



COUNTY OF PRINCE WILLIAM

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PLANNING
OFFICE

Christopher M. Price, AICP
Director of Planning

April 22, 2016

TO: Planning Commission

FROM: Jennifer Warren
Planning Office

RE: Special Use Permit #SUP2016-00016, Greenwich Presbyterian Church
Brentsville Magisterial District

I. Background is as follows:

- A. Request - This is a request to amend the conditions of SUP #PLN2010-00153 to allow the existing access on Vint Hill Road to remain on the property. The special use permit (SUP) that is currently active on the property, SUP #PLN2010-00153, was approved by the Board of County Supervisors on January 11, 2011 to allow the religious institution use along with the related pre-school and ministry center uses. The previously approved SUP conditions prohibited direct access to Vint Hill Road and required the applicant to close the existing entrance to the site on Vint Hill Road. The applicant is seeking to preserve the existing Vint Hill Road entrance to the property. The applicant is not proposing any changes to the use or any new development with this SUP amendment request.
- B. Site Location - The site is located at the intersection of Vint Hill Road, Burwell Road, and Greenwich Road. The site area is identified on County maps as GPINs 7295-56-9486 and 7295-57-9535 (see maps in Attachment A).
- C. Comprehensive Plan - The site is designated CRHS, County Registered Historical Site, in the Comprehensive Plan and is located within the Rural Area of the County.
- D. Zoning - The site is zoned A-1, Agricultural, without proffers.
- E. Surrounding Land Uses - The subject site is surrounded by low-density residential development and agricultural uses. The NOVEC Wheeler Substation is located to the northeast of the property. Vacant land is located directly south of the site. The Lawn is located directly to the east of the subject site and is a County Registered Historical Site (CRHS). The Lawn is a privately owned historical property that is the only surviving example of a mid-19th Century Gothic Revival Farm in Prince William County. The Oak Dale Baptist Church is located to the southwest of the site and Fauquier County is located ± 0.55 miles to the west of the subject site.

II. Current Situation is as follows:

A. Planning Office Recommendation - Staff recommends approval for the following reasons:

- Access – The existing Vint Hill road access is one of five access points available to the site and is used on a limited basis. The speed limit of Vint Hill Road is 35 mph in the vicinity of the Greenwich Presbyterian Church, however there is also a warning speed sign indicating that 20 mph is a safe speed to use near the site. This segment of Vint Hill Road also contains speed radar display signage that flashes the speed of passing vehicles. There is not a record of significant traffic accidents near this existing access on Vint Hill Road. After the review of this proposal, VDOT and County Transportation staff determined that they have no objections to approving this special use permit amendment.
- Existing Uses & Development – There is no new development being proposed with this special use permit amendment request, and there are no proposed changes to the use parameters in the conditions. The purpose of this SUP amendment request is to amend the previously approved conditions to allow the existing Vint Hill Road entrance to remain on the property. The religious institution, related pre-school facility and ministry center are all existing uses on the property. This proposal will not create any new impacts to the area.

B. Planning Commission Public Hearing - A public hearing before the Planning Commission has been advertised for May 4, 2016.

III. Issues in order of importance are as follows:

A. Comprehensive Plan

1. Long-Range Land Use - Are the proposed uses consistent with those uses intended by the CRHS designation?
2. Level of Service (LOS) - How does the proposal address the Policy Guide for Monetary Contributions in effect July 1, 2015?

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 Special Use Permit #SUP2016-00016, Greenwich Presbyterian Church, subject to the conditions dated April 21, 2016, found in Attachment C.

1. Comprehensive Plan Consistency Analysis:

a) Long-Range Land Use - The site is designated CRHS, County Registered Historical Site, in the Comprehensive Plan. The CRHS designation recommends for development to occur in accordance with the standards and criteria set forth in the Cultural Resources Plan. . The site is located in the Rural Area of the County, and is zoned A-1, Agricultural. Maintaining the direct access onto Vint Hill Road does not affect the LRLU designation. The access is the original access to the historic sanctuary that is located on the northern portion of the site. The religious institution with the associated pre-school and ministry center are permitted uses in the A-1 Zoning District, pursuant to the approval of a special use permit.

b) Level of Service (LOS) – There are no level of service monetary contributions being conditioned with this proposal, because there is no new development being proposed with this special use permit amendment request and there are no proposed changes to the uses of the subject site. Approval of this special use permit amendment 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 located just outside of the required notification area, therefore, no other jurisdictions reviewed the application. However, Fauquier County is located ±0.55 miles west of the subject site, thus a written notice of the SUP amendment proposal was sent to this adjacent jurisdiction as a courtesy. As of the date of this report, the Planning Office has not received any comments from Fauquier County regarding this proposed SUP amendment.

4. Legal Uses of the Property – If this special use permit amendment is approved, the existing entrance that provides direct access to Vint Hill Road, will be allowed to remain. The existing religious institution with the related pre-school and ministry center will continue to be allowed uses of the subject site. Legal issues resulting from Planning Commission action are appropriately addressed by the County Attorney's office.

