

**MOTION:**

**December 4, 2007  
Regular Meeting  
Res. No. 07-**

**SECOND:**

**RE: DENY COMPREHENSIVE PLAN AMENDMENT #PLN2007-00583,  
FIRESIDE WESLEYAN CHURCH  
BRENTSVILLE MAGISTERIAL DISTRICT**

**ACTION:**

**WHEREAS**, this is a request to amend the Comprehensive Long-Range Land Use Plan from Agricultural or Estate, AE, to Semi-Rural Residential, SRR. The comprehensive plan amendment (CPA) site is located on the west side of James Madison Highway (Route 15), approximately 3,500 feet north of its intersection with Lee Highway (Route 29). The special use permit site is identified on County maps as GPIN 7297-02-3693.pt. The site is designated AE, Agricultural or Estate; and

**WHEREAS**, staff has reviewed the subject application and recommends approval, as stated in the staff report; and

**WHEREAS**, the Planning Commission held a public hearing on this item on October 17, 2007 and recommends approval, as stated in Planning Commission Res.07-071; and

**WHEREAS**, a Board of County Supervisors' public hearing, duly advertised in a local newspaper for a period of two weeks, was held on December 4, 2007, and interested citizens were heard; and

**WHEREAS**, general welfare and good zoning practice are not served by the approval of the application;

**NOW, THEREFORE, BE IT RESOLVED** that the Prince William Board of County Supervisors does hereby deny Comprehensive Plan Amendment #PLN2007-00583, Fireside Wesleyan Church.

**December 4, 2007  
Regular Meeting  
Res. No. 07 -  
Page Two**

**Votes:**

**Ayes:**

**Nays:**

**Absent from Vote:**

**Absent from Meeting:**

**For information:**

Planning Director

Rev. Allen J. Perdue  
4295 Aiken Dr.  
Warrenton, VA 20187

**CERTIFIED COPY**

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**Clerk to the Board**



Craig S. Gerhart  
County Executive

# COUNTY OF PRINCE WILLIAM

OFFICE OF EXECUTIVE MANAGEMENT

1 County Complex Court, Prince William, Virginia 22192-9201  
(703) 792-6600 Metro 631-1703 FAX: (703) 792-7484

BOARD OF COUNTY SUPERVISORS

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November 28, 2007

**TO:** Board of County Supervisors

**FROM:** *for* Stephen K. Griffin, AICP *by*  
Director of Planning

**THRU:** Craig S. Gerhart  
County Executive

**RE:** Comprehensive Plan Amendment #PLN2007-00583, Fireside Wesleyan Church  
**Brentsville Magisterial District**

**I. Background is as follows:**

- A. Comprehensive Plan Amendments – Under the Code of Virginia, the Board of County Supervisors can initiate amendments to the adopted Comprehensive Plan. The Board of County Supervisors initiated CPA #PLN2007-00583, Fireside Wesleyan Church, on March 20, 2007, as part of the annual Comprehensive Plan Amendment initiation process.
- B. Request - This is a request to amend the Comprehensive Long-Range Land Use Plan from Agricultural or Estate, AE, to Semi-Rural Residential, SRR for a +/-14.61 acre parcel. A companion Special Use Permit (SUP #PLN2007-00337) has also been filed.
- C. Location – This proposal is located on the west side of James Madison Highway (Route 15), approximately 3,500 feet north of its intersection with Lee Highway (Route 29) (see maps in Attachment A). The special use permit site is identified on County maps as GPIN 7297-02-3693.
- D. Existing Zoning and Land Use – This site is zoned A-1, Agricultural, and is vacant.

- E. Adjacent Land Uses – The subject site is surrounded by A-1 zoned properties to the south, east and west, and to the north are SR-1 zoned properties. The property abuts large lot single-family detached dwellings to the south and west; across Route 15 to the east are large lot single-family detached dwellings and vacant land, and single-family detached dwellings are located to the north.

**II. Current Situation** is as follows:

- A. Planning Commission Recommendation – The Planning Commission recommends denial of Comprehensive Plan Amendment #PLN2007-00583, Fireside Wesleyan Church, based on the encroachment of the Development Area into the Rural Area and the intensification of the use of the site with the extension public sewer. Staff concurs. See Attachment B for the Staff Analysis.
- B. Public Hearing – A public hearing before the Board of County Supervisors is scheduled for December 4, 2007.

**III. Issues** are as follows:

- A. Policy - What are the broad Board policy and Comprehensive Plan implications if this request is approved?
- B. Zoning and Site Development – What zoning districts would be consistent with this CPA?
- C. Community Input – Have members of the community raised any issues?
- D. Legal – What are the pertinent legal issues associated with this proposal?
- E. Timing – Is there a time limit for the Board of County Supervisors to take action on this proposal?

**IV. Alternatives** are as follows:

- A. Deny CPA #PLN2007-00583, Fireside Wesleyan Church.
  - 1. Policy – The study area would retain the AE designation.

2. Zoning and Site Development – The existing A-1 zoning district would remain in place. The companion SUP for Fireside Wesleyan Church, SUP #PLN2007-00337, can be included as a religious institution, which is allowed in the A-1 zoning district, regardless of the Long –Range Land Use designation.
3. 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 received several telephone calls concerned that this religious institution, as proposed, constitutes the encroachment of incompatible development into the Rural Area. Several church members spoke in favor of the application at the Planning Commission public hearing and one citizen cited concerns with the size of the development possibly being too intense for the Rural Area.
4. Legal – The property would continue to be designated AE and zoned A-1. Legal issues resulting from the Board of County Supervisors’ action would be addressed by the County Attorney.
5. Timing – There is no legal time frame for Board action on a CPA application; however, it is the Office of Planning’s recommendation that the final action be taken within one year of receipt of the application. The one-year recommended time frame is March 20, 2008; however, the time frame for the SUP if it was also limited to be heard within on year is December 14, 2007. The CPA and SUP do not have to be decided at the same time since the SUP for the religious institution use can be heard regardless of the Long-Range Land Use Plan designation based on the site being zoned A-1 where religious institutions may be allowed with an SUP.

B. Approve CPA #PLN2007-00583, Fireside Wesleyan Church.

1. Policy – Several of the Comprehensive Plan Analysis Criteria are not met with this proposal. Primarily, this Comprehensive Plan Amendment does not focus public services within the existing Development Area, could lead to a loss of open space, and would set a precedent to allow the relocation of the Rural Area boundaries encouraging development that could ultimately be for uses other than for religious institutions. The SRR designation constitutes a net decrease in the Rural Area of the County and will likely usher in more similar requests, which could result in the loss and degradation of the Rural Area.

