APPLICATION ACCEPTED: February 18, 2009
PLANNING COMMISSION: May 14, 2009
BOARD OF SUPERVISORS: June 1, 2009

County of Fairfax, Virginia

May 12, 2009

STAFF REPORT ADDENDUM

APPLICATION SE 2009-SU-002

SULLY DISTRICT

APPLICANT:	Centreville Day School/ Centreville United Methodist Church
ZONING:	PDH-12, R-1, WS
PARCEL(S):	65-1 ((5)) J1, 65-1 ((1)) 14A, 14A1
ACREAGE:	9.46 acres
FAR:	0.15
PLAN MAP:	Residential (5-8 du/ac and 1-2 du/ac)
SE CATEGORY:	Category 3; Church and Nursery School
PROPOSAL:	Approval of an existing church and nursery school to permit additional church facilities.

STAFF RECOMMENDATIONS

Staff recommends approval of SE 2009-SU-002, subject to the proposed development conditions in Attachment 1.

Staff recommends approval of a modification of the transitional screening requirement along the southern, western and eastern boundaries in favor of existing vegetation and as depicted on the SE Plat.

Staff recommends approval of a modification of the barrier requirement along the western boundary in favor of that depicted on the SE Plat and as conditioned.

Christopher M. DeManche

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703-324-1290 FAX 703-324-3924
www.fairfaxcounty.gov/dpz/

Staff recommends approval of a waiver of the barrier requirement along the southern and eastern boundaries in favor of that depicted on the 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 recommendation of staff; it does not reflect the position of the Board of Supervisors.

The approval of this special exception does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

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.

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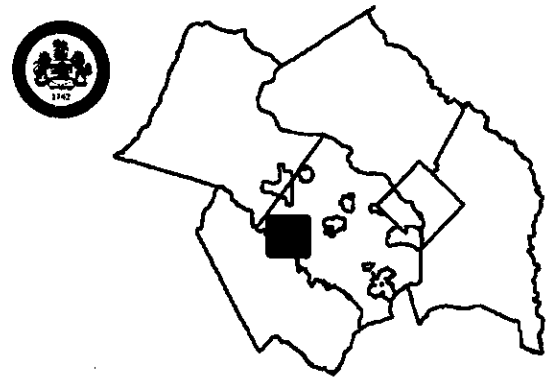
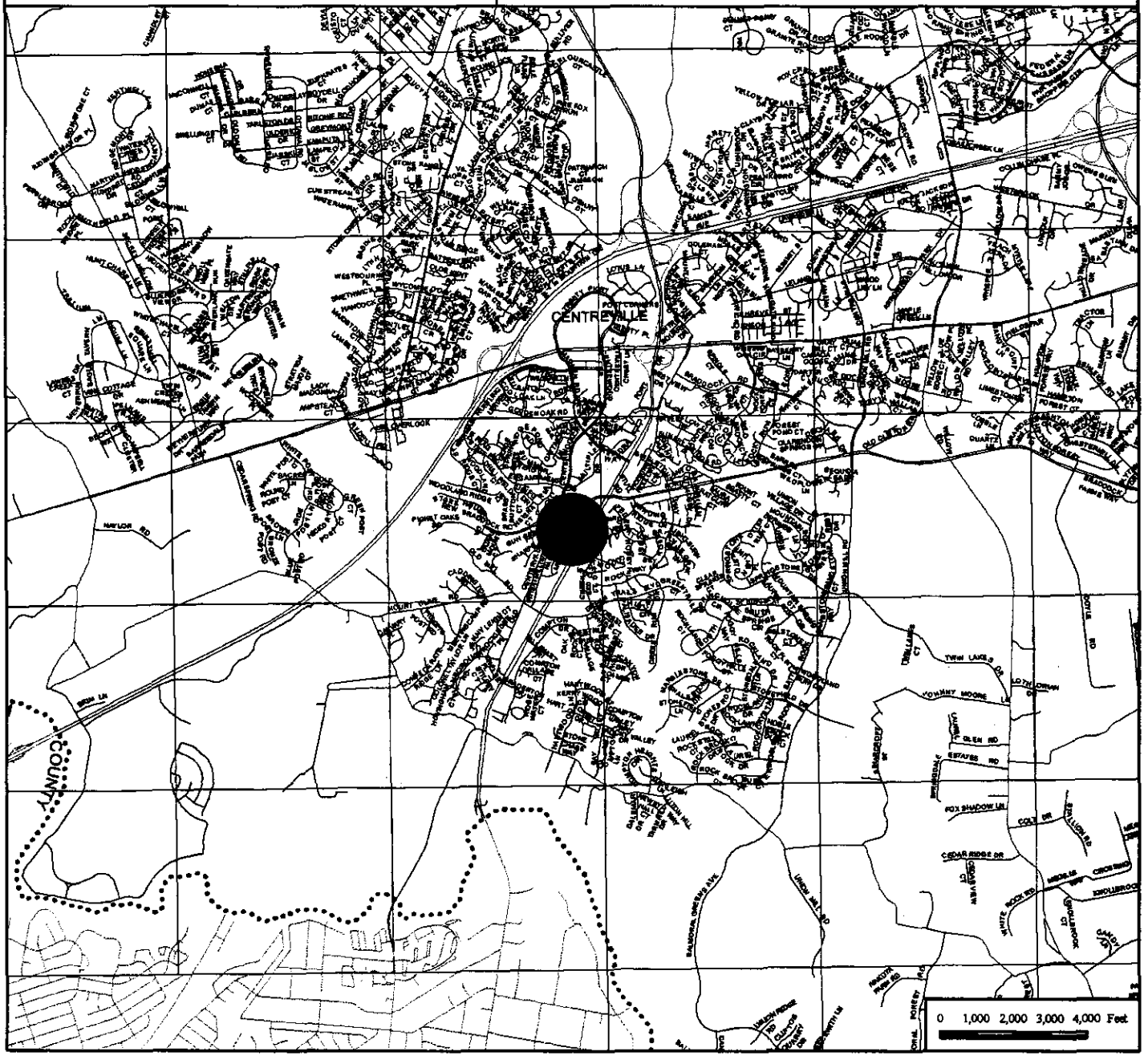
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Exception

SE 2009-SU-002

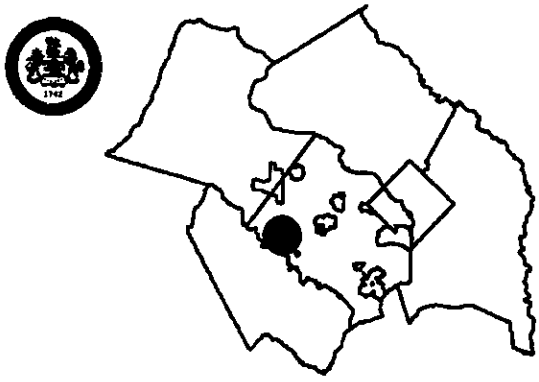


Applicant:	CENTREVILLE DAY SCHOOL/CENTREVILLE UNITED METHODIST CHURCH
Accepted:	02/18/2009
Proposed:	EXISTING CHURCH AND NURSERY SCHOOL TO PERMIT ADDITIONAL CHURCH FACILITIES
Area:	9.46 AC OF LAND; DISTRICT - SULLY
Zoning Dist Sect:	03-0104 06-0105
Art 9 Group and Use:	3-15 3-15
Located:	6400 OLD CENTREVILLE ROAD
Zoning:	R- 1 PDH-12
Plan Area:	3
Overlay Dist:	WS
Map Ref Num:	065-1- /01/ /0014A /01/ /0014A1 /05/ / J1



Special Exception

SE 2009-SU-002



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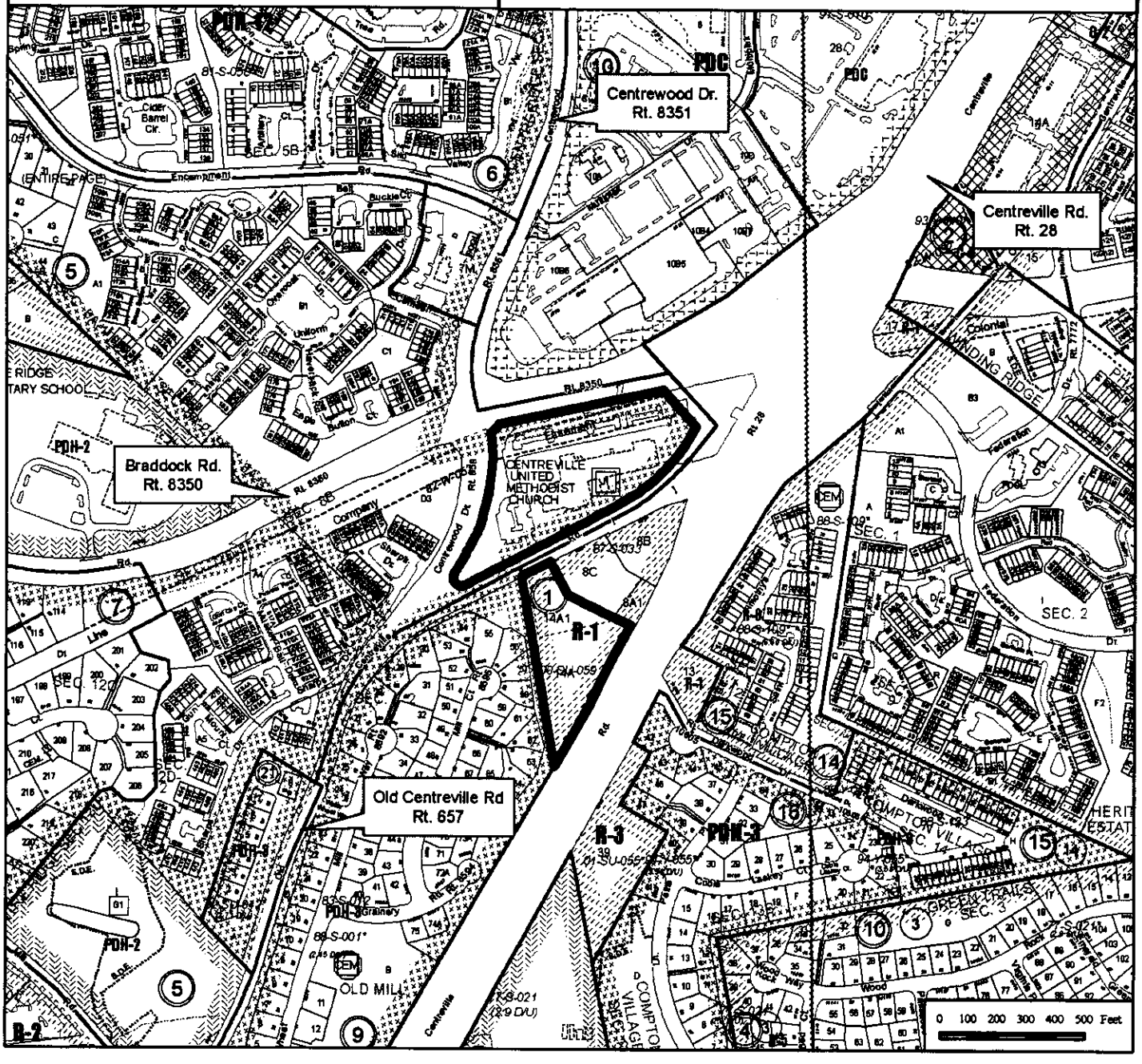
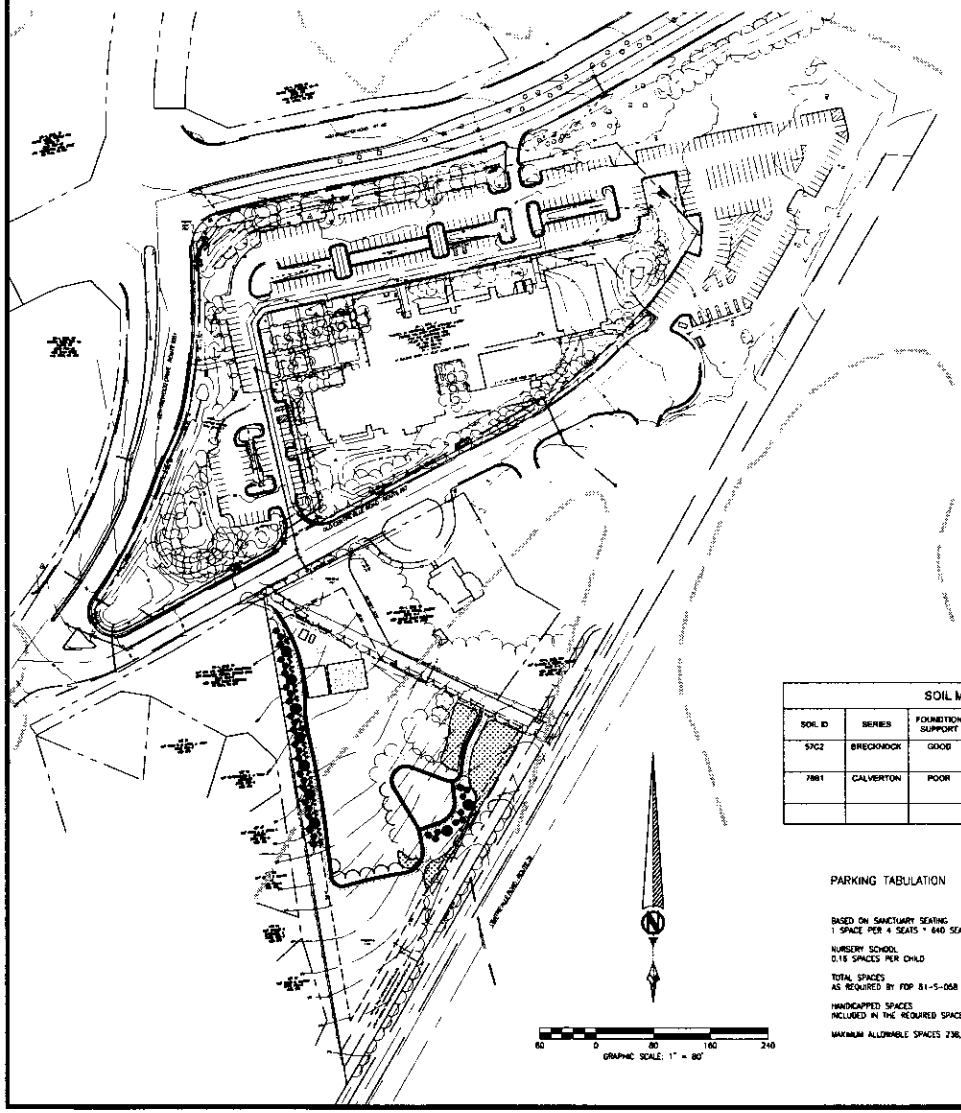


SPECIAL EXCEPTION PLAT

ON THE PROPERTY OF

CENTREVILLE UNITED METHODIST CHURCH

6400 OLD CENTREVILLE ROAD, CENTREVILLE, VA 20121



SPECIAL EXCEPTION NOTES:

1. THE PARCELS SHOWN HEREON ARE DELINEATED ON FAIRFAX COUNTY ASSESSMENT MAP NO. 65-1, ((1)), 14A AND 14A1, AND 65-1, ((5)), J1.
2. BOUNDARY INFORMATION SHOWN HEREON IS FROM INFORMATION OF RECORD.
3. TOPOGRAPHIC INFORMATION SHOWN HEREON IS AERIAL FROM INFORMATION OF RECORD.
4. PARCELS 65-1, ((1)), 14A AND 14A1 ARE ZONED R-1, CONTAINING 3.11 ACRES OF LAND.
5. PARCEL 65-1, ((5)), J1 IS ZONED PDH-12, CONTAINING 8.35 ACRES OF LAND.
6. THE EXISTING CHURCH BUILDING ON PARCEL J1 IS 36.7 FEET IN HEIGHT IN THE TWO-STORY PORTIONS. IT WAS BUILT IN 1992. A PROJECT TO COMPLETE MASTER PLANNED IMPROVEMENTS WAS COMPLETED IN 2006. THE EXISTING CHURCH BUILDING WILL BE RETAINED AND NO WORK IS PROPOSED ON PARCEL J1. THE EXISTING HOUSE ON PARCEL 14 WAS BUILT IN 1935. IT IS APPROXIMATELY 19 FEET IN HEIGHT, IS IN POOR CONDITION, AND WILL BE REMOVED.
7. THIS PLAN PROPOSES NO IMPROVEMENTS TO EXISTING RIGHTS-OF-WAY.
8. PARCEL J1 (THE CHURCH PARCEL) IS SERVED BY PUBLIC WATER AND SEWER. PARCELS 14A AND 14A1 HAVE NO SEWER OR WATER SERVICE, NOR IS ANY WATER OR SEWER SERVICE PROPOSED FOR THIS PLAN. USERS OF THE RECREATIONAL PARCEL WILL USE FACILITIES IN THE CHURCH BUILDING.
9. A VERY SMALL INCREASE IN IMPERVIOUS AREA IS PROPOSED WITH THIS PROJECT. THE NEW IMPERVIOUS AREAS ARE AT THE TOP OF THE PROPERTY. SIGNIFICANT OPEN SPACE AND VEGETATION ON THE PROPERTY WILL ATTENUATE THE MINIMAL INCREASE IN RUNOFF FROM THIS PROJECT.
10. THE GROSS FLOOR AREA OF THE EXISTING CHURCH BUILDING IS 61,345 SF AND THE FAR ASSOCIATED WITH PARCEL J1 IS 0.225, WITH NO CHANGES PROPOSED TO PARCEL J1. THE EXISTING HOUSE CONTAINS APPROXIMATELY 880 SF, EQUATING TO A FAR OF 0.006, AND WILL BE REMOVED. THERE WILL BE NO DWELLING UNITS PROPOSED ON THE PROPERTY OWNED BY CENTREVILLE UNITED METHODIST CHURCH.
11. EXISTING VEGETATED AREAS ARE AS SHOWN ON THE PLAN. SEVERAL EXISTING DEAD OR DYING TREES WITHIN THE AREA OF THE PROPOSED IMPROVEMENTS WILL BE REMOVED FOR SAFETY AS SHOWN ON THE PLAN. VEGETATED AREAS TO BE SAVED INCLUDE A MIX OF HARDWOOD AND EVERGREEN. OPEN AREAS CONSIST OF TALL GRASSES AND BUSHES.
12. THERE ARE NO FLOODPLAINS OR RESOURCE PROTECTION AREAS WITHIN THE BOUNDARIES OF THIS SITE.
13. AN OPEN PAVILION IS PROPOSED SIMILAR TO THOSE SHOWN ON SHEET 4 OF 4. LIGHTING WILL BE PROPOSED IN THE INTERIOR ROOF OF THE STRUCTURE TO LIGHT THE PAVILION ONLY. NO LOUDSPEAKERS WILL BE USED.
14. THERE ARE NO MAJOR UTILITY EASEMENTS ON THE SITE. THERE ARE EXISTING OVERHEAD UTILITY LINES THAT RUN ALONGSIDE ROUTE 28 ON THE WEST SIDE OF THE SOUTHBOUND LANES. AN EXISTING POLE ASSOCIATED WITH THAT SYSTEM IS SECURED BY SEVERAL GUY WIRES THAT ENCROACH ONTO THE RECREATION PARCEL.
15. A MAJOR TRAIL IS INDICATED ON THE WEST SIDE OF THE SOUTHBOUND LANES OF ROUTE 28 BY THE COMPREHENSIVE TRAILS PLAN. A WAIVER OF THE REQUIREMENT TO CONSTRUCT THE TRAIL IS HEREBY REQUESTED. HOWEVER, AN EASEMENT FOR THE TRAIL WILL BE GRANTED AS REQUESTED BY FAIRFAX COUNTY.
16. BASED ON SITE INSPECTION, THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON THE SITE.
17. SIGNAGE WILL BE AS PRESCRIBED BY ARTICLE 12 OF THE FAIRFAX COUNTY ZONING ORDINANCE.
18. THE FOLLOWING WAIVERS ARE HEREBY REQUESTED:

    A WAIVER OF THE REQUIREMENT TO CONSTRUCT AN 8' WIDE PAVED TRAIL ALONG THE WEST SIDE OF THE SOUTHBOUND LANES OF ROUTE 28 IS REQUESTED.

    A WAIVER OF THE DEVELOPER CONDITION TO CONSTRUCT AN 8' WIDE PAVED TRAIL ALONG THE SOUTH SIDE OF THE EASTBOUND LANES OF NEW BRADDOCK ROAD IS REQUESTED.

19. THE FOLLOWING MODIFICATIONS ARE HEREBY REQUESTED:

    A MODIFICATION OF THE REQUIREMENT TO PROVIDE BARRIERS AND/OR TRANSITIONAL SCREENING YARDS IS REQUESTED ALONG THE SHARED PROPERTY LINE WITH THE DEBELL PROPERTY (TO THE EAST) IN FAVOR OF PRESERVATION OF EXISTING LANDSCAPING AS SHOWN ON THE PLAN. THERE ARE SEVERAL EXISTING MATURE TREES ALONG THE EXISTING FENCE INCLUDING EASTERN RED CEDAR, MAPLE, AND TWO 36" OAKS. IN ADDITION, BEYOND THE FENCE THERE IS A TRIANGULAR SHAPED PROPERTY WITH SIGNIFICANT EXISTING VEGETATION CONSISTING OF DECIDUOUS AND EVERGREEN TREES AND UNDERSTORY VEGETATION.

    A MODIFICATION OF THE REQUIREMENT TO PROVIDE BARRIERS AND/OR TRANSITIONAL SCREENING YARDS IS REQUESTED ALONG THE SHARED PROPERTY LINE WITH THE OLD MILL ESTATES PROPERTY IN FAVOR OF THE COMBINED PRESERVATION OF EXISTING VEGETATION AND PROPOSED PLANTINGS SHOWN ON THE PLAN. THIS PLAN ALSO PROPOSES TO CONSTRUCT A WOODEN FENCE ON THE ADJACENT OLD MILL ESTATES DEVELOPMENT AS REQUESTED BY THE HOA.

    MODIFICATIONS TO THE TRANSITIONAL SCREENING REQUIREMENTS TO THE NORTH AND SOUTH ARE REQUESTED IN FAVOR OF THE PRESERVATION OF EXISTING VEGETATION AND REVEGETATION TO THE SOUTH AS SHOWN ON THE PLAN.

SOIL MAP DATA

SOIL ID	SERIES	FOUNDATION SUPPORT	DRAINAGE	INFILTRATION TRENCHES	EROSION POTENTIAL
57C2	BRECKNOCK	GOOD	FAIR	MARGINAL	MODERATE
7881	CALVERTON	POOR	MARGINAL	POOR	MODERATE

PARKING TABULATION

	REQUIRED	PROVIDED
BASED ON SANCTUARY SEATING 1 SPACE PER 4 SEATS * 840 SEATS	180 SPACES	
NURSERY SCHOOL 0.16 SPACES PER CHILD	24 SPACES	
TOTAL SPACES AS REQUIRED BY PDP 81-S-058	184 SPACES	201 SPACES
HANDICAPPED SPACES INCLUDED IN THE REQUIRED SPACES	3 SPACES	3 SPACES

MAXIMUM ALLOWABLE SPACES 238, PER PDP 81-S-058

SHEET INDEX

1	OF 4	COVER SHEET & OVERALL PLAN
2	OF 4	RECREATION PARCEL PLAN
2A	OF 4	CHURCH PARCEL PLAN
3	OF 4	DRAINAGE PLAN
4	OF 4	PHOTOGRAPHS

1	1/23/09	COUNTY COMMENTS
2	4/20/09	COUNTY COMMENTS

SEAL

