

Plan Analysis	Comment	Response
Building Official	No recommendations documented.	None required.
County Archaeologist	The project area exhibits a low potential for finding cultural resources and no cultural resource studies are recommended.	Comment noted.
Crime Prevention Police	The Police Department has reviewed the application for SUP2020-00019, Transformational Temple International Church. Due to the limited details we are unable to comment and request to be included on future submissions. At this time, the Police Department does not believe this application will create a significant impact on Police calls for service. If there are any questions or comments, please contact the Prince William County Police Crime Prevention Unit at 703-792-7270.	Comment noted.
Fire Marshal's Office	1.01- Fire/Rescue Station 26 (Bacon Race) is the first due fire/rescue resource. 1.02- The facility is within the required 4 minute travel time for Basic Life Support and Fire. 1.03- The facility is within the required 8 minute travel time for Advanced Life Support. 1.04- Fire/Rescue Station 26 responded to 2,466 incidents in FY 19.	1.01 Comment noted. 1.02 Comment noted. 1.03 Comment noted. 1.04 Comment noted.

Fire Marshall's Office (cont'd)	1.05- The workload capacity for Fire/Rescue Station 26 is 2,000 incidents per year.	1.05 A monetary contribution is provided in condition 5(a).
Health Department	The Health Department has no comments for this application.	None required.
Historical Commission	Along Davis Ford Road. 1979 Aerials indicated open field but not with new tree. Should do a Phase 1 and pits to see if field contains anything when they clear the land. Recommendation: Historical Marker.	As provided above, the County Archaeologist has determined that there is a low potential for finding cultural resources and that no cultural studies are recommended. Therefore, a Phase 1 does not seem to be warranted given the comments from the County Archaeologist. Also, the recommendation for a historical marker does not seem warranted given the County Archaeologists comments and the message on the marker is unknown.
Long Range Planning	The site is designated Semi-Rural Residential (SRR) in the Comprehensive Plan. The purpose of the Semi-Rural Residential classification is to provide for areas where a wide range of larger-lot residential development can occur, as a transition between the largest-lot residential development in the Rural Area and the more dense residential development found in the Development Area. Residential development in the SRR areas shall occur as single-family dwellings at a density of one dwelling per 1-5 gross acres. Where more than two dwellings are constructed – as part of a residential project in the SRR classification – the average density	The property is currently zoned A-1, 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 and the religious institution use is consistent with the SRR designation. The Applicant's proposed use will provide a viable and sought-after religious institution in the SRR for the

<p>Long Range Use Planning (cont'd)</p>	<p>within that project should be 1 dwelling unit per 2.5 acres on a project-by-project basis. Cluster housing and the use of the planned unit development concept may occur, so long as the resulting residential density is no greater than that possible under conventional development standards and provided that such clustering furthers valuable environmental objectives such as stated in the Environment Plan and is consistent with fire and rescue service objectives. The lower end of the density range for the SRR classification should be proposed with a rezoning application. Higher densities shall be achieved through negotiation at the rezoning stage, not to exceed average densities established in this category.</p> <p>The SR-1, SR-3 and SR-5 zoning districts are intended to implement the SRR designation. Religious Institution is permitted in these zoning districts through the SUP process. The proposed use would be considered consistent with the SRR designation.</p>	<p>citizens of the County. The Applicant's proposed use does not include residential uses.</p> <p>The Applicant is seeking a special use permit for a religious institution which is considered to be consistent with the SRR.</p>
<p>Planning Case Manager</p>	<p>I. Background is as follows:</p> <p>A. Request - This is a special use permit request to allow for a religious institution on ±3.74 acres.</p> <p>B. Site Location – The subject property is located along the south side of Davis Ford Road, 900 feet west of the intersection of</p>	<p>I. Responses as follows:</p> <p>A. The Applicant has purchased the right of way abutting the northern side of the property, and the property acreage has been increased to 4.3356 acres. The Applicant is providing a copy of the certified plat and boundary description with the resubmission.</p> <p>B. Comment noted.</p>

<p>Planning Case Manager (cont'd)</p>	<p>Davis Ford Road and Occoquan Oaks Lane; is identified on County maps as GPIN 8093-48-4690; and is currently addressed as 5451 Davis Ford Road.</p> <p>C. Comprehensive Plan - The subject site is designated SRR, Semi-Rural Residential, in the Comprehensive Plan and is located in the Domestic Fowl Overlay District.</p> <p>D. Zoning - The site is currently zoned A-1, Agricultural.</p> <p>II. Proposed Project Analysis</p> <p>The site is located in the development area of Prince William County and is designated SRR, in the Comprehensive Plan and is outlined as follows:</p> <p>The purpose of the Semi-Rural Residential classification is to provide for areas where a wide range of larger-lot residential development can occur, as a transition between the largest-lot residential development in the Rural Area and the more dense residential development found in the Development Area. Residential development in the SRR areas shall occur as single-family dwellings at a density of one dwelling per 1-5 gross acres. Where more than two dwellings are constructed – as part of a residential project in the SRR classification – the average density within that project should be 1 dwelling unit per 2.5 acres on a project-by-project basis. Cluster housing and the use of the planned unit development concept may occur, so long as the resulting residential density is no greater than that possible under conventional development standards and provided that such clustering furthers valuable environmental objectives such as</p>	<p>C. Comment noted.</p> <p>D. Comment noted.</p> <p>II. The Applicant responds as follows:</p> <p>The Applicant’s proposed use will provide a viable religious institution in the SRR. The Applicant’s proposed use is permitted with a special use permit application and it is consistent with the SRR long range use designation. The Applicant’s proposed use does not include residential uses.</p>
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<p>Planning Case Manager (cont'd)</p>	<p>stated in the Environment Plan and is consistent with fire and rescue service objectives. The lower end of the density range for the SRR classification should be proposed with a rezoning application. Higher densities shall be achieved through negotiation at the rezoning stage, not to exceed average densities established in this category.</p> <p><u>Land Use</u></p> <p>The purpose of the SRR designation is to provide for areas where a wide range of larger-lot residential development can occur, as a transition between the largest-lot residential development in the Rural Area and more dense residential development found in the Development Area. Religious institutions are compatible uses within SRR areas and are permissible with an approved SUP in A-1 zoning.</p> <ol style="list-style-type: none"> 1) Provide more details on the church use and related facilities. Exactly what is being proposed and to what extent -- sanctuary, meeting/activity room(s), administrative offices, day care, school, etc.? Also provide the anticipated number of seats and hours for church gatherings and any related facility/use. 2) No information has been provided on the future addition use. Please provide more specifics of the future building use(s), etc. 	<p>The Applicant's proposed use is compatible within the SRR areas and permissible with an approved special use permit.</p> <ol style="list-style-type: none"> 1) The Applicant will conduct religious services 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 use will include religious services, administrative offices, children's ministry, youth ministry, and weddings. The Applicant anticipates 208 seats in the sanctuary. 2) The Applicant has removed Phase II, and all future additions and future buildings from the plans.
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<p>Planning Case Manager (cont'd)</p>	<p>3) Does the church anticipate special events and/or outside events? How many per year and when?</p> <p>4) County Mapper shows accessory structures located on the property. Only one is shown on the SUP Plan – please confirm and provide the locations of the accessory structures on the SUP Plan and note if they will be removed.</p> <p>5) The project area includes land owned by Prince William County. This would require an additional required process/BOCS action. Has this been initiated, completed, etc. Please provide the additional information on the status/intent. This application cannot proceed without this process completed.</p> <p><u>Community Design</u></p> <p>1) The proposed building and future addition are located at the high point/elevation of the property relative to the proposed parking on the west side and could be very visible from the adjacent parcels and right-of-way. Please submit color architectural elevations for all sides of the proposed building and future addition (with the building material/style details and/or color schemes) as well as color illustrative elevations of the proposed building and addition (how the site would look</p>	<p>3) The Applicant has four special events and one outside event per year.</p> <p>4) There is a shed and fence that are encroaching on the Property from GPIN 8093-48-7595 which lies to the east of the Applicant’s property. The owner of the encroaching property has been notified to remove these improvements. The SUP Plan has been revised to show these items as “to be removed.”</p> <p>5) The Applicant has acquired the right of way abutting the northern side of the property, recorded as Instrument Number 202106010065407 among the land records and incorporated the right of way into the SUP Plan. The Property now contains 4.3356 acres and is identified as GPIN 8093-48-4298.</p> <p>1) The Applicant is providing color architectural elevations for all sides of the proposed building, including front elevations as seen from the right of way. The Applicant has removed Phase II and the future addition from the plans.</p>
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<p>Planning Case Manager (cont'd)</p>	<p>from the right-of-way). We can discuss site improvements further at the post submission meeting.</p> <p>2) Please provide more details for signage – location(s), types, size, materials, etc. The entrance monument sign should not exceed 10 feet in height and a maximum sign area of 80 SF. Is an electronic message board being contemplated? If so, it will need to be incorporated into the SUP request.</p> <p>3) Please provide a Landscape Plan sheet with details for the required/provided landscape buffers, street buffer, parking lot landscaping, tree save areas, planting provided, etc.</p> <p>4) What is the anticipated height of the proposed building, future addition, and accessory structures?</p> <p>5) Outdoor lighting fixtures should be designed to direct light downward, with full cut-off, and shall not produce glare onto adjacent properties or roadways. Staff will condition that</p>	<p>2) The Applicant has provided a sketch of the proposed entrance monument sign on Sheet 1 of the SUP Plan. The proposed entrance sign is 6 feet in height and does not exceed the maximum sign area of 80 square feet. The Applicant is contemplating an electronic message board which has been incorporated into this request for a special use permit. The proposed sign has a brick exterior and will match the colors of the church exterior walls. The sign function is provided in Proposed Condition #3e(iv).</p> <p>3) The Applicant has revised the application to include a Landscape Plan on Sheet 2 with the requested details.</p> <p>4) The anticipated height of the proposed building is 35 feet. The Applicant has removed Phase II and the future addition. The Applicant’s SUP Plan does not include the addition of accessory structures on the site.</p> <p>5) The Applicant’s light fixtures will be designed to direct light downward, with full cut-off, and shall not glare onto</p>
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<p>Planning Case Manager (cont'd)</p>	<p>freestanding parking lot light poles shall have a maximum height of 16 feet, with all pole heights and locations noted on the approved final site plan.</p> <p>6) To protect all perimeter landscape buffer areas and prevent encroachment from drive aisles and parking areas, consider the installation of parking barriers. Staff will condition that the Applicant provide a protective barrier (i.e., curbing, wheel blocks/stops, stone/masonry edging, fencing, or similar barrier) to prevent motor vehicles from entering the proposed landscape features.</p> <p><u>Cultural Resources</u></p> <p>Please see attached comments from the County Archaeologist. Historical Commission comments will be provided at a later date.</p> <p><u>Environment</u></p> <p>Please see comments from the Watershed Management division.</p> <p><u>Fire and Rescue</u></p> <p>Please see the comments from the Fire Marshal's Office</p>	<p>adjacent properties or roadways. The Applicant's freestanding parking lot light poles will not exceed the maximum height of 16 feet and will depict all pole heights and locations on the approved final site plan. See Condition #3(f).</p> <p>6) The Applicant has revised Sheet 1 of the SUP Plan to show the curb.</p> <p>The County Archaeologist has determined that there is a low potential for finding cultural resources and that no cultural studies are recommended.</p> <p>The Applicant's responses to comments from the Watershed Management are included later in this document.</p> <p>The Applicant's responses to the comments from the Fire Marshal's Office are on page 1 of this document.</p>
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<p>Planning Case Manager (cont'd)</p>	<p><u>Service Authority</u></p> <p>Please see the attached comments from the Service Authority.</p> <p><u>Transportation</u></p> <p>Please see comments from PWC Transportation and VDOT.</p> <p><u>Additional Information Required</u> – Sec. 32-700.21 and additional County resources to evaluate the proposed application. Please provide/correct the following information on the SUP plan/written narrative:</p> <ol style="list-style-type: none"> 1. Update the SUP plan and all support documents with the case file number on subsequent submissions: SUP2020-00019. 2. On Sheet I, please include the following information for the adjacent properties: include area/acres, and use. 3. On Sheet 1, please include a table with the development standards for the proposed A-1/Religious Institution standards, required and provided: setbacks, total site area, lot coverage %, open space in acreage/area, building(s) height, and parking. Include for all project phases with any projection for timing of buildout; 	<p>The Applicant’s responses to comments from the Service Authority are included later in this document.</p> <p>The Applicant’s responses to comments from PWC Transportation and VDOT are provided in a separate document.</p> <p>The Applicant provides the following responses:</p> <ol style="list-style-type: none"> 1. The Applicant has revised the SUP Plan to include the file number. 2. The Applicant has revised the SUP Plan to include area/acres and use of the adjacent properties. 3. The Applicant has revised the SUP Plan to include a table with the requested information.
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<p>Planning Case Manager (cont'd)</p>	<p>4. On Sheet 1: Add the width of ROW Davis Ford Road.</p> <p>5. Provide the location and information of any existing easements on the property on all sheets (there is a Utility easement with improvements along Davis Ford Rd.).</p> <p>6. On Sheet 1, please remove the reference to the pre-application number, SUPA 2019-00094. The pre-application meeting number is assigned for County Staff tracking purposes;</p> <p>7. Is the power easement located on the subject site (include the easement on the SUP Plan) and will the project utilize the overhead powerlines along the frontage?</p> <p>8. Please include the limits of clearing and grading on the SUP Plan.</p> <p>9. Please provide details and color illustration as the project would look from the right of way for the proposed building and future expansion (include structures with the type of building materials/colors, landscaping, dumpster enclosure, ground mechanicals, loading areas, etc. in color illustrations and as shown on plan).</p>	<p>4. The Applicant has revised SUP Plan to provide the width of the ROW along Davis Ford Road.</p> <p>5. The Applicant has revised the plans to provide the location and information of any existing easements on all sheets.</p> <p>6. The Applicant has removed the reference to the pre-application number from the SUP Plan.</p> <p>7. The Applicant has revised the SUP Plan to provide the location of the power easement. The Applicant will extend a line underground from the pole at the northeastern corner of the property to the property.</p> <p>8. The Applicant has revised the SUP Plan to include the limits of clearing and grading.</p> <p>9. The Applicant has revised the submission to provide details and color illustration as the project would look from the right of way for the proposed building.</p>
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<p>Planning Case Manager (cont'd)</p>	<p>10. The written narrative shall include the proposed development phasing plan and its relationship to the applicant's provision of supportive utilities, facilities, roads and other services for the addition shown on the SUP Plan.</p> <p>11. The SUP Plan identifies an existing shed on the property—will this shed be removed? It is located in the buffer area as well as the proposed entrance and improvements located in a buffer area do not meet the requirements and intent of a buffer and may require a buffer modification request. We can discuss this more at the post submission conference call.</p>	<p>10. The Applicant has removed Phase II and any future development plans from the application.</p> <p>11. There is an existing shed in the buffer on the east side of the property. The Applicant has notified the owner of the shed to remove the shed. The Applicant has also revised the SUP Plan to include a note regarding removal of the existing accessory structures in the buffer area. The Applicant will provide planting to obtain the desired buffer. Any deficiency in the buffer area will be cured with additional planting. See Proposed Condition #3(c).</p>
<p>Planning GIS Specialist</p>	<p>No comments.</p>	<p>None required.</p>
<p>Service Authority</p>	<p>1. No oils, fuels, anti-freeze, solvents or other pollutants or flammable substances shall be discharged into the public sewer system.</p> <p>2. Applicant shall size, design and install a Service Authority (or PWC) approved grease trap on-site, if required by the Service Authority. The applicant shall properly maintain the grease trap to prevent grease build-up in the force main or gravity sewer.</p>	<p>1. Comment noted.</p> <p>2. Comment noted.</p>

<p>Service Authority (cont'd)</p>	<p>3. Fire sprinkler systems shall incorporate a county approved backflow prevention device and be designed to eliminate water hammer.</p> <p>4. Grinder pumps in the sanitary sewer system may be required.</p> <p>5. The applicant shall install a county approved, adequately sized backflow prevention device on the water service line. This device shall be on the customer side of the water meter and before any point of use fixture of the on-site plumbing system.</p> <p>6. For any proposed landscape irrigation system, the applicant shall demonstrate to the Service Authority that there is no detrimental effect on the Service Authority's water distribution system and service pressure to the community. Irrigation systems shall be represented as a collective maximum hour demand for the hydraulic modeling of the proposed water system, both with and without a simultaneous fire flow event.</p> <p>7. All on-site and off-site water system improvements necessary to mitigate the impact of the proposed irrigation system demands shall be the responsibility of the applicant.</p> <p>8. Public water is available from an existing 12-inch water main located in Davis Ford Road.</p> <p>9. Public sewer is not available at the site. The closest available public sewer main with adequate capacity is an existing 8-inch gravity sewer main located at the Service Authority's sewage</p>	<p>3. Comment noted.</p> <p>4. Comment noted.</p> <p>5. Comment noted.</p> <p>6. Comment noted.</p> <p>7. Comment noted.</p> <p>8. Comment noted.</p> <p>9. Comment noted.</p>
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<p>Service Authority (cont'd)</p>	<p>pumping station approximately 6,200 feet north of the site on Davis Ford Road.</p> <p>10. Depending on the final configuration of any proposed on-site water mains, additional water main extensions may be required by the Service Authority to provide adequate fire protection or satisfy water quality requirements.</p> <p>11. The applicant shall design and construct all on-site and off-site water and sanitary sewer utility improvements necessary to develop the subject property and the above listed requirements in accordance with the Service Authority's USM, and County and State requirements, standards and regulations. The sizing and configuration of on-site and off-site utility system improvements will be determined during the preliminary and final plan review process, based on existing and proposed zonings of surrounding properties and the policies of the County Comprehensive Plan and Service Authority planning documents. The design shall be supported by appropriate engineering analysis/modeling of affected existing utility systems and the proposed new facilities.</p> <p>12. Approval of a Special Use Permit or the rezoning of a property does not guarantee or assure water and sanitary sewer capacity availability for development of said property. Available utility system capacities are allocated on a first-come-first-served basis to zoned properties having approved final site/subdivision plans upon filing the required application and full payment of all associated utility fees/charges.</p>	<p>10. Comment noted.</p> <p>11. Comment noted.</p> <p>12. Comment noted.</p>

<p>Watershed Management</p>	<p>1.1 Regarding fitting the proposed development into natural topography and minimizing clearing and grading (DES-12.1 & 12.3 EN-10).</p> <p>a. A septic field is proposed on 25% and greater slopes over highly erodible soils. These slopes are currently protected by native forest cover. Staff would like to discuss alternative locations for this septic field and the reserve.</p> <p>b. The Applicant has not indicated that the existing forest cover in the required 30' buffers will be preserved. This is preferred over clearing and replanting and is less expensive as well.</p> <p>c. Staff recommends the Applicant consider revising the layout of the western parking lot. The large widened may be pushing the limit of clearing and grading (lcg) further west than is necessary, possibly preventing additional preservation of existing forest along this property line which connects to extensive forest beyond.</p> <p>d. The Applicant has not indicated if the existing forest cover offsite and along Davis Ford Road will be preserved. This is desirable.</p> <p>1.2 Regarding the ECA (ZO 32-700.21; EN-1.2; Reference Manual):</p>	<p>1.1 Regarding the proposed development, natural topography and clearing and grading:</p> <p>a. Most of the site is in a concave topographic configuration. The Applicant has provided Proposed Condition #5(b) regarding the septic field and will work with staff regarding its location.</p> <p>b. The Applicant will preserve the existing forest cover in the required 30' buffers as shown on the SUP Plan. <i>See</i> Proposed Condition #3(c).</p> <p>c. The Applicant has revised the layout of the western parking lot, as requested in order to reduce the amount of clearing.</p> <p>d. The Applicant will preserve the existing forest cover along Davis Ford Road to the extent possible and subject to the transportation improvements required by VDOT. <i>See</i> Proposed Condition #3(c).</p> <p>1.2 Regarding the ECA reference manual:</p>
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<p>Watershed Management (cont'd)</p>	<p>a. Show the lcg on the ECA and SUP Plan.</p> <p>b. Show a graphic depiction of the ER boundary as ER is defined in the Long Range Land Use Plan.</p> <p>c. Are there any specimen trees? Show their location.</p> <p>d. No narrative was provided with the ECA discussing site conditions and particularly the presence or habitat for rare, threatened and/or endangered species. Please provide this information.</p> <p>e. Show the easement associated with the overhead utility lines.</p> <p>f. County Mapper indicates that structures and materials from 2 neighboring properties (east and south) are possibly located on the subject parcel. Show their locations.</p> <p>g. Are there any wetlands onsite? Show their location.</p>	<p>a. The Applicant has revised the ECA and SUP Plan to show the limits of grading.</p> <p>b. The Applicant has revised the ECA to include a graphic depiction of the Environmental Resource Area boundary including areas with 25 percent or greater slopes and areas with 15 percent or greater.</p> <p>c. The Applicant's engineer is working on determining the presence and location of the specimen trees.</p> <p>d. The Applicant has revised the ECA to include a narrative discussing site conditions and particularly the presence or habitat for rare, threatened and/or endangered species.</p> <p>e. The Applicant has revised the ECA to show the easement associated with the overhead utility lines.</p> <p>f. The Applicant has revised the SUP Plan to show the locations of existing accessory structures and to include a note regarding the removal thereof.</p> <p>g. Based on the severity of the topography and personal observation of</p>
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<p>Watershed Management (cont'd)</p>	<p>1.3 A Modified PFD will be required with submission of the site plan.</p> <p>1.4 No landscaping concepts of designs have been provided with this proposal. Please include these in the next submission. This should include, but not be limited to a landscape concept for your entrance sign. (DES-1.1 & 1.6; DES-4.1)</p> <p>1.5 It is apparent that the residence to the south has encroached upon what will become the 30' buffer. Please address the nature of those disturbances and what kinds of remediation may be needed to create a plantable environment and natural buffer. (DES-13)</p> <p>1.6 Staff recommends the Applicant agree to a condition to use only native plant material for all landscaping. This is already a requirement for the perimeter buffers and would enhance the overall ecological benefits post-development.</p>	<p>the Applicant's engineer, no wetlands are known to exist.</p> <p>1.3 The Applicant will provide a modified perennial flow determination at the time of site plan as requested by staff.</p> <p>1.4 The Applicant has revised the SUP Plan to include a landscaping plan that provides the concepts of design, including a landscape concept for the entrance sign.</p> <p>1.5 The property to the south has not substantially impacted the proposed buffer area. The plant unit requirement for the 30 foot buffer are easily exceeded by the wooded area along the southern boundary.</p> <p>1.6 The Applicant will 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.</p>
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