



**APPLICATION ACCEPTED:** May 10, 2006  
**APPLICATION AMENDED:** October 12, 2006  
**PLANNING COMMISSION:** January 10, 2007  
**BOARD OF SUPERVISORS:** January 22, 2007  
@ 3:30 pm

# County of Fairfax, Virginia

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December 20, 2006

## STAFF REPORT

# WSPOD

### APPLICATIONS PCA 2000-SU-001 & SEA 00-Y-004

### SULLY DISTRICT

**APPLICANT:** Trustees of the Mount Olive Baptist Church

**ZONING:** R-2

**OVERLAY DISTRICTS:** WS

**PARCEL(S):** 65-1 ((1)) 34, 35, 45; 65-3 ((1)) 8, 8A

**ACREAGE:** 12.16 acres

**FAR:** 0.16

**PLAN MAP:** Residential, 1-2 du/ac & 2-3 du/ac

**SE CATEGORY:** Category 3; Church and Child Care Center/Nursery School

**PROPOSAL:** Amend previous approvals to allow modifications to the proposed building and phased development with an increase in seats at final build-out (from 1,000 seats to 1,500 seats). No changes to the approved child care center/nursery school are requested (maximum daily enrollment of 100 students)

### STAFF RECOMMENDATIONS:

Staff recommends approval of PCA 2000-SU-001, subject to the execution of proffers consistent with those contained in Appendix 1.

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Staff recommends approval of SEA 00-Y-004, subject to development conditions consistent with those found in Appendix 2.

Staff recommends approval of a modification of transitional screening requirements and a waiver of barrier requirements on all property boundaries, in favor of that shown on the GDP/SE Plat, and as conditioned.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290 TTY 711 (Virginia Relay Center).



**A GLOSSARY OF TERMS FREQUENTLY  
USED IN STAFF REPORTS CAN BE  
FOUND AT THE BACK OF THIS REPORT**

**DESCRIPTION OF THE APPLICATION**

**Proposal:**

The applicant requests to amend the previously approved applications on the subject property to permit site modifications and an increase in seats for a previously approved church, from 1,000 seats to 1,500 seats (in phases).

No changes are proposed for the child care center/nursery school from what was previously approved (maximum daily enrollment of 100 children).

The following chart shows the proposed changes between the existing approvals and the current proposal, Phases 1 and 2.

	<b>Approved</b>	<b>Phase 1 request</b>	<b>Phase 2 request</b>
FAR	0.18	0.16	0.16
GFA	51,915 sq ft	51,629 sq ft	51,629 sq ft
# of Seats	1,000	1,110	1,500
Parking Spaces	386 <sup>1</sup> (1 space per 2.59 seats)	379 (1 space per 2.9 seats)	555 (1 space per 2.75 seats <sup>2</sup> )

<sup>1</sup> south side of Mt. Olive Road only

<sup>2</sup> GDP/SE Plat shows 2.7 seats per space; proffers commit to maintaining a ratio of 2.75 seats per space or less

**Waivers & Modifications  
Requested:**

Modification of transitional screening requirements and waiver of barrier requirements on all property boundaries, in favor of that shown on the GDP/SE Plat

**LOCATION AND CHARACTER**

The application property is located in the southwest quadrant of the intersection of Old Mill Road and Old Centreville Road, and is bisected by Mount Olive Road (running east to west). A portion of the application property (fronting Old Centreville Road) is developed with a 9,662 square foot church and surface parking approved under SPA 76-S-069. Approximately half the site is cleared for overhead electric line and underground gas line easements, and sanitary sewer, water main, and storm drainage easements.

<b>SURROUNDING AREA DESCRIPTION</b>			
<b>Direction</b>	<b>Use</b>	<b>Zoning</b>	<b>Plan</b>
<b>North</b>	Residential; Single Family Detached & Park	R-1 & PDH-2	Residential, 1-2, 2-3 du/ac & Public Park
<b>South</b>	VA Power substation & open space	R-1 & PDH-3	Residential, 2-3 du/ac
<b>East</b>	Park	PDH-2	Park
<b>West</b>	Open Space & Residential; Single Family Detached	R-3 & R-1	Residential, 2-3 du/ac

