

MOTION:

September 8, 2020

SECOND:

Regular Meeting

Ord. No. 20-

RE:

SPECIAL USE PERMIT #SUP2020-00009, LIVING HOPE EVANGELICAL CHURCH – BRENTSVILLE MAGISTERIAL DISTRICT

ACTION:

WHEREAS, this is a request to allow a religious institution and childcare facility, with a potential kindergarten/nursery school, on ±6.24 acres in the A-1 zoning district; and

WHEREAS, the subject ±6.24-acre property is located along northbound James Madison Highway (Route 15), ±2,050 feet south of the intersection with Thoroughfare Road, and east of the intersection with Roland Park Place. The site is identified on County maps as GPIN 7297-13-6020 and is currently addressed as 7503 James Madison Highway; and

WHEREAS, the site is zoned A-1, Agricultural, without proffers, and is partially located within the James Madison Highway Corridor Overlay District; and

WHEREAS, the site is designated Semi-Rural Residential (SRR) in the Comprehensive Plan and is located within the I-66 / Route 29 Sector Plan special planning area; and

WHEREAS, staff has reviewed the subject application and recommends approval, as stated in the staff report; and

WHEREAS, the Planning Commission, at its public hearing on July 15, 2020, recommended approval, as stated in Resolution Number (Res. No.) 20-038, on the Expedited Agenda; and

WHEREAS, the Prince William Board of County Supervisors public hearing, duly advertised in a local newspaper for a period of two weeks, was held on September 8, 2020, and interested citizens were heard; and

WHEREAS, the Prince William Board of County Supervisors finds that public necessity, convenience, general welfare, and good zoning practice are served by the approval of the request;

NOW, THEREFORE, BE IT ORDAINED that the Prince William Board of County Supervisors hereby approves Special Use Permit #SUP2020-00009, Living Hope Evangelical Church, subject to the conditions dated September 1, 2020;

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

ATTACHMENT: SUP Conditions, dated September 1, 2020

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

For Information:

Planning Director
Gifford R. Hampshire
Blankingship & Keith, PC

ATTEST: _____

Clerk to the Board

SPECIAL USE PERMIT CONDITIONS

Special Use Permit #SUP2020-00009, Living Hope Evangelical Church

Owner/Applicant: Living Hope Evangelical Presbyterian Church

GPIN: 7297-13-6020

Address: 7503 James Madison Highway

Special Use Permit Area: ±6.24 acres (the "Property")

Zoning: A-1, Agricultural

Planned Land Use: SRR, Semi-Rural Residential

Magisterial District: Brentsville

Date: September 1, 2020

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 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 by this special use permit.

The Applicant shall file a site plan within two (2) 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 building, with associated uses and parking areas, may be constructed in two (2) phases, or more if needed. An occupancy permit for any portion or phase of the church building shall vest the Applicant's right to thereafter construct the remaining structures/uses.

1. Site Development: The Property shall be developed in substantial conformance with the special use permit plan entitled "Living Hope Evangelical Church, SUP2020-00009" prepared by The KDL Group, LLC, dated July 30, 2019, consisting of Sheets 1 through 4, 4A, 4B, and 5, and revised and sealed by John Davis, P.E. on August 11, 2020 (the "SUP Plan"). Minor modifications in connection with final site plan review or final engineering may be permitted, subject to County approval.
2. Use Parameters:
 - a. Permitted Uses: The use approved with this special use permit (SUP) shall be limited to a religious institution and related facilities, including a church worship space/sanctuary, child care facility (including pre-school), classrooms for church-related activities, kindergarten/nursery school, administrative offices, multi-purpose meeting space, accessory structure/shed, and playground/play area.
 - b. Maximum Building Area: As permitted with the SUP, at full buildout, the building shall not exceed a total gross floor area of ±15,000 square feet.
 - c. Phasing: The building and associated uses may be constructed in two (2) phases, or more if needed, as determined by the Applicant. An occupancy permit for any structure shall vest the Applicant's right to thereafter construct the remaining structures/uses beyond the two (2) and five (5) year time requirements, as referenced in the above second preamble paragraph.

One example of phasing is set forth below:

- i. Phase I: Construction of up to a 12,500 square-foot religious institution building (300-seat worship space) with associated uses and parking, within five (5) years from date of final site plan approval.
 - ii. Phase II: Future expansion area of up to 2,500 square feet, for original building or separate building, for additional worship space (increasing capacity up to 400 persons) and potential inclusion of a child care facility, which may include a 100-student pre-school/kindergarten, and expanded parking area.
- d. Outdoor Speakers: Outdoor speakers, if provided, shall not be audible beyond the limits of the Property.
- e. Parking Limitation: All vehicle parking for any use of the Property shall be provided onsite and occur within the designated parking spaces on the Property. No vehicles associated with any use of the Property shall be parked along James Madison Highway, Roland Park Place, or any other neighboring streets.
- f. Outdoor Large-Scale Event / Special Activities:
- i. Through this SUP, the Applicant shall be allowed to conduct up to four (4) large-scale special events or special activities per year, meaning events or activities that are in addition to activities typically associated with normal operations of religious institutions, including but not limited to services, weddings, funerals and church-member events (e.g., luncheons, dinners, or group activities). Examples of large-scale special events that are subject to this 4 per-year limitation may include community festivals, community fundraisers, and large-scale third-party events. The extent of the scale, size, timing, and duration for each event/activity shall be limited by the ability for the Applicant to manage attendees, parking, control noise, and mitigate traffic. The Applicant shall be responsible for obtaining all required permits/agreements from the County and other entities, including Temporary Activity Permit (TAP).
 - ii. The Applicant shall provide off-duty County Police Officer(s) for traffic control during large-scale special events, as determined by the Police and as part of the approval of any TAP. It shall be the Applicant's responsibility to request traffic control services in advance of any large event not within normal operations of the religious institution, as specified by paragraph 2f(i), herein above.

3. Community Design:

- a. Building Design & Theme: The architecture of structures and related features shall be in substantial conformance with the "Elevations and Plans" prepared by Kerns Group Architects, P.C., as shown on Sheets 4, 4(A), and 4(B) of 5 of the SUP Plan, and revised and sealed by John Davis, P.E. on August 11, 2020, including the stone wainscot metal panel, standing seam metal roof and stucco/EIFS, as shown thereon. The stone wainscot detail shall be similar to the entrance monument sign field stone pattern and color range.

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

- b. Building Height: The overall height of the structure shall not exceed 60 feet, exclusive any of spire/tower, identifying feature, or other related architectural element associated with the religious institution.
- c. Overhead Utility Line Mitigation: Unless waived at final site plan review by the Department of Development Services, through the SUP, the Applicant shall relocate and place the overhead power lines underground along the frontage of the Property.
- d. Landscaping:
- i. Perimeter Buffers: As depicted on the SUP Plan, a 30-foot landscape buffer along the northern, eastern, and western perimeters of the property shall be installed and remain undisturbed. All landscaping areas shall adhere to all current DCSM planting requirements and shall be maintained by the Applicant.
- ii. Enhanced / Highway Corridor Overlay District (HCOD) Buffer Planting: An upgraded 50-foot HCOD landscape buffer along the James Madison Highway (Route 15) frontage shall be maintained and planted as per current County DCSM planting standards. All plant selections shall be indigenous to the County and shall be reviewed in coordination with the County Arborist prior to final site plan approval.
- iii. Conceptual Landscape / Entrance Exhibit: The Applicant shall install all frontage/entrance landscaping and associated plantings in substantial conformance to the "Landscape Concept Plan", prepared by Kirk Bereuter Landscape Architecture, LLC, and dated June 29, 2020. All plant selections shall be reviewed/approved in coordination with the County Arborist prior to final site plan approval.

- iv. Protection of Landscape Areas: To protect all perimeter landscape buffers and planting areas, and to prevent encroachment from drive aisles and parking landscape areas/islands, the Applicant shall 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.
- e. Refuse Storage Area: The refuse storage/dumpster enclosure area shall be located in the area shown on the SUP Plan and shall utilize a compatible design theme and similar materials as the building. Such dumpster area shall be completely screened with an opaque enclosure with a gate that prohibits viewing this area from the surrounding parking areas and public right-of-way and shall remain closed when not in use.
- f. Signage: All signage shall be in conformance with the Zoning Ordinance.
 - 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. Freestanding Sign Feature/ Entrance Exhibit: The Applicant shall install the frontage/entrance sign feature in substantial conformance to the "Landscape Concept Plan", prepared by Kirk Bereuter Landscape Architecture, LLC, and dated June 29, 2020. Such freestanding sign shall be designed as a 6-foot tall monument sign structure that incorporates native field stone wall and historic split rail elements, and with low-growth landscaping at the sign base and supplemental planting areas. Such design shall be consistent with the Journey Through Hallowed Ground (JTHG) Living Legacy Project Master Plan. The final design shall be reviewed/approved in coordination with the County Arborist and County Archaeologist prior to final site plan approval.
- g. Parking Lot Lighting:
 - i. All outdoor lighting fixtures shall be designed to direct light downward/inward and to not produce glare onto adjacent properties. All parking lot light fixtures and building light fixtures shall be full cut-off fixtures, and the lighting design shall be shown on the final approved site plan.
 - ii. Freestanding parking lot light poles shall have a maximum height of twenty (20) feet. All pole heights and locations shall be noted on the final approved site plan.
 - iii. To reduce the impacts of additional light pollution and potential for light spillover onto adjacent properties, outdoor light fixtures shall be designed as "energy-saving" or "smart lights", with automatic and/or timed shut-off.

4. Environment / Water Quality:
 - a. Water Quality Monetary Contribution: The Applicant shall contribute \$75 per acre (± 6.24 acres) 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. Defined Limits of Disturbance: The Applicant shall substantially conform to the "Approximate Limits of Disturbance", as shown on the SUP Plan, to control the extent of onsite disturbance and preserve existing intact vegetated areas.
 - c. Stormwater Management: As shown on the SUP Plan, stormwater management shall be provided through Stormwater Management (SWM) / Best Management Practice (BMP) onsite detention and treatment and/or the purchase of nutrient credits for stormwater quality, or other options, as approved during final site plan review. Exact locations of such SWM/BMP facilities shall be determined during final site plan review. All stormwater management practices shall adhere to all State and County laws, ordinances, requirements, policies, and regulations.
 - d. Tree Preservation Plan: The Applicant shall provide a Tree Preservation Plan at the final site plan review stage to determine suitable trees for preservation along the perimeter of the Property. Such Plan shall be provided in accordance with Section III of the Plant Selection Guide, entitled "Tree Preservation Plan Requirements", as found in an Appendix to Section 800 of the DCSM.
5. Fire & Rescue: The Applicant shall make a monetary contribution of \$0.61 per square foot of any building area to be 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.
6. Security & Maintenance of Property:
 - a. Graffiti Removal: Graffiti on the site shall be removed promptly by the Applicant. Graffiti shall be deemed any inscription or marking on walls, buildings or structures not permitted by sign regulations in Sec. 32-250.21 *et. seq.* of the Zoning Ordinance. Any graffiti is to be reported to the Prince William County Police Department before removal.
 - b. Onsite Security: The Applicant shall utilize a combination of onsite security practices, such as but not limited to, interior and/or exterior mounted surveillance cameras, an alarm system, onsite lighting, or other methods, as needed.
 - c. Site Maintenance: The Applicant shall remove litter, trash and debris from the site on a daily basis, or more often as needed.

7. Transportation:
 - a. Right-of-Way Dedication & Trail Improvement: Right-of-way shall be dedicated by the Applicant, at no cost to the County or VDOT, to accommodate construction of all required access improvements and the 10-foot class I asphalt trail along northbound James Madison Highway (Route 15). Once adjacent connecting right-of-way is secured by others or dedicated to the County, the Applicant shall provide a monetary contribution of \$5,000 towards the construction of the trail by the County, in lieu of construction of the trail along the frontage by the Applicant.
 - b. Frontage & Access Improvements: As shown on the SUP Plan, the Applicant shall install a northbound 500-foot right-turn lane with 200-foot taper at the site access roadway, and southbound 500-foot left-turn lane with 200-foot taper at the site access roadway.
8. Water & Sewer: The Property shall be connected to public water and public sewer. The Applicant shall bear all costs associated with providing all onsite and offsite facilities/improvements to make such connection, as needed for the proposed uses.
9. Monetary Escalator: In the event the monetary contributions set forth in the development conditions are paid to the Prince William Board of County Supervisors within eighteen (18) months of the approval of this special use permit, 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 special use permit 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 special use permit to the most recently available CPI-U to the date the contributions are paid, subject to a cap of six (6%) percent per year, non-compounded.



STAFF REPORT

The Board of County Supervisors

Ann B. Wheeler, Chair
Victor S. Angry, Vice Chair
Andrea O. Bailey
Kenny A. Boddye
Pete Candland
Margaret Angela Franklin
Jeanine M. Lawson
Yesli Vega

BOCS Meeting Date:	September 8, 2020
Agenda Title:	Special Use Permit #SUP2020-00009, Living Hope Evangelical Church
District Impact:	Brentsville Magisterial District
Requested Action:	Approve Special Use Permit #SUP2020-00009, Living Hope Evangelical Church, subject to conditions dated September 1, 2020
Department:	Planning Office
Staff Lead:	Stephen L. Donohoe, AICP, Acting Planning Director

EXECUTIVE SUMMARY

This is a request for a special use permit to allow a religious institution and child care facility, with potential kindergarten/nursery school, on ±6.24 acres in the A-1, Agricultural, zoning district. The subject property is located along northbound James Madison Highway (Route 15).

At full build-out, the proposed building will consist of ±15,000 square feet (SF) with up to a 400-seat religious institution and child care facility, with potential kindergarten/nursery school component for up to 100 children.

