

MOTION:

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

SECOND:

**RE: SPECIAL USE PERMIT #PLN2007-00337, FIRESIDE WESLEYAN
CHURCH - BRENTSVILLE MAGISTERIAL DISTRICT**

ACTION:

WHEREAS, this is a request to allow a maximum 400-seat religious institution with related facilities and a summer day camp for up to 50 children, the Special Use Permit 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 SUP site is identified on County maps as GPIN 7297-02-3693. 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 denial, as stated in Res.07-164; 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 served by the approval of the application;

NOW, THEREFORE, BE IT ORDAINED that the Prince William Board of County Supervisors does hereby approve Special Use Permit #PLN2007-00337, Fireside Wesleyan Church, subject to the conditions dated October 5, 2007; and

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

**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

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

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November 28, 2007

TO: Board of County Supervisors

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

THRU: Craig S. Gerhart
County Executive

RE: Special Use Permit #PLN2007-00337, Fireside Wesleyan Church
Brentsville Magisterial District

I. Background is as follows:

- A. Request - This is a request to allow a maximum 400-seat religious institution with related facilities and a summer day camp for up to 50 children. There is also a companion Comprehensive Plan Amendment (CPA #PLN2007-00583) to re-map the site from Agricultural or Estate, AE, to Semi-Rural Residential, SRR, and allow the extension of public sewer lines to the site.
- B. Location - The special use permit (SUP) 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) (see maps in Attachment A). The special use permit site is identified on County maps as GPIN 7297-02-3693.
- C. Comprehensive Plan - The site is designated AE, Agricultural or Estate.
- D. Zoning/Acreage - The +/- 14.61-acre SUP site is zoned A-1, Agricultural. This site is also part of the Route 15 HCOD, which was adopted prior to February 20, 1996.
- E. Surrounding 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 - The Planning Commission recommends denial of Special Use Permit #PLN2007-00337, Fireside Wesleyan Church. Subsequently, several minor clarifications have been made to the conditions dated October 5, 2007, which indicate responsibilities of the applicant. Staff continues to recommend approval, subject to the conditions dated November 16, 2007. See Attachment B for the Staff Analysis and Attachment C for the conditions.
- B. Public Hearing - A public hearing before the Board of County Supervisors is scheduled for December 4, 2007.

III. Issues in order of importance are as follows:

- A. Comprehensive Plan
 - 1. Long-Range Land Use - Is the proposed use consistent with those uses intended by the Agricultural or Estate (AE) designation?
 - 2. Level of Service (LOS) - How does the proposal address the Prince William County Policy Guide for Monetary Contributions?
- B. Community Input - Have members of the community raised any issues?
- C. Legal Uses of the Property - What uses are allowed on the property? How are legal issues resulting from Board of County Supervisors' action addressed?
- D. Timing - When must the Board of County Supervisors take action on this application?

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

- A. Approve SUP #PLN2007-00337, Fireside Wesleyan Church, subject to the conditions dated November 16, 2007, found in Attachment C.
 - 1. Comprehensive Plan Consistency Analysis:
 - a) Long-Range Land Use - While the primary uses intended in the AE designation are agricultural and large lot residential, religious institutions are generally considered to be consistent with recommended uses subject to conditions of a special use permit.

- b) LOS - The proposed use will generate additional water quality monitoring and fire and rescue service demand. The conditions of the SUP will partially mitigate these impacts as follows:

Fire and Rescue	\$0.61/sq. ft.	Approximate building floor area - 25,600 sq. ft.	Contribution amount \$15,616.00
Water Quality Monitoring	\$75/acre	14.61 acres	\$1,095.75
Total			\$16,711.75

2. Community Input - Notice of the application has been transmitted to adjacent property owners within 200 feet. As of the date of this report, the Planning Office has 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.
3. Legal Uses of the Property - In addition to the property's by-right uses under the A-1 zoning classification, such as agricultural uses and large lot residential uses, the property could be used for a religious institution with related facilities subject to the approved conditions of a special use permit. Legal issues resulting from Board of County Supervisors' action are appropriately addressed by the County Attorney's office.
4. Timing - There is no legal time frame for Board action on an SUP 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 December 14, 2007.

B. Deny SUP #PLN2007-00337, Fireside Wesleyan Church.

1. Comprehensive Plan

- a) Long-Range Land Use - The land use classification of the site would remain AE, Agricultural or Estate, and the zoning classification would remain A-1, Agricultural. In the event the Board of County Supervisors approves the companion CPA, the property would be designated SRR, Semi-Rural Residential.
- b) LOS - Denial would not have any impact on the existing LOS.

2. Community Input - Notice of the application has been transmitted to adjacent property owners within 200 feet. As of the date of this report, the Planning Office has 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 proposal possibly being too intense for the Rural Area.
3. Legal Uses of the Property - The site could be developed with uses permitted in the A-1 zoning district. Legal issues resulting from the Board of County Supervisors' action are appropriately addressed by the County Attorney's office.
4. Timing - There is no legal time frame for Board action on an SUP 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 December 14, 2007.

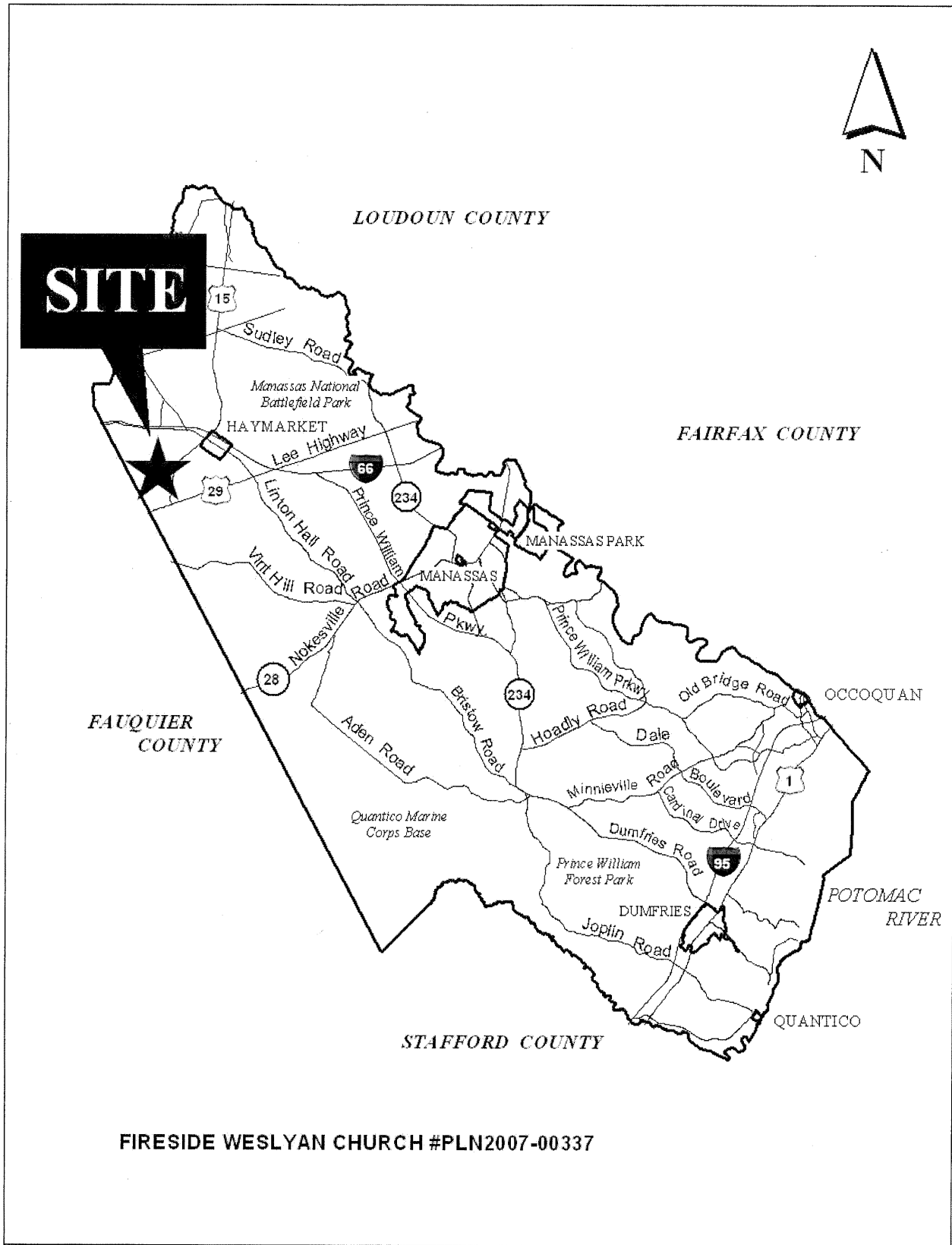
V. **Recommendation** is that the Board accept Alternative A and adopt attached Ordinance.

Staff: Fran Burnszynski, X6962

Attachments

- A. Area Maps
- B. Staff Analysis
- C. Proposed Conditions, SUP plan and Building Elevations
- D. Planning Commission Resolution

Attachment A – Maps
VICINITY MAP



FIRESIDE WESLYAN CHURCH #PLN2007-00337

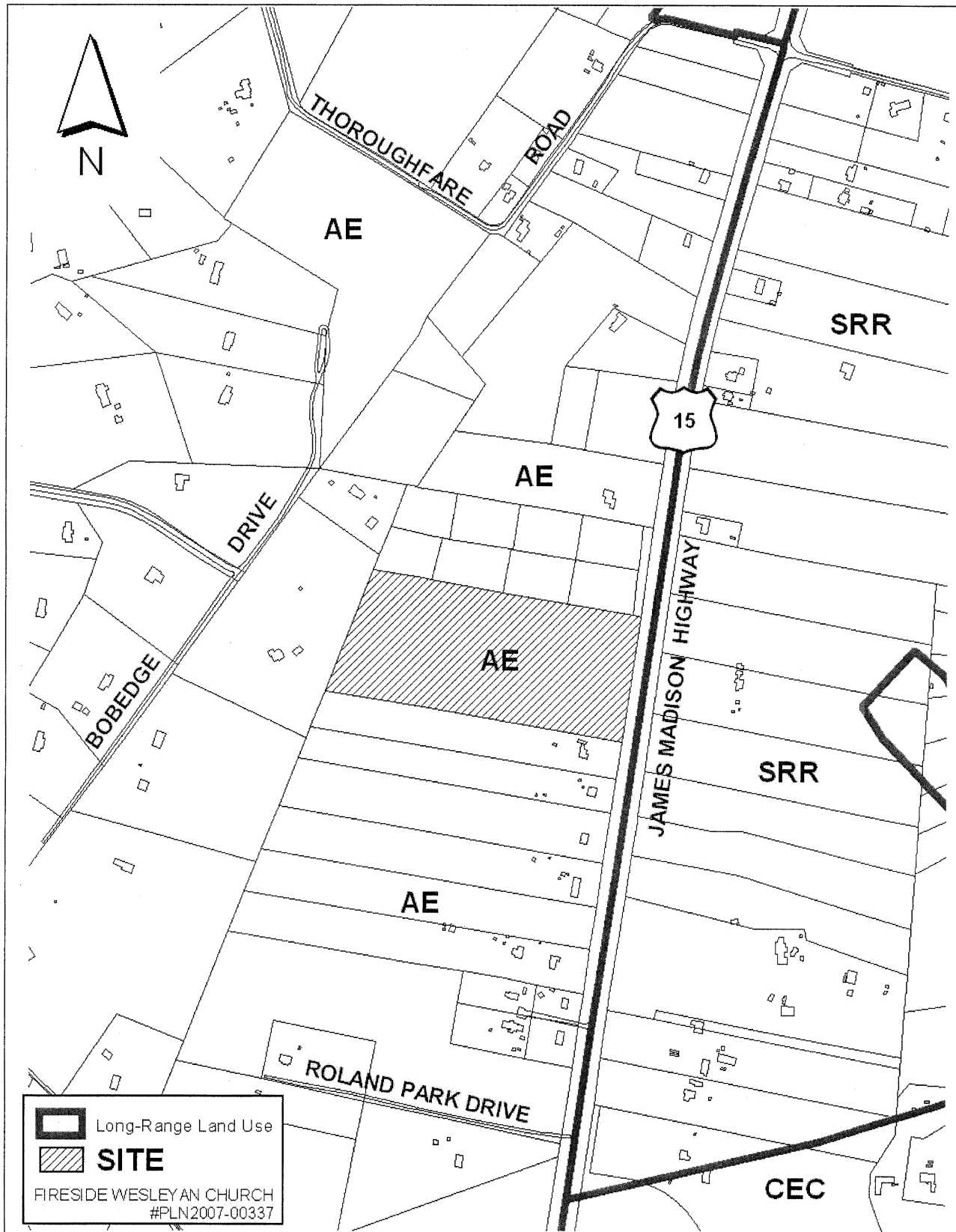
Attachment A – Maps
AERIAL MAP



Attachment A – Maps
EXISTING LAND USE AND ZONING MAP



Attachment A – Maps
LONG-RANGE LAND USE MAP



Part I. Summary of Comprehensive Plan Consistency

Staff Recommendation: Approval

The following is a summary of staff's analysis of this special use permit request. This analysis is based on the relevant Comprehensive Plan action strategies, goals, and policies. A complete analysis is provided in Part II of this report.

<u>Plan</u>	<u>Consistency</u>	<u>Reasons</u>
Long-Range Land Use	Yes	The proposed use, a religious institution with related facilities, is not specifically referenced in the AE, Agricultural or Estate, designation, but it can be deemed compatible with residential uses subject to the conditions of an approved SUP.
Community Design	Yes	The SUP plan includes site layout details and internal circulation. Building elevations have been conditioned. Buffers and a landscaping strip along Route 15 have been conditioned.
Cultural Resources	Yes	The site is within the vicinity of the Battle of Buckland Mills. Conditions require Phase I and II Archaeological surveys.
Environment	Yes	There is an intermittent stream on the west side of the site which will be preserved with a 50-foot wide buffer. The site is heavily wooded, and tree preservation is proposed along the front and to the rear of the site. The site contains limited and isolated areas of steep slopes. Most of the soils are classified as highly erodible and a geotechnical study will be necessary.
Fire and Rescue	Yes	The site is outside the recommended 4.5-minute response time to the nearest station, and the station is serving over capacity. A monetary contribution of \$0.61/sq. ft. of building floor area has been conditioned, as well as a fire suppression sprinkler.

