

MOTION:

**January 18, 2022
Regular Meeting
Ord. No. 22-**

SECOND:

**RE: SPECIAL USE PERMIT #SUP2021-00012, SIKH CENTER OF VIRGINIA –
COLES MAGISTERIAL DISTRICT**

ACTION:

WHEREAS, this is a request for a special use permit to allow for a ±36,014 square foot religious institution which is an expansion of an existing 6,800 square foot religious facility and 29,214 square feet of new gross floor area; and the facility would include Sunday school services for up to 30 children, a rectory for up to three priests, and related facilities; and an electronic message board sign on ±11.03 acres; and

WHEREAS, the site is located at 8015 Buckhall Road, ±0.36 miles west of Prince William Parkway; and the subject site is identified on County maps as GPINs 7895-31-3540, 7895-31-5409, and 7895-31-2003; and

WHEREAS, the site is designated SRR, Semi-Rural Residential, in the Comprehensive Plan; and

WHEREAS, the site is zoned A-1, Agricultural; and

WHEREAS, staff has reviewed the subject application and recommends approval; and

WHEREAS, the Planning Commission, at its public hearing on November 17, 2021 recommended approval, as stated in Resolution Number (Res. No.) 21-116, on the Expedited Agenda; and

WHEREAS, a Prince William Board of County Supervisors' (Board) public hearing, duly advertised in a local newspaper for a period of two (2) weeks, was held on January 18, 2022, and interested citizens were heard; and

WHEREAS, the Board finds that public necessity, convenience, general welfare, and good zoning practice are served by the approval of the request;

NOW, THEREFORE, BE IT ORDAINED that the Prince William Board of County Supervisors hereby approves Special Use Permit #SUP2021-00012, Sikh Center of Virginia, subject to the conditions dated November 8, 2021;

BE IT FURTHER ORDAINED that the Prince William Board of County Supervisors' approval and adoption of any proffered conditions does not relieve the applicant, and / or subsequent owners, from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

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Page Two

ATTACHMENT: Conditions, Dated November 8, 2021

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

For Information:

Planning Director

Trustees of Sikh Center
8015 Buckhall Road
Manassas, Virginia 20111

ATTEST: _____
Clerk to the Board

Proposed SUP Conditions

SPECIAL USE PERMIT CONDITIONS

Special Use Permit #SUP2021-00012, Sikh Center of Virginia

Owner/Applicant: Trustees of the Sikh Center of Virginia

GPINs: 7895-31-3540, 7895-31-5409 and 7895-31-2003

Address: 8105 Buckhall Road

Special Use Permit Area: ±11.03 acres (the "Property")

Zoning: A-1, Agricultural

Planned Land Use: SRR, Semi-Rural Residential

Magisterial District: Coles

Date: November 8, 2021

The following conditions are intended to offset some of 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 two (2) years 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. Until that time, Nonconforming Use #NCU2020-00032 will require recertification to continue regulating the use of the Property. The building, with associated uses and parking areas, may be constructed in four (4) phases, or more if needed.

1. Site Development: The Property shall be developed in substantial conformance with the special use permit plan entitled "Sikh Center of Virginia" prepared by AMA Engineers, LLC, dated June 23, 2021, consisting of Sheets 1 through 8. Minor modifications in connection with final site plan review or final engineering may be permitted, subject to County approval. All lots shall be consolidated as part of final site plan approval.
2. Use Parameters:
 - a. Permitted Uses: The use approved with this special use permit (SUP) shall be limited to a religious institution and related facilities; including Sunday school for a maximum of 30 children, during Sunday church service; a rectory for up to three priests.
 - b. Maximum Building Area: As permitted with the SUP, at full buildout, the building shall not exceed a total gross floor area of ±36,014 square feet.
 - c. Phasing: The building and associated uses may be constructed in three (3) phases, or more if needed, as determined by the Applicant. The first site plan approval of all SUP improvements of Phase I shall vest the applicant's rights to thereafter construct the remaining phases.
 - i. Phase I: Renovate and expand the existing structure of up to a 10,000 square-foot religious institution building with associated uses, rectory, and parking, and within five (5) years from date of final site plan approval.

Proposed SUP Conditions

- ii. Phase II: Future expansion area of up to 8,000 square feet, for, dining, restrooms, multipurpose rooms, a second story Mezzanine and other supporting functions.
 - iii. Phase III: Future expansion area of up to the remaining square footage available as stated in 2b, for a lobby, a main hall, multipurpose rooms, and exterior arcade.
- d. Temporary Modular/Manufactured Unit (Trailer for Sunday School): shall be permitted to temporarily house Sunday school classes between phase I and Phase II.
 - i. The applicant may utilize one (1) temporary modular/manufactured unit, limited to 12 feet by 60 feet in size, in connection with the religious institution use. The modular/manufactured unit shall used for Sunday school services. The use of the modular/manufactured unit shall require site plan approval and shall expire within thirty (30) days of inspection of all SUP and site plan improvements of Phase II or after a period of five years and may be renewed for one additional five-year period with approval of the Planning Director.
- e. Outdoor Speakers: Outdoor speakers, if provided, shall not be audible beyond the limits of the Property.
- f. Parking Limitation: All vehicle parking for any use of the Property shall be provided onsite and occur within the designated parking spaces on the Property. No vehicles associated with any use of the Property shall be parked along Buckhall Road or any other neighboring streets.
- g. Outdoor Large-Scale Event / Special Activities Requires TAPS:
 - i. Through this SUP, the Applicant shall be allowed to conduct up to four (4) large-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, including but not limited to services, weddings, funerals and church-member events (e.g., luncheons, dinners, or group activities). Examples of large-scale special events that are subject to this 4 per-year limitation may include community festivals, community fundraisers, and large-scale 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 the County and other entities, including Temporary Activity Permit (TAP) for these events.
 - ii. The Applicant shall provide off-duty County Police Officer(s) for traffic control during large-scale special events, as determined by the Police and as part of the approval of any TAP. It shall be the Applicant's responsibility to request traffic control services in advance of any large event not within normal

Proposed SUP Conditions

operations of the religious institution, as specified by paragraph 2f(i), herein above.

3. Community Design:

- a. Building Design & Theme: The elevations, phasing, and sign design shall be in substantial conformance with the "S.U.P. Master Plan" prepared by The Liemann Firm, Architects, last revised August 3, 2021, excluding the dimensions of the pylon sign. The size and shape of the pylon sign shall be in strict conformance with the Prince William County Zoning Ordinance.

Additional changes to the building design and materials may be made provided, such that any changes are approved by the Planning Director. Such approval shall be based on a determination that the changes result in a building that is of equal or better quality than that shown on the Elevations. Prior to requesting a building permit release letter from Development Services, the Applicant shall submit building elevations to development services so that it may ensure compatibility of the building with the Elevations.

- b. Building Height: The overall height of the building shall not exceed 40 feet

The Nishan Shaib (freestanding vertical structure) shall be limited to 40 feet.

- c. Overhead Utility Line Mitigation: Unless waived at final site plan review by the Department of Development Services, through the SUP, the Applicant shall relocate and place the overhead power lines underground along the frontage of the Property.

- d. Landscaping:

- i. Perimeter Buffers: As depicted on the Landscaping Plan prepared by AMA Engineers, LLC, and dated June 23, 2021, a 30-foot landscape buffer along the eastern, western, and southern perimeters of the property shall be installed and remain undisturbed.

As depicted on the Landscaping Plan, a 10-foot landscape are along the northern boundary of the property shall be installed and remain undisturbed. Areas along the eastern property line shared with Bethel Evangelical Lutheran Cemetery shall be 9 feet.

All landscaping areas shall adhere to all current DCSM planting requirements and shall be maintained by the Applicant.

- ii. All plant selections shall be indigenous to the County and shall be reviewed in coordination with the County Arborist prior to final site plan approval.

Proposed SUP Conditions

- iii. Protection of Landscape Areas: To protect all perimeter landscape buffers and planting areas, and to prevent encroachment from drive aisles and parking landscape areas/islands, the Applicant shall provide a protective barrier (i.e., curbing, wheel blocks/stops, stone/masonry edging, fencing, or similar barrier) to prevent motor vehicles from entering the proposed landscape features.
- e. Refuse Storage Area: The refuse storage/dumpster enclosure area 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 area shall be completely 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.
- 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. Color, scaled renderings of all signage shall be submitted as part of the sign permit approval process.
 - ii. Electronic Message Board Freestanding Monument ("pylon") Sign Feature Exhibit: The Applicant shall install the electronic message board freestanding monument sign feature in substantial conformance to the "S.U.P. Master Plan" prepared by The Liemann Firm, Architects, last revised August 3, 2021, excluding the dimension shown. Such freestanding sign shall be designed as a 10-foot tall monument sign structure. The size and shape of the sign shall be in strict conformance with the Prince William County Zoning Ordinance. Low-growth landscaping at the sign base and supplemental planting areas shall be provide as shown on "S.U.P. Master Plan" sheet 1. The final design shall be reviewed/approved in coordination with the County Arborist prior to final sign permit approval.
 - iii. The electronic message board sign shall meet the following standards:
 - a) Electronic message board display shall only be permitted as part of a freestanding sign.
 - b) Any message display shall contain static messages only, changed only through subtle transitions that do not have the appearance of moving, scrolling, or travelling text or images.
 - c) Each message shall be displayed for a minimum of five (5) seconds between transitions.
 - d) The electronic message board sign shall contain a default mechanism that shall cause the sign to revert immediately to a black screen if the sign malfunctions.
 - e) The background of the sign face of the electronic display shall not be white, off-white, or yellow.
 - f) The electronic display shall include a photo cell to control brightness and shall automatically dim at sunset.

Proposed SUP Conditions

- g. Parking Lot 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. 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.
 - iii. To reduce the impacts of additional light pollution and potential for light spillover onto adjacent properties, outdoor light fixtures shall be designed as “energy-saving” or “smart lights”, with automatic and/or timed shut-off.
- 4. Environment / Water Quality:
 - a. Water Quality Monetary Contribution: The Applicant shall contribute \$75 per acre (±11.03 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. Defined Limits of Disturbance: The Applicant shall substantially conform to the “Approximate Limits of Disturbance”, as shown on the SUP Plan, to control the extent of onsite disturbance and preserve existing intact vegetated areas.
 - c. Stormwater Management: As shown on the SUP Plan, stormwater management shall be provided through Stormwater Management (SWM) / Best Management Practice (BMP) onsite detention and treatment, or other options, as approved during final site plan review. Exact locations of such SWM/BMP facilities shall be determined during final site plan review. All stormwater management practices shall adhere to all State and County laws, ordinances, requirements, policies, and regulations.
 - d. Tree Preservation Plan: The Applicant shall provide a Tree Preservation Plan at the final site plan review stage to determine suitable trees for preservation along the perimeter of the Property. Such Plan shall be provided in accordance with Section III of the Plant Selection Guide, entitled “Tree Preservation Plan Requirements”, as found in an Appendix to Section 800 of the DCSM.
- 5. Fire & Rescue: The Applicant shall make a monetary contribution of \$0.61 per square foot of any building area to be 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.
- 6. Security & Maintenance of Property:

Proposed SUP Conditions

- a. Graffiti Removal: Graffiti on the site 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. Site Maintenance: The Applicant shall remove litter, trash and debris from the site on a daily basis, or more often as needed.
7. Water: The Property shall be connected to public water. The Applicant shall bear all costs associated with providing all onsite and offsite facilities/improvements to make such connection, as needed for the proposed uses.
8. Septic: The Property shall operate an onsite septic system. The Applicant shall bear all costs associated with providing all onsite and offsite facilities/improvements to make such connection, as needed for the proposed uses.
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

| | |
|---------------------------|---|
| BOCS Meeting Date: | January 18, 2022 |
| Agenda Title: | Special Use Permit #SUP2021-00012, Sikh Center of Virginia |
| District Impact: | Coles Magisterial District |
| Requested Action: | Approve Special Use Permit #SUP2021-00012, Sikh Center of Virginia, subject to conditions dated November 8, 2021. |
| Department: | Planning Office |
| Staff Lead: | Rebecca Horner, AICP, CZA, Acting Planning Director |

EXECUTIVE SUMMARY

This is a request for a special use permit to allow a ±36,014-square-foot religious institution. More specifically, the request includes a 29,214 square foot expansion of an existing 6,800-square-foot religious institution, a new 325-seat assembly space, Sunday school services for up to 30 children, a rectory for up to three priests, and related facilities on ±11.03 acres in the A-1, Agricultural, zoning district. The application also includes a request for approval of a freestanding electronic message board sign. The subject property is located along the south side of Buckhall Road, ±1,900 feet west of the intersection with Prince William Pkwy (Route 294). The existing religious institution is allowed as an existing non-conforming use. This SUP will allow the existing and proposed use to be fully conforming to the zoning ordinance.

It is the recommendation of the Planning Commission and staff that the Prince William Board of County Supervisors (Board) approve Special Use Permit #SUP2021-00012, Sikh Center of Virginia, subject to the conditions dated November 8, 2021.

