

# Mid County Civic Association of Prince William

Promoting Good Government and Quality Of Life

September 13, 2024

Prince William County Planning Commission  
5 County Complex Court  
Prince William, VA 22192

Dear Planning Commissioners,

I'm writing in reference to SUP 2020-00019, the Transformation Temple International Church application. As you know, the SUP process provides an opportunity for county staff, the Planning Commission, the BOCS and the community to decide if a given project is a good fit with the community and if the project's impacts can be mitigated. We have worked with the applicant from the beginning, and it was obvious from the beginning that this project is not a good fit for the parcel. Changes have been made to the project over the years, but the fact that significant issues still exist demonstrate just how unsuitable this project in this location is. Consequently, we are urging you to recommend denial for the following reasons. The County Staff Report from last year that addresses many of these issues is attached for reference.

- 1. Lot Size and Conditions.** The property is simply too small for the facility at 4.26 acres. The property is planned for a single-family home, not an 18,417 square foot facility for more than 200 people. The site is topographically challenging. According to neighboring property owners, the significant slope away from Davis Ford Road to the back side of the property already results in sheet flow off of this property under significant storm conditions. The elaborate s-curve entrance design requires a tall retaining wall, which along with the leveling of the parking lot, would require a large amount of cut and fill, resulting in possible erosion issues and significant truck traffic on Davis Ford Road during construction.
- 2. Community Compatibility.** The surrounding area is made up single-family homes, and the scale and intensity of the application is out of character with the area.
- 3. Occoquan Reservoir Protection Area Impacts.** This application is in the Occoquan Reservoir Protection Area (ORPA), which is designed to protect the drinking water source for hundreds of thousands of residents. A large portion of the property is designated Environmental Resource Protection Area (ER) due to steep slopes and erodible soils. The parcel is forested, and the project would result in clear-cutting most of the property. About 50% of the ER area would be impervious area and/or otherwise disturbed. The septic system is a non-conventional commercial design with the majority of the drainfield in the ER area. It will have to handle outflow resulting from 2800 square feet of classrooms, a 3250 square foot fellowship hall, and 1560 square feet of office space in addition to the 3600 square foot sanctuary. This type of intensity is not recommended in the ORPA area.
- 4. Stormwater Management:** The proposed system is designed to contain the flow from a designated 10-year storm, which is the county minimum. Heavier storms that are common now will result in sheet flow over the impervious area to the property's ER area and onto neighboring properties. This results in erosion,



silt, salt, sedimentation and other pollutant loads into the receiving streams and scouring of the downstream streambanks, among other impacts.

5. ***Traffic Demands:*** The 18,417 square foot proposed facility includes 2800 square feet of classrooms, a 3250 square foot fellowship hall, and 1560 square feet of office space planned in addition to the 3600 square foot sanctuary. All that could result in significant traffic on various days and times in turn resulting in stacking at the entrance. The left turn lane stacking area will only contain 3-4 vehicles, and after that cars will be stopped in the travel lane of Davis Ford Road. This will result in westbound traffic encountering stopped traffic immediately after a blind corner with limited time to react.
6. ***Future Expansion Strain:*** Finally, and possibly most importantly, this facility cannot be limited from future expansion unless a specific condition in the SUP prevents that. From the County Zoning Ordinance: “After approval of a Special Use Permit by the Board of County Supervisors, the use approved may intensify and/or expand, provided that any conditions attached to the approval shall not be violated.” Since the first submission of the application included a provision for increasing the size of the facility to 28,356 sq. ft., it’s reasonable to expect that will happen at some point in the future. This will, of course, exacerbate the issues detailed above.

While we recognize all the work that has been done by the applicant, it’s clear to us that it’s still not a good fit with the character of the community and the nature of the property and the area. We remain respectful of the church’s mission and continue to urge the applicant to secure a suitable parcel that will allow them to achieve their mission while respecting the environment and the character of the community.

Respectfully,

*Martin Jeter*

Martin Jeter  
President, Mid County Civic Association of Prince William