It is the recommendation of the Planning Commission and staff that the Board of County Supervisors approve Special Use Permit #SUP2020-00009, Living Hope Evangelical Church, subject to the conditions dated September 1, 2020.

BACKGROUND

- A. Request: This is a request to allow a religious institution and child care facility, with a potential kindergarten/nursery school, on ±6.24 acres in the A-1 zoning district.

SUP Proposal: Religious Institution with Child Care	Required/Allowed	Provided/Proposed with SUP
Lot Size	2-acre minimum in A-1	±6.24 acres (SUP Area, entire property)
Gross Floor Area	N/A	Initial Phase: ±12,500 SF (300 seats); Second Phase: ±2,500 SF Addition; (To accommodate up to 400 seats and potential 100-student day care facility) 15,000 SF total area at full build-out; <i>(as conditioned)</i>
Building Height	60 feet maximum	Up to 60 feet maximum
Parking (Church)	1 space / 3 seats; 100 spaces (initial phase)	118 spaces provided (initial phase); Future parking expansion provided, for potential second phase (up to 400 seats and child care)
Open Space	Minimum of 15% open space	Overall 60% open space provided; 31.7% undisturbed open space
Freestanding Sign (HCOD)	Up to 10 feet in height	6 feet in height, monument sign/entrance feature with stone and landscaping (as per Journey Through Hallowed Ground); <i>(as conditioned)</i>
Landscaping	30-foot buffer between religious institution & residential/agricultural	50-foot HCOD buffer along frontage, with additional tree save & wetlands area (preserved); 30-foot buffer between religious institution & residential/agricultural

- B. Site Location: The subject ±6.24-acre property is located along northbound James Madison Highway (Route 15), ±2,050 feet south of the intersection with Thoroughfare Road, and east of the intersection with Roland Park Place. The site is identified on County maps as GPIN 7297-13-6020 and is currently addressed as 7503 James Madison Highway.
- C. Comprehensive Plan: The site is designated SRR, Semi-Rural Residential, in the Comprehensive Plan and located within the I-66 / Route 29 Sector Plan special planning area.
- D. Zoning: The site is currently zoned A-1, Agricultural, without proffers, and is partially located within the James Madison Highway Corridor Overlay District.
- E. Surrounding Land Uses: The property is currently undeveloped and abuts Route 15, which is at the edge of the Development Area to the east and the Rural Area immediately to the west side of Route 15. To the north of the subject site is an existing single-family detached residence and mostly undeveloped/vacant land. An undeveloped/vacant parcel is located to the south. Semi-Rural type residential development (Estates at Breyerton) is to the east/rear of the subject property. To the west and across James Madison Highway (Route 15) is the Rural Area, with existing semi-rural residential development (Gateway Oaks) and a church with related facilities (Grace Church of Gainesville).
- F. Background and Context: The Applicant (Living Hope Evangelical Presbyterian Church) is requesting a special use permit (SUP) to allow a religious institution and child care facility, with potential kindergarten/nursery school component, on approximately 6.24 acres in the A-1, Agricultural, zoning district. The site will be accessed off of James Madison Highway (Route 15). A 300-seat religious institution is proposed in the initial phase, which would involve a 12,500 square foot (SF) building. A future expansion area of 2,500 SF is planned for additional worship space (increasing church capacity up to 400 persons) and corresponding classroom space to accommodate the potential inclusion of a 100-student day care facility. At final build-out, the use will consist of a ±15,000 SF building. Timing of future phasing and expansion is uncertain, and is dependent on future needs and financing considerations.

The subject property is currently undeveloped and abuts northbound Route 15, which is at transition of the Development Area to the east and the Rural Area immediately to the west side of Route 15. The site is designated SRR, Semi-Rural Residential, in the Comprehensive Plan. Religious institutions with related facilities are compatible uses within SRR areas and are permissible with an approved SUP in the A-1 zoning district.

A non-conforming lot verification letter (#NCU2019-00119), dated July 24, 2019, has determined that the ±6.24-acre parcel is legally nonconforming to the current A-1 zoning district minimum 10-acre lot size. A copy determination letter was included in the application package.

- G. Planning Commission Recommendation: At the July 15, 2020, public hearing the Planning Commission recommended approval of Special Use Permit #SUP2020-00009, Living Hope Evangelical Church, subject to conditions dated July 1, 2020, on the Expedited Agenda, and with the recommendation for the applicant to work with staff prior to the Board of County Supervisors meeting to include architectural design elements to the building façade to break up the sheet metal siding and offer a less industrial-like appearance.
- H. Applicant & Staff Updates: In response to the Planning Commission's recommendation, the the Applicant coordinated with the Brentsville Magisterial District Office and Planning Office staff to discuss options for enhancing architectural design elements of the building and introducing more specific details on materials, façade textural elements, and incorporating elements from the entrance sign feature to portions of the church building. Revised building elevations have been provided and reincorporated into the SUP Plan, which now include such features as additional windows, stone wainscot metal panels, standing seam metal roof details, and stucco/EIFS. Staff is conditioning the Applicant to substantial conformance with the revised building elevations. As proposed, the stone wainscot detail on the building will be similar to the entrance monument sign field stone pattern and color range.

Staff supports the latest amendments to the building elevations, and believes that they adequately address the Planning Commission concerns and ensure a quality design. In addition, staff incorporated minor clarification, administrative, grammar, and compliance tracking edits into the SUP conditions. To reflect all of these changes, the SUP conditions have been revised, and are now dated September 1, 2020. The Applicant concurs with such updates. Staff maintains its recommendation of approval, subject to the conditions dated September 1, 2020.

STAFF RECOMMENDATION

Staff recommends approval of Special Use Permit #SUP2020-00009, Living Hope Evangelical Church, subject to the conditions dated September 1, 2020, for the following reasons:

- As conditioned through this SUP, use and operational parameters, a cohesive architectural/design theme, specific site layout, building elevations, entrance feature and signage details, context sensitive design techniques, onsite tree preservation, and buffering are being proposed to adequately mitigate the impacts.

- Religious institution uses are permitted in the A-1, Agricultural, zoning district by SUP and are considered compatible within agricultural and residential areas, with sufficient mitigation.
- The proposed religious institution to include other supportive uses, as conditioned by the SUP, is compatible with the surrounding land use context and among similar uses in this portion of the James Madison Highway (Route 15) corridor.
- The Conceptual Landscape/Entrance Exhibit at the site access point directly implements the Journey Through Hallowed Ground initiative by incorporating specific context-sensitive design elements through a highly designed, coordinated landscape and signage feature.

Comprehensive Plan Consistency Analysis

Long-Range Land Use: The site is designated SRR, Semi-Rural Residential, in the Comprehensive Plan. 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 considered compatible uses within SRR areas and are permissible with an approved SUP in A-1 zoning.

Cultural Resources: Due to the site location along James Madison Highway (Route 15), it was recommended that the site frontage and entrance feature be consistent with the Journey Through Hallowed Ground (JTHG) master plan of recommended landscaping along this corridor segment. The Applicant has provided a conceptual design for an entry sign feature and coordinated landscape design parallel to Route 15, consistent with the JTHG recommendations.

Level of Service (LOS): The level of service impacts for this proposed SUP are being mitigated by monetary contributions, as conditioned by staff, as follows:

Water Quality	\$75 per acre	±6.24 acres	\$468.00
Fire & Rescue	\$0.61 per SF of building area	Up to 15,000 SF (at final build-out)	\$9,150.00
Transportation	\$5,000 monetary contribution for 10-foot trail construction along frontage, once adjacent ROW is secured		\$5,000.00
TOTAL \$			Up to \$14,618.00

Community Input

Notice of the SUP application has been transmitted to property owners within 500 feet of the site. The Applicant has met with several of the adjacent neighbors to the north of the subject property, and no objections have been received. The Estates at Breyerton Homeowners Association (HOA) to the east was also notified about the proposal. Outreach efforts are continuing and will be completed by the time of the public hearing. These efforts include the door-to-door distribution of a letter and brochure to introduce the Church and the proposed building project, as well as to solicit feedback.

As stated by the Applicant, it has declined to host an in-person meeting of neighbors or to conduct door-to-door discussions with residents, due to the COVID-19 Pandemic health concerns. Furthermore, the Applicant has coordinated with the Brentsville Magisterial District office for additional outreach guidance.

At the July 15, 2020 Planning Commission public hearing, there were no speakers present. As of the date of this staff report, the Planning Office has not received any verbal or written comments on this proposal and is not aware of any opposition.

Other Jurisdiction Comments

The subject site is located outside of the required notification area for adjacent jurisdictions.

Legal Issues

If the SUP is approved, the site could be developed as a religious institution and child care facility, with potential kindergarten/nursery school, in the A-1 zoning district. The property is currently zoned A-1, without proffers. Also, the site can alternatively develop with by-right uses 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.

Timing

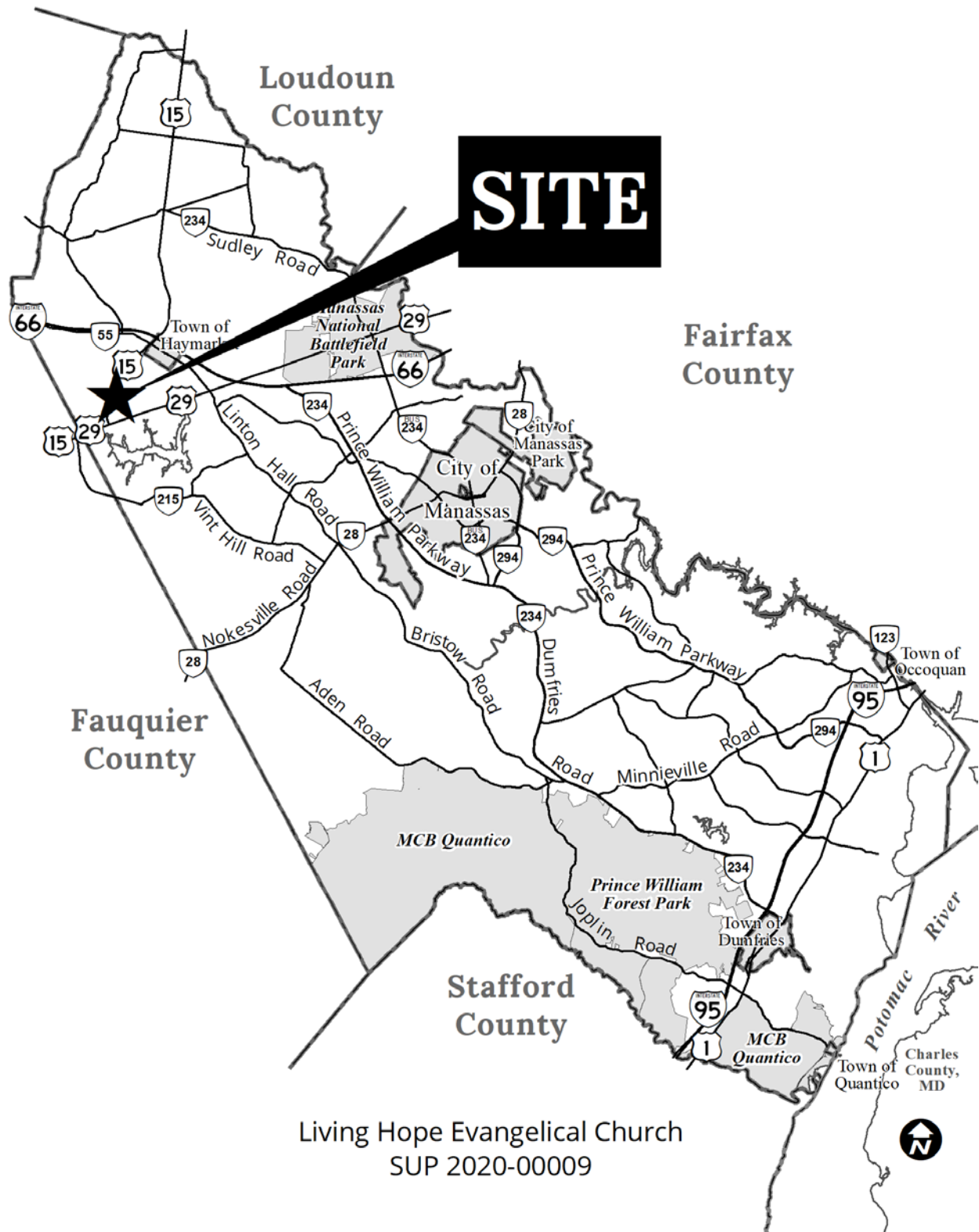
There is no legal time frame for Board of County Supervisors action on a SUP application. However, it is the Planning Office's recommendation that final action be taken within one year of acceptance of the application. In this case, the one-year time frame will end on September 11, 2020.

