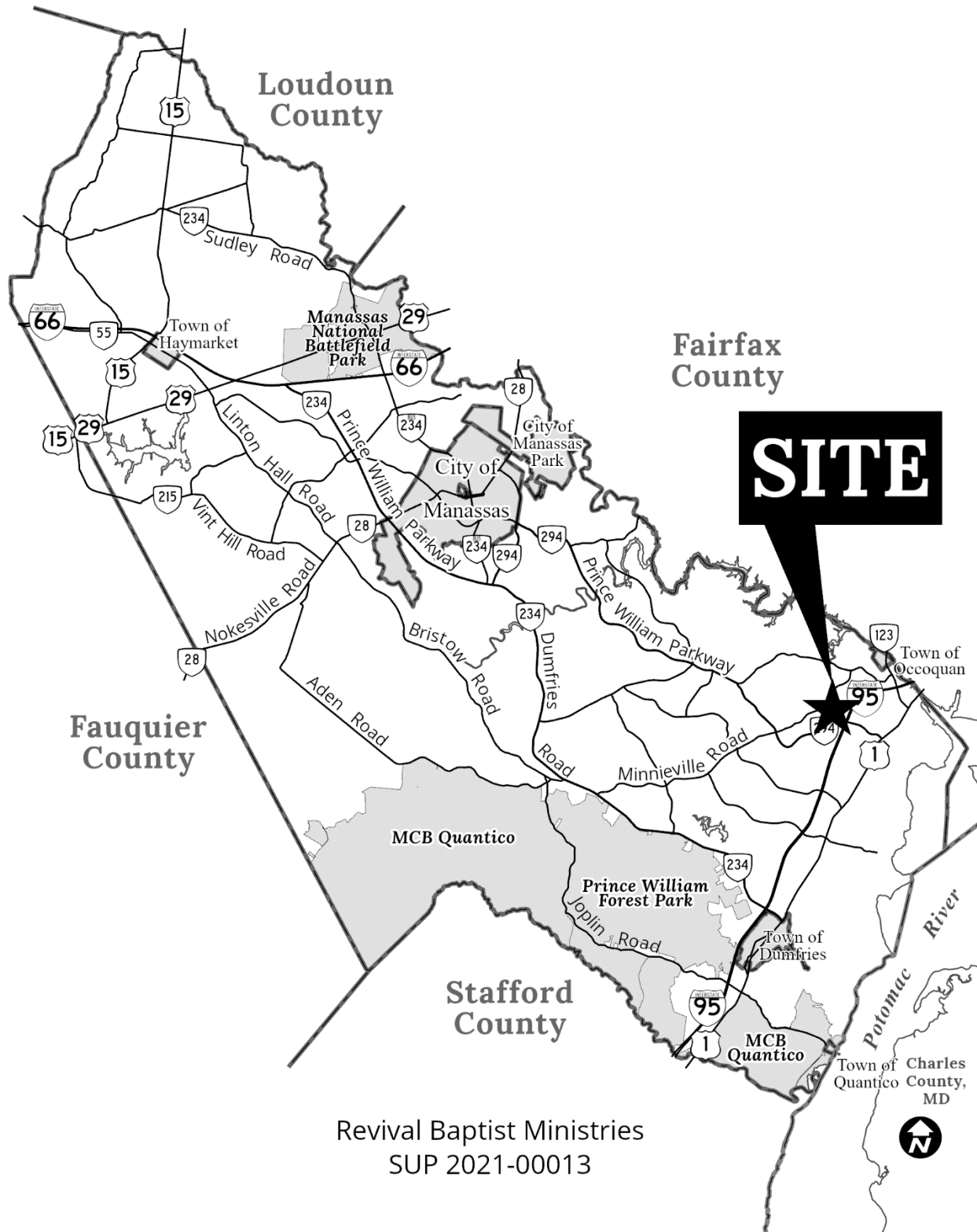
Area Maps

Staff Analysis

Historical Commission Resolution

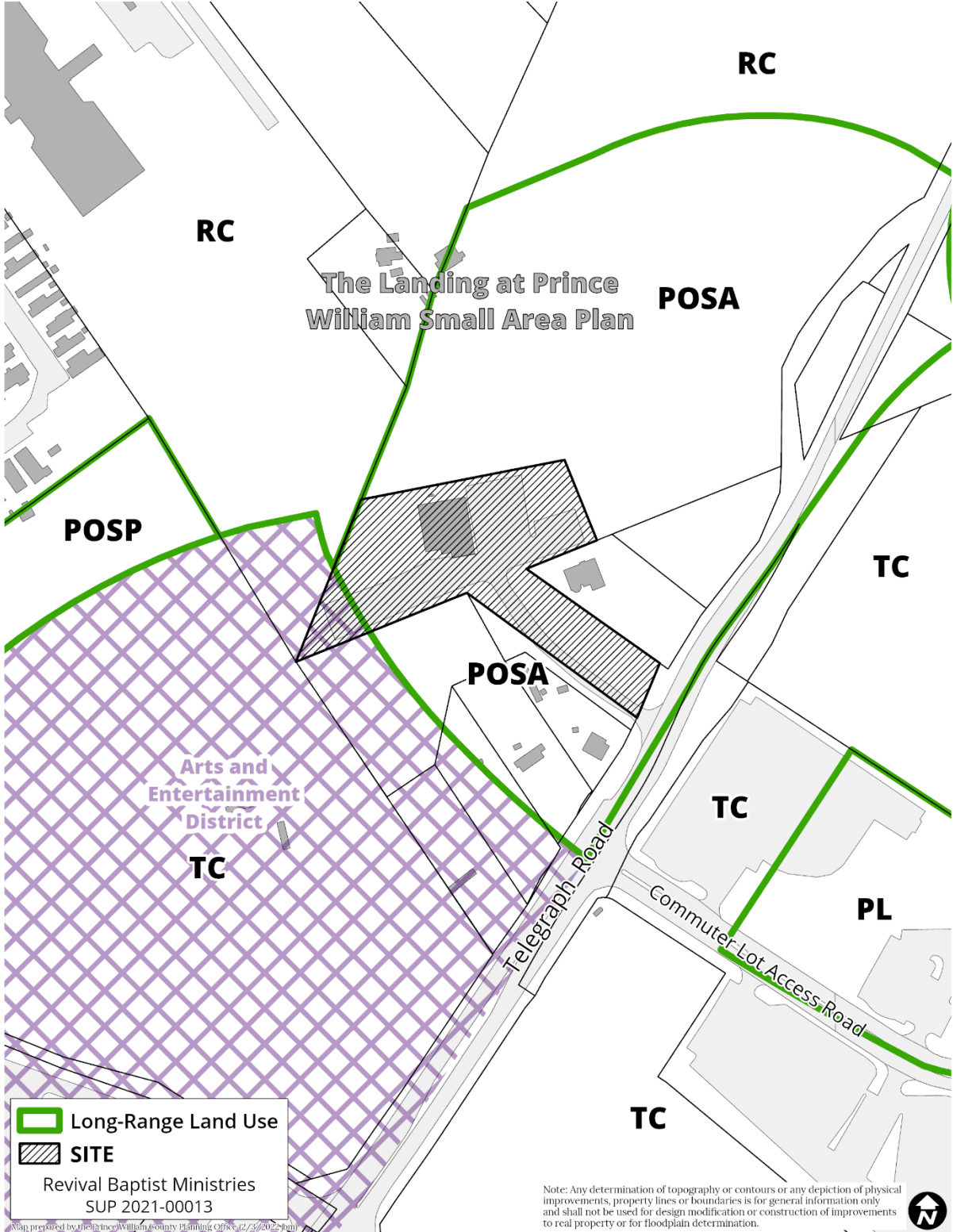
SUP Plan

Vicinity Map



Revival Baptist Ministries
SUP 2021-0013

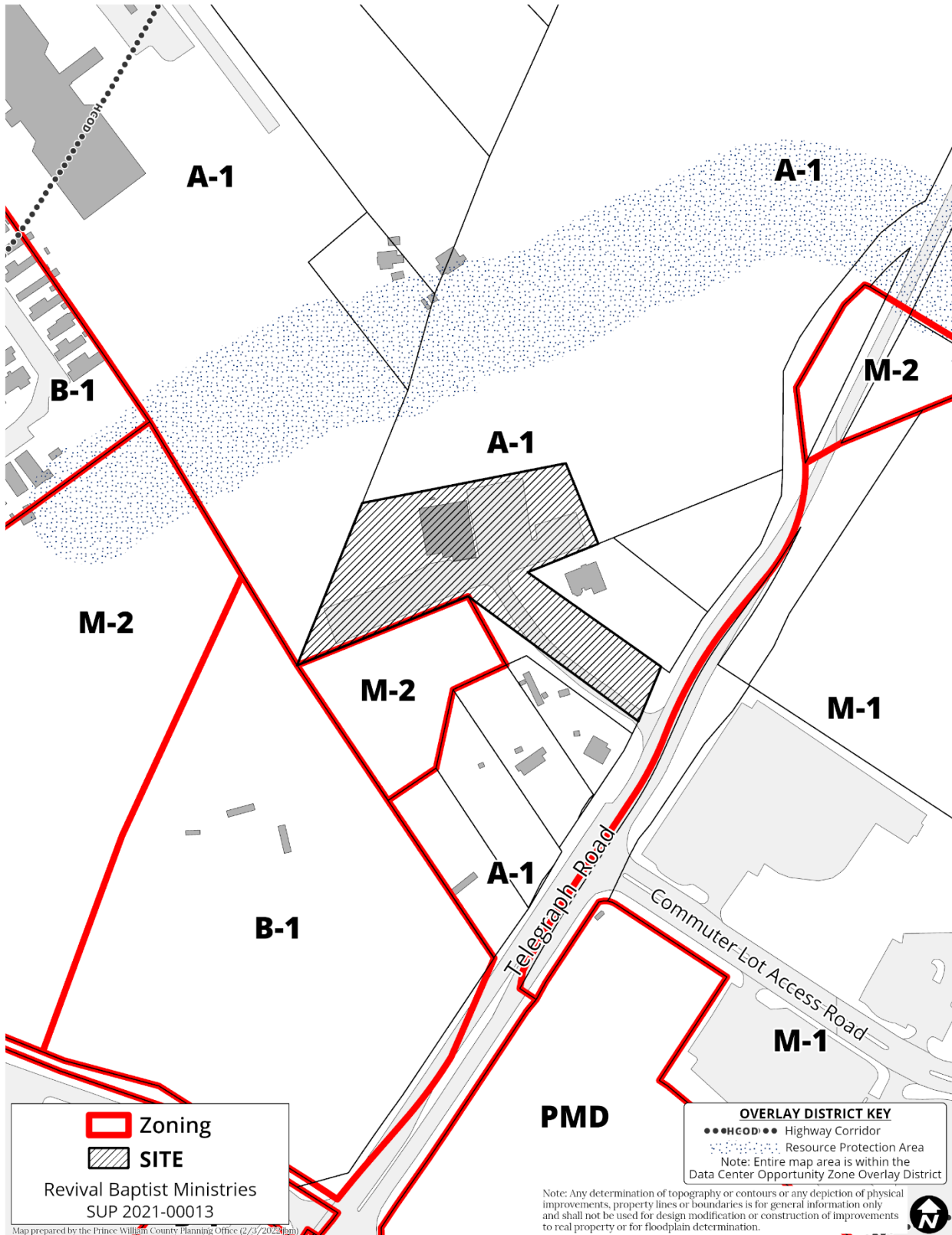




 Long-Range Land Use
 SITE
 Revival Baptist Ministries
 SUP 2021-00013

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.





Zoning

SITE

Revival Baptist Ministries
SUP 2021-00013

Map prepared by the Prince William County Planning Office (2/3/2023) (b)

OVERLAY DISTRICT KEY

- HCO●●● Highway Corridor
- Resource Protection Area

Note: Entire map area is within the Data Center Opportunity Zone 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.

Part I. Summary of Comprehensive Plan Consistency

Staff Recommendation: APPROVAL

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

Comprehensive Plan Sections	Plan Consistency
Long-Range Land Use	Yes
Community Design	Yes
Cultural Resources	Yes
Environment	Yes
Fire and Rescue	Yes
Police	Yes
Potable Water	Yes
Sanitary Sewer	Yes
Transportation	Yes

Part II. Comprehensive Plan Consistency Analysis

Direction	Land Use	Long-Range Land Use Map Designation	Zoning
North	Vacant, undeveloped land	POSA	A-1
South	Single-family residences; Telegraph Road Commuter Lot	POSA, TC	A-1, M-2, B-1
East	Across Telegraph Road; vacant, undeveloped land; Horner Road Commuter Lot	POSA, TC	A-1, M-1
West	Mount Olive Baptist Church, Woodbridge Mobile Home Park	RC, TC, POSP	A-1, B-1, M-2

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.

