

REVISED WRITTEN NARRATIVE

TRANSFORMATIONAL TEMPLE INTERNATIONAL CHURCH
OWNER/APPLICANT: INTERNATIONAL CENTRAL GOSPEL CHURCH
SPECIAL PERMIT AREA: +/- 4.34 ACRES ("PROPERTY")
ZONING: A-1, AGRICULTURAL
LONG RANGE LAND USE: SRR, SEMI-RURAL RESIDENTIAL
MAGISTRATE DISTRICT: OCCOQUAN
PRINCE WILLIAM COUNTY GPIN # 8093-48-4298
SUP#2020-00019

DATE: JANUARY 31, 2022

INTRODUCTION

The International Central Gospel Church (the "Applicant") is the owner of the property located at 5451 Davis Ford Road, Woodbridge, Virginia, identified as GPIN 8093-48-4298 (the "Property"). The Property is approximately 1.5 miles west of the intersection of Davis Ford Road and the Prince William Parkway. Davis Ford Road abuts the northern side of the Property. The Applicant is seeking a special use permit to allow for a religious institutional use that will be formally known as the Transformation Temple International Church (the "Proposed Church"). The Applicant is also seeking a special use permit for a new freestanding sign with electronic message board (the "Proposed Sign"). The Proposed Church will include an area for religious services as well as an area for administrative offices.

International Central Gospel Church began in 2003 in Springfield, Virginia, Fairfax County. After nearly 17 years, the Church is ready to find a permanent home in Prince William County at 5451 Davis Ford Road, Woodbridge, Virginia. Approximately 75% of its members live in Prince William County, and the congregation currently has approximately 120 members. International Central Gospel Church purchased the Property in 2019. The name of the church on the Property will be Transformational Temple International Church. The Proposed Church will provide valuable religious services, counseling services, and community service and educational opportunities in the community.

LAND USE

The property is currently zoned A-1, Agricultural and religious institutions and places of worship are permitted in the A-1 with a special use permit. The long-range land use designation for the property is SRR, Semi-Rural Residential, and the religious institution use is consistent with the SRR designation. The Proposed Church will provide a viable and sought-after religious institution for the citizens of the County. The Applicant is contemplating an electronic message board and is requesting a modification, as discussed herein (the "Proposed Sign"). The Property is located in the Domestic Fowl Overlay District.

COMMUNITY DESIGN

The Proposed Church is consistent with the Community Design Plan of the Prince William County Comprehensive Plan (the “Community Design Plan”) because it provides architectural, signage, and landscape designs that complement the scale and character of the existing area. *See* Community Design Policy, DES-Policy 1. The Proposed Church includes one building with no accessory structures, and no additional phases as provided on the Special Use Permit Plan prepared by Schools & Townsend, P.C., dated November 3, 2021 (the “SUP Plan”) and the architectural renderings entitled “Transformational Temple International Church (International Central Gospel Church) New Worship Facility” as prepared by John Heltzel, AIA, dated July 29, 2020 and September 20, 2021 (the “Elevations”). The Applicant has acquired and incorporated the right of way abutting the northern side of the Property, thereby increasing the size of the Property to +/- 4.34 acres as depicted on the SUP Plan. The Applicant has removed Phase II that was reflected on the prior submission, including all future additions and future buildings that appeared on the prior SUP Plan.

This resubmission includes architectural building elevations with red brick, glass and high-quality finishes that complement the surrounding uses as depicted in the Elevations. *See* Community Design Plan, SITE-Strategy 1. The Proposed Church has 9,208 square feet on the first floor, 9,208 square feet on the second floor and the height of the proposed structure is 35 feet. The Proposed Church will include 208 seats in the building’s sanctuary, and religious services will be held on Sundays from 10 am to 12 pm; Wednesdays from 7 pm to 8 pm; and Fridays from 7 pm to 9 pm.

The Proposed Church provides a 30-foot landscape buffer on the western, eastern and southern border of the Property consisting primarily of existing trees in order to provide screening from the abutting uses. The Proposed Church intends to maintain the existing trees and vegetation in the landscape buffer area to the extent possible.

The Proposed Church provides a total of 96 parking spaces. There are twenty (20) parking spaces along Davis Ford Road, seventy-two (72) parking spaces along the west side of the Property and four handicapped parking spaces on the east side of the Property. The Proposed Church provides a 10-foot buffer and a retaining wall between the parking lot and Davis Ford Road to provide screening.

