



COUNTY OF PRINCE WILLIAM

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PLANNING
OFFICE

Christopher M. Price, AICP
Director of Planning

January 25, 2013

STAFF REPORT

Special Use Permit #PLN2013-00111, Windy Knoll Center
(Brentsville Magisterial District)

Planning Commission Public Hearing Date: February 6, 2013
Staff Recommendation: Approval

I. Background is as follows:

- A. Request - This is a request to allow a community center in the A-1 zoning district to allow meetings for civic groups and to provide agricultural and environmental education.

Windy Knoll Center	Civic Group Meetings	Environmental & Agricultural Education / Training
Hours of Operation	5 pm – 9 pm	9 am – 4 pm
Visitors / Attendees	75	150 (arriving via 4 bus max.)
Max. # Meetings/Training Events per year	30	30

- B. Site Location - The site is located on the west side of Kettle Run Rd. at 11602 Kettle Run Rd., approx. 1,400 ft. north of the intersection with Fitzwater Dr. (see maps in Attachment A). The SUP site is identified on County maps as GPIN 7494-31-1940.
- C. Comprehensive Plan - The site is designated AE, Agricultural or Estate.
- D. Zoning/Acreage - The SUP area consists of approximately 10 acres and is located entirely within a +/-62.7 parcel identified on County maps as GPIN 7494-31-1940. The site is zoned A-1, Agricultural in its entirety. The farm property consists of two parcels (GPIN 7494-31-1940 and 7494-23-2951) for a total of approximately 94.78 acres.

- E. Surrounding Land Uses - The site is located on the west side of Kettle Run Rd. in the Rural Area of the County. The site is bordered or adjacent to existing large residential properties and properties with agricultural service uses. The SUP area is located within the Windy Knoll Farm property.

II. Current Situation is as follows:

- A. Planning Office Recommendation - The Planning Office recommends approval of SUP #PLN2013-00111, Windy Knoll Center, subject to the conditions dated January 15, 2013. See Attachment B for the staff analysis and Attachment C for the proposed conditions.
- B. Staff Recommendation – Staff recommends approval for the following reasons:
- The property is in the Rural Area of the County and the proposed use should have little impact on the area's rural character. The property will remain an active farm with a single family home. The proposed use will complement the area's rural character by providing agricultural and environmental educational opportunities.
 - The applicant has provided hours of operation limits and annual meeting caps for the civic group meetings and the educational training events. The meetings and trainings occur at different times during the day, but never earlier than 9:00 am and no later than 9:00 pm.
 - The site will have minimal additional development associated with the use. The applicant's plan shows only a small area of land disturbance to accommodate the grain and feed building that will house trainings and civic group meetings.
- C. Planning Commission Public Hearing - A public hearing before the Planning Commission has been advertised for February 6, 2013.

III. Issues in order of importance are as follows:

- A. Comprehensive Plan
1. Long-Range Land Use - Is the proposed use consistent with those uses intended by the AE designation?
 2. Level of Service (LOS) - How does the proposal address the Policy Guide for Monetary Contributions in effect July 1, 2006?
- B. Community Input - Have members of the community raised any issues?
- C. Other Jurisdictional Comments - Have other jurisdictions raised any issues?
- D. Legal Uses of the Property - What uses are allowed on the property? How are legal issues resulting from the Planning Commission action addressed?
- E. Timing – When must the Planning Commission take action on this application?

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

- A. Recommend approval of SUP #PLN2013-00111, Windy Knoll Center, subject to the conditions dated January 15, 2013, found in Attachment C.

1. Comprehensive Plan Consistency Analysis:

- a) Long-Range Land Use - The site is designated AE, Agricultural or Estate on the Comprehensive Plan. The site is zoned A-1, Agricultural, which is intended to implement the AE land use designation of the Comprehensive Plan. The proposed civic club and environmental education uses are permitted in the A-1 zoning district pursuant to approved conditions of a special use permit.
- b) Level of Service (LOS) - The level of service impacts related to the request would be mitigated by the conditions of the special use permit as follows:

Fire and Rescue	\$0.61/sq. ft.	Approximate area of building - 2,964 sq. ft	Contribution amount \$1,808.04
Water Quality	\$75 per acre	±10 acres	\$750.00
Total			\$2,558.04

2. Community Input - Notice of the application has been transmitted to adjacent property owners within 200 feet. As of the date of this report, the Planning Office has not received any input from surrounding property owners.
3. Other Jurisdictional Comments - The subject site is outside of the required notification area, therefore, no other jurisdictions reviewed the application.
4. Legal Uses of the Property - In addition to by-right A-1 uses, the site can be used as a community center to allow meetings for civic groups and to provide agricultural and environmental education training pursuant to the conditions of an approved SUP. Legal issues resulting from Planning Commission action are appropriately addressed by the County Attorney's office.
5. Timing - The Planning Commission has until May 7, 2013, 90 days from the first public hearing date, to take action on this proposal. Approval of the special use permit would meet the 90-day requirement.

- B. Recommend denial of SUP #PLN2013-00111, Windy Knoll Center.

1. Comprehensive Plan

- a) Long-Range Land Use - If the application is denied, the land use designation of the site would remain AE, Agricultural or Estate, and

the zoning classification would remain A-1, Agricultural.

b) Level of Service - Denial would not have any impact on the existing level of service.