Attachment B - Staff Analysis

Public Water	Yes	The site will be developed using public water with the applicant responsible for all associated costs.
Public Sewer	Yes	IF the CPA is approved, the site will be developed using public sewer with the applicant responsible for all associated costs. If not, the applicant shall provide on-site septic system as determined by the Health Department.
Transportation	Yes	The applicant will provide right-of-way dedication and turn lanes, as well as provide manual traffic regulation on Sunday mornings and other holidays. The applicant shall also provide an interparcel connection to the south to coordinate access to Route 15. As conditioned, pedestrian connections shall be provided from the building to the right-of-way and along Route 15 within the right-of-way.

Part II. Comprehensive Plan Consistency Analysis

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

Direction	Land Use	Long Range Future Land Use Map Designation	Zoning
North	Single-family detached dwellings	AE	SR-1
South	Large lot single-family detached dwellings	AE	A-1
West	Large lot single-family detached dwellings	AE	A-1
East	Across Route 15 - large lot single-family detached dwellings and vacant land	SRR	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 providing a land use pattern that encourages fiscally sound development and achieves a high quality living environment. In addition to delineating land use designations on the Long Range Land Use Map, the plan includes recommendations relating to ensuring adequate land for economic development opportunities, providing for a diverse housing market, protecting against the encroachment of incompatible land uses, encouraging infill development within the development area, protecting environmentally sensitive lands, promoting mixed use development where appropriate, encouraging the provision of adequate public facilities for existing and planned development, preserving valuable open space and environmental resources, encouraging higher density development near existing and future transit facilities, and utilizing the sector planning process to provide more detailed recommendations where appropriate.

This site is located in the Rural Area of the County, and is designated Agricultural or Estate (AE). The companion CPA requests the re-designation of the site from AE to Semi-Rural Residential, SRR. The following table summarizes the uses and densities intended within the AE designation:

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

The site is located on the west side of Route 15, approximately 3,500 feet north of its intersection with Route 29. The subject SUP area is +/-14.61 acres. This property is zoned A-1, Agricultural, in its entirety, is vacant and fully covered with trees and other vegetation.

This request is for a 25,600 square foot religious institution building that may be built in phases containing a maximum 400-seat church sanctuary, offices, and other rooms for meetings and classrooms for religious education. There would also be a summer day camp for up to 50 children. It should be noted that if the CPA is not approved the religious institution would potentially have to reduce in size because of limited on-site septic capacity.

Proposal’s Strengths

- Long-Range Land Use – While the proposed use is not agricultural or large lot residential development, as intended in the AE designation, religious institutions are considered to be compatible with the plan designation, subject to appropriate conditions to mitigate the impact of the use and SUP approval.
- Consistent with Zoning Ordinance – The existing A-1 zoning district allows religious institutions with a special use permit. The proposal is consistent with Sec. 32-300.07 of the Zoning Ordinance and the development standards, which apply to a religious institution seeking a special use permit.

Proposal’s Weaknesses

- None identified.

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

Community Design Plan Analysis

An attractive, well-designed County will attract quality development, instill civic pride, improve the visual character of the community, and create a strong, positive image of Prince William County. The Community Design Plan sets out policies and action strategies that further the County's goals of providing quality development and a quality living environment for residents, businesses and visitors, and creating livable and attractive communities. The plan includes recommendations relating to building design, site layout, circulation, signage, access to transit, landscaping and streetscaping, community open spaces, natural and cultural amenities, stormwater management, and the preservation of environmental features. The plan also includes Illustrative Gateway/Corridor Design Guidelines that recommend streetscaping elements (architecture, landscaping, signage, lighting, street furnishings, and pedestrian connections) to be incorporated into projects within the five gateways and corridors.

The site is in the Route 15 HCOD, which was adopted prior to February 20, 1996 and, thus, is subject to the older HCOD requirements.

Proposal's Strengths

- Architecture - The architectural style and materials of the proposed building shall be in substantial conformance with the building elevations depicted and as conditioned with the SUP.
- Signage – The applicant has provided no freestanding sign details but has shown a sign location along Route 15. This sign has been conditioned to be a monument-style freestanding sign, which is compatible with the proposed church building and landscaped at the base. The signage for the proposed use will be in compliance with the Zoning Ordinance and the HCOD requirements as conditioned. No excess signage is being requested.
- Vegetative Buffers and Landscaping –Type B vegetative buffers are conditioned to be provided along the southern, western and northern property boundaries as shown on the SUP plan and may be achieved through tree preservation and landscaping. Along the eastern boundary of the site on Route 15, a 20-foot wide landscape strip has been conditioned to be provided, through preservation and supplementation if necessary with the equivalent of 85 plant units per 100 linear feet. In areas where existing trees will be preserved in the buffer and landscape areas, the existing preserved vegetation may be credited toward this standard.
- Tree Save –Undisturbed areas, as shown on the SUP plan, are proposed on the western and eastern sides of the site where trees will be preserved. The plan is conditioned to adhere to the specified limits of clearing and grading.
- Building Location and Orientation – The proposed building is located toward the front of the site near the right-of-way and the building is oriented toward Route 15.
- Parking – The parking serving the site is located to the side and rear of the building as recommended.

Proposal's Weaknesses

- None identified.

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

Cultural Resources Plan Analysis

The term “cultural resources” refers to the important architectural and/or archaeological features that may be on a site, either from the period of recorded history (historic period) or prior to that time (prehistoric period). The Cultural Resources Plan recommends that professional architectural historians and/or professional archaeologists study properties containing cultural resources or highly suspected of containing such resources. These professionals conduct Phase I, Phase II, and Phase III levels of research/investigation, depending on the significance of the architectural or archaeological features, and provide recommendations on how important resources should be managed.

Phase I studies are generally required at submission of rezoning and special use permit applications for significant prehistoric/historic sites and cemeteries and for sites within historic resource management overlays. Phase II and III 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 site is located in the vicinity of the Battle of Buckland Mills and as such a Phase I Archaeological survey should be conducted and, if recommended, a Phase II Archaeological survey should be conducted and mitigation and curation should occur.

Proposal's Strengths

- **Cultural Resources** – As conditioned, the applicant shall conduct a modified Phase I Archaeological survey and, if recommended, a Phase II Archaeological survey on area(s) of interest. Additionally, mitigation as recommended by the surveys and curation of resulting artifacts are conditioned.

Proposal's Weaknesses

- None identified.

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

Environment Plan Analysis

Prince William County has a diverse natural environment extending from sea level to mountain crest. Sound environmental protection strategies will allow the natural environment to co-exist with a vibrant, growing economy. The Environment Plan sets out policies and action strategies that further the County's goal of preserving, protecting and enhancing significant environmental resources and features. The plan includes recommendations relating to the incorporation of environmentally sensitive development techniques, improvement of air quality, identification of problematic soil issues, preservation of native vegetation, enhancement of surface and groundwater quality, limitations on impervious surfaces, and the protection of significant viewsheds.

An environmental constraints analysis was submitted with this SUP application. A perennial flow determination (PFD) was conducted, and it was determined that this site does not contain any perennial streams; however, there is an intermittent stream channel on the west side of the site running north to south which will be preserved with 50-foot buffers along the stream channel. There are wetlands adjoining the intermittent stream, and there is also an ephemeral stream that feeds the intermittent stream. The ephemeral stream will be eliminated with this proposal, but the wetland features will largely remain undisturbed.