BACKGROUND

- A. Request: To allow for a ±36,014-square-foot religious institution, which is an expansion of an existing 6,800-square-foot religious facility and will include 29,214 square feet of new gross floor area. The facility would include Sunday school services for up to 30 children, a rectory for up to three priests, and related facilities; and an electronic message board sign on ±11.03 acres.

| SUP Proposal: Sikh Center of Virginia | Existing with NCU | Proposed with SUP |
|---|--|---|
| Project Area | ±1.45 Acres | ±11.03 Acres |
| Gross Building Floor Area | ±6,800 square feet (SF) | ±36,014 SF (at full build-out) |
| Building Height | 20 feet (existing) | Up to 40 feet maximum for the building up to 40 feet including the Nishan Shaib (freestanding vertical structure) |
| Landscaping | 9-foot buffer along the eastern property boundary. | 30-foot perimeter buffer, excluding the north and northeastern boundary of the property. The north and northeastern property lines will contain a 10-foot and 9-foot landscaping strip, respectively. |
| Freestanding Sign Type | Monument-style | Electronic Message Board, Monument-style |
| Requested Number of Electronic Message Changes | N/A | Up to 12 message changes per day |
| Freestanding Sign Height & Area | 8 feet in height; 40 SF in area | Up to 10 feet in height; Up to 80 SF in area |
| Parking | 54 spaces | 152 spaces total (109 required) |
| Vehicle Trips per Day | 182 VPD (Sunday) | 304 VPD (Sunday) |

- B. Site Location: The site is located at 8015 Buckhall Road, ±0.36 miles west of Prince William Parkway. The subject site is identified on County maps as GPINs 7895-31-3540, 7895-31-5409, and 7895-31-2003.
- C. Comprehensive Plan: The site is designated SRR, Semi-Rural Residential, in the Comprehensive Plan.
- D. Zoning: The site is zoned A-1, Agricultural.

- E. Surrounding Land Uses: The site is located along the southside of Buckhall Road. The area is characterized by semi-rural type residential properties to the north, south, east, and west of the site. Directly east of the site is the Bethel Evangelical Lutheran Cemetery. Further west of the site across from Lake Jackson Drive is the Cabin Village subdivision.
- F. Background and Context: The existing religious institution (Sikh Center of Virginia) is subject to a Nonconforming Use certification (#NCU2020-00032), which was last recertified August 20, 2019. The Applicant (Sikh Center of Virginia) is requesting a special use permit (SUP) to expand the existing facility, which currently encompasses 6,800 square feet (SF), by approximately ±29,214 SF. At full build-out, the building will include a total gross floor area of ±36,014 SF. The previous NCU will be superseded by a new SUP, which will regulate the use. Religious institutions with related facilities are permitted in the A-1 zoning district with an approved SUP.
- G. Planning Commission Recommendation: At the November 17, 2021 public hearing, the Planning Commission recommended approval of Special Use Permit #SUP2021-00012, Sikh Temple of Virginia, subject to the conditions dated November 8, 2021, on the Expedited Agenda.

STAFF RECOMMENDATION

Staff recommends approval of Special Use Permit #SUP2021-00012, Sikh Center of Virginia, subject to the conditions dated November 8, 2021, for the following reasons:

- As conditioned through this SUP, use and operational parameters, a cohesive architectural / design theme, specific site layout, building elevations, entrance feature and signage details, and context sensitive design techniques are being proposed to adequately mitigate the impacts of the proposed religious institution use.
- 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.
- With the approval of this SUP, the existing nonconforming use will become fully conforming.
- The proposed expansion of the existing religious institution to include other supportive uses, as conditioned by the SUP, is compatible with the surrounding land use context and is among similar uses in this portion of the Buckhall Road corridor.

Comprehensive Plan Consistency Analysis

Long-Range Land Use: The site is designated SRR, Semi-Rural Residential, in the Comprehensive Plan. The purpose of the SRR designation is to provide for areas where a wide range of larger-lot residential development can occur, as a transition between the largest-lot residential development in the Rural Area and more dense residential development found in the Development Area.

Religious institutions are considered compatible uses within SRR areas and 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 | ±11.03 acres | \$827.25 |
| Fire & Rescue | \$0.61 per SF of building area | Up to 29,214 SF (at final build-out) | \$17,820.54 |
| TOTAL \$ | | | Up to \$18,647.79 |

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 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. Also, the site can alternatively develop with by-right uses in the A-1 zoning district. Legal issues are appropriately addressed by the County Attorney's Office.

Timing

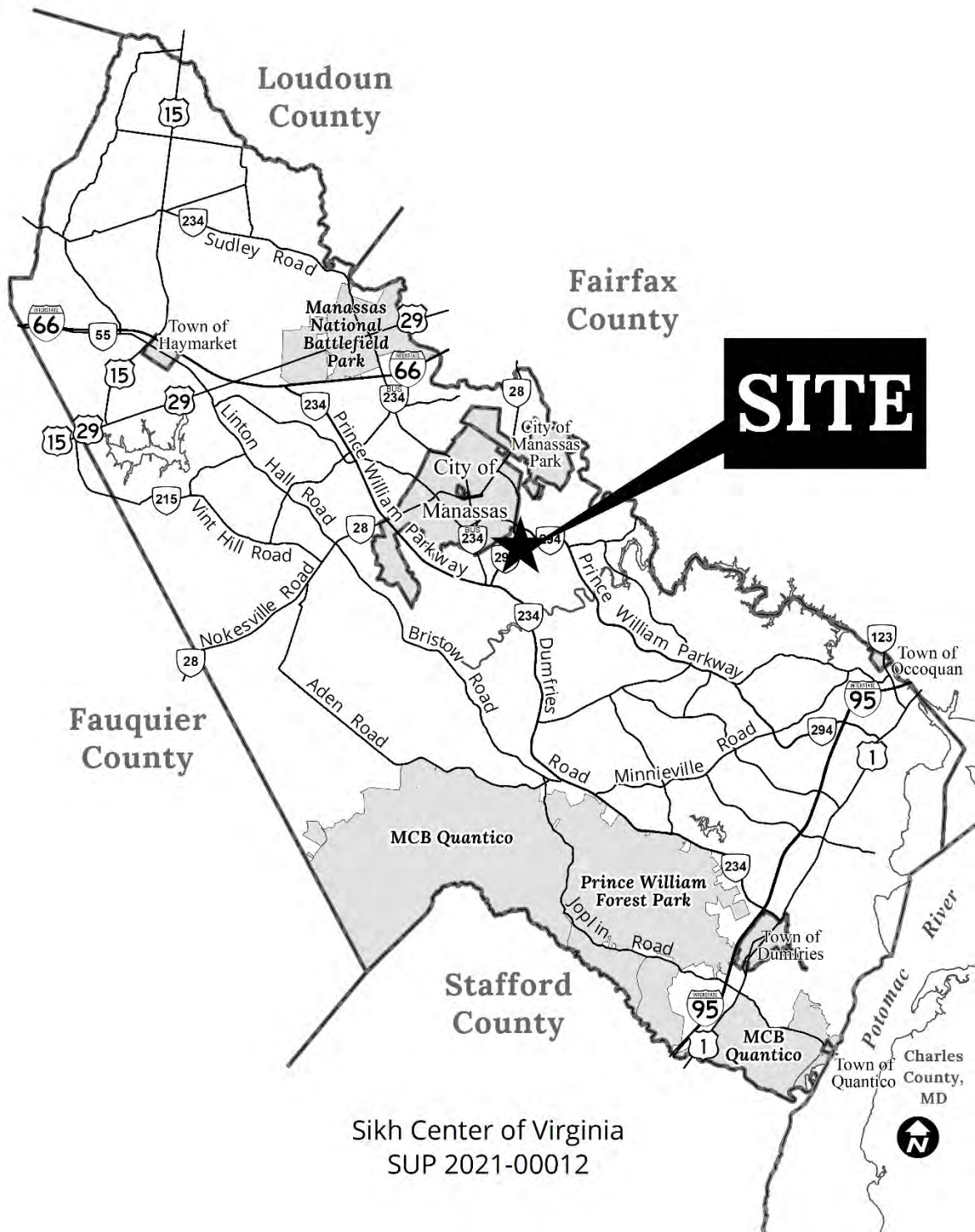
There is no legal timeframe for Board action on a special use permit (SUP) application. However, it is the Planning Office's recommendation that final action be taken within one (1) year of acceptance of the application. In this case, the one (1) year timeframe ended on December 1, 2021. Staff has worked closely with the Applicant in order to bring this application forward in a timely manner. A Planning Commission recommendation was provided on November 17, 2021, and this application was scheduled for the earliest available Board date.

STAFF CONTACT INFORMATION

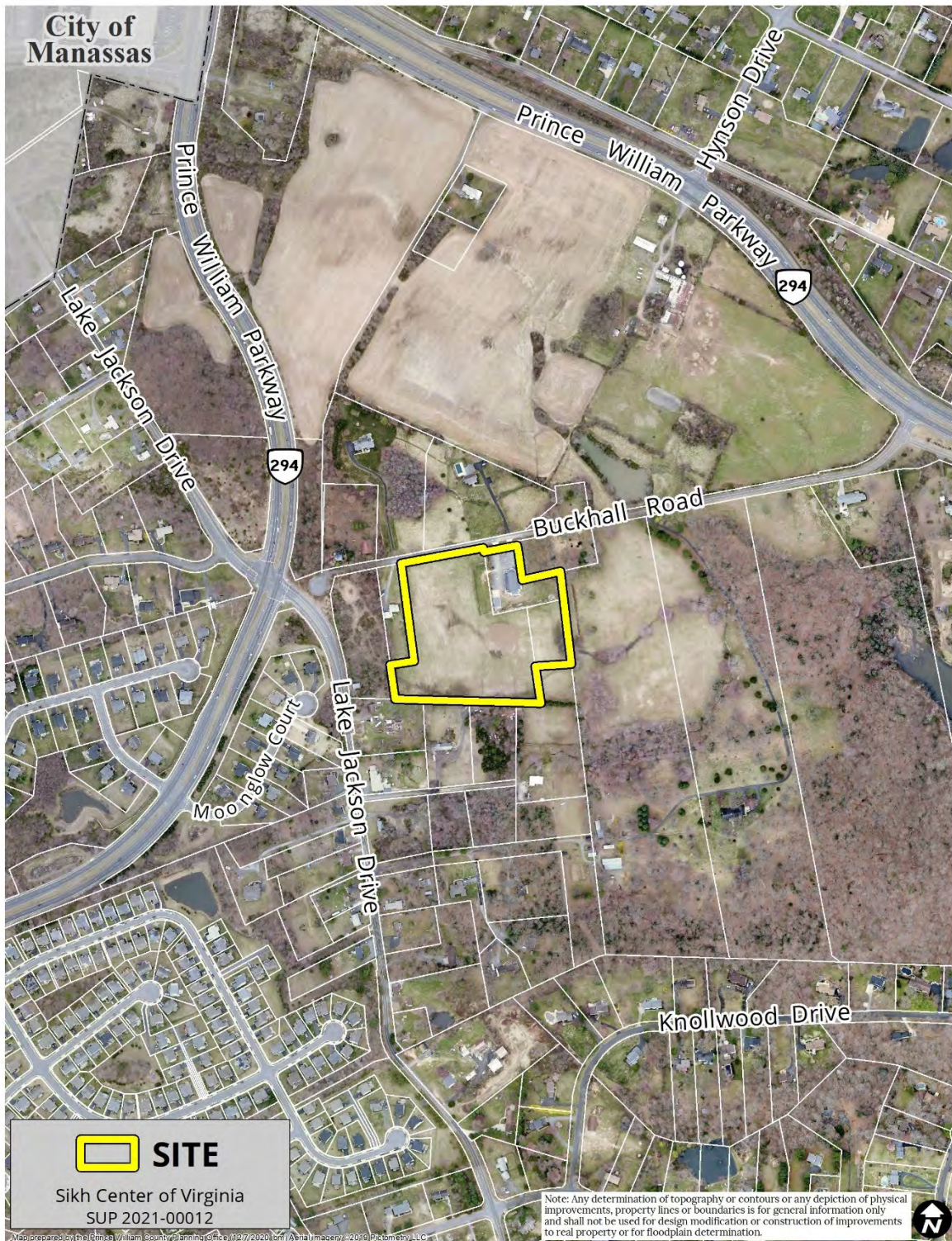
Alexander Stanley | (703) 792-7359
Astanley@pwcgov.org