2. Zoning and Site Development – The zoning would remain A-1, but sewer could be extended to serve the proposed church. A rezoning application could be requested to allow development of the site for 1 dwelling unit per 1-5 acres consistent with the SRR designation. The existing zoning is A-1, Agricultural. The semi-rural residential zoning districts – SR-1, SR-3, and SR-5 – would implement the SRR designation. A rezoning application to change the A-1 zoning has not been submitted.
3. 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 received several telephone calls concerned that this religious institution, as proposed, constitutes the encroachment of incompatible development into the Rural Area. Several church members spoke in favor of the application at the Planning Commission public hearing, and one citizen cited concerns with the size of the development possibly being too intense for the Rural Area.
4. Legal – Approval of this application would change the Comprehensive Plan Land Use designation from AE to SRR. Legal issues resulting from Board of County Supervisors’ action would be addressed by the County Attorney.
5. Timing - There is no legal time frame for Board action on a CPA application; however, it is the Office of Planning’s recommendation that the final action be taken within one year of receipt of the application. The one-year recommended time frame is March 20, 2008; however, the time frame for the SUP if it was also limited to be heard within one year is December 14, 2007. The CPA and SUP do not have to be decided at the same time since the SUP for the religious institution use can be heard regardless of the Long-Range Land Use Plan designation based on the site being zoned A-1 where religious institutions may be allowed with an SUP.

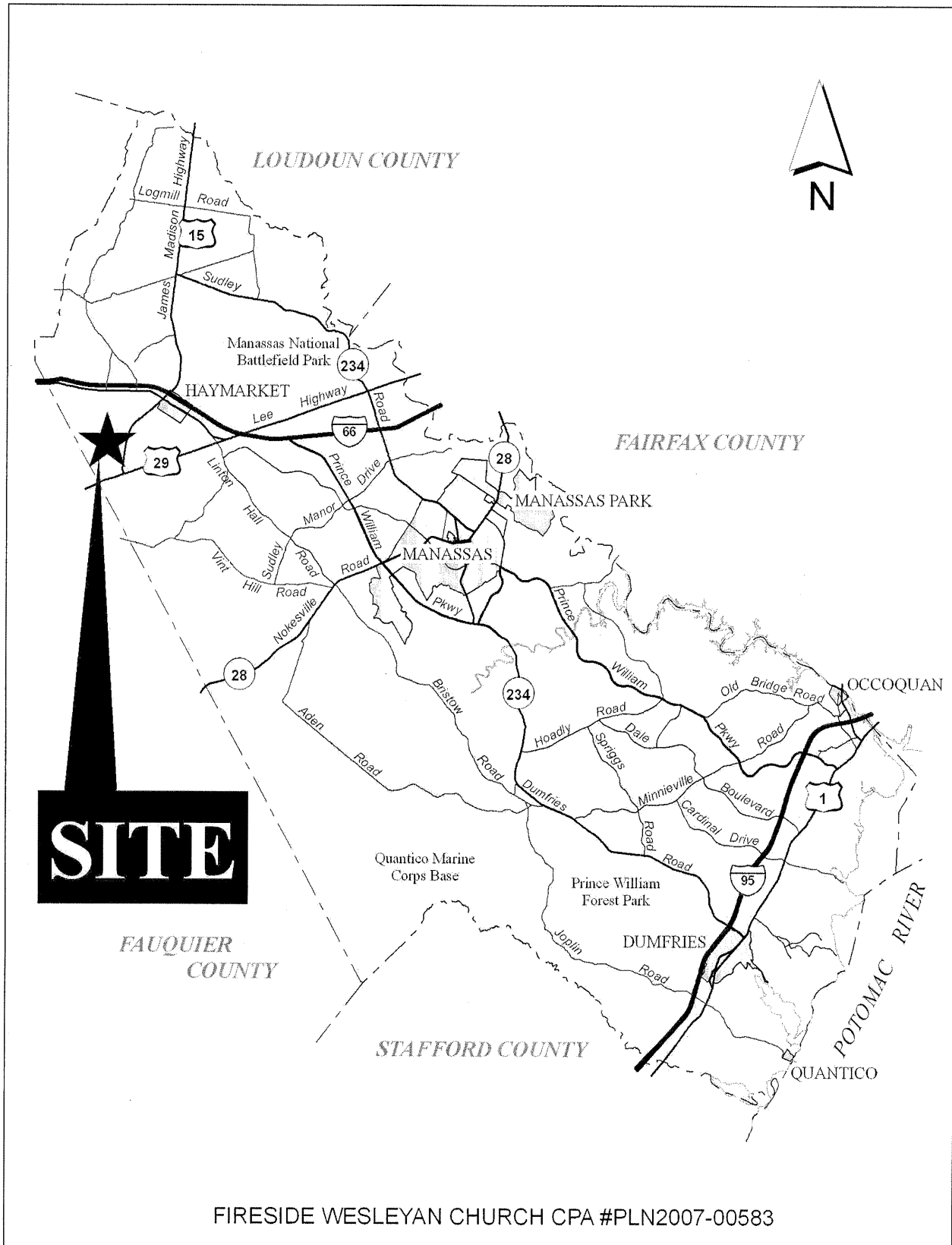
V. Recommendation - is that the Board accept Alternative A and adopt the attached Resolution.

Staff: Fran Burnszynski, 703-792-6962

Attachments:

- A. Area Maps
- B. Staff Analysis
- C. BOCS Initiating Resolution
- D. Planning Commission Resolution

