

**UNITED STATES DISTRICT COURT
FOR THE EASTERN DISTRICT OF VIRGINIA
ALEXANDRIA DIVISION**

ALL MUSLIM ASSOCIATION OF AMERICA,
INC.

Plaintiff,

v.

STAFFORD COUNTY, VIRGINIA and
STAFFORD COUNTY BOARD OF
SUPERVISORS,

Defendants.

Civil Action No. 1:20-CV-00638

SECOND AMENDED COMPLAINT

TABLE OF CONTENTS

	<u>Page</u>
INTRODUCTION	1
JURISDICTION AND VENUE	6
THE PARTIES AND RELATED ACTORS.....	6
FACTS	7
I. LEGAL FRAMEWORK FOR THE ORDINANCE	7
A. The Relevant Provisions of the Code of Virginia	7
B. The 2016 Ordinance	8
C. Stafford County’s Historical Interpretation of “Churchyard”	10
D. The 2020 Ordinance	12
II. AMAA’S RELIGIOUS MANDATE AND NEEDS	13
A. AMAA Requires a Cemetery for Muslim Burials	13
B. AMAA Purchases the Property with the Reasonable Expectation of Developing a Cemetery	15
III. THE COUNTY RESPONDS TO AMAA’S EFFORTS TO DEVELOP A MUSLIM CEMETERY ON THE PROPERTY.....	17
A. Community Member Complains of AMAA’s Proposed Cemetery	17
B. County Staff Prepares an Initial Draft of the 2016 Ordinance.....	20
C. The Planning Commission Cemetery Subcommittee Creates the 2016 Ordinance.....	22
D. The Planning Commission Recommends that the Board Adopt the 2016 Ordinance.....	25
E. The Board Hearing to Adopt the 2016 Ordinance	26
IV. UNAWARE OF THE NEW 2016 ORDINANCE, AMAA ATTEMPTS TO BEGIN CEMETERY DEVELOPMENT.....	27
A. AMAA Seeks Reconsideration of the 2016 Ordinance.....	28
B. The Planning Commission Recommends Affirming the 2016 Ordinance	30
C. The Board of Supervisors Votes to Keep the 2016 Ordinance.....	31
V. THE COUNTY DENIES AMAA’S REQUEST FOR A VARIANCE.....	34
VI. DEFENDANTS AMEND THE 2016 ORDINANCE IN 2020.....	37
VII. DEFENDANTS REPEAL THE ORDINANCES BUT CONTINUE TO OBSTRUCT AMAA’S CEMETERY	43
VIII. DEFENDANTS TREAT CHRISTIAN AND SECULAR ORGANIZATIONS MORE FAVORABLY	45

CAUSES OF ACTION46
PRAYER FOR RELIEF60

The All Muslim Association of America, Inc. (“AMAA” or “Plaintiff”), through its attorneys, hereby alleges as follows:

INTRODUCTION

1. This action arises from the unlawful actions of Stafford County, Virginia (the “County”) and its Board of Supervisors (the “Board” and together with the County, “Defendants”), to preclude a Muslim association from building a cemetery on land zoned for that purpose.

2. In December 2016, Defendants enacted an ordinance (the “2016 Ordinance”) designed to block AMAA’s cemetery development. In August 2020, after the commencement of this litigation, Defendants adopted a revised cemetery ordinance (the “2020 Ordinance” and together with the 2016 Ordinance, the “Ordinances”). The 2016 Ordinance, including as revised by the 2020 Ordinance, was discriminatory, arbitrary, and imposed substantial and impermissible burdens on AMAA’s religious exercise in violation of the Religious Land Use and Institutionalized Persons Act of 2000 (“RLUIPA”) and the United States and Virginia Constitutions.

3. After Plaintiff filed an Amended Complaint containing allegations concerning the 2020 Ordinance, Defendants repealed the Ordinances. Defendants, however, continue to prevent AMAA from building its cemetery and carry on burdening AMAA by misapplying the consent requirements (the “Consent Requirements”) remaining, not under the Ordinances, but under Virginia law. Defendants’ actions are incorrect under the plain language of the statute, inconsistent with Defendants’ prior practice, and reveal the animus behind Defendants’ years-long campaign to prevent AMAA from constructing its cemetery.

4. Plaintiff AMAA is a nonprofit religious organization that provides low-cost burials consistent with Islamic religious beliefs. In May 2015, AMAA purchased land at 1508 Garrisonville Road in Stafford County (the “Property”) after inquiring and receiving confirmation from the County that the Property was zoned for cemetery use by right, as remains the case today. As such, in purchasing the Property, AMAA had the reasonable expectation of developing a cemetery to carry out burials in accordance with its Islamic faith.

5. Crystal Vanuch, a County resident living across the road from the Property, learned of AMAA’s purchase. Vanuch reached out to County officials to express concerns about AMAA’s purchase, the possibility of a mortuary on the Property, environmental concerns with respect to an adjacent creek, and traffic concerns. She also indicated that she would pursue every channel to find out more and may want to change the cemetery ordinance. Vanuch’s objections were shared with at least one Board member. Vanuch also reached out to County representatives to report that she was “extremely concerned” about AMAA’s intentions to develop a Muslim cemetery on the Property, the “safety to our county” and the impact on her property value.

6. Only a few months later in October 2015, an anonymous tip was reported to the local paper regarding the possibility of a Muslim cemetery and mausoleum on the Property. The paper contacted County staff who reported that they had not yet received plans for the Property.

7. A few months later, in January 2016, Vanuch was appointed to the Stafford County Planning Commission. She has since been elected to the Board.

8. In June 2016, another County resident living nearby the Property learned of AMAA’s intentions and wrote to Board member Wendy Maurer, copying Vanuch, ostensibly expressing concerns about the proposed cemetery’s potential impact on his private well water supply. The resident’s private well is at least 200 feet from the proposed cemetery.

9. The County agreed to investigate the issue. Almost immediately, County officials were informed by the Virginia Department of Health (the “Health Department”) that the proposed cemetery, if separated from the private well by at least 100 feet, would pose no harm or public health concern. The County also was informed that the Code of Virginia’s cemetery provision does not include any separation requirements between cemeteries and private wells or perennial streams.

10. County officials, however, refused to heed this guidance. Instead, in response to learning of AMAA’s intention to build a Muslim cemetery, they embarked on a campaign to change the law to prevent its development. The campaign was spearheaded by current Board member and then-Planning Commissioner Vanuch, notwithstanding the conflict of interest presented by the fact that her home and farm are located across the street from the Property and notwithstanding her prior complaints regarding AMAA’s intentions, which were not publicly disclosed.

11. In a rushed and unusual process that a County Board member described as “totally out of the normal order,” the County adopted the 2016 Ordinance. The 2016 Ordinance imposed excessive setback requirements that prohibited a cemetery from being built within 900 feet of a private well, perennial stream that flows into a terminal reservoir, or a terminal reservoir. Notably, this setback requirement far exceeded the Code of Virginia and was unsupported by any scientific analysis or study by the County, including as to why the Health Department’s guidance should be ignored. By design, the 2016 Ordinance precluded AMAA from developing a cemetery on the Property.

12. The County’s actions are not without precedent. In August 2015, Stafford County foreclosed another Muslim group’s efforts to build a cemetery by subjecting it to a then-existing

size requirement *not* applicable to so-called “churchyard” cemeteries. That group notified the County that the Islamic faith does not permit cemeteries to be co-located with a mosque, but the County stood firm in its refusal to treat the cemetery as a “churchyard” and that cemetery was never developed. By contrast, as described below, the County has on numerous occasions relaxed requirements to favor the interests of Christian groups.

13. This discriminatory dynamic is reflected in the 2016 Ordinance itself, which further imposed on AMAA’s religious cemetery—but *not* on “churchyard” or private family cemeteries—size requirements and a discretionary zoning reclassification application process that can include public hearings, specialized neighbor notifications, and Board-imposed conditions on any permitted cemetery (the “Authorization Process”). In developing and passing the 2016 Ordinance, the County knew that AMAA’s cemetery could not be co-located with a mosque and thus would not qualify for the “churchyard” exemption from the burdensome new requirements.

14. In August 2020, Defendants again amended their cemetery ordinance. The 2020 Ordinance reduced the setback between certain new cemeteries and private wells from 900 feet to 656 feet—still 556 feet more than the Health Department says is necessary. It also returned the setback between newly proposed cemeteries and perennial streams to 100 feet. The 2020 Ordinance provided that a further reduction in the setback between new cemeteries and private wells could be approved by Defendants through a costly, lengthy, and discretionary process if, among other things, expensive hydrogeological studies indicated that there was no reasonable harm to drinking water from the cemetery and the applicant agreed to undertake unspecified continued monitoring and protections. The 2020 Ordinance also codified Defendants’

discriminatory interpretation of “churchyard.” Neither the setbacks nor the discretionary process were applied to “churchyard” cemeteries.

15. The pretext offered by the County for both of the Ordinances was water safety. But, tellingly, AMAA was only subjected to these onerous zoning requirements because Defendants define “churchyard” to exclude Islamic cemeteries. If a church were established on the Property, a cemetery would be permitted on the full parcel as a by-right use regardless of any purported water quality concerns.

16. In addition, Defendants took no parallel action to increase distances between private wells and other potential sources of contamination, including septic tanks, sewage drainfields, farms and hog lots. In fact, the County eased restrictions in its onsite sewage disposal ordinance around the same time it adopted the 2016 Ordinance. Moreover, County records reveal that groundwater safety concerns were not raised or considered in prior changes to ordinances governing development of land near cemeteries. Yet, without any sound basis or independent scientific analysis, in passing the Ordinances the County disregarded (i) the Health Department’s professional opinion that AMAA’s cemetery presented no water safety concern; (ii) the similar opinion provided by an expert site evaluator as part of AMAA’s variance application; and (iii) the initial proposal by County staff, which observed that a 100-foot setback was sufficient. The County, in adopting the setbacks, also failed to acknowledge that water flowing into a terminal reservoir is treated for water quality purposes.

17. On October 29, 2020, the Board voted to repeal the County’s ordinances related to cemeteries. By repealing the 2016 and 2020 Ordinances, Defendants left Stafford County with no local ordinance governing cemetery establishment and effectively conceded that the prior Ordinances were unnecessary to safeguard the public and protect water quality.

18. Defendants seek now to block AMAA's proposed cemetery by applying an erroneous interpretation of state law to prohibit cemetery development anywhere on the Property without consent from neighbors who legally have no right to obstruct AMAA's cemetery and have announced their public opposition to the cemetery. This new barrier is, like the barriers imposed by the 2016 and 2020 Ordinances, unlawful, arbitrary, and imposes a discriminatory and substantial burden on AMAA's fundamental right to exercise its religious freedom.

19. As AMAA's current cemetery nears capacity, AMAA is unable to establish a new burial space for the Muslim community. AMAA thus is forced to bring this lawsuit to carry out its essential service: to bury deceased Muslims according to its religious beliefs, just like other religious groups in Stafford County.

JURISDICTION AND VENUE

20. Plaintiff's federal claims arise under the United State Constitution, the Constitution of the Commonwealth of Virginia, and 42 U.S.C. §§ 1983, 1988 and 2000cc. This Court has jurisdiction over this action under 28 U.S.C. §§ 1331 and 1367.

21. Venue is proper under 28 U.S.C. § 1391(b) because the events giving rise to this action occurred in the Eastern District of Virginia.

THE PARTIES AND RELATED ACTORS

22. Plaintiff AMAA is a registered 501(c)(3) nonprofit organization established under Virginia law. AMAA was founded in 1989 by a group of Muslims residing in the Washington, D.C., Virginia, and Maryland area to provide low-cost funeral and burial services in accordance with Islamic religious beliefs. AMAA board members receive no salary for their work and rely on donations to support their efforts. AMAA owns the Property at issue, identified in County tax maps by identification number 19-3E.

23. Defendant Stafford County is located in the Commonwealth of Virginia. The County constitutes a government for purposes of RLUIPA, 42 U.S.C. § 2000cc-5(4)(A). The County has the authority to regulate and restrict the use of land and structures within its borders to the extent consistent with the Code of Virginia.

24. The County’s authority is limited to that expressly provided by the Commonwealth of Virginia.

25. Pursuant to Code of Virginia section 15.2-403, Stafford County is governed by and acts through Defendant Stafford County Board of Supervisors, which enacts laws, sets policies, and appoints members to County boards, commissions and committees, and is responsible for the acts and omissions of its agents and agencies.

26. The Stafford County Planning Commission (the “Planning Commission”) is appointed by the Board as required by Code of Virginia section 15.2-2201. The Planning Commission is responsible for reviewing the County’s subdivision and zoning ordinances and rezoning and conditional use permits. Pursuant to the Code of Virginia, the Planning Commission serves in a primarily advisory capacity to the governing bodies.

FACTS

I. LEGAL FRAMEWORK FOR THE ORDINANCE

A. The Relevant Provisions of the Code of Virginia

27. The Code of Virginia provides in relevant part, at Title 57, Chapter 3, section 57-26, that

No cemetery shall be hereafter established within a county . . . unless authorized by appropriate ordinance subject to any zoning ordinance duly adopted by the governing body of such county . . . ; provided that authorization by county ordinance shall not be required for internment of the dead in any churchyard . . . nor shall any cemetery be established within 250 yards of any residence without the consent of the owner of the legal and equitable title of the residence; provided that subject to the

foregoing if the location for the proposed cemetery is separated from any residence by a state highway, it may be established upon such location without the consent of the owner of such residence if it be not less than 250 [feet] from the residence at its nearest point thereto

28. Thus, the Code of Virginia provides that “churchyard” cemeteries shall be exempted from an ordinance approval process.

29. Section 57-26, located within the Code of Virginia Title, Religious and Charitable Matters; Cemeteries, provides no definition of the term “churchyard” and nothing in the law requires that cemeteries must literally be adjacent to a church or house of worship to qualify as a “churchyard.”

30. The Code of Virginia also prohibits cemeteries, other than municipal cemeteries, from being established within 300 yards of a public well. The Code of Virginia section 57-26, regulating the location of cemeteries, does not require cemeteries to be separated by any distance from private wells, perennial streams that flow into terminal reservoirs, or terminal reservoirs.

31. Virginia’s Administrative Code section 12VAC5-630-380 requires private wells to be separated from cemeteries, sewer lines, septic tanks, sewage drainfields and hog lots by 50 or 100 feet.

B. The 2016 Ordinance

32. Prior to the changes adopted in response to AMAA’s planned cemetery, the Stafford County Code looked very different as it pertained to cemeteries. It did not include any setback requirements and imposed a minimum size requirement of 25 acres on perpetual care or endowed cemeteries.

33. In April 2015, Stafford County considered and revised a portion of the then-existing ordinance to protect existing cemeteries from new development, which could disturb the cemetery land. At that time, no changes were made to address groundwater safety related to

cemeteries or to impose a zoning reclassification process on the establishment of non-“churchyard” cemeteries. In fact, upon information and belief, the cemetery ordinance existing when AMAA purchased the Property largely had been in place for more than 30 years.

34. The 2016 Ordinance provided, in relevant part, that “[n]o cemetery shall be established within the County unless authorized by an ordinance duly adopted by the Board, provided that authorization by ordinance shall not be required for interment of the dead in any churchyard or for interment of members of a family on private property.”¹

35. The 2016 Ordinance, like Virginia law, prevented non-municipal cemeteries from being constructed within 900 feet of land housing a public well.

36. The 2016 Ordinance departed from Virginia law, however, by extending that prohibition beyond public wells:

No cemetery shall be established within 900 feet of any terminal reservoir or any perennial stream that drains into a terminal reservoir. No cemetery shall be located within 900 feet of any private well used as a drinking water supply.

37. The 2016 Ordinance also required that new cemeteries—except “churchyard” or family cemeteries on private property—must occupy land between 25 and 300 acres and submit to an Authorization Process for zoning reclassification. The Authorization Process required an application that “demonstrate[s] compliance with owner consent, setback and distance requirements” provided in the Stafford County Code. Similarly, a site plan demonstrating such compliance was required.

38. The Authorization Process also subjected the cemetery applicant to public hearings, notice of which was to be sent to owners of any property located within 900 feet of the

¹ The 2016 Ordinance, as adopted by Defendants, is attached hereto as Exhibit 1.

proposed cemetery, Planning Commission review, and discretionary Board approval. Typically, Board hearings and approvals are not required to develop land in accordance with a use for which a property is zoned by right.

39. The Authorization Process further permitted the Board to “set conditions of approval [of the non-churchyard or private cemetery] to mitigate impacts of the cemetery and its accessory uses and activities.”

C. Stafford County’s Historical Interpretation of “Churchyard”

40. While the 2016 Ordinance was in effect, Stafford County’s Code did not define the term “churchyard.” Nevertheless, the County had construed the term to *exclude* Muslim cemeteries, which, in the Islamic faith, are not built next to houses of worship.

41. In or about August 2015, a Muslim group unaffiliated with AMAA, AsSalam Memorial Garden, LLC (“AMG”), sought to build a small Muslim cemetery in Stafford County. AMG’s property was zoned for construction of a cemetery by right and AMG stated that it intended to use the property for religious burials. The County refused to consider the group’s cemetery as a “churchyard” and rejected it under then-existing Stafford County Code section 8-18, which required that perpetual care and endowed cemeteries, as distinct from “churchyard” cemeteries, be a minimum of 25 acres.

42. AMG argued that because Code of Virginia section 57-26 did not impose a 25-acre minimum size requirement, Stafford County’s arbitrary 25-acre minimum violated Virginia law by creating more restrictive size requirements.

43. AMG also contended that the County should construe its proposed cemetery as a “churchyard,” because

[w]hile the common understanding of a ‘churchyard’ may be in reference to the specific property on which a church building is located, under the Muslim faith a cemetery cannot be co-located on

the same property as a mosque. A cemetery funded and operated by a mosque . . . is no less a ‘churchyard’ than a cemetery actually co-located on a parcel where a church building is located. ***To deny a Muslim mosque the same ability to establish a cemetery for its membership that is extended to Christian churches raises . . . constitutional issues that must be resolved in favor of established religious practices for any given faith.***

(emphasis added). AMG attached a letter from its religious leader, which reiterated that “[t]he Muslim faith does not permit [c]emeteries to be co-located on the same property as a Mosque.”

44. Nonetheless, referencing both the Stafford County Code and Code of Virginia, the County responded that AMG’s cemetery “does not qualify as a churchyard since there is no church located on the Property or associated with the Property on a directly abutting parcel.” Following the County’s actions, AMG did not establish a Muslim cemetery in Stafford County.

45. The County adopted this narrow definition of “churchyard” despite knowledge of the disparate burden it imposed on Muslim cemeteries and the absence of a similar definition for “churchyard” in either Virginia or Stafford County regulations.

46. Under Stafford County Code Chapter 28, Article 2, section 28-25, when a term is not defined in the County Code, it is defined by reference to (1) the current edition of Webster’s New Collegiate Dictionary by Merriam-Webster, Inc.; (2) Tracy Burrows, ed. A Survey of Zoning Definitions, American Planning Association, Planning Advisory Service Report No. 421 (1999); and (3) the current edition of Black’s Law Dictionary.

47. The current edition of Webster’s New Collegiate Dictionary defines “churchyard” as “a yard which belongs to a church and which is often used as a burial ground.” That dictionary further defines “church” as, *inter alia*, “a body or organization of religious believers.” Thus, the dictionary guidance, to which the County Code directs its readers, indicates that a

“churchyard” is any burial ground owned by an organization of religious believers. Neither the Burrows zoning book nor Black’s Law Dictionary provide a definition for “churchyard.”

48. Ignoring the definition mandated by its own Code, the County construed “churchyard” to mean cemeteries with a church on or adjacent to the property, with obvious implications for the ability of AMG and AMAA to exercise their religious freedoms.

D. The 2020 Ordinance

49. The 2020 Ordinance, like its predecessor 2016 Ordinance, imposed egregious setbacks and a discretionary approval process.²

50. The 2020 Ordinance codified Defendants’ interpretation of churchyard as “[a]n area on a lot surrounding a place of worship” Defendants adopted this definition knowing that the Islamic faith does not permit a mosque to be co-located with a cemetery; this definition remains in Stafford County Code today.

51. The 2020 Ordinance also continued to permit cemeteries as a by-right use in A-1 Agricultural zones, although non-“churchyard” and non-family cemeteries were subjected to the regulations imposed by Code section 28-39(o). “Churchyard” cemeteries were not subjected to any of the County’s regulations in Code section 28-39(o).

52. As set forth in Code section 28-39(o), the 2020 Ordinance required setbacks of 656 feet between certain proposed cemeteries and private drinking water wells and 100 feet between proposed cemeteries and terminal reservoirs and perennial streams that flow into terminal reservoirs. The setbacks did not apply to “churchyard” cemeteries.

53. Subject to Board approval of a conditional use permit, the separation distance between cemeteries and private wells could possibly be less than 656 feet if it could be

² The 2020 Ordinance appeared in the Stafford County Code at sections 28-25, 28-35 and 28-39. The 2020 Ordinance, as adopted by Defendants, is attached hereto as Exhibit 2.

“established upon findings through hydrogeological studies that the location of the specific proposed cemetery will have no reasonable likelihood of adverse water quality impacts”

Any grant of a conditional use permit would “include provisions for monitoring and other reasonable ongoing protections from possible contamination of drinking water supplies.” The Code did not identify what types of monitoring or protections were anticipated.

54. The 2020 Ordinance’s contemplated use permitting process was exceedingly expensive for the initial application and the unknowable costs of continued monitoring and protections. Anticipated approximate costs of the process easily could exceed \$70,000, not including ongoing monitoring and protection costs. The process was also lengthy. It is not unusual for a conditional use permit application to be pending for one year. The Board may take eighteen months to approve or deny conditional use applications, or it may never decide on the application, and it will be administratively closed. “Churchyard” cemeteries did not need to obtain a conditional use permit to be established less than 656 feet from a private well.

II. AMAA’S RELIGIOUS MANDATE AND NEEDS

A. AMAA Requires a Cemetery for Muslim Burials

55. AMAA was formed to fulfill the religious belief that all Muslims should have access to a burial consistent with Islamic rites and traditions. The Islamic faith prescribes Muslims be buried in an Islamic cemetery next to other Muslims as soon as possible after an individual’s death.

56. AMAA provides affordable and necessary burial assistance, particularly for Muslims without nearby family or financial means to fulfill religious burial obligations on their own.

57. Before AMAA established its first cemetery, there were no comparable Muslim cemeteries in Virginia and it was difficult, if not impossible, for many Muslims to be buried in accordance with their religious beliefs.

58. In accordance with AMAA's Muslim beliefs, bodies buried in AMAA's cemetery are cleansed and wrapped in a shroud of plain white cloth and, in some instances, placed in a wooden casket. No embalming fluids are used.

59. AMAA places the bodies in a PolyVault box. Upon information and belief, the PolyVault boxes last nearly a century without deterioration and help ensure that minimal, if any, fluid seeps into the ground.

60. As noted above, AMAA's board members, like many Muslims, sincerely believe that the Islamic faith prohibits Muslim cemeteries from being located adjacent to a mosque. Defendants were aware of this at the time they adopted the Ordinances.

61. During burials, a final prayer supplication is offered over the deceased, often by family members and a religious leader who are present. Because gatherings are intentionally small, there is no formal funeral procession and thus no impact on traffic.

62. Families and community members regularly visit the cemetery to supplicate to God on behalf of the deceased by quietly reciting prayers, particularly during the two religious holidays of Eid. Plaintiff's religious traditions do not require large, organized, or loud prayers at a cemetery.

63. In accordance with AMAA and community members' Islamic religious beliefs, the cemetery must be respected as a religious site and thus be properly cleaned and maintained. For this reason, AMAA applies a portion of donations it receives to routine maintenance of the cemetery.

B. AMAA Purchases the Property with the Reasonable Expectation of Developing a Cemetery

64. In 1991, AMAA purchased a modest parcel of land on Brooke Road in Stafford County to develop an Islamic cemetery (the "Brooke Road Cemetery"). AMAA knowingly purchased the Brooke Road property because it was zoned by right for cemetery use in the A-1 agricultural zoning district.

65. AMAA obtained the neighbor consents required under Virginia law and submitted them and a site plan to the County for development of the Brooke Road Cemetery. The County granted ministerial approval of the Brooke Road Cemetery as a non-perpetual care cemetery without public hearing, rezoning application, Board review, or any request for or award of a discretionary use permit.

66. AMAA began using the Brooke Road Cemetery as a Muslim cemetery in approximately 1996. The Muslim community in the region continues to grow, as does its need for religious burials accordingly to the Islamic faith. AMAA projects that the Brooke Road Cemetery will reach capacity in 2021.

67. After an extensive search, AMAA identified the Property and considered it to be ideal as a new cemetery for several reasons.

68. *First*, the Property is located in an A-1 zoning district, which allowed cemeteries by right, a fact that AMAA confirmed directly with the County before making the purchase. The Property complied with the applicable zoning laws governing cemeteries at the time. Additionally, AMAA obtained the neighbor consents required by the Code of Virginia.

AMAA's proposed cemetery would not be within 250 feet of the residence, nor 200 feet of the private well, of any other County resident.³

69. *Second*, the topography of the Property is ideal for a cemetery. The Property is flat and clear of trees, ready for immediate use. Before purchase, AMAA engaged a consulting firm at a cost of several thousand dollars to prepare a geotechnical report, which confirmed that the land is suitable for use as a cemetery.

70. *Third*, the Property is located near the existing Brooke Road Cemetery, making it easier for AMAA to manage both properties.

71. *Fourth*, the Property is adjacent to a state highway and thus is easily accessible to AMAA and community Muslims who wish to visit and offer prayers for their deceased loved ones.

72. *Fifth*, the Property is greater than 25 acres, sufficiently large to accommodate the growing need for Islamic burials and able to fulfill AMAA's charitable purpose for decades to come.

73. AMAA's proposed cemetery also would leave a 100-foot buffer from Resource Protection Areas, consistent with the Chesapeake Bay Preservation Act. Compliance with this requirement would render only a negligible corner of the Property unusable as a cemetery.

74. Satisfied with its due diligence, AMAA purchased the Property in May 2015. AMAA agreed to a purchase price of \$800,000, half of which was paid at closing. The remaining portion was to be paid within two years. Pursuant to the sale contract, AMAA agreed not to begin cemetery development until the land was fully paid off.

³ The Property itself contains private wells. AMAA is prepared to take appropriate measures with respect to the wells on the Property, including keeping burials more than 100 feet from the wells consistent with the Health Department's advice.

75. AMAA purchased the Property, making all payments on the mortgage, in reliance on the County's designation of the Property in an A-1 zoning district, which authorizes cemeteries by right. AMAA fully intended to comply with all applicable laws and regulations, including the Code of Virginia and then-existing Stafford County Code. AMAA did in fact comply with the Code of Virginia and the then-existing Stafford County cemetery ordinance and reasonably expected to develop a cemetery by right on the entire Property.

III. THE COUNTY RESPONDS TO AMAA'S EFFORTS TO DEVELOP A MUSLIM CEMETERY ON THE PROPERTY

A. Community Member Complains of AMAA's Proposed Cemetery

76. In 2015, County resident Crystal Vanuch contacted Stafford County Agricultural Commission member Gail Clark regarding the sale to AMAA of the A-1 zoned Property, located near Vanuch's residence and farm. Vanuch requested that Clark relay the message to Board member Gary Snellings and was also expected to reach out to another Board member directly.

77. Vanuch was "concerned, among other things, that there may be a mortuary placed on [the Property]." Vanuch reported environmental concerns for nearby Aquia Creek and concerns about traffic.

78. Clark explained to Snellings that although the Property was zoned for cemetery development by right, Vanuch would be "pursuing every channel" to find out more and would "be wanting to change the ordinance about which property owners need to approve a cemetery."

79. A few months later, in October 2015, the local newspaper received an anonymous tip that the Property would have a "Muslim cemetery and mausoleum." A Free Lance-Star reporter wrote to Planning Director Jeff Harvey asking for more information. Harvey's response identified the tax map parcel number and responded that the County had not yet received plans for the Property.

80. On or about October 5, 2015, the County Director of Communications informed the Board and other County personnel that a reporter had inquired about the anonymous tip that a Muslim cemetery and mausoleum were planned for the Property.

81. On or about January 8, 2016, the Board appointed Vanuch to the Planning Commission.

82. On June 9, 2016, David Silver, a Stafford County resident, emailed Board member Wendy Maurer stating that he had “heard about a cemetery that is going in across the street” and was “deeply concerned” about his private well. Silver copied his neighbor, then-Planning Commissioner Crystal Vanuch, on the email and inquired how the County intended to protect his water supply.

83. Since 2013, Vanuch has owned property across from the proposed cemetery, which appears to have a private well. Vanuch’s property serves as her residence and farm, where she stores and sells equine fertilizer. Vanuch never disclosed her residence or farm at any of the hearings to overhaul the County’s cemetery ordinance. Vanuch also did not disclose her 2015 complaints about AMAA’s purchase of or plans for the Property.

84. Maurer replied to Silver, sympathizing with his concern and directing County staff to look into the issue and “get [Maurer] some background on this matter.”

85. The following day, in response to an inquiry by County staff, the Health Department advised that Virginia Private Well Regulations require 50 or 100 feet of separation between a private well and a cemetery and concluded, “[i]n [the Health Department’s] *professional opinion and, according to the Regulations*, if there is at least 100 [feet] of

separation between this existing bored well and the proposed cemetery, *there should be no public health problem created by a cemetery being installed.*” (emphasis added).⁴

86. The Health Department also reported that it had not been contacted by the resident.

87. Staff reported to Maurer that the parcel in question was owned by a Muslim organization, AMAA. Staff also relayed the Health Department’s conclusion that there would be no public health risk from AMAA’s development of a cemetery on the Property.

88. Maurer forwarded the email to Commissioner Vanuch, whom Maurer had appointed to the Planning Commission, writing “[n]ot sure about this answer.” Maurer did not specify the basis for her uncertainty.

89. Moments later, Vanuch responded that “[t]his certainly doesn’t address the constituents [sic] question.” Vanuch also reported that she “looked up the [P]roperty on the parcel map and they back to Aquia [C]reek which has a protected mussel . . .” Vanuch did not reveal that she was already aware of the Property and its proximity to Aquia Creek nor that she had previously complained to County officials regarding AMAA’s plans for the Property.

90. Vanuch also wrote to Maurer that the County should get counsel involved and “see if we can send this regulation to the [P]lanning [C]ommission.” Maurer concurred. Neither Maurer nor Vanuch offered any basis for disagreeing with the conclusion of the Health Department or for why a property zoned for cemetery use by right might suddenly be viewed as unfit for that purpose.

⁴ The Virginia Administrative Code Private Well Regulations provide that private wells, depending on the type, should only be permitted at least 50 or 100 feet from cemeteries, septic tanks, sewage drainfields or hog lots. 12VAC5-630-380. The Code of Virginia, however, does not include any separation requirements from private wells or perennial streams in the provision governing the location of cemeteries. Va. Code Ann. Sec. 57-26.

91. Soon after, Vanuch began inquiring about the scope of current cemeteries in the County, including those with church affiliations. In response to these inquiries, County staff identified 35 “Church Cemeteries” and three “Perpetual Care Cemeteries.” AMAA’s Brooke Road Cemetery is the only cemetery with a religious affiliation that is listed as a perpetual care cemetery and not as a church cemetery. County staff did not include in the list provided to Vanuch the approximate 400 private cemeteries in the County.

92. At the time of its application for the Brooke Road Cemetery, the then-County Attorney informed AMAA that the Brooke Road Cemetery was not a perpetual care cemetery.

93. Upon information and belief, some cemeteries listed as “Church Cemeteries” are not adjacent to a structure or building in which worship occurs.

94. County staff also provided information to Maurer and Vanuch regarding the “churchyard” exemption, explaining that “[a]ny new cemetery not part of a churchyard or that is not an interment of family members would be required to be authorized by the Board of Supervisors by adoption of an ordinance after a public hearing.” As such, Maurer and Vanuch confirmed and understood that AMAA’s planned cemetery could be blocked by creation of an ordinance that imposed restrictive conditions that AMAA could not meet.

B. County Staff Prepares an Initial Draft of the 2016 Ordinance

95. In or about September 2016, after consulting with Maurer and Vanuch, considering the input of the Health Department, and referencing the Code of Virginia, the County’s Planning and Zoning Director prepared an early draft of a new cemetery ordinance (the “Draft Ordinance”). The Draft Ordinance included a 900-foot setback from terminal reservoirs or perennial streams that flowed into terminal reservoirs but only a 100-foot setback from private wells. This setback requirement—significantly less than the 900-foot setback ultimately required under the 2016 Ordinance or the 656 feet in the 2020 Ordinance—was a less restrictive means of

addressing any water safety concerns, to the extent legitimate, and could have been complied with by AMAA.

96. Within minutes of receiving the Draft Ordinance, Maurer complained that it gave her “serious heartburn,” and continued: “I don’t care what the health department is willing to accept.” On information and belief, Maurer knew at the time that AMAA’s proposed cemetery would be able to comply with the 100-foot requirement and, thus, the Draft Ordinance would not be sufficient to preclude AMAA from building the cemetery.

97. County staff responded that it considered “the 100-foot separation from a private well as a defensible standard. It is the maximum distance the Health Department requires.” Staff added that the Code of Virginia does not have any separation requirement from private wells.

98. Although Maurer did not care what the Health Department had to say in *this* instance, she separately chaired the County Community & Economic Development Committee (the “CED Committee”), which coordinated with the Health Department and authorized onsite soil evaluators to lessen restrictions within an onsite sewage disposal ordinance. The CED Committee developed a proposal to reduce the requirements for onsite sewage disposal to bring them more in line with, instead of exceeding, Virginia regulations. The changes were adopted in February 2017.

99. The County’s Department of Utilities annual water quality reports list sewage treatment plants, septic systems, agricultural livestock operations, and wildlife as potential sources of contamination. Cemeteries are not listed as a source of contamination.

100. In 2004, the County commissioned Draper Aden Associates to develop a Stafford County Groundwater Management Plan (“2004 Groundwater Management Plan”) that evaluated

the County's groundwater resource and reported that the Property is located in a geologic region generally less vulnerable to groundwater contamination. The 2004 Groundwater Management Plan listed landfills, agricultural activity, feedlots, and septic systems as potential sources of groundwater contamination. Cemeteries were not mentioned.

101. The Virginia Department of Environmental Quality's 2015 Water Resources Plan (the "Virginia Water Resources Plan") listed numerous threats to water quality including septic systems and landfills and agricultural runoff. Cemeteries were not included as a threat.

102. Shortly after Maurer's exchange with County staff, the Board referred the Draft Ordinance to the Planning Commission, authorizing it to make modifications it deemed appropriate or necessary.

103. During a Planning Commission meeting on September 28, 2016 to discuss the Draft Ordinance, Commissioner Vanuch stated that there were "many considerations" to be had and that she therefore would like to create and chair a subcommittee (the "Subcommittee") to review the Draft Ordinance and propose changes. Vanuch also asserted that there should be an "opportunity for constituents in the County to come to the meetings and engage and comment." The Subcommittee was approved and Vanuch was appointed as its chairperson. On information and belief, Vanuch did not, during this meeting, address the fact she had a personal interest in the Draft Ordinance, nor did she seek any guidance as to whether she should be recused.

C. The Planning Commission Cemetery Subcommittee Creates the 2016 Ordinance

104. Just days after Commissioner Vanuch took charge of the Subcommittee, the County circulated a new draft ordinance that imposed specific and more stringent requirements that singularly impact AMAA's development of a Muslim cemetery on the Property. This new draft would ultimately become the 2016 Ordinance.

105. Although Stafford County's prior cemetery ordinance did not require any setbacks from water sources, the 2016 Ordinance, in relevant part, prohibited: (i) a cemetery (except a municipal cemetery) within 900 feet of a public well on County property (consistent with the Code of Virginia); (ii) any cemetery within 900 feet of any terminal reservoir or any perennial stream that flows into terminal reservoirs; and (iii) any cemetery within 900 feet of a private well. Existing cemeteries did not need to meet these setback requirements.

106. The 2016 Ordinance included a required 900-foot separation between cemeteries and terminal reservoirs or perennial streams that flow into terminal reservoirs notwithstanding that, upon information and belief, water ultimately reaching a terminal reservoir is treated by the municipality.

107. The setbacks exceeded the Code of Virginia requirements and what the Health Department concluded is necessary with respect to private wells. On information and belief, there is no public well near the Property, or in all of Stafford County.

108. The 900-foot setbacks render the Property, which is uniquely shaped and situated between a purported perennial stream that flows into another creek that flows into a terminal reservoir, on one side, and private wells, on the other, unusable as a cemetery.

109. Although the County implemented these setback requirements for cemeteries, it did not change setback requirements as to any other potential well contaminant. Accordingly, consistent with the Virginia Administrative Code, only 50 or at most 100 feet of separation is required between private wells, on the one hand, and sewer systems, sewage drainfields, septic tanks, farms and hog lots, on the other hand.

110. Additionally, while the County did increase the requisite separation distance between a feed lot and a perennial stream, the County did nothing to increase the separation distance between a feed lot and a private well.

111. Commissioner Vanuch also requested that the 2016 Ordinance prohibit the Board and Board of Zoning Appeals (“BZA”) from granting any exemptions from the 900-foot setback requirement. In making the request, Vanuch noted that a “cemetery (non church or family) has to go to the board, in what instance would they ever go to the BZA?” The Planning Director assured her that while the Board possessed the “legislative prerogative” to change the setback requirements, to “make it difficult” for such changes to occur the Subcommittee could “includ[e] the high moral purpose of the code,” which he defined as “protect[ing] drinking water supplies from contamination caused by surface run-off and groundwater pollution due to cemeteries.” That “purpose” was included in the County record reflecting the vote in favor of the 2016 Ordinance.

112. As noted above, subsections (a)(1) and (d) of the 2016 Ordinance also imposed an Authorization Process on new cemeteries, but not on “churtyard” cemeteries. The Authorization Process included in the 2016 Ordinance requires, for the first time, that non-“churtyard” and non-private family applicants may be subjected to public hearings, notice of which must “be sent to owners of any property located within 900 feet of the proposed cemetery,” and Board approval. The County does not construe Muslim cemeteries as “churtyards.”

113. Vanuch, whose property is within 900 feet of AMAA’s proposed cemetery, suggested this requirement. As a result, under the 2016 Ordinance, she had to be provided notification of development of a cemetery on the Property.

114. The Authorization Process also provided that the Board may impose conditions on the subject cemeteries to mitigate the impact of the cemetery and its accessory uses and activities. “Churchyard” and private cemeteries are not so limited.

D. The Planning Commission Recommends that the Board Adopt the 2016 Ordinance

115. At a November 9, 2016 Planning Commission meeting to approve the 2016 Ordinance, Vanuch—still silent as to the proximity between her farm and residence and the proposed cemetery and her early objections to AMAA’s efforts—stated that the revised ordinance protected “our individual residents who get their primary source of water from their drinking wells . . . and farmers who graze their livestock or grow crops.”

116. Vanuch’s concern for resident safety, however, did not apply to AMAA itself. During the drafting process, she contemplated exempting the private well located on the Property, asserting that it was okay “if they want to contaminate their own well.”

117. Vanuch also asserted that the 2016 Ordinance was “protecting religious liberties” by ensuring that the setbacks applied to *all* cemeteries (in reality, municipal cemeteries are exempted from the 900-foot setback from public wells) and by exempting “churches” from the “extensive” and potentially costly and time-consuming Authorization Process:

So, while we’ve done this we’ve also not required churches to go through a conditional use process and do *extensive and potentially costly and timely soil studies that may not really even show the potential underground water table movements that could impact the spread of potential contaminants*. So by adopting a universal setback requirement, *it lowers the cost and burden to churches or new family cemeteries being created, and we have created the minimal burden for those wishing to establish these cemeteries[.]*

(emphasis added).

118. AMAA’s religious liberty was not protected or accounted for in the above statement or in any of the County’s deliberations. While “churchyard” cemeteries were exempt

from the Authorization Process, which County officials described as “extensive and potentially costly,” Stafford County’s actions indicate that AMAA’s Muslim cemetery was required to comply with the Authorization Process. Silver provided the only public comment at the Planning Commission meeting, reiterating that “Stafford’s primary goal should be to protect the citizens” and that “[y]ou do not want to have contaminated water like Flint, Michigan, and we have to do what we have to do[.]” He offered no explanation for why such contamination might occur or any basis for concluding that the Health Department had erred in determining that AMAA’s proposed cemetery posed no public health risk.

119. The Planning Commission accepted the 2016 Ordinance and sent it to the Board for review.

E. The Board Hearing to Adopt the 2016 Ordinance

120. The Board held a public hearing on December 13, 2016, to consider the 2016 Ordinance. Commissioner Vanuch led the presentation to the Board. On information and belief, throughout the process of drafting and adopting the 2016 Ordinance, Vanuch never disclosed that her farm and residence were within 900 feet of the Property nor has she, to date, publicly disclosed her initial objections to AMAA’s proposed cemetery.

121. Board member Jack Cavalier remarked that it “was totally out of normal order” for Vanuch, a junior Planning Commissioner, to brief the Board instead of County staff. He noted that it “rarely, if ever, [has] been done, and I don’t think that we were given the briefing that we probably deserved at that time.”

122. The documents submitted to the Board regarding the 2016 Ordinance contained limited and inaccurate information. For example, the slide presentation to the Board made no mention of groundwater safety, what had prompted concerns about groundwater safety, the impact of the 2016 Ordinance on AMAA, or the exemption for “churtyard” cemeteries from

the onerous Authorization Process. As Board member Cavalier later explained, the Board had not been “afforded the opportunity to make a really informed decision” before voting.

123. The Board voted to adopt the 2016 Ordinance. There is no evidence in the public record that the County undertook to determine what the least restrictive means of addressing any water safety issue might be, the basis (or lack of basis) for the opinion of the Health Department, or any study into the underlying bases for the existing requirements under the Code of Virginia (which would have allowed, and still would allow, AMAA to build a cemetery on the Property).

124. When asked by a Board member during the hearing if a resident who lives across the road from a proposed cemetery would be consulted about his or her consent, Jeff Harvey, Director of Planning and Zoning for Stafford County, responded that residents are consulted, “provided your *house* is within 250 feet of the *cemetery*.” (emphasis added).

125. In 2016, before the Board met to consider the 2016 Ordinance, Vanuch met with Board member Meg Bohmke to present information on the proposed ordinance. At the beginning of the meeting, Vanuch indicated to Bohmke that the cemetery proposed to be developed on the Property was a “Muslim cemetery.”

126. Even though it was AMAA’s proposed cemetery development that prompted, and would be uniquely impacted by, the 2016 Ordinance, at no point during the overhaul process did the County reach out to AMAA.

IV. UNAWARE OF THE NEW 2016 ORDINANCE, AMAA ATTEMPTS TO BEGIN CEMETERY DEVELOPMENT

127. AMAA, unaware of the new 2016 Ordinance, continued to make payments on the Property. In or about April 2017, AMAA made its final payment.

128. AMAA visited County offices to begin the cemetery development process and was informed by County staff for the first time of the 2016 Ordinance and its impact on the

Property. County officials went so far as to identify land use counsel to help AMAA understand its options.

129. In or about August 2017, AMAA's counsel contacted the County regarding the Property. The County informed AMAA's counsel of the 2016 Ordinance and that because of it, AMAA would have to follow the Authorization Process and satisfy its burdensome requirements. In doing so, the County made clear that it did not consider AMAA's Muslim cemetery a "churchyard."

130. The Department of Planning and Zoning also notified AMAA's counsel that "the [new] setback requirements might impact this site from being able to accommodate a cemetery" because a perennial stream on the edge of the site drains into another creek, which then drains into a terminal reservoir. Therefore, the new setback requirements would preclude development on much of the Property.

131. AMAA's counsel replied that this process sounded "onerous, and probably illegal, for a by right use." He further explained that while AMAA had "no choice but to go through the process if that is the interpretation," the Authorization Process imposed "significant legal conflict . . . particularly since this is to be a Muslim cemetery."

132. Over the next two years, as the impact of the 2016 Ordinance on the Property persisted, AMAA continuously petitioned the County to revise its 2016 Ordinance and impose a less restrictive version that would allow it to establish its much-needed Muslim cemetery. The County steadfastly refused.

A. AMAA Seeks Reconsideration of the 2016 Ordinance

133. On September 19, 2017, at a Board meeting, AMAA Board Member Aftabjan Khan spoke about the 2016 Ordinance's impact on AMAA. He explained that before purchasing the Property, AMAA confirmed that it was zoned for cemetery development by right, but that,

because of the 2016 Ordinance, AMAA could no longer use the Property as it had reasonably expected. He requested that the County reduce the onerous burdens. The Board agreed to refer the 2016 Ordinance back to the Planning Commission for review and reconsideration.

134. At the following Planning Commission meeting on November 15, 2017, AMAA Board Member Sikander Javed spoke about AMAA's need to use the Property as a cemetery. He requested that AMAA board members be able to share their expertise on how they handle burials; that the Commission appoint "disinterested" members to serve on the Subcommittee; and that AMAA receive advance notice of any meetings so that it could participate. Mr. Javed also noted that no neighboring jurisdictions imposed the excessive setbacks Stafford County now requires nor do the Health Department or Chesapeake Bay Preservation Act require such extreme setbacks.

135. Two of Commissioner Vanuch's neighbors, who reside across the road from the Property, spoke in opposition to AMAA, noting that their concerns about AMAA's intent to build a cemetery "kick-started the review process which resulted in [the Ordinance] being enacted." They also asserted that "[a] suspicious person might think [AMAA was] trying to fly under the radar to present the[] cemetery as a fait accompli."

136. After these comments, the Planning Commission reappointed the same Subcommittee—including Commissioner Vanuch—to decide whether to revise the 2016 Ordinance.

137. Concerned about this unusual process, AMAA submitted a complaint to the Commonwealth Attorney of Stafford County. AMAA requested an investigation into Vanuch's role in developing the 2016 Ordinance, explaining how her property "directly benefits" from the changes and that under Virginia law, her participation raised a conflict of interest.

138. Nonetheless, Vanuch continued to lead the Subcommittee and served as chairperson as it decided whether to revise the 2016 Ordinance.

139. While the investigation into Vanuch's conflict was pending, the Planning Commission held a special meeting on December 6, 2017. Two of Vanuch's neighbors, Silver and Glenn Patterson, again spoke against the cemetery, citing groundwater concerns and the marketability of their homes. The Planning Commission again delayed taking any action.

140. At the beginning of the Planning Commission's next hearing on January 17, 2018, Vanuch reported, as Chairperson of the Subcommittee, that the Subcommittee had no agenda, had not conducted any meetings, and had not scheduled any meetings.

141. At the next full Planning Commission meeting on May 9, 2018, AMAA again urged the Planning Commission to review the 2016 Ordinance.

142. The Planning Commission staff then delivered a report, based on the Subcommittee's findings, to the full Planning Commission, which recommended no changes to the 2016 Ordinance. The Planning Commission delayed its vote until its next meeting.

B. The Planning Commission Recommends Affirming the 2016 Ordinance

143. On May 23, 2018, eight months after AMAA implored the County to reconsider the 2016 Ordinance, the Planning Commission finally met to consider the issue.

144. The Planning Commission heard public comments on revisions to the 2016 Ordinance. A man identifying himself as residing in the district of the proposed AMAA cemetery stated that he had a petition with over 100 signatures of residents who were "firmly opposed" to modifying the 2016 Ordinance.

145. The Planning Commissioners then questioned County staff. Commissioner Steven Apicella tried to get staff to confirm that the 2016 Ordinance treats "secular and non-secular entities" in the same manner. When staff refused to answer, the Planning and Zoning

Director interjected that there was no different treatment “with the exception [that] the County has adopted the State standard that speaks to churchyard cemeteries not having to go through the zoning [Authorization Process] by the Board of Supervisors.” Notably omitted was the fact that Stafford County had consistently construed “churchyard” to exclude Muslim cemeteries while including Christian ones.

146. Following this presentation, the Planning Commission voted to affirm the 2016 Ordinance and send the matter to the full Board for a public hearing and vote.

C. The Board of Supervisors Votes to Keep the 2016 Ordinance

147. Before voting on the 2016 Ordinance, the Board held an additional meeting on August 21, 2018, the same date as Eid al-Adha, a Muslim religious holiday that precluded AMAA representatives from attending.

148. At that hearing, County residents pressed the Board to uphold the 2016 Ordinance, claiming without support that it protected against “documented health hazards.” At least one resident threatened legal action if the 2016 Ordinance was changed.

149. On September 18, 2018, the Board considered whether to revise the 2016 Ordinance. They were presented with three options:

Option 1: “Do nothing” and leave the 2016 Ordinance in full effect;

Option 2: A “middle” option whereby the Board could require a conditional use permit and make a site-specific evaluation as to whether an applicant should receive some form of relief from the 900-foot setbacks; or

Option 3: Continue allowing cemeteries by right and remove the 2016 Ordinance provisions that exceed state law, such as the minimum 25-acre requirement and the 900-foot setbacks from private water supplies, perennial streams and terminal reservoirs.

150. Instead of adopting Option 2 or 3, the Board voted to uphold the most restrictive Option 1 and to retain the 2016 Ordinance in full. In doing so, the Board, led by Board member Maurer, engaged in an unusual and incendiary discussion specifically targeting AMAA.

151. Maurer repeatedly stated incorrectly that AMAA's proposed cemetery threatened the water supply because AMAA would be burying "embalming fluid, mercury from medical devices, and arsenic from caskets."

152. Maurer once again dismissed the Health Department's assessment. She alleged that the Health Department advice ignored water issues such as those in "Flint, Michigan" and the "poisoning of thousands of men, women, and children at Camp Lejeune from contaminated ground water," including a "dear friend" of Maurer's whom she said had died from cancer. Nothing in the County record, however, provided support for any connection between AMAA's proposed cemetery and the alleged contamination issues in Flint or Camp Lejeune, or any reasoned basis for challenging the Health Department's conclusion.

153. Another Board member also asserted that if they proceeded with Option 2 or 3, the Board would be telling County residents with private wells that they "were deserving of water quality lower than third world nations."

154. Other members of the Board repeatedly tried to interrupt and point out that Maurer's comments were beyond the scope of the issues before them. Maurer carried on, asserting that she was "passionate" about the subject.

155. Maurer also insisted, for the first time and incorrectly, that AMAA's cemetery would create traffic problems because of funeral processions. Islamic funerals, however, do not typically involve a lengthy procession of cars.

156. Maurer claimed without support that the less-restrictive Options 2 and 3 would result in cemeteries being located “next to a school,” “business parks like around the airport,” and “in the middle of the newly envisioned ‘Downtown Stafford.’” Maurer did not mention, however, that to build a cemetery in Stafford County, the land at issue must first be zoned for that purpose and requisite neighbor consents must be obtained. Nor did Maurer or anyone else explain why such problems had not occurred under the pre-2016 Ordinance regime, in which no setbacks of any kind were required by the County.

157. At the end of her remarks, Maurer pushed for a vote, stating that she was going to end this “painful process” and affirm the 2016 Ordinance.

158. Other members of the Board tried to postpone the vote, asking for more time to think and discuss before voting, and noting that an absent member had asked for a deferral so that he could participate. Maurer pushed ahead, and a motion to defer ended in a tie and failed.

159. Maurer carried on, stating that she would continue speaking because “she was passionate on this issue and had a lot to say in support of her motion; and the Bylaws did not restrict her time.” Maurer made clear she was particularly focused on the 2016 Ordinance’s impact on AMAA, attacking it repeatedly and claiming incorrectly that AMAA could have “easily used” the Brooke Road Cemetery but had chosen not to.

160. Board member Cavalier responded that he could not support Maurer’s motion, explaining that the Board had not been “afforded the ability to make a really informed decision” about the 2016 Ordinance due to the deficiency of Commissioner Vanuch’s briefing during the December 2016 Board meeting.

161. Nonetheless, at Maurer's insistence the Board voted on the 2016 Ordinance. By a vote of 3-2, the Board voted in favor of the most restrictive option before it: upholding the 2016 Ordinance in full.

162. Following the hearing, Chairperson Meg Bohmke stated, "It was not a very fun night for any of us." She added: "It was all very uncomfortable. I did not even know what was going to be said until about 15 or 20 minutes before the meeting." In particular, she considered whether as Chairperson she could shut down Board member Maurer during the hearing.

163. Cavalier further described the hearing and ultimate vote as a "sham" and stated that "[b]oth current and former supervisors have told me they have never seen such a spectacle."

V. THE COUNTY DENIES AMAA'S REQUEST FOR A VARIANCE

164. On December 21, 2018, AMAA requested a variance from the Board of Zoning Appeals. AMAA's variance application confirmed that the proposed cemetery complied with (1) Health Department recommendations; (2) the Chesapeake Bay Preservation Act; (3) Virginia Consent Requirements; (4) Virginia setback requirements; and (5) would not be within 250 feet of any residence across the state highway or within 200 feet of any private well across the state highway.

165. Notably, AMAA's variance submission reported that, "the directly adjacent properties to the East and West of the Property are owned by AMAA, and the owners of the other adjacent parcels have consented to the proposed cemetery use of the Property. . . . The properties to the South of the Property are separated by State Route 610, and the proposed cemetery will be located beyond 250 feet of the residences as required by Virginia Code; as such, no consent from these property owners is required or necessary."

166. In addition, AMAA submitted a design plan and the requisite variance application fee. AMAA's counsel also participated in the pre-application conference and provided all information identified on the checklist authorized by County staff.

167. AMAA also attached to its variance application an affidavit from a Master Level Site Evaluator with more than thirty years of experience. The Evaluator concluded that state regulations "provide more than sufficient protection from decomposition following burials." In addition, her affidavit provides that the County's 900-foot setbacks were "superfluous" and "serve no public purpose."

168. The Evaluator's affidavit also states that "[t]here is significantly less impact to soils and subsurface water quality from body decomposition (whether in private wells, public sources of drinking water, soils, or perennial streams) than impact from septic systems." As noted above, on information and belief, the County has taken no comparable action to impose setbacks between septic systems and private wells.

169. AMAA's variance application was met with strong, coordinated opposition. Community members made inflammatory and unsubstantiated allegations, including that AMAA planned to bury up to "100,000 bodies" and that doing so could result in children dying from cancer. The County did not correct the misstatements about AMAA or the proposed cemetery, which contemplates approximately 15,000 burials.

170. In written submissions and at the hearing, AMAA demonstrated compliance with each of the factors required for a variance and again explained that because of its religious beliefs, it could not establish its cemetery next to a house of worship.

171. On January 2019, AMAA received a lengthy, two-part report from the BZA staff (the "BZA Response"), which recommended a full denial of the variance application. The BZA

Response disregarded most of AMAA's points and raised several issues beyond the scope of consideration in a variance application. Although AMAA submitted a supplemental justification on February 12, 2019, addressing each of the items in the BZA Response, BZA reissued its original response verbatim without change, again recommending a full denial.

172. On February 26, 2019, the BZA held a hearing on AMAA's application. Seven voting members of the BZA were present, including Apicella, who also served as Vice Chairperson of the Planning Commission.

173. Several aspects of the three-hour hearing were unusual, including that the BZA combatively questioned AMAA's land use counsel; read the determination from a lengthy pre-written statement; failed to acknowledge any of the points AMAA made as to why it satisfied each of the requisite variance factors; and appeared to impose on AMAA a number of requirements that were not necessary to obtain a variance, including:

- Conducting an environmental site assessment under the Chesapeake Bay Compliance Plan;
- Submission of a site plan, even though AMAA explained any such submission was futile without first receiving a variance;
- A demonstration that AMAA has a "vested" right in the land;
- A more burdensome standard of proof for a variance than required for other applicants;
- Requiring consent forms from property owners beyond those encompassed even by the 2016 Ordinance, which, importantly, repeated the Consent Requirements set forth in Virginia Code.

174. The hearing also included a robust and coordinated opposition to AMAA's request from nearby residents, including at least one who prepared and delivered a PowerPoint presentation. The residents made incendiary and inaccurate statements about purported safety concerns related to AMAA's proposed cemetery, including that AMAA would "stack[] up to a

thousand bodies per acre, double that if they stack couples;” the “leeching embalming chemicals and decomposing human remains;” and the “noise.”

175. The BZA voted unanimously to deny AMAA’s variance application. On or about March 11, 2019, Defendants formally advised AMAA’s counsel that the BZA denied AMAA’s variance request.

VI. DEFENDANTS AMEND THE 2016 ORDINANCE IN 2020

176. On March 17, 2020, in the lead-up to this action, Defendants initiated proposed amendments to the 2016 Ordinance. The Board adopted resolution R20-85, to refer to the Planning Commission a proposed ordinance (Ordinance O20-19) to amend the existing cemetery provisions of the County Code. Unlike the Board resolution (R16-295) for the Planning Commission’s review of the 2016 Ordinance, in 2020, the Board did not authorize the Planning Commission to make modifications to the proposed ordinance.

177. The proposed ordinance referred to the Planning Commission contemplated several modifications to the 2016 Ordinance. It imposed a conditional use permit process on all non-“churchyard” and non-family cemeteries and decreased the 900-foot setbacks between cemeteries and private drinking water wells, terminal reservoirs and perennial streams to 750 feet, with potential for further reduction through a conditional use permit process with a hydrogeological study. Ordinance O20-19 also defined “churchyard” as “[a]n area on a lot surrounding a place of worship.”

178. The Planning Commission considered the proposed ordinance at a July 22, 2020 hearing. During that hearing, a representative from County-retained consultant ECS Mid-Atlantic, LLC (“ECS”) made an oral presentation regarding the cemetery setbacks. ECS did not test the water quality of wells adjacent to cemeteries, did not provide justification for why the

Health Department-sanctioned 100-foot setbacks were inadequate, and did no site-specific analysis of the Property.

179. The County commissioned ECS on a previous occasion in 2018 to evaluate the County's ground water resources (the "2018 ECS Groundwater Study"). In the 2018 Groundwater Study, ECS reported common sources of groundwater contamination within Piedmont Province, where the Property is located, included septic drainfields, landfills, excessive fertilizer or pesticide applications, leaking fuel or solvent storage tanks or pipelines, and animal waste from feed lots. Like in the 2004 Groundwater Management Plan and the Virginia Water Resources Plan, cemeteries were not listed as a source of groundwater contamination in the 2018 ECS Groundwater Study.

180. At the July 22, 2020 hearing, the Planning Commission voted not to recommend adoption of the proposed ordinance. The Planning Commission voted to deny the proposed ordinance. It also voted to recommend amendments to the proposed ordinance to: (i) change the setback distance between cemeteries and private wells, terminal reservoirs and perennial streams that flow into terminal reservoirs from 750 feet to 656 feet, (ii) require that all cemeteries other than "churchyard" and family cemeteries obtain a conditional use permit, and (iii) require that all cemeteries satisfy Virginia requirements for obtaining written signature consent from neighbors.

181. Prior to the August 18, 2020 Board Hearing on the proposed ordinance, Defendants published notice of the hearing agenda items. The public notices referenced Ordinance O20-19 and described proposed changes to the Stafford County Code as requiring conditional use permits and requiring setbacks of 750 feet between proposed cemeteries and drinking water supplies. No description of the suggested changes or recommendations denied or approved at the July 22 Planning Commission hearing were included in the public notice.

182. On August 18, 2020, the Board, which by then included Vanuch, met to consider revisions to the cemetery ordinance. The Board was presented with the original version of the proposed ordinance referred to the Planning Commission, a version of the proposed ordinance purporting to reflect the Planning Commission's recommendations and which version was recommended by County staff, and yet another version of the ordinance that was distributed to Board members during the meeting.

183. The Board voted 5-2 to adopt the 2020 Ordinance. The 2020 Ordinance permitted certain cemetery development on land zoned A-1 (Agricultural), provided that the proposed cemetery was at least 656 feet from private drinking water wells, was at least 100 feet from terminal reservoirs or perennial streams that flow into terminal reservoirs, and complied with the Consent Requirements of Code of Virginia section 57-26(1), as shown on consent forms available from the County planning department, which reference the distance between the signatory's "house" and "the nearest point of a cemetery that is proposed." "Churchyard" and family cemeteries did not need to comply with the requirements set forth in the 2020 Ordinance.

184. Defendants indicated in this action an intent to misapply Virginia's neighbor consent standard, as incorporated in the 2016 and 2020 Ordinances, and now directly, to preclude AMAA's proposed cemetery, rendering any application futile. Defendants require consent from any property owner whose *property line* is within the requisite distance of the *property line* of the parcel upon which the proposed cemetery is to be developed. That requirement is inconsistent with Virginia law and other provisions of the 2020 Ordinance.

185. The 2020 Ordinance permitted the setback distance from private wells to be reduced through a discretionary conditional use permit if the cemetery applicant could establish through hydrogeological studies that the location of the cemetery "will have no reasonable

likelihood of adverse water quality impacts” and agreed to provisions for ongoing monitoring and protections of drinking water supplies. The 2020 Ordinance did not clarify the parameters of the necessary studies, ongoing monitoring, nor the ongoing protections.

186. Upon information and belief, Defendants do not require any continuous water quality testing for established private wells wherever they may be located.

187. The 2020 Ordinance’s conditional use permitting process was costly, time-consuming, and uncertain to say the least. The initial application, including requisite studies and fees, was likely to cost tens of thousands of dollars. It was unclear what ongoing monitoring or protections could be imposed but they would come with additional, significant costs.

188. The use permit process routinely takes a year and is a highly subjective process, exposing the applicant to requirements from County staff, Planning Commission recommendations, and Board approval. It also subjects the applicant to repeated public hearings. Thus, AMAA would have been subjected to the discriminatory animus of Defendants and the community that have, to date, impeded its cemetery development. Following approval of a conditional use permit, an applicant would have to conduct and submit an additional site plan and application, at additional cost.

189. In June 2020, Defendants amended the County Code to provide (i) that any conditional use permit pending for eighteen months following the submission of a completed application shall be administratively closed, and (ii) that conditional use permits can be rejected for noncompliance.

190. “Churchyard” and family cemeteries were not subject to the setbacks of the 2020 Ordinance and were not required to submit to any conditional use permit process.

191. The 2020 Ordinance expressly codified the Defendants' arbitrary and discriminatory definition of "churtyard" as "[a]n area on a lot surrounding a place of worship" Defendants adopted this definition knowing that the Islamic faith does not permit a mosque to be adjacent to a cemetery. This definition remains in County Code today.

192. During the Board hearing, Board member Vanuch disclosed that her property could be impacted by the use of the Property as a cemetery. Vanuch's public disclosure did not include that she objected to the proposed cemetery in April 2015. Vanuch also admonished her fellow Board members "to take politics out of this" and "take friendships out of this."

193. Board member Snellings remarked that if the community does not want the cemetery, AMAA is not going to get one. He also noted that the issue was about "right and wrong" and voted against the 2020 Ordinance. Board member Mark Dudenhefer commented on the 2020 Ordinance, opining that the Board's actions on the cemetery ordinance were "reckless."

194. As a direct result of Defendants' actions in adopting the Ordinances, AMAA could not build its by-right cemetery on the Property. Further proceedings before any agency of the County would have been futile.

195. The 2020 Ordinance eliminated the by-right use of the vast majority of the Property that AMAA reasonably expected to develop for its much-needed cemetery. It further gave discretion to the Board, including Vanuch, to grant a conditional use permit, imposing cost, delay, and uncertainty upon AMAA and its ability to establish and maintain a cemetery on its Property.

196. Stafford County failed to allege a compelling interest in regulating cemeteries, while other sources of contamination, such as septic tanks and agricultural use, pose a greater risk for water contamination but have not been so regulated.

197. AMAA's existing cemetery is nearing capacity; as each day passes its need for the anticipated cemetery on the Property increases.

198. Due to these delays and lack of approval of the proposed cemetery, AMAA has been forced to develop previously unusable portions of Brooke Road Cemetery at great expense to accommodate additional burials, pay real-estate taxes on the Property as it is ineligible for tax-exempt status without a cemetery, and incur financial losses, including fees for engineering reports. In addition, AMAA has lost donations and sales of its burial certificates which guarantee burial in an AMAA cemetery.

199. Defendants' discriminatory 2020 Ordinance, which blocked AMAA's proposed cemetery through imposition of 656-foot setbacks that reduced—by approximately 65%—the acreage available for cemetery use, and Defendants' imposition of a new discretionary approval process for AMAA's development of the remaining land severely inhibited AMAA's ability to fully and freely practice the Islamic faith. AMAA's cemetery would not have been prevented but for its religious affiliation. The restrictions of the 2020 Ordinance did not apply to "churchyard" cemeteries, as defined by Defendants.

200. Further, Defendants' refusal to allow AMAA to establish its cemetery by right placed substantial pressure on AMAA to modify its intention to build a much-needed cemetery in Stafford County, and upon Muslims in the community to forego their traditional Islamic burial practices.

VII. DEFENDANTS REPEAL THE ORDINANCES BUT CONTINUE TO OBSTRUCT AMAA’S CEMETERY.

201. On October 29, 2020, the Board voted to repeal the County Ordinances regulating the establishment of cemeteries, effectively repealing both the 2016 Ordinance and the 2020 Ordinance, including any codification of the Consent Requirements in Stafford County Code.⁵

202. Prior to the repeal in October 2020, the Virginia Consent Requirements were expressly incorporated into Stafford County Code, including in the challenged 2016 and 2020 Ordinances.

203. Following the repeal, the Consent Requirements are not express in County Code, although they remain in the Virginia Code, and Defendants may assess the site plan for compliance with Virginia law.

204. During the course of this litigation, Defendants set forth their new erroneous application of the Consent Requirements to mandate, unlawfully, consent from any property owner whose property is within 250 feet of the property on which the proposed cemetery is to be located.

205. Defendants’ application is inconsistent with County statements and forms. At the December 13, 2016 Board meeting, County staff reported that resident consent would be required “provided your house is within 250 feet of the cemetery.” The consent forms prepared by the County following enactment of the 2016 Ordinance require signatories to attest that they “believe [their] *house* is located within 250 yards or 250 feet, as applicable and as set out in Va. Code § 57-26, of the *nearest point of a cemetery* that is proposed to be established[.]” (emphasis added).

⁵ The ordinance, which effectively repealed both the 2016 Ordinance and the 2020 Ordinance, as adopted by Defendants, is attached hereto as Exhibit 3.

206. Defendants' application is also inconsistent with County practice, which was to measure consent from residence to cemetery location. When AMAA developed the Brooke Road Cemetery, AMAA submitted signatures from neighbors evidencing that they consented to the development of a cemetery on the portions of AMAA's property within 250 yards of the signatory's residence. The County reported that such signatures satisfied the Consent Requirements.

207. The County Director of Planning and Zoning acknowledged that the prior practice in applying the Consent Requirements was to measure "from the residence to the property where the cemetery is being constructed."

208. During this litigation, however, the County Director of Planning and Zoning has stated that in order to fulfill his responsibilities of conducting site plan approval, he would now have to defer to counsel on "whatever the process appropriately is for determining that distance." He also refused to answer the question of how the Consent Requirements would be applied when asked by AMAA's land use lawyer to facilitate site plan preparation. Instead, the Director referred to counsel.

209. Defendants' counsel has asserted that in applying the Consent Requirements, the County must measure the distance "from the end of the hypothetical cemetery's property line to the beginning of the neighbors' property line."

210. Defendants know that certain neighbors across Garrisonville Road from the proposed cemetery will not consent, such that AMAA will not be able to satisfy Defendants' application of an erroneous interpretation of the Consent Requirements and will be precluded from developing its cemetery on the Property. Upon information and belief, Defendants knew

about these neighbors' refusal to consent at the time that they adopted this application of an erroneous interpretation of the Consent Requirements.

211. No government interest is served by substituting Defendants' new application of the Consent Requirements for their historical and lawful application of the Consent Requirements.

VIII. DEFENDANTS TREAT CHRISTIAN AND SECULAR ORGANIZATIONS MORE FAVORABLY

212. In contrast to the County's treatment of AMAA (and AMG before it), the Board has readily made exceptions or rewritten the County Code to facilitate the requests of Christian and secular organizations in Stafford County. Between 2007 and 2017, Stafford County accommodated the zoning requests of at least three Christian churches that did not comply with the Stafford County zoning code.

213. In each instance, the County provided permits or altered its ordinances to facilitate Christian organizations satisfying their religious needs. Specifically:

- In 2007, the Board approved a conditional use permit allowing Mount Ararat Baptist Church to increase its building height. The BZA then provided a special exception so the church was not required to meet the open space requirements on three tracts of its property.
- In response to a request from the Aquia Episcopal Church in 2012, the Board amended a county ordinance to remove the conditional use permit requirement typically needed before altering or constructing on a historical property.
- In 2017, the Board removed zoning restrictions imposed on Ebenezer United Methodist Church by relaxing the minimum acreage requirements and removing its distance buffer.

214. In addition, upon information and belief, Defendants did not overhaul the County Code to impose setback requirements on the County's last authorized cemetery, Sunrise Lake Cemetery, a non-denominational perpetual care cemetery approved by the Board in 2005. To

ensure the entire parcel of property was available for use as a cemetery, Stafford County amended the zoning district map of the Sunrise Lake Cemetery parcel from M-1 Light Industrial to A-1 Agricultural Use to ensure its by-right use as a cemetery.

215. Upon information and belief, Stafford County did not willfully misapply the Consent Requirements, incorporated into County Code, to preclude the Sunrise Lake Cemetery owners from establishing a cemetery.

216. In 2019, a Stafford County family sought approval for a family cemetery from the County. County staff reported to the resident that he was “not aware” of consent being provided for a property sharing the boundary line with the property on which the cemetery was to be built, as the distance requirement for the Consent Requirements is measured from the actual “boundary of the cemetery,” to the residence and not property line to property line.

217. Upon information and belief, discovery will further reveal Defendants’ animus towards AMAA because it carries out religious beliefs and practices of the Islamic faith.

CAUSES OF ACTION

FIRST CAUSE OF ACTION

Violation of the Religious Land Use and Institutionalized Persons Act of 2000 42 U.S.C. § 2000cc(a) – Substantial Burden (Against All Defendants)

218. Plaintiff hereby reiterates and adopts each and every allegation in the preceding paragraphs.

219. RLUIPA prohibits any government from imposing or implementing land use regulations in a manner that imposes a substantial burden on the religious exercise of a person, including a religious assembly or institution, unless the government demonstrates that imposition of the burden on that person, assembly, or institution furthers a compelling governmental interest and is the least restrictive means of furthering that interest.

220. As stated herein, Defendants have deprived and continue to deprive AMAA of its right to free exercise of religion, as provided in RLUIPA, by imposing and implementing ordinances and requirements that place a substantial burden on AMAA's religious exercise without a compelling governmental interest and without using the least restrictive means of achieving such interest.

221. Defendants imposed the substantial burden on AMAA in the implementation of a system of land use regulations under which a government makes, or has in place, procedures or practices that permit the government to make individualized assessments of proposed uses for property.

222. Defendants impose the substantial burden on AMAA by applying an unlawful interpretation of the Consent Requirements that has not been enforced in other cemetery applications. Defendants' misapplication is contrary to the language of the law, contrary to Defendants' past practice, and intended to obstruct AMAA's cemetery development.

223. Other cemeteries were not subjected to the misapplication of the Consent Requirements. Defendants' misapplication of the law is without a compelling governmental interest and does not use the least restrictive means of achieving any such interest.

224. AMAA has suffered damages as a result of Defendants' improper actions in violation of RLUIPA.

225. AMAA is entitled to declaratory and injunctive relief and to damages.

SECOND CAUSE OF ACTION
Violation of the Religious Land Use and Institutionalized Persons Act of 2000
42 U.S.C. § 2000cc(b)(2) – Non-Discrimination
(Against All Defendants)

226. Plaintiff hereby reiterates and adopts each and every allegation in the preceding paragraphs.

227. RLUIPA prohibits any government from imposing or implementing land use regulations in a manner that discriminates against any assembly or institution on the basis of religion or religious denomination.

228. As stated herein, Defendants have violated RLUIPA by implementing land use regulations in a manner that intentionally discriminates against AMAA on the basis of sincerely held religious beliefs. Among other things, Defendants have engaged in a highly unusual process that resulted in the discriminatory and arbitrary implementation and enforcement of ordinances and the imposition of other requirements contrary to the plain meaning of the Virginia Code.

229. Under the 2016 Ordinance, Defendants (i) imposed setbacks on AMAA's Property to deny it the ability to build a Muslim cemetery on the Property, and (ii) intentionally subjected Muslim applicants, including AMAA, to the Authorization Process and minimum acreage requirement, while exempting "churchyards" from the same. Such actions violate the nondiscrimination provision of RLUIPA.

230. Under the 2020 Ordinance, Defendants (i) imposed setbacks on AMAA's Property to deny it the ability to build a Muslim cemetery on the vast majority of the Property, and (ii) intentionally imposed setbacks and a conditional use permit process on AMAA, while exempting "churchyards," as defined by Defendants, from the same. Such actions violate the nondiscrimination provision of RLUIPA.

231. The Defendants' actions in adopting the Ordinances were arbitrary and capricious and deprive AMAA of its constitutionally protected interests. The reasons advanced by Defendants for adopting the Ordinances were pretextual. Defendants commissioned no site-specific studies and failed to justify their disregard for the Health Department's professional

conclusion that AMAA's proposed cemetery posed no public health risk. In fact, the record confirms that County staff concluded that a 100-foot setback was sufficient and included this requirement in an initial draft ordinance, only to be overruled by the Planning Commission and the Board. The absence of any public safety concern was also confirmed in an expert analysis provided to the BZA in support of AMAA's variance application. Moreover, despite purported water safety concerns in this case, Defendants have not imposed any setback requirements on "churtyard" or family cemeteries and have been more lenient in regulating distances between private wells and other potential sources of contamination, including septic tanks, sewage drainfields, farms and hog lots. Further, cemeteries are not included as potential sources of groundwater contamination in the 2004 Groundwater Management Plan, the Virginia Water Resources Plan, the 2018 ECS Groundwater Study, and Stafford County's Department of Utilities annual water quality reports.

232. Defendants impose the Consent Requirements on AMAA in a manner that discriminates against it on the basis of religion. Defendants' misapplication is contrary to the language of the law, contrary to Defendants' past practice, and intended to obstruct AMAA's cemetery development.

233. Other cemeteries were not subjected to this misapplication of the Consent Requirements. Defendants' misapplication of the law is without a compelling governmental interest and does not use the least restrictive means of achieving any such interest.

234. AMAA has suffered damages as a result of Defendants' unlawful actions.

235. AMAA is entitled to declaratory and injunctive relief and to damages.

THIRD CAUSE OF ACTION
Violation of the United States Constitution
Equal Protection: Fourteenth Amendment
42 U.S.C. § 1983
(Against All Defendants)

236. Plaintiff hereby reiterates and adopts each and every allegation in the preceding paragraphs.

237. The Fourteenth Amendment of the United States Constitution provides that no state shall “deny to any person within its jurisdiction the equal protection of the laws” (the “Equal Protection Clause”).

238. As stated herein, Defendants have violated and continue to violate AMAA’s rights under the Equal Protection Clause by intentionally treating AMAA differently from other entities on the basis of religion. Defendants’ actions were undertaken under color of law of the Commonwealth of Virginia and Stafford County ordinance and procedures.

239. The Defendants’ actions in adopting the Ordinances were arbitrary and capricious and deprive AMAA of its constitutionally protected interests. The reasons advanced by Defendants for adopting the Ordinances were pretextual. Defendants commissioned no site-specific studies and failed to justify their disregard for the Health Department’s professional conclusion that AMAA’s proposed cemetery posed no public health risk. In fact, the record confirms that County staff concluded that a 100-foot setback was sufficient and included this requirement in an initial draft ordinance, only to be overruled by the Planning Commission and the Board. The absence of any public safety concern was also confirmed in an expert analysis provided to the BZA in support of AMAA’s variance application. Moreover, despite purported water safety concerns in this case, Defendants have not imposed any setback requirements on “churchyard” or family cemeteries and have been more lenient in regulating distances between

private wells and other potential sources of contamination, including septic tanks, sewage drainfields, farms and hog lots. Further, cemeteries are not included as potential sources of groundwater contamination in the 2004 Groundwater Management Plan, the Virginia Water Resources Plan, the 2018 ECS Groundwater Study, and Stafford County's Department of Utilities annual water quality reports.

240. Defendants' misapplication of the Consent Requirements is contrary to the language of the law, contrary to Defendants' past practice, and intended to obstruct AMAA's cemetery development. The timing of Defendants' adoption of this novel interpretation further leads to an inference of discriminatory intent.

241. Other cemeteries were not subjected to the misapplication of the Consent Requirements.

242. AMAA has suffered constitutional and economic injuries as a result of Defendants' actions.

243. AMAA is entitled to a declaratory judgment that Defendants' conduct has violated its Fourteenth Amendment rights.

244. AMAA is entitled to injunctive relief and to damages.

FOURTH CAUSE OF ACTION
Violation of the United States Constitution
Establishment Clause: First and Fourteenth Amendments
42 U.S.C. § 1983
(Against All Defendants)

245. Plaintiff hereby reiterates and adopts each and every allegation in the preceding paragraphs.

246. The First Amendment of the United States Constitution, as incorporated through the Fourteenth Amendment, prohibits a state or any political subdivision thereof from making

any law establishing any religion or fostering excessive government entanglement with religion (the “Establishment Clause”).

247. As stated herein, in engaging in the acts described above, Defendants were acting under color of law of the Commonwealth of Virginia and Stafford County ordinance and procedures.

248. The 2016 Ordinance violated the Establishment Clause both on its face and as applied. The 2016 Ordinance favored, or established, selected religious cemeteries that satisfy Defendants’ definition of “churchyard,” by exempting them from Authorization Process and size requirements. The 2016 Ordinance disfavored Muslim cemeteries by not allowing them to benefit from the exemption and subjecting them to costly and onerous Authorization Process and size requirements that are not applied to “churchyard” cemeteries.

249. Under the 2016 Ordinance, to determine whether a cemetery was a “churchyard” cemetery, the County undertook an individualized analysis of the religious practices of the cemetery applicant and whether it has an adjoining “church.”

250. The 2020 Ordinance codified Defendants’ exclusionary interpretation of “churchyard” by defining it as “[a]n area on a lot surrounding a place of worship (as exempted from zoning regulation by Virginia code § 57-26).” The 2020 Ordinance violated the Establishment Clause both on its face and as applied. The 2020 Ordinance favored religious cemeteries that fit Defendants’ definition of “churchyard” by exempting them from any of the County requirements, including minimum setbacks and discretionary approval processes.

251. The 2020 Ordinance disfavored Muslim cemeteries that, based on Islamic faith, cannot be co-located with a mosque and thus cannot satisfy Defendants’ definition of churchyard. Muslim cemeteries thus were subjected to the minimum setbacks and a

discretionary approval process. A substantial burden was imposed by the discriminatory and arbitrary Ordinances, on their face and as applied to AMAA.

252. Defendants' misapplication of the Consent Requirements is contrary to the language of the law, contrary to Defendants' past practice, and intended to obstruct AMAA's cemetery development.

253. Other cemeteries were not subjected to the misapplication of the Consent Requirements. Defendants' misapplication of the law is without a compelling governmental interest and does not use the least restrictive means of achieving any such interest.

254. AMAA has suffered injury as a result of the illegal and unconstitutional actions of Defendants.

255. AMAA is entitled to a declaratory judgment that the Defendants' conduct has violated its First and Fourteenth Amendment rights.

256. AMAA is entitled to injunctive relief and to damages.

FIFTH CAUSE OF ACTION
Violation of the United States Constitution
Free Exercise Clause: First and Fourteenth Amendments
42 U.S.C. § 1983
(Against All Defendants)

257. Plaintiff hereby reiterates and adopts each and every allegation in the preceding paragraphs.

258. The First Amendment of the United States Constitution, as incorporated through the Fourteenth Amendment, prohibits state and local governments from passing any law that prohibits the free exercise of religion (the "Free Exercise Clause").

259. As stated herein, in engaging in the acts described above, Defendants were acting under color of law of the Commonwealth of Virginia and Stafford County ordinance and procedures.

260. Defendants' 2016 Ordinance violated AMAA's right to free exercise of religion on its face and as applied by imposing upon AMAA unjustified setbacks from private wells and perennial streams. The 2016 Ordinance also infringed upon AMAA's religious exercise by imposing on AMAA a costly, time-consuming and uncertain Authorization Process as well as size requirements. The 2016 Ordinance did not impose such conditions on religious cemeteries that meet Defendants' definition of a "churchyard" cemetery. Defendants knew that AMAA's Islamic beliefs precluded building a cemetery adjacent to a mosque and thus AMAA would not qualify for the exemption afforded to "churchyard" cemeteries (in the unlikely event that a Muslim mosque would be construed as a "church" by Defendants to begin with). The 2016 Ordinance was intended to exclude AMAA's cemetery and Muslim cemeteries. The 2016 Ordinance is not neutral nor of general applicability on its face or as applied because it imposed an undue burden on the ability to practice the Islamic faith.

261. The 2020 Ordinance violated the Free Exercise Clause on its face and as applied. Like its immediate predecessor, the 2020 Ordinance imposed unjustified setbacks from private wells. The 2020 Ordinance codified the County's definition of "churchyard" and exempted "churchyard" cemeteries from any of the County requirements, including minimum setbacks and the discretionary approval process. Defendants intended the 2020 Ordinance's churchyard definition to continue to exclude Muslim cemeteries, such as AMAA's, that cannot co-locate with a mosque based on Islamic faith and to subject them to a process that would inhibit cemetery development. The 2020 Ordinance that required that AMAA, but not other religious

cemeteries, comply with excessive setback requirements or otherwise undergo a costly, time-consuming, and uncertain discretionary process on its face and as applied is not neutral nor of general applicability. The disparate treatment between AMAA's cemetery and "churchyard" cemeteries was not rationally related to any legitimate compelling government interest.

262. Both Ordinances failed to be the least restrictive means to meet any compelling governmental interest. The reasons advanced by Defendants for adopting the Ordinances were pretextual. Defendants commissioned no site-specific studies and failed to justify their disregard for the Health Department's professional conclusion that AMAA's proposed cemetery poses no public health risk. In fact, the record confirms that County staff concluded that a 100-foot setback was sufficient and included this requirement in an initial draft ordinance, only to be overruled by the Planning Commission and the Board. The absence of any public safety concern was also confirmed in an expert analysis provided to the BZA in support of AMAA's variance application. Moreover, despite purported water safety concerns in this case, Defendants have not imposed any setback requirements on "churchyard" or family cemeteries and have been more lenient in regulating distances between private wells and other potential sources of contamination, including septic tanks, sewage drainfields, farms and hog lots. Further, cemeteries are not included as potential sources of groundwater contamination in the 2004 Groundwater Management Plan, the Virginia Water Resources Plan, the 2018 ECS Groundwater Study, and Stafford County's Department of Utilities annual water quality reports.

263. The Ordinances, through their terms and the disparate treatment, worked to coerce a violation of AMAA's sincerely held religious beliefs.

264. Defendants impose the substantial burden on AMAA by applying an unlawful interpretation of the Consent Requirements that has not been enforced in other cemetery

applications. Defendants' misapplication is contrary to the language of the law, contrary to Defendants' past practice, and intended to obstruct AMAA's cemetery development.

265. Other cemeteries were not subjected to the misapplication of the Consent Requirements. Defendants' misapplication of the law is without a compelling governmental interest and does not use the least restrictive means of achieving any such interest.

266. AMAA has suffered injury as a result of the illegal and unconstitutional actions of Defendants.

267. AMAA is entitled to a declaratory judgment that the Defendants' conduct has violated its First and Fourteenth Amendment rights.

268. AMAA is entitled to injunctive relief and to damages.

SIXTH CAUSE OF ACTION
Violation of the Constitution of the
Commonwealth of Virginia, Article 1, Section 16
(Against All Defendants)

269. Plaintiff hereby reiterates and adopts each and every allegation in the preceding paragraphs.

270. The Virginia Constitution, Article 1, Section 16 states that

the General Assembly shall not prescribe any religious test whatever, or confer any peculiar privileges or advantages on any sect or denomination, or pass any law requiring or authorizing any religious society, or the people of any district within this Commonwealth, to levy on themselves or others, any tax for the erection or repair of any house of public worship, or for the support of any church or ministry; but it shall be left free to every person to select his religious instructor, and to make for his support such private contract as he shall please.

271. As stated herein, Defendants' actions have violated and continue to violate AMAA's rights under the Virginia Constitution by intentionally discriminating against AMAA

on the basis of religious belief. By granting exemptions to “churchyard” cemeteries, Defendants conferred peculiar privilege upon certain religions, but not on AMAA.

272. Defendants have discriminated against AMAA by adopting and applying the burdensome 2016 and 2020 Ordinances based on discriminatory animus towards AMAA’s religion. AMAA has been directly and proximately injured as a result of Defendants’ illegal actions.

273. The Defendants’ actions in adopting the Ordinances were arbitrary and capricious and deprive AMAA of its constitutionally protected interests. The reasons advanced by Defendants for adopting the Ordinances were pretextual. Defendants commissioned no site-specific studies and failed to justify their disregard for the Health Department’s professional conclusion that AMAA’s proposed cemetery posed no public health risk. In fact, the record confirms that County staff concluded that a 100-foot setback was sufficient and included this requirement in an initial draft ordinance, only to be overruled by the Planning Commission and the Board. The absence of any public safety concern was also confirmed in an expert analysis provided to the BZA in support of AMAA’s variance application. Moreover, despite purported water safety concerns in this case, Defendants have not imposed any setback requirements on “churchyard” or family cemeteries and have been more lenient in regulating distances between private wells and other potential sources of contamination, including septic tanks, sewage drainfields, farms and hog lots. Further, cemeteries are not included as potential sources of groundwater contamination in the 2004 Groundwater Management Plan, the Virginia Water Resources Plan, the 2018 ECS Groundwater Study, and Stafford County’s Department of Utilities annual water quality reports.

274. Defendants' misapplication of the Consent Requirements is contrary to the language of the law, contrary to Defendants' past practice, and intended to obstruct AMAA's cemetery development. The timing of Defendants' adoption of this novel interpretation further leads to an inference of discriminatory intent.

275. Other cemeteries were not subjected to the wrongful misapplication of the Consent Requirements.

276. AMAA has suffered constitutional and economic injuries as a result of Defendants' actions.

277. AMAA is entitled to a declaratory judgment that the Defendants' conduct has violated Article 1, Section 16 of the Virginia Constitution, and to damages.

SEVENTH CAUSE OF ACTION
Violation of the Constitution of the
Commonwealth of Virginia, Article 1, Section 11
(Against All Defendants)

278. Plaintiff hereby reiterates and adopts each and every allegation in the preceding paragraphs.

279. The Virginia Constitution, Article 1, Section 11 states that

the General Assembly shall not pass any law impairing the
obligation of contracts; and that the right to be free from any
governmental discrimination upon the basis of religious
conviction, race, color, sex, or national origin shall not be abridged
.....

280. As stated herein, Defendants have violated and continue to violate AMAA's rights under the Virginia Constitution by intentionally treating AMAA differently from other entities on the basis of religion. Defendants' actions were undertaken under color of law of the Stafford County government.

281. The Defendants' actions in adopting the Ordinances were arbitrary and capricious and deprive AMAA of its constitutionally protected interests. The reasons advanced by Defendants for adopting the Ordinances were pretextual. Defendants commissioned no site-specific studies and failed to justify their disregard for the Health Department's professional conclusion that AMAA's proposed cemetery posed no public health risk. In fact, the record confirms that County staff concluded that a 100-foot setback was sufficient and included this requirement in an initial draft ordinance, only to be overruled by the Planning Commission and the Board. The absence of any public safety concern was also confirmed in an expert analysis provided to the BZA in support of AMAA's variance application. Moreover, despite purported water safety concerns in this case, Defendants have not imposed any setback requirements on "churchyard" or family cemeteries and have been more lenient in regulating distances between private wells and other potential sources of contamination, including septic tanks, sewage drainfields, farms and hog lots. Further, cemeteries are not included as potential sources of groundwater contamination in the 2004 Groundwater Management Plan, the Virginia Water Resources Plan, the 2018 ECS Groundwater Study, and Stafford County's Department of Utilities annual water quality reports.

282. Defendants' misapplication of the Consent Requirements is contrary to the language of the law, contrary to Defendants' past practice, and intended to obstruct AMAA's cemetery development. The timing of Defendants' adoption of this novel interpretation further leads to an inference of discriminatory intent.

283. Other cemeteries were not subjected to the wrongful misapplication of the Consent Requirements.

284. AMAA has suffered constitutional and economic injuries as a result of Defendants' actions.

285. AMAA is entitled to a declaratory judgment that the Defendants' conduct has violated Article 1, Section 11 of the Virginia Constitution, and to damages.

PRAYER FOR RELIEF

WHEREFORE, Plaintiff prays that this Court enter judgment in its favor and enter an order:

- i. declaring that Defendants' actions, as alleged herein, violated RLUIPA, the United States Constitution, and the Virginia Constitution;
- ii. declaring that Defendants' action in prohibiting AMAA from developing its cemetery on the Property substantially burdened AMAA's religious exercise;
- iii. enjoining Defendants, together with their officers, employees, agents, successors and all other persons in concert or participation with them, from unlawfully burdening the religious exercise of Plaintiff or discriminating against Plaintiff on the basis of religion or religious denomination;
- iv. enjoining Defendants, together with their officers, employees, agents, successors and all other persons in concert or participation with them, from denying AMAA authorization or approval to develop its cemetery on the Property;
- v. mandating training for each and every one of Defendants' officials and agents engaged in the implementation of land use regulations as to the requirements and obligations imposed on state and municipal actors by RLUIPA, the United States Constitution, and the Virginia Constitution;
- vi. requiring that Defendants, their officers, employees, agents, successors and all other persons in concert or participation with them to take such actions as may be necessary to restore, as nearly as practicable, Plaintiff to the position it would have been in but for Defendants' unlawful conduct, including but not limited to authorizing Plaintiff to use the Property as a Muslim cemetery;
- vii. awarding compensatory damages in an amount to be determined at trial, together with Plaintiff's costs and disbursements in this action;
- viii. awarding reasonable attorneys' fees under 42 U.S.C. § 1988 in an amount to be determined by the Court; and
- ix. awarding such other further relief as the Court may deem just and appropriate.

Dated: November 11, 2020

Respectfully submitted,

/s/ Mary Bauer

Mary Bauer (VSB 31388)

Matthew Callahan (admitted *pro hac vice*)

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*Counsel for Plaintiff All Muslim Association
of America, Inc.*

EXHIBIT 1

O16-39

**BOARD OF SUPERVISORS
COUNTY OF STAFFORD
STAFFORD, VIRGINIA**

ORDINANCE

At a regular meeting of the Stafford County Board of Supervisors (the Board) held in the Board Chambers, George L. Gordon, Jr., Government Center, Stafford, Virginia, on the 13th day of December, 2016:

<u>MEMBERS:</u>	<u>VOTE:</u>
Robert "Bob" Thomas, Jr., Chairman	Yes
Laura A. Sellers, Vice Chairman	Yes
Meg Bohmke	Yes
Jack R. Cavalier	Yes
Wendy E. Maurer	Yes
Paul V. Milde, III	Yes
Gary F. Snellings	Yes

On motion of Mr. Milde, seconded by Ms. Sellers, which carried by a vote of 7 - 0, the following was adopted:

AN ORDINANCE TO REPEAL COUNTY CODE CHAPTER 8, "CEMETERIES," AND TO AMEND AND REORDAIN STAFFORD COUNTY CODE SEC. 17-22, "ENTERING CHURCH OR SCHOOL PROPERTY AT NIGHT," AND SEC. 28-39, "SPECIAL REGULATIONS"

WHEREAS, Stafford County Code Chapter 8 has standards pertaining to the establishment of cemeteries; and

WHEREAS, Stafford County Code Chapter 8 is not consistent with Virginia Code § 57-26; and

WHEREAS, the Board desires to repeal Stafford County Code Chapter 8 in its entirety and applicable provisions be relocated to other appropriate Sections of the Stafford County Code; and

WHEREAS, the Board acknowledges that studies have found cemeteries can be a source of pollution affecting water quality from surface water run-off and groundwater intrusion that negatively affects drinking water supplies; and

O16-39
Page 2

WHEREAS, the Board considered the recommendations of the Planning Commission and staff, and the public testimony, if any, received at the public hearing; and

WHEREAS, the Board finds that public necessity, convenience, general welfare, and good zoning practices require adoption of this Ordinance;

NOW, THEREFORE, BE IT ORDAINED by the Stafford County Board of Supervisors on this the 13th day of December, 2016, that Stafford County Code Chapter 8, "Cemeteries," be and it hereby is repealed in its entirety, and Stafford County Code Sec. 17-22, "Entering church or school property at night" and Sec. 28-39, "Special regulations," be and they hereby are amended and reordained as follows, with all other portions remaining unchanged:

~~Chapter 8 — CEMETERIES — REPEALED~~

~~ARTICLE I. — IN GENERAL~~

~~Sec. 8-1. — Entering cemetery at night.~~

~~No person shall, without the consent of the owner, proprietor or custodian, go or enter, in the nighttime, upon the premises, property, driveways or walks of any cemetery, either public or private, for any purpose other than to visit the burial lot or grave of some member of his family. Any person violating this section shall be guilty of a Class 4 misdemeanor.~~

~~ARTICLE II. — PERPETUAL CARE CEMETERIES~~

~~DIVISION 1. — GENERALLY~~

~~Sec. 8-16. — Violations of article~~

~~Unless otherwise specifically provided, a violation of any provision of this article shall constitute a Class 1 misdemeanor.~~

~~Sec. 8-17. — Authorization to establish required; location with respect to residences.~~

~~No perpetual care or endowed cemetery shall be established within the county, unless authorized by ordinance of the board of supervisors, nor shall any such cemetery be established within two hundred fifty (250) yards of any residence without the consent of the owner of the legal and equitable title of the residence; provided that, subject to the foregoing, if the location for the proposed cemetery is separated from any residence by a state highway, it may be established upon such location without the consent of the~~

O16-39
Page 3

~~owner of such residence, if it is not less than two hundred fifty (250) feet from the residence at its nearest point thereto.~~

~~**Sec. 8-18. — Minimum size.**~~

~~The establishment of a perpetual care or endowed cemetery shall not be authorized by ordinance of the board of supervisors, unless the tract of land upon which it is to be situated is at least twenty five (25) acres in size.~~

~~**Sec. 8-19. — Application for authorization to establish.**~~

~~Any person desiring to establish a perpetual care or endowment cemetery shall file an application for authorization with the board of supervisors containing the following information:~~

- ~~(1) A survey of the tract of land proposed to be used as a cemetery showing its dimensions, size and location.~~
- ~~(2) Full plans showing the layout of the proposed cemetery, including lots, drives, buildings and planned landscaping.~~
- ~~(3) The names of adjoining land owners and distances to any residences thereon.~~
- ~~(4) The zoning of the property at the time the application is filed.~~
- ~~(5) The name and address of the owner of the property and of the applicant, if different.~~
- ~~(6) A statement of what provisions will be made for perpetual care of the cemetery.~~
- ~~(7) The name and address of the trustee of the endowment care fund to be appointed by the person owning, operating or developing the cemetery.~~
- ~~(8) The name and address of the bank in which the trust funds will be deposited, along with a copy of the irrevocable trust fund agreement required by this article.~~
- ~~(9) The written consent of the owner of any residence which will be closer to the boundary of the cemetery than the distance permitted in section 8-17.~~

~~Each such application shall be accompanied by a fee of twenty dollars (\$20.00) to cover the costs of advertising the public hearing provided for in section 8-20.~~

~~**Sec. 8-20. — Notice of public hearing on application filed pursuant to section 8-19.**~~

~~After receipt of an application pursuant to section 8-19, an ordinance authorizing the establishment of the cemetery shall be introduced to the board. Notice shall than be given to the public, by publication in a newspaper of general circulation in the county, of the intention of the board to consider the application and to propose an ordinance to authorize the same for passage. The notice shall run once a week for two (2) successive~~

O16-39
Page 4

~~weeks between the time it is introduced to the board and the time it is considered. The notice shall also advise the public of the time and place of the hearing thereon and shall contain a description of the property which is reasonably calculated to give the public notice of its location.~~

~~**Sec. 8-21. -- Conditional use permit.**~~

~~Upon authorization of the establishment of a perpetual care or endowed cemetery by appropriate ordinance, a conditional use permit may be required by the board of supervisors, containing such limitations and restrictions as it may deem to be in the best interest of the county.~~

~~**DIVISION 2. -- ENDOWMENT CARE FUND**~~

~~Any person authorized by ordinance to establish a perpetual care or endowed cemetery shall comply with the following sections of this division in each and every respect.~~

~~**Sec. 8-31. -- Compliance with division**~~

~~Any person authorized by ordinance to establish a perpetual care or endowed cemetery shall comply with the following sections of this division in each and every respect.~~

~~**Sec. 8-32. -- Definitions.**~~

~~For the purposes of this division, the following words and terms shall have the meanings ascribed to them in this section:~~

~~*Cemetery* means any land or structure used or intended to be used for the interment of human remains. The sprinkling of ashes on church grounds shall not constitute the creation of a cemetery.~~

~~*Endowment care fund or care fund* means a fund created to provide a sufficient income to a cemetery which will enable such cemetery to provide care, maintenance, administration and embellishment of such cemetery adequate to the circumstances. It includes the term "perpetual care fund."~~

~~*Interment* means all forms of final disposition of human remains including, but not limited to, earth burial, mausoleum entombment and niche or columbarian inurnment. The sprinkling of ashes on church grounds shall not constitute interment.~~

~~**Sec. 8-33. -- Initial requirements.**~~

~~No person owning, operating or developing any cemetery shall sell or offer to sell, either as principal or otherwise, any lot, parcel of land or burial or entombment right in such cemetery, and in connection therewith represent to the public in any manner,~~

O16-39
Page 5

~~express or implied, that the entire cemetery, a single lot therein or burial or entombment right therein will be perpetually cared for, unless adequate provision has been made for the endowment care of the cemetery and all lots and burial or entombment rights therein as to which such representation is made. Each person who shall undertake to develop any such cemetery shall deposit in a bank or savings and loan association in this state, in an irrevocable endowment trust fund, a minimum of twenty five thousand dollars (\$25,000.00) before the first lot, parcel of land or burial or entombment right has been sold.~~

~~**Sec. 8-34. Deposits following sales of lots, burial rights, etc.**~~

- ~~(a) Each person owning, operating or developing any perpetual care or endowed cemetery shall deposit in a bank or savings and loan association in this state a minimum of ten (10) percent of the receipts from the sale of lots, interment rights and above ground crypts and niches, excluding below ground burial vaults, which amount shall be paid in cash and deposited with the trustee of the endowment care fund not later than thirty (30) days after the close of the month in which such receipts are paid to such owner.~~
- ~~(b) In the event ten (10) percent of the sales price of the items mentioned in subsection (a) above has been deposited in the endowment care fund, no fund deposit shall again be required on subsequent sales of the same lot, crypt or niche.~~

~~**Sec. 8-35. Recovery of amount of original deposit.**~~

~~Whenever a person owning, operating or developing a cemetery has deposited in the endowment care fund a sum equal to twice the amount of the original deposit as provided for in section 8-33, exclusive of such original deposit, the trustee shall then allow such person owning, operating or developing such cemetery to recover the original deposit by withholding up to twenty five thousand dollars (\$25,000.00) of the amount thereafter due the care fund or until the amount of the original deposit in the care fund has been recovered.~~

~~**Sec. 8-36. Use of fund income.**~~

~~The income from the endowment care fund provided for in this division shall be used solely and exclusively for the general care, maintenance, administration and embellishment of the cemetery and shall be applied in such manner as the person~~

~~owning, operating or developing such cemetery may from time to time determine to be for the best interest thereof.~~

~~**Sec. 8-37. Appointment and bond of trustee; applicability of Code of Virginia, title 26.**~~

- ~~(a) The trustee of the endowment care fund provided for in this division shall be appointed by the person owning, operating or developing the cemetery and shall be removed only as provided in section 57-35 of the Code of Virginia. The trustee, other than a banking institution operating under the laws of this state or a national bank operating within the state, maintaining a trust department, or a state or federally chartered savings and loan association located in the state with federal insurance of accounts and authorized to do business in the state, shall furnish a fidelity bond with a corporate surety thereon, payable to the trust established, which shall be designated "Endowment Care Fund (or Perpetual Care Fund) for (name of cemetery)," in a penal sum equal to not less than fifty (50) percent of the value of the principal of the trust estate at the beginning of each calendar year, which bond shall be deposited with the commissioner of accounts of the county.~~
- ~~(b) Trustees appointed pursuant to this section shall be governed in their conduct by the provisions contained generally in title 26 of the Code of Virginia, except as provided otherwise in this division.~~

~~**Sec. 8-38. Reports of trustee generally; owner's affidavit.**~~

~~A trustee appointed pursuant to section 8-37 shall report, within four (4) months after the close of each fiscal year, to the commissioner of accounts of the county the following information:~~

- ~~(1) The total amount of the principal of the endowment care fund held by the trustee.~~
- ~~(2) The securities in which the endowment care fund is invested and the amount of cash on hand at the close of the fiscal period.~~
- ~~(3) The income received from the endowment care fund during the preceding fiscal year.~~

~~The trustee shall further submit an affidavit by the person owning, operating or developing the cemetery stating that all provisions of this article and article 3.1 of chapter 3 of title 57 (§ 57-35.1 et seq.) of the Code of Virginia have been complied with.~~

O16-39
Page 7

~~Sec. 8-39. Owner's records and reports of receipts and expenditures generally.~~

~~Each person owning, operating or developing any cemetery subject to this article shall record and keep, in a book maintained for that purpose, detailed accounts of all transactions, receipts and accounts receivable subject to section 8-34, and of all expenditures under section 8-36. Each such owner, operator or developer shall report annually to the commissioner of accounts the totals of all receipts subject to section 8-34, and of all expenditures under section 8-36.~~

~~(Code 1979, § 8-17)~~

~~State Law reference—Similar provisions, Code of Virginia, § 57-35.8:1.~~

~~Sec. 8-40. Audit of trustee's reports and inspection of owner's records.~~

~~The commissioner of accounts shall audit reports tendered by a trustee pursuant to section 8-38, as well as any sources thereof which he deems necessary, at least annually and shall have full power, including power of subpoena, to inspect the records of the cemetery owners or operators. Failure to comply with a subpoena of the commissioner shall constitute a misdemeanor.~~

Sec. 17-22. - Entering cemetery, church, or school property at night.

(a) No person shall, without the consent of the owner, proprietor or custodian, go or enter, in the nighttime, upon the premises, property, driveways, or walks of any cemetery, either public or private, for any purpose other than to visit the burial lot or grave of some member of their family. Any person violating this section shall be guilty of a Class 4 misdemeanor.

(b) It shall be unlawful for any person, without the consent of some person authorized to give such consent, to go or enter upon, in the nighttime, the premises or property of any church or upon any school property for any purpose other than to attend a meeting or service held or conducted in such church or school property. Any person violating this section shall be guilty of a Class 4 misdemeanor.

Sec. 28-39. - Special regulations.

(o) Cemeteries

(1) Establishment of cemeteries. The following requirements shall apply to the establishment of any cemetery:

a. Restrictions as to location of cemeteries.

(1) No cemetery shall be established within the County unless authorized by an ordinance duly adopted by the Board; provided that authorization by ordinance shall not be required for interment of the dead in any churchyard or for interment of members of a family on private property.

(2) No cemetery shall be established within 250 yards of any residence without the consent of the owner of the legal and equitable title of the residence. However, consent shall not be required if the location for the proposed cemetery is separated from any residence by a state highway, the proposed cemetery is not less than 250 feet from the residence at its nearest point thereto. Such prohibition and restriction shall not apply where the tract of land intended for use as a cemetery is separated from any residence by a state highway and now contains a public or private burial ground.

(3) No cemetery shall be hereafter established, and no burial made in any part of any cemetery, other than a municipal cemetery, located within 900 feet of any property owned by the Board or the County, upon which or a portion of which are now located driven wells from which water is pumped or drawn from the ground in connection with the public water supply.

(4) No cemetery shall be established within 900 feet of any terminal reservoir or any perennial stream that drains into a terminal reservoir. No cemetery shall be located within 900 feet of any private well used as a drinking water supply.

b. Size of cemeteries. No cemetery, other than for the interment of the dead in any churchyard or for the interment of members of a family on private property, shall be established on any tract of land less than 25 acres in size or greater than 300 acres in size.

c. Site plan required. No cemetery shall be established without receiving approval of a site plan pursuant to Article XIV of this Chapter. In addition to the standards set forth in Article XIV, an application for approval of a site plan shall demonstrate compliance with owner consent, setback and distance requirements as described in paragraph a above.

d. Application to establish a cemetery.

O16-39
Page 9

- (1) Any application petitioning the Board for adoption of an ordinance to establish a cemetery shall be filed on forms provided by the Department of Planning and Zoning for a zoning reclassification. Such applications shall be processed similar to an amendment to the zoning map as described in Article XII of this Chapter.
 - (2) In addition to the applicable requirements described in Article XII and Article XIII of this Chapter, the application shall demonstrate compliance with owner consent, setback and distance requirements as described in paragraphs a and b above. Notice of any public hearings shall be sent to owners of any property located within 900 feet of the proposed cemetery.
 - (3) In approving an application for establishment of a cemetery, the Board may set conditions of approval to mitigate impacts of the cemetery and its accessory uses and activities.
- (2) *Preservation of existing cemeteries.* The following requirements shall apply to cemeteries within all development plans:
- a. (1) Parcels containing cemeteries that are not on its own separately platted lot, not established by an easement within the boundaries of such parcels, or otherwise clearly marked with places of burials delineated, shall be required at the time of site or subdivision plan review to have a professionally prepared archaeological delineation of the limits of burials within the cemetery. The delineation shall be conducted in accordance with the Virginia Department of Historic Resources and their standard archaeological practices, such as, but not limited to, the removal of topsoil around the perimeter of the visible areas of the cemetery to allow a view of any grave shaft soil discolorations beyond the apparent burials, or systematic probing with rods that detect differences in soil compaction. The archaeological delineation shall determine the limits of burials and it shall be used to establish the perimeter of the cemetery on the site plan or subdivision plat and plan. Soil removed during the delineation process shall be replaced within one month of its removal and in a manner that will not disturb the identified burials. Any associated vegetation shall be replaced in a manner that will not disturb the identified burials.
 - b. (2) The perimeter of a cemetery shall be indicated on a site development plan, subdivision plan and subdivision plat.
 - c. (3) Pedestrian access to the cemetery shall be provided on a site development plan, subdivision plan and subdivision plat either with a minimum of fifteen (15) feet of frontage on a street or as an easement

that shall be a minimum of fifteen (15) feet wide from a street or other point of public ingress.

- d. (4) A minimum thirty-five-foot wide buffer area shall be established around the perimeter of the cemetery as delineated per subsections (2)(a) and (b) ~~(1) and (2)~~ directly above and indicated on a site development plan, subdivision plan and subdivision plat.
- e. (5) The cemetery and associated buffer area shall be indicated as an easement or as a separate cemetery parcel on the development plan, subdivision plan and subdivision plat.
- f. (6) Temporary fencing shall be installed around the perimeter of the cemetery and buffer area as indicated on the plan or plat, prior to receiving construction or grading plan approval. The fence shall be located outside the exterior edge of the buffer area and not within the buffer area.
- g. (7) Permanent fencing between three (3) and four (4) feet tall shall be placed around the boundary of the cemetery including the buffer, after any surrounding site work is completed. The fence shall be located outside the exterior edge of the buffer area and not within the buffer area. The type of fence shall be determined on a case-by-case basis, as approved by the county agent, and shall include a gate for public access.
- h. (8) Signage identifying the cemetery by its family association, as recorded in the Stafford County Cultural Resource Database, or by another name as deemed appropriate by the county agent, shall be placed on a freestanding sign located adjacent to the cemetery entrance or affixed to the fencing. The sign shall be a brass plaque or a comparable equivalent. The signage and its content shall be approved by the county agent prior to erection.
- i. (9) The cemetery grounds, fence and buffer area shall be maintained and the responsibility for maintenance shall be established either on the site plan, subdivision plan, or subdivision plat, or by a separate recordable document submitted to the county agent along with the plan and plat. The cemetery and associated buffer area shall be conveyed to an appropriate entity that would be responsible for perpetual maintenance of the cemetery as well as the associated buffer and fence.

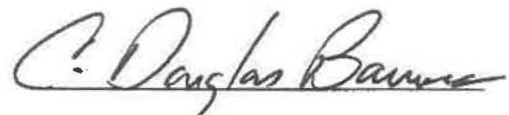
The party responsible for maintenance shall be indicated as one of the following:

- (1) 1- Owner of the property on which the cemetery is delineated;

O16-39
Page 11

- (2) 2- Homeowners' association, in the case where a homeowners' association is established and the cemetery is created as a separate out-lot, easement, or part of the common open space within a subdivision; or
- (3) 3- Other applicable association or entity, such as a business association, trust or foundation, with appropriate documentation demonstrating the entity's assent to the maintenance responsibilities and ability to carry out the maintenance responsibilities.
- j.(10) Preservation of grave markers, including repair or cleaning, shall comply with the Virginia Department of Historic Resources standards.
- k.(11) No grading shall occur inside the buffer and cemetery area. Grading shall not be sloped at a ratio more than three (3) to one from the existing grade of the cemetery for a distance of fifty (50) feet beyond the perimeter of the buffer area.
- l.(12) All cemeteries shall be recorded at the county and state level. Along with the development plan, subdivision plan and subdivision plat, a completed Stafford County Cemetery Survey Form, and a completed Virginia Department of Historic Resources Cemetery Form shall be submitted to the county agent.
- m.(13) Cemetery removals and/or disinterment shall be conducted in accordance with the Virginia Code, Virginia Administrative Code and the Virginia Department of Historic Resources standards and requirements, including but not limited to, obtaining the required permit to conduct such removal and disinterment. Every effort shall be made to contact any living relatives of the proposed body to be disinterred for permission to remove the remains. Reasonable reinterment wishes of the relatives shall be complied with. Removal of cemeteries and/or disinterment shall not occur until a reinterment location has been determined and all reinterment information, including location and contact information for the new burial location, has been provided to the county agent.
- n.(14) Nothing in this section shall preclude removal and reinterment of burials in accordance with the Code of Virginia, Virginia Administrative Code, County Code and any other applicable legislation.

A copy teste:



C. Douglas Barnes
Interim County Administrator

CDB:JAH

EXHIBIT 2

BOARD OF SUPERVISORS
COUNTY OF STAFFORD
STAFFORD, VIRGINIA

ORDINANCE

At a regular meeting of the Stafford County Board of Supervisors (the Board) held in the Board Chambers, George L. Gordon, Jr., Government Center, Stafford, Virginia, on the 18th day of August, 2020:

<u>MEMBERS:</u>	<u>VOTE:</u>
Meg Bohmke, Chairman	Yes
Thomas C. Coen, Vice Chairman	Yes
Tinesha O. Allen	Yes
L. Mark Dudenhefer	No
Cindy C. Shelton	Yes
Gary F. Snellings	No
Crystal L. Vanuch	Yes

On motion of Mr. Coen, seconded by Ms. Shelton, which carried by a vote of 5 to 2, the following was adopted:

AN ORDINANCE TO AMEND AND REORDAIN STAFFORD COUNTY CODE SEC. 28-25, "DEFINITIONS OF SPECIFIC TERMS", SEC. 28-35, "TABLE OF USES AND STANDARDS", AND SEC. 28-39, "SPECIAL REGULATIONS" TO ALLOW A REDUCTION IN CERTAIN SETBACKS WITH A CONDITIONAL USE PERMIT

WHEREAS, pursuant to Virginia Code § 57-26, the County authorizes the establishment of cemeteries, subject to the applicable provisions of the zoning ordinance and

WHEREAS, pursuant to Virginia Code § 57-26, requiring authorization by ordinance is not permitted for interment of the dead in any churchyard or interment of members of a family on private property; and

WHEREAS, the term "churchyard" is not defined in the State or County Codes; and

WHEREAS, the Board desires to define "churchyard" in the Zoning Ordinance as "an area on a lot surrounding a place of worship," consistent with the context of the Virginia Code exemption; and

WHEREAS, "place of worship" is already defined in the Zoning Ordinance as, "a structure or place in which worship, ceremonies, rituals, and education are held, together with its accessory buildings and uses (including buildings used for educational and

recreational activities), operated, maintained and controlled under the direction of a religious group. Places of worship include churches, mosques, synagogues and temples;" and

WHEREAS, Objective 3.3 of the Comprehensive Plan is to prevent and reduce pollution of surface and groundwater resources; and

WHEREAS, the Board acknowledges that studies have found that cemeteries can be a source of pollution affecting water quality from surface water run-off and groundwater intrusion that may negatively affect drinking water supplies; and

WHEREAS, the Board considered the recommendation of the Planning Commission and staff, and the public testimony, if any, received at the public hearing; and

WHEREAS, the Board desires to amend the Zoning Ordinance to allow for a reduction in the setback from private wells used as a drinking water upon consideration and approval of a conditional use permit; and

WHEREAS, Stafford County treats all applications and applicants equally. The County does not discriminate against religion, or on the basis of race, sex, age, national origin, or disability, in its planning, zoning, permitting, utilities, and land use processes; and

WHEREAS, Virginia Code § 57-26 requires the Board to authorize by ordinance the establishment of cemeteries and this ordinance sets forth the requirements for the establishment of cemeteries in Stafford County; and

WHEREAS, the Board finds that public health, safety, and necessity, convenience, general welfare, and good zoning practices require adoption of this Ordinance;

NOW, THEREFORE, BE IT ORDAINED by the Stafford County Board of Supervisors on this the 18th day of August, 2020, that Stafford County Code Sec. 28-25, "Definitions of specific terms," Sec. 38-35, "Table of uses and standards," and Sec. 28-39, "Special regulations," be and they hereby are amended and reordained as follows, with all other portions remaining unchanged:

Sec. 28-25. - Definitions of specific terms.

Churchyard. An area on a lot surrounding a place of worship (as exempted from zoning regulation by Virginia Code § 57-26).

Sec. 28-35. - Table of uses and standards.

Table 3.1. District Uses and Standards

A-1 Agricultural.

(a) *Uses permitted by right:*

Cemetery (in accordance with subsection 28-39(o)).

Cemetery, churchyard (as exempted from zoning regulation by Code of Virginia § 57-26).

Cemetery, family (as exempted from zoning regulation by Code of Virginia § 57-26).

Sec. 28-39. - Special regulations.

(o) *Cemeteries.*

(1) *Establishment of cemeteries.* The following requirements shall apply to the establishment of any cemetery, except churchyard or family cemeteries:

a. *Restrictions as to location of cemeteries.*

1. Cemeteries may be established in accordance with the requirements of this section. ~~No cemetery shall be established within the county unless authorized by an ordinance duly adopted by the board; provided that authorization by ordinance shall not be required for interment of the dead in any churchyard or for interment of members of a family on private property.~~
2. Applicant must comply with all consent requirements outlined in Code of Virginia § 57-26(1). ~~To the extent consent is necessary under Code of Virginia § 57-26(1), applicant must provide consent(s) on the forms available in the department of planning and zoning. No cemetery shall be established within two hundred fifty (250) yards of any residence without the consent of the owner of the legal and equitable title of the residence. However, consent shall not be required if the location for the proposed cemetery is separated from any residence by a state highway, the proposed cemetery is not less than two hundred fifty (250) feet from the residence at its nearest point thereto. Such prohibition and restriction shall not apply where the tract of land intended for use as a cemetery is separated from any residence by a state highway and now contains a public or private burial ground.~~
3. Pursuant to Code of Virginia § 57-26(1), no ~~No~~ cemetery shall be hereafter established, and no burial made in any part of any cemetery, other than a municipal cemetery, located within nine hundred (900) feet of any property owned by the board or the county, upon which or a portion of which are now located driven wells from which water is

pumped or drawn from the ground in connection with the public water supply.

4. ~~No cemetery shall be established within nine hundred (900) feet of any terminal reservoir or any perennial stream that drains into a terminal reservoir.~~ No cemetery shall be established within one hundred (100) feet of any terminal reservoir or any perennial stream that drains into a terminal reservoir pursuant to the requirements of a Critical Resource Protection Area (CRPA) as described in chapter 27B. No cemetery shall be located within two hundred (200) meters, which is equivalent to six hundred fifty-six (656) ~~nine hundred (900)~~ feet, of any private well used as a drinking water supply.

5. With approval of a conditional use permit pursuant to section 28-185 of this chapter, a required separation distance from private wells used as a drinking water supply less than two hundred (200) meters, which is equivalent to six hundred fifty-six (656) feet, may be established upon findings through hydrogeological studies that the location of the specific proposed cemetery will have no reasonable likelihood of adverse water quality impacts on drinking water supplies. Such conditional use permit shall include provisions for monitoring, and other reasonable ongoing protections from possible contamination of drinking water supplies.

b. *Size of cemeteries.* ~~No cemetery, other than for the interment of the dead in any churchyard or for the interment of members of a family on private property,~~ shall be established on any tract of land less than twenty-five (25) acres in size or greater than three hundred (300) acres in size.

c. *Site plan required.* No cemetery shall be established without receiving approval of a site plan pursuant to article XIV of this chapter. In addition to the standards set forth in article XIV, an application for approval of a site plan shall demonstrate compliance with owner consent, setback and distance requirements as described in paragraph a above.

d. *Application to establish a cemetery.*

1. Any application ~~petitioning the board for adoption of an ordinance to establish a cemetery shall be filed on forms provided by the department of planning and zoning for a zoning reclassification. Such applications shall be processed similar to an amendment to the zoning map as described in article XII of this chapter.~~

2. In addition to the applicable requirements described in ~~article XII and article XIII~~ XIV of this chapter, or section 28-185 when applicable, the application shall demonstrate compliance with owner consent, setback and distance requirements as described in paragraphs a and b above. Notice of any public hearings shall be sent to owners of any property located within two hundred (200) meters, which is equivalent

to six hundred fifty-six (656) nine hundred (900) feet, of the proposed cemetery.

~~3. In approving an application for establishment of a cemetery, the board may set conditions of approval to mitigate impacts of the cemetery and its accessory uses and activities.~~

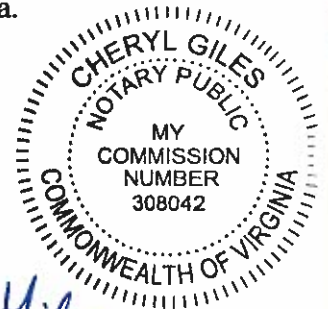
A Copy, teste:

Frederick J. Presley
Frederick J. Presley
County Administrator

COMMONWEALTH OF VIRGINIA
COUNTY OF STAFFORD, to-wit:

The forgoing was acknowledged before me this 24th day of August, 2020 by Frederick J. Presley, County Administrator of Stafford County, Virginia.

My Commission Expires: December 31, 2021
My Registration Number: 308042



Cheryl Giles
Notary Public
Print Name: Cheryl Giles

EXHIBIT 3

O20-43

BOARD OF SUPERVISORS
COUNTY OF STAFFORD
STAFFORD, VIRGINIA

ORDINANCE

At a special meeting of the Stafford County Board of Supervisors (the Board) held in the auditorium of Colonial Forge High School, 550 Courthouse Road, Stafford, Virginia, on the 29th day of October, 2020:

<u>MEMBERS:</u>	<u>VOTE:</u>
Meg Bohmke, Chairman	No
Thomas C. Coen, Vice Chairman	No
Tinesha O. Allen	Yes
L. Mark Dudenhefer	Yes
Cindy C. Shelton	Yes
Gary F. Snellings	Yes
Crystal L. Vanuch	No

On motion of Mr. Snellings, seconded by Ms. Shelton, which carried by a vote of 4 to 3, the following was adopted:

AN ORDINANCE TO AMEND IN PART, REPEAL IN PART, AND REORDAIN STAFFORD COUNTY CODE SEC. 28-35, "TABLE OF USES AND STANDARDS" AND SEC. 28-39(o), "CEMETERIES"

WHEREAS, pursuant to Virginia Code § 57-26, the County authorizes the establishment of cemeteries, subject to the applicable provisions of the zoning ordinance; and

WHEREAS, the Board considered the recommendation of the Planning Commission and staff, and the public testimony, if any, received at the public hearing; and

WHEREAS, the Board desires to amend the Zoning Ordinance to remove local cemetery regulations and rely on the regulations provided by the Commonwealth in the State Code, Administrative Code, and other regulations; and

WHEREAS, Stafford County treats all applications and applicants equally. The County does not discriminate against religion, or on the basis of race, sex, age, national origin, or disability, in its planning, zoning, permitting, utilities, and land use processes; and

O20-43

Page 2

WHEREAS, Virginia Code § 57-26 requires the Board to authorize by ordinance the establishment of cemeteries and this ordinance sets forth the requirements for the establishment of cemeteries in Stafford County; and

WHEREAS, the Board finds that public health, safety, and necessity, convenience, general welfare, and good zoning practices require adoption of this Ordinance;

NOW, THEREFORE, BE IT ORDAINED by the Stafford County Board of Supervisors on this the 29th day of October, 2020, that Stafford County Code Sec. 28-39(o)(1), "Establishment of cemeteries" be and it hereby is repealed, and Stafford County Code Sec. 28-35, "Table of uses and standards" be and it hereby is amended and reordained as follows, with all other portions remaining unchanged:

Sec. 28-35. - Table of uses and standards.

Table 3.1. District Uses and Standards

A-1 Agricultural.

(a) *Uses permitted by right:*


Cemetery (~~in accordance with subsection 28-39(o)~~).

Sec. 28-39. - Special regulations.

(o) *Cemeteries.*

(1) Repealed.

A Copy, teste:

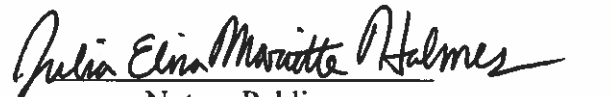

Frederick J. Presley
County Administrator



COMMONWEALTH OF VIRGINIA
COUNTY OF STAFFORD, to-wit:

The forgoing was acknowledged before me this 2 day of November, 2020 by
Frederick J. Presley, County Administrator of Stafford County, Virginia.

My Commission Expires: 05-31-2022
My Registration Number: 7777372


Notary Public
Print Name: Julia Elina Mariette Holmes

FJP:JAH: