

PROFFERS - PCA 00-SU-001

January 11, 2007

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 (51,629 square feet GFA; .17 FAR), with 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; however, dormer windows may be added by Applicant to the roof lines on the north and south elevations to provide visual relief as generally shown on the attached Exhibit 1 elevation sheet.. 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 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

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by a minimum of 379 parking spaces on Lots 8 and 8A of the application property (a ratio of one space per 2.90 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, to meet a ratio of a minimum of one parking space per 2.75 seats.

B. Phase II - The Applicant in Phase II may expand the sanctuary seating capacity to a maximum of 1,500 sanctuary seats on the following conditions: (1) Applicant shall provide parking spaces as shown on the SEA/PCA plan, which may be reduced from that shown so long as 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) is provided, and (2) Applicant shall construct full section improvements to Mount Olive Road as set forth in Proffer No. 5 below and (3) Applicant shall build the access from the site to Mount Olive Road as shown on the SEA/PCA Plan.

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 SEA/PCA. Dedication of right

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of way shall be made at time of site plan approval or upon demand from Fairfax County, whichever shall first occur.

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 SEA/PCA. Dedication of right of way shall be made at time of first 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, provided that such additional dedication shall be in substantial conformance to the SEA/PCA. Such additional areas may require modification and/or termination of the "interim" egress way shown on the SEA/PCA (which parallels Mount Olive Road, exiting onto Old Mill Road).

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).

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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 frontage improvements on Mount Olive Road.

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 Department 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 SEA/PCA shall be subject to the provisions of Proffer No. 5, above, which may require closure of the entrance to accommodate right-of-way dedication for drainage improvements. 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 SEA/PCA for Phase II shall be substituted therefor. At Applicant's election, the pavement area constituting the interim egress to Old Mill Road may be removed or modified to serve as additional on-site parking, provided such additional parking is in substantial conformance with the SEA/PCA. The existing entrance to Old Mill Road shall be removed and replaced by curb and gutter.

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 the SEA/PCA 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 Urban Forest Management of the Department of Public Works and Environmental Services (DPW&ES) at the time of site plan review.

In addition, the landscape plan shall depict supplemental evergreen plantings along the western boundry as determined to be appropriate by Urban Forest Management.

Lighting

8. 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.
- 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

9. Prior to demolition of the existing structure, the 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 as shown on SEA/PCA Plat. Access to the trailers as re-located shall

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be via a temporary entrance on Mount Olive Road as shown on the SEA/PCA. 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 storage, etc.) deemed appropriate during construction and until the non-RUP is issued for the Church building, after which all active use (except storage and move-out activities) of the trailers shall cease. The trailers shall be removed from the property within 180 days after the non-RUP for the new Church building is issued.

Photographic Documentation During Demolition

10. 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

11. 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: January 11, 2007

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

Date: January 11, 2007

By: Roland I. Williams Trustee
Roland I. Williams, Trustee

January 11, 2007

Date: _____

By: Ernest R. Harmon trustee
Ernest R. Harmon, Trustee

Date: January 11, 2007

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

Date: January 11, 2007

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

Date: January 11, 2007

By: Dianne P. Wimlish, Trustee
Dianne P. Wimlish, Trustee

Date: January 11, 2007

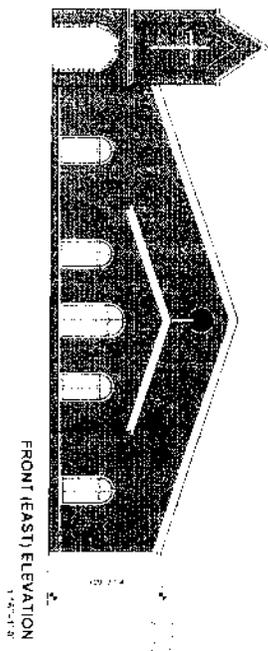
By: Charles W. Foutz Trustee
Charles W. Foutz, Trustee

Date: January 11, 2007

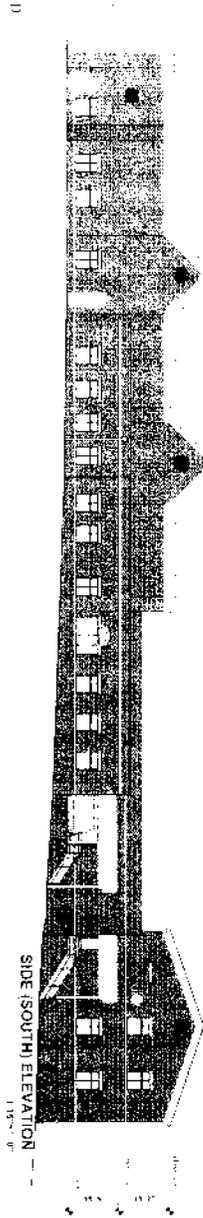
By: Robert P. Garnett, Sr. Trustee
Robert P. Garnett, Sr., Trustee



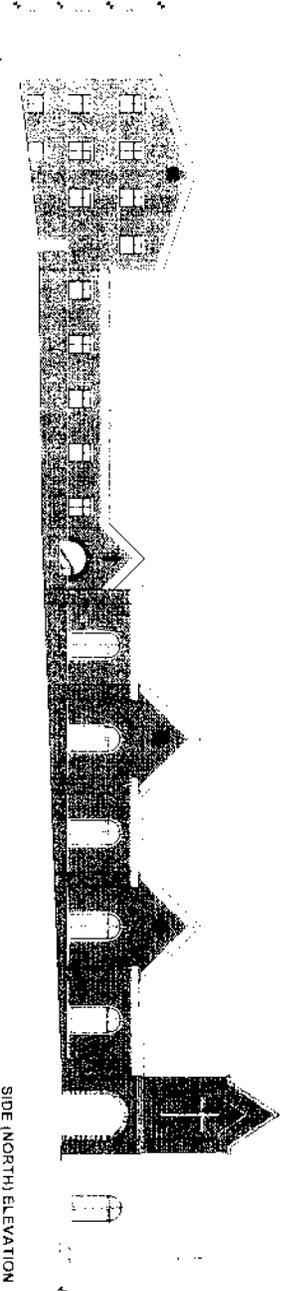
REAR (WEST) ELEVATION



FRONT (EAST) ELEVATION



SIDE (SOUTH) ELEVATION



SIDE (NORTH) ELEVATION

MT. OLIVE BAPTIST CHURCH - CENTREVILLE
 5800 OLD CENTREVILLE ROAD
 CENTREVILLE, VA 20109-2000



DATE WORK COMPLETED: 11/16/16