**BACKGROUND**

- On May 18, 1976, the Board of Zoning Appeals (BZA) granted Special Use Permit S-69-76 to permit the construction of an addition to an existing church. The maximum seating capacity was granted at 275 seats. The application included only Parcels 65-3 ((1)) 8 and 8A, a total of 2.9 acres.
- On June 12, 1989, the Board of Supervisors (BOS) approved RZ 88-S-081 to rezone Parcels 65-1 ((1)) 34, 35 and 45 from the R-1 to the R-2 Cluster District to develop 12 single family detached houses. The development was never constructed.
- On August 1, 1989, the BZA approved SPA 76-S-069-1 to allow a fire-damaged facility to be replaced with a larger facility, and to approve a waiver of the dustless surface requirement. The application, which was again on Parcels 8 and 8A, did not increase the seating capacity, which remained at 275.
- On October 16, 2000, the BOS approved RZ 2000-SU-001 and SE 00-Y-004 (on the same land area as the current application) to permit the expansion of the church facility and approval of a child care/nursery school with a maximum daily enrollment of 100 students. The seating capacity of the church was increased to 1,000. North of Mount Olive Road, the combined GDP/SE Plat showed play fields and associated parking, to be constructed by others. Because of a lack of details, the SE Conditions required an SEA to be processed prior to any uses occurring north of Mount Olive Road. (See Appendix 6 for the approved GDP/SE Plat, proffers and development conditions.) An additional 24 months to commence construction was subsequently granted, extending the time limit to establish SE 00-Y-004 to October 16, 2007.

**COMPREHENSIVE PLAN PROVISIONS** (Appendix 7)

**Plan Area:** Area III; Bull Run Planning District  
 Centreville Community Planning Sector (BR6)

**Plan Map:** Residential, 1-2 du/ac & 2-3 du/ac

*A portion of the application property lies in Land Unit D-9 of the Centreville Area and Suburban Center. The shaded area in the graphic to the right is in Land Unit D-9*

**Plan Text:**

There is no site specific plan text for the application property.

*See Appendix 7 for additional Plan Text.*



**ANALYSIS**

**Generalized Development Plan/Special Exception Plat** (Copy at front of staff report)

Title of GDP/SP Plat: Mt. Olive Baptist Church  
 Prepared By: Wiles Mensch Corporation  
 Original and Revision Dates: December 23, 1999 as revised through December 14, 2006

The combined Generalized Development Plan/Special Exception Plat (GDP/SE Plat) consists of fifteen sheets.

**Sheet 1** (labeled A) shows the elevations of the proposed building.

**Sheets 2 and 3** (labeled 1 and 2) show the existing conditions for the northern and southern portions of the site, respectively.

**Sheet 4** (labeled 3) depicts the entire site layout for Phase 1, as explained below. (at a scale of 1" = 60')

**Sheets 5 and 6** (labeled 4 and 5) show the site layout of Phase 1 for the northern and southern portions of the site, respectively, at a scale of 1" = 40'.

**Sheet 7** (labeled 6) depicts the entire site layout for Phase 2, explained below. (at a scale of 1" = 60')

**Sheets 8 and 9** (labeled 7 and 8) show the site layout of Phase 2 for the northern and southern portions of the site, respectively, at a scale of 1" = 40'.

**Sheets 10 and 11** (labeled 9 and 10) show the landscape plan for the northern and southern portions of the site, respectively, during Phase 1.

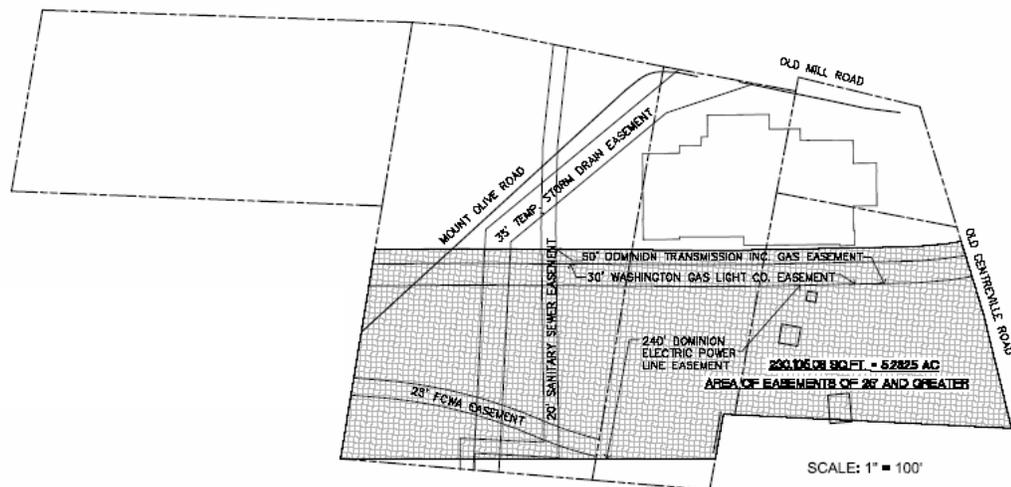
**Sheets 12 and 13** (labeled 11 and 12) show the landscape plan for the northern and southern portions of the site, respectively, during Phase 2.