STAFF CONTACT INFORMATION

Scott F. Meyer | (703) 792-6876
smeyer@pwcgov.org

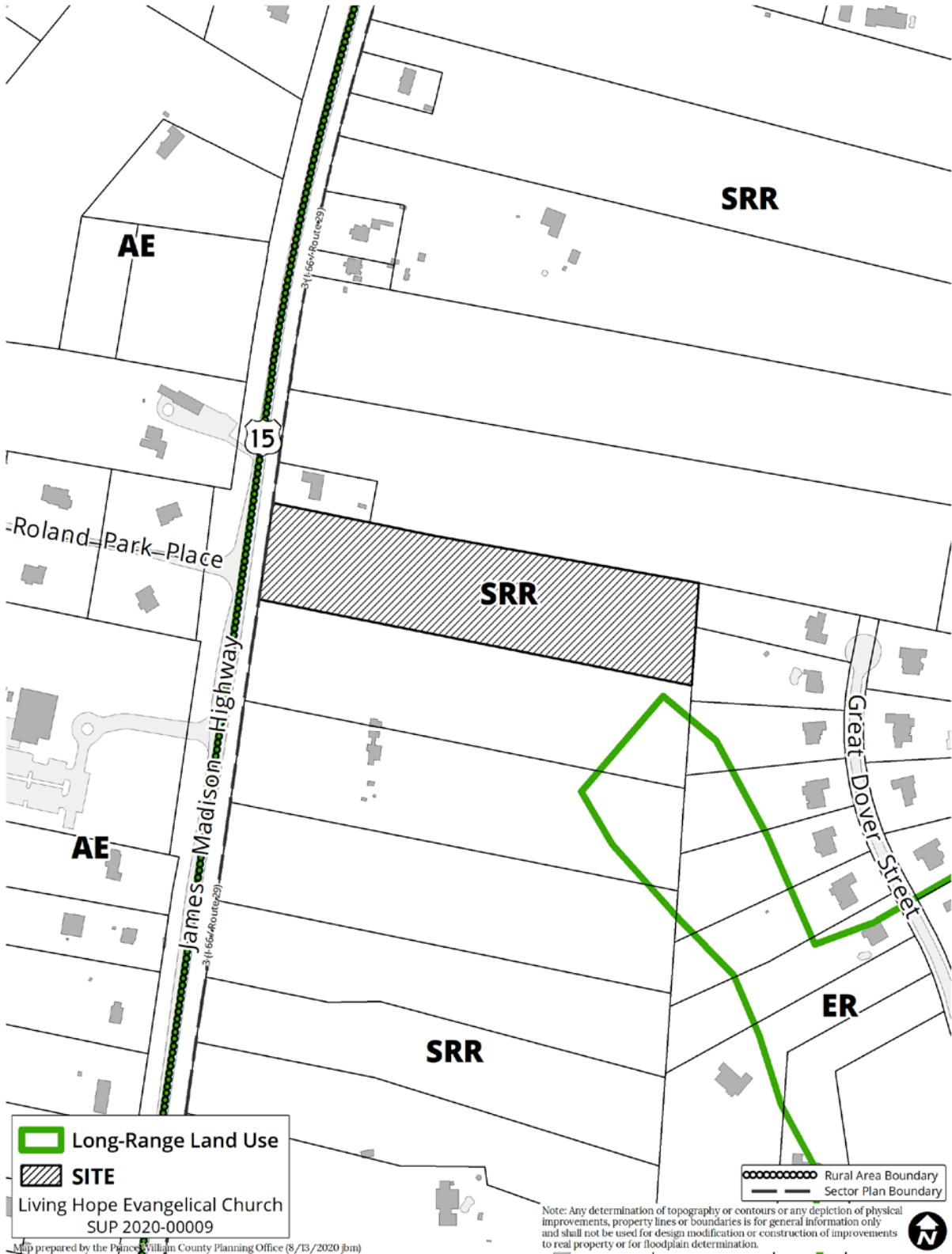
ATTACHMENTS

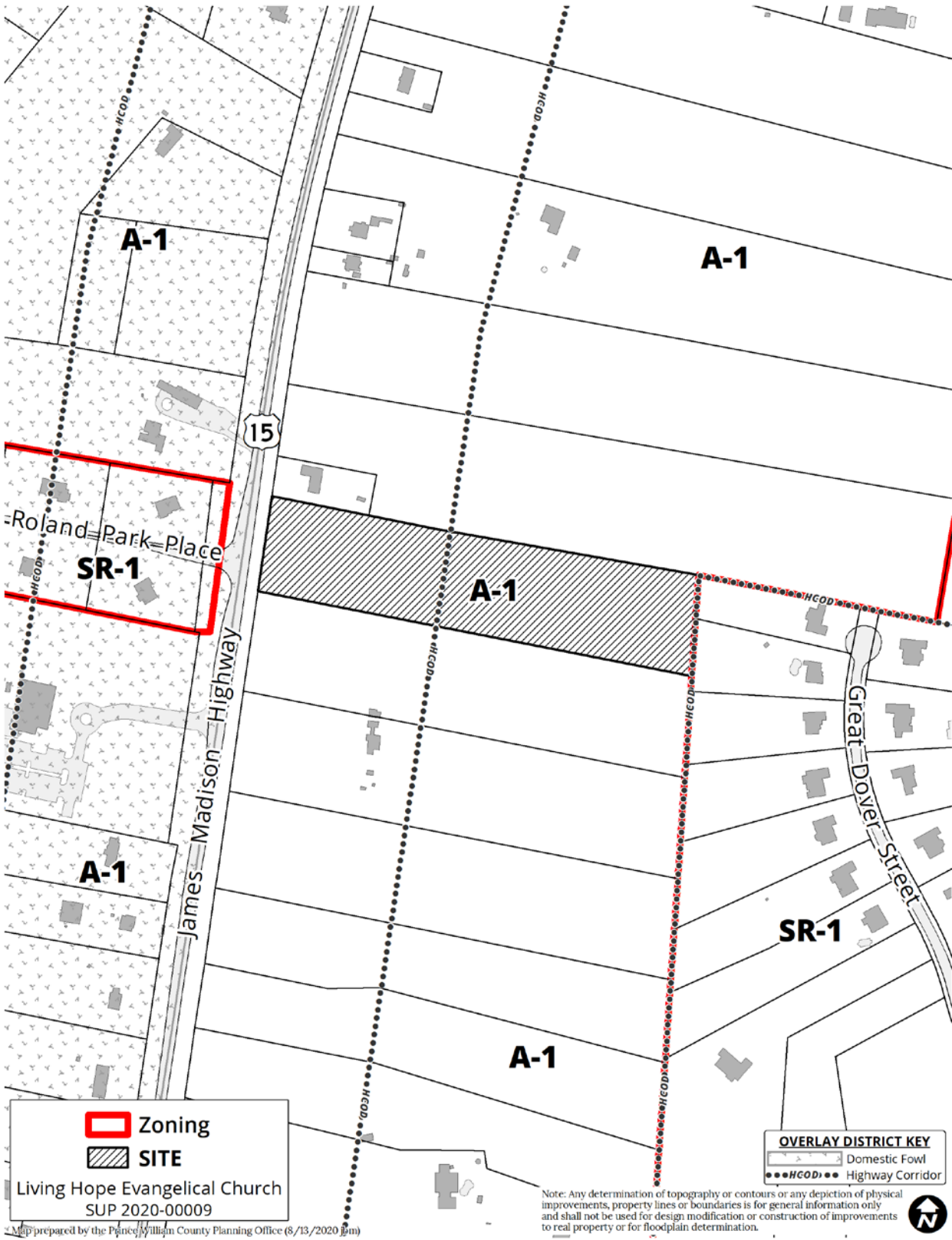
Area Maps
Staff Analysis
Special Use Permit Plan
Conceptual Landscape / Entrance Exhibit
Environmental Constraints Analysis (ECA) Plan
Building Elevations
Planning Commission Resolution



Living Hope Evangelical Church
SUP 2020-00009







Zoning
SITE
 Living Hope Evangelical Church
 SUP 2020-00009

OVERLAY DISTRICT KEY
 Domestic Fowl
 Highway Corridor

Note: Any determination of topography or contours or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for design modification or construction of improvements to real property or for floodplain determination.

Map prepared by the Prince William County Planning Office (8/13/2020) (pm)

Part I. Summary of Comprehensive Plan Consistency

Staff Recommendation: APPROVAL

This summary analysis is based on the relevant Comprehensive Plan action strategies, goals, and policies. A complete analysis is provided in Part II of this report.

Comprehensive Plan Sections	Plan Consistency
Long-Range Land Use	Yes
Community Design	Yes
Cultural Resources	Yes
Environment	Yes
Fire and Rescue	Yes
Police	Yes
Potable Water	Yes
Sanitary Sewer	Yes
Transportation	Yes

Part II. Comprehensive Plan Consistency Analysis

Direction	Land Use	Long-Range Land Use Map Designation	Zoning
North	Existing single-family detached residence; undeveloped/vacant land	SRR	A-1
South	Undeveloped/vacant property	SRR	A-1
East	Semi-Rural type single-family detached residential development (Estates at Breyerton)	SRR, ER	A-1
West	Across James Madison Highway (Route 15) is Rural Area, with existing semi-rural residential development (Gateway Oaks); Church with related facilities (Grace Church of Gainesville)	AE	SR-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 concentrating on population, jobs, and infrastructure within vibrant, walkable, mixed-use centers serviced by transit. In addition to delineating land uses on the Long Range Land Use Map, the Plan includes smart growth principles that promote a countywide pattern of land use that encourages fiscally sound development and achieves a high-quality living environment; promotes distinct centers of commerce and centers of community; complements and respects our cultural and natural resources, and preserves historic landscapes and site-specific cultural resources; provides adequate recreational, park, open space and trail amenities that contribute to a high quality of life for county residents; and revitalizes, protects, and preserves existing neighborhoods.

The property is currently undeveloped and abuts northbound Route 15, which is at the edge of the Development Area to the east and the Rural Area immediately to the west side of Route 15. The site is designated SRR, Semi-Rural Residential, and is located within the I-66 / Route 29 Sector Plan special planning area. The Planning Office is currently developing the Route 29 Small Area Plan, which will modify portions of the Sector Plan. However, the site is not located within the proposed area of the Small Area Plan, and the recommendations of the Sector Plan are anticipated to not be affected by the adoption of the Small Area Plan. Religious institutions are compatible uses within SRR areas and are permissible with an approved SUP in A-1 zoning.

The following table on the summarizes the uses and densities intended within the SRR, Semi-Rural Residential, land use designation:

Long-Range Land Use Map Designation	Intended Uses and Densities
<p>Semi-Rural Residential, SRR</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 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>

Proposal's Strengths

- Land Use Compatibility for SUP Use: The subject area is designated SRR, Semi-Rural Residential as shown on the land use map, and the A-1 zoning district implements the SRR land use designation. A religious institution with related facilities is a permitted use in the A-1 zoning district, subject to the conditions of an approved SUP.
- Use / Operational Parameters: As conditioned through this SUP, there are numerous parameters/uses that are defined and specified in conjunction with the religious institution.

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 subject property is located along northbound James Madison Highway (Route 15), on the edge of the Development Area. The Rural Area is located across Route 15 on the western side. As such, the property is at a transitional location among semi-rural type residential properties to the east and rural/estate-type residential properties and a religious institution to the southwest. In addition, due to the subject site being located along the Route 15 corridor, the design conceptual themes related to Journey Through Hallowed Ground (JTHG) initiative pertain for the site frontage and entrance features. Furthermore, staff advised the Applicant to consult the JTHG *Living Legacy Project Master Plan* to ensure that key design elements are appropriately implemented for frontage landscaping and entrance/signage features. The Applicant engaged with a landscape architect to coordinate with the County Archaeologist and County Arborist to develop a Conceptual Landscape / Entrance Exhibit, which has been conditioned with this SUP.

Proposal's Strengths

- Cohesive Building Design: Building elevations with specific design features have been offered by the Applicant and are conditioned with this SUP. As conditioned, the architecture of structures and related features shall be in substantial conformance with the "Elevations and Plans" prepared by Kerns Group Architects, P.C., as shown on Sheets 4, 4(A), and 4(B) of

5 of the SUP Plan, and revised and sealed by John Davis, P.E. on August 11, 2020, including the stone wainscot metal panel, standing seam metal roof and stucco/EIFS, as generally shown thereon. The stone wainscot detail shall be similar to the entrance monument sign field stone pattern and color range. The overall building layout and latest exterior elevations are compatible with the surrounding area context.

- Conceptual Landscape / Entrance Exhibit: The Applicant has proposed an entrance feature with 6-foot tall monument sign that incorporates native field stone wall and historic split rail elements, and with low-growth landscaping at the sign base and supplemental planting areas. Such high-quality design is consistent with the Journey Through Hallowed Ground (JTHG) Living Legacy Project Master Plan, and has been conditioned to be in substantial conformance through this SUP.
- Enhanced / Highway Corridor Overlay District (HCOD) Buffer Planting: As conditioned by this SUP, an upgraded 50-foot HCOD landscape buffer along the James Madison Highway (Route 15) frontage shall be maintained and planted as per current County planting standards. This is consistent with the parkway designation on other newer development along Route 15, and helps to implement landscaping associated with the JTHG design initiative. All plant selections shall be reviewed/approved in coordination with the County Arborist prior to final site plan approval.
- Perimeter Buffers: As conditioned and as depicted on the SUP Plan, a 30-foot landscape buffer along the northern, eastern, and western perimeters of the property shall be installed and remain undisturbed. All landscaping areas shall be maintained by the Applicant.
- Site Maintenance / Trash Removal: As conditioned, the Applicant shall maintain the site and shall pick up trash, litter, and debris.
- Freestanding Light Pole Mitigation: As conditioned, freestanding parking lot light poles shall have a maximum height of twenty (20) feet. To reduce the impacts of additional light pollution and potential for light spillover onto adjacent properties, outdoor light fixtures shall be designed as “energy-saving” or “smart lights”, with automatic and/or timed shut-off.

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

Prince William County promotes the identification, evaluation, and protection of cultural resource sites throughout the County, as well as the tourism opportunities these sites present. The Cultural Resources Plan recommends identifying, preserving, and protecting Prince William County's significant historical, archaeological, architectural, and other cultural resources – including those significant to the County's minority communities – for the benefit of all of the County's citizens and visitors. To facilitate the identification and protection of known significant properties that have cultural resource values worthy of preservation, the land use classification County Registered Historic Site (CRHS) is used in the Comprehensive Plan. The Plan includes areas of potentially significant known but ill-defined or suspected pre-historic sites, Civil War sites, historic viewsheds, landscapes or areas of potential impact to important historic sites, and encourages the identification, preservation, protection, and maintenance of all cemeteries and/or gravesites located within the County.