2. Community Input - The application has been transmitted to adjacent property owners within 200 feet. As of the date of this report, the Planning Office has not received any input from surrounding property owners.
3. Other Jurisdictional Comments - The subject site is outside of the required notification area, therefore, no other jurisdictions reviewed the application.
4. Legal Uses of the Property - The site could continue to operate with uses permitted in the A-1 zoning district. Legal issues resulting from Planning Commission action are appropriately addressed by the County Attorney's office.
5. Timing - The Planning Commission has until May 7, 2013, 90 days from the first public hearing date, to take action on this proposal. Denial of the special use permit would meet the 90-day requirement.

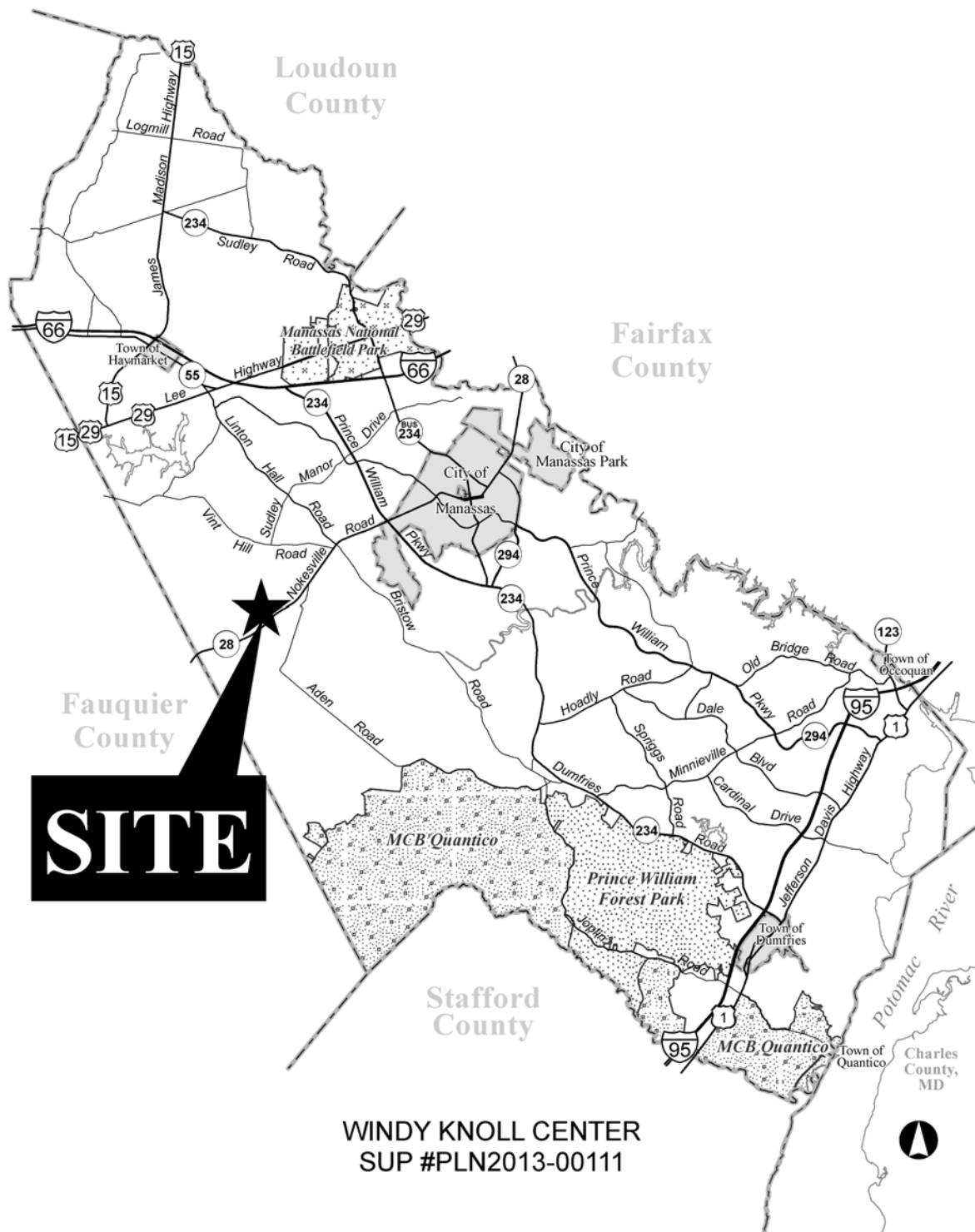
V. **Recommendation** is that the Planning Commission accept Alternative A and recommend approval of SUP #PLN2013-00111, Windy Knoll Center, subject to the proposed conditions dated January 15, 2013.