**Sheets 14 and 15** (labeled 13 and 14) show the Existing Vegetation Map for the northern and southern portions of the site, respectively.

The layout depicted on the GDP/SE Plat shows the following:

**Easements**

- The site is constrained by a 240 foot wide VEPCO easement, a 30 foot wide Washington Gas Light easement, a 50 foot wide Dominion Transmission easement, a 35 foot wide storm drainage easement for the Park Authority property on the opposite side of Old Mill Road, and a 24 foot wide water authority easement.
- These easements, shown in the graphic below, cover a total of 5.2825 acres of the site. As the easements were granted after the effective date of the Zoning Ordinance, no density credit is granted for the land area in these easements.



**Phasing**

- The proffers commit to build all improvements south of Mount Olive Road with Phase 1, and all improvements north of Mount Olive Road with Phase 2. The new church building itself will be constructed with Phase 1, although only 1,110 seats are requested with Phase 1. The additional seats requested with Phase 2 (up to a maximum of 1,500 seats) will be provided by internal modifications of the building, and will be served by the additional parking provided on the north side of Mount Olive Road.

### **Building / Floor Area**

- A single building located at the corner of Old Centreville and Old Mill Roads, with 51,629 square feet of gross floor area in a two story structure (plus a cellar). The tabulations show a maximum height of 59 feet, the angle of bulk plan details indicate a maximum height of 42 feet at the edge of the structure.

A “day care play area” 40,000 square feet in area is shown at the north end of the building; the main entrance is located on the southern end of the building.

The elevations provided show a long building with a gabled roof, with the majority of the building aligned north-south and one story (though a tall story) in height to accommodate the sanctuary. On the northern end of the building, a three-story wing is shown running east-west, with the bottom level consisting of walk-out cellar space. No specific building materials or colors are provided, but staff has proposed a development condition (consistent with the previous approval) limiting the materials to face brick, architectural pre-cast stone, wood, vinyl or cementitious siding.

- The GDP/SE Plat indicates that the floor area ratio (FAR) on the site equates to 0.16.
- Temporary trailers are shown to be placed on the parcel north of Mount Olive Road for interim use during construction of Phase 1.

### **Parking, Access & Sidewalks**

- Parking is shown on both the southern portion of the site (south of Mount Olive Road) and the northern portion (north of Mount Olive Road). The proffers indicate that the 379 spaces located on the southern portion will be constructed with Phase 1, while the 176 additional spaces located north of Mount Olive Road will be constructed with (and will serve) Phase 2.
- Access is provided to the southern portion of the site with two entrances onto Old Centreville Road, an exit only onto Old Mill Road, and a single entrance onto Mount Olive Road (to be constructed with Phase 2, per the proffers). Access to the northern portion of the site (parking for Phase 2) will be provided with an entrance onto Mount Olive Road, aligned with the entrance on the southern side of the road.
- An eight foot wide trail (not meeting the 10 foot wide standard) is shown along all site frontages. Sidewalks are shown to be provided along the entrances onto Mount Olive Road, giving access from the Phase 2 parking lot on the north side to the church facility on the south side.

### **Open Space, Landscaping, & Transitional Screening**

- During Phase 1, the entire portion of the site north of Mount Olive Road will be maintained as open space, aside from the temporary placement of trailers during construction of the church.
- While no open space calculation is provided (there is no requirement for the R-2 District), a significant portion of the site remains as open space under the proposal. In Phase 1, the area north of Mount Olive Road will be maintained as open space, as well as an area encumbered by easements and located south of

Mount Olive Road and north of the drainage easement. In Phase 2, approximately half of the area located north of Mount Olive Road will be developed as parking, but the remainder of the open space areas from Phase 1 will be maintained as open space.

- The GDP/SE Plat does not show any transitional screening to be provided, although the landscape plan does show a row of trees on all sides around the development area on the southern portion of the site. It should be noted that planting on a majority of the site is relatively constrained by the major easements.

### **Stormwater management**

- Stormwater management will be provided in an underground detention system with sand filters located on the southern portion of the site. The northern portion will be piped into the same system.

### **Land Use Analysis (Appendix 7)**

The applicant proposes to amend a previous approval to allow the replacement (rather than expansion) of a previously approved structure, in a slightly modified and slightly larger configuration. Additionally, the applicant requests approval of an additional 500 seats over the previous approval. In the absence of site specific text, the Comprehensive Plan land use guidance for this type of use focuses on compatibility with the surrounding area.

#### ***Issue: Seating***

While the Zoning Ordinance requires one parking space per four seats, it is staff's experience that this amount of parking does not adequately serve a place of worship. A parking ratio of 2.5 – 2.6 seats per space is generally considered to be adequate, with a ratio of 3 seats per space generally considered to be the minimum necessary to serve the use. From the earlier submissions, the applicant has increased the parking on-site to provide 2.9 seats per space with Phase 1, and 2.75 seats per space in Phase 2. (The previously approved applications provided a parking ratio 2.59 seats per space.) If 1,000 seats were provided in the facility, as previously approved, the proposed parking (slightly reduced from the previous approval) would equate to a ratio of 2.64 seats per space. The applicant's proffers, however, include an unacceptable caveat for Phase 1 that would allow an unlimited reduction in parking spaces, so long as the Zoning Ordinance requirement of 1 space per 4 seats was not violated. Therefore, staff has proposed a condition limiting the parking ratio in Phase 1 to a minimum of 2.75, as is provided in Phase 2.

#### ***Issue: Screening adjacent residential uses***

The application property is directly adjacent to either open space or park land on all sides except around the very northern portion of Parcel 34 (north side of Mount Olive

Road), and two adjacent lots to the southwest. The properties to the north are located adjacent to a portion of the site that is not proposed to be developed. The properties to the southwest as located adjacent to an area that meets the 25 foot wide transitional screening requirement (although not as densely planted as the transitional screening requires). While the northern area is sufficiently screened by existing vegetation that will not be disturbed, Staff has requested that the applicant provide additional plantings along the southwestern property line to screen the adjacent residences. Staff has therefore proposed a development condition requiring additional evergreen plantings along the southwestern property boundary.

***Issue: Historic Resources***

The church building was recorded in a 1988 survey of standing structures in the County, but was never listed on the County Inventory of Historic Sites. Because the original structure has been completely encapsulated and/or removed, no historical significance is attached to the existing building. It would be appropriate, however, for the applicant to provide photographic documentation prior to and during demolition to record any remnants of the previous structure and its history. The applicant has provided such a proffer.

***Issue: Cemetery***

An existing cemetery in the vicinity of the church site (located on Parcels 31, 33 or 35) should be verified and, if possible, demarcated to protect the cemetery from unintentional intrusion. The applicant has provided such a proffer.

**Environmental Analysis (Appendix 8)**

***Issue: Tree Cover***

As noted in the Land Use section, staff has asked for additional screening and trees along the southwestern boundary of the site. Staff also believes that there are additional opportunities to protect existing dense vegetation along this boundary, which would be preferable to cutting down the existing vegetation to be replaced with sparse landscaping. Staff has proposed a development condition which would require the applicant to work with Urban Forest Management to preserve existing vegetation in this area.

***Issue: Utility Easements***

As noted, the site is impacted by a number of large easements. Given the proximity of existing and proposed structures to some of these easements, it would be appropriate for the applicant to provide written documentation of coordination with the utility operators for each of the easements crossing the subject property. In the absence of a proffer to show such documentation, Staff has proposed a condition to address this issue.

## **Transportation Analysis (Appendix 9)**

### ***Issue: Access to Old Mill Road***

The GDP/SE Plat shows an exit only access point onto Old Mill Road for Phase 1. Proffers further state that such exit will be a right out only, that it will be utilized only on Sundays (and otherwise gated). The proffers and GDP/SE Plat indicate that the entrance will be maintained only during Phase 1, and will be closed with Phase 2. Staff believes that this access is too close to the intersection of Old Mill Road and Mt. Olive Road to provide a safe exit. Additionally, staff is concerned that, should overflow parking be required, people will turn left out of this entrance to park on the parcel north of Mount Olive Road, which is currently cleared and graveled as the site of a demolished house. Staff has proposed a condition to prohibit this access point during Phase 1, and to instead provide the parking and turn-around area shown on Phase 2.

### ***Issue: Parking Spaces adjacent to Old Mill Road Access***

The GDP/SE Plat shows seven angled parking spaces along the driveway to the exit only access point onto Old Mill Road. These seven spaces do not meet the standard for parking spaces. Staff has proposed a condition that the spaces be configured to meet standards, but it would be beneficial to revise the GDP/SE Plat to correct this issue.

## **Public Facilities Analysis**

*Water Service (Appendix 11)* – Adequate service available. Fairfax Water has noted that the development will require the easement agreement to be amended, and that this amendment will need to state that Fairfax Water will not be responsible for the restoration of any parking or amenities which may be disturbed by Fairfax Water during maintenance or other activities.

Rather than citing specific language in the proposed development conditions, and because there are a large number of easements that could be affected, Staff has proposed a condition requiring the applicant to demonstrate, prior to site plan approval, that the necessary amendments and approvals have been granted by the governing entities of each easement.