The property is located along northbound James Madison Highway (Route 15) and within the Buckland Mills Study Area. The County Archaeologist requested a Phase I Cultural Resource Study that focused on finding military activity through a metal detection survey. The Metal Detection Survey on the property resulted in the identification of modern metallic material in the form of beverage cans and shotgun shells associated with the modern use of the property for hunting purposes. As a result, no further studies were recommended.

Due to the location of the subject site along James Madison Highway (Route 15), it was recommended the site frontage and entrance features be in accord with the Journey Through Hallowed Ground (JTHG) master plan of recommended landscaping along this corridor segment. The Applicant has provided a conceptual design for an entry sign feature and coordinated landscape design parallel to Route 15, which has been determined to be in accord with the JTHG recommendations. Both the County Archaeologist and Arborist support the entrance design feature. The landscaping concept and entrance design has been conditioned by staff.

The Historical Commission reviewed this proposal at its meeting on October 8, 2019, with the recommendation of "No Further Work".

Proposal's Strengths

- **Conceptual Landscape / Entrance Feature:** To address staff's request for frontage design conceptual themes related to Journey Through Hallowed Ground (JTHG), the Applicant has provided a conceptual design for an entry sign feature with stone accents and a coordinated landscape design. The latest design is consistent with the themes in the "Living Legacy" for JTHG, which staff considers to be an aesthetically-pleasing and context-sensitive design solution. Such entrance design feature has been conditioned by staff, and the Applicant concurs.
- **Expanded Cultural Resources Survey:** At the request of the County Archaeologist, the Applicant provided a Phase I Cultural Resource Study that also included a Metal Detection Survey to focus on the potential for previous military activity. Due to limited findings for the site, no further studies were recommended.

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.

The site is entirely wooded and undeveloped. There is a jurisdictional wetland that bisects the site, and a Resource Protection Area (RPA) feature on the far eastern edge/rear of the property. There are no slopes of 15% or greater onsite. A staff field walk revealed the following three (3) specimen trees onsite:

1. White Oak; at edge of wetland area near front of the site and north of proposed entrance road.
2. 35” Hickory; in close proximity to the above-mentioned White Oak. This tree is in poor health and preservation is not recommended.
3. Tulip Poplar; east of proposed, potential SWM/BMP area at eastern portion/rear of the site.

SUBWATERSHED:	Broad Run subshed 220
TOTAL SITE AREA / ER AREA:	6.24 acres / 0 acres
IMPERVIOUS/ PERVIOUS:	2.0 acres / 4.24 acres
RARE, THREATENED, AND ENDANGERED SPECIES:	unknown

SOILS:

No.	Soils name	Slope	Erodibility
5C	Arcola-Nestoria complex	7-15%	Severe
32A	Kelly silt loam	0-2%	Slight
33B	Legore-Oakhill complex	2-7%	Moderate
33C	Legore-Oakhill complex	7-15%	Moderate

This property has frontage on James Madison Highway (Route 15), which applies an older Highway Corridor Overlay District (HCOD) buffer standard. The older HCOD has no defined buffer requirement. However, to encourage the upgrading of older HCODs to improve the appearance and quality of major thoroughfares, staff has requested a the 50-foot wide HCOD buffer. The Applicant has agreed to commit to 50-foot HCOD buffer planting along the frontage, in addition to tree save

areas and wetland preservation with orienting the site access on the southern portion of the site to reduce impacts.

Proposal's Strengths

- **Water Quality Monetary Contribution:** A \$75 per acre monetary contribution for water quality monitoring, stream restoration, and/or drainage improvements has been conditioned by this SUP.
- **Defined Limits of Disturbance:** As indicated on the SUP Plan and as conditioned, approximate limits of disturbance/clearing are delineated to control the extent of onsite disturbance, which results in preserving areas of intact vegetation onsite. This is especially true for the wetlands area at the northwestern/front portion of the subject site.
- **Enhanced Landscaping Areas:** The subject site is located in the James Madison HCOD and is not subject to a specified buffer width or planting requirement. As depicted on the conditioned SUP Plan, the Applicant has committed to meeting an increased HCOD standard of 50 feet. The Applicant also intends to preserve the existing mature wooded area within the proposed front landscape buffer and add supplemental plantings, wherever feasible.
- **Tree Save & Resource Preservation:** As shown on the SUP Plan, the configuration of the site access has been aligned to avoid/minimize impacts to an existing wetlands area. Also, additional plantings are being proposed to supplement the existing intact tree areas. Preservation and re-establishment/enhancement of such areas is highly preferred, and thus will provide additional credit towards meeting onsite landscaping requirements and enhancing environmental resources.

Proposal's Weaknesses

- None identified.

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 protecting lives, property, and the environment through timely, professional, humanitarian services essential to the health, safety, and well-being of the community. The Plan includes recommendations relating to siting criteria, appropriate levels of service, and land use compatibility for fire and rescue facilities. The Plan also includes recommendations to supplement response time and reduce risk of injury or death to County residents, establishment of educational programs, such as cardio-pulmonary resuscitation (CPR) training, automatic external defibrillators (AED), and encourage installation of additional fire protection systems – such as sprinklers, smoke detectors, and other architectural modifications.

Fire/Rescue Station #24 (Antioch) is the first due fire/rescue resource for the subject property. The site is outside the required 4.0-minute travel time for Basic Life Support and Fire, but within the required 8.0-minute travel time for Advanced Life Support. In FY 2019, Fire/Rescue Station 24 responded to 2,220 incidents, with a workload capacity of 2,000 incidents. There are currently no Capital Improvement Program (CIP) projects in this vicinity that would affect the capacity and response information.

Depending on the threshold of the percentage for school/child care use in relation to the rest of the main building, the fire protection/code requirements will greatly vary (10% of building area as accessory use). For the 12,000 SF maximum building area, cut-off sprinklers will be required. Fire lane configuration, Fire Code requirements, and emergency access/turnaround details will be assessed during site plan review, and will need to meet all current standards.

Proposal's Strengths

- Inside of 8.0-Minute Travel Time: The site is located within the 8.0-minute travel time for advanced life support services.
- Level of Service Mitigation: As conditioned, the Applicant shall provide \$0.61 per square foot of new structure area to mitigate impacts to fire and rescue services.

Proposal's Weaknesses

- Outside of 4.0-Minute Travel Time: The site is located outside the recommended 4.0-minute travel time for fire suppression and basic life support.
- Station Workload: The most recent figures indicate that Fire/Rescue Station #24 (Antioch) is currently operating above capacity.

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

Police Plan Analysis

Residents and businesses expect a high level of police service for their community. This service increases the sense of safety and protects community investments. The Police Plan is designed to promote Prince William County's public safety strategic goal to continue to be a safe community, reduce criminal activity, and prevent personal injury and loss of life and property, as well as to ensure effective and timely responses throughout the County. This Plan encourages funding and locating future police facilities to maximize public accessibility and police visibility as well as to permit effective, timely response to citizen needs and concerns. The Plan recommends educational initiatives, such as Neighborhood and Business Watch, and Crime Prevention through Environmental Design (CPTED), which encourages new development to be designed in a way that enhances crime prevention. The Plan also encourages effective and reliable public safety communications linking emergency responders in the field with the Public Safety Communications Center.

At this time, the Police Department does not believe this application will create significant impact on calls for service. The Applicant should coordinate with the Police Department as the site develops, and apply the various Crime Prevention Through Environmental Design (CPTED) principles, which can be found at the following: <http://www.pwcgov.org/government/dept/police/Pages/CPTED.aspx>

Details on the type(s) of onsite security measures should also be considered, in addition to access control, alarms systems, and onsite lighting.

Proposal's Strengths

- **Minimal Impacts to Levels of Service:** The Police Department does not believe this application will create significant impact on calls for service.
- **Graffiti Removal & Reporting:** As conditioned with the SUP, the Applicant agrees to remove any graffiti from the subject property. Any graffiti is to be reported to the Police Department before removal.
- **Onsite Security:** As conditioned with this SUP, the Applicant shall utilize a combination of onsite security practices, such as but not limited to, interior and/or exterior mounted surveillance cameras, alarm system, onsite lighting, or other methods, as needed.

Proposal's Weaknesses

- None identified.

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

The subject property is within the Development Area of the County and is thereby required to utilize public water to develop. Public water is available onsite from an existing 12-inch water main located along James Madison Highway (Route 15).

The Applicant shall plan, design and construct all onsite and offsite water utility improvements necessary to develop the subject property and the above-listed requirements in accordance with all applicable Service Authority, and County and State requirements, standards, and regulations.

Proposal's Strengths

- **Water Connection & Service:** As conditioned, the Applicant shall plan, design and construct all onsite and offsite water utility improvements necessary to develop the subject property.

Proposal's Weaknesses

- None identified.

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

Sanitary Sewer Plan Analysis

Appropriate wastewater and sanitary facilities provide needed public health and environmental protections. The Sanitary 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 subject property is within the Development Area of the County and is thereby required to utilize public sewer to develop. Public sewer is available on-site from an existing 3-inch low pressure main located in James Madison Highway (Route 15). However, the Applicant will be required to conduct a sewer study to determine if the receiving sewer segment has adequate capacity for the proposed development. In addition, the Service Authority is currently negotiating with a neighboring developer to resolve a downstream restriction in the sewer collection system at the intersection of Old Carolina Road and Lee Highway. Sewer capacity for this proposed development may be contingent upon the completion of this system improvement.

The Applicant shall plan, design, and construct all onsite and offsite sanitary sewer utility improvements necessary to develop the property and satisfy all requirements in accordance with all applicable Service Authority, County, and State requirements, standards, and regulations.

Proposal's Strengths

- **Sewer Connection & Service:** As conditioned, the Applicant shall be responsible for all onsite and offsite improvements required to provide the sewer service demand generated by the development.

Proposal's Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Sanitary 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 creating and sustaining an environmentally friendly, multi-modal transportation system that meets the demands for intra- and inter-county trips, is integrated with existing and planned development, and provides a network of safe, efficient, and accessible modes of travel. The Plan includes recommendations addressing safety, minimizing conflicts with environmental and cultural resources, maximizing cost effectiveness, increasing accessibility of all travel modes, minimizing projected trip demand, and providing sufficient network capacity. Projects should include strategies that result in a level of service (LOS) of “D” or better on all roadway corridors and intersections, reduce traffic demand through transportation demand management strategies, dedicate planned rights-of-way, provide and/or fund transit infrastructure, pedestrian and bicycle pathways, and improved and coordinated access to transit facilities.

The subject property is located along northbound James Madison Highway (Route 15), which is included in the Journey Through Hallowed Ground (JTHG) National Heritage Area initiative and is designated as a National Scenic Byway and/or All American Road within the County. Route 15 is planned to be widened to four (4) lanes per the County’s Thoroughfare Plan. However, funding for these improvements is not currently in place.

The following table provides the latest VDOT volumes and model Level of Service (LOS):

Roadway Name	Number of Lanes	2019 VDOT Annual Average Daily Traffic	2015 Daily LOS
James Madison Highway (Route 15)	2	14,000	E

A Traffic Impact Analysis (TIA) was submitted by Wells + Associates for the proposed religious institution with associated day care component. The site was assumed to be fully constructed and occupied by 2022 with a capacity of 400-seats and up to 110-students for the child day care.

The study area included two (2) intersections:

1. James Madison Highway (U.S. Route 15)/Thoroughfare Road.
2. James Madison Highway (U.S. Route 15)/Future Site Access Roadway/Roland Park

The TIA determined the development will generate 85 AM peak hour trips (45 in and 40 out), 92 PM peak hour trips (43 in and 49 out), 216 Sunday peak hour trips (106 in and 110 out), and 615 weekday daily trips upon full build-out. The following improvements would be made with the proposed SUP:

Staff Analysis

- A separate northbound 500-foot right-turn lane with 200-foot taper on U.S. Route 15 at the site access roadway.
- A separate southbound 500-foot left-turn lane and a 200-foot taper on U.S. Route 15 at the site access roadway.
- Stop control on eastbound Roland Park Place (existing) and the westbound site access roadway approach to Route 15.

The proposed site access roadway will be located approximately 415 feet north of the existing access drive to the New Life Church Gainesville Campus. VDOT's Access Management Standards indicate a minimum spacing of 750 feet between full-movement intersections and full access entrances along a Principal Arterial with a speed limit of 50 mph or more. Thus, an access management exception for the proposed site access roadway may be required. The Applicant has established onsite circulation travelways, including a one-way eastbound, circular loop for incoming traffic from the entry/drop off area along the south side of the church building.

Proposal's Strengths

- Right-of-Way Dedication & Trail Improvement: Right-of-way shall be dedicated by the Applicant, at no cost to the County, to accommodate construction of all required access improvements and the 10-foot class I asphalt trail feature along northbound James Madison Highway (Route 15). Once adjacent connecting right-of-way is secured, that Applicant shall provide a monetary contribution of \$5,000 towards the construction of the trail by the County.
- Frontage & Access Improvements: The Applicant shall install a northbound 500-foot right-turn lane with 200-foot taper at the site access roadway, and a separate southbound 500-foot left-turn lane and a 200-foot taper at the site access roadway.

Proposal's Weaknesses

- None identified.