3% of the site contains slopes over 15% and no part of the site contains slopes over 25%. The rear of the site contains some highly erodible soils, but no disturbance shall occur where collocated with steep slopes except at trail crossings.

A stormwater management facility has been identified in the south central portion of the site, which is outside the stream buffer except for the associated outfall. The site is wooded with a mix of small and medium sized evergreen and deciduous trees. The vegetation, which is outside the limits of clearing and grading to the east and west sides of the site, is to remain. The soils where building and parking will be located are considered poorly suited for development due to high shrink-swell potential, seasonally high watertable and insufficient strength. A geotechnical survey will be required prior to final site plan approval.

The site is located in Subwatershed #216, which drains into an unnamed tributary to Broad Run and is part of the Broad Run watershed.

Proposal's Strengths

- Intermittent Stream – There is an intermittent stream on the west side of the site running from north to south, which will be preserved with 50-foot wide buffers. The majority of the associated wetlands will also remain undisturbed.
- Water Quality Monitoring - The applicant is conditioned to make a monetary contribution in the sum of \$75.00 per acre of the SUP area to the Board of County Supervisors for the purpose of monitoring water quality and/or stream restoration.

Attachment B - Staff Analysis

- Stormwater Management Facility – The applicant proposes to construct a stormwater management facility in the south central portion of the site. This facility is shown on the conditioned SUP plan and is located outside the buffer for the intermittent stream.
- Tree Preservation - The applicant has shown tree covered areas outside the limits of clearing and grading, which as conditioned, shall be preserved.

Proposal's Weaknesses

- Soils- The site contains constrained soils where the building and parking will be located. A geotechnical survey will be necessary prior to final site plan approval.

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

Fire and Rescue Plan Analysis

Quality fire and rescue services provide a measure of security and safety that both residents and businesses have come to expect from the County. The Fire and Rescue Plan sets out policies and action strategies that further the County's goal of providing timely response to fire, medical, hazardous material and natural disaster emergencies. The plan includes recommendations relating to equipment and facility needs to meet desired levels of service and encouraging the use of fire and safety features beyond the minimum required by the Virginia Uniform Statewide Building Code.

The site is closest to the Gainesville Fire and Rescue Station #4. It is estimated that the response time would be in excess of the recommended 4.5-minute response time, and this station is operating over capacity. The planned Antioch Road Fire and Rescue Station is not expected to reduce response times for this site below 4.5-minutes but will help with capacity in the area.

The development, as proposed, will generate a need for a capital expenditure of \$0.61 per square foot of building area. As a result of applying the established LOS standards for fire and rescue to the subject application, a development condition has been drafted to address this issue.

Proposal's Strengths

- Monetary Contribution - The conditions require a monetary contribution of \$0.61 per square foot of building area to mitigate impacts on fire and rescue services.
- Fire Suppression System – As conditioned, the applicant shall install a sprinkler for fire suppression purposes throughout the proposed building.

Proposal's Weaknesses

- Response Time – The site is beyond the recommended response time.
- Capacity – The closest fire and rescue station is serving over capacity.

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

Potable Water Plan Analysis

A safe, dependable drinking water source is a reasonable expectation of County residents and businesses. The Potable Water Plan sets out policies and action strategies that further the County's goal of providing an economically and environmentally sound drinking water system. The plan includes recommendations relating to system expansion, required connections to public water in the development area, and the use of private wells or public water in the rural area.

Public water exists as a 12-inch water main along the east side of Route 15. The applicant will be required to connect to public water to ensure reliable water service for fire protection as well as consumption purposes, regardless of land use designation.

Proposal's Strengths

- Public Water – The site will be developed using public water with the applicant responsible for all associated costs.

Proposal's Weaknesses

- None identified.

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

Sewer Plan Analysis

Appropriate wastewater and sanitary facilities provide needed public health and environmental protections. The Sewer Plan sets out policies and action strategies that further the County's goal of providing an economically and environmentally sound sanitary and stormwater sewer system. The plan includes recommendations relating to system expansion, required connections to public sewer in the development area, and the use of either private or public sewer systems in locations classified as Semi-Rural Residential (SRR), as well as the rural area.

The property is currently outside the Prince William County Service Authority service area. There is a pending CPA, which, if approved to allow the site to be re-planned from AE to SRR, could allow public sewer to be extended. In the event that the pending CPA is not approved, the applicant will be responsible for the design and construction of all necessary sanitation improvements and may need to reduce the size of the facility to meet the sanitation capacity of the site.

Proposal's Strengths

- Public Sewer or On-site Septic – The site will be developed using public sewer with the applicant responsible for all associated costs, or, if the companion CPA is not approved to re-map the site to SRR, then the applicant shall provide sufficient on-site sanitation facilities as determined by the health department to serve the proposed religious institution.

Proposal's Weaknesses

- None identified.

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

Transportation Plan Analysis

By providing a multi-modal approach to traffic circulation, Prince William County promotes the safe and efficient movement of goods and people throughout the County and surrounding jurisdictions. The Transportation Plan sets out policies and action strategies that further the County's goal of providing a complete, safe and efficient multi-modal circulation system that includes sufficient capacity to meet the demands placed upon it. The plan includes recommendations relating to improving existing service levels, increasing capacity of the existing system, minimizing negative impacts to environmental and cultural resources, supporting targeted industries and major activity centers, exploring innovative funding mechanisms, promoting regional approaches to transportation issues, and promoting transit opportunities. At a minimum, projects should include strategies that result in a level of service (LOS) of "D" or better on all roadways, the dedication of planned rights-of-way, the provision of pedestrian pathways, and access to mass transit and other commuter facilities as appropriate.

The site has frontage on James Madison Highway (Route 15) and will have one vehicular access. A traffic impact analysis (TIA) was submitted for this proposal, and the TIA recommended that the applicant provide manual traffic regulation at the site entrance on Route 15 during times of peak traffic to the site, such as Sundays and religious holidays, and also recommended the provision of turn lanes into the site.

Attachment B - Staff Analysis

The existing level of service at Route 15 and Route 29 is LOS E during P.M. peak, but otherwise has acceptable LOS. This proposal is not expected to appreciably impact the LOS at that intersection because its peak traffic period is on Sunday morning. The LOS in 2012 for the eastbound movement from the site to Route 15 is LOS E, during the weekday PM peak due to heavy through traffic.

Although signalization would improve the LOS for the site, it is not appropriate due to a very limited number of trips to and from the site during the weekday peak. It should also be noted that when this section of Route 15 is widened there will be no median break at the site entrance, at which time all access will become right-in and right-out.

Route 15 is designated a Comprehensive Plan road designated as a parkway. As such, additional right-of-way will be required and interparcel access to serve the adjoining parcel to the south will need to be accommodated.

Proposal's Strengths

- Right-of-Way Dedication – The subject property has frontage on Route 15, which is a Comprehensive Plan road and is planned to be widened. As conditioned, the applicant will dedicate up to 80-feet of right-of-way as measured from the centerline along Route 15.
- Turn Lane – As a condition of site plan approval, the applicant will construct a right and left turn lane into the site. The applicant will need to obtain any necessary off-site right-of-way to accommodate the road improvements. The applicant is aware that this requirement must be met prior to site plan approval.
- Manual Traffic Regulation - As conditioned, the applicant shall provide manual traffic regulation at their vehicular site access on Route 15 before and after services on Sundays and on specific holidays.
- Interparcel Connections –Because the property to the south also has frontage on Route 15 and the Plan recommends shared access to major roadways, a condition has been drafted that the applicant will provide interparcel vehicular access to the south.
- Pedestrian Connections – As conditioned, a pedestrian connection shall be provided from the building to the adjoining right-of-way and a sidewalk shall be constructed or escrowed along Route 15 as determined at site plan.

Proposal's Weaknesses

- None identified.

On balance, this application, subject to the conditions, 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.

- Landscaping - Landscaping/buffering/screening/tree canopy coverage will be provided as per the Design and Construction Standards Manual.
- Stormwater Management - The capacity of stormwater management and BMP facilities will be required to be verified at the time of site plan review. It should be noted that the proposed stormwater management facility to serve the site is located in the south central portion of the site.

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 Office of Planning:

Planning Office, Case Manager
Urban Designer
DPW- Environmental Services
Service Authority
Department of Transportation
Historical Commission
County Archaeologist
Police Department

Proposed Conditions dated November 16, 2007

Proposed Conditions
Applicant: Fireside Wesleyan Church
Owner: Gainesville Faith Fellowship Church Trustees
Zoning: A-1, Agricultural
Acreage: +/-14.61 acres
GPIN: 7297-02-3693
SUP #PLN2007-00337
Magisterial District: Brentsville
November 16, 2007

The following conditions are intended to offset some of the impacts of the proposal and would render the application consistent with the applicable chapters of the Comprehensive Plan. If the conditions of this special use permit or "The Plan" are in conflict with the Zoning Ordinance, approved proffers, or the Design and Construction Standards Manual (DCSM), the more restrictive shall apply unless otherwise provided for herein. If the proposed use has not commenced within five years from the date of final site plan approval, the special use permit shall be void, and the use may not commence thereafter without approval of another special use permit. For the use to have commenced, an occupancy permit must be approved. The applicant shall submit a site plan within one (1) year of approval of this special use permit and shall occupy the church within five (5) years of approval of the first final site plan.

1. Site Development - The SUP site shall consist of the entire +/-14.61-acre area shown on the SUP plan. The applicant shall develop the site in substantial conformance with these conditions and the SUP plan for Fireside Wesleyan Church Special Use Permit Plan, dated April 5, 2007, revised through May 24, 2007, and prepared by Ricker Design Associates, P.C. If needed, the applicant may locate drain fields on the site, but the limits of clearing and grading must be maintained.
2. Phasing – The building and uses within the building may be constructed in one or more phases as shown and labeled on individual approved final site plans and the applicant may make minor changes to the footprint of the building as determined by the Zoning Administrator. If construction of the church is phased, construction and occupancy of the first phase pursuant to an approved final site plan shall vest the applicant's right to thereafter construct additional phases.
3. Use Parameters

Maximum Building Area – The maximum gross square footage of the total building area constructed on-site shall not exceed 25,600 square feet as shown on the SUP plan.

Attachment C
Proposed Conditions dated November 16, 2007

4. Permitted Uses

- a) The following uses shall be permitted on the property:
 - i) A religious institution and related facilities, including a sanctuary, fellowship hall, Sunday school classrooms, summer day camp, administrative and office areas, and facilities for community groups (eg. Alcoholics Anonymous, Cub Scouts, Girl Scouts, HOAs, music club, etc.).
 - ii) The sanctuary, Sunday school classrooms, summer day camp, church administrative office areas, fellowship hall, and community meeting facilities shall be located in the proposed building and also as relates to the summer day camp in the identified open recreation areas, children's playground and picnic shelter area as shown on the SUP plan.
- b) The maximum seating capacity for the sanctuary shall be 400 seats.
- c) The maximum number of children enrolled at the summer day camp and allowed on the site at any one time shall be 50.

5. Architecture – The proposed building shall be designed and constructed in substantial conformance with the architecture, and materials as shown in the drawing entitled “Fireside Wesleyan Church”, dated March 13, 2007, prepared by the Lehman Construction Services, Inc. The color palette of the building, not including the trim, shall be white, off-white and/or earth tones. Architectural construction plan drawings shall be submitted demonstrating compliance with this condition at least two (2) weeks prior to the issuance of the building permit release letter from the Planning Office.

6. Refuse Storage Area – Any refuse storage areas shall be screened with a solid fence constructed of materials that are compatible with the building on the property. The enclosure shall have 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.

7. Cultural Resources - The Applicant shall retain a qualified professional archeologist to perform a modified Phase I Archaeological Survey, with the Scope of Work approved by the County Archaeologist. Three (3) copies of the draft report documenting the results and recommendations of the Phase I survey shall be submitted to the Planning Office for review, comment, and approval prior to preliminary plan or sketch plan approval. In the event the findings of the Phase I archaeological survey indicate that a Phase II archaeological evaluation is warranted, the Applicant shall conduct such Phase II archaeological evaluation on sites and resources.

Attachment C
Proposed Conditions dated November 16, 2007

The Applicant shall develop Phase II scopes of work in consultation with the Planning Director or his designee. Three (3) copies of the draft report documenting the results and recommendations of the archaeological evaluation shall be submitted to the Planning Office for review, comment, and approval prior to preliminary plan or sketch plan approval. The qualified professional, the archaeological testing, and the reports shall meet the standards set forth in the current version of the *Virginia Department of Historic Resources (VDHR) Guidelines for Conducting Cultural Resource Survey in Virginia*. Final Phase I and Phase II reports shall be submitted in quantities and formats, and media as requested by the County archaeologist. In the event the Phase II evaluations find an archaeology site significant and the site will be disturbed by construction, the Applicant will either initiate mitigation of the archaeology site through Section 106 of the National Historic Preservation Act (NHPA), with the County as a consulting party; or, if Section 106 review is not required, the Applicant will prepare a mitigation plan in consultation with the Planning Director or his designee.

If a County mitigation plan is required, its stipulations shall be completed prior to final site plan approval. The Applicant shall curate all artifacts (unless the landowner wishes to retain the artifacts), field records, laboratory records, photographic records, research records and other records recovered and produced as a result of the Archaeological surveys performed on the Property, in accordance with the current professional standards and "The Secretary of the Interior's Standard's 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 findings submitted for curation shall be transferred to Prince William County with a letter of gift.

8. Environment – All landscaping shall be native and drought-resistant or other species as may be approved on the final site plan.
- a) Buffers– The applicant shall provide minimum 30-foot wide Type B buffers as shown on the SUP plan along the northern, southern and western boundaries of the site. The applicant shall maintain and preserve the existing mature vegetation and hardwood trees according to the limits of clearing shown on the SUP plan. The applicant shall provide supplemental plantings in these buffers as necessary to achieve a screening effect equivalent to the standard set forth in the DCSM. The foregoing language shall not be interpreted to preclude the applicant from constructing perpendicular utility or access easements to adjacent properties through said buffer. Compliance with this condition shall be demonstrated by showing the buffers on the final site plans.
 - b) Landscaping along Route 15 – The applicant, as a condition of the first final site plan approval, shall plant a 20-foot wide landscaping strip along Route 15 as shown on the SUP plan with a minimum of 85 plant units per 100 linear feet of frontage outside of any existing or proposed right-of-way or parallel utility easements.

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- c) Minimize Clearing and Grading – The applicant shall show the limits of clearing and grading for the site on the approved final site plans as depicted on the SUP plan. Portions of buffers are outside the limits of clearing and grading and the existing vegetation shall be preserved and supplemented to meet the intent of the Type B buffer as noted above. This does not preclude the removal of diseased, noxious and/or invasive vegetation.
- d) Monetary Contribution – The applicant shall make a \$75 per acre monetary contribution to the Board of County Supervisors for water quality monitoring and/or stream restoration purposes. Said monetary contribution shall be made in a lump sum prior to, and as a condition of, the first final site plan approval.
- e) Foundation Landscaping – The applicant shall provide landscaping along the foundation on the east side of the building. The planting area shall contain shrubs, flowering plants and small ornamental trees. Compliance with this condition shall be demonstrated on the approved final site plans.

10. Lighting

- a) Building Lighting – 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 with a note on the approved final site plans.
- b) Steeple Lighting – The steeple on the church sanctuary may be illuminated with low intensity lighting not to exceed an average maintained lighting level of 5 footcandles, to be demonstrated with a note on the approved final site plans.
- c) Parking Lot Lighting – Parking lot lighting shall be turned on no earlier than an half hour prior to opening and no later than an half hour after closing.

11. Signs

- a) Freestanding Sign – One freestanding monument-style sign, which is compatible with the proposed building design and materials, shall be allowed on the property. The freestanding sign shall not exceed ten feet in height. The sign may be internally lit or lit downward but shall not be lit upward. The use of any exposed neon tubing shall be strictly prohibited.
- b) Landscaping – The applicant shall provide landscaping, consisting of ground cover, and dwarf shrubs, at the base of the freestanding sign. The proposed landscaping shall be made part of the sign permit approval process and shall be installed as a condition of a sign permit issuance.

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- c) Facade Sign – Building-mounted signage shall be permitted in accordance with the Zoning Ordinance.
- d) Sign Permits - Sign permits are required for all signs. Color, scaled renderings of all signage shall be submitted as part of the sign permit approval process.
- e) Attention-Getting Devices – Temporary signs, banners, balloons, streamers, garrison flags, or similar attention-getting devices shall be strictly prohibited.

12. Transportation

- a) Vehicular Access – The vehicular access to Route 15 shall be designed and constructed by the applicant as determined by VDOT and Prince William County in accordance with the DCSM. Beside the interparcel connection pursuant to condition #12. e., this shall be the only access to the site.
- b) Right-of-Way Dedication – Prior to first final site plan approval, right-of-way dedication of up to 80 feet as measured from the centerline shall be provided by the applicant along Route 15 according to the Comprehensive Plan as determined by VDOT and Prince William County.
- c) Turn Lanes – As a condition of final site plan approval, right and left-turn lanes with tapers shall be designed, bonded and constructed by the applicant at the access on Route 15. The lanes and tapers shall be constructed according to DCSM standards as approved by VDOT and Prince William County. If there is insufficient right-of-way to accommodate the necessary turn lanes into the site as determined by VDOT and Prince William County, the final site plans for the proposal shall not be approved unless a waivers and/or design exceptions are granted by the Prince William County and VDOT.
- d) Manual Traffic Regulation - The Applicant shall provide manual traffic control at the Route 15 access to the site. Such manual traffic control shall be provided by trained individuals before and after religious services held on Sundays, during Easter, and on Christmas Eve and Christmas Day.
- e) Interparcel Connection –The applicant shall provide interparcel access to the parcel to the south of the site (GPIN 7297-02-3561) generally as shown on the SUP plan. The access shall be designed and constructed by the applicant to accommodate zoned and planned uses. Compliance with which shall be demonstrated on the first approved final site plan.

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Proposed Conditions dated November 16, 2007

- f) Parking – The parking on-site shall not exceed 137 spaces. If waived by Prince William County, the applicant may provide all or part of the parking with an alternative pervious parking surface, but the drive aisles around the periphery of the parking area and connecting to Route 15 shall be paved according to DCSM standards. Compliance with which shall be demonstrated on respective approved final site plans.
 - g) Obstruction of Travel Ways - The applicant shall ensure that any vehicles associated with the use do not obstruct the travel ways, fire lanes, adjoining road network, landscaped areas, or parking spaces as shown on the SUP plan.
 - h) Directional Signs - On-site directional signs shall be required to alert visitors to one-way traffic movements and to guide vehicles through the site, subject to approval of a sign permit.
 - i) Pedestrian Connection – As a condition of the first final site plan approval, a minimum 5-foot wide sidewalk and crosswalks shall be constructed by the applicant from the proposed Phase 1 building to the Route 15 right-of-way and along Route 15.
13. Handicapped Parking and Signage – Parking and signage for handicapped customers shall be provided in accordance with the Design and Construction Standards Manual and other current standards.
14. Water – - The site shall be connected to public water with the applicant bearing all costs associated with providing all on- and off site facilities to make such connection.
15. Sanitary System - If the associated CPA #PLN2007-00583 is approved re-mapping the subject site from the AE planning designation to the SRR planning designation, the site shall be connected to public sewer with the applicant bearing all costs associated with providing all on- and off site facilities to make such connection. If the aforementioned CPA is not approved, the applicant shall have a valid permit from the Health Department for a septic system to serve the proposed uses on this site. No occupancy permit shall be issued for the SUP use until such time as an operable septic system, approved by the Health Department, is functioning to serve this site and use. Such facilities may not encroach into the limits of clearing and grading. In no case shall occupancy be allowed using pump and haul.
16. Fire and Rescue - Prior to and as a condition of each final site plan approval, the applicant shall contribute \$0.61 per square foot of building area for mitigation of impacts on fire and rescue services for building square footage depicted on the respective site plans.
17. Fire Suppression – As a condition of final site approval, a fire suppression system (sprinklers) shall be installed by the applicant within the proposed use, and it shall comply with applicable National Fire Protection Association (NFPA) standards

Attachment C
Proposed Conditions dated November 16, 2007

18. 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 SUP, 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 SUP, 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 SUP to the most recently available CPI-U to the date the contributions are paid, subject to a cap of six (6%) percent per year, noncompounded.

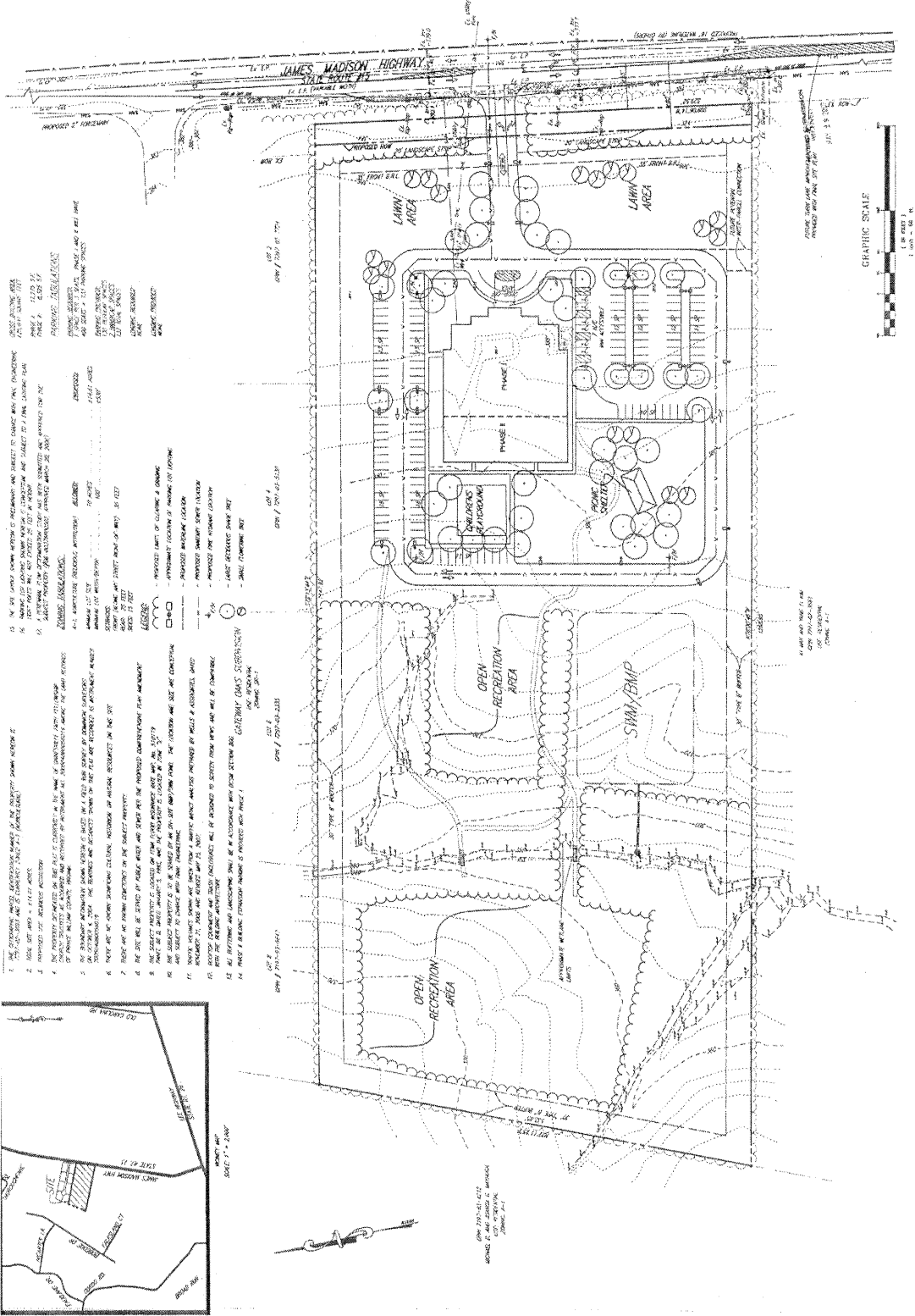
SUP Plan dated April 5, 2007 and revised through May 24, 2007

Rinker Design Associates, P.C.
 Engineering, Surveying, Land Planning, Transportation, Environmental Services
 5000 West Conover Road, Suite 205, Leesville, SC 29556
 Telephone: (803) 483-2373 Fax: (803) 483-2374
 "Turning Challenges into Opportunities"