Staff: Stephen L. Donohoe, X5282

Attachments

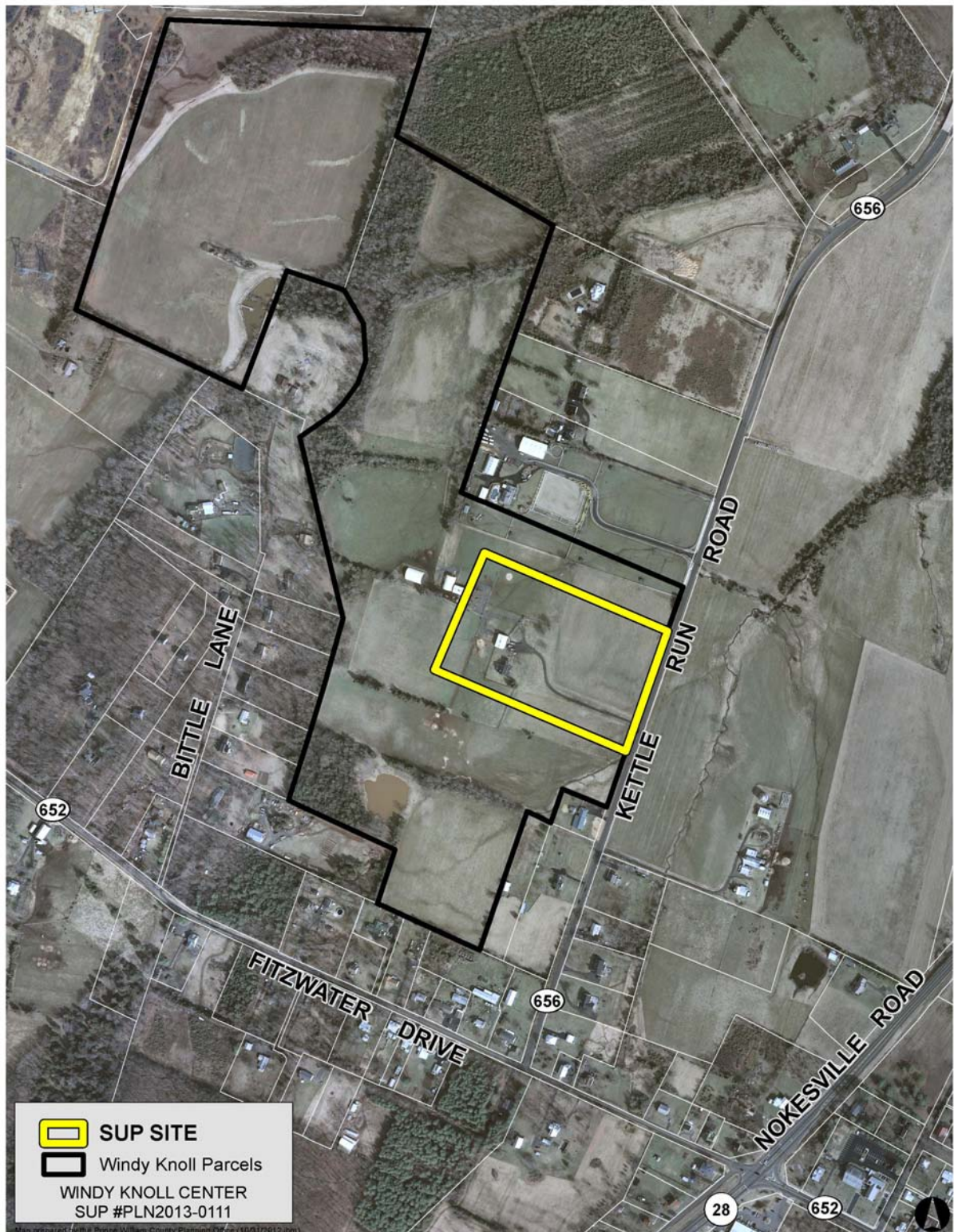
- A. Area Maps
- B. Staff Analysis
- C. Proposed Conditions and SUP Plan
- D. Historical Commission Resolution

Attachment A – Maps
VICINITY MAP

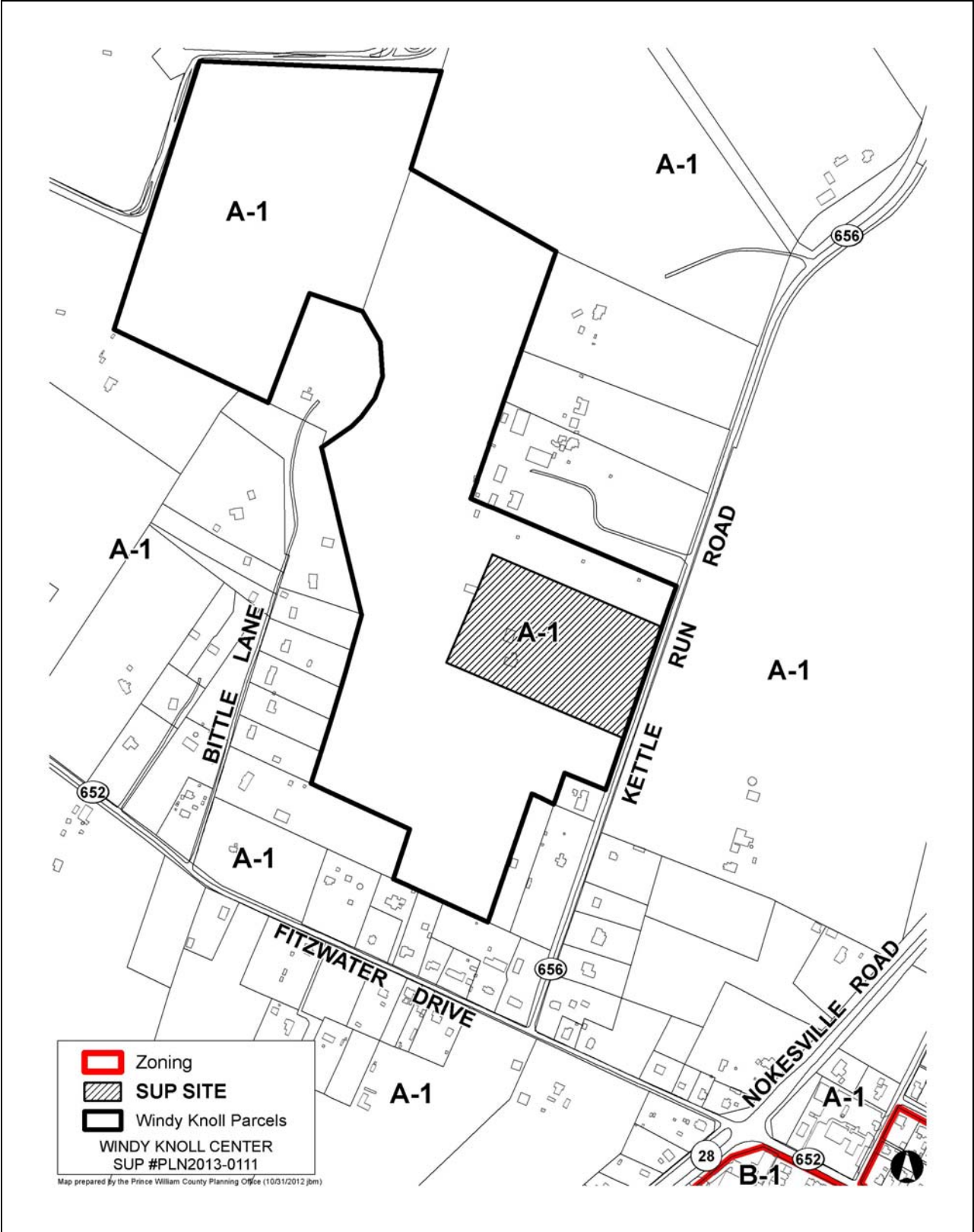


WINDY KNOLL CENTER
SUP #PLN2013-00111

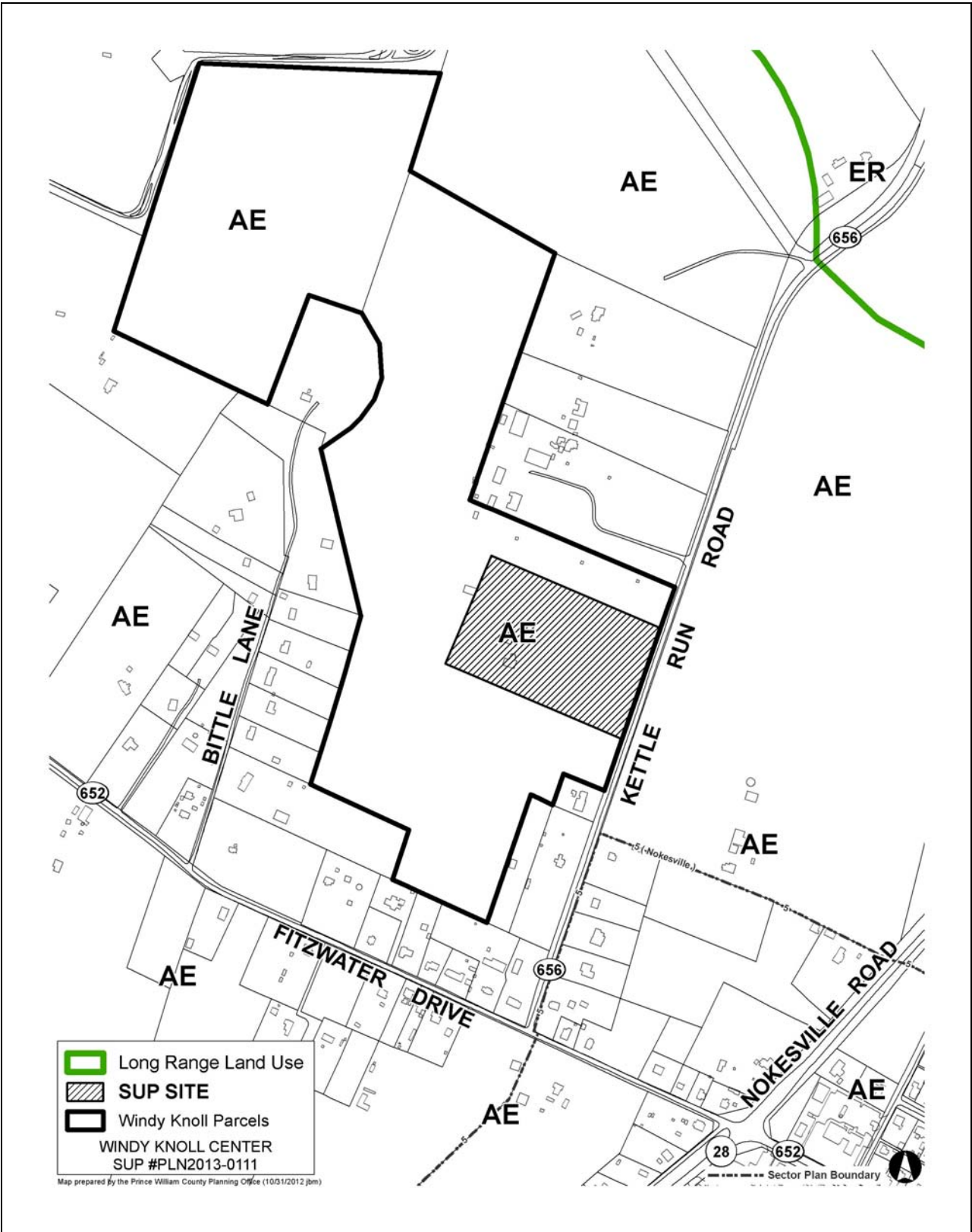
Attachment A – Maps
AERIAL MAP



Attachment A – Maps
ZONING MAP



Attachment A – Maps
LONG-RANGE LAND USE MAP



Part I. Summary of Comprehensive Plan Consistency
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Staff Recommendation: Approval

The following is a summary of staff's analysis of this special use permit request to have a community center to allow meetings for civic groups and to provide agricultural and environmental education training. This analysis is based on the relevant Comprehensive Plan action strategies, goals, and policies. A complete analysis is provided in Part II of this report.

<u>Plan</u>	<u>Consistency</u>	<u>Reasons</u>
Long-Range Land Use	Yes	The site is designated AE, Agricultural or Estate on the Comprehensive Plan. The site is zoned A-1, Agricultural, which is intended to implement the AE land use designation of the Comprehensive Plan. The proposed civic club and environmental education uses are permitted in the A-1 zoning district pursuant to approved conditions of a special use permit. The property will remain an active farm with a single family home in addition to the proposed use.
Community Design	Yes	The conditioned SUP plan shows landscaping, internal circulation and overall site design. In order to screen the view of the buses from Kettle Run Rd., the applicant will require the buses to park only in the bus parking areas shown on the SUP plan in the rear of the site. No new signage is proposed with the SUP.
Environment	Yes	The site does not have mapped Resource Protection Area, nor does the site have mapped 100-year floodplain. The applicant is proposing a small area of new disturbance to the property with the construction of the granary addition. The parking area will remain a gravel surface. A water quality contribution has been conditioned.
Fire and Rescue	Yes	A monetary contribution of \$ 0.61 per square foot based on building area used for the SUP use has been conditioned. The site is within the recommended response times and the responding station is within capacity.
Police	Yes	No significant impact to police services is anticipated.
Potable Water	Yes	The site is located within the Rural Area and will be served by well water. Public water is unavailable in the area.

Attachment B - Staff Analysis

Sanitary Sewer	No	As conditioned, the property will be served by an on-site septic system in accordance with Health Department standards. However, the applicant has stated an intent to connect to the existing public sewer line along Kettle Run Road. Connection to public sewer would be inconsistent with the Comprehensive Plan policies regarding connection to public sewer service in the Rural Area; therefore, staff would not recommend this connection.
Transportation	Yes	The SUP site will have a single access from Kettle Run Road. A traffic impact analysis (TIA) was not required for this application and the proposed use is not expected to deteriorate the level of service on Kettle Run Road below LOS D. The conditions require all parking to occur on-site in the two designated parking areas shown on the SUP plan. If additional parking is necessary, the applicant will use a portion of the farm for temporary parking. Parking along Kettle Run Rd. is strictly prohibited.

Part II. Comprehensive Plan Consistency Analysis

The following table summarizes the area characteristics (see maps in Attachment A):

Direction	Land Use	Long Range Future Land Use Map Designation	Zoning
North	Single family detached dwellings, Agricultural services	AE	A-1
South	Single family detached dwellings	AE	A-1
East	Single family detached dwellings, agricultural services	AE	A-1
West	Single family detached dwellings	AE	A-1

Long-Range Land Use Plan Analysis

Through wise land use planning, the County ensures that landowners are provided a reasonable use of their land while the County is able to judiciously use its resources to provide the services for residents and employers' needs. The Long Range Land Use Plan sets out policies and action strategies that further the County's goal of concentrating 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.

This site is located within the Rural Area of the County and is classified AE, Agricultural or Estate. The following table summarizes the uses and densities intended within the AE designation:

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

The site is located in the west side of Kettle Run Rd., approximately 1,400 feet north of the intersection with Fitzwater Dr. The subject properties consist of two parcels (GPIN 7494-31-1940 and 7494-23-2951) for a total of approximately 94.78 acres. The SUP area consists of approximately 10 acres (the "Property") and is located entirely within GPIN 7494-31-1940. This property is zoned A-1, Agricultural, in its entirety, and is designated AE, Agricultural or Estate on the Long-Range Land Use Map.

This is a request for a special use permit to allow a community center in the A-1 zoning district to be used by civic groups and as a site for agricultural and environmental education. The proposed civic club meetings may have up to 75 people in attendance and occur 30 times annually. The educational training events will occur approximately 30 times per year with a maximum 150 student visitors. Students attending these events will arrive to the site in buses.

Proposal's Strengths

- Long-Range Land Use Plan - The site is designated AE, Agricultural or Estate on the Comprehensive Plan. The site is zoned A-1, Agricultural, which is intended to implement the AE land use designation of the Comprehensive Plan. The proposed civic club and environmental education uses are permitted in the A-1 zoning district pursuant to approved conditions of a special use permit.
- Rural Character – The property will continue to have an active farm and a single family home in addition to the proposed education training and civic group meetings proposed. The rural character of the property and the area should not be adversely impacted with the proposed use.

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.

Proposal's Strengths

- Site Layout - As conditioned, the site will be developed in substantial conformance with the SUP plan.
- Bus Parking – The educational training events will be attended by school aged children that will arrive to the site via buses. In order to screen the view of the buses from Kettle Run Rd., the applicant will require the buses to park only in the bus parking areas shown on the SUP plan in the rear of the site.
- Signage – The site will have a single sign at the entrance to the site. The sign already exists on-site in conformance with zoning regulations. Banners, pennants, streamers, balloons, figures, and other attention getting devices are prohibited.

Proposal's Weaknesses

- None identified.

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

Attachment B - Staff Analysis

The site is located in Subwatershed #270 that drains into the Kettle Run tributary to the Broad Run watershed. The farm does contain two ponds but neither is located within the limits of the SUP.

Proposal's Strengths

- Environmental Features – The site does not have mapped Resource Protection Area, nor does the site have mapped 100-year floodplain. The applicant is proposing a small area of new disturbance to the property with the construction of the granary addition. The parking area will remain a gravel surface.
- Water Quality – The applicant is conditioned to make a monetary contribution in the sum of \$75.00 per acre to the Board of County Supervisors for the purpose of monitoring water quality, stream restoration projects, and/or drainage improvements.