5. Timing - The Planning Commission has until August 2, 2016, 90 days from the first public hearing date, to take action on this proposal. Approval of the special use permit amendment would meet the 90-day requirement.
- B. Recommend denial of Special Use Permit #SUP2016-00016, Greenwich Presbyterian Church.
1. Comprehensive Plan
 - a) Long-Range Land Use - If the application is denied, the land use designation of the site would remain CRHS, County Registered Historical Site, and the zoning classification would remain A-1, Agricultural. The direct access on Vint Hill Road will not be permitted in accordance with SUP #PLN2010-00153.
 - 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 located just outside of the required notification area, therefore, no other jurisdictions reviewed the application. However, Fauquier County is located ±0.55 miles west of the subject site, thus a written notice of the SUP amendment proposal was sent to this adjacent jurisdiction as a courtesy. As of the date of this report, the Planning Office has not received any comments from Fauquier County regarding this proposed SUP amendment.
 4. Legal Uses of the Property – If this special use permit amendment is denied, the existing religious institution with the related pre-school and ministry center, will remain to be permitted uses for the subject site through the previously approved conditions associated with SUP #PLN2010-00153, which means the applicant will be required to close the existing entrance that provides direct access to Vint Hill Road. Legal issues resulting from Planning Commission action are appropriately addressed by the County Attorney’s office.
 5. Timing - The Planning Commission has until August 2, 2016, 90 days from the first public hearing date, to take action on this proposal. Denial of the special use permit amendment would meet the 90-day requirement.

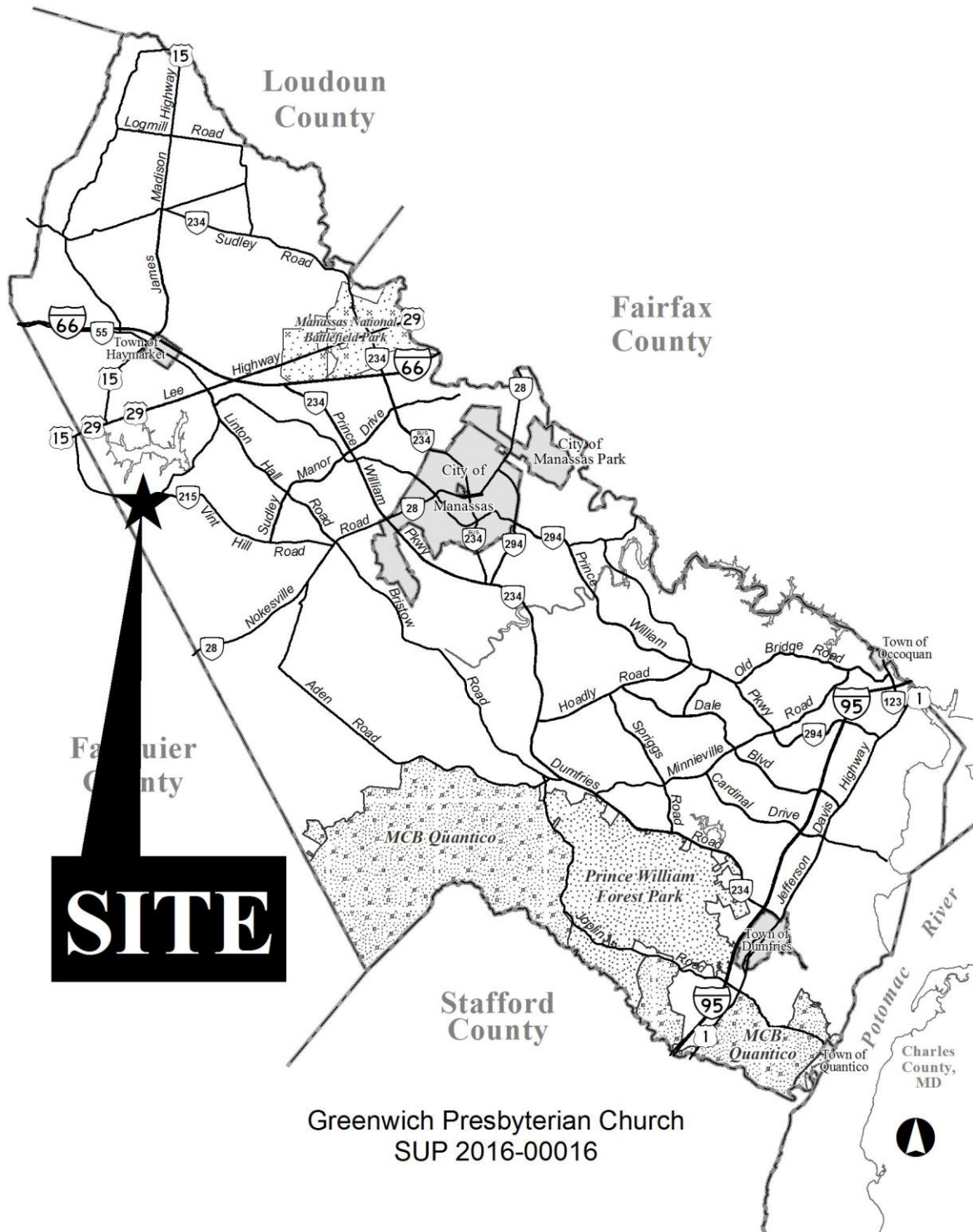
- V. **Recommendation** is that the Planning Commission accepts Alternative A and recommends approval of the special use permit amendment.