CHURCH
SUP#PLN2007-00337
FIRESIDE WESLEYAN

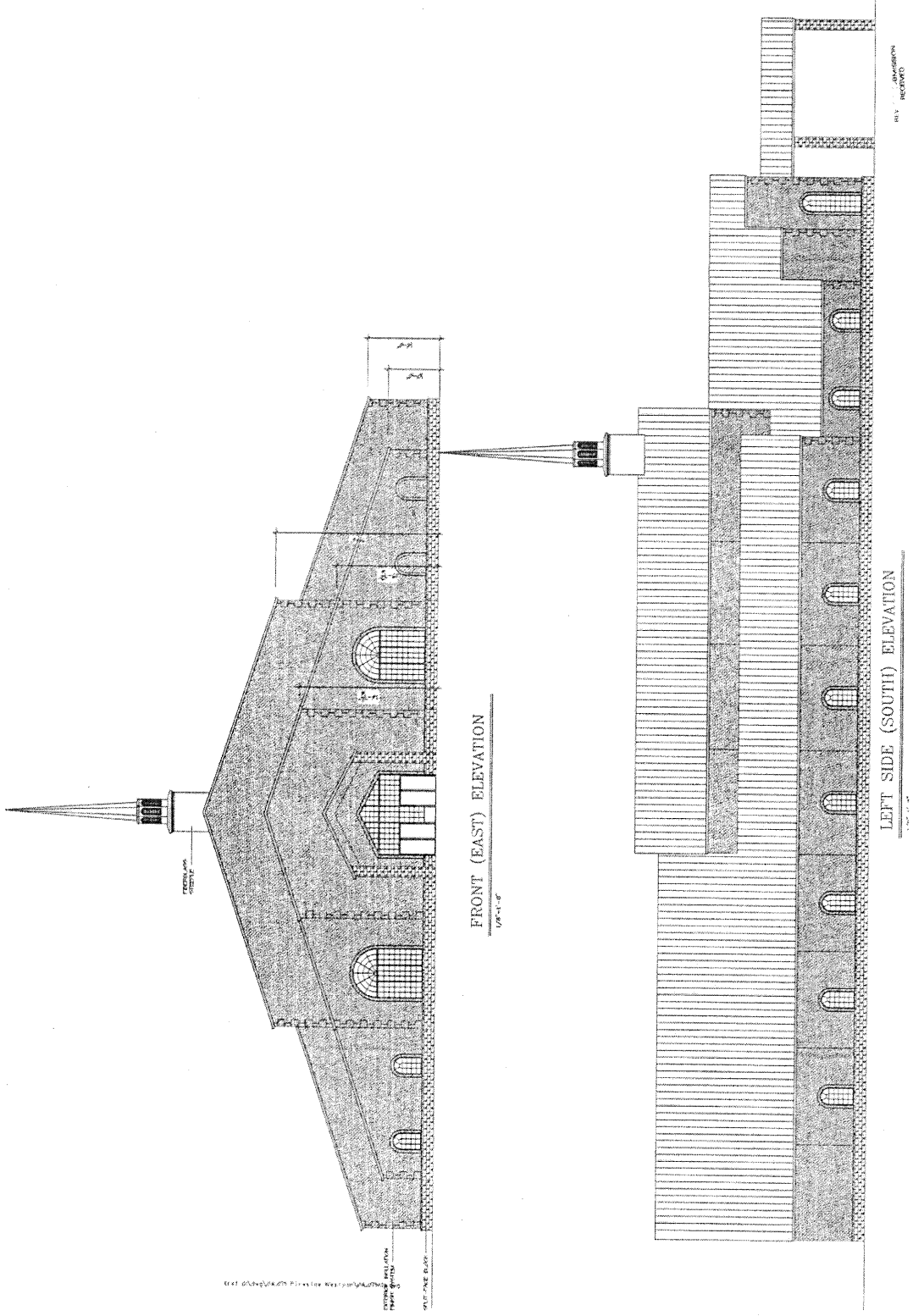
SPECIAL USE PERMIT PLAN

DATE: 5/24/07
 SCALE: 1" = 50'
 PROJECT: SUP
 SHEET: 1 OF 1



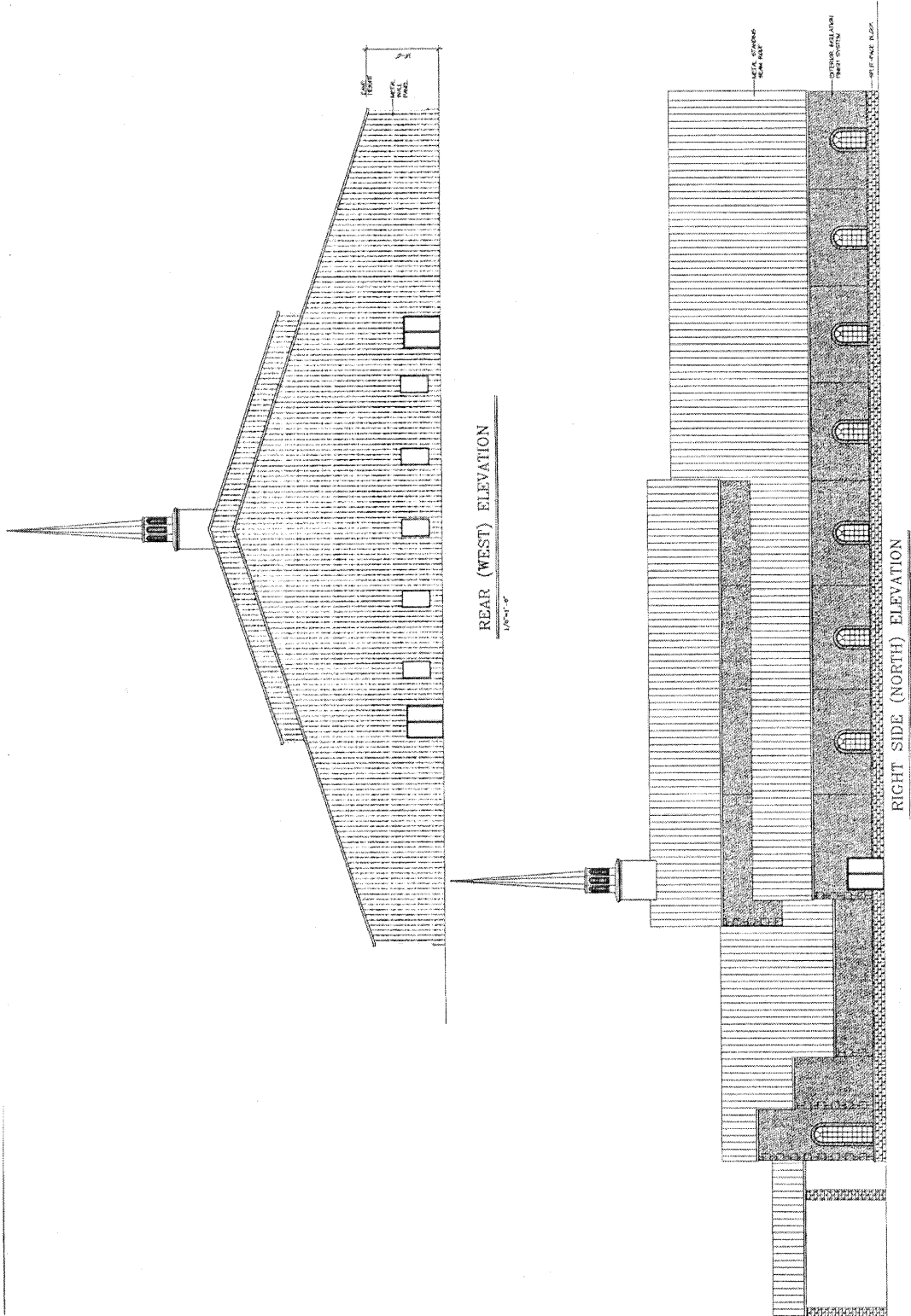
Attachment C Front and Side building elevation dated March 13, 2007

<p>LEHMANN CONSTRUCTION SERVICES, INC. 1500 Cambridge Road, Cambridge, MA 02142 Phone: 781-335-5511 Fax: 781-335-5511</p> <p>DESIGN & FIELD OFFICE Phone: 781-335-5511 Fax: 781-335-5511</p>	<p>② DESIGN CONTRACTOR SHEET NO. 1007</p> <p>THIS DRAWING HAS BEEN IN THE POSITIVE STAGE SINCE CONSTRUCTION BEGINS AND MAY BE LOADED WITH THE UNDERSTANDING THAT LEHMANN CONSTRUCTION SERVICES, INC. HAS 1/8" = 1'-0"</p>	<p>DATE: 03/13/07</p> <p>NO. _____</p> <p>DESCRIPTION _____</p> <p>BY _____</p> <p>DATE _____</p>	<p>WEST SIDE FIRE SIDE WEST SIDE CHURCH WEST SIDE CHURCH</p>	<p>REVISIONS</p>
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Attachment C Rear and Side Building Elevations dated March 13, 2007

Latman Construction Services, Inc. <small>1801 Cambridge Highway, Cambridge, MA 02142 Phone: 781-326-8111 Fax: 781-326-8112</small> Design & Field Office <small>Phone: 781-326-8111 Fax: 781-326-8112</small>	<small>THE DRAWING HAS BEEN IN THE POSSESSION OF LATMAN CONSTRUCTION SERVICES, INC. AND IS LOANED WITH THE UNDERSTANDING THAT IT WILL NOT BE COPIED, DUPLICATED OR LOANED WITHOUT THE WRITTEN PERMISSION OF LATMAN CONSTRUCTION SERVICES, INC.</small>	REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">NO.</th> <th style="width: 45%;">DESCRIPTION</th> <th style="width: 10%;">BY</th> <th style="width: 40%;">DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DESCRIPTION	BY	DATE					REVISED ELEVATIONS DATE: 03/13/07 DRAWN BY: BEA CHECKED BY: (blank) PROJECT NO.: 03/13/07 DRAWING NO.: 04/07 SHEET NO.: 01/01 TOTAL SHEETS: 01/01 PROJECT: CHURCH CLIENT: WESTSIDE ADDRESS: 1801 Cambridge Highway, Cambridge, MA 02142
NO.	DESCRIPTION	BY	DATE								



PLANNING COMMISSION RESOLUTION

MOTION: HOSEN **October 17, 2007**
Regular Meeting
Res. No. 07-164
SECOND: HOLLEY
RE: **SPECIAL USE PERMIT #PLN2007-00337, FIRESIDE WESLEYAN CHURCH, BRENTSVILLE MAGISTERIAL DISTRICT**
ACTION: **SUBSTITUTE MOTION - RECOMMEND DENIAL**
MOTION CARRIED

WHEREAS, this is a request to allow a religious institution with a summer day camp and other related facilities located on the west side of James Madison Hwy. (Rt. 15), +/- 3,500 ft. north of its intersection with John Marshall Hwy. (Rt. 29); and

WHEREAS, the site is identified as GPIN 7297-02-3693, zoned A-1, Agricultural, Rt. 15 HCOD and designated Agricultural or Estate in the Comprehensive Plan; 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 special use permit 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 special use permit;

NOW, THEREFORE, BE IT RESOLVED, that the Prince William County Planning Commission does hereby recommend denial of Special Use Permit #PLN2007-00337, Fireside Wesleyan Church.

Votes:

Ayes: Friedman, Fry, Holley, Hosen, Hendley

Nays: Bryant, Burgess, Gonzales

Absent from Vote: None

Absent from Meeting: None

MOTION CARRIED

CERTIFIED COPY



Clerk to the Commission