Attachment A - Maps  
VICINITY MAP



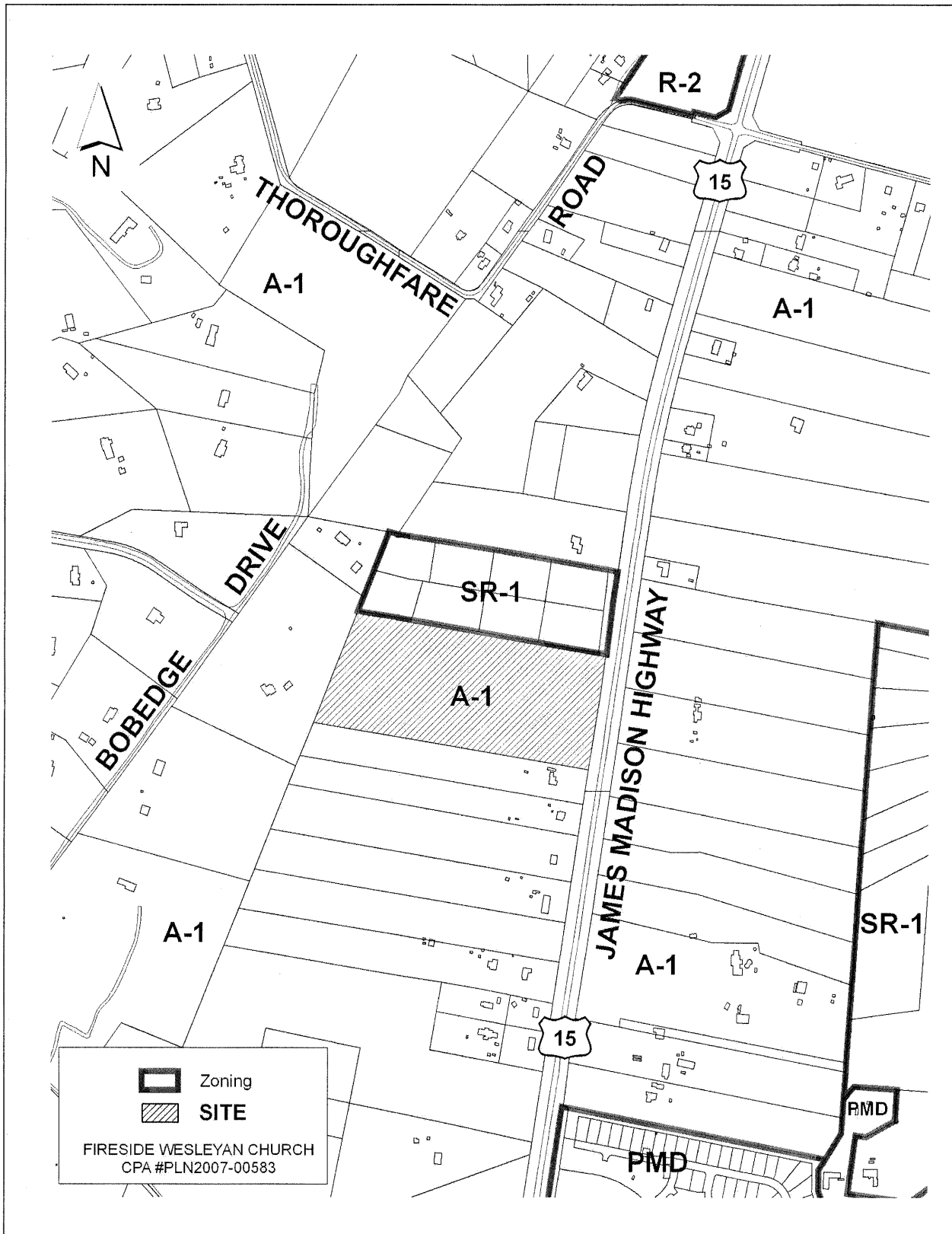
FIRESIDE WESLEYAN CHURCH CPA #PLN2007-00583

Attachment A – Maps  
AERIAL MAP

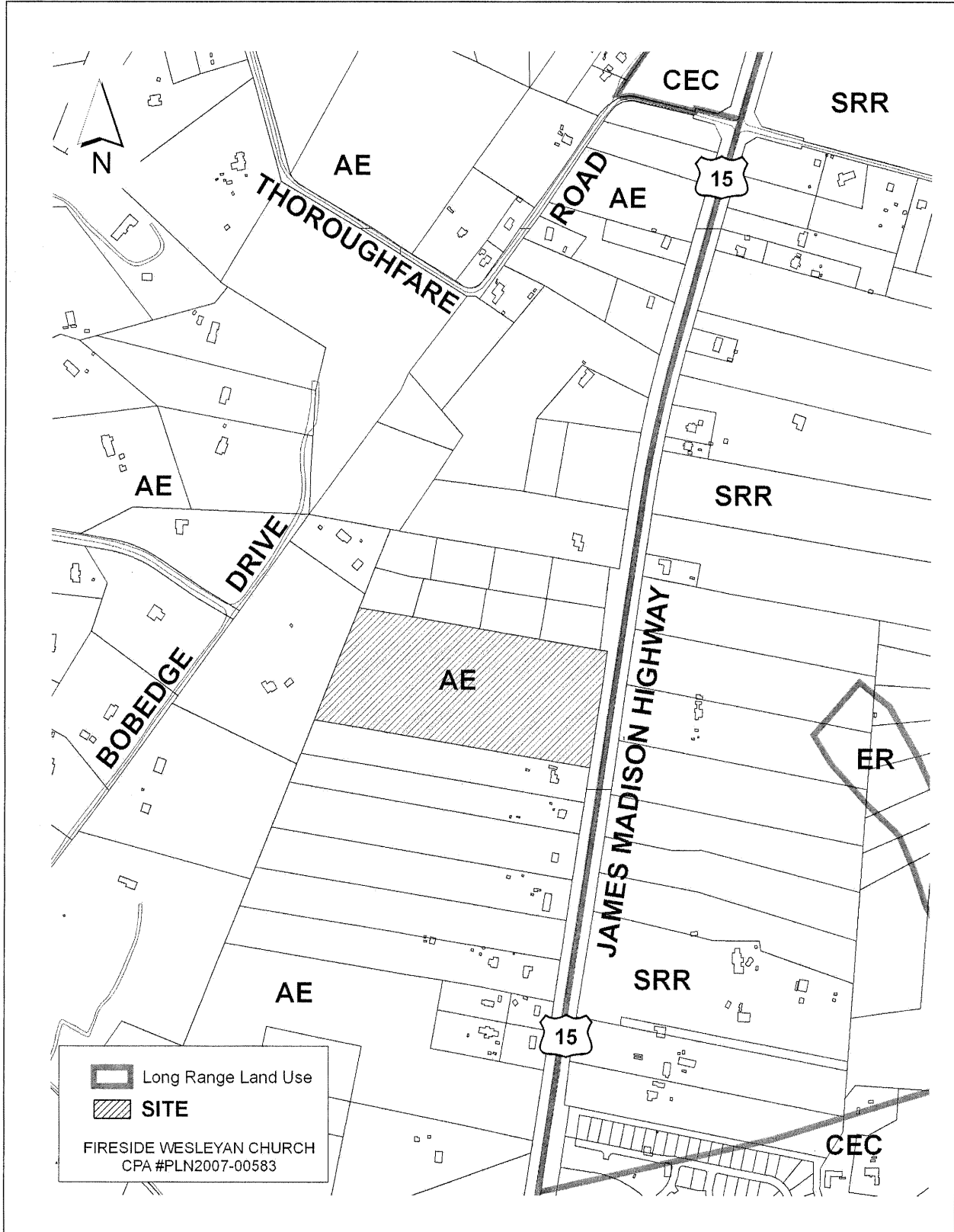




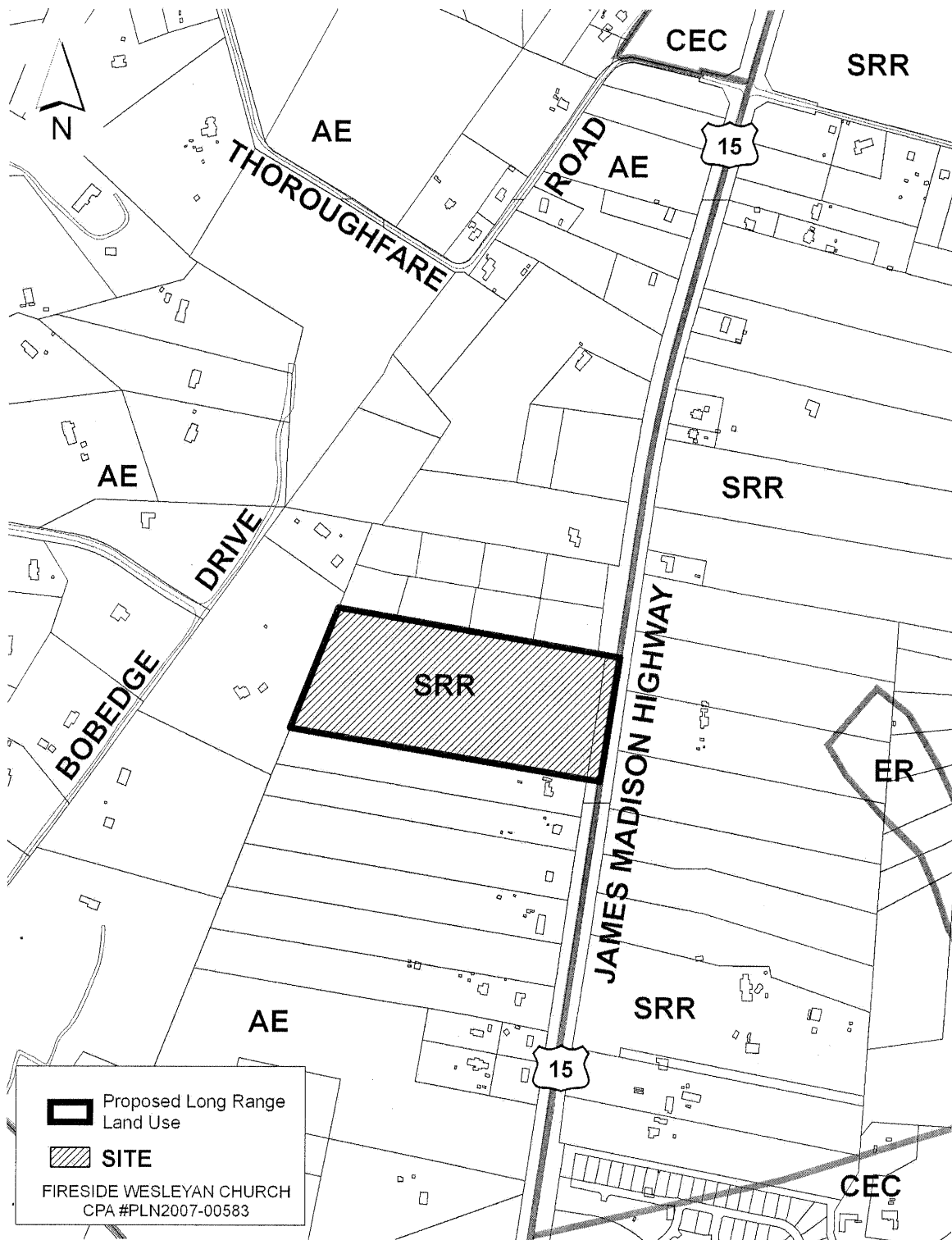
Attachment A – Maps  
EXISTING ZONING MAP



Attachment A – Maps  
EXISTING LONG-RANGE LAND USE MAP



Attachment A – Maps  
PROPOSED LONG-RANGE LAND USE MAP



**Comprehensive Plan Consistency Analysis**

The following is a staff analysis of this proposal's consistency with the Comprehensive Plan. This analysis is based on the relevant Comprehensive Plan Long-Range Land Use Plan objectives. These objectives are used as the criteria in determining appropriateness of a Comprehensive Plan Amendment.

Proposal: Reclassify one +/-14.61 acre parcel from Agricultural or Estate (AE)) to Semi-Rural Residential (SRR). The site is located on the west side of James Madison Highway (Route 15), +/-3,500 feet north of its intersection with Lee Highway (Route 29).

Properties surrounding the site to the north, south and west are planned AE albeit, that the parcels to the north are zoned SR-1, and the properties to the east across Route 15, which is generally considered the dividing line between the Development Area and Rural Area in this part of the County, are planned SRR. It should be noted that this proposal, if approved, would create a net decrease in the Rural Area of the County. A similar proposal initiated at the same time as for Park Valley Church offers a land swap that will maintain the net acreage in the Rural Area in the County.

**COMPREHENSIVE PLAN POLICY ANALYSIS CRITERIA**

1. **Economic Development Opportunities** – Ensure adequate land to allow the County to compete for economic development opportunities that will bring new professional and other high-paying jobs. Focus on tourism and historic preservation as positive components of economic development.

Not applicable.

2. **Diversity of Housing** – Provide a diversity of housing types at appropriate locations within the County.

The existing AE designation primarily is used for agricultural uses and large-lot single family detached units. Designating the area SRR would promote encroachment of higher density residential development into the Rural Area and a reduction in the rural land area of the County. It should be noted that the companion SUP does not request residential development, but the re-planning of the site would allow and could even facilitate a future rezoning, increasing the residential density of the site, which does not support the criterion of locating housing within appropriate areas of the County.

3. **Transit-Oriented Development** – Plan for greater emphasis on transit within the Development Area. Encourage developments near future transit corridors to develop in a transit-compatible manner, incorporating provision of transit services, facilities, and commuter lots. Where appropriate, encourage higher densities/intensities and mixed uses near transit locations.

This project is not located on a transit corridor.

4. **Compatible Land Uses** – Protect existing and planned land uses from the encroachment of incompatible land uses.

The subject property has been zoned A-1, Agricultural, since the inception of zoning in Prince William County.

The surrounding properties to the south, east and west are also zoned A-1, Agricultural, and the property to the north is zoned SR-1, Semi-Rural Residential-1 du/ac; however, it is planned AE as are all the adjacent properties on the west side of Route 15. As such, the proposed planning district, SRR, would facilitate the encroachment of incompatible land uses by allowing semi-rural residential uses in the existing Rural Area and, thus, does not support this criterion.