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

Strategic Plan

This section of the report is intended to address the project's alignment with the outcomes provided within the County's Strategic Plan. The Strategic Plan posits that individuals, families and businesses prefer communities with a robust economy; easy access to jobs, services and activities; that support even the most vulnerable in the community; are safe and secure; and provide a quality education that assures lifelong learning and steady employment. From this analysis, the Strategic Plan Team developed five strategic goal areas to guide Board actions: "Robust Economy", "Mobility", "Wellbeing", "Safe and Secure Community", and "Quality Education and Workforce Development". It is important to note that no single area is viewed as more critical than another. Rather, each are interrelated and have direct impact on each other. Collectively, these goal areas impact the quality of life in all facets of the community 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 aspects of the proposal relative to the Strategic Plan are as follows:

- **Wellbeing**: Religious institutions provide partnership opportunities to address human service needs from a grass roots community level. This opportunity to engage with a faith-based community aligns favorably with the Strategic Plan goal to increase cooperation and partnership with faith-based communities to address human service needs within the County.
- **Increase At-Place Employment**: With the improvements being proposed, which include a religious institution and child care facility, with potential kindergarten/nursery school, there will be more localized employment opportunities generated. The new components of the facility will help contribute to the overall goal to increase growth in at-place employment by more than 3,300 jobs per year.

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.

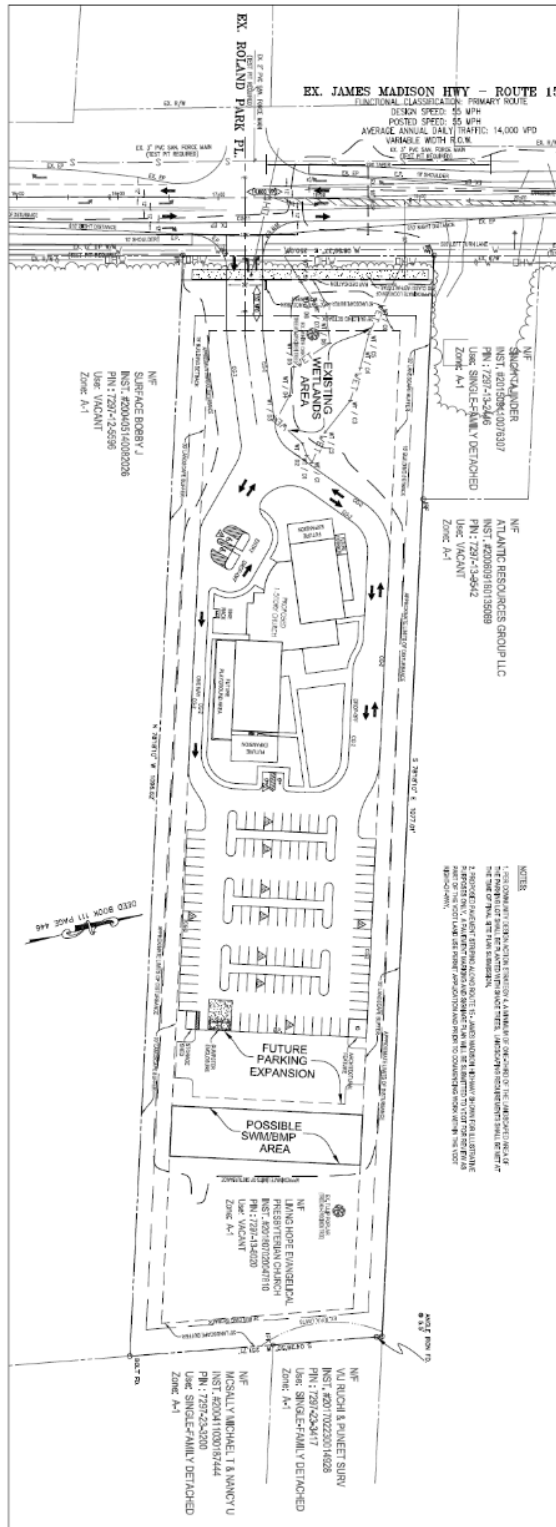
Agency Comments

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 Planning Office:

- PWC Planning Office – Case Manager / Long-Range Planning / Zoning Administration
- PWC Archaeologist
- PWC Building Official
- PWC Fire Marshal Office
- PWC Historical Commission
- PWC Police / Crime Prevention
- PWC Public Works – Environmental Services / Watershed Management
- PWC Service Authority
- PWC Transportation
- Virginia Department of Transportation (VDOT)

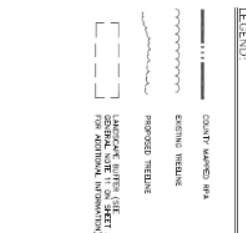
Special Use Permit Plan

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SITE TABULATIONS:

GROUP	NET AREA (S.F.)	2017 ZONE S.F. OF 2017 M.U.	RELATIONS
PROPOSED USE	12,500 S.F.	12,500 S.F.	RELATIONS SATISFIED
PROPOSED OPEN SPACE (S.F.)	0	0	0.0%
PROPOSED OPEN SPACE PER 1,000 S.F. OF G.S.A.	0	0	0.0%
PROPOSED OPEN SPACE PER 1,000 S.F. OF G.S.A. (MINIMUM)	0	0	0.0%
PROPOSED OPEN SPACE PER 1,000 S.F. OF G.S.A. (MAXIMUM)	0	0	0.0%
PROPOSED OPEN SPACE PER 1,000 S.F. OF G.S.A. (TARGET)	0	0	0.0%
PROPOSED OPEN SPACE PER 1,000 S.F. OF G.S.A. (MINIMUM)	0	0	0.0%
PROPOSED OPEN SPACE PER 1,000 S.F. OF G.S.A. (MAXIMUM)	0	0	0.0%
PROPOSED OPEN SPACE PER 1,000 S.F. OF G.S.A. (TARGET)	0	0	0.0%



PROJECT #SUP2020-00009

GRAPHIC SCALE
1" = 50' 0"

DATE: 07/20/21
DRAWN BY: JH
CHECKED BY: JH
SCALE: AS SHOWN

SPECIAL USE PERMIT PLAN
LIVING HOPE EVANGELICAL CHURCH
SUP2020-00009
SPECIAL USE PERMIT PLAN

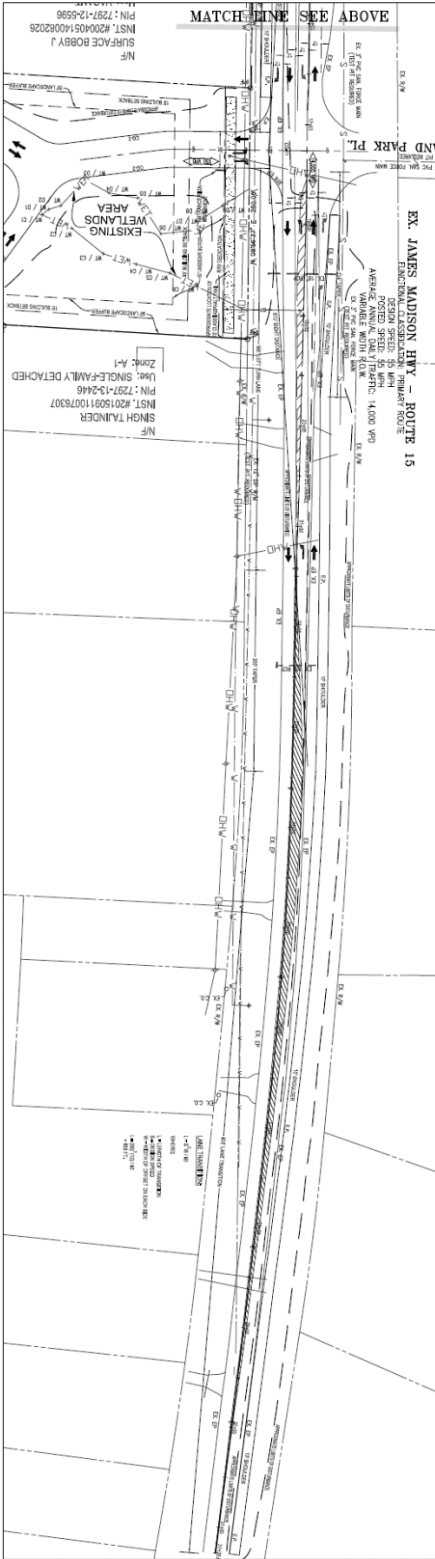
BRENTSVILLE MAGISTERIAL DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA

THE KDL GROUP LLC
P.O. BOX 609
8430
BRENTSVILLE, VA 22626
PHONE: 703.753-7592 FAX: 703.753-7593
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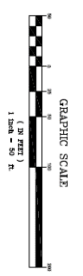
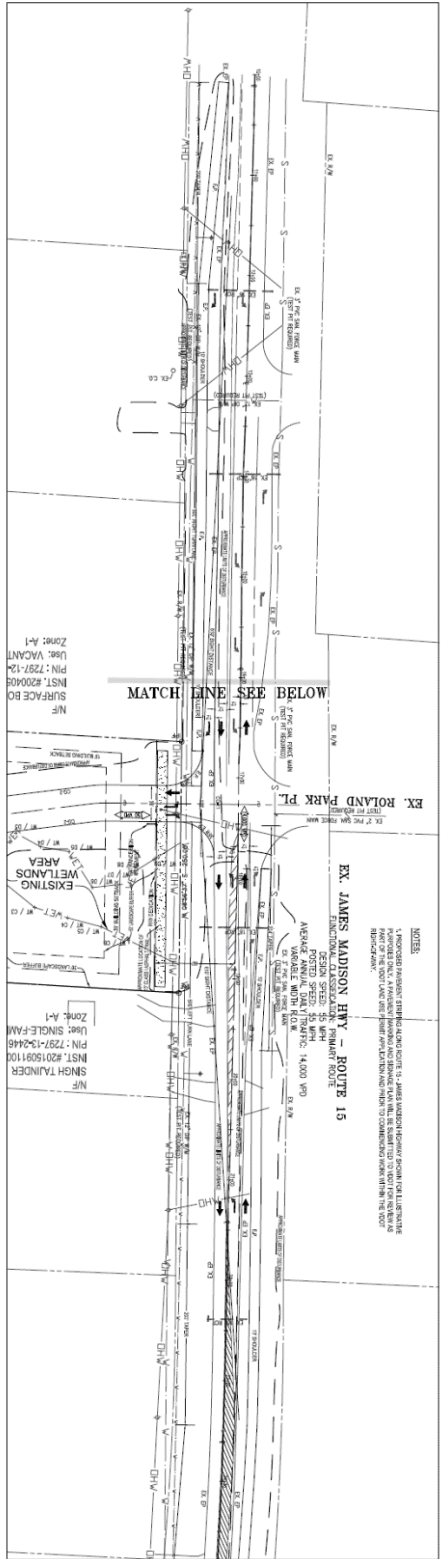
Special Use Permit Plan

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② SCHEMATIC RT.15 FRONTAGE IMPROVEMENTS



① SCHEMATIC RT.15 FRONTAGE IMPROVEMENTS



PROJECT SUP2020-00009

SCALE TO:	DATE:
AS SHOWN	07/20/20
DATE:	BY:
07/20/20	WJL
DATE:	CHECKED:
07/20/20	WJL
DATE:	APPROVED:
07/20/20	WJL



SCHEMATIC RT. 15 FRONTAGE IMPROVEMENTS
LIVING HOPE EVANGELICAL CHURCH
 SUP2020-00009
 SPECIAL USE PERMIT PLAN
 BRENTSVILLE MAGISTERIAL DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA

THE KDL GROUP LLC
 P.O. BOX 609
 BAYMARKET, VA 20168
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Special Use Permit Plan

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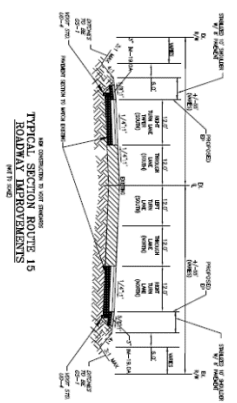
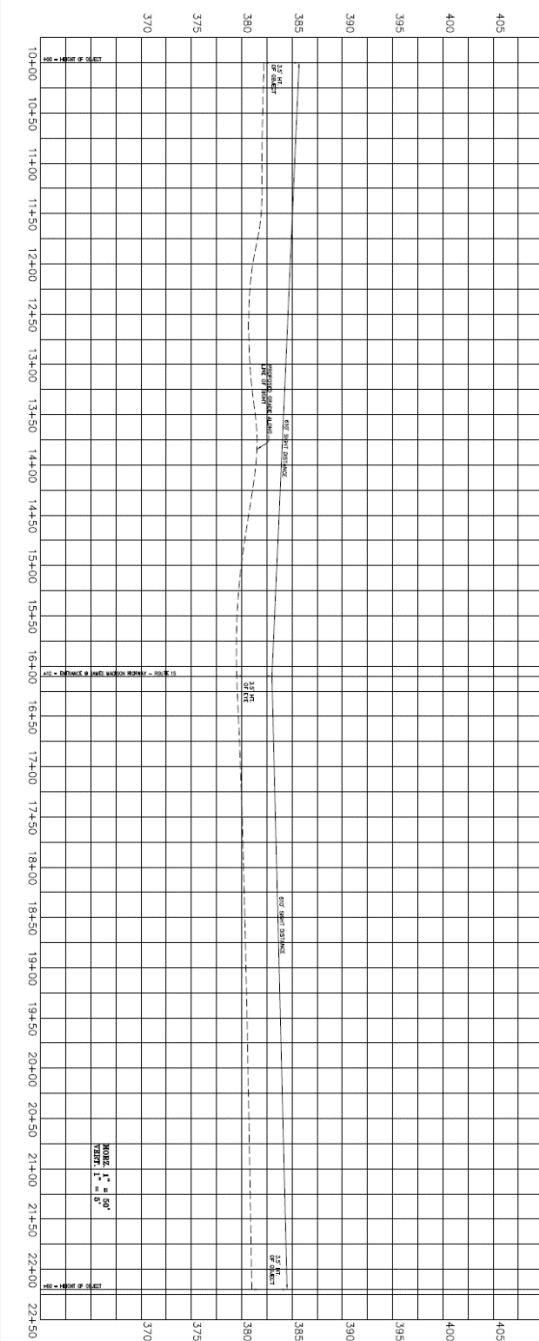
GENERAL NOTES

1. THE PROPERTY IDENTIFIED BY THIS SPECIAL USE PERMIT (SUP) IS LOCATED ON THE PRINCE WILLIAM COUNTY TAX MAP AS SUP 729-1-3-0009 AND IS ZONED A-1.
2. THE PROPERTY INFORMATION SHOWN HEREIN IS BASED ON RECORD PLAT FOUND IN REEL BOOK 111 AT PAGE 448. THE PLAN DATE IS 29.05.2018. ADDITIONAL CORRECTIONS OF RECORDING INFORMATION ARE SUBJECT TO THE DATE OF THE APPLICANT'S DEVELOPMENT. THE PROPOSED IMPROVEMENTS SHOWN HEREIN SHALL BE CONSIDERED AS SHOWN UNLESS OTHERWISE NOTED.
3. THE PROPOSED IMPROVEMENTS SHOWN HEREIN SHALL BE CONSIDERED AS SHOWN UNLESS OTHERWISE NOTED.
4. THE PROPERTY SHOWN ON THIS SPECIAL USE PERMIT IS IN THE CHARLESTON INDUSTRIAL DISTRICT.
5. THE PROPERTY BOUNDARY SHALL BE SURVEYED BY EXPERTS OF CHINA PING PING AND SURVEY SCOPED TO THE PROPERTY BOUNDARY. THE SURVEY SHALL BE INSTALLED IN ORDER TO PROVIDE THE REQUIRED DIMENSIONS/REQUIREMENTS TO THE PROPOSED IMPROVEMENTS.
6. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) WILL BE PROVIDED IN ACCORDANCE WITH THE PRINCE WILLIAM COUNTY ZONING ORDINANCE AND THE PRINCE WILLIAM COUNTY DEPARTMENT OF AIR QUALITY MANAGEMENT.
7. ADJACENT PROPERTY OWNER INFORMATION:

OWNER (NORTH)	OWNER (NORTH)	OWNER (NORTH)
729-1-3-2446	729-1-3-0484	729-1-3-0484
SHON PALMER	ALANTA RESOURCES GROUP LLC	ALANTA RESOURCES GROUP LLC
1000 RICHMOND AVE	1000 RICHMOND AVE	1000 RICHMOND AVE
GAINESVILLE, VA 20155	GAINESVILLE, VA 20155	GAINESVILLE, VA 20155
OWNER (EAST)	OWNER (EAST)	OWNER (EAST)
729-1-3-0586	729-1-3-1417	729-1-3-1417
JAMES MADISON HI	7000 GREAT OAKS STREET	7000 GREAT OAKS STREET
1000 RICHMOND AVE	1000 RICHMOND AVE	1000 RICHMOND AVE
GAINESVILLE, VA 20155	GAINESVILLE, VA 20155	GAINESVILLE, VA 20155
OWNER (WEST)	OWNER (WEST)	OWNER (WEST)
729-01-7724	1000 RICHMOND AVE	1000 RICHMOND AVE
1000 RICHMOND AVE	1000 RICHMOND AVE	1000 RICHMOND AVE
GAINESVILLE, VA 20155	GAINESVILLE, VA 20155	GAINESVILLE, VA 20155

8. PROPERTY OWNER INFORMATION:
OWNER AND ADJACENT:
LIVING HOPE EVANGELICAL PRESBYTERIAN CHURCH
1000 NORTH CLEVELAND HIGHWAY
HARRISBURG, VA 20188
9. RIGHT-OF-WAY ZONATION IS AS SHOWN ON THE PLAN. PROPOSED ROUTE 15 IMPROVEMENTS ARE AS SHOWN ON THE PLAN. OTHER TO SHEET 2 FOR ADDITIONAL PROPOSED IMPROVEMENTS INFORMATION.
10. ALL REQUIRED IMPROVEMENTS ARE SHOWN ON THE PLAN AND SHALL BE PROVIDED IN ACCORDANCE WITH THE PRINCE WILLIAM COUNTY ZONING ORDINANCE AND THE PRINCE WILLIAM COUNTY DEPARTMENT OF AIR QUALITY MANAGEMENT. THE EXISTING UNDEVELOPED WOODS AREAS WILL BE USED TO SATISFY THE LANDSCAPE BUFFER AND DETAIL TREE CANOPY REQUIREMENTS.
11. IN ACCORDANCE WITH SECTION 22-202 OF THE PRINCE WILLIAM COUNTY ZONING ORDINANCE A SITE PLAN SHALL BE SUBMITTED TO THE PRINCE WILLIAM COUNTY DEPARTMENT OF AIR QUALITY MANAGEMENT FOR REVIEW AND APPROVAL.
12. A TREE SURVEY REPORT SHALL BE PROVIDED AT THE SITE PLAN MADE TO DETERMINE SUITABLE TREES FOR PRESERVATION ALONG THE REMAINDER OF THE SITE.

PRELIMINARY SIGHT DISTANCE PROFILE
ENTRANCE @ JAMES MADISON HIGHWAY - ROUTE 15
POSTED SPEED: 55 MPH
2-LANE MAJOR ROAD
610' REQUIRED SIGHT DISTANCE



1. THE FINISH ELEVATION OF THE CURB SHALL BE BASED ON A CURB VALUE OF 6.500. THE FINISH ELEVATION OF THE GROUND SHALL BE BASED ON THE FINISH ELEVATION OF THE REQUIRED SUBGRADE THICKNESS PRIOR TO THE FLASING OF SUBGRADE.

2. ALL FINAL PAVEMENT AND BASE COURSE THICKNESS SHALL BE BASED ON THE FINISH ELEVATION OF THE CURB. THE FINISH ELEVATION OF THE CURB SHALL BE BASED ON A SURFACE NUMBER (SN) OF 1.5. THE FINISH ELEVATION OF THE CURB SHALL BE BASED ON THE FINISH ELEVATION OF THE CURB AND NOT TO INCLUDE THE FINISH OF THE GROUND. THE FINISH ELEVATION OF THE CURB SHALL BE BASED ON THE FINISH ELEVATION OF THE CURB AND NOT TO INCLUDE THE FINISH OF THE GROUND.

3. TYPICAL CURB AND MEDIAN SHALL BE INSTALLED AT HARRISBURG COUNTY ON 10/01/17.

PROJECT # SUP2020-00009

DATE: 01/11/2020
DRAWN BY: J. W. WILSON
CHECKED BY: J. W. WILSON
SCALE: AS SHOWN
SHEET NO. 3 OF 5

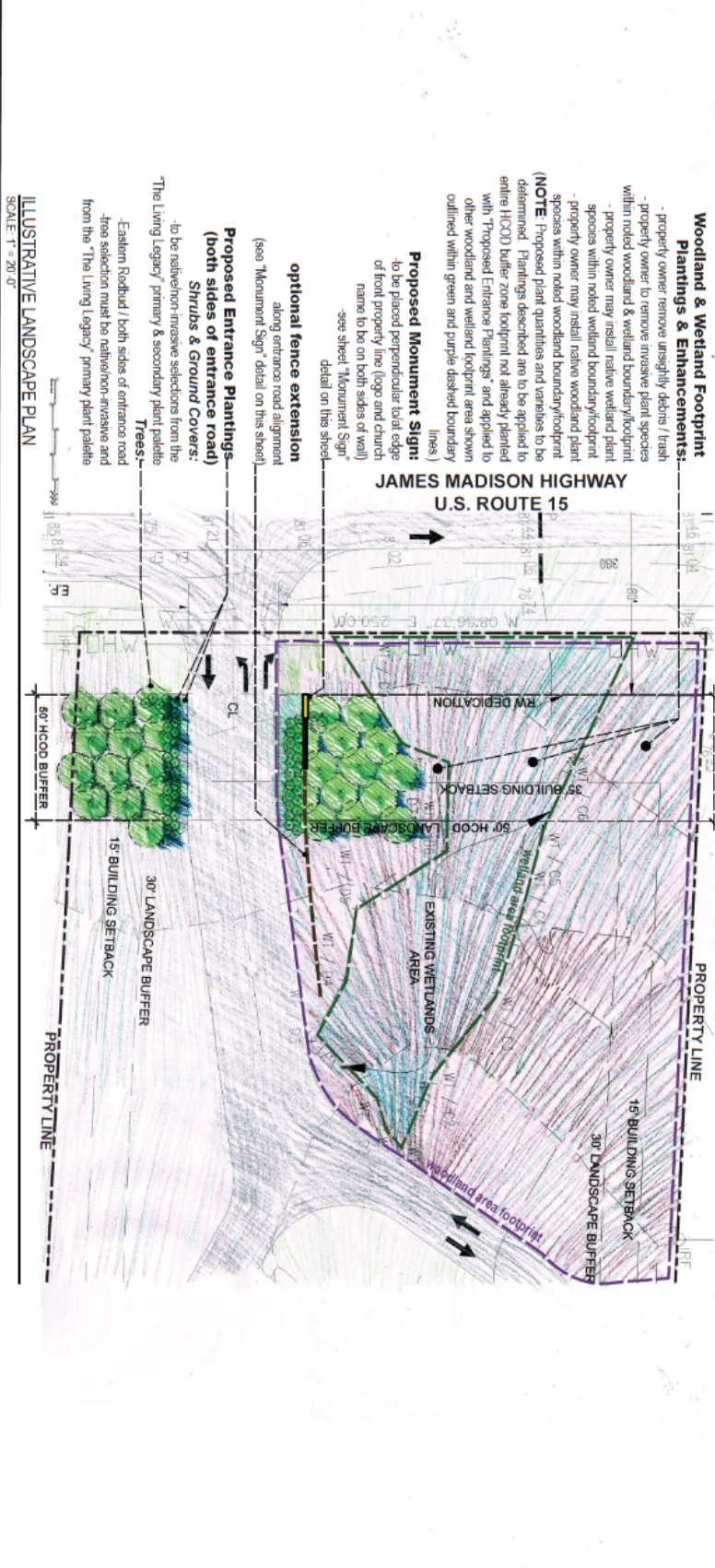
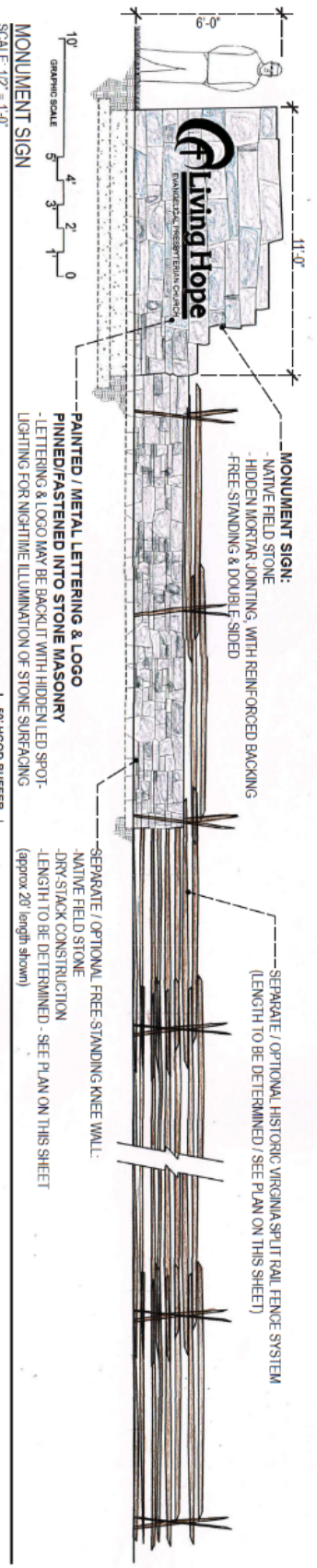
GENERAL NOTES AND COMMENTS

LIVING HOPE EVANGELICAL CHURCH
SUP2020-00009
SPECIAL USE PERMIT PLAN

BRENTSVILLE MAGISTERIAL DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA

THE KDL GROUP LLC
P.O. BOX 609
HARRISBURG, VA 20188
PHONE: 703-753-7993 FAX: 703-753-7993
www.kdlgroup.com

Conceptual Landscape / Entrance Exhibit



Living Hope
EVANGELICAL PRESBYTERIAN CHURCH
LIVING HOPE EVANGELICAL PRESBYTERIAN CHURCH
GAINESVILLE, VA

#SUP2020-00009

LANDSCAPE CONCEPT PLAN
June 23, 2020

The KDL Group, LLC
John H. Davis
P.O. Box 639
Haymarket, VA 20189

Kirk Bereuter Landscape Architecture, LLC
Kirk Bereuter
701 Nankin Street
Arlingdale, VA 22044

Blankinship & Keith, P.C.
Gifford R. Hampshire
4021 University Drive
Falls Church, VA 22033