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.

The site is closest to the Nokesville Fire and Rescue Station #5. It is estimated that there are approximately 1,531 incidents per tactical unit at this station, which is within the recommended standard of 2,000 incidents per unit. It is estimated that the response time for the site would be within the recommended 4.0-minute response time for fire suppression and basic life support and within the estimated 8.0-minute response time for advanced life support.

Proposal's Strengths

- Level of Service – As conditioned, the applicant shall provide a monetary contribution of \$0.61 per square foot of nonresidential building area (equipment shed and granary) in accordance with the policy guidelines.
- 4.0 Minute Response Time – The site is within the recommended 4.0-minute response time for fire suppression and basic life support.
- 8.0 Minute Response Time – The site is within the recommended 8.0-minute response time for advanced life support.
- Station Workload – The responses per tactical unit from the closest station are within the recommended standard.

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.

Proposal's Strengths

- Safety and Security Measures - The Police Department has recommended the safety and security measures that should be incorporated into the design of the site. No significant impact to police services is anticipated. All parking shall occur on-site and the conditions prohibit parking along Kettle Run Rd.

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 property is within the Rural Area of the County where connection to public water is permitted but is not currently available. The site will served by well water.

Proposal's Strengths

- Well Water – As conditioned, the applicant shall provide sufficient water quantity and quality for the proposed uses.

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.

There is an existing sewer line (6-inch force main) that runs along Kettle Run Rd. and the applicant has stated their intent to pursue connection to the sewer line. Per the sewer policies in the Comprehensive Plan, the use does not meet criteria necessary to grant the connection within the Rural Area. With few exceptions, development in the Rural Area shall occur without connection to

public sewer facilities. Until such time when the property qualifies for a sewer connection, the existing house and agricultural buildings on-site will be served by an on-site septic system in accordance with Health Department standards.

Proposal's Strengths

- None identified.

Proposal's Weaknesses

- Septic System – The applicant has not shown that the existing septic system is sufficient for the proposed use of the site and has stated an intent to connect to the public sewer line that exists along the property's frontage on Kettle Run Road. It should be noted, if the applicant is granted connection to the sewer, the sewer line must have adequate capacity and connection shall be granted only to structures located within the limits of the SUP.

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

This site proposes to have a single access from Kettle Run Road. A traffic impact analysis (TIA) was not required for this application. The following table provides information concerning the daily volumes and levels of services of roadways important to this development:

Attachment B - Staff Analysis

Roadway Name	Number of Lanes	Current VDOT Count	Existing Daily LOS
Kettle Run Road	2	1,900 vpd	C
Fitzwater Drive	2	1,300 vpd	C

Proposal's Strengths

- Level of Service – The proposed use is not expected to deteriorate the level of service on Kettle Run Road below LOS D.
- Parking – As conditioned, all parking shall occur on-site. There are two designated parking areas shown on the SUP plan. If additional parking is necessary, the applicant will use a portion of the farm for temporary parking. Parking along Kettle Run Rd. is strictly prohibited.

Proposal's Weaknesses

- None identified.

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

Materially Relevant Issues

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

- None identified.

Minimum Design Criteria

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

- None identified.

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:

County Archaeologist
DPW- Environmental Services
Fire and Rescue
Planning Office, Case Manager and Zoning Administration
Police Department
PWC Historical Commission
PWC Service Authority
PWC Transportation
Schools
VDOT

Attachment C – Proposed Conditions

PROPOSED CONDITIONS

Owner/Applicant: Windy Knoll Farm LLC

Special Use Permit: SUP #PLN2013-00111

Prince William County GPIN 7494-31-1940 (part)

Special Use Permit Area: +/-10 acres

Zoning: A-1, Agricultural

Magisterial District: Brentsville

Date: January 15, 2013

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

The applicant shall file a site plan within one (1) year of approval of this special use permit by the Board of County Supervisors and shall have up to five (5) years from the date of zoning approval to commence the proposed use. Issuance of an occupancy permit constitutes commencement of the use.

1. Site Development - The property shall be developed in substantial conformance with the following plans and the conditions herein:
 - a. Special Use Permit Plan, prepared by Nokesville Design, PLC, dated October 17, 2012 and revised through November 29, 2012.
2. Use Parameters
 - a. Special Use Permit Area – This special use permit shall apply to the +/-10-acre portion of GPIN 7494-31-1940, as indicated by the SUP limits shown on the SUP plan.
 - b. Use Limitations – In addition to by-right uses, the site shall be used for civic group meetings and to provide agricultural and environmental education for school aged children. As shown on the SUP plan, the buildings associated with the use consist of the existing 1,944 sq. ft equipment shed, the proposed 1,020 sq. ft. granary/feed room, and the office located in the existing single family detached dwelling.
 - i. Civic Group – Civic Group meetings shall be attended by no more than 75 people. No more than 30 civic group meetings shall occur on-site per year.