5. **Environment and Open Space** – Protect environmentally sensitive land and maintain open space.

The companion SUP application, if approved, protects an intermittent stream channel to the rear of the site and associated steep slopes, highly erodible soils and wetlands. If the religious institution governed by the SUP expires due to inactivity or is not implemented, the protections established under the SUP would cease. New development will require appropriate mitigation measures to protect sensitive land and open space. This criterion is met.

6. **Mixed-Use Neighborhoods** – Encourage, in appropriate Development Area locations, livable, planned communities with a mix of residential, nonresidential, public, and open space uses at a neighborhood scale.

A mixed-use development would not be compatible with the existing Rural Area and is not contemplated with this CPA or the associated SUP.

## Attachment B Staff Analysis

7. **Public Services in the Development Area** – Focus future public services within the Development Area, giving priority to areas of economic development or redevelopment initiatives.

This application, if approved, expands the area to be covered by public services, namely public sewer, to include part of the Rural Area. The proposal does not represent economic development or redevelopment, nor does it focus public services within the existing Development Area and, accordingly, does not support this criterion.

8. **Adequate Level of Service** – Encourage adequate public utilities, facilities, and associated levels of service, to serve existing and anticipated populations and businesses.

The conditions of the associated SUP application address adequate LOS through monetary contributions for fire and rescue purposes according to the Policy Guidelines and for water quality monitoring and/or stream restoration purposes. Further, the conditions of the SUP require the applicant to pay for the necessary connections to public water and sewer service system and provide transportation improvements relevant to the SUP application. If the SUP is not approved or is not implemented, the LOS will not be provided, but any future rezonings or SUP requests would need to address the adequacy of LOS. This criterion is met.

9. **Road, Pedestrian, and Transit Facilities** – Maintain road capacity at LOS “D.” Consider denying applications for additional development if existing and proposed facilities cannot absorb additional demand.

The existing level of service at Route 29 and Route 15 is LOS E during P.M. peak, but otherwise has acceptable LOS. However, the underlying SUP proposal is not expected to appreciably impact the LOS at the intersection because its peak traffic period is on Sunday morning. The transportation impacts of the associated SUP and religious institution are addressed in the conditions. If the SUP ceases or is not implemented, the applicant will have to pursue future action by the Board of County Supervisors such as a SUP or rezoning if there is to be more than one house on the property. At that time, the impact will be addressed. This criterion is met.

10. **Sector Plans** – Use sector plans to address “areas of concern” that require more detailed planning.

Does not apply.

**Attachment B**  
**Staff Analysis**

11. **Quality of Life** – Maintain and improve the quality of life for all County residents by preserving open space, protecting valuable environmental resources, and encouraging growth in appropriate areas and locations.

This request, if approved, will set a precedent to allow expansion of the Development Area into an area that is primarily surrounded by rural planning and zoning. Further, this re-planning action will encourage the future rezoning of this site to accommodate 5 to 14 dwelling units if the church applicant does not implement this SUP or it ceases. As such, it does not meet the standards of this criterion.

**Recommendation:** Staff recommends denial of Comprehensive Plan Amendment PLN2007-00583 as initiated by the Board of County Supervisors.

## Attachment C – BOCS Initiating Resolution

MOTION COVINGTON

March 20, 2007  
Regular Meeting  
Res. No. 07-249

SECOND: NOHE

RE: INITIATE COMPREHENSIVE PLAN AMENDMENT #PLN2007-00399 –  
PARK VALLEY CHURCH – GAINESVILLE MAGISTERIAL  
DISTRICT, AND

INITIATE COMPREHENSIVE PLAN AMENDMENT #PLN2007-00583 –  
FIRESIDE WESLEYAN CHURCH – BRENTSVILLE DISTRICT

ACTION: APPROVED

WHEREAS, under Section 15.2-2229 of the Virginia Code, the Prince William Board of County Supervisors may consider amendments to the Comprehensive Plan; and

WHEREAS, if the Prince William Board of County Supervisors decides to initiate consideration of such an amendment, the Planning Commission must hold a public hearing on that amendment after its referral to the Planning Commission by the Prince William Board of County Supervisors; and

WHEREAS, an application for an amendment to the Comprehensive Plan was received to change the Comprehensive Plan designation for Park Valley Church of approximately 25.95 acres at 4404 James Madison Highway (GPIN 7299-87-0659) and 4410 James Madison Highway (GPIN 7299-77-9111) from Agricultural or Estate and Environmental Resource to Semi-Rural Residential and Environmental Resource; and

WHEREAS, the Prince William Board of County Supervisors considered an amendment to the Comprehensive Plan to change the Comprehensive Plan designation for Fireside Wesleyan Church of 14.61 acres at 7506 James Madison Highway (GPIN 7297-02-3693) from Agricultural or Estate to Semi-Rural Residential; and

WHEREAS, the proposed Comprehensive Plan designation of Semi-Rural Residential and Environmental Resource for Park Valley Church is consistent with the surrounding Semi-Rural Residential and Residential Planned Community planned areas; and

WHEREAS, the applicant has committed to file an amendment to the approved special use permit for the development of Park Valley Church that will be processed and heard concurrently with the Comprehensive Plan by the Planning Commission and the Prince William Board of County Supervisors; and

WHEREAS, the applicant has committed to file a special use permit for the development of Fireside Wesleyan Church that will be processed and heard concurrently with the Comprehensive Plan by the Planning Commission and the Prince William Board of County Supervisors; and



Attachment D – Planning Commission Resolution

**PLANNING COMMISSION RESOLUTION**

**MOTION: BURGESS** **October 17, 2007**  
**SECOND: HOSEN** **Regular Meeting**  
**RE: COMPREHENSIVE PLAN AMENDMENT #2007-00583,**  
**FIRESIDE WESLEYAN CHURCH, BRENTSVILLE**  
**MAGISTERIAL DISTRICT**

**ACTION: RECOMMEND DENIAL**

**WHEREAS**, under Section 15.2-2229 of the Code of Virginia, Ann., the Board of County Supervisors may consider amendments to the Comprehensive Plan; and

**WHEREAS**, this is a request to amend the Long-Range Land Use Plan to change the designation of +/- 14.61 acres from Agricultural or Estate, AE, to Semi-Rural Residential (1-5 ac/ lot), SRR; and

**WHEREAS**, the parcel is located on the west side of James Madison Hwy. (Rt. 15), +/- 3,500 ft. north of its intersection with John Marshall Hwy. (Rt. 29), is identified as GPIN 7297-02-3693, and is currently zoned A-1, Agriculture and Rt. 15 HCOD; and

**WHEREAS**, by way of Resolution No. 07-249, the Board of County Supervisors initiated consideration of Comprehensive Plan Amendment #PLN2007-00583, Fireside Wesleyan Church on March 20, 2007 and referred it to the Prince William County Planning Commission; and

**WHEREAS**, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on October 17, 2007, at which time public testimony was received and the merits of the above-referenced comprehensive plan amendment 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 denial of this comprehensive plan amendment;

**NOW, THEREFORE, BE IT RESOLVED**, that the Prince William County Planning Commission does hereby recommend denial of Comprehensive Plan Amendment #PLN2007-00583, Fireside Wesleyan Church.

**Attachment D – Planning Commission Resolution**

**Votes:**

**Ayes:** Bryant, Burgess, Friedman, Fry, Gonzales, Holley, Hosen, Hendley

**Nays:** None

**Absent from Vote:** None

**Absent from Meeting:** None

**MOTION CARRIED**

CERTIFIED COPY

*M. Christine Thompson*

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Clerk to the Commission

November 16<sup>th</sup>, 2007

RECEIVED

2007 NOV 21 P 3:55

PRINCE WILLIAM COUNTY  
COMPREHENSIVE PLAN BOARD

The Honorable Hilda Barg  
Woodbridge Magisterial District Supervisor  
15941 Donald Curtis Drive, Suite 140  
Woodbridge, VA 22191

Re: Comprehensive Plan Amendment PLN 2007-00583, Special Use Permit PLN  
2007-00337, Fireside Wesleyan Church, 7506 James Madison Highway,  
Brentsville Magisterial District

Dear Supervisor Barg:

The referenced Comprehensive Plan Amendment and request for a Special Use Permit will be presented to the Board of County Supervisors on the evening of **December 4, 2007**. This letter is to request that you vote in favor of those applications. I am the Pastor of the applicant, Fireside Wesleyan Church.

The sole purpose of these applications is to allow Fireside Wesleyan Church to build a church on a 15-acre parcel on James Madison Highway just to the south of the its Intersection with Roland Park Drive. As you may know, Roland Park Drive is the access road for an 8-lot residential subdivision that is served by public sewer. Other residential properties to the north and south of the Church property are served by public sewer, even though they, like the Church property, are located in the Rural Area (aka "Rural Crescent"). It appears that public sewer serves residential properties to the north and south of the Church property because of past septic drainfield failure in the area. It appears that the existing public sewer lines were constructed with a grant from the U.S. Environmental Protection Agency. It appears that the Greater Manassas Sanitary District (which was later merged into the Prince William County Service Authority) constructed the sewer line to resolve this public health hazard pursuant to the "Gainesville-Haymarket Area Sewerage Facilities Plan."

A June 9, 1979 article from the *Manassas Journal Messenger* (copy attached) reflects that the Prince William County Health Department recognized septic failures in the Gainesville-Haymarket Sewerage Facilities Plan area that justified the extension of public sewer that exists on the Church property today. In that article, the Health Department representative stated that

[m]any of the homes in the [area to be served by the Gainesville-Haymarket Sewerage Facilities Plan] have malfunctioning septic systems, said John Meehan, health department engineering services supervisor.

Most of the soils in the Gainesville-Haymarket area of the type that do not accept the effluent, said Meehan. A septic tank should receive all discharges, operate satisfactorily year-round, not cause back up in the home and drain normally.

I have also attached a memorandum of the Prince William County Health District dated December 8, 1981 that reflects the results of a field survey of sewerage system failures that justified the extension of public sewer in the Gainesville-Haymarket Sewerage Facilities Plan area, including to properties to the north and south of the Church Property on the west (Rural Crescent side) of James Madison Highway.

In light of this documented history, allowing the Church to construct on public sewer fits squarely within the existing Comprehensive Plan governing the limited use of public sewer in the Rural Area. Sewer Policy 3, Action Strategy 7 of the Comprehensive Plan states that:

Within the Rural Area, permit voluntary use of public sewer systems in a subwatershed that has a documented history of sewerage system failures, as determined by the Health Department.

The **existing** Comprehensive Plan, therefore, allows the church to be served by public sewer, under the **existing** narrow exceptions to the prohibition of sewer in the Rural Crescent. Thus, the Church does not believe it needs a comprehensive plan amendment in order for it to be served by public sewer. The Church has, nevertheless, followed County Staff direction that it pursue a "map amendment" from AE to SRR solely to allow for the sewer extension to the proposed church. The Church is also pursuing a special use permit to allow for the construction of the church described therein under its **existing A-1 zoning**.


It is important for the Board of County Supervisors to understand that **the A-1 zoning of the property will not be changed** by the map amendment or the special use permit applications. The zoning of the property will remain A-1. **The maximum residential density possible on the property will remain a single house.** Nor will the map amendment require the Board to approve a hypothetical future rezoning application of the property for residential development. Therefore, **these applications will not lead to a loss of open space or set a precedent for the extension of public sewer to residential development in the Rural Area.** Further, the **sewer line already exists on the Church property** by virtue of the Gainesville Haymarket Sewerage Facilities Plan extension. **No additional public sewer capacity would be created in Rural Area.**

The Church intends to build a church on the property as set forth in the applications the Board will consider on December 4, 2007. I only raise the above points because the staff report to the Planning Commission speculated incorrectly that approval of the applications would set a precedent for higher density residential development in the Rural Crescent. As set forth above, this speculation is without basis. **The approval of these applications for the construction of a church will not set a precedent for higher density residential development in the Rural Crescent.**

If approved, the Church intends to move forward with the construction expeditiously. The Church purchased this property with the expectation that it would be able to develop it with a special use permit according to existing Comprehensive Plan policy, but has continued with this application for a map amendment out respect for Staff's direction that a map amendment is needed. Accordingly, I ask for your support of the applications so that the Church can construct its new facility to serve the needs of the citizens in the community, **consistent with existing Comprehensive Plan policy.**

I copy this letter to Mr. Steven K. Griffin, AICP, Planning Director **and ask that it be made part of the record in Board's public hearing on in each of the above applications.**

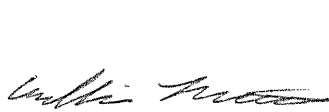
Sincerely,


  
Rev. Allen Perdue  
Fireside Wesleyan Church


  
Jim Eckert  
Board Vice-chairman

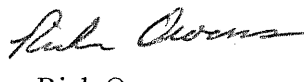
  
Peter Gatchell  
Building Chairman


  
Debbie Dallesandro  
Board Secretary


  
Bill Morris  
Trustee

  
David Berryman  
Trustee

  
Karl Sanders  
Member at Large

  
Rich Owens  
Member at Large

  
Dan Givens  
Member at Large

  
Jeff Todd  
Member at Large

Steven K. Griffin, AICP

## League Tours Hazard Area

The Prince William League for the Protection of Natural Resources Thursday conducted a tour of the area to be served by Gainesville-Haymarket Sewerage Facilities Plan.

League president Memory Porter said that tour was organized to show officials, environmental groups, interested citizens and the press the area that has been designated as a health hazard.

About 405 homes in the Gainesville and Haymarket areas will be hooking onto the central sewage system and the effluent will be treated at the Upper Occoquan Sewage Authority (UOSA) plant, under the plan.

The League contends that many of the malfunctions as cited by the health department are either not serious causes of health or environmental problems or can be corrected if the landowners were informed of methods to correct the problems, according to a League statement on the sewer plans.

Furthermore, the organization believes that many of the residents are not aware of the costs of hooking into the system and that the new lines will open up for development an environmentally sensitive area.

Many of the homes in the area have malfunctioning septic systems, said John Meehan, health department environmental services supervisor.

Most of soils in the Gainesville-Haymarket area are of the type that do not accept the effluent, said Meehan. A septic tank should receive all discharges, operate satisfactorily year-round, not cause a back up in the home and drain normally.

Haymarket Mayor Muriel Gilbertson pointed out a number of homes in the town in which failing septic systems have contaminated the wells.

Mason Pickett, who lives on John Marshall Highway, talked to the tour group and said that he had to carry his drinking water from a safe well.

The tour stopped at other points along the way to point out septic problems and where the sewer lines and pumping stations would be located.

According to an analysis of the 1975-76 sanitation survey prepared by League member Anne Snyder, 44 of the 189 malfunctioning septic systems listed are pit privies.

Meehan said the health department does not consider pit privies to be a desirable form of septic disposal.

Snyder maintained that many of those who will be required to hook up with the system have no idea how much it will cost them.

She added that some of the homes with outhouses are rental properties and the landlords may forego the expense of connecting to the system.

The U.S. Environmental Protection Agency made approval of the design phase grant money contingent upon five conditions, one of which included the publication in the local newspapers of the costs of the system.

Snyder said that most people missed the information published in the back of the papers with the other public notices.

Stuart Kerzner, an EPA official, said he would recommend a letter be sent to each of the residents in the area to be served by the new sewer system.

GMSD has estimated that the connection fee will be \$2,250 and the monthly user charge to be \$12.

The Board of County Supervisors is considering ways to reduce the \$2,250 connection fee for existing residences, according to GMSD Administrator John Sloper.

If the connection fees are inadequate to meet the local share of the cost, the balance will be drawn from the GMSD construction fund, according to the advertisement.

In addition, Haymarket is expecting a \$367,500 federal grant which would pay 100 percent of the town's share of the construction costs.

Construction of the project is expected to cost \$3,422,000 with \$1,278,000 being financed locally—\$911,250 from tap fees and the remainder from the Haymarket grant.

The League also believes that other solutions to the problem are available and would not require hooking into the central sewer system.

Porter said that she is expecting a report from Montgomery County, Md. concerning an alternative called evapotranspiration beds.

Kerzner said that GMSD had looked at alternative systems and the EPA will not require further study. He added that evapotranspiration beds are not

considered to work during the winter or east of the Mississippi River because of the climate.

The league contends that the quality of the water in Lake Manassas will be threatened by the sewer system since it will promote growth.

As a condition to giving the money for the design phase, EPA said that the supervisors must adopt a resolution which will "demonstrate the county's intent to subsequently adopt a land use plan to ensure water quality protection of Lake Manassas."

The staff this week presented to the county planning commission a proposed revision to the Lake Manassas portion of the comprehensive plan.

EPA, however, will not assist in paying for the construction of three lines that Sloper said it feels are not cost effective.

They include the lines down Haymarket Drive, Catharpin Road and Jordan Lane.

Sloper has said that the system which is designed to treat 440,000 gallons per day will allow for very little growth.

Other lines will run along parts of: U.S. 29-211, Linton Hall Road, Old Carolina Road, Thoroughfare Road, U.S. 15, the town of Haymarket, Va. 55 and all of Lakeview Estates.

League members took the health department to task for continuing to grant permits to install septic tanks and not informing new residents that they would be living in a health hazard area.

Health Director Dr. Herbert Coone said that as a matter of property rights, the department must grant the permits if the soils seem suitable for septic systems.

Meehan explained that it is possible for a septic tank to work right across the street from one that has failed because of the makeup of the soils.

In addition, he said that few have been granted in recent years. Twenty-one new sewage disposal systems have been permitted since Jan. 1976 and seven rejected.

PRINCE WILLIAM HEALTH DISTRICT  
Bull Run Branch Office  
7824 Linton Hall Road  
Gainesville, Virginia 22065

Serving:  
City of Manassas  
City of Manassas Park  
Prince William County

In Cooperation with the  
State Department of Health

Telephone: 763-4189

December 8, 1981

MEMORANDUM

TO: Mr. Ralph H. Eckley  
Greater Manassas Sanitary District

FROM: James E. King, R.S., Environmental Health Supervisor  
Prince William Health District

SUBJECT: Gainesville/Haymarket Sewerage Improvements  
EPA Project No. C-510586-03

This will acknowledge your November 20, 1981 communication to Mr. R.D. Cantrell requesting a field review of wastewater disposal systems in the subject area to determine "if repairs can be made to the systems in lieu of public sewer connection". Although we were not able to talk with occupants at some of the addresses given and were denied access to others, I am showing by street names on the attached sheets the status of disposal systems as determined by our survey.

MELTON COURT

Dwellings, etc. with malfunctioning or unapproved systems requiring connection to public sewer:

7503	Donald & Violet Keen	128-08-11
7505	Carlton & Teresa Payne	128-08-12
7506	Carlin & Ann Pearson	128-08-15
7507	Gainesville Development	128-08-13
7509	William & Bertha Peters	128-08-14

THOROUGHFARE ROAD

Dwellings, etc. with malfunctioning or unapproved systems requiring connection to public sewer:

15408	Harold R. Ferguson	128-04-01
15607	Earlene & A. Washington Lloyd	128-01-27
15615	Thomas & Linda McPhail	128-01-23A
15617	William H. Nickens	128-01-23
15619	Clarence J. Thornton	128-01-22

THOROUGHFARE ROAD continued

Dwellings with systems appearing to operate satisfactorily and/or no evidence of malfunction:

15507	Fred & Judy Davidson	128-04-29
15513	James R. Gosson	128-01-30

Inspection Denied, occupant not home or adequate information not available:

15609	Robert W. Corum	128-01-26
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JAMES MADISON HIGHWAY

Dwellings, etc. with malfunctioning or unapproved systems requiring connection to public sewer:

7309	Norman & Eva Mae Sharp	128-01-17A
7308	Frederick & Dorothy Beale	128-01-17B
7317	R.C. Nickens Est.	128-01-13
7708	Wallace & Beverly Herndon	129-01-43F
7721	Grady Lee Warhurst	128-02-12

Dwellings with systems appearing to operate satisfactorily and/or no evidence of malfunction:

7301	Rosa C. Taylor	128-01-20
7307	Norman & Eva Mae Sharp	128-01-18A
7312	Adell & Helen Williams	128-01-8
*7315	Melvina Louise Brent	128-01-5
7406	E. Nickens & Eliz Lecesne	129-01-29A
7513	Charles & Doris King	128-02-3
*7606	Janet D. Borecky	129-01-38
7608	Paul & Marilyn Irvin, Jr.	129-01-39
7612	Burdell & Mary Sawyer	129-01-41
7704	George & Ruth Smith	129-01-42
7710	Charles & M. Jo Baggett	129-01-43E
*7713	Russell & Theresa Gill	128-02-10
7717	Samuel Jones & Russell Gill	128-02-11
*7715	Gill (not included in your list)	

Inspection Denied, occupant not home or adequate information not available:

7319	Leon & Emma Nickens	128-01-12
7321	Richard C. Nickens, Trustee	128-01-12A
7408	James H. Nickens	129-01-30
7412	J. Harold Nickens	129-01-31
7409	Kate N. Colvin	128-01-9
7610	Joseph & Susan Carter	129-01-40
7714	Jerry & Ester Blake	129-01-43C
7716	Wesley Edwards & T.M. Havrilak	129-01-43G



OLD CAROLINA ROAD (South of Haymarket)

Dwellings, etc. with malfunctioning or unapproved systems requiring connection to the public sewer system:

7017	Philmore & W. Grayson Wilson	128-01-54
7020	Mary A. Fields	128-01-47
7022	Thomas Henery Fields	128-01-48
7207	Barbara J. Jeffries	128-01-64A
7208	Willie H. Berry	128-01-49
7209	Ernest Hamilton Fields	128-01-64

Dwellings, etc. with systems appearing to operate satisfactorily and/or no evidence of malfunction:

7202	Eleanor D. White	128-01-50
7203	Samuel Scroggins	128-01-55
7213	Eleanor & Kirk Berry	128-01-65

CARVER ROAD

Dwellings, etc. with malfunctioning or unapproved systems requiring connection to the public sewer system:

7328	George & Mae Lee Key	128-01-67
7334	Willie & Katherine Carter	128-01-70

Dwellings with systems appearing to operate satisfactorily and/or no evidence of malfunction:

7320	Lawrence W. & Rose Thomas	128-01-63
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Inspection Denied, occupant not home, or information not available:

7326	Donald Lilleton Brown	128-01-68A
7330	Horace & Gertrude Shorts	128-01-71C

LEE HIGHWAY

Dwellings, etc. with malfunctioning or unapproved systems requiring connection to the public sewer system:

15032	Dennis & Artiller Carter	128-01-80
15106	Sherman & Mary Settle	128-01-79C
15110	Sarah Burke (not included in your list)	

LEE HIGHWAY continued

Dwellings with systems appearing to operate satisfactorily and/or no evidence of malfunction:

15001	Irving A. Chew	128-01-83
15003	William & Juanita Chew	128-01-83B
15007	Johnny & Sharon Quinn	128-01-82A
15009	Herbert P. Nickens	128-01-83A
15015	Samuel Tibbs Estate	128-01-88
15030	Clarence & Thelma Lurry	128-06-1
15108	Claude & Dorothy Jackson	128-01-79A
15508	Wyatt & Rose Payne	128-02-34
14755	Roy & Ruth Cantrell	127-01-98

Inspection Denied, occupant not home, or information not available:

15104	Flora E. Dean	128-01-79
15112	Loretta Lee Martin	128-01-77
15510	Ellen M. Vonnardoff	128-03-33
15516	Zackie & Alma Lowe	128-02-29

OLD CAROLINA ROAD (North of Haymarket)

Dwellings, etc. with malfunctioning or unapproved systems requiring connection to the public sewer system:

6411	Wilmer & Pinkie Hensley	136-01-21
6419	John & Beatrice Werner	136-01-36
6504	James Aubrey & Alice King	136-01-16
6514	Automotive Machine & Parts Co.	136-01-15
6520	Automotive Machine & Parts Co.	136-01-14
6534	Charles Edward Robinson	136-01-12
6550	Walter H. Robinson	136-02-52A
6515	William Jones (not included in your list)	

Dwellings with systems appearing to operate satisfactorily and/or no evidence of malfunction:

6405	William Coy Street	136-01-19
6415	Clinton & Clara Sutphin	136-01-22
6427	Edith Kern et al	136-01-24
6505	Thomas & Elizabeth Walker	136-01-26
6513	Ernest & Carol Bugg	136-01-27A
6528	S.N. & Bernice Lightner	136-01-13

OLD CAROLINA ROAD (North of Haymarket) continued

Inspection Denied, occupant not home, or information not available:

6407	Eppa Davis Allison	136-01-20
6423	James Lee & Nancy Harris	136-01-23
6435	Timothy & Catherine Baker	136-01-25
6519	William & Bernice Cain	136-01-28
6524	Dorothy & Irving Waddell	136-01-10
6526	Dorothy R. & Irving Waddell	136-01-11

JORDAN LANE

Dwellings, etc. with malfunctioning or unapproved systems requiring connection to the public sewer system:

6517	Aubrey King	136-01-311
14810	Aubrey King	136-02-60B
14780	Joseph & Marie King Geris	136-02-60
14760	Joseph & Marie King Geris	136-02-63C
14750	Acie & Elanor Watts	136-02-63B1

Inspection Denied, occupant not home, or information not available:

14850	William V. Jones	136-02-57A
14770	Joseph & Marie King Geris	136-02-60A
14748	Hugh & Kathrin Orndoff	136-02-63B2
14740	Charles & Margaret Justice	136-02-63B

BLEIGHT DRIVE

Dwellings with systems appearing to operate satisfactorily and/or no evidence of malfunction:

*6716	Samuel & Cynthia Crouch	136-02-63D
*6718	Bernard & Mary Bolt	136-02-63
*6720	Robert Gruber & Marion Cramer	136-02-63E

NEPTUNE COURT

Dwellings with systems appearing to operate satisfactorily and/or no evidence of malfunction:

15360	Clifford & Roberta Phillips	128-09-10
15375	Frank & Hilda Dinardo	128-09-8

\* Indicated that they will connect to sewer