ATTACHMENTS

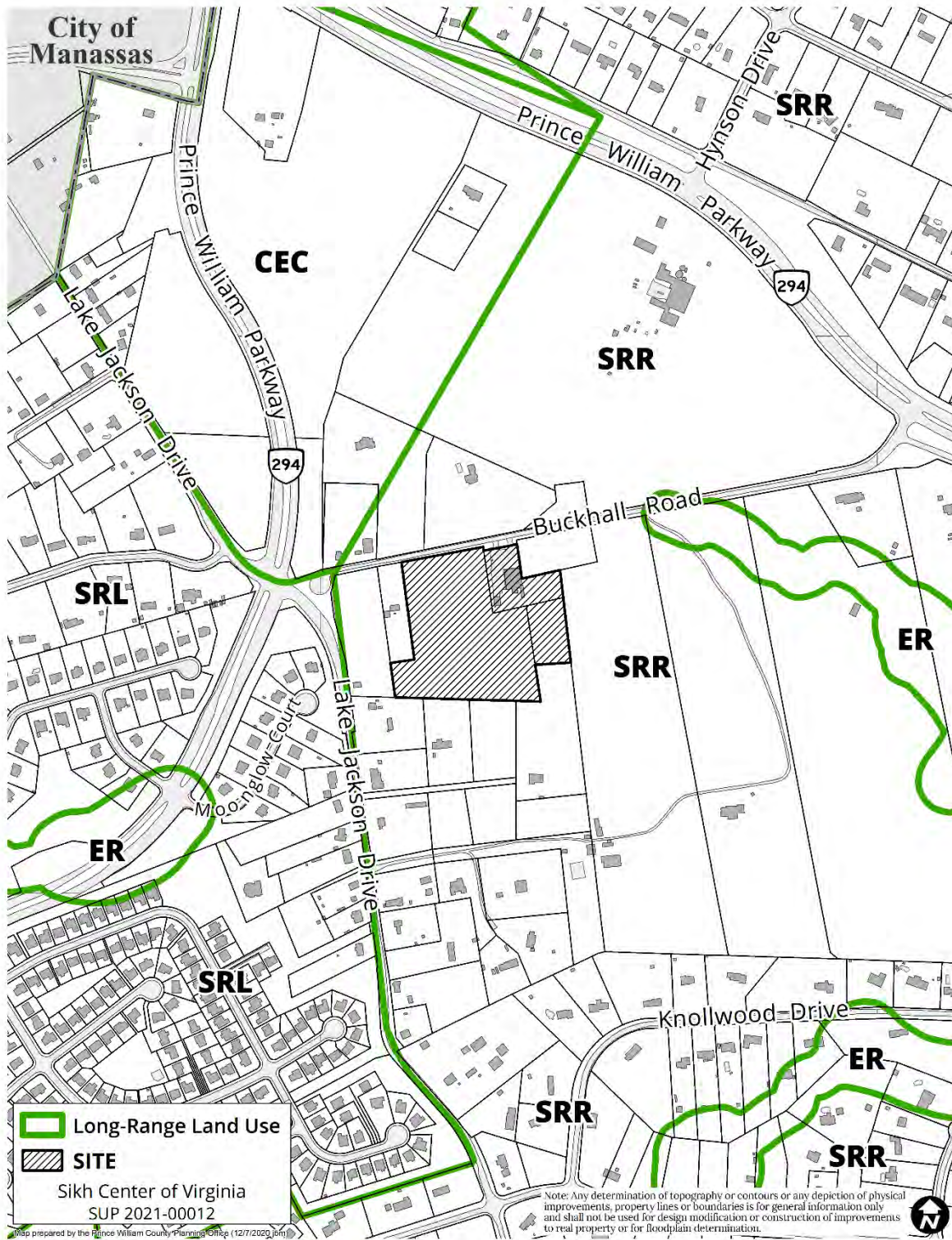
Area Maps
Staff Analysis
Existing Conditions Plan
Special Use Permit (SUP) Plan
Landscape Plan
Stormwater Management Plan
Sight Distance Plan
Proposed Building Elevations (with expansion)
Planning Commission Resolution

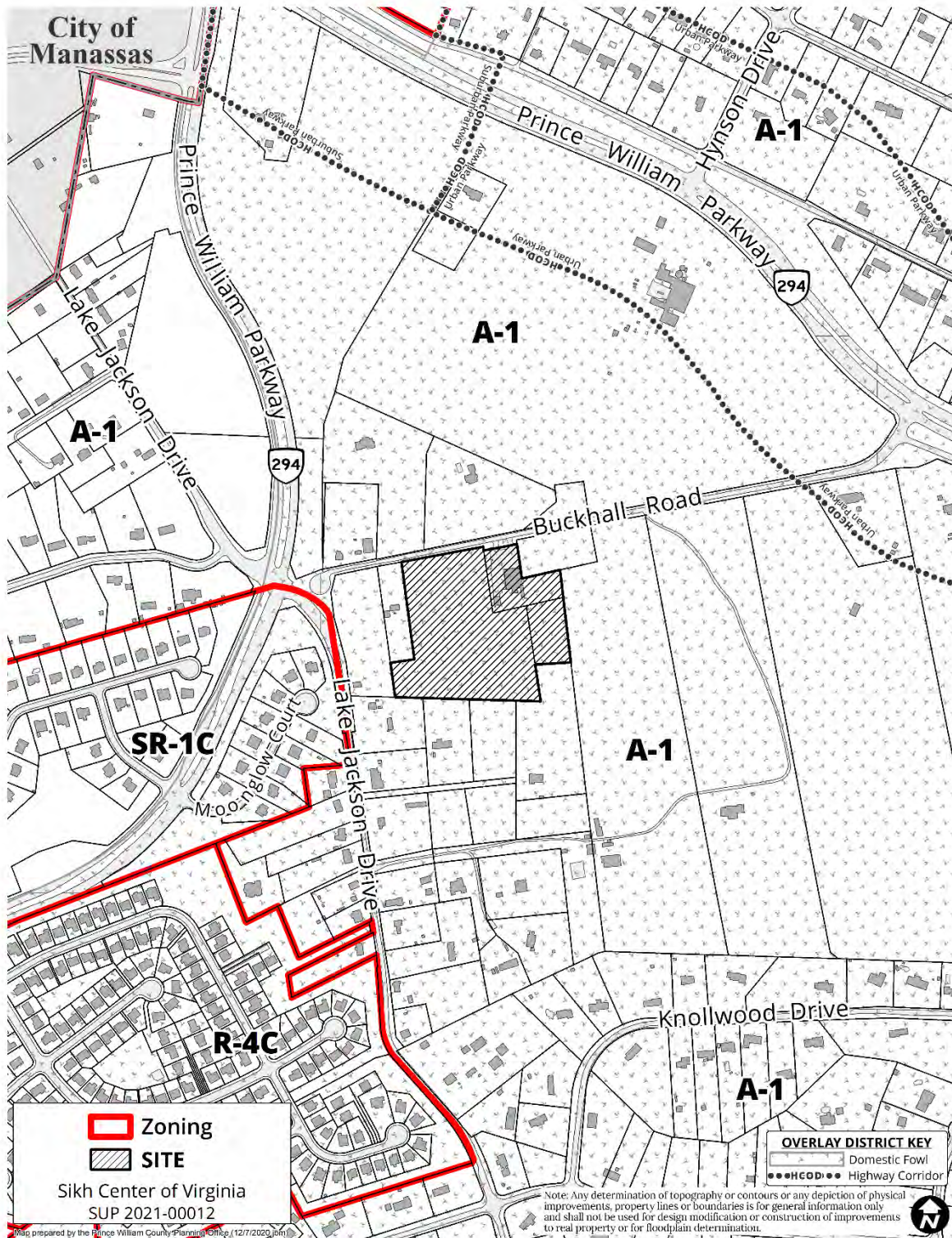


Sikh Center of Virginia
SUP 2021-00012



Long-Range Land Use Map





Part I. Summary of Comprehensive Plan Consistency

Staff Recommendation: APPROVAL

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

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

Part II. Comprehensive Plan Consistency Analysis

The following table summarizes the area characteristics:

| Direction | Land Use | Long Range Future Land Use Map Designation | Zoning |
|------------------|---|---|---------------|
| North | Residential uses | SRR | A-1 |
| South | Residential Uses | SRR | A-1 |
| East | Residential Uses, Bethel Evangelical Lutheran Cemetery | SRR | A-1 |
| West | Residential Uses, Cabin Village subdivision | SRR, SRL | A-1, SR-1C |

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 Applicant (Sikh Center of Virginia) is requesting a SUP to allow for the multi-phased expansion of their existing religious institution use. The new SUP will supersede the existing Nonconforming Use certification (#NCU2020-00032). The existing facility currently totals 6,800 square feet (SF). The Applicant is proposing to expand the existing footprint by approximately ±29,214 SF, for a total finished gross floor area of ±36,014 SF, to include the following components:

- Rectory for up to three priests
- 325-seat assembly
- Two-story main hall
- Dining area
- Sunday school (up to 30 children)
 - A temporary trailer (12 ft. by 60 ft.) will be used for Sunday school classes until the permanent structure is completed.
- Office
- Meeting hall
- A one-acre organic garden and equipment shed
- New accessory Nishan Shaib feature, not to exceed 60 feet in height
- New freestanding monument-style sign, not to exceed 10 feet in height, and to include an electronic message board.

The following table on the next page summarizes the uses and densities intended within the SRR, Semi-Rural Residential, land use designation:

| Long-Range Land Use Map Designation | Intended Uses and Densities |
|-------------------------------------|--|
| Semi-Rural Residential SRR | The purpose of the Semi-Rural Residential classification is to provide for areas where a wide range of larger-lot residential development can occur, as a transition between the largest-lot residential development in the Rural Area and the more dense residential development found in the Development Area. Residential development in the SRR areas shall occur as single-family dwellings at a density of one dwelling per 1- |

| | |
|--|---|
| | 5 gross acres. Where more than two dwellings are constructed – as part of a residential project in the SRR classification – the average density within that project should be 1 dwelling unit per 2.5 acres on a project-by-project basis. Cluster housing and the use of the planned unit development concept may occur, so long as the resulting residential density is no greater than that possible under conventional development standards and provided that such clustering furthers valuable environmental objectives such as stated in the Environment Plan and is consistent with fire and rescue service objectives. The lower end of the density range for the SRR classification should be proposed with a rezoning application. Higher densities shall be achieved through negotiation at the rezoning stage, not to exceed average densities established in this category. |
|--|---|

Proposal's Strengths

- Land Use Compatibility for SUP Use: The subject area is designated SRR, Semi-Rural Residential, and the A-1 zoning district implements the SRR land use designation. A religious institution with related facilities is a permitted use in the A-1 zoning district, subject to the conditions of an approved SUP.
- Use / Operational Parameters: There are numerous operational parameters included as part of this application for a religious institution use that are defined and conditioned through this SUP.
- Existing NCU: The existing nonconforming use will become fully conforming upon approval of this SUP.

Proposal's Weaknesses

- None identified.

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

Community Design Plan Analysis

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

The Applicant has provided architectural building elevations with this application. The primary parking area will be provided in the rear of the building. No sidewalks currently exist along Buckhall Road, and no sidewalks are proposed. However, the proposed plan includes internal sidewalk connections from building to building. A 30-foot vegetated buffer is being proposed along the south, east, and west property boundaries, whereas only nine and ten-foot-wide landscape strips are proposed along the property's Buckhall Road frontage. Pockets of open space are proposed, along with a play area, pavilion for outdoor activities, and a kitchen garden.

Electronic Message Board Sign Request

The Applicant is requesting an SUP to allow an electronic message board sign on a new monument-style freestanding sign. This sign would be subject to Sec. 32-250.27.6 of the Zoning ordinance.

Electronic message boards

Electronic message board signs may be permitted in any zoning district subject to the approval of a special use permit or rezoning/proffer amendment by the Board of County Supervisors.

When permitted, electronic message board signs shall meet the following standards:

- a. Electronic message board display shall only be permitted as part of a freestanding sign.
- b. Any message display shall contain static messages only, changed only through subtle transitions that do not have the appearance of moving, scrolling, or travelling text or images.
- c. Each message shall be displayed for a minimum of five (5) seconds between transitions.
- d. The electronic message board sign shall contain a default mechanism that shall cause the sign to revert immediately to a black screen if the sign malfunctions.
- e. The background of the sign face of the electronic display shall not be white, off-white, or yellow.
- f. The electronic display shall include a photo cell to control brightness and shall automatically dim at sunset.

The Applicant has agreed to meet the above standards.

Proposal's Strengths

- **Conditioned Building Elevations:** Proposed building elevations for the expanded Sikh Center of Virginia facility have been offered by the Applicant and are conditioned with this SUP.
- **Freestanding Electronic Message Board Signage:** As conditioned by this SUP, the freestanding electronic message board sign shall be monument-style, with low-growth landscaping at the sign base, and shall be limited to a maximum height of 10 feet.
- **Refuse Storage Area:** The refuse storage/dumpster enclosure area shall be located in the area as shown on the SUP Plan and shall be screened with a similar material as the building.
- **Site Maintenance / Trash Removal:** As conditioned, the Applicant shall maintain the site and shall pick up trash, litter, and debris.

Proposal's Weaknesses

- Phase II Northern façade: This development is planned in phases. The interim design on phase III leaves a large uniform façade facing Buckhall Road and the properties located to the north. This will be temporary in nature but the timing between phase II and phase III is undetermined. This is an outstanding weakness. Interim planting may help to soften the visual impact of the large uniform wall.

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.

A Cultural Resources Assessment and Record Check was submitted as a part of this application. The County Archeologist indicated that no archaeological historic sites or graves are recorded on the project area.

The property currently contains the Sikh Center of Virginia, which has been previously disturbed during initial site development. The expanded site is primarily cleared. According to the County Archaeologist, this project area exhibits a low potential for finding cultural resources and no cultural resource studies are recommended. The Historical Commission concurs with these findings.

Proposal's Strengths

- No Further Work: The Historical Commission reviewed this proposal at its January 12, 2021, meeting and determined that no further work was needed. The County Archaeologist concurs.

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.