The proposed religious institution with related facilities is a permitted use within the A-1 zoning district with an approved special use permit (SUP). It is important to note that the requested use will be located entirely within the existing building, which will be internally reconfigured and upgraded to the accommodate the new use. As such, no additional gross floor area is proposed. The Applicant is utilizing existing site conditions, such as the building and parking areas, and as such, no modifications to the site layout are proposed.

The site is located within The Landing at Prince William Small Area Plan special planning area. The following table summarizes the uses and densities intended within the POSA, Parks and Open Space Active, and TC, Town Center, land use designations:

Long-Range Land Use Map Designation	Intended Uses and Densities
<p>Parks and Open Space Active (POSA)</p> <p><i>(vast majority of site)</i></p>	<p>The purpose of this classification is to designate existing and projected parks and recreational areas of the County. The Parks, Open Space, and Trails Plan contains a complete inventory of existing federal, state, and local parks, and of planned parks within the County.</p>
<p>Town Center (TC) – Arts & Entertainment District</p> <p><i>(western periphery corner)</i></p>	<p>Town Centers provide a mix of uses arranged in a pedestrian friendly urban form. These centers are locations for regional commercial and entertainment destinations as well as access to amenities for adjacent residential and employment centers. Streets are interconnected and multi-modal with parking located behind buildings. Short blocks with shallow setbacks and on street parking are appropriate.</p> <p>The Arts & Entertainment District provides opportunities for a pedestrian friendly access to arts, cultural and entertainment venues supported by retail, dining, creating and exploring opportunities. Buildings in this area have medium to deep setbacks and block sizes to accommodate public art sculptures or displays, performances, and promenades.</p>

Proposal's Strengths

- Land Use Compatibility for SUP Use: The property is zoned A-1, Agricultural, and is predominantly designated POSA, Parks and Open Space Active, in the Comprehensive Plan. The proposed religious institution is permitted with approval of an SUP. Although the use is not consistent with the existing long-range land use designation, the proposed use will utilize an existing building with minimal exterior improvements.
- Use / Operational Parameters: As conditioned through this SUP, there are numerous use parameters that are intended to mitigate the impacts of the proposed religious institution.

Proposal's Weaknesses

- None identified.

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

Community Design Plan Analysis

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

The overall parcel orientation is recessed back from Telegraph Road and accessed via a ±350-foot driveway with associated easements. The property is surrounded by existing residences and intact wooded areas. The existing one-story building will be utilized for the proposed use with no planned external expansions or modifications. The building will have interior alterations and upgrades necessary to accommodate the end use as a religious institution. Due to the flag-lot orientation of the property, there is minimal direct frontage onto Telegraph Road. As such, the building, associated parking areas, and drive aisles are not directly visible from its Telegraph Road frontage.

Proposal's Strengths

- Perimeter Buffering & Screening: Since there are no modifications to the site layout and no external building modifications or expansions proposed, the onsite planting requirements shall be achieved through preservation of existing vegetation with supplemental native plantings, as needed. The existing building and parking area is surrounded by existing and mature trees, which will be preserved. As conditioned, the Applicant shall use indigenous species for replanting/enhancing any onsite landscape areas.

- Freestanding Entrance Sign: As conditioned with this SUP, any freestanding sign shall be monument-style and shall not exceed 6 feet in finished height and shall incorporate low-growth landscaping and supplemental plantings at the sign base.
- Onsite Lighting: As conditioned with this SUP, all outdoor lighting fixtures shall be designed to direct light downward/inward and to not produce glare onto adjacent properties. All parking lot light fixtures and building light fixtures shall be full cut-off fixtures, and with the lighting design to be shown on the final approved site plan.

Proposal's Weaknesses

- None identified.

On balance, this application is found to be 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 existing structure was built in 1988, and the site area has been previously disturbed. There are no archaeological, historic, or grave sites recorded on the property.

Proposal's Strengths

- No Further Studies Required: The Historical Commission reviewed this proposal at its January 12, 2021 meeting and determined that no further work was needed. The County Archaeologist concurs with the Commission's findings. A signed resolution is attached at the end of this report.

Proposal's Weaknesses

- None identified.

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.

Water Quality

A \$75 per acre (± 2.72 acres) monetary contribution to the Board of County Supervisors for water quality monitoring, stream restoration, and/or drainage improvements has been conditioned. Such contribution shall be made prior to and as a condition of final site approval.

The site includes an existing building, septic drainfield, parking lot, and an older stormwater management facility. There are no critical environmental features of concern aside from the mature hardwood forest, which is proposed to be retained. Current landscaping and buffering requirements are not met by the existing site, as it was developed back in the late 1980s.

Proposal's Strengths

- **Preservation of Onsite Vegetation**: As conditioned by this SUP, the Applicant shall not disturb existing vegetation located along the southern and eastern sides of the parking lot, the eastern side of the entrance drive adjacent to the property to the northeast, or the northern property line. Said areas shall remain undisturbed, and the preserved existing vegetation is to be credited as meeting the standards for modified buffers.
- **Extent of Tree Coverage**: As proposed with this SUP, the proposed onsite tree cover is 39%, which greatly exceeds to the minimal requirement of 10%. This is a result of the Applicant's commitment to preserve the vast majority of existing mature/intact tree preservation.

Proposal's Weaknesses

- None identified.

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

Fire and Rescue Plan Analysis

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

Fire/Rescue Station #20 (Prince William Commons) is the first due fire/rescue resource for the subject property. The site is inside the 4.0-minute travel time for Basic Life Support and inside the 8.0-minute travel time for Advanced Life Support. In FY 2021, Fire/Rescue Station #20 responded to 2,889 incidents, and with a workload capacity of 4,000.

For the proposed use, the fire suppression system has been inspected and approved (FPR2021-00137) in May of 2021. A gas permit (GAS2021-01792) is also shown as being inspected and approved in April of 2021. The Applicant needs to submit the fire safety and evacuation plan for review and approval prior to occupancy of the building. As an assembly use, all other standards and requirements in regard to fire protection will also need to be satisfied.

Proposal's Strengths

- **Inside of 4.0-Minute Travel Time:** The site is located inside the required 4.0-minute travel time for fire suppression and basic life support.
- **Inside of 8.0-Minute Travel Time:** The site is located within the required 8.0-minute travel time for advanced life support services.
- **Station #20 Workload:** In FY 2021, Fire/Rescue Station #20 responded to 2,889 incidents, and with a workload capacity of 4,000. As such, it is operating within capacity.
- **Level of Service Mitigation:** As conditioned, the Applicant shall provide \$0.61 per square foot of building area utilized for the use(s) to mitigate impacts to fire and rescue services.

Proposal's Weaknesses

- None identified.