Attachment C – Proposed Conditions

- ii. Agricultural & Educational Training Events – Training events for school aged children shall be attended by no more than 150 visitors. The total number of visitors to the site shall include field trip chaperons, teachers, and students. No more than 30 training events shall occur per year. Visitors to the site associated with the training events shall arrive by bus, in no more than four (4) buses per event.
- c. Hours of Operation –
 - i. Civic Group – Civic Group meetings shall be permitted no earlier than 5:00 pm and shall conclude by 9:00 pm.
 - ii. Agricultural & Educational Training Events – Training events for school aged children shall begin no earlier than 9:00 am and shall conclude by 4:00 pm.
- 3. Community Design
 - a. Architecture – The SUP plan shows a proposed 1,020 sq. ft. granary/feed room. The structure shall not exceed 26 ft. in height and shall be compatible in design and material with the agricultural buildings that exist on the property.
 - b. Signs – The site shall have a single freestanding sign. The freestanding sign shall be located at the site entrance and shall not exceed eight feet in height and 32 square feet of sign area. The sign shall not be illuminated. In addition, the following shall apply to signage and advertising on the site:
 - i. Banners, pennants, streamers, balloons, figures and other attention getting devices not permitted by the zoning ordinance shall be strictly prohibited.
 - ii. Parking and signage for handicapped customers shall be provided in accordance with the DCSM and other current standards.
- 4. Lighting
 - a. Building mounted security lighting, which is full cut-off directed toward the building and in compliance with the zoning ordinance, shall be permitted. No ground mounted lighting of the building shall be permitted. Compliance with this condition shall be demonstrated on the approved final site plans.

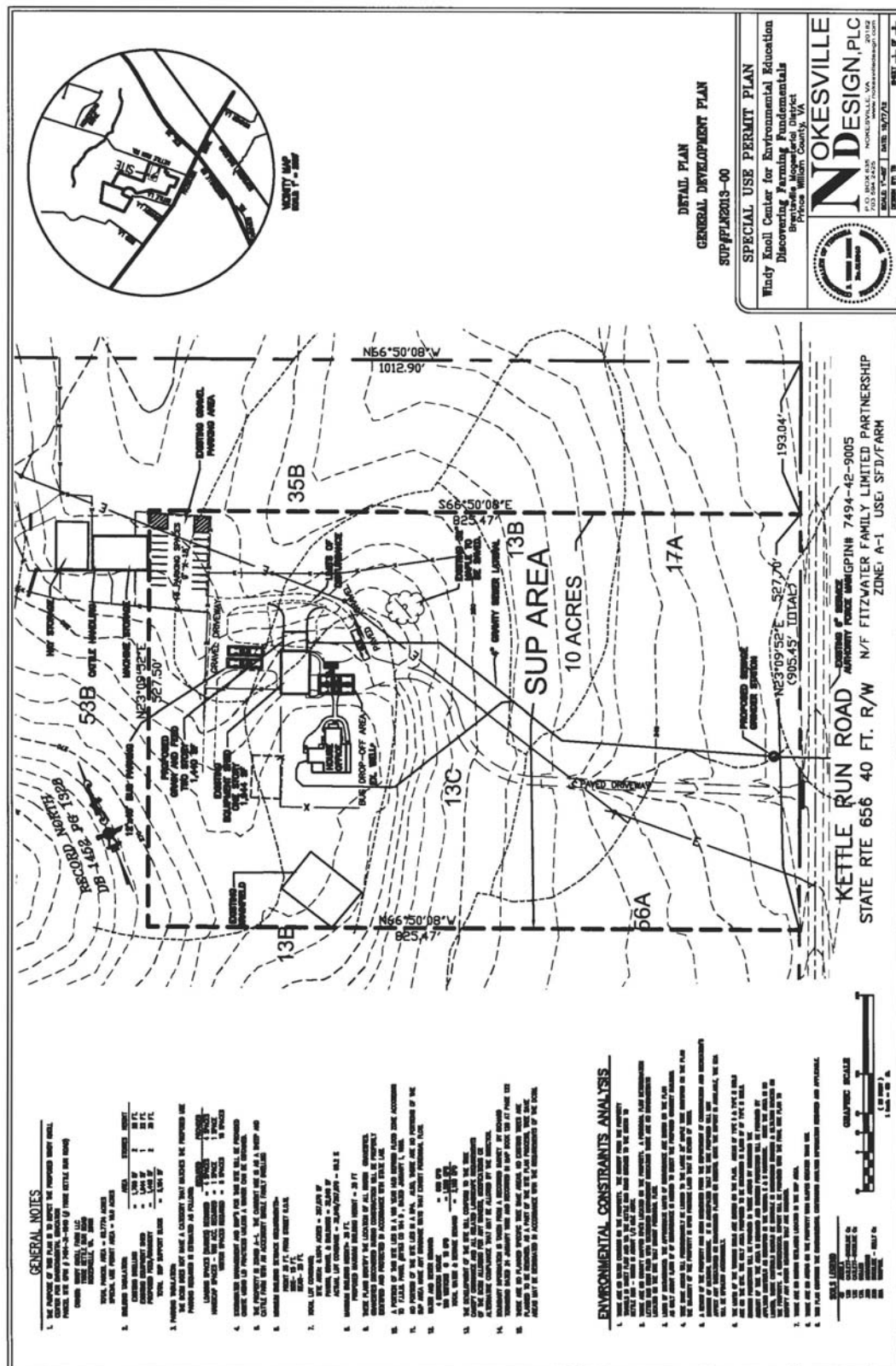
Attachment C – Proposed Conditions

- b. No neon or spot lighting shall be permitted.
5. Environment
- Water Quality - The applicant shall contribute \$75 per acre (SUP Area 10 acres) to the Board of County Supervisors prior to and as a condition of issuance of the final site plan approval to conduct water quality monitoring, stream restoration projects and/or drainage improvements.
6. Fire and Rescue
- Monetary Contribution - The owner/applicant shall make a \$0.61 per square foot of building area (+/-2,964 SF) monetary contribution for fire and rescue services to the Board of County Supervisors prior to, and as a condition of issuance of the final site plan approval.
7. Transportation
- a. Entrance – As shown on the SUP plan, the site shall have a single access point from Kettle Run Rd. Minimum sight distance and design characteristics of the entrance shall be reviewed and determined during site plan review. The applicant shall provide a bypass area along the driveway in the location shown on the SUP plan.
 - b. Parking – Parking associated with the use shall occur in the designated parking areas as shown on the SUP plan and compliance shall be demonstrated on the final approved site plan. Any additional parking shall occur within the limits of the SUP. Bus parking shall be permitted only in the designated bus parking spaces provided in the rear of the equipment shed/granary & room building. Parking along Kettle Run Rd. shall be strictly prohibited.
 - c. Right-of-Way Dedication – As shown on the SUP plan, the applicant shall dedicate 10 feet of frontage along Kettle Run Rd. to meet the County DCSM requirements. Compliance with this condition shall be demonstrated on the final approved site plan.
8. Water – The property shall be served by the existing private well. If public water becomes available for connection in the future, the applicant may connect to public water and would bear all costs associated with a connection.

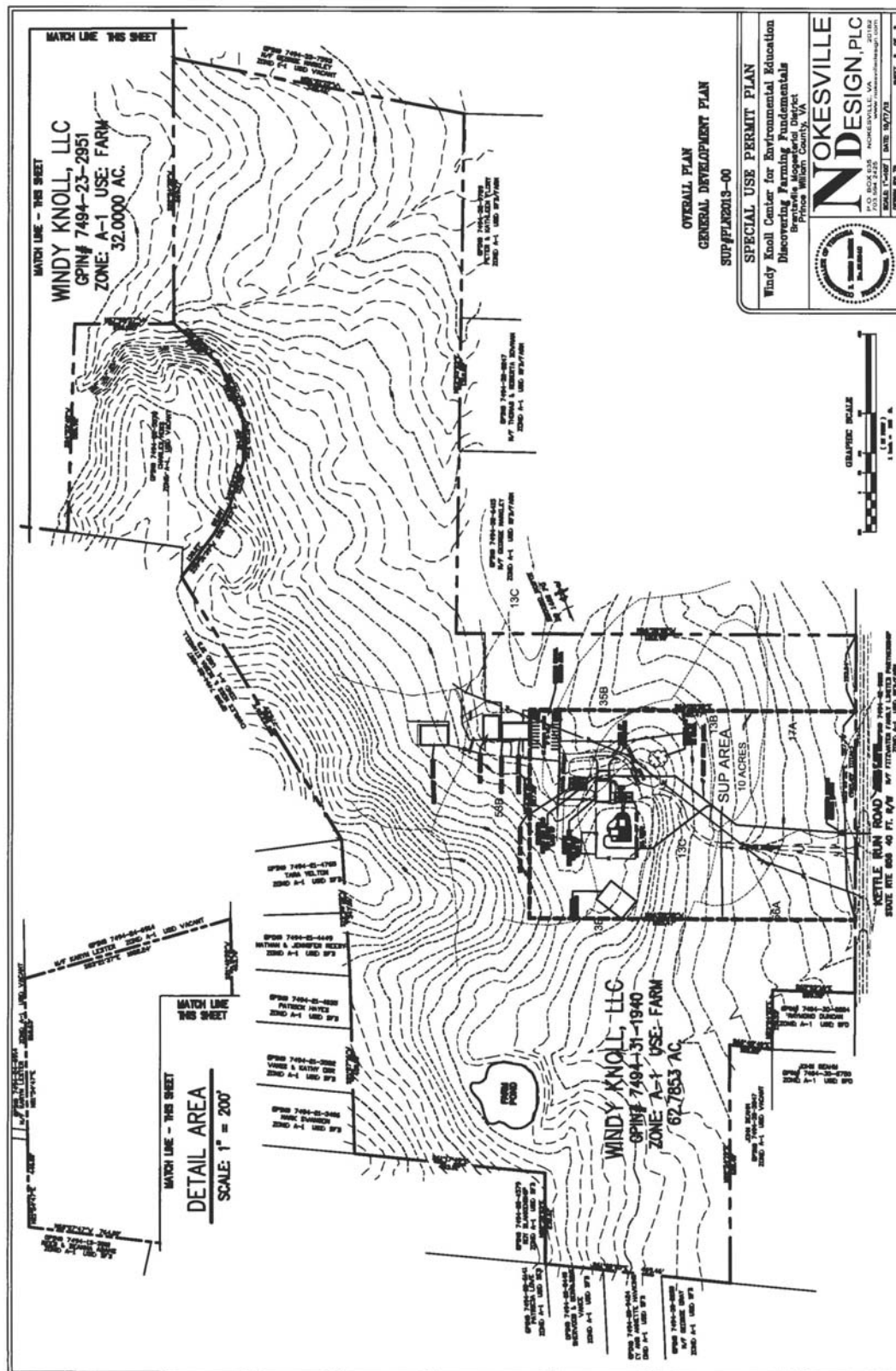
Attachment C – Proposed Conditions

9. Septic – The site may be permitted to connect to public sewer only at such time when the property is in conformance with the necessary criteria as defined in the Sanitary Sewer policies of the Comprehensive Plan. No structures located outside of the SUP limits shall be permitted for sewer connection. Until such time, the applicant shall have a valid permit from the Health Department for a septic system to serve the proposed uses on this site. No occupancy permit shall be issued for the SUP use until such time as an operable septic system, approved by the Health Department, is functioning to serve this site and use. Such facilities may not encroach beyond the limits of SUP area.
10. 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.

Dated October 17, 2012, revised through November 29, 2012



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