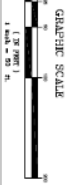
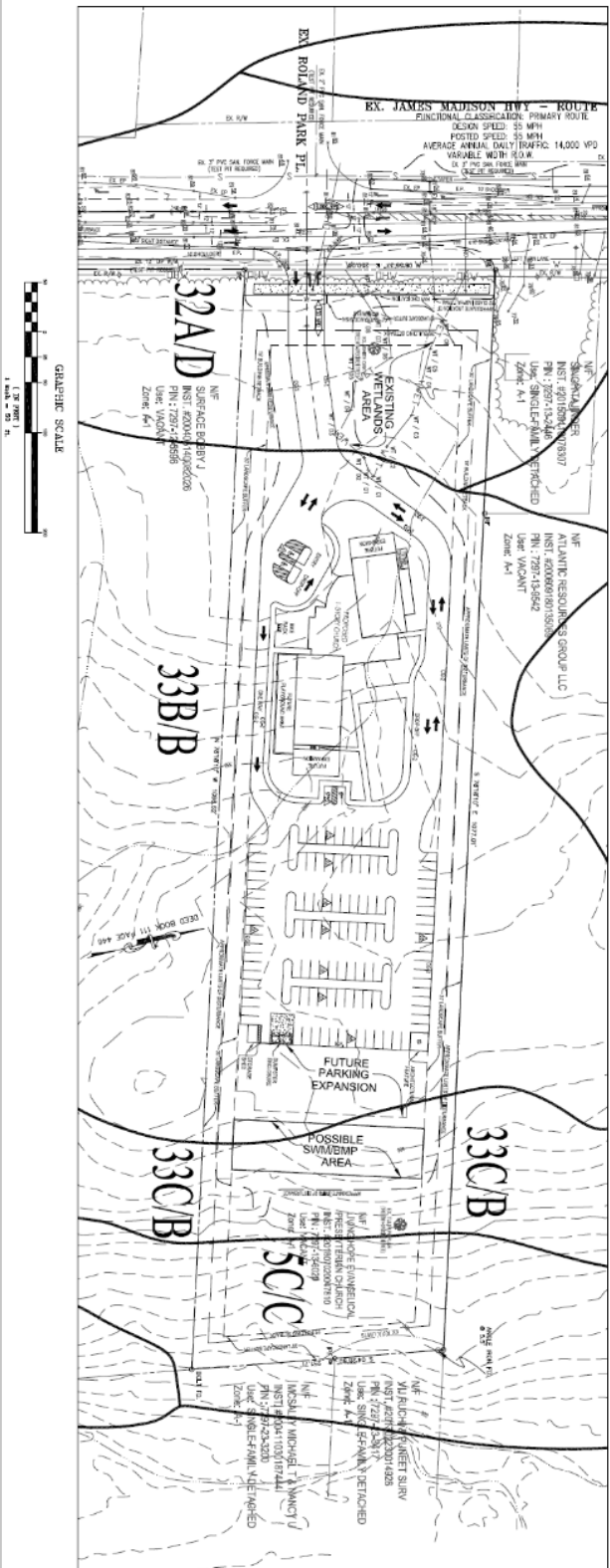
Kerns Group Architects, P.C.
Sean Reilly, AIA
Andrew Cheng, AIA
105 Heron Walk Ave
Falls Church, Virginia 22046

Environmental Constraints Analysis (ECA) Plan

THIS PLAN IS PROJECT USING HOPE EVANGELICAL CHURCH (SPECIAL USE PERMIT) (DRAFT) SUP-20-00009-ENVIRONMENTAL



SITE TABULATIONS:
6805 SITE AREA (0.54) 273,366 SQ. FT. OR 6.23 AC. ±
PROPOSED USE: RECREATION
EXISTING USE: VACANT



ENVIRONMENTAL CONSTRAINTS ANALYSIS NARRATIVE:

- 1) THE SUBJECT PROPERTY IS APPROXIMATELY 6.23 ACRES OF LAND LOCATED ON THE EAST SIDE OF JAMES MADISON HIGHWAY (ROUTE 28) IN THE TOWN OF BRENTSVILLE, VIRGINIA. THE PROPERTY IS ZONED R-1 AND IS ADJACENT TO DEVELOPED LAND ALSO ZONED R-1. THE SITE IS CURRENTLY VACANT. THE APPLICANT WISHES TO BUILD A CHURCH WITH AN ASSOCIATED PARKING AREA. THE SPECIAL USE PERMIT PLAN (SHEET 1) SHOWS THE PROPOSED SITE DEVELOPMENT PROPOSED FOR THE SITE.
- 2) APPROXIMATELY 2.12 AC. ± OF THE 6.23 AC. SITE IS ESTIMATED AS FOLLOWS:
APPROXIMATELY 2.12 AC. ± OF THE 6.23 AC. SITE IS ESTIMATED AS FOLLOWS:
THE PROPOSED AREA REQUESTED CORRESPONDS TO THE EXISTING ZONING DISTRICT SURFACE BEHAVIOR FROM THE CONVEYANCE OF DEVELOPMENT.
- 3) THE AREA OF THE SITE THAT WILL REMAIN IN A NATURAL OR UNDEVELOPED STATE IS SHOWN ON THE PLAN. THE UNDEVELOPED AREA IS APPROXIMATELY 0.7 AC. ± OF THE 6.23 AC. SITE.
- 4) THE PROPERTY IS CURRENTLY VACANT. THE PROPERTY IS CURRENTLY VACANT AND THERE ARE NO EXISTING BUILDINGS OR OTHER STRUCTURES ON THE PROPERTY. THE PROPERTY IS CURRENTLY VACANT AND THERE ARE NO EXISTING BUILDINGS OR OTHER STRUCTURES ON THE PROPERTY.
- 5) THE PROPERTY IS CURRENTLY VACANT. THE PROPERTY IS CURRENTLY VACANT AND THERE ARE NO EXISTING BUILDINGS OR OTHER STRUCTURES ON THE PROPERTY. THE PROPERTY IS CURRENTLY VACANT AND THERE ARE NO EXISTING BUILDINGS OR OTHER STRUCTURES ON THE PROPERTY.
- 6) THE PROPERTY IS CURRENTLY VACANT. THE PROPERTY IS CURRENTLY VACANT AND THERE ARE NO EXISTING BUILDINGS OR OTHER STRUCTURES ON THE PROPERTY. THE PROPERTY IS CURRENTLY VACANT AND THERE ARE NO EXISTING BUILDINGS OR OTHER STRUCTURES ON THE PROPERTY.
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- 8) THE PROPERTY IS CURRENTLY VACANT. THE PROPERTY IS CURRENTLY VACANT AND THERE ARE NO EXISTING BUILDINGS OR OTHER STRUCTURES ON THE PROPERTY. THE PROPERTY IS CURRENTLY VACANT AND THERE ARE NO EXISTING BUILDINGS OR OTHER STRUCTURES ON THE PROPERTY.
- 9) THE PROPERTY IS CURRENTLY VACANT. THE PROPERTY IS CURRENTLY VACANT AND THERE ARE NO EXISTING BUILDINGS OR OTHER STRUCTURES ON THE PROPERTY. THE PROPERTY IS CURRENTLY VACANT AND THERE ARE NO EXISTING BUILDINGS OR OTHER STRUCTURES ON THE PROPERTY.
- 10) THE PROPERTY IS CURRENTLY VACANT. THE PROPERTY IS CURRENTLY VACANT AND THERE ARE NO EXISTING BUILDINGS OR OTHER STRUCTURES ON THE PROPERTY. THE PROPERTY IS CURRENTLY VACANT AND THERE ARE NO EXISTING BUILDINGS OR OTHER STRUCTURES ON THE PROPERTY.

LEGEND
COUNTY WATERSHED BOUNDARY
48 SOIL TYPE AND BOUNDARY
PROPOSED BUILDING FOOTPRINT
EXISTING TRAILHEAD

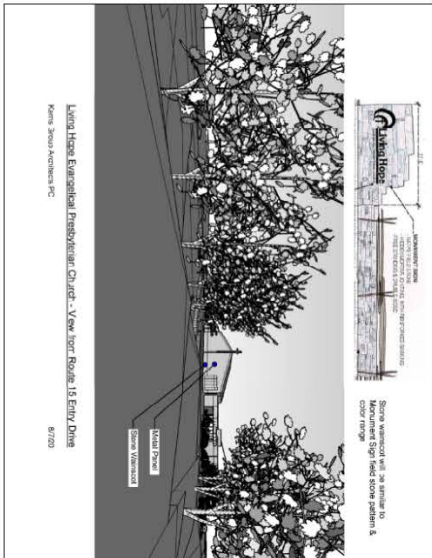
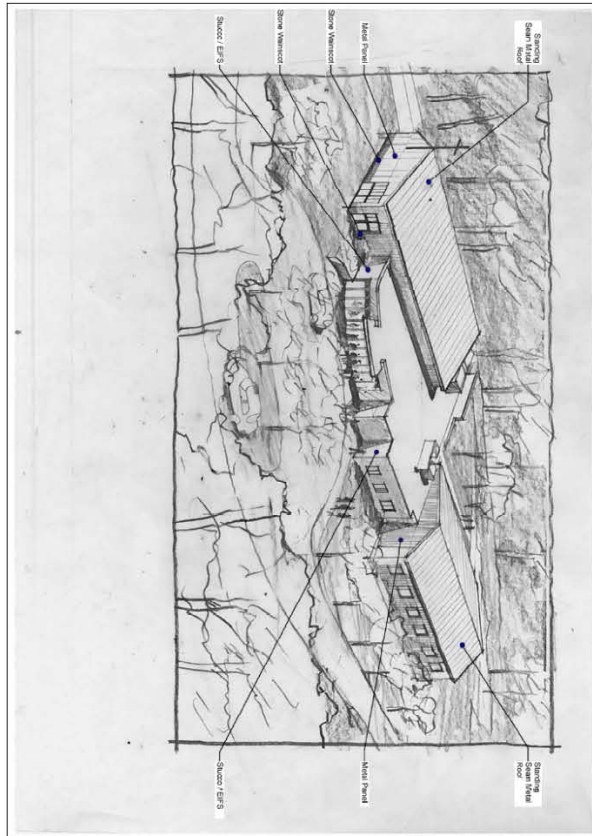
PROJECT #SUP2020-00009

DATE	DESCRIPTION
07/20/20	ISSUED FOR PERMITTING
07/20/20	ISSUED FOR PERMITTING
07/20/20	ISSUED FOR PERMITTING

ENVIRONMENTAL CONSTRAINTS ANALYSIS PLAN
LIVING HOPE EVANGELICAL CHURCH
SUP 2020-00009
SPECIAL USE PERMIT PLAN
BRENTSVILLE MAGISTERIAL DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA

THE KDL GROUP LLC
P.O. BOX 609
BATHURSTON, VA 22608
PHONE: 703-523-7888 FAX: 703-523-7888
www.kdlgroup.com

ELEVATIONS PREPARED BY KERNS GROUP ARCHITECTS, P.C.



PROJECT #SUP2020-00009

SCALE: 1/4" = 1'-0"
DATE: 07/27/20
DRAWN BY: [Signature]
CHECKED BY: [Signature]
PROJECT NO: 20-01-009
SHEET NO: 3

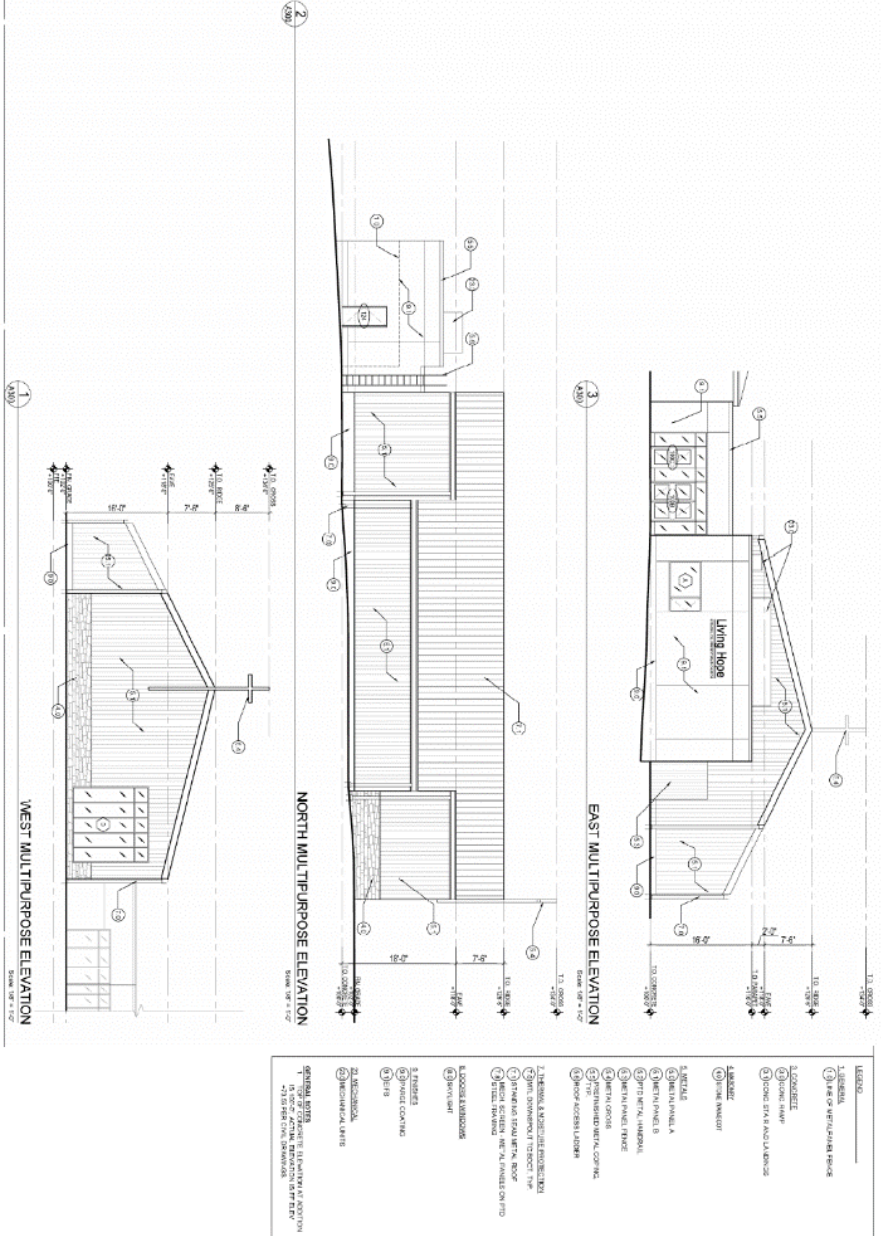


ELEVATIONS AND PLANS
LIVING HOPE EVANGELICAL CHURCH
 SUP2020-00009
 SPECIAL USE PERMIT PLAN

BRENTSVILLE MAGISTERIAL DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA

THE KDL GROUP LLC
 P.O. BOX 409
 BATHASSETT, VA 20168
 PHONE: 703-953-7592 FAX: 703-953-7593
 www.kdlgroup.com

ELEVATIONS PREPARED BY KERNS GROUP ARCHITECTS, P.C.



PROJECT #SUP2020-00009

NO.	DATE	DESCRIPTION
1		
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ELEVATIONS AND PLANS
LIVING HOPE EVANGELICAL CHURCH
 SUP2020-00009
 SPECIAL USE PERMIT PLAN

BRENTSVILLE MAGISTERIAL DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA

THE KDL GROUP LLC
 P.O. BOX 609
 BATHURST, VA 22028
 PHONE 703 753-7500 FAX 703 753-7500
www.kdlgroup.com



PLANNING COMMISSION RESOLUTION

MOTION: MCKAY

SECOND: BERRY

RE: SPECIAL USE PERMIT #SUP2020-00009
LIVING HOPE EVANGELICAL CHURCH
BRENTSVILLE MAGISTERIAL DISTRICT

ACTION: RECOMMEND APPROVAL

July 15, 2020
Regular Meeting
RES. No. 20-038

WHEREAS, this is a request to allow a religious institution and childcare facility, with potential kindergarten/nursery school, on ±6.24 acres in A-1 zoning; and

WHEREAS, the subject ±6.24-acre property is located along northbound James Madison Highway (Route 15), ±2,050 feet south of the intersection with Thoroughfare Road, and east of the intersection with Roland Park Place. The site is identified on County maps as GPIN 7297-13-6020 and is currently addressed as 7503 James Madison Highway; and

WHEREAS, the site is zoned A-1, Agricultural, without proffers, and is partially located within the James Madison Highway Corridor Overlay District; and

WHEREAS, the site is designated SRR, Semi-Rural Residential, in the Comprehensive Plan and located within the I-66/Route 29 Sector Plan special planning area; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on July 15, 2020, at which time public testimony was received and the merits of the above-referenced case 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 approval of this request;

Planning Commission Resolution

July 15, 2020
Regular Meeting
RES. No. 20-038
Page 2

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby close the public hearing and recommend approval of Special Use Permit #SUP2020-00009, Living Hope Evangelical Church, with conditions dated July 1, 2020, on the Expedited Agenda, and with the recommendation for the applicant to work with staff prior to the Board of County Supervisors meeting to include architectural design elements to the building façade to break up the sheet metal siding and offer a less industrial-like appearance.

Votes:

Ayes: Berry, Fontanella, McKay, McPhail, Moses-Nedd, Perry, Taylor, Milne

Nays: None

Abstain from Vote: None

Absent from Vote: None

Absent from Meeting: None

MOTION CARRIED

Attest:



Antoinette Brzyski
Acting Clerk to the Planning Commission



Living Hope Evangelical Church Special Use Permit #SUP2020-00009

Brentsville Magisterial District

Scott F. Meyer
Planning Office

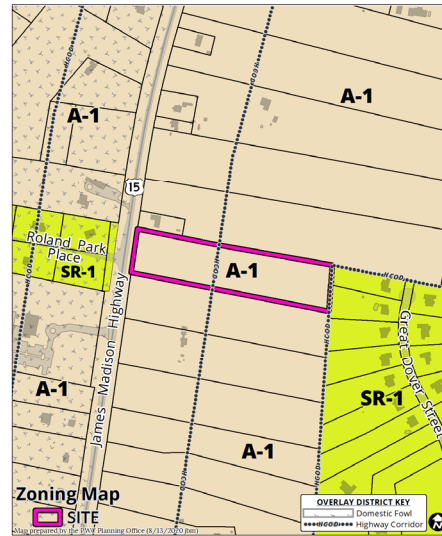
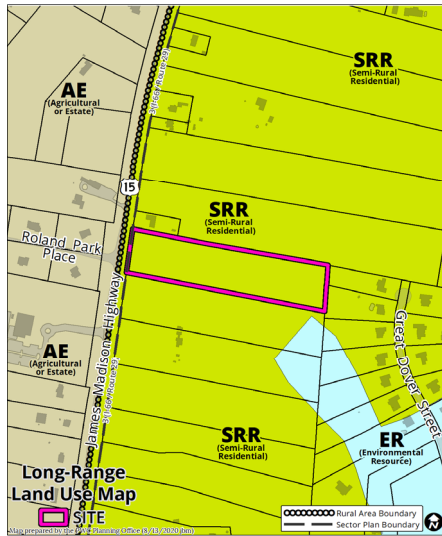
Living Hope Evangelical Church, #SUP2020-00009



- ❑ **Request:** To allow a religious institution and child care facility, with potential kindergarten/nursery school, on ± 6.24 acres in A-1 zoning.
 - (2 Phases intended); At full build-out, proposed building will consist of $\pm 15,000$ SF, with up to a 400-seat religious institution.
 - Child care facility, with potential kindergarten/nursery school component for up to 100 children.
- ❑ **Location:** Northbound James Madison Highway (Rt. 15); $\pm 2,050$ feet south of intersection with Thoroughfare Road, and east of intersection with Roland Park Place.
- ❑ **Recommendation:** Approval



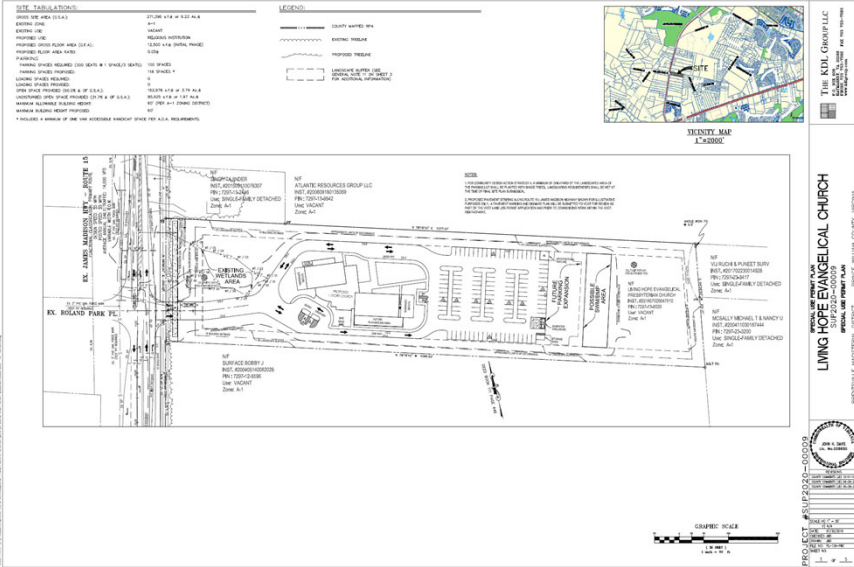
Living Hope Evangelical Church, #SUP2020-00009



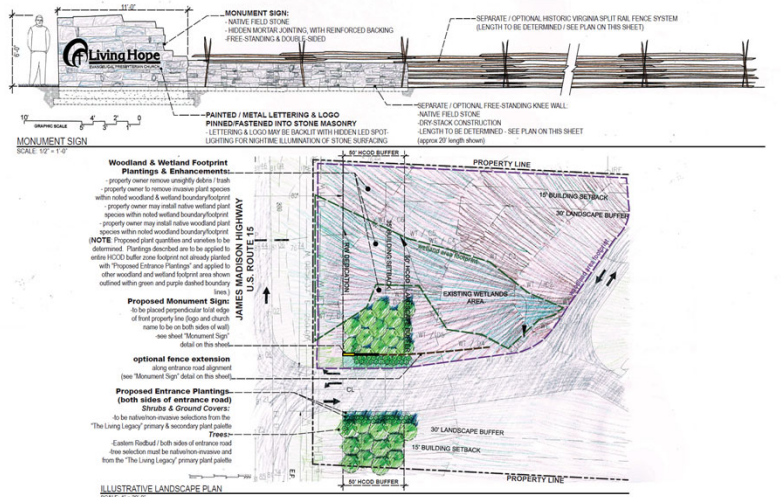
Living Hope Evangelical Church, #SUP2020-00009



Living Hope Evangelical Church, #SUP2020-00009



Living Hope Evangelical Church, #SUP2020-00009



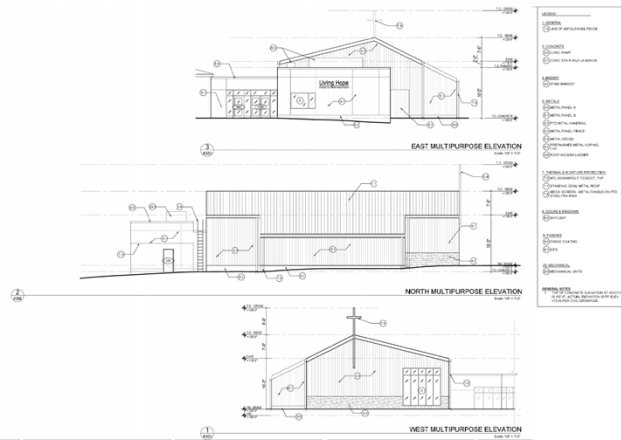
#SUP2020-00009
 LANDSCAPE CONCEPT PLAN
 The KDL Group, LLC John H. Davis
 Kirk Berube Landscape Architecture, LLC Kirk Berube
 Blankingship & Keith, P.C. Clifford R. Blankingship
 Kerns Group Architects, P.C. Sean Kelly, AIA
 Address: Chesley, VA
 Date: 03/18/2020
 File: SUP2020-00009

ELEVATIONS PREPARED BY KERNS GROUP ARCHITECTS, P.C.

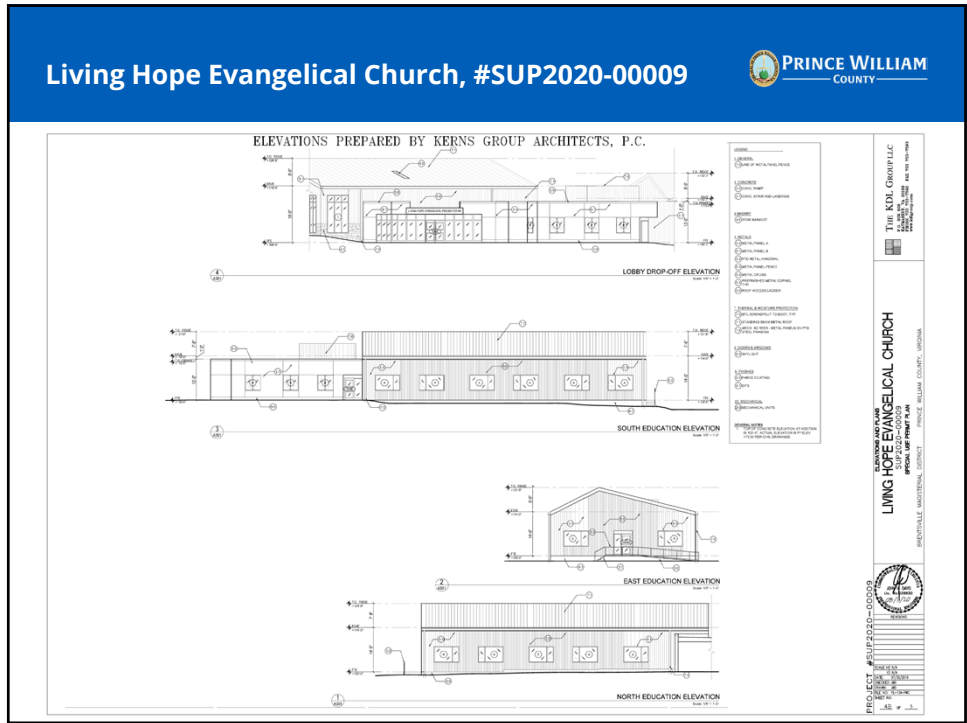


PROJECT #SUP2020-00009
 LIVING HOPE EVANGELICAL CHURCH
 10000 WOODBURN ROAD
 WOODBURN, VA 22193
 ARCHITECT: THE KERNS GROUP ARCHITECTS, P.C.
 10000 WOODBURN ROAD
 WOODBURN, VA 22193
 DATE: 08/11/2020

ELEVATIONS PREPARED BY KERNS GROUP ARCHITECTS, P.C.



PROJECT #SUP2020-00009
 LIVING HOPE EVANGELICAL CHURCH
 10000 WOODBURN ROAD
 WOODBURN, VA 22193
 ARCHITECT: THE KERNS GROUP ARCHITECTS, P.C.
 10000 WOODBURN ROAD
 WOODBURN, VA 22193
 DATE: 08/11/2020



Recommendations:

- ❑ **Planning Commission:** Approval of #SUP2020-00009, Living Hope Evangelical Church, subject to conditions dated July 1, 2020, on Expedited Agenda, and with recommendation for applicant to work with staff prior to Board meeting to include architectural design elements to the building façade to break up sheet metal siding and offer a less industrial-like appearance.
- ❑ **Staff:** Concurs with Approval, subject to the revised conditions, dated September 1, 2020, for the following reasons:
 - Use and operational parameters, cohesive architectural/design theme, specific layout, building elevations, entrance feature/signage details, onsite tree preservation, and landscape buffering.
 - Religious institution uses are permitted in A-1 zoning by SUP, and compatible with adequate mitigation.
 - Compatible with surrounding land use context and among similar uses in this portion of James Madison Highway (Rt. 15) corridor.
 - Conceptual Landscape/Entrance Exhibit at site access directly implements Journey Through Hallowed Ground initiative, with context-sensitive design through a highly designed, coordinated landscape and signage feature.