Staff: Jennifer Warren, X5952

Attachments

- A. Area Maps
- B. Staff Analysis
- C. Proposed Conditions
- D. SUP Plan
- E. Building Elevations
- F. Design Guidelines
- G. Historical Commission Resolution

Attachment A – Maps
VICINITY MAP

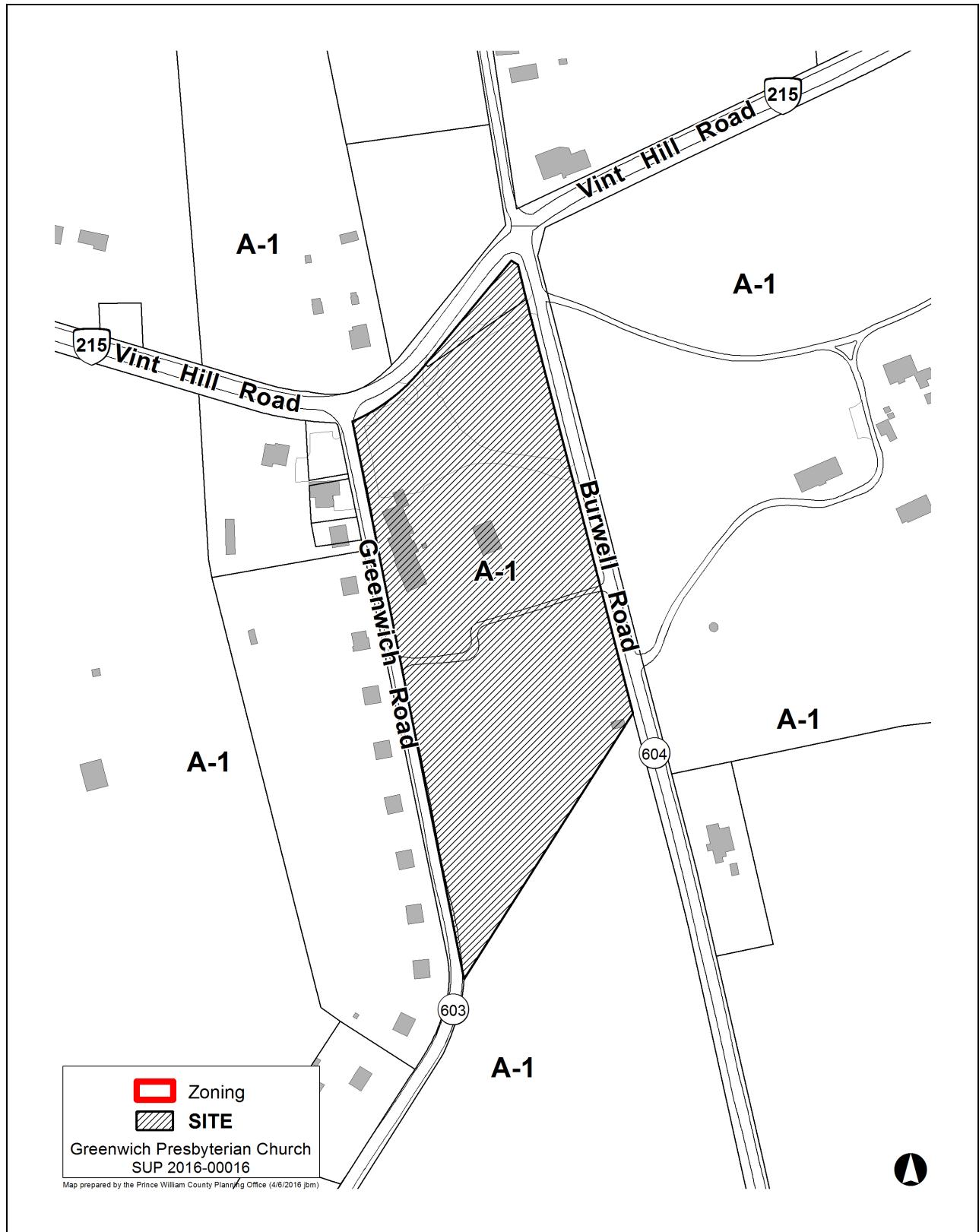


Greenwich Presbyterian Church
SUP 2016-00016

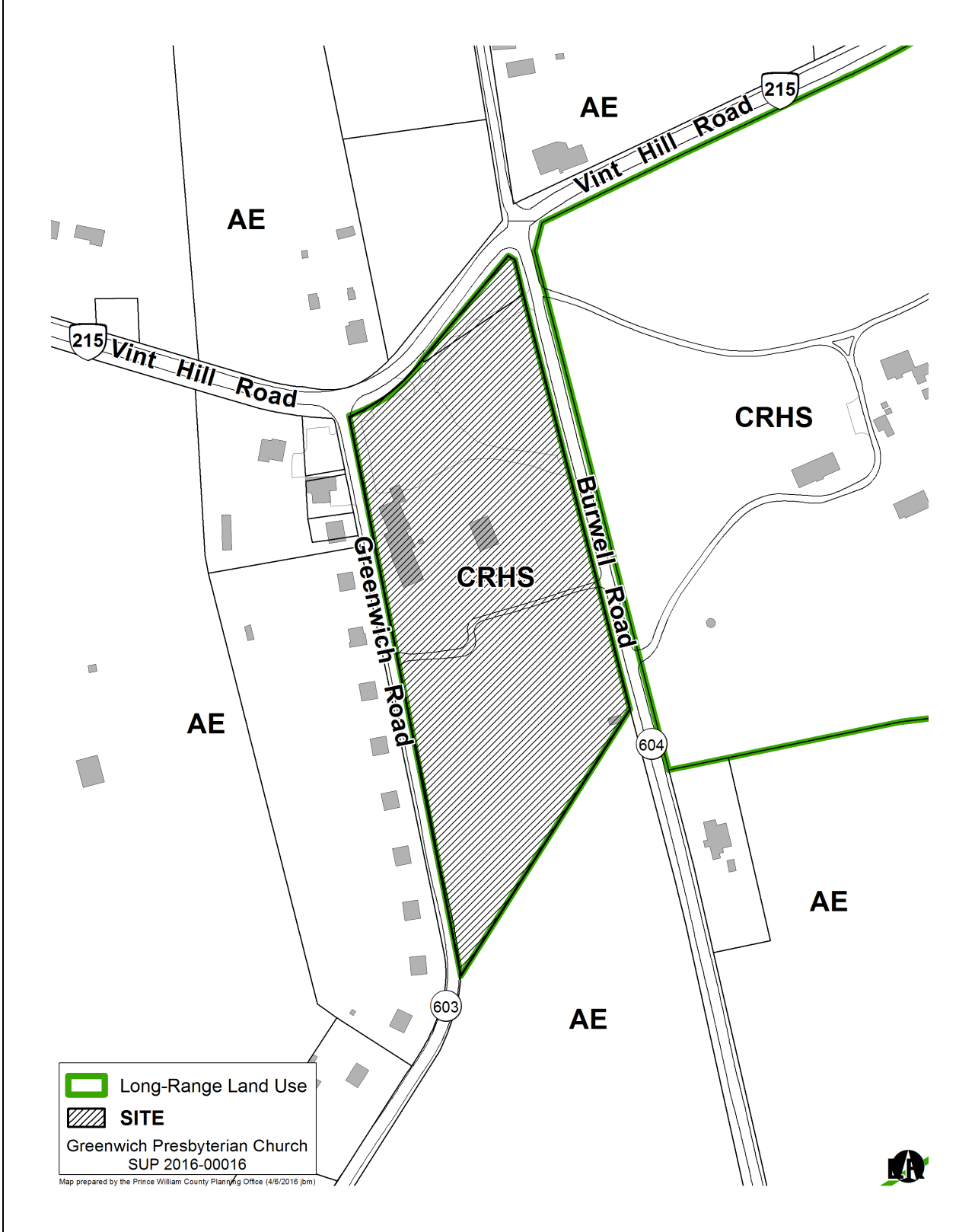
Attachment A – Maps
AERIAL MAP



Attachment A – Maps
EXISTING ZONING MAP



Attachment A – Maps
LONG-RANGE LAND USE MAP



Part I. Summary of Comprehensive Plan Consistency

Staff Recommendation: Approval

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.

Comprehensive Plan Sections	Plan Consistency
Long-Range Land Use	Yes
Cultural Resources	Yes
Transportation	Yes

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	Agricultural and low-density residential uses to the north. The NOVEC Wheeler Substation is located to the northeast of the site.	AE	A-1
South	Vacant land is located to the south.	AE, & ER	A-1
East	The Lawn, a CRHS, is located directly to the east of the property. Further to the east, there are mostly agricultural and low-density residential uses as well as the Prince William County Golf Course.	CRHS, AE, ER, & P & OS	A-1
West	To the west of the site, there are mostly residential and agricultural uses. The Oak Dale Baptist Church is located to the southwest of the site. Fauquier County is located ±0.55 miles west of the subject site.	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

Attachment B - Staff Analysis

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 is a request for a special use permit amendment to amend the conditions for SUP #PLN2010-00153 to allow the existing entrance on Vint Hill Road to remain on the property. The previously approved special use permit (SUP) conditions prohibited direct access to Vint Hill Road and required the existing entrance on Vint Hill Road to be closed. The religious institution with the related pre-school and ministry center are existing uses on the property that were approved with the previous special use permit. This special use permit amendment is not proposing any changes to the current uses on the property, therefore no new site improvements will be made to the property.

The site is located within the Rural Area of the County and is designated as CRHS, County Registered Historical Site, on the Long Range Land Use Map. The following table summarizes the uses, characteristics, and densities that are intended for the CRHS land use designation:

Long-Range Land Use Plan Classification	Land Uses Intended
County Registered Historic Sites (CRHS)	This classification is designed to protect important cultural resources. Cultural resources include architectural, archaeological, and historical resources. CRHS designations that are mapped on the Long-Range Land Use Plan Map include existing sites and districts that have a preservation easement or are listed on the National Register of Historic Places or Virginia Historic Landmarks Register; are incorporated into the County Zoning Ordinance as an Historic Overlay District or Special Public Interest District; are recorded as part of the Historic American Building Survey or the Historic American Engineering Record; or has been selected for inclusion in the annual evaluation and update of such list by the Historical Commission and approved by the Board of County Supervisors. Development in this designation that would potentially impact these resources shall occur in accordance with the standards and criteria set forth in the Cultural Resources Plan.

Proposal's Strengths

- **Zoning Classification** – The site is zoned A-1, Agricultural. A religious institution with an associated pre-school and ministry center are permitted uses in the A-1 Zoning District, pursuant to the approval of a special use permit.

Attachment B - Staff Analysis

- Long Range Land Use Designation & Preserving Character of Area – The site is classified as CRHS, County Registered Historical Site, in the Comprehensive Plan. The Greenwich Presbyterian Church site is listed on the Virginia Landmarks Register and the National Register of Historic Places. The previously approved special use permit conditions incorporated design guidelines for the buildings and landscaping on the site to minimize the impact on cultural resources and the rural area. Staff has included these design guidelines in the proposed conditions for this special use permit amendment to ensure that the historic and rural character of the area will continue to be preserved.
- Existing Uses & Development –There is no new development being proposed with this special use permit amendment request, and there are no proposed changes to the use parameters in the conditions. The purpose of this SUP amendment request is to amend the previously approved conditions to allow the existing Vint Hill Road entrance to remain on the property. The religious institution, related pre-school facility and ministry center are all existing uses on the property. This proposal will not create any new impacts to the area.

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.

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.

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

The Historical Commission reviewed the related special use permit amendment request at their meeting on February 9, 2016, and determined that no further work was needed. The County Archeologist reviewed the special use permit amendment request and determined that no cultural resource studies would be recommended.

Proposal's Strengths

- None identified.

Proposal's Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Cultural Resources 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 special use permit request does not propose any changes that will affect the amount of trips that could be generated with the continuation of this existing use. A traffic impact analysis (TIA) was not required for this application, because no new or additional trips will be generated from this existing use.

Proposal's Strengths

- Access – The existing Vint Hill road access is one of five access points available to the site and is used on a limited basis. The speed limit of Vint Hill Road is 35 mph in the vicinity of the Greenwich Presbyterian Church, however there is also a warning speed sign indicating that 20 mph is a safe speed to use near the site. This segment of Vint Hill Road also contains speed radar display signage that flashes the speed of passing vehicles. There is not a record of

significant traffic accidents near this existing access on Vint Hill Road. After the review of this proposal, VDOT and County Transportation staff determined that they have no objections to approving this special use permit amendment.

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:

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

Attachment C
Proposed Conditions dated April 21, 2016

PROPOSED CONDITIONS

Owner/Applicant: Greenwich Presbyterian Church

Special Use Permit: #SUP2016-00016

Prince William County GPIN 7295-56-9486 AND 7295-57-9535

Special Use Permit Area: ±7.85 acres

Zoning: A-1, Agricultural

Magisterial District: Brentsville

Date: April 21, 2016

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 "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 and unless waived by Prince William County.

The applicant shall file a site plan revision within one (1) year of approval of this special use permit (SUP) by the Board of County Supervisors. Approval of the site plan revision shall constitute commencement of the use. Approval of this SUP shall serve to supersede Special Use Permit #PLN2010-00153. In the event this special use permit is not granted as applied for by the Applicant, or if the site plan revision is not approved, these conditions are null and void, and the conditions accepted in SUP #PLN2010-00153, shall remain in full force and effect.

1. Site Development - The property shall be developed in substantial conformance with the following plan and the conditions herein:
 - a. Special Use Permit Plan, prepared by Land Design Consultants date stamped received April 20, 2016 by Prince William County's Planning Office. The buildings, parking areas, and travelways shall remain in their current locations as shown on the SUP Plan, unless they are removed by the applicant. If any of the buildings, parking areas, and/or travelways are removed from the property, then the current zoning performance standards will apply after their removal.
 - b. Lot Consolidation Plan – Prior to approval of the site plan revision, the applicant shall submit a lot consolidation plan to consolidate GPIN 7295-57-9535 into GPIN 7295-56-9486.

2. Use Parameters
 - a. Use Limitations - The use of the property shall be limited to a religious institution with a related pre-school and cemetery within the use parameters of the septic system design.
 - b. Sanctuary - The maximum seating capacity for the sanctuary shall be 300 seats.

Attachment C
Proposed Conditions dated April 21, 2016

c. Noise – No outdoor loudspeakers shall be permitted.

3. Community Design

a. Design Guidelines – The property shall be developed in substantial conformance with the Design Guidelines dated September 24, 2010.

b. Architecture - The design of the building shall substantially conform to the elevations that appear on the Exterior Elevations Plans entitled “Greenwich Presbyterian Church” and dated February 18, 2010. The applicant shall submit the architectural construction plan drawings, two weeks prior to the request for the building permit release letter, for review and approval of compatibility with the SUP Plan and the elevations plans by the Planning Director or his designee.

c. Refuse Storage Area - The refuse storage area will be screened with a board on board fence and gates that prohibit viewing this area from adjoining properties and public rights-of-way. The gates shall remain closed when not in use and the trash containers shall be emptied as necessary to prevent odors or infestation by vermin. Compliance with this condition will be evidenced with the final site plan approval.

d. Landscape Design – The Landscape Plan shall be submitted with submission of the first site plan and shall be prepared by a certified landscape designer or landscape architect and shall meet the intent as outlined in the Design Guidelines. The plantings within the buffer for the cemetery shall be included in the landscape plan. Planning and Development Services staff, with the participation of the County Arborist, shall review and approve the landscape plan and site plan for conformity with the Design Guidelines.

e. Landscaping – Landscaping, as evidenced on the final site plan, shall be provided in accordance with the Design Guidelines, and shall meet minimum requirements of the DCSM and the following standards at the time of planting:

- i. Existing mature vegetation shall be maintained and preserved in substantial conformity with the limits of clearing and grading shown on the SUP Plan. Said existing vegetation shall be preserved, subject only to disturbance for the removal of noxious vegetation, such as poison ivy, poison oak, etc., as well as dead, dying or hazardous trees or dead or dying shrubbery. In the event of disturbance, the preserved area shall be replanted and/or supplemented with vegetation as may be permitted by applicable utility easements to achieve minimum DCSM standards. The foregoing language shall not be interpreted to preclude the applicant from constructing and maintaining perpendicular road and utility crossings, a freestanding sign and landscaping as shown on the SUP Plan.

Attachment C
Proposed Conditions dated April 21, 2016

- ii. The Applicant shall provide a 25' cemetery buffer as shown on the SUP Plan. This buffer shall be planted with a minimum of 80 plant units per 100 linear feet. This buffer will be landscaped in accordance with the Design Guidelines and complement the existing historic nature of the site.
- iii. All plantings shall be drought-resistant and indigenous or other species approved with the final site plan.
- iv. The Applicant shall provide a tree preservation and landscape plan in accordance with the Tree Selection Guide to help ensure survival of any save trees. This plan shall be prepared by a certified arborist or landscape architect.
- v. In order to protect the existing trees within the proposed buffers, prior to any demolition of existing site features the following conditions shall be met.
 - A. The limits of disturbance shall be marked in the field.
 - B. Tree protection fencing in the form of super silt fence or orange safety fence shall be installed to DCSM standards at these limits.
 - C. Inspection and approval of the limits of disturbance shall be performed by the County Arborist and the Public Works Site Inspector during a preconstruction meeting.
 - D. All demolition work shall remain within the limits of disturbance defined on the approved site plan.
- f. Signs - All signage shall comply with the standards set forth in the Zoning Ordinance and Design and Construction Standards Manual (DCSM). In addition, the following shall apply to signage and advertising on the site:
 - i. The existing sign at the intersection of Vint Hill Road and Greenwich Road shall be allowed to remain and be altered or changed provided it is in compliance with the Zoning Ordinance.
 - ii. Banners, pennants, streamers, balloons, figures and other attention getting devices not permitted by the zoning ordinance shall be strictly prohibited.
 - iii. Appropriate traffic signs such as "Stop, One-Way, Do Not Enter, Right In Only and Yield to Pedestrians" and on-site directional signs required to alert customers to one-way traffic movements, pedestrian crossings shall be provided as determined necessary at the time of final site plan review.

Attachment C
Proposed Conditions dated April 21, 2016

- iv. Parking and signage for handicapped customers shall be provided in accordance with the DCSM and other current standards.
- v. Sign permits are required for all signs. Color, scaled renderings of all signage shall be submitted as part of the sign permit approval process.
- g. Lighting
 - i. 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 plan.
 - ii. The height of freestanding lighting fixtures shall not exceed eighteen (18) feet, compliance with which shall be demonstrated on the final site plan.
 - iii. No neon or spot lighting shall be permitted.
- 4. Pedestrian Access - As shown on the SUP plan, sidewalks within the limits of the SUP area, shall be installed and shall be shown on the final site plans.
- 5. Maintenance of Property
 - a. Site Maintenance - The owner/applicant shall maintain the site and shall pick up trash, litter and debris on a daily basis.
 - b. Graffiti Removal - The applicant agrees to remove any graffiti from the property. Graffiti shall be deemed any inscription or marking on walls, buildings or structures not permitted by the sign regulations in Section 32- 250.20 *et. seq.* of the zoning ordinance. Any graffiti is to be reported to the Prince William County Police Department before removal.
- 6. Environment
 - a. Water Quality - The applicant shall contribute \$75 per acre of the SUP area at the time of final site plan review for the County to conduct water quality monitoring, stream restoration projects, and/or drainage improvements. This condition has been satisfied with payment received on 7/16/2012 (Receipt #2013001056).
- 7. Fire and Rescue
 - a. Monetary Contribution - The owner/applicant shall make a \$0.61 per square foot of building area monetary contribution for fire and rescue services to the Board of

Attachment C
Proposed Conditions dated April 21, 2016

County Supervisors prior to, and as a condition of issuance of final site plan approval.

8. Transportation

- a. Access Points - The number of public access points to the site is limited to five as shown on the SUP plan.
- b. Emergency Access – The emergency access road, as shown on the SUP plan shall be provided using a grasscrete or an equivalent surface material capable of supporting required vehicle weight. Compliance with this condition shall be demonstrated on the approved final site plan.
- c. Obstruction of Travelways - The applicant shall ensure that any vehicles associated with the use do not obstruct the travel ways, fire lanes, adjoining road network or encroach upon buffer and landscaped areas as shown on the SUP plan.

9. Septic Field -

- a. The site shall have and maintain a septic system that is approved by the Health Department. The maximum intensity of the use of the property shall stay within the design parameters of the approved septic system, not to exceed the use parameters identified in Condition #2.
- b. No building permits or construction permits are to be issued until the property has received permits to construct the sewage disposal system from the Prince William County Health Department and public water well from the Virginia Department of Health, Office of Water Programs. Further, no Occupancy Permit will be issued until the requisite Sewage Disposal System Operations Permit have been obtained from the Prince William County Health Department and CTO for the public water well have been obtained from the Virginia Department of Health, Office of Water Programs.

10. Curation – The Applicant has completed Phase I archaeological studies and shall curate with the County all artifacts, field records, laboratory records, photographic records, computerized data and other historical records, produced or recovered during the two archaeological surveys. All artifacts and records submitted for curation shall meet current professional standards and *The Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation*. A curation fee identical to VDHR's curation fee will be paid by the Applicant at the time of delivery to the County. Ownership of all records submitted for curation shall be transferred to the County with a letter of gift. This condition has been satisfied with payment received on 3/22/2011 (Receipt #2011017937).

Attachment C
Proposed Conditions dated April 21, 2016

11. Monetary Escalator - In the event the monetary contributions set forth in the development conditions are paid to the Prince William County 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.