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: <https://www.pwcva.gov/assets/documents/police/002035.pdf>

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 a significant impact on calls for service.
- **Graffiti Removal & Reporting**: As conditioned with the SUP, the Applicant agrees to remove any graffiti from the subject property. Any graffiti is to be reported to the Police Department before removal.
- **Onsite Security**: As conditioned with this SUP, the Applicant shall utilize a combination of onsite security practices, such as but not limited to, interior and/or exterior mounted surveillance cameras, alarm system, onsite lighting, or other methods, as needed.

Proposal's Weaknesses

- None identified.

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

Potable Water Plan Analysis

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

The subject property is within the Development Area of the County and is thereby required to utilize public water to develop. However, public water is not currently available to the site. The closest existing asset is an existing 16-inch water main located approximately 1,600 feet south of the site on Telegraph Road.

An existing onsite private well will be utilized. Staff is supportive of this, as there are no modifications or expansion proposed to the existing building.

At such time when public water becomes available, the Applicant will meet all applicable standards.

Proposal's Strengths

- Water Service & Public Connection
 - Existing: The Property may continue to be served by onsite well water, based on current capacity and shall be subject to all Health Department and other County requirements, as applicable.
 - Future: At the time public water infrastructure becomes available to serve the Property, the Applicant/Owner shall connect to and be served by such public water, and shall be subject to all requirements/policies of the Prince William County Service Authority, based on final water demands of the development.

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

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

The subject property is within the Development Area of the County and is thereby required to utilize public sewer to develop. However, public sewer is not currently available to the site. The closest existing asset is an existing 12-inch gravity sewer main located approximately 540 feet east of the site on the property at 13405 Telegraph Road.

An existing onsite private septic system will be utilized. Staff is supportive of this, as there are no modifications or expansion proposed to the existing building.

At such time when public sewer becomes available, the Applicant will meet all applicable standards.

Proposal's Strengths

- Sewer Service & Public Connection
 - Existing: The Property may continue to be served by onsite sewage disposal, based on current capacity and shall be subject to all Health Department and other County requirements, as applicable.
 - Future: At the time public sewer infrastructure becomes available to serve the Property, the Applicant/Owner shall connect to and be served by public sewer, and shall be subject to all requirements/policies of the Prince William County Service Authority, based on final water and sewer demands of the development.

Proposal's Weaknesses

- None identified.

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

Transportation Plan Analysis

Prince William County promotes the safe and efficient movement of goods and people throughout the County and surrounding jurisdictions by providing a multi-modal approach to traffic circulation. The Transportation Plan establishes policies and action strategies that further the County's goal of creating and sustaining an environmentally friendly, multi-modal transportation system that meets the demands for intra- and inter-county trips, is integrated with existing and planned development,

and provides a network of safe, efficient, and accessible modes of travel. The Plan includes recommendations addressing safety, minimizing conflicts with environmental and cultural resources, maximizing cost effectiveness, increasing accessibility of all travel modes, minimizing projected trip demand, and providing sufficient network capacity. Projects should include strategies that result in a level of service (LOS) of "D" or better on all roadway corridors and intersections, reduce traffic demand through transportation demand management strategies, dedicate planned rights-of-way, provide and/or fund transit infrastructure, pedestrian and bicycle pathways, and improved and coordinated access to transit facilities.

Access into the property shall be from the existing shared asphalt driveway within a 50-foot access easement off of Telegraph Road. The Applicant shall maintain the 20-foot ingress-egress easement to the adjacent Brown property located to the northeast to ensure access to Telegraph Road/future Summit School Road is maintained.

The proposed church site will be impacted by the adjacent Summit School Road project. Based on review of the final plans for Summit School Road, no additional right of way is needed from the Applicant along the site frontage. In addition, the Applicant now shows the recorded temporary construction easements, other ingress/egress easements, and the Dominion Energy easement on the latest SUP Plan.

The following summary table provides the latest Virginia Department of Transportation (VDOT) annual average daily traffic counts and Prince William County Travel Demand model levels of service (LOS) information in the vicinity of the site.

Roadway Name	Number of Lanes	2020 VDOT Annual Average Daily Count	Travel Demand Model 2015 Daily LOS
Telegraph Road	2	9,100	E

In addition, due to the entrance location to the subject site (constructed in the 1980s), having existed before the more recently installed Horner Road Commuter Lot entrance (constructed in the 1990s), the spacing distance does not meet current standards. The current spacing requirement is 660 feet, while the actual spacing is 240 feet. As such, an Access Management Exception (AME) request is required, has been submitted to VDOT, and is currently under review.

Proposal's Strengths

- Site Access: As shown on the SUP Plan, access into the Property will be from the existing shared asphalt driveway within the 50-foot access easement off of Telegraph Road.
- Adjacent Ingress-Egress Easement: The Applicant is maintaining the 20-foot ingress-egress easement to the adjacent Brown property to the northeast (GPIN 8292-96-6418) for access to Telegraph Road/future Summit School Road, as shown on the SUP Plan.

Proposal's Weaknesses

- None identified.

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

Strategic Plan

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

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

Materially Relevant Issues

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

- None identified.

Modifications / Waivers

The following waivers and/or modifications to the requirements of the Zoning Ordinance and the DCSM are being requested and are incorporated into the SUP request. As conditioned by this SUP, there are numerous modified and waived landscaping buffers that are being proposed, as follows:

Condition 3.b. Buffering & Landscaping: Based on existing site conditions, the following modifications to current landscape standards shall be permissible through this SUP:

- i. 9-foot-wide buffer along the southern property lines abutting the Summerland Gutters, Inc. and Brown properties.
- ii. 15-foot-wide buffer off the eastern end of the parking lot abutting the Guiffre property.
- iii. 30-foot-wide buffer along the eastern side of the entrance drive abutting the Brown property. The planting requirement shall be achieved through preservation of existing vegetation with supplemental native plantings, as needed, such that in combination the intent of the Type B buffer is satisfied.
- iv. A waiver of the 30-foot buffer required on the western side of the entrance drive abutting the Marshall property.
 - *Staff Position:* Although a contiguous 30-foot perimeter landscape buffer is required for religious institutions, such buffer standards are being modified around portions of the southwestern, northeastern, and western property boundaries. Based on existing site conditions and due to the fact that no new construction or expansion is proposed by this subject SUP request, and the Applicant's commitment to preserve the vast majority of existing mature/intact tree areas, staff can fully support the above-referenced buffer modification/waivers.

