

DRAFT PROPOSED CONDITIONS

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

The following conditions are intended to offset the impacts of the proposal and would render the application consistent with the applicable chapters of the Comprehensive Plan. In the event the above-referenced special use permit is not granted as applied for by the Applicant, these conditions shall be withdrawn and are null and void. If the conditions of this special use permit or the special use permit plan are in conflict with the Zoning Ordinance or the Design and Construction Standards Manual (“DCSM”), the more restrictive shall apply unless otherwise specified herein.

The Applicant shall file a site plan within three (3) years of approval of this special use permit and shall have up to five (5) years from the date of final site plan approval to commence the Proposed Use. Issuance of an occupancy permit constitutes commencement of the use. The term “Applicant” as referenced herein shall include within its meaning all current/future owners and successors in interest.

1. Site Development. The Property shall be developed in substantial conformance with the special use permit plan prepared by Schools & Townsend, P.C., dated November 3, 2021 (the “SUP Plan”). Minor modifications in connection with final site plan review or final engineering shall be permitted, subject to County approval.
2. Use Parameters.
 - a. Permitted Uses. The uses approved with this special use permit (“SUP”) shall be limited to a religious institution or place of worship, with associated uses to include a sanctuary and administrative offices.
3. Community Design.
 - a. Architecture. The design of any building(s) constructed on the Property shall be in substantial conformance with 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”). If requested by the Applicant, the Elevations may be subject to minor modifications, which are subject to review and

approval by the County. Additional changes to the design and materials may be made provided as approved by the Planning Office. Such approval shall be based on a determination that the changes result in a building(s) that is of equal or better quality than that shown on the Elevations. Prior to requesting a building permit release letter from the Department of Development Services, the Applicant shall submit building elevations so that it may ensure compatibility of the building(s) with the Elevations.

- b. Building Height. The overall height of the building shall not exceed 35 feet.
- c. Landscaping.
 - i. Overall Landscape Compliance. The Applicant shall provide, install, and maintain landscaping onsite in substantial conformance with the SUP Plan. All the plantings shall be indigenous and drought-resistant, or as otherwise approved by the County Arborist, prior to final site plan approval. The Applicant shall use native plant materials for the landscaping as required in the perimeter buffer areas, and to the extent possible in other areas on the site.
 - ii. Perimeter Buffers. As depicted on the SUP Plan, the Applicant shall maintain the existing the vegetation including the mature trees to the extent possible in the 30-foot landscape buffer along the eastern, and western perimeters of the Property, and the 10-foot landscape strip running along the northern boundary of the Property. Any deficiency in the buffer area shall be cured with additional planting.
 - iii. Interior Parking Lot Landscaping. The Applicant shall provide interior parking lot landscaping as provided in Sheet 2 of the SUP Plan.
- d. Refuse Storage Area. The refuse storage/dumpster enclosure area shall be fully screened with an opaque enclosure that prohibits viewing this area from public right-of-way or adjacent properties, and the enclosure shall always remain closed when not in use.
- e. Signage. All signage shall be in conformance with the Zoning Ordinance, with the exception of the special permit for the proposed sign, as approved by the County.
 - i. Sign Permit. Unless not required by the Zoning Ordinance, sign permits are required for all signs. Color, scaled renderings of all signage shall be submitted as part of the sign permit approval process.

- ii. Monument Signage. In accordance with Section 32-250.23.6. of the Zoning Ordinance, and as approved through the special use permit, the Applicant shall be permitted one (1) electronic message board monument sign in the location shown on the SUP Plan. The electronic message board monument sign shall be in substantial conformance with the illustrative provided on Sheet 1 of the SUP Plan. The maximum finished height of the electronic message board monument sign shall not exceed six (6) feet and the length shall not exceed twelve (12) feet.
- iii. Sign Base Landscaping. The Applicant shall maintain and provide landscaping consisting of, but not limited to, ground cover, dwarf shrubs, and/or flowering plantings at the base of the electronic message board monument sign as provided in Sheet 2 of the SUP Plan. Compliance shall be demonstrated by the Applicant as part of the sign permit approval process and shall be installed as a condition of a sign permit approval and issuance.
- iv. Electronic Sign Function & Messaging.
 - a) Said electronic message board (LED) monument sign shall be limited to text messages and static images only and shall only display a fixed message, subject to conditions 3(e)(iv)(b) and (c) of these proposed conditions.
 - b) The transition time between electronic message changes shall be not less than five (5) seconds.
 - c) Text shall not scroll or crawl across the electronic message board screen, and there shall be no flashing, revolving, animation effects, lights of changing degree, and intensity or lights or lighting effects that cause glare or excessive brightness.
- v. Provision for County Emergency Messages. In the event of an emergency, the Applicant shall permit, upon request, the County's Office of Emergency Management or Office of Executive Management to display emergency-related messages on the electronic message board (LED) monument sign. The Applicant shall designate an emergency point of contact, who shall be responsible for updating the sign in the event of an emergency request by the County. This contact information shall be provided to the Office of Emergency Management and the Office of Executive Management prior to and as a condition of issuance of the sign permit for the electronic message board (LED) monument sign.

f. Parking Lot Lighting.

- i. All outdoor lighting fixtures shall be designed to direct light downward and to not produce glare onto any adjacent properties or roadways. Parking lot light fixtures and light fixtures on all buildings shall be full cut-off fixtures, and the lighting design shall be shown on the final site plan prior to County approval.
- ii. Freestanding parking lot light poles shall not exceed the maximum height of 16 feet. All pole heights and locations shall be noted on each final site plan prior to County approval.
- iii. To reduce the impacts of additional light pollution and potential for light spillover onto adjacent properties, parking lot lights shall be designed with automatic and/or timed shut-off, and approved by the County.

4. Environment / Water Quality.

- a. Water Quality. The Applicant shall contribute \$75 per acre to the Board of County Supervisors prior to and as a condition of final site plan approval for the County to conduct water quality monitoring, stream restoration, and/or drainage improvements.
- b. Stormwater Management. As shown on the SUP Plan, stormwater management shall be provided on site. The Applicant shall consider innovative SWM/BMP practices for treating stormwater quantity and quality during site plan review. Exact locations of such facilities shall be determined in coordination with the County during final site plan review. All stormwater management practices shall comply with all Federal, State, and County laws, ordinances, codes, requirements, policies, and regulations.

5. Water and Sewer.

- a. Potable Water. The Applicant shall be served by the public water main located on Davis Ford Road.
- b. Septic Field. The Applicant shall install a septic drainfield as provided in the SUP Plan, and the Applicant shall meet all of the required legal and regulatory requirements regarding the installation and maintenance of the septic field.

6. Fire and Rescue.

- a. Monetary Contribution. The Applicant shall make a monetary contribution of \$0.61 per square foot of building area for the proposed building constructed on the

Property for fire and rescue services to the Board of County Supervisors prior to and as a condition of issuance of the final site plan approval.

- b. Maintenance & Safety Plan. Prior to final site plan approval, the Applicant shall provide a plan to the County to provide for maintenance of the life safety components (means of egress, fire protection systems, etc.) for the proposed building on the Property.
7. Escalator Clause. The time between the approval of the special use permit by the Board of County Supervisors and the actual development of the site may be lengthy, diminishing the current dollar value of monetary contributions. Therefore, monetary contributions set forth in the development conditions which are paid after eighteen (18) months following the approval of the project will be adjusted in accordance with the Urban Consumer Price Index (CPI-U) computed by the United States Department of Labor subject to a cap of 5%.