*Sewer Service (Appendix 12)* – Adequate capacity available; no issues cited. The site is located in the Cub Run Watershed, and sewered into the UOSA Treatment Plant.

*Fire and Rescue (Appendix 13)* – Meets fire protection guidelines; no issues cited. The site is serviced by Station #417, Centreville.

*Stormwater Analysis, DPWES (Appendix 14)* – The applicant has proposed underground detention, the details of which will be reviewed at the time of site plan approval.

*Fairfax County Park Authority* (Appendix 15) – The Park Authority has indicated an interest in providing fields on the parcel north of Mount Olive Road, either through acquisition or some other form of joint development. The applicant has indicated some willingness to allow the construction of fields by other for public use (but no interest in selling the property). However, at this time, no details have been shown on the GDP/SE Plat noting the location or any fields, play areas, or parking. Any such proposal in the future will require a PCA and an SEA.

**ZONING ORDINANCE PROVISIONS** (Appendix 16)

<b>BULK REGULATIONS (R-2 non-residential use)</b>		
<b>Standard</b>	<b>Required</b>	<b>Provided</b>
Lot Size	15,000 sq ft	12.16 acres
Lot Width	100 feet	Mt Olive Rd, north side: 360 feet ± Mt Olive Rd, south side: 600 feet ± Old Mill Rd, N of Mt. Olive: 380 feet ± Old Mill Rd, S of Mt. Olive: 790 feet ± Old Centreville Rd: 480 feet ±
Building Height	60 feet	59 feet
Front Yard	45° ABP, not less than 35 feet (42 feet)	Mount Olive Rd: 58 feet Old Mill Rd: 38 feet <sup>1</sup> Old Centreville Rd: 67 feet
Side Yard	40° ABP, not less than 15 feet (36 feet)	235 feet
Parking Lot setback (11-102 Par. 8)	10 feet	1 to 8 feet
FAR	0.2	0.16
Open Space	NA	25%
Parking Spaces	Phase 1: 275 spaces Phase 2: 375 spaces	Phase 1: 379 spaces Phase 2: 555 spaces <sup>2</sup>
<b>Transitional Screening and Barrier:</b>		
<i>All sides</i>	25 feet, Barrier D, E, F	No barrier (waiver requested) Landscaping as shown

<sup>1</sup> The angle of bulk plane illustration shows that the lower roof line at this edge will be met

<sup>2</sup> may be reduced to a minimum of 1 space per 2.75 seats

Waivers and Modifications Requested

- *Modification of transitional screening requirements and waiver of barrier requirements on all property boundaries, in favor of that shown on the GDP/SE Plat*

The applicant has requested a modification of transitional screening and waiver of barrier on all sides, in favor of that shown on the SE Plat. As noted, staff has requested additional plantings in the only area where houses are directly adjacent to a developed area on the site, along a portion of the western property boundary. With these additional plantings, which have not been provided at this time, staff would not object to the requested waivers, which are similar to those approved with the previous applications, with the exception of the parking lot setbacks discussed below.

## **OTHER ZONING ORDINANCE REQUIREMENTS**

### **Special Exception Requirements (See Appendix 16)**

- General Special Exception Standards (Sect. 9-006)
- Category 3 Standards (Sect. 9-304)
- Additional Standards for Child Care Centers and Nursery Schools (Sect. 9-309)

### ***General Special Exception Standards (Sect. 9-006)***

*Standard 1* states that the proposed use must be in harmony with the adopted comprehensive plan. The Comprehensive Plan emphasizes compatibility of land uses. As stated earlier, staff believes that additional amenities such as architectural material commitments and additional screening in key locations are appropriate, and has therefore provided development conditions relating to these issues. With the imposition of these conditions; this standard is satisfied.

*Standard 2* requires that the use be in harmony with the general purpose and intent of the applicable zoning district regulations. The site is currently in use as a church, and the applicant is proposing entirely new construction which would expand the footprint and the approved number of seats. The applicant has provided additional parking from earlier submissions, and staff has proposed additional conditions relating to additional screening. Staff believes this standard has been satisfied, with the imposition of these conditions.

*Standard 3* requires that the use be harmonious with and not adversely affect neighboring properties. While staff does not believe that the church proposal in and of itself would be detrimental to the surrounding properties, the requested entrance onto Old Mill Road is not appropriate or safe, and therefore staff has recommended a condition deleting this entrance. With the imposition of this condition (but only with its imposition), this standard is satisfied.

*Standard 4* requires that the use allow for safe pedestrian and vehicular traffic patterns. Right-of-way and frontage improvements to the standards set by the Comprehensive Plan have been provided, and pedestrian access has been provided from the Phase 2 parking to the church facility. This standard is satisfied.