The Proposed Sign situated at the entrance of the Property is 6 feet in height and does not exceed the maximum sign area of 80 square feet. The color and materials of the Proposed Sign will match the exterior color of the main structure.

The Applicant’s light fixtures will be designed to direct light downward, with full cut-off, and shall not glare onto adjacent properties or roadways as provided in Proposed Condition #3(f). The Applicant’s freestanding parking lot light poles will not exceed the maximum height of 16 feet and all pole heights and locations will be reflected on the approved final site plan.

The Proposed Church is consistent with the Community Design Plan because it provides an appropriately scaled entry sign, and signage that is compatible in design, scale, material, style,

and color with other site amenities, with buildings and landscaping, and with both the overall design character of the development in question and the adjacent properties. *See* Community Design Policy, DES 1.3 and 1.5.

CULTURAL RESOURCES

The Applicant provided the Cultural Resources Assessment and Record Check in which the County Archeologist indicated that no archaeological historic sites or graves are recorded on the project area. The County Archeologist has also noted that the Property exhibits low potential for finding cultural resources and that no cultural studies are recommended. However, the Applicant is providing a Phase I Environmental Site Assessment for the right of way along Davis Ford Road entitled “Route 663 Right of Way, 5451 Davis Ford Road, Woodbridge, Prince William County, Virginia 22192, ECS Project No. 47A:12080 for International Central Gospel Church”, dated May 12, 2021 (the “Phase I”). The Phase I was conducted pursuant to the purchase of the right of way along Davis Ford Road. This Phase I revealed no evidence of recognized environmental conditions on the assessed portion of the Property.

ECONOMIC DEVELOPMENT

The Proposed Church will provide employment opportunities for citizens of the County in the church’s administrative offices, leadership positions, building maintenance, grounds keeping and landscaping services. The County’s Strategic Plan encourages engagement with the faith-based community. Religious institutions provide partnership opportunities to address human service needs from a grass roots community level. The Proposed Church will provide valuable and much needed services to the community including religious, individual and family counseling and educational services.

ENVIRONMENT

According to the Environmental Constraints Analysis prepared by Schools & Townsend, P.C. dated November 3, 2021, the Proposed Church provides a 30-foot buffer on the west, east and south sides of the Property. The Applicant will use native plant materials for landscaping in the perimeter buffer areas and in the other areas of the Property as provided in Proposed Condition #3(c). According to the ECA, there are no mapped 100-year floodplains or Resource Protection Areas located on the Property. There is a watercourse approximately 190 feet from the southwest corner of the Property. The Applicant is providing 3,050 square feet of interior parking lot landscaping which exceeds the required amount. The Property is a vacant, wooded parcel, and the Applicant is planning to maintain the existing mature trees on the Property to establish the buffers. The Proposed Church provides an underground stormwater management facility under the parking lot area in the western portion of the Property. All stormwater management practices will adhere to all State and County laws, ordinances, requirements, policies, and regulations as provided in Proposed Condition #4.

FIRE AND RESCUE

Fire/Rescue Station 26 (Bacon Race) located at 5026 Davis Ford Road is the first due fire/rescue resource for the Property. The facility is within the required 4-minute travel time for Basic Life

Support and Fire. The facility is within the required 8 minute travel time for Advanced Life Support. Fire/Rescue Station 26 responded to 2,466 incidents in FY 19. The workload capacity for Fire/Rescue Station 26 is up to 2,000 incidents per year. The Applicant is providing a monetary contribution of \$0.61 per square foot of building area of the Proposed Church for fire and rescue services. *See Proposed Condition #6(a).*

HOUSING

The Proposed Church will have no impact on housing.

LIBRARIES

The Proposed Church will have no impact on the libraries of Prince William County.

PARKS AND OPEN SPACE

The Proposed Church will have no impact on parks and open spaces within Prince William County.

POLICE/CPTED

The Property is served by the Prince William County Police Department - Central District Station located at 5036 Davis Ford Road, Woodbridge, VA 22192. The Police Department has reviewed the first submission and determined the Proposed Church will not create a significant impact on Police calls for service.

POTABLE WATER

The Proposed Church will be served by the public water main located on Davis Ford Road.

SANITARY SEWER

The Proposed Church will include a private septic drainfield because there is no public sewer on the Property.

SCHOOLS

The Proposed Church will not impact the public school system of Prince William County.

TELECOMMUNICATIONS

The Proposed Church will not impact Prince William County's telecommunications system.

TRANSPORTATION

The Property abuts Davis Ford Road which runs along the northern border of the Property. The only vehicle entrance to the Property is located on the northeast side of the Property. According to the traffic study entitled "Left and Right Turn Lane Warrant Analyses – Transformational Temple Church" prepared by Vettra Co. dated December 17, 2019, the "Left and Right Turn Analyses for Year 2021 Sunday peak hour traffic conditions show that neither

dedicated left nor right turn lanes are warranted. However, a Right Turn Lane Taper is warranted.” Therefore, the Proposed Church will provide a right turn lane taper as depicted in the SUP Plan.

The Applicant has determined that a left turn lane into the Property cannot be constructed without obtaining right of way from the adjacent property owner. Therefore, the Applicant is proposing an expansion of the paved shoulder at the intersection of Davis Ford Road and Alford Valley Lane. The paved expansion will allow visitors to the Property who are traveling west on Davis Ford Road to make a U-turn at Alford Valley Lane as shown on Sheet 3 of the SUP Plan.

SIGN MODIFICATION

Consideration of Sign Provisions. The Applicant is requesting a special use permit to allow for an electronic message board sign. The following addresses those factors considered by the Board of County Supervisors for sign modifications requested in connection with a special use permit in accordance with Section 32-250.23 of the Zoning Ordinance. In considering the special use permit for the Proposed Sign, the Applicant is providing information in accordance with Section 32-250.23 and 32-700.54 of the Prince William County Zoning Ordinance.

- a. Nature of the Proposed Church. An electronic changeable display sign is needed in order to adequately provide information about the services offered by Transformational Temple International Church. Several churches in Prince William County have electronic changeable display signs to promote church services.
- b. Character of the Existing Area. The Property is currently zoned A-1, Agricultural and Comprehensively Planned SRR, Semi-Rural Residential. The Proposed Sign will have minimal impact on the visual appearance of the adjacent and nearby properties and right-of-way. The Proposed Church is located along a heavily traveled portion of Davis Ford Road that transitions from semi-rural residential and suburban residential to community-serving institutional uses, and commercial/service retail uses. The Proposed Sign will have minimal new impact on the adjacent properties and road corridor. The Proposed Sign will have minimal impact on the visual appearance of the adjacent and nearby properties and right-of-way. The Proposed Sign will limit the changeable copy as provided in Proposed Condition #3(e).
- c. Unique Situation. The Proposed Church is about 160 feet away from the Davis Ford Road. There will be mature trees between the Proposed Church and the right of way. The Property only has one entrance from Davis Ford Road. Residential uses and trees are located on both sides of the Property. Because the Property is not located in a commercial district, there is limited opportunity for advertisement. The Proposed Sign will provide information to passersby about upcoming religious services and events in a way that is respectful of the surrounding uses. In addition, the Proposed Sign located along the property frontage will be coordinated with the proposed building.

- d. Comprehensive Plan Designation. The Property is designated SRR, Semi-Rural Residential, on the Long-Range Land Use Map. Adjacent properties to the north, south, east, and west are also designated SRR. The Applicant is providing a community-oriented, faith-based, continuing use that serves and supports existing uses in the area.
- e. Special Visual Obstruction. There are no special visual obstructions or difficulties in locating the freestanding sign. However, as previously stated, due to the area context and surrounding uses in this highly traveled corridor along Davis Ford Road, the electronic message board will enable the church to efficiently change its messaging.
- f. Compatibility. The Proposed Sign is compatible with the exterior colors and building materials of the Proposed Church, the overall design character of the on-site development, and design character of development adjacent to the subject property.
- g. Landscaping. The Proposed Sign will be accompanied by landscaped treatments to improve the scenic quality. The landscaping will be provided around the base of the monument sign. Landscaping will include flowering shrubs and perennials complementary to the landscaping along Davis Ford Road as discussed in Sheet 2 of the SUP Plan.
- h. Mixed Use Development. The Proposed Sign is not being installed in a mixed-use development.
- i. Degree of Deviation. The Proposed Sign represents the minimum amount of modification necessary to provide adequate identification of the Proposed Church while still remaining consistent with the purpose and intent of Section 32-250.21 of the Prince William County Zoning Ordinance.
- j. Highway Corridor Overlay District (HCOD). The subject site is not located within an HCOD.