

November 16th, 2007

RECEIVED

2007 NOV 27 P 3:55

PRINCE WILLIAM COUNTY
COMMUNICATIONS CENTER

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**.

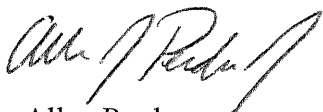
It is important for the Board of County Supervisors to understand that **the A-1 zoning of the property will not be changed** by the map amendment or the special use permit applications. The zoning of the property will remain A-1. **The maximum residential density possible on the property will remain 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.**

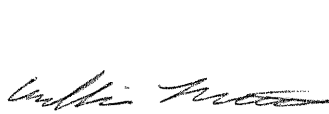
Sincerely,



Rev. Allen Perdue
Fireside Wesleyan Church



Jim Eckert
Board Vice-chairman

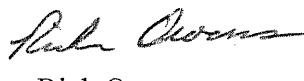

Peter Gatchell
Building Chairman



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
-------	-----------------	-----------

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
------	---------------------------	-----------

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