*Standard 5* requires landscaping and screening in accordance with the provisions of Article 13. The applicant has requested modifications of the landscaping and barrier

requirements as discussed above. As noted, staff does not support these requests to the extent requested by the applicant, but has proposed conditions to address the deficiencies. With the imposition of these conditions, this standard has been satisfied.

*Standard 6* states that open space shall be provided as required in the specified zoning district. While there is no open space requirement for churches in the R-2 District, the GDP/SE Plat shows a significant portion of the site to be maintained as open space.

*Standard 7* requires adequate utilities, drainage, and parking. As noted, while the application meets the Zoning Ordinance requirements for parking, staff remains concerned that the caveats in the proffers could result in insufficient parking in Phase 1. Staff has therefore proposed a condition limiting the parking ratio in Phase 1 to 2.75 seats per space (a similar proffer is proposed for Phase 2). With this condition, Staff believes that this standard is satisfied.

*Standard 8* requires that signs be regulated by the provisions of Article 12. The applicant has not requested any signage in excess of that allowed by Article 12.

### ***Category 3 Standards (Sect. 9-304)***

The Category 3 Standards require that the use comply with the lot size and bulk regulations, as well as with the performance standards as may be applicable, and that the use be subject to the provisions of Article 17, Site Plans. The proposed use does comply with these standards.

### ***Additional Standards for Child Care Centers and Nursery Schools (Sect. 9-309)***

The additional standards require that adequate outdoor recreation space be provided, that the use be designed to accommodate all pick-up and drop-off on-site, and that the use adhere to the applicable State regulations. The proposed child care center /nursery school meets these standards; no changes to that previously approved is requested with these amendment applications.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Staff Conclusions**

Although there are a few outstanding issues relating to the additional screening, architectural elevations, and the provision of the entrance onto Old Mill Road in Phase 1, these issues have been addressed with staff's proposed development conditions. Staff does find that, taken as a whole, the application to modify the previously approved church development and to allow additional seating as a second Phase is in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions.

## **Recommendations**

Staff recommends approval of PCA 2000-SU-001, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of SEA 00-Y-004, subject to development conditions consistent with those found in Appendix 2.

Staff recommends approval of a modification of transitional screening requirements and a waiver of barrier requirements on all property boundaries, in favor of that shown on the GDP/SE Plat, and as conditioned.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

## **APPENDICES**

1. Draft Proffers
2. Proposed Development Conditions
3. Rezoning Affidavit
4. Special Exception Affidavit
5. Statement of Justification
6. Approved GDP/SE Plat, Proffers, and SE conditions
7. Plan Citations
8. Environmental Analysis
9. Transportation Analysis
10. Heritage Resources Analysis
11. Fairfax County Water Authority
12. Sanitary Sewer Analysis
13. Fire and Rescue
14. Stormwater Management Analysis, DPWES
15. Fairfax County Park Authority
16. Applicable Zoning Ordinance Provisions
17. Glossary

**DRAFT PROFFERS - PCA 00-SU-001**

December 18, 2006

Pursuant to the provisions of Va. Code (15.2-2303A et seq.), the Owner/Applicant, for itself and its successors and assigns hereby makes the following proffers which supercede all previous proffers, subject to the approval of this Application by the Board of Supervisors of Fairfax County, Virginia:

1. The subject property shall be developed in substantial conformance with the Special Exception Amendment Plan/Proffer Condition Amendment (SEA/PCA) plan for Mount Olive Baptist Church prepared by Wiles Mensch Corporation and dated December 23, 1995 (and revised December 14, 2006), depicting a church and related facilities, including a child care center, nursery school and playground for a maximum of 100 children (for all activities combined). Minor modifications to the SEA/PCA may be made provided that said modifications are in substantial conformance with the SEA/PCA.

2. The existing sanctuary shall be razed and replaced by a structure in substantial conformance with the structure depicted on the SEA/PCA Plan. Applicant may elect to construct the internal configuration of the sanctuary in a different configuration/design provided that neither the seating capacity nor the exterior first floor footprint are increased. At Applicant's election, the property may be developed in Phases as described herein, or both phases may be developed at the same time, provided the commitments made herein for each phase are adhered to when developing the property.

3. A. Phase I

Phase I development shall be limited to 1,100 sanctuary seats, supported by a minimum of 379 parking spaces on Lots 8 and 8A of the application property (a ratio of one space per 2.90

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seats). In the event that final engineering during the site plan review process for Phase I causes loss of any parking space(s), sanctuary seating for Phase I shall remain at 1,100 seats, subject to the provision of additional parking spaces in Phase II, below.