The expansion is proposed in a primarily cleared area, which is located at the rear/southern portion of the property. There are fourteen (14) specimen trees onsite, but there are no Resource Protection Area (RPA) or floodplains onsite.

Proposal's Strengths

- **Water Quality**: As conditioned, the Applicant shall contribute \$75 per acre (± 11.03 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.
- **Stormwater Management**: As conditioned and shown on the SUP Plan, stormwater management shall be provided through underground SWM/BMP onsite detention and treatment, or other options, as approved during final site plan review. Exact locations of such facilities shall be determined during site plan review. All stormwater management practices shall adhere to all State and County laws, ordinances, requirements, policies, and regulations.

Proposal's Weaknesses

- **Reserve Septic Drain Field**: The Applicant has proposed placing the reserve drain field within the eastern buffer. This is not recommended and is incompatible with the buffer. This is an outstanding issue.
- **Tree Preservation Plan**: The Applicant has agreed to provide a Tree Preservation Plan at the final site plan review stage to determine suitable trees for preservation along the perimeter of the Property. This would include a southern red oak specimen tree, located near the reserve field. Emphasis should be placed on preserving specimen trees located within or near the proposed buffers.

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

Fire and Rescue Plan Analysis

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

The first due fire/rescue station for the subject site is Fire/Rescue Station #16 (Buckhall). The subject property is within the 4.0-minute travel time criteria for fire and basic life support and within the 8.0-minute travel time criteria for advanced support services. In FY19, Fire/Rescue Station #16 responded to 1,033 incidents, while the workload capacity is 2,000 incidents.

Proposal's Strengths

- **Monetary Contribution:** As conditioned, the Applicant shall make a monetary contribution of \$0.61 per square foot of building area for any new building(s) or addition to an existing 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.
- **Inside of 4.0-Minute Travel Time:** The site is located within the recommended 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 8.0-minute travel time for advanced life support services.
- **Station Workload:** Based on the latest available data, Station #16 responded to 1,033 incidents in FY19, while the workload capacity is 2,200 incidents. As such, it is operating within capacity.

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. The 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 a significant impact on Police calls for service.

Proposal's Strengths

- 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.
- Site Maintenance: As conditioned with the SUP, the Applicant agrees to remove litter, trash and debris from the site on a daily basis, or more often 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 Semi-Rural Area of the County and is thereby required to utilize public water to develop. Public water is not currently available at the site; however, the Applicant will be required to make connection to the closest existing asset, which is an existing 24-inch water main located approximately 660 feet west of the site at the intersection of Prince William Parkway and Lake Jackson Drive.

All connections to the public water system shall be in accordance with the Service Authority's USM requirements and restrictions. 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.

Proposal's Strengths

- Water Connection: The Applicant is required to comply with Zoning Ordinance Section 32-250.74, which mandates connection of the site to public water service. As conditioned, the site shall be served by public water, with the Applicant bearing all costs associated with providing onsite and offsite facilities to meet the demand generated by its uses.

Proposal's Weaknesses

- None identified.

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

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 Semi Rural Area of the County and is thereby able, but not required, to utilize public sewer to develop. The Applicant has determined they would prefer to stay on septic system. The property meets the minimum required lot size required to remain on septic.

Public sewer is not available at the site. The closest existing asset is an existing 8-inch gravity sewer main located approximately 2,500 feet southwest of the site near Mineral Springs Drive.

Proposal's Strengths

- On-site septic system: The use of an onsite septic system is in compliance with the Comprehensive Plan and Section 32-250.75 of the Zoning Ordinance, which allows the applicant to choose to connect to public sewer, should they desire. The applicant has chosen to maintain a septic system. This is consistent with the comprehensive plan and the zoning ordinance.

Proposal's Weaknesses

- None identified.

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

Transportation Plan Analysis

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

The SUP request is to allow for the expansion of an existing religious institution with related facilities. The Applicant seeks to expand the site to a total of 36,014 square feet of gross floor area (GFA). The subject site is designed to be accessed from Buckhall Road, an existing two-lane local road, via two full-movement, unsignalized ingress/egress points.

The following table provides the latest VDOT volumes and model Level of Service (LOS):

| Roadway Name | Number of Lanes | 2019 VDOT Annual Average Daily Traffic | Travel Demand Model 2015 Daily LOS |
|---------------|-----------------|--|------------------------------------|
| Buckhall Road | 2 | 140 | A |

A Traffic Impact Analysis (TIA) was not required for this application because the use will not generate more than 1200 daily trips or 100 peak hour trips.

Proposal's Strengths

- **Limited Impacts to Level of Service:** As proposed this use will generate limited vehicle trips per day and have modest impacts on our transportation level of service.
- **Onsite Parking:** As conditioned by this SUP, all parking for the use shall be provided onsite and shall occur only within the designated parking spaces as shown on the SUP Plan. No vehicles associated with this use shall be parked along Buckhall Road, or any other neighboring streets. This shall not preclude the ability for the Applicant to provide offsite parking agreements at the time of final site plan review.

Proposal's Weaknesses

- None Identified.

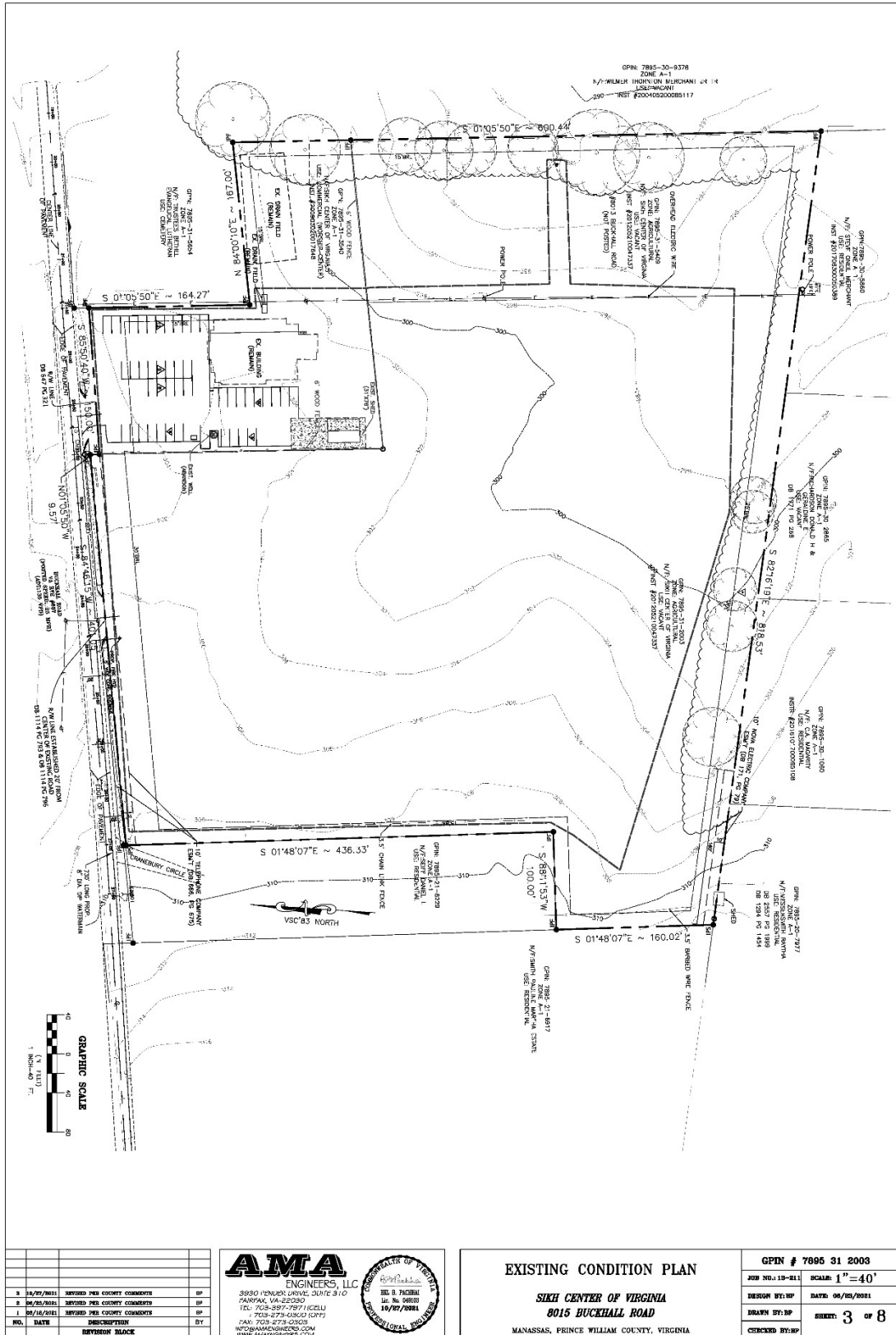
On balance, this application is found to be consistent with the relevant components of the Transportation Plan.

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 Fire Marshal Office
- PWC Historical Commission
- PWC Planning Office / Proffer & Zoning Administration
- PWC Police / Crime Prevention
- PWC Public Works – Watershed / Environmental / Arborist
- PWC Service Authority
- PWC Transportation
- Virginia-American Water Company (Dale City)
- Virginia Department of Transportation (VDOT)

Existing Conditions Plan



[illegible]

VICINITY MAP
SCALE: 1" = 200'



SCALE : 1" = 200'

SIKH CENTER OF VIRGINIA – PHASING

- [illegible]

9111 AREA 490,467 SF (11.03 ACRES)

CASINO: 201
 EXOTIC: 1151
 PROPOSED USE: RECREATION & AGRI-CULTURE
 MAXIMUM BUILDING FLOOR AREA: 20,000 SQ. FT.
 MINIMUM SETBACKS: 10' SIDE, 20' FRONT, 20'

MARKING: 15 QUESTIONS = 15 SECONDS, 8 3/5 QUESTIONS = 100 SECONDS

TOTAL PARKING REQUIRED - 139 SPACES
TOTAL PARKING PROVIDED - 160 SPACES (10%
OVERNIGHT SPACES PROVIDED) - 5 (741) - 100% MINIMUM
UNDEVELOPED SPACES PROVIDED = 5 (2) VAN ACCESSIBLE

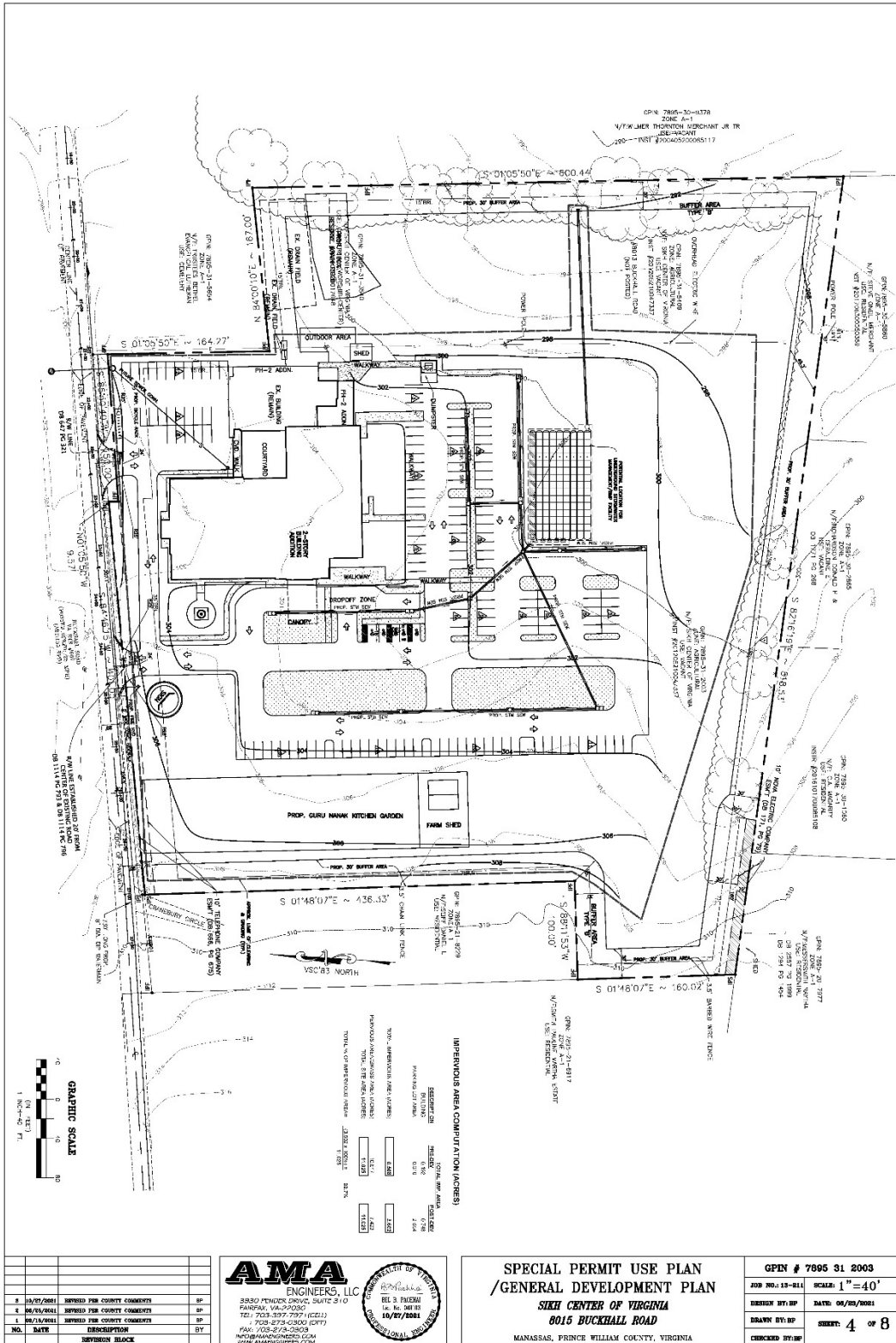
LOADING SPACES REQUIRED/PROVIDED: NONE

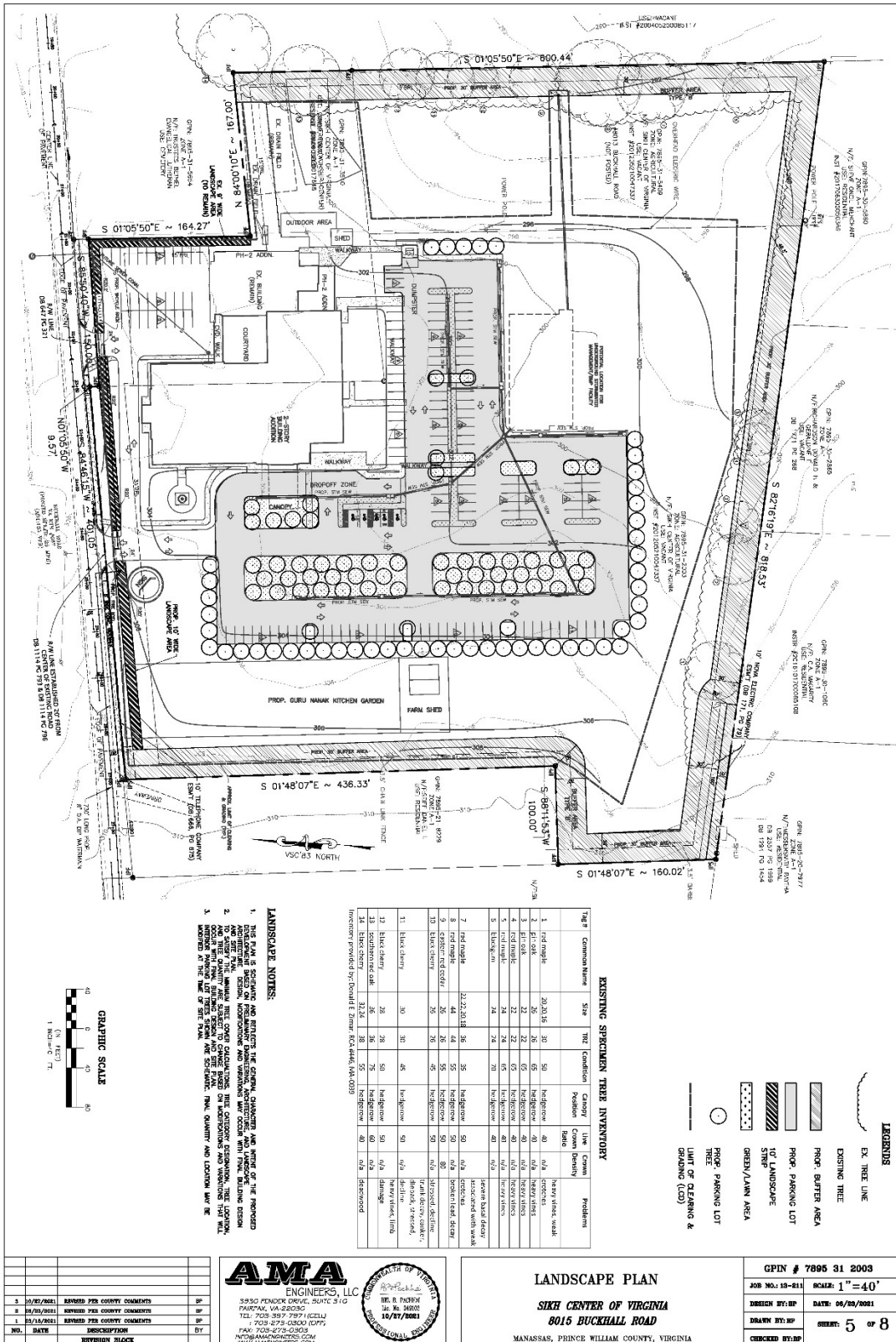
COVER STAFF:

3. EXISTING CONDITION
4. SPECIAL PERMIT USE PLAN
5. LANDSCAPE PLAN
6. STORMWATER MANAGEMENT
7. RIGHT DISTANCE
8. DRAINAGE PRELIMINARY

#SUP2021-00012 | Page 22

Special Use Permit (SUP) Plan





#SUP2021-00012 | Page 25

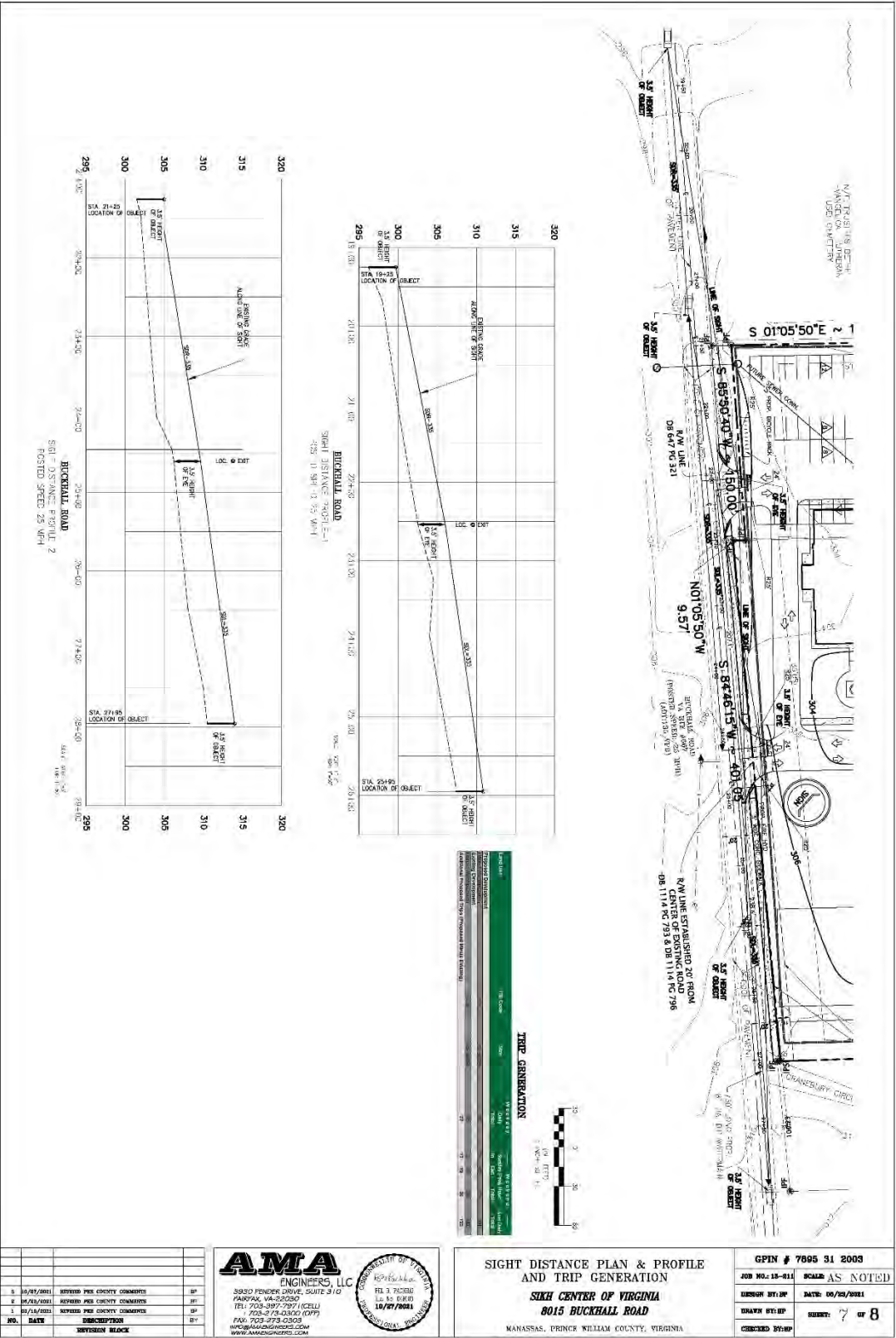
AMA
ENGINEERS, LLC

3830 PONDOR DRIVE, SUITE 310
FAIRFAX, VA 22030
TEL: 703-391-7911 (CELL)
703-391-0800 (OFF)
FAX: 703-275-0303
INFO@AMAEENGINEERS.COM
WWW.AMAENGINEERS.COM

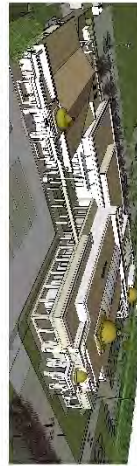
COMMONWEALTH OF VIRGINIA
Professional Engineer
E.C. R. PACHEMI
Jr No 00000
10/17/2001

PROFESSIONAL ENGINEER

Sight Distance Plan



Proposed Building Elevations



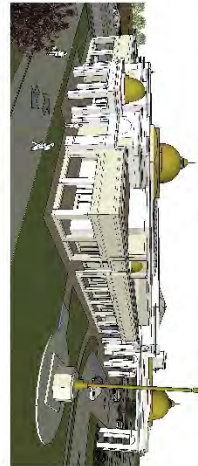
AERIAL VIEW 1 (NORTH-EAST ELEVATION)



AERIAL VIEW 3 (WEST ELEVATION)



AERIAL VIEW 5 (SOUTH ELEVATION)



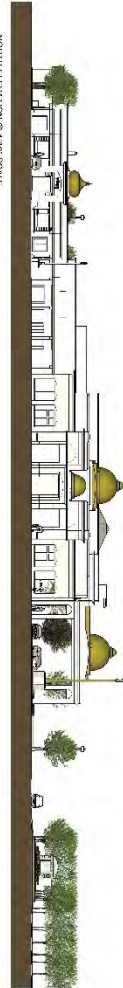
AERIAL VIEW 2 (NORTH-WEST ELEVATION)



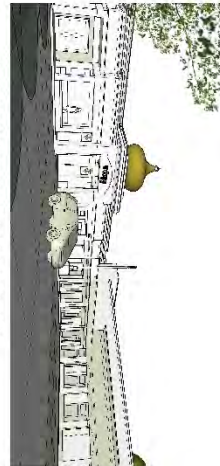
AERIAL VIEW 4 (SOUTH-WEST ELEVATION)



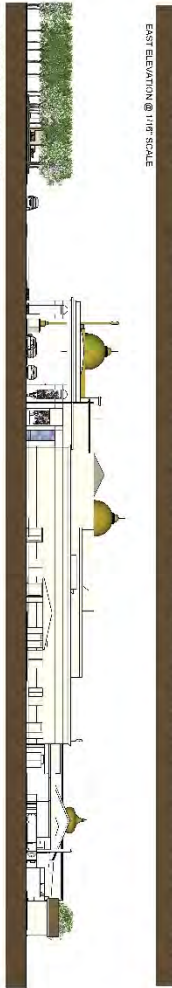
AERIAL VIEW 6 (EAST ELEVATION)



NORTH ELEVATION @ 1/8" SCALE



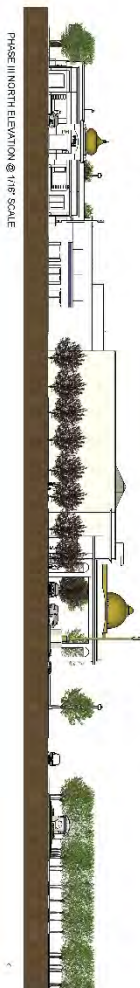
STREET VIEW FROM BUCKHALL ROAD, EXISTING ENTRY POINT



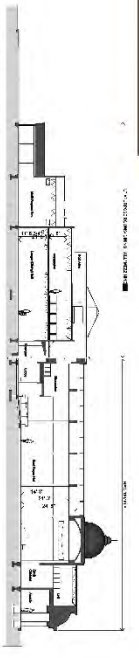
EAST ELEVATION @ 1/8" SCALE



STREET VIEW FROM BLACKHALL ROAD, PROPOSED MAIN ENTRY DRIVE



SOUTH ELEVATION @ 1/8" SCALE



NORTH-SOUTH BUILDING SECTION @ 1/8" SCALE

A4

DESCRIPTION
30 BUILDING
MASSING/ ELEVATIONS

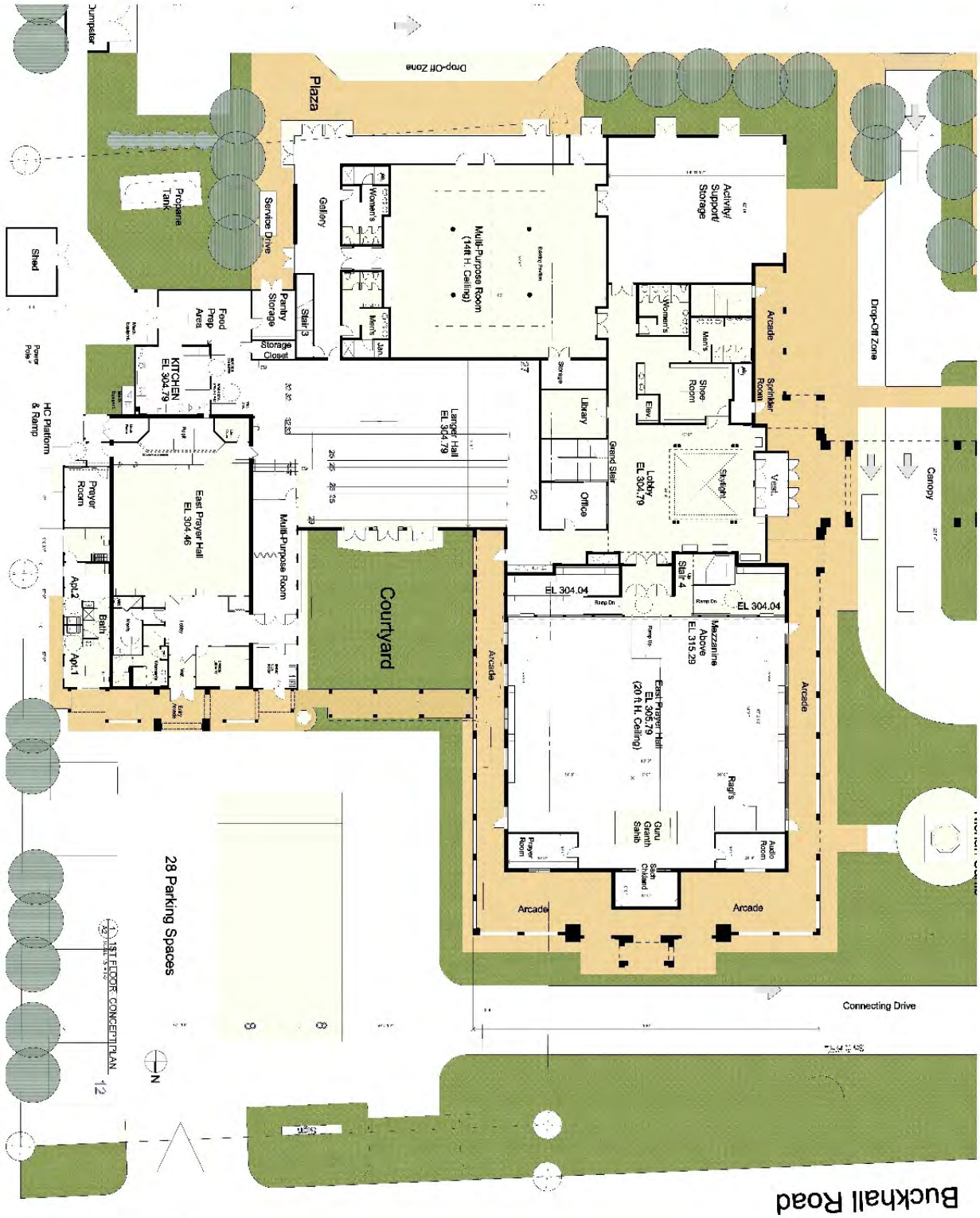
PROJECT
BVA CENTER OF VIRGINIA
S.U.P. MASTERPLAN
RENOVATION ADDITION

DATE
JUL 23, 2021
REV 08, 2021
AUG 22, 2021

CLIENT
Slack Center of Virginia
8015 Buckhall Road
Manassas, VA 20111-2883

COMPANY NAME
THE LEBMAN FIRM, ARCHITECTS
14046 HODGE CIRCLE
WOODBRIDGE, VIRGINIA 22183
703 599 6097

Proposed Building Elevations



A2

GENERAL PLAN FIRST FLOOR
MAIN BUILDING

EINH CENTER OF VIRGINIA
 S.U.P. MASTERPLAN
 RENOVATION/ADDITION

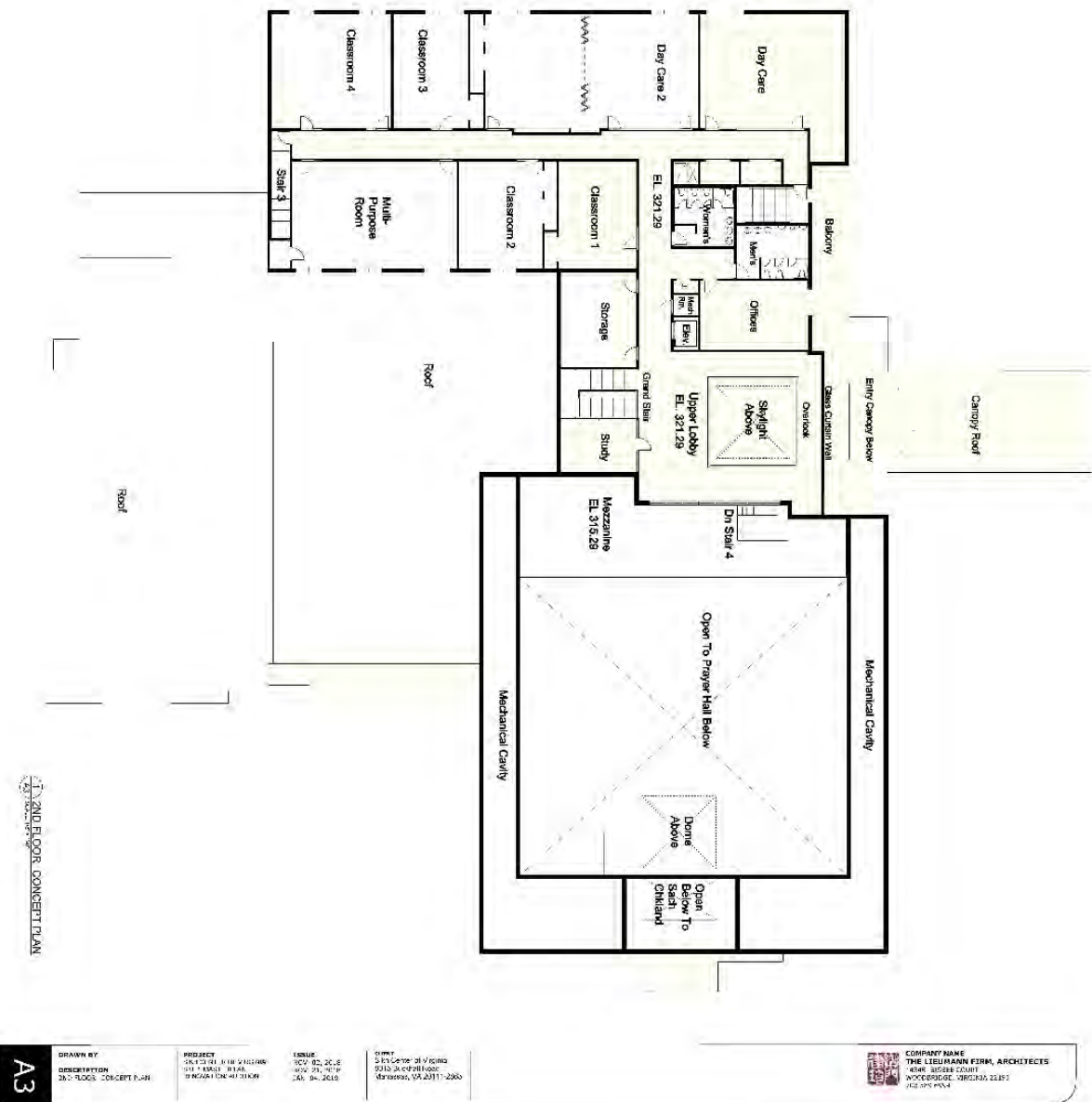
NOV. 02, 2010
NOV. 23, 2010
JAN. 04, 2010
JAN. 11, 2010
AUG. 18, 2020

Sikh Center of Virginia
8016 Buckhall Road
Manassas, VA 20111-2853

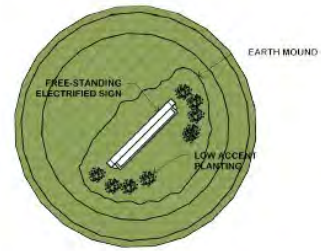
禮

COMPANY NAME
THE LIEUMANN FIRM, ARCHITECTS
1454N HERSHIE COURT
WOODBRIDGE, VERMONT 05203
703 508 0941

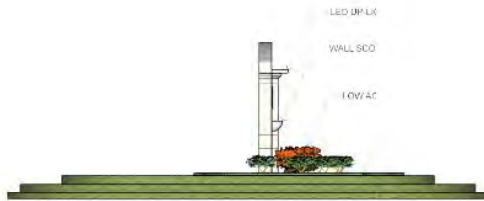
Proposed Building Elevations



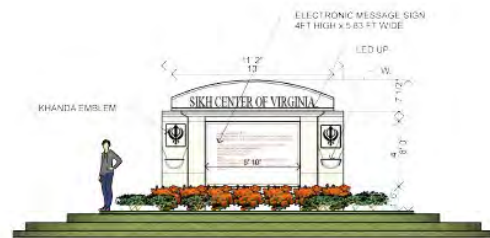
Monument/Pylon Sign Elevations



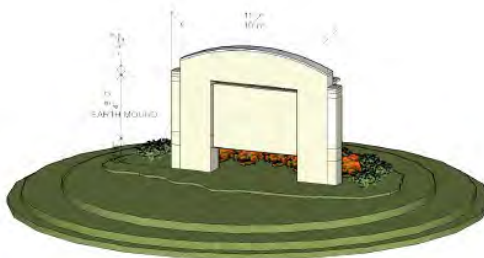
PYLON SIGN- PLAN
SCALE: 1/8" = 1'- 0"



PYLON SIGN- LEFT SIDE ELEVATION
SCALE: 1/4" = 1'- 0"



PYLON SIGN- FRONT ELEVATION
SCALE: 1/4" = 1'- 0"



PYLON SIGN
AERIAL VIEW - REAR



PYLON SIGN
AERIAL VIEW - FRONT

Phasing Plan



Planning Commission Resolution



**PRINCE WILLIAM
COUNTY**

Planning Commission

PLANNING COMMISSION RESOLUTION

MOTION: FONTANELLA
SECOND: TAYLOR
RE: SPECIAL USE PERMIT #SUP2021-00012, SIKH CENTER OF VIRGINIA
COLES MAGISTERIAL DISTRICT
ACTION: RECOMMEND APPROVAL

**November 17, 2021
Regular Meeting
RES. No. 21-116**

WHEREAS, this is a request for a special use permit to allow for a ±36,014 square foot religious institution which is an expansion of an existing 6,800 square foot religious facility and 29,214 square feet of new gross floor area; and the facility would include Sunday school services for up to 30 children, a rectory for up to three priests, and related facilities; and an electronic message board sign on ±11.03 acres; and

WHEREAS, the site is located at 8015 Buckhall Road, ±0.36 miles west of Prince William Parkway; and the subject site is identified on County maps as GPINs 7895-31-3540, 7895-31-5409, and 7895-31-2003; and

WHEREAS, the site is designated SRR, Semi-Rural Residential, in the Comprehensive Plan; and

WHEREAS, the site is zoned A-1, Agricultural; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on November 17, 2021, at which time the merits of the above-referenced case were considered; and

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

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby recommend approval of Special Use Permit #SUP2021-00012, Sikh Center of Virginia, subject to the conditions dated November 8, 2021, on the Expedited Agenda.

Planning Commission Resolution

November 17, 2021
Regular Meeting
RES. No. 21-116
Page 2

Votes:

Ayes: Berry, Brown, Fontanella, Gordy, McPhail, Moses-Nedd, Perry, Taylor

Nays: None

Abstain from Vote: None

Absent from Vote: None

Absent from Meeting: None

MOTION CARRIED

Attest:

Robbyn L. Smith
Clerk to the Planning Commission

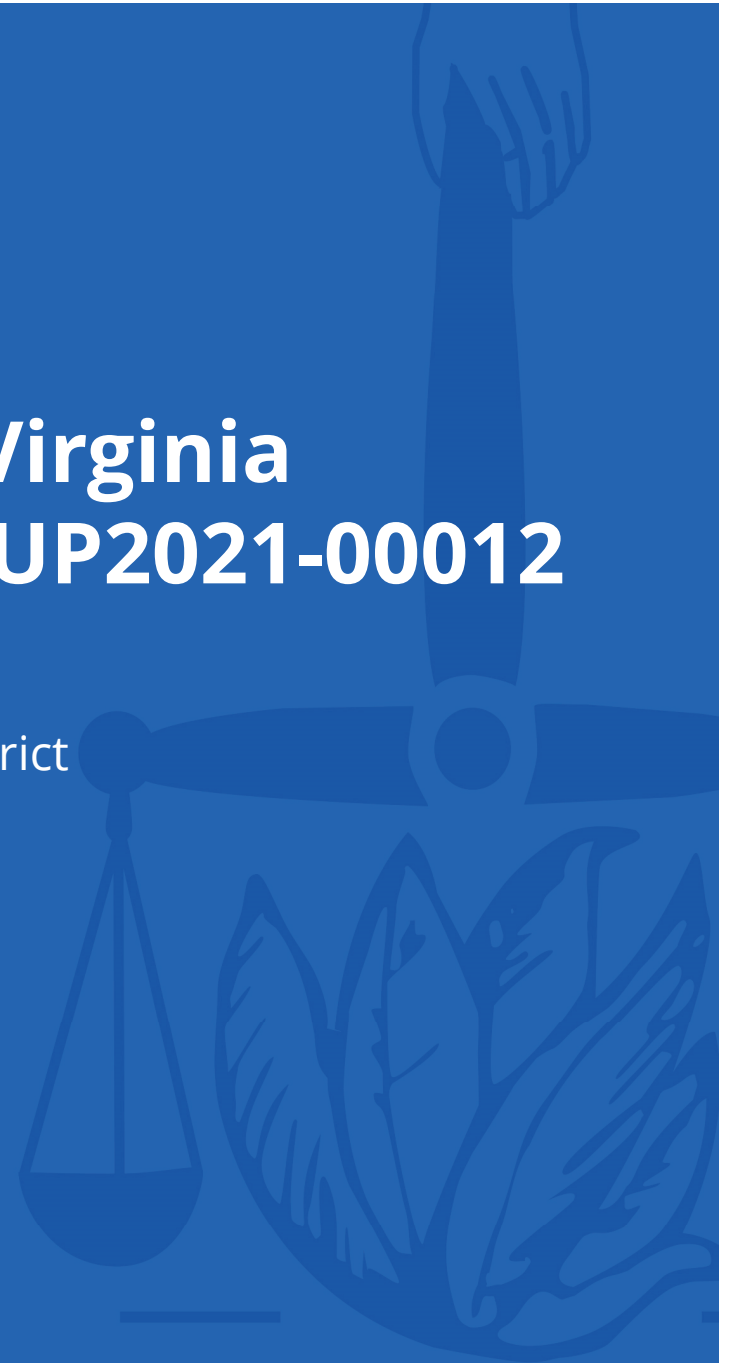


PRINCE WILLIAM
COUNTY

Sikh Center of Virginia Special Use Permit #SUP2021-00012

Coles Magisterial District

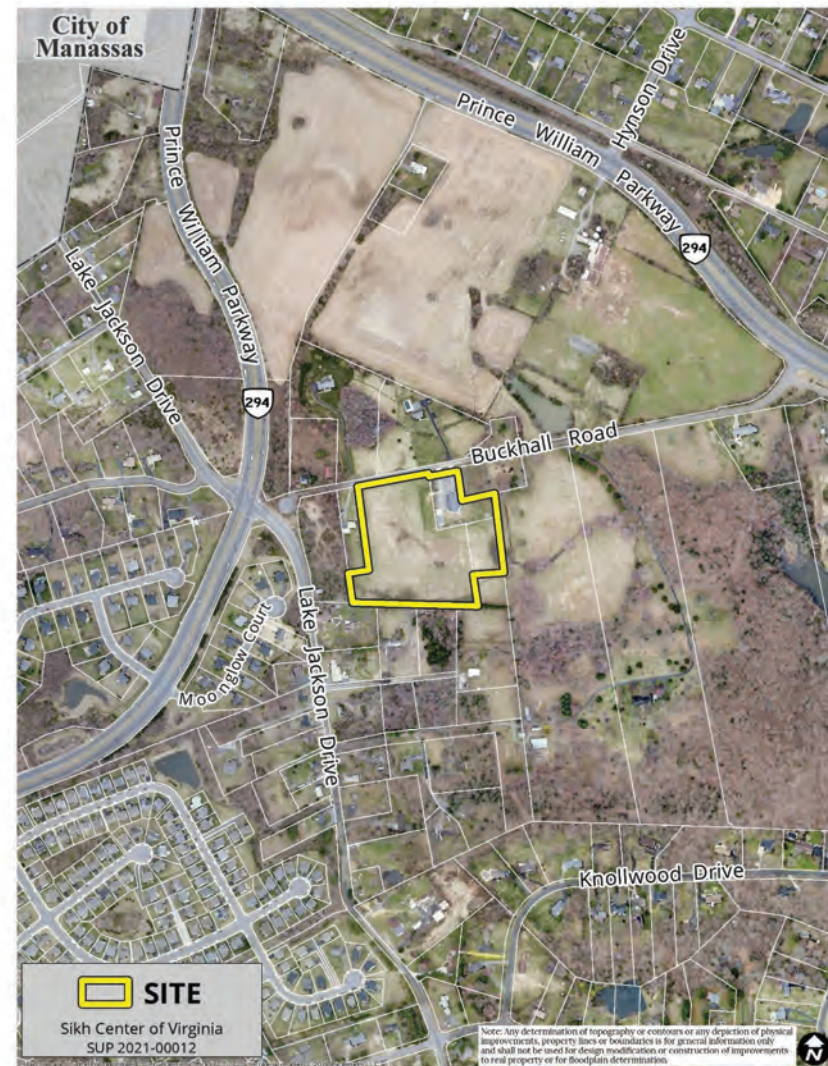
Alex Stanley
Planning Office



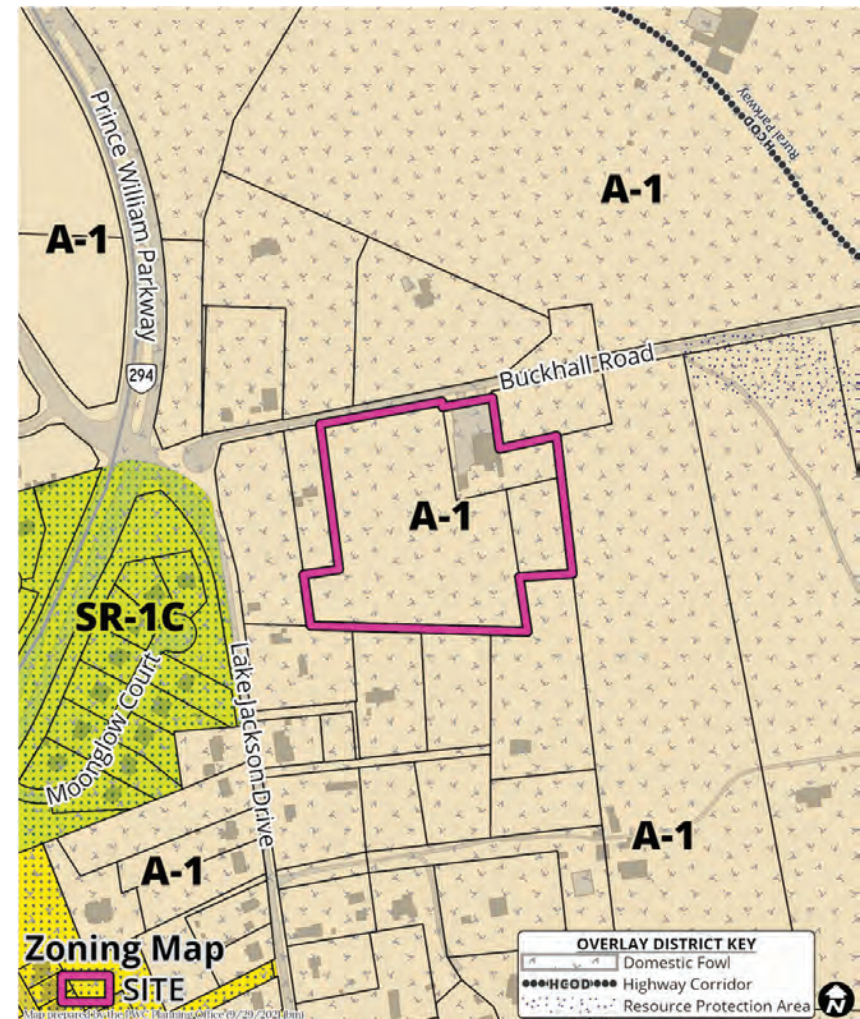
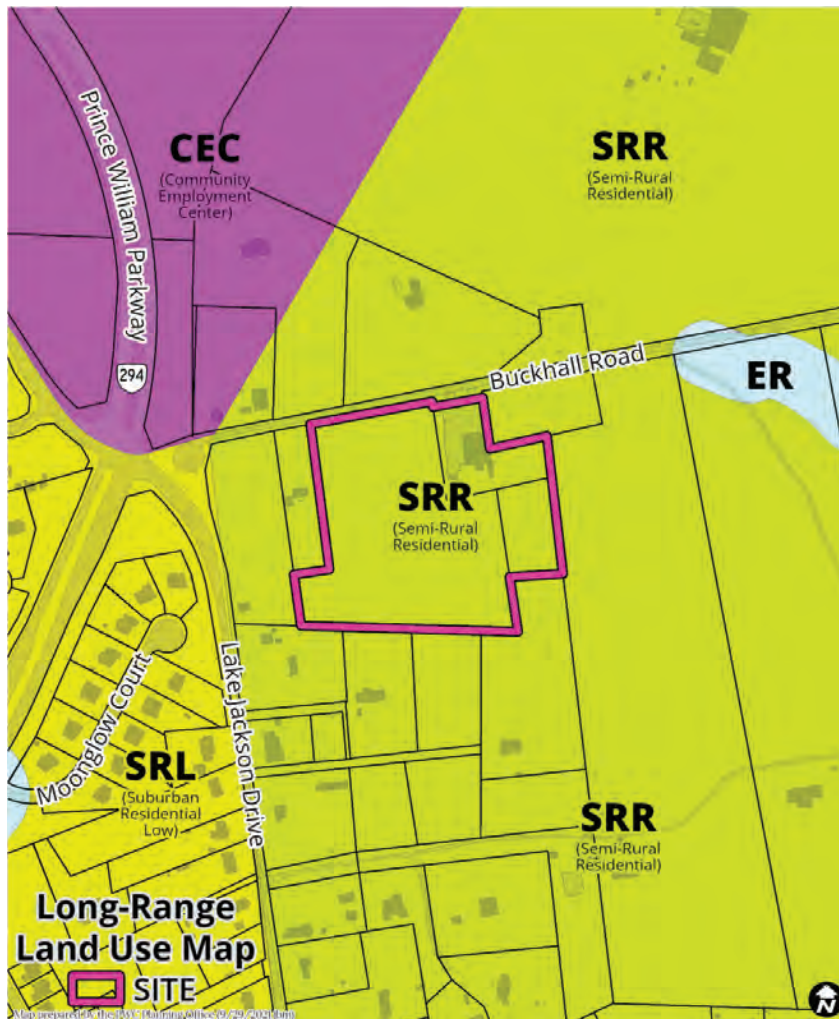
Sikh Center of Virginia #SUP2021-00012



- **Proposal:** To allow for a $\pm 36,014$ square foot religious institution which is an expansion of an existing 6,800 square foot religious facility and 29,214 square feet of new gross floor area. The facility would include Sunday school services for up to 30 children, a rectory for up to three priests, and related facilities; and an electronic message board sign on ± 11.03 acres.
- **Location:** The site is located at 8015 Buckhall Road, ± 0.36 miles west of Prince William Parkway.
- **Recommendation** – Approval



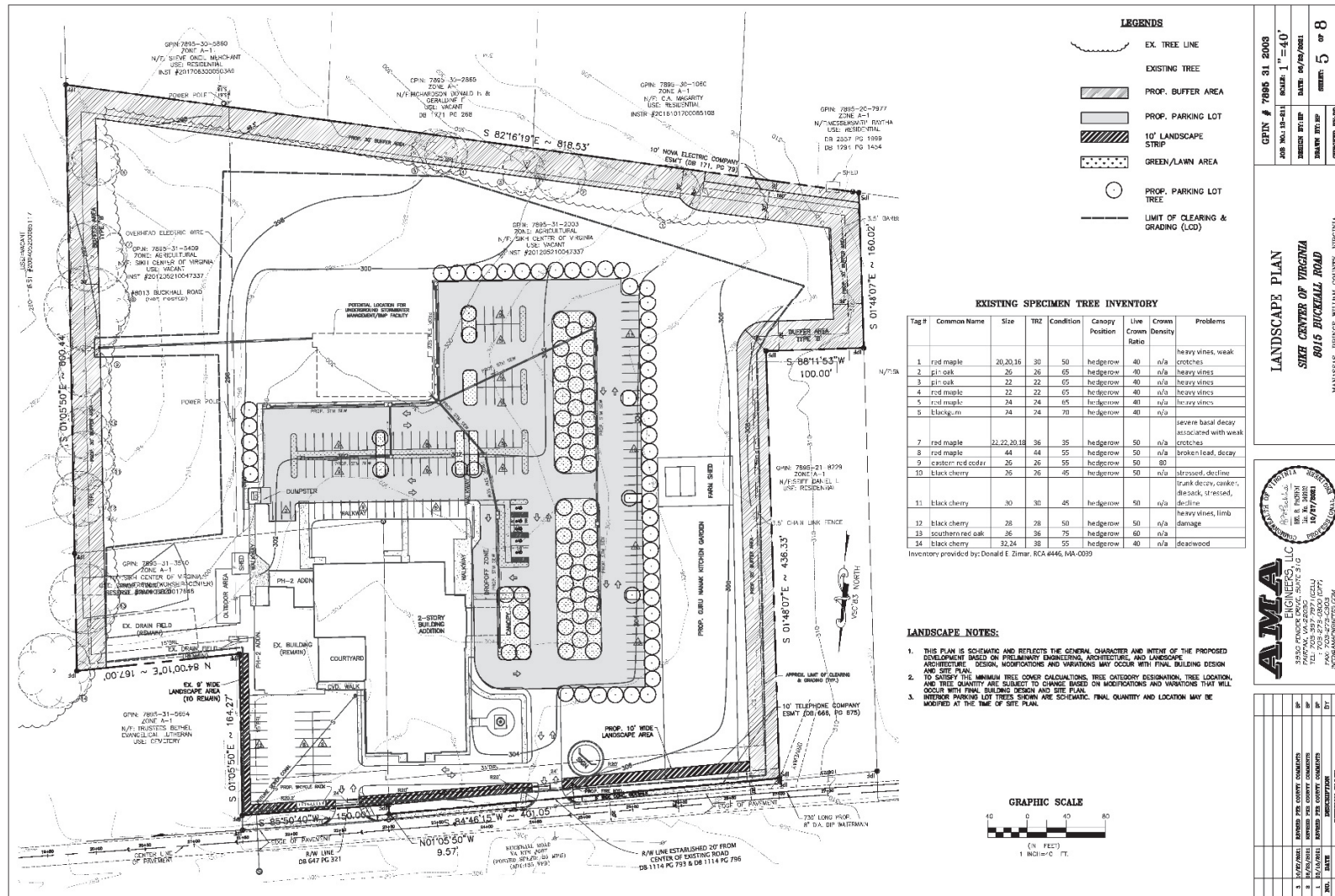
Sikh Center of Virginia #SUP2021-00012



Sikh Center of Virginia #SUP2021-00012



PRINCE WILLIAM
COUNTY



Sikh Center of Virginia #SUP2021-00012



AERIAL VIEW 1 (NORTH-EAST ELEVATION)



AERIAL VIEW 3 (WEST ELEVATION)



AERIAL VIEW 5 (SOUTH ELEVATION)



AERIAL VIEW 2 (NORTH-WEST ELEVATION)



AERIAL VIEW 4 (SOUTH-WEST ELEVATION)



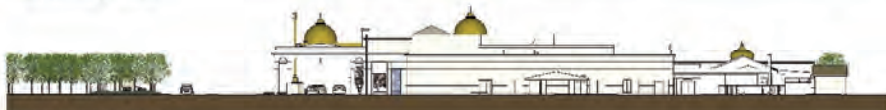
AERIAL VIEW 6 (EAST ELEVATION)



NORTH ELEVATION @ 1/16" SCALE



EAST ELEVATION @ 1/16" SCALE



SOUTH ELEVATION @ 1/16" SCALE



PHASE II NORTH ELEVATION @ 1/16" SCALE



STREET VIEW FROM DUCKMILL ROAD- EXISTING ENTRY DRIVE



STREET VIEW FROM DUCKMILL ROAD- FROM (PROPOSED) MAIN ENTRY DRIVE



NORTH-SOUTH TRUE FINISH SECTION @ 1/16" SCALE

COMPANY NAME
WILLIAM HANCOCK ARCHITECTS
PHOTOGRAPHY: MICHAEL J. JONES
PLOT 006 006

NAME
Sikh Center of Virginia
ADDRESS
MANASSAS, VA 20108

DATE
10/15/2021
SCALE
1/16" = 1'-0"

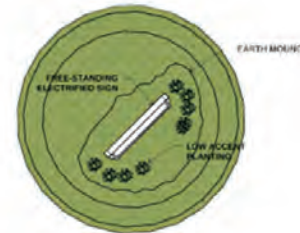
PROJECT
Sikh Center of Virginia
ARCHITECTURAL SECTION

PROJECT
Sikh Center of Virginia
ARCHITECTURAL SECTION

A4

Sikh Center of Virginia

#SUP2021-00012



PYLON SIGN- PLAN
SCALE: 1/8" = 1'- 0"



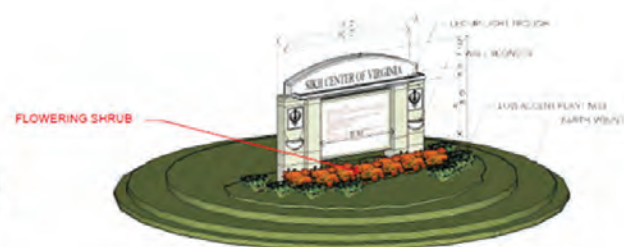
PYLON SIGN- LEFT SIDE ELEVATION
SCALE: 1/4" = 1'- 0"



PYLON SIGN- FRONT ELEVATION
SCALE: 1/4" = 1'- 0"

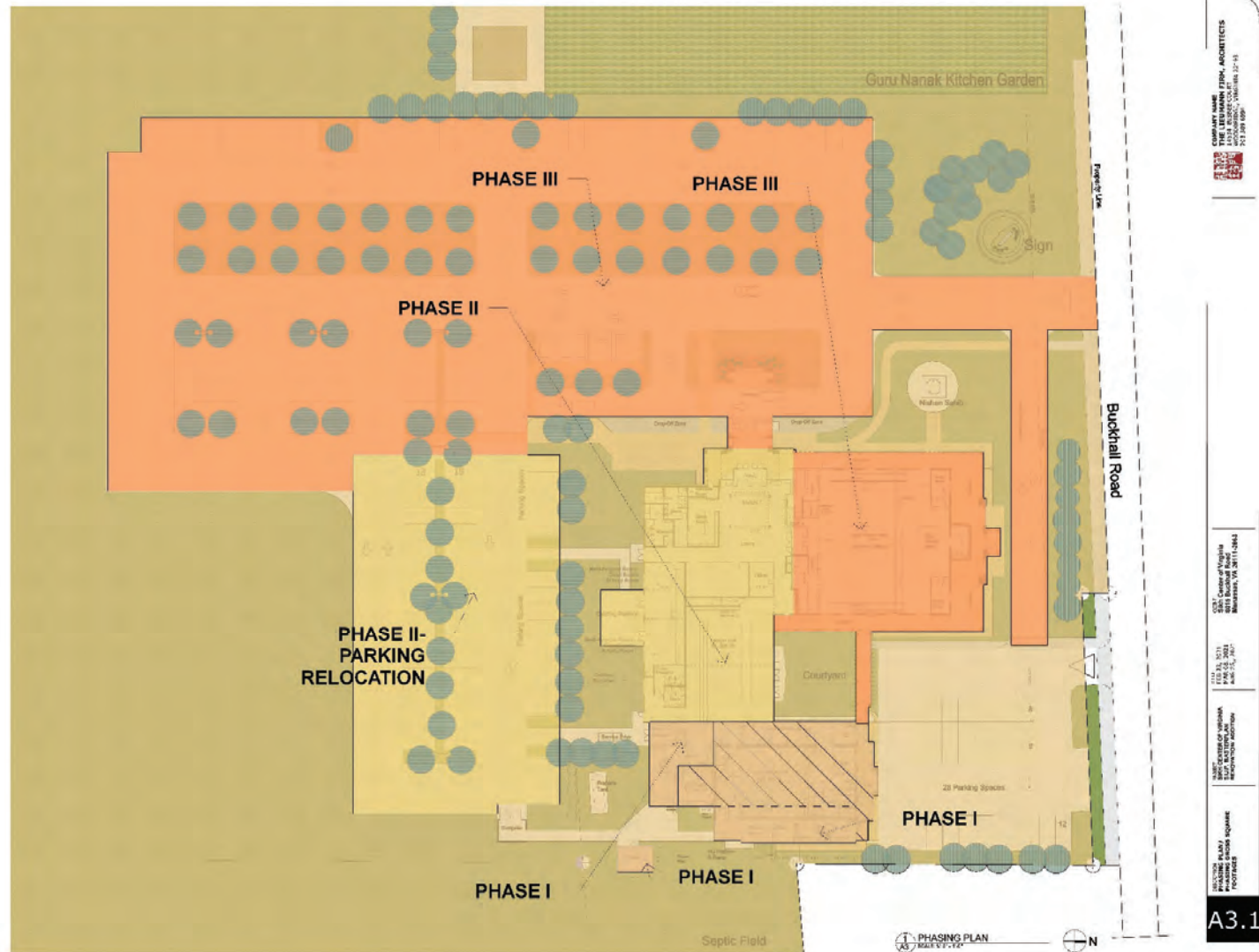


PYLON SIGN
AERIAL VIEW - REAR



PYLON SIGN
AERIAL VIEW - FRONT

Sikh Center of Virginia #SUP2021-00012

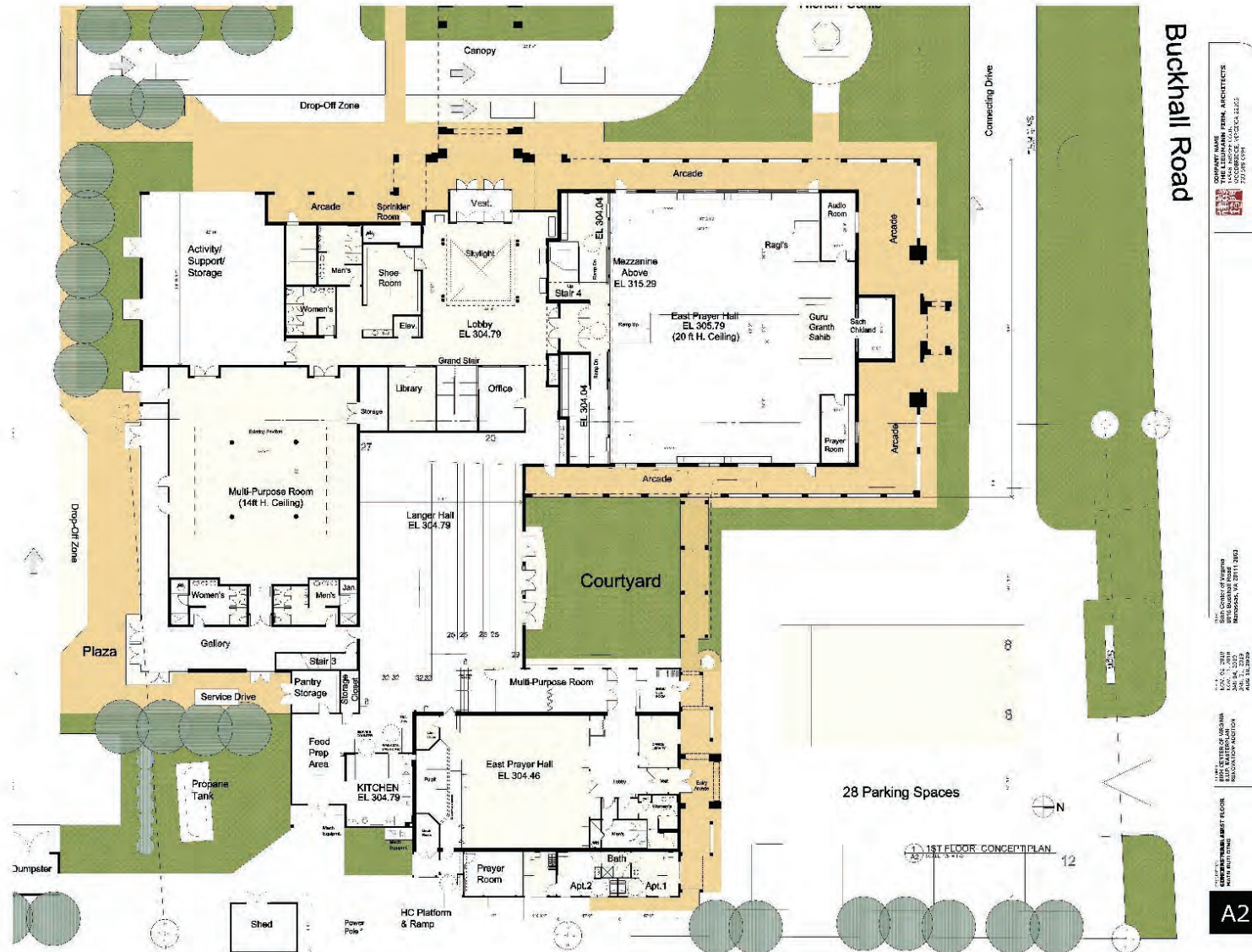


Sikh Center of Virginia

#SUP2021-00012



PRINCE WILLIAM
COUNTY



Sikh Center of Virginia

#SUP2021-00012



Planning Commission Recommendation: The Planning Commission recommended approval, subject to the conditions dated November 8, 2021.

Recommendation – Approval of #SUP2021-00012, Sikh Center of Virginia, subject to the conditions dated November 8, 2021, for the following primary reasons:

- ◆ As conditioned through this SUP, use and operational parameters, a cohesive architectural/design theme, specific site layout, building elevations, entrance feature and signage details, and context sensitive design techniques are being proposed to adequately mitigate the impacts of the proposed religious institution use.
- ◆ 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.
- ◆ With the approval of this SUP, the existing nonconforming use will become fully conforming.
- ◆ The proposed expansion of the existing religious institution, as conditioned by the SUP, is compatible with the surrounding land use context.