**Attachment E
Building Elevations Dated February 18, 2010**



SANCTUARY END ELEVATION

CLASSROOM END ELEVATION

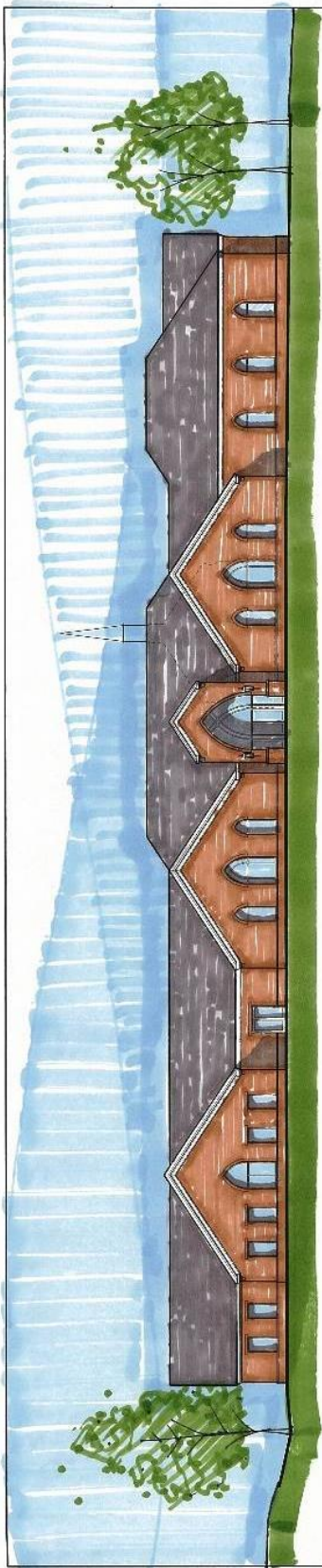
John E. Heltzel
AIA

1005 PERSIMMON LANE
GREENWICH, VA 20112 PHONE
(703) 630-3176
WWW.JEH.AIA.COM

Greenwich Presbyterian Church

FEBRUARY 18, 2010

Attachment E
Building Elevations Dated February 18, 2010



FRONT ELEVATION (View from New Parking Lot)



REAR ELEVATION (View from Existing Chapel)

JOHN F. HELTZEL
ARCHITECTS
1425 W. 10TH ST. SUITE 100
DENVER, CO 80202
TEL: 303.733.4600
WWW.JFH.AIA.COM

Greenwich Presbyterian Church

FEBRUARY 18, 2010

Design Guidelines
Greenwich Presbyterian Church
Date: September 24, 2010

Purpose

The purpose of these guidelines is to preserve the historic church and cemetery and assist the Greenwich Presbyterian Church (congregation) in achieving their preservation goals while continually evolving their campus.

Definitions

Principal Structure – A structure whose primary function houses human activity or directly supports or enhances Church activities. These include the historic church, the administration building, and the proposed Ministry Center and Sanctuary, as well as structures important to the landscape setting, such as the rustic gazebo on the church grounds.

Auxiliary Structure – support structures such as sheds, trash receptacle enclosures, propane tank sheds, etc.

Historic Church – The original Greenwich Church built in 1859.

Campus Setting

In order to provide an organized and comprehensive framework for current and future church structures, it is the intent of the congregation to establish a campus setting for the church grounds. All principal church structures should be organized in an ordered fashion so as to have a logical arrangement of similar functions within buildings. In order to enhance this setting, the arrangement of spaces within the campus, generous landscaping, and the use of open space are recognized as key design considerations and shall be utilized in the planning process to locate future structures. The physical arrangement of structures shall be as depicted on Exhibit A, which is a modified excerpt of Sheet 2 of the special use permit (SUP) plan that was approved with the conditions from the previous special use permit for Greenwich Presbyterian Church (SUP #PLN2010-00153). Future buildings may be permitted provided these guidelines are followed.

Statement of Approach

Key components to the campus design are 1) preservation of the integrity of the historic church, 2) placement of the principal structures around a central open space referred to in these guidelines as the Historic Core (these are labeled and depicted in Exhibit A), 3) integration of future church structures within the existing campus, and 4) creation of a courtyard atmosphere in the Historic Core.

Attachment F Design Guidelines Dated September 24, 2010

Historic Core

The Historic Core is centered on the historic church, is identified on Exhibit A and is framed by the following reference points:

- North: Framed by the end of burials and the current parking lot.
- East: Framed by Burwell Road.
- South: Framed by the proposed Ministry Center and Sanctuary.
- West: Framed by the administration building

The Historic Core contains the historic church and burials within the cemetery. The Historic Core is essential for maintaining the historic feel and providing the appropriate landscape setting. This is the primary open space on the campus and is both an active space, as services are held in the historic church and cemetery, and a setting for remembrance and contemplation. Other outdoor activities may also occur in this area.

The maintenance of the existing landscape, the replacement of trees (especially the white oaks) and shrubs, the preservation or replacement of structures within the Historic Core (such as the existing Gothic-style gazebo), and screening of dissimilar views are important factors. Views between different points of the church grounds shall be maintained. Within the Historic Core, sidewalks may be used to connect structures and to form geometric sub-areas. As there are existing burials within the Historic Core, any future walkway shall not traverse over a grave space. No future principal building shall encroach on this space. Additionally, areas for parked vehicles should be screened and cars should not be visible from the Historic Core. These guidelines do not affect any future burials. Future burials are permitted within the cemetery at the discretion of the church.

Use and Arrangement of Architectural Features

It is intended that the historic church remain the most prominent architectural feature on the church grounds. The historic church has prominent and distinctive Gothic features that shall be retained. These include: 1) false buttresses; and 2) large windows with pointed arches. In conformance with The Secretary of Interior's Standards for Rehabilitation (Standard #9), these features should not be repeated, in the exact form, on future principal structures. Modern architectural elements shall be clearly distinguishable from historic features found on the historic church. However, it is permissible to repeat the rhythm of architectural elements or fenestration, found on the historic church, on future principal structures.

By design, the proposed Ministry Center and Sanctuary lacks a dominant architectural element when viewed from its north elevation so that any single architectural feature, such as an entry hall, does not dominate the Historic Core. Instead, the Ministry Center and Sanctuary is broken up into a series of low-profile building features. These shall be characteristic but not exact copies of architectural features found on the historic church. The mass and roof forms shall be designed in such a way as to reduce the scale of the proposed Ministry Center and Sanctuary.

Attachment F

Design Guidelines Dated September 24, 2010

Building Materials and Roof Materials

Materials and colors may closely match the historic church but shall not be identical. This is in conformance with The Secretary of Interior's Standards for Rehabilitation (Standard #9). Using this standard, a building element may be compatible with, but not identical to, the historic building elements. For example, new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features. The brick color may match that of the historic church. The roof shall be asphalt shingle and the shingle shall match the shingle of historic church in size and color.

Windows, Cornice and Eave Details

Cornice, eave and window details shall be compatible with the historic church but not identical. The spacing of the Gothic arch employed on the windows of the historic church may be repeated on the proposed Ministry Center and Sanctuary. However, building materials identical to the historic church, such as the stained glass, shall not be copied.

Cornerstone Placement and Dating

All proposed and future principal structures shall include a cornerstone bearing the year that construction was completed.

Auxiliary Structures and Building Mechanicals

Building mechanical equipment shall be out of sight from the historic church. The trash receptacle enclosure shall be unobtrusive, preferably located away from the Historic Core. Any propane tanks should be buried.

Landscape Plan

1. The intent of the landscape plan shall be realized within 5 – 10 years.
2. The 25 foot buffer between the cemetery and the proposed Ministry Center and Sanctuary shall be included in the landscape plan.
3. In an effort to preserve an open atmosphere within the Historic Core, trees shall be selected and placed so that views under the canopy are maximized. Species of trees ideal for this setting are high-crowned (such as American Elm, New Harmony, Valley Forge, or Zelkova) which will permit a person to walk underneath unencumbered. These species allow maximum visibility from points throughout the Historic Core. Bushy type shrubs, which block views at the primary viewing layer between three and eight feet above ground level, shall be discouraged.

Attachment F
Design Guidelines Dated September 24, 2010

4. Views from the Historic Core to the proposed Ministry Center and Sanctuary shall consist of shrubs and flowering ornamentals three feet in height or less, whose density should thin towards the Historic Core, and trees selected and placed so that views under their canopy are maximized. Plantings of 80 units per 100 feet shall be achieved. The cemetery buffer required in Section 32-250.110.4. of the County's Zoning Ordinance and Section 802.11B.2. of the Design and Constructions Standards Manual shall be included in these plantings.
5. Views from the historic core to the Administration Building shall consist of trees selected and placed so that views under their canopy are maximized. Plantings of 80 units per 100 feet shall be achieved.
6. Views from the Historic Core to the parking lot to the north and Burwell Road to the east shall be screened using shrubs and flowering ornamentals three feet in height or less whose density should thin towards the Historic Core. Plantings of 80 units per 100 feet shall be achieved.
7. The existing gravel road which will become the cemetery buffer (see bullet 4 above) shall be excavated and any foreign material removed. The remaining soil shall be loosened to a depth of three feet. The top six inches shall consist of clean top soil with an organic content of 5 percent.
8. To maintain the look and feel of the Historic Core, trees and shrubs shall be replaced with a similar nature tree in advance of natural tree death.

Review Process

Planning and Development Services staff, with the participation of the County Arborist, shall review and approve the landscape plan and site plan for conformity with the above guidelines.

Attachment G
Historical Commission Resolution

HISTORICAL COMMISSION RESOLUTION

MOTION: CUNARD

February 9, 2016

SECOND: BRACE

Regular Meeting

Res. No. 16-011

RE: LAND DEVELOPMENT RECOMMENDATIONS

ACTION: APPROVED

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

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

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

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

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
REZ2016-00006	Carter's Grove 2 nd Submission	No further work
REZ2016-00010	Danfora Property	No further work
SUP2016-00014	Effingham Manor	Request Phase I study across the property and, if warranted, Phase II evaluation and Phase III data recovery study. Artifacts to be donated to and curated with the County. Phase I study to include a complete site history. Request integrity of Historic Building exteriors be maintained in their current form: Effingham Manor, smokehouse, well house, blacksmith shop, slave house. Request integrity of interior of Effingham Manor, smokehouse, well

Attachment G
Historical Commission Resolution

February 9, 2016
Regular Meeting
Res. No. 16-011
Page 2

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
		house, and blacksmith shop be maintained in their current form, except additions for wine tasting. Wine tasting additions should be constructed to be removable so that at a future date the interior can be restored to its present condition.
SUP2016-00015	Anthem Telecom @ Potomac Shores	Phase I study/cemetery delineation and, if warranted, Phase II evaluation and Phase III data recovery study. Artifacts to be donated to and curated with the County.
SUP2016-00016	Greenwich Presbyterian Church, SUP Amendment	No further work

Votes:

Ayes: by acclamation

Nays: None

Absent from Vote: None

Absent from Meeting: Bish, Duley, Johnson

MOTION CARRIED

CERTIFIED COPY  _____
Secretary to the Commission