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

Historical Commission Resolution

HISTORICAL COMMISSION RESOLUTION

MOTION: CARTER

January 12, 2021

SECOND: BURGESS

Regular Meeting

Res. No. 21-003

RE: LAND DEVELOPMENT RECOMMENDATIONS

ACTION: APPROVED

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

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

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

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

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
REZ2016-00030	Innovation Town Center 3 rd Submission	Table
SUP2016-00031	Innovation Town Center 3 rd Submission	Table
REZ2021-00001	I-66 & Route 29 Technology Park Proffer Amendment 2 nd Submission	Recommend a barrier or fence be installed around GPIN 7397-55-0446 by the applicant in consultation with the owner of the above GPIN.
SUP2021-00002	I-66 & Route 29 Technology Park 2 nd Submission	No Further Work
SUP2021-00012	Sikh Center of Virginia	No Further Work

Historical Commission Resolution

January 12, 2021
Regular Meeting
Res. No. 21-003
Page 2

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
SUP2021-00013	Revival Baptist Ministries	No Further Work
PFR2020-00018	Lake Manassas WTP	No Further Work
REZ2021-00008	Windsor Oaks	No Further Work

Votes:

Ayes: by acclamation

Nays: None

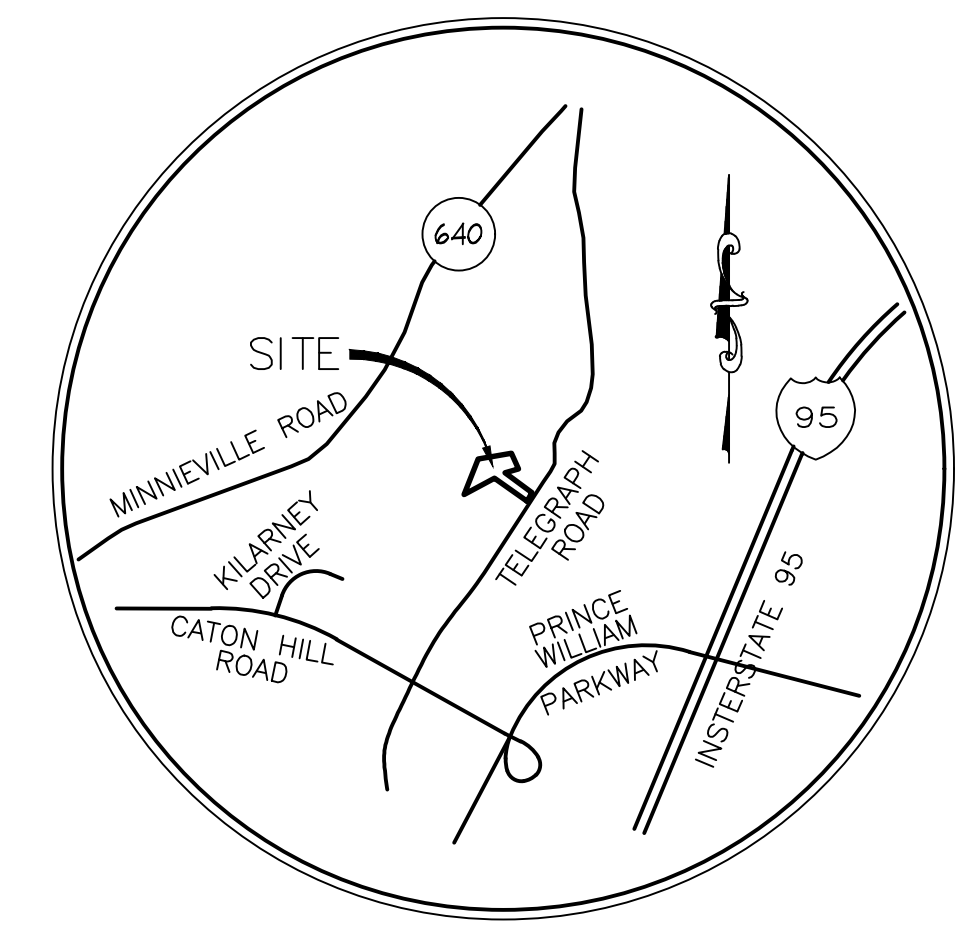
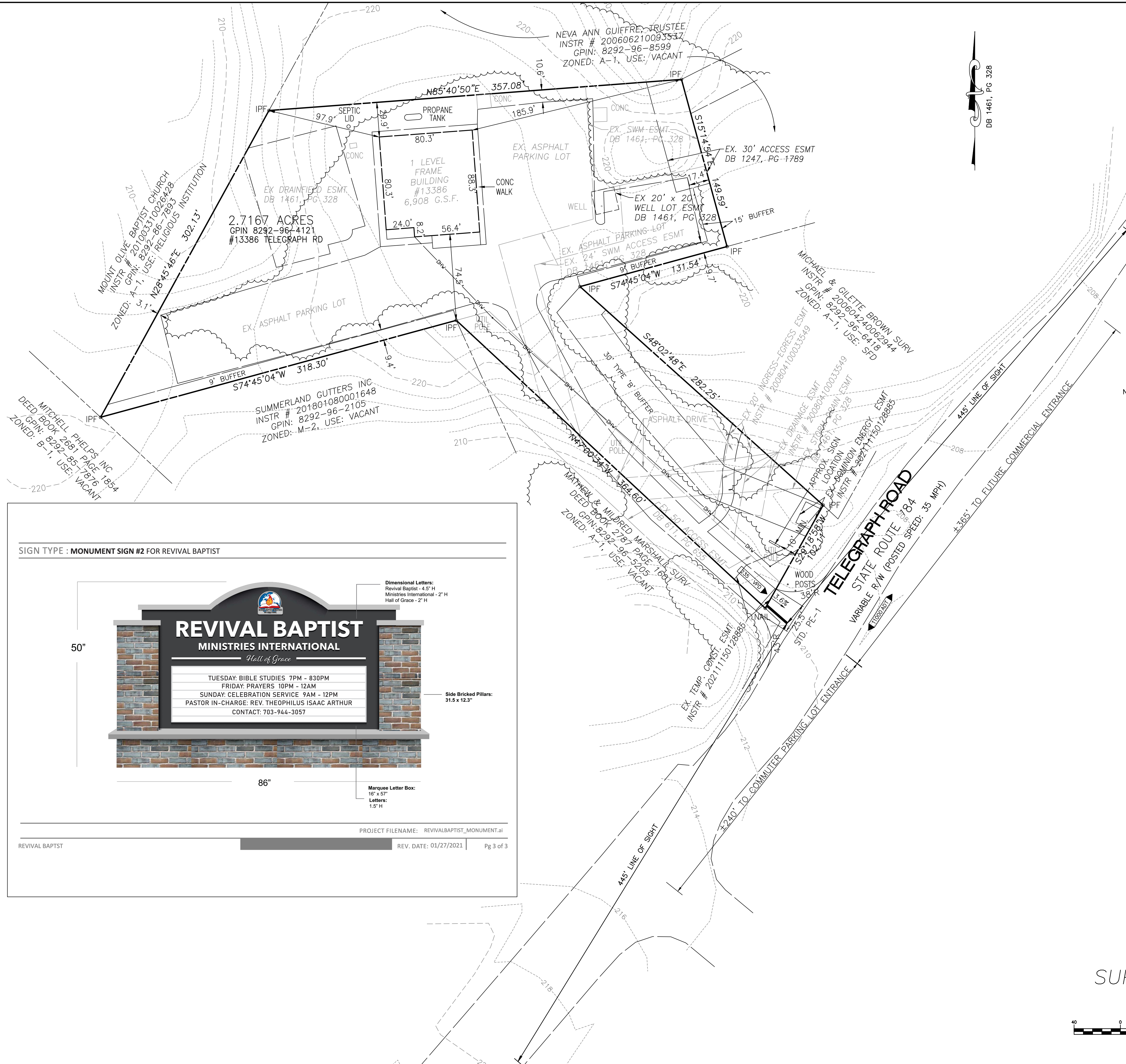
Absent from Vote: None

Absent from Meeting: Davis, Duley, Reddick, Spinks

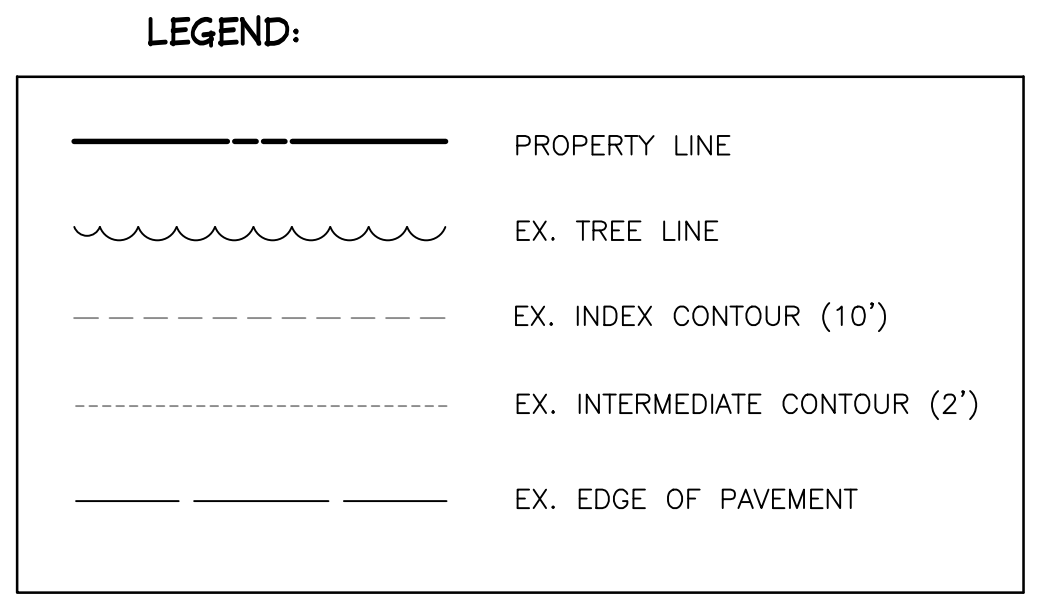
MOTION CARRIED

ATTEST:

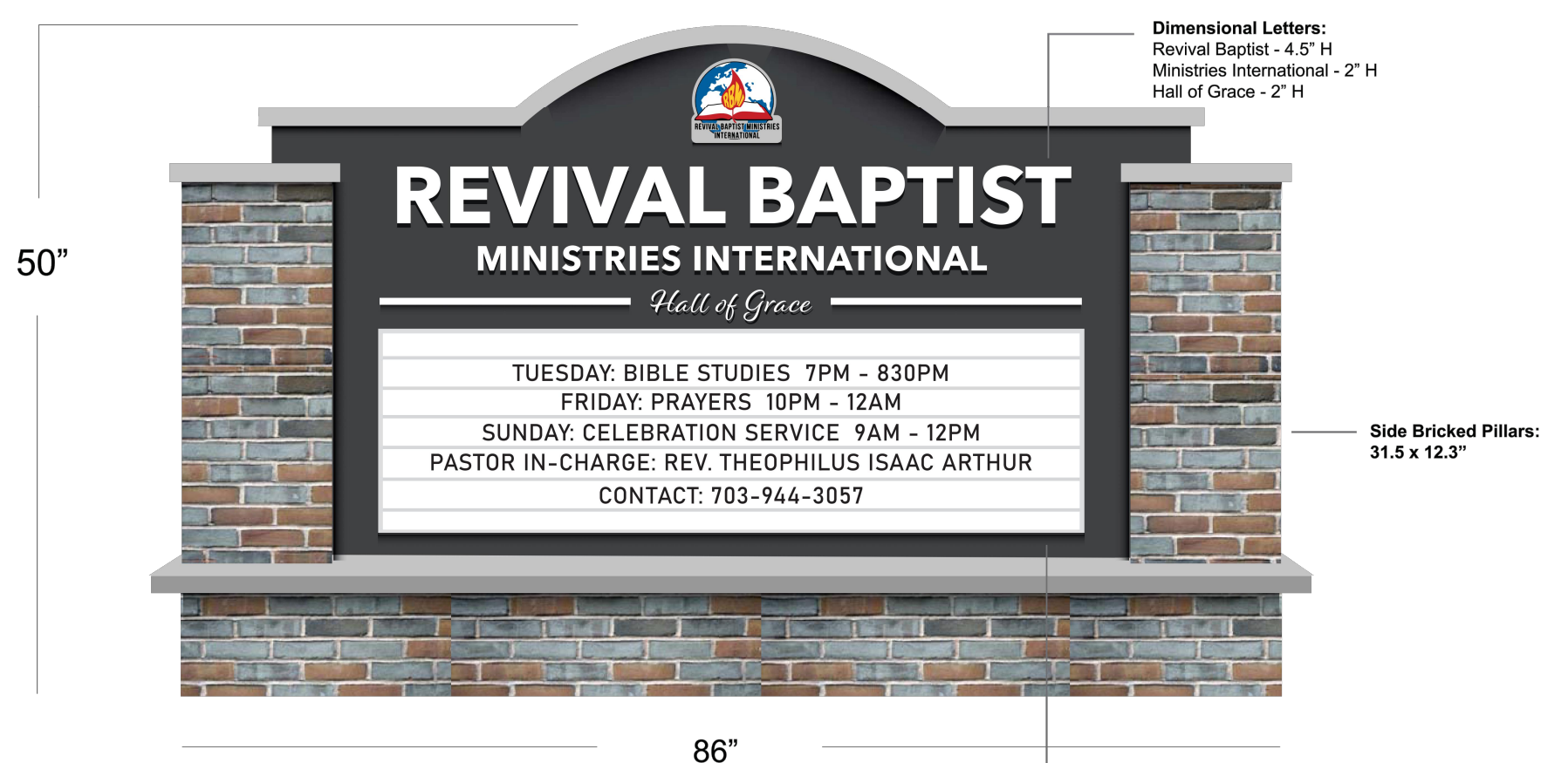

Secretary to the Commission



- NOTES:**
- OWNER: REVIVAL BAPTIST BAPTIST MINISTRIES, INTERNATIONAL, INC. 13386 TELEGRAPH RD WOODBRIDGE, VA 22192 A-1
 - ZONING: EXISTING USE: CIVIC ASSOCIATION PROPOSED USE: RELIGIOUS INSTITUTION
 - NO TITLE REPORT FURNISHED.
 - BOUNDARY SHOWN HEREON TAKEN FROM DEEDS OF RECORD.
 - TOPOGRAPHY AND EXISTING TREE LINES TAKEN FROM PRINCE WILLIAM COUNTY GIS. EXISTING TREES TO REMAIN.
 - NO SITE DEVELOPMENT IS PROPOSED WITH THIS PLAN.
 - THE PROPERTY SHOWN HEREON LIES WITHIN THE FLOOD ZONE "X," AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN, AS SHOWN IN F.I.R.M. MAP NUMBER 51153C0216D, DATED JANUARY 5, 1995.
 - NO RPA, STREAMS OR WETLANDS EXIST ON THE SUBJECT PROPERTY, AS NOTED IN ACCORDANCE WITH PWC GIS DATA.
 - STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICES (SWM/BMP) ARE PROVIDED BY AN EXISTING FACILITY ON SITE. NO IMPROVEMENTS ARE PROPOSED WITH THIS PLAN. ANY FUTURE DEVELOPMENT WILL REQUIRE THE EXISTING SWM FACILITY TO COMPLY WITH CURRENT SWM/BMP REGULATIONS AT SUCH TIME.
 - TREE COVERAGE CALCULATIONS:
 TOTAL SITE AREA: 2.7167 AC.
 TREE COVER REQUIRED: 0.27 AC. (10%)
 EXISTING TREE COVER: 1.08 AC. (39%)
 - NO ROAD CONSTRUCTION PROPOSED WITH THIS PLAN.
 - ENTRANCE TO BE RELOCATED WITH VDOT PROJECT #19C17007.
 - EXISTING VEGETATION LOCATED WITHIN THE BUFFERS SHOWN HEREON SHALL REMAIN UNDISTURBED AND SHALL COUNT TOWARDS REQUIRED PLANTINGS.



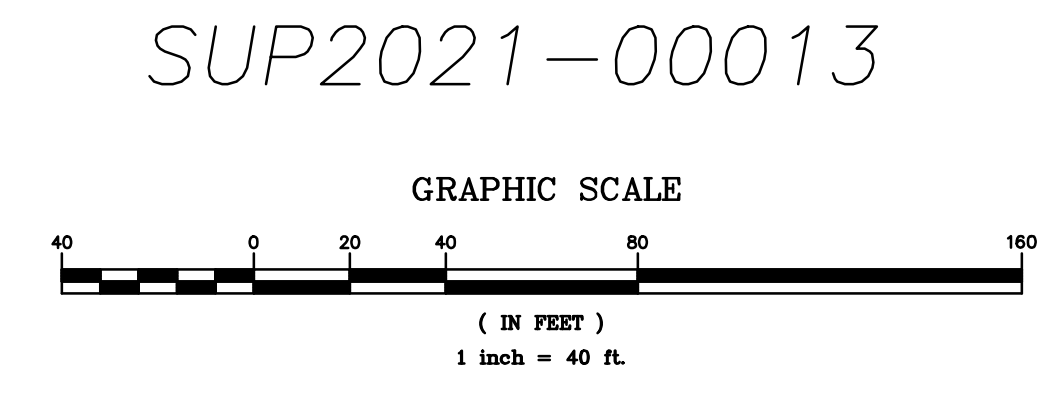
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Letters:
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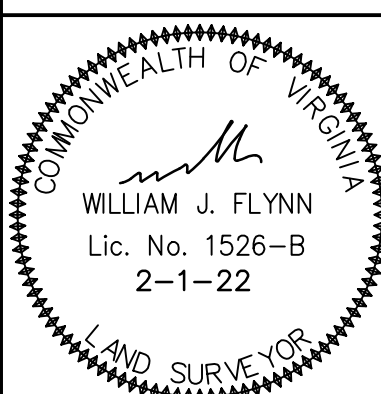
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DATE	ACTION

ENGINEERING GROUPE	PROJECT STATUS

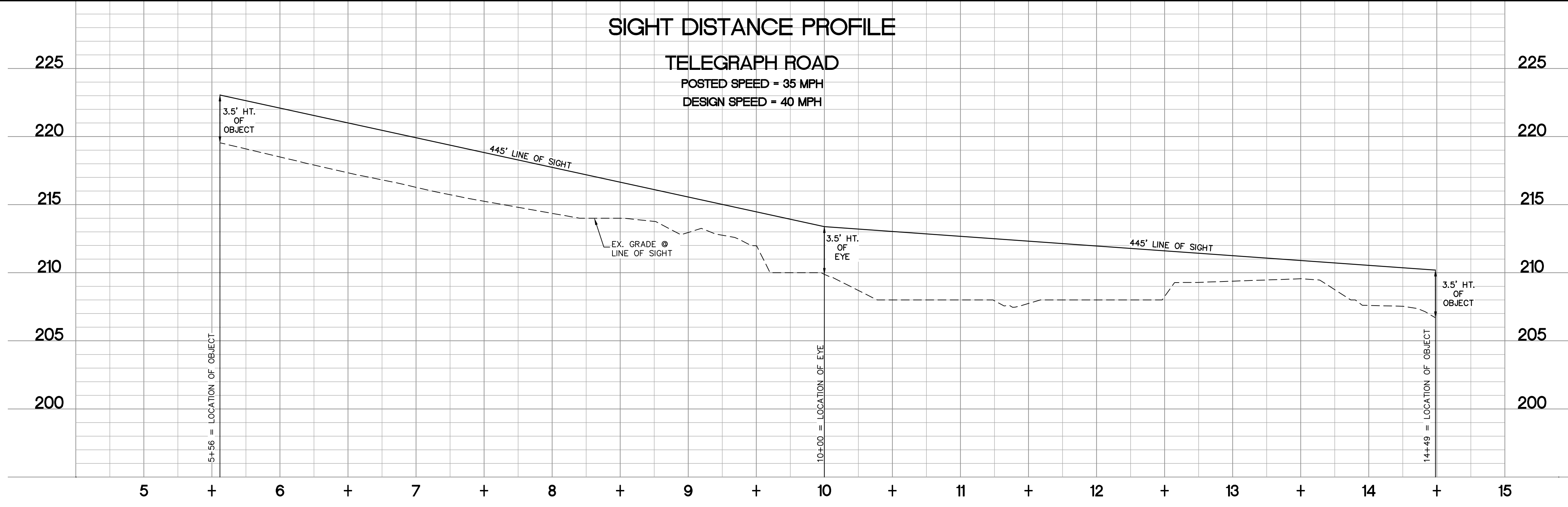
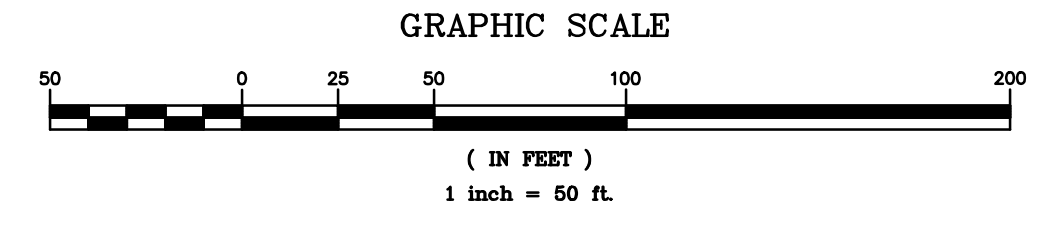
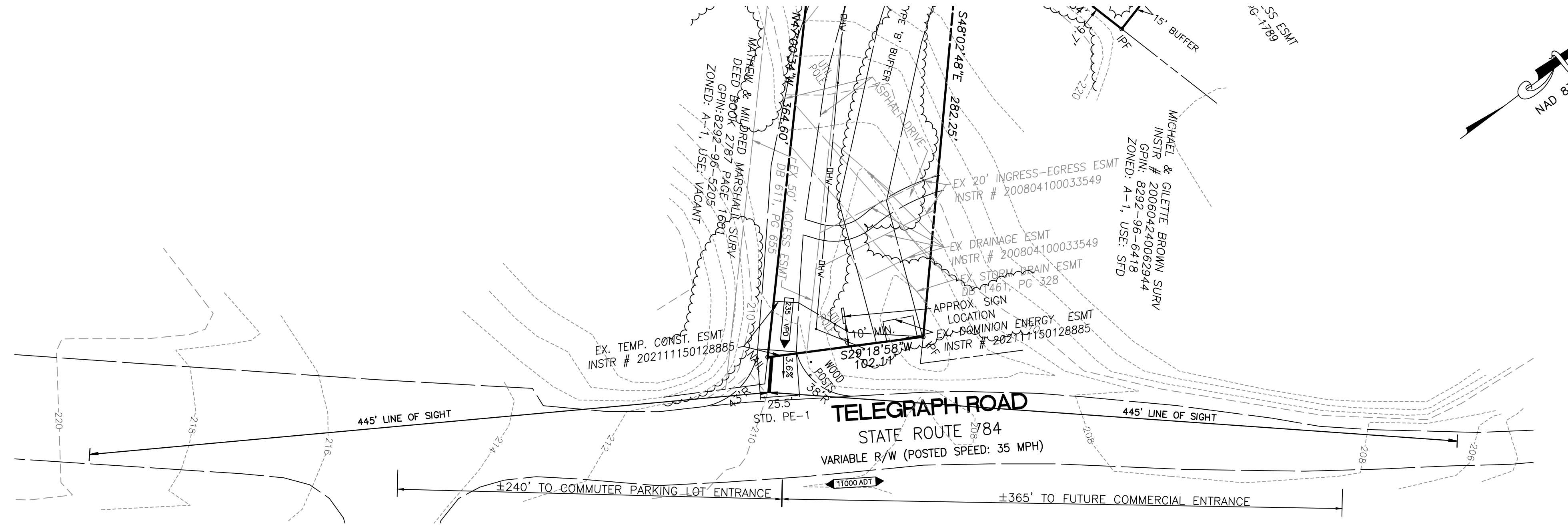
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 SCALE: 1"=40'
 DESIGNER: JEF
 DRAFTSMAN: JEF
 FILE NO. M-3359
 SHEET 1 OF 2



SPECIAL USE PERMIT PLAN
REVIVAL BAPTIST CHURCH
 OCCOQUAN MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA

NO.	DATE	COUNTY REVISIONS

The Engineering Groupe Inc.
 Surveyors | Planners
 www.enggroupe.com
 Central Office: 13380 Group Drive, Suite 200, Woodbridge, VA 22192, PH: 703.670.0885
 South Office: 10333 Southpoint Landing Blvd, Suite 121, Fairfax, VA 22031, PH: 703.670.0885
 West Office: 21001 Sycamore Road, Suite 200, Fairfax, VA 22031, PH: 703.670.0885



The Engineering Groupe Inc.
 Surveyors | Planners
 www.enggroupe.com
 West Office: 21001 Sycamore Road, Suite 200, Prince William County, VA 22134, PH: 703.670.0885
 South Office: 10383 Southpoint Landing Blvd, Suite 121, Prince William County, VA 22132, PH: 703.670.0885
 Central Office: 13380 Groupe Drive, Suite 200, Prince William County, VA 22132, PH: 703.670.0885

NO.	DATE	COUNTY REVISIONS

SIGHT DISTANCE PROFILE
REVIVAL BAPTIST CHURCH
 OCCOQUAN MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
 WILLIAM J. FLYNN
 Lic. No. 1526-B
 2-1-22
 LAND SURVEYOR

ENGINEERING GROUPE	PROJECT STATUS	DATE:
		JUN 7, 2021
		SCALE: 1"=50'
		DESIGNER: JEF
		DRAFTSMAN: ZEF
		FILE NO. M-3359
		SHEET 2 OF 2
DATE	ACTION	