**B. Phase II**

Phase II development, taken together with Phase I development shall be limited to a maximum of 1,500 sanctuary seats. The Applicant in Phase II may expand the sanctuary seating capacity, submitting a site plan to Fairfax County DPW&ES to: (1) provide parking spaces as shown on the SEA/PCA plan sufficient to equal an overall parking ratio of a minimum of one space per 2.75 seats on the Applicant's property both north and south of Mount Olive Road (Parcels 8, 8A, 34 and part of Parcel 35), and (2) construct full section improvements to Mount Olive Road as set forth in Proffer No. 5 below, if necessary.

**Transportation****Old Centreville Road**

4. In Phase I of the development, Applicant shall dedicate 35 feet of right of way from the center line of Old Centreville Road to its property line and construct ½ of a two-lane section to include 26 feet of pavement from center line to face of curb, a right turn/deceleration lane at the entrance into the property. Applicant shall, dedicate and convey in fee simple to the Board, at no cost, right of way for public street purposes, as shown on the GDP/SE. Dedication of right of way shall be made at time of site plan approval or upon demand from Fairfax County, whichever shall first occur.

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**Mount Olive Road**

5. Applicant shall dedicate and convey in fee simple to the Board of Supervisors, right of way for public street purposes, as shown on the GDP/SE. Dedication of right of way shall be made at time of site plan approval or upon demand from Fairfax County, whichever shall first occur. In Phase I of the development, the Applicant shall dedicate 35 feet each side of the center line of Mount Olive Road along its entire Mount Olive Road frontage in fee simple together with necessary ancillary easements, constituting a total of 70 feet of right of way which will permit construction of a 50 foot pavement section.

Upon demand by Fairfax County and/or VDOT, Applicant shall dedicate such additional areas immediately adjacent to the right of way as determined to be necessary by VDOT and/or Fairfax County for improvements to the drainage channel along Mount Olive Road if said demand occurs before Applicant's Phase II development, which such additional areas may require modification and/or termination of the "interim" egress way shown on the GDP (which parallels Mount Olive Road, exiting onto Old Mill Road), provided that such additional dedication shall be in substantial conformance to the GDP.

Full section improvements to Mount Olive Road, shall be constructed in Phase II of the development by Applicant, unless previously constructed by others, only at the time the Applicant develops the property north of Mount Olive Road (Parcel 34 and part of Parcel 35).

At Applicant's election, Applicant may make the road-way connection to Mount Olive Road prior to the Phase II development without being required to construct full frontage

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improvements

**Egress to Old Mill Road**

6. The egress from the site onto Old Mill Road shall be "interim only" (for Phase I development of the site), and shall be maintained only under the following conditions:

(a) Use shall be limited to egress only on Sundays from 9:00 a.m. to 3:00 p.m. At all other times, this exit shall be closed by a gate or other closure approved by VDOT and/or Fairfax Office of Transportation.

(b) Right turns only shall be permitted from the property onto Old Mill Road.

(c) The continued maintenance of this egress on an interim basis (for Phase I development) from the site in the manner depicted on the GDP/SE shall be subject to the provisions of Proffer No. 5, above. Further, at the time Applicant develops the property north of Mount Olive Road ("Phase II"), the egress to Old Mill Road shall be terminated, and ingress/egress to Mount Olive Road as generally shown on the GDP shall be substituted therefor. At Applicant's election, the pavement area constituting the interim egress to Old Mill Road may be removed or modified (including the existing entrance which shall be replaced by curb and gutter) to serve as additional on-site parking, provided such additional parking is in substantial conformance with the GDP.

**Landscaping**

7. At the time of site plan review/approval, Applicant shall submit a landscape plan which depicts interior parking lot landscaping that at a minimum is consistent with that shown on

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the GDP/SE plat and which, among other requirements, adheres to Virginia Power standards for planting within utility easements. The landscaping plan shall be subject to review and approval by the Urban Forest Management Branch of the Department of Public Works and Environmental Services (DPW&ES) at the time of site plan review.

8. If required Urban Forest Management of DPW&ES at the time of site plan review, Applicant will submit a landscape plan, showing at a minimum, the landscape features depicted on the GDP/SE, and shall, in the landscape plan, depict any supplemental evergreen plantings as determined by the Urban Forest Management Branch.

**Lighting**

9. Any existing or proposed lighting of sidewalk or parking areas shall be in accordance with Article 14 of the Zoning Ordinance, and shall be subject to the following:

- The combined height of the light standards and fixtures shall not exceed twelve (12) feet, measured from the highest point of the fixture to the ground level.
- With the exception of security lighting, all parking lot lights shall be turned off within one (1) hour after the last scheduled event has ended.

**Location of Temporary Trailers**

10. Three (3) temporary trailers now located on the Church site shall be relocated during Phase I development to the Church property north of Mount Olive Road prior to demolition of the existing structure. The trailers may remain at such location and may be used by the Church for church-related activities (administrative, small group meetings, pastoral counseling, records

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storage, etc.) deemed appropriate during construction, and for 180 days after completion and occupancy of the new Church building. Access to the trailers as re-located shall be via a temporary entrance on Mount Olive Road as shown on the GDP/SE.

**Photographic Documentation During Demolition**

11. During demolition of the existing church building, the Applicant shall, to the extent feasible, document by photographs the demolition in a manner designed to preserve for historical purposes the elements of the structure as required by DPWES, and provide copies of the photographs to the VA Room of the Fairfax Public Library and to the Department of Planning and Zoning.

**Existing Cemetery**

12. Prior to demolition of the existing Church building, the Applicant shall by field survey locate the cemetery located on the adjoining property, and after establishing its location, Applicant shall work with the families of those interred in the cemetery to erect an appropriate fence enclosure to protect and preserve the cemetery, the costs of which shall be shared pursuant to a private agreement between the parties.

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**MOUNT OLIVE BAPTIST CHURCH**

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Lawrence (NMI) Winston, Trustee

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Roland L. Williams, Trustee

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Ernest R. Harmon, Trustee

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Rubin (NMI) Cuffee, Trustee

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Walter H. Pope, Trustee

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Diane P. Wimbish, Trustee

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Charles W. Foutz, Trustee

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Robert P. Garnett, Trustee

**PROPOSED DEVELOPMENT CONDITIONS****SEA 00-Y-004****December 20, 2006**

If it is the intent of the Board of Supervisors to approve SEA 00-Y-004, located at 6600 and 6608 Old Centreville Road, Tax Map 65-1 ((1)) 34, 35 and 45 and 65-3 ((1)) 8 and 8A, for a place of worship and nursery school/child care center, pursuant to Sect. 3-204 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions, which supersede all previously approved conditions: (those conditions carried forward from previous approval are marked with an asterisk)

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application (Drive In Bank), as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "Mt. Olive Baptist Church" prepared by Wiles Mensch Corporation, dated December 23, 1999, as revised through November 10, 2006, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. In Phase 1, the seating in the church shall be limited to a maximum of 1,100 seats.
5. In Phase 2, the seating in the church shall be limited to a maximum of 1,500 seats.
6. The combined total maximum daily enrollment for the child care center/nursery school shall be limited to 100 students. \*
7. The normal hours of operation for the child care center/nursery school shall be limited to 6:30 am to 6:00 pm, Monday through Friday. \*
8. Indoor recreation space shall be provided for each student enrolled in the child care center/nursery school in accordance with the provisions of Chapter 30 of the Fairfax County Code. At the time of site plan approval, the applicant shall demonstrate to the satisfaction of DPWES that usable outdoor recreation spaces, as shown on the GDP/SE Plat, has been provided for the child care

center/nursery school in accordance with Sections 9-309 and 9-310 of the Zoning Ordinance. \*

9. The applicant shall file with the area Police substation and Fire Station the names and telephone numbers of at least five individuals who can be contacted in case of an emergency or problem that occurs outside of normal business hours. \*
10. Landscaping shall be provided, at a minimum, in an amount in substantial conformance with that shown on the SP Plat, as approved by Urban Forest Management (UFM).
11. Additional evergreen screening shall be provided along the southwestern boundary of the site, adjacent to single family detached homes and HOA open space, in coordination with and as approved by UFM. Such screening shall be designed and installed so as to protect existing vegetation along this boundary, as recommended by UFM.
12. Building materials shall be limited to face brick, architectural pre-cast stone, wood, vinyl or cementitious siding.
13. Prior to any land disturbing activities, written coordination of safety measures with the utility operators of each easement crossing the subject property shall be demonstrated to DPWES.
14. Prior to site plan approval, documentation shall be provided to DPWES that any necessary amendments to easements and/or approvals have been granted by the governing entities of each easement, or that no such amendment or approval is necessary.
15. The exit only access point onto Old Mill Road shown on the GDP/SE Plat shall not be provided, and the angled parking shown along that entrance shall be configured to meet all Zoning Ordinance and PFM requirements.
16. All parking shall be on site in those areas shown on the GDP/SE Plat. No overflow parking shall be permitted along any surrounding roads, or (during Phase 1 only) on the north side of Mount Olive Road. The church shall make all members aware of this restriction. \*
17. Signage shall be provided in accordance with Article 12. The existing freestanding sign (or any replacement thereof) shall not be internally illuminated. \*
18. Trash dumpsters shall be screened with wood or masonry enclosures, and shall be locate in an area not readily visible from adjacent residential neighborhoods. \*

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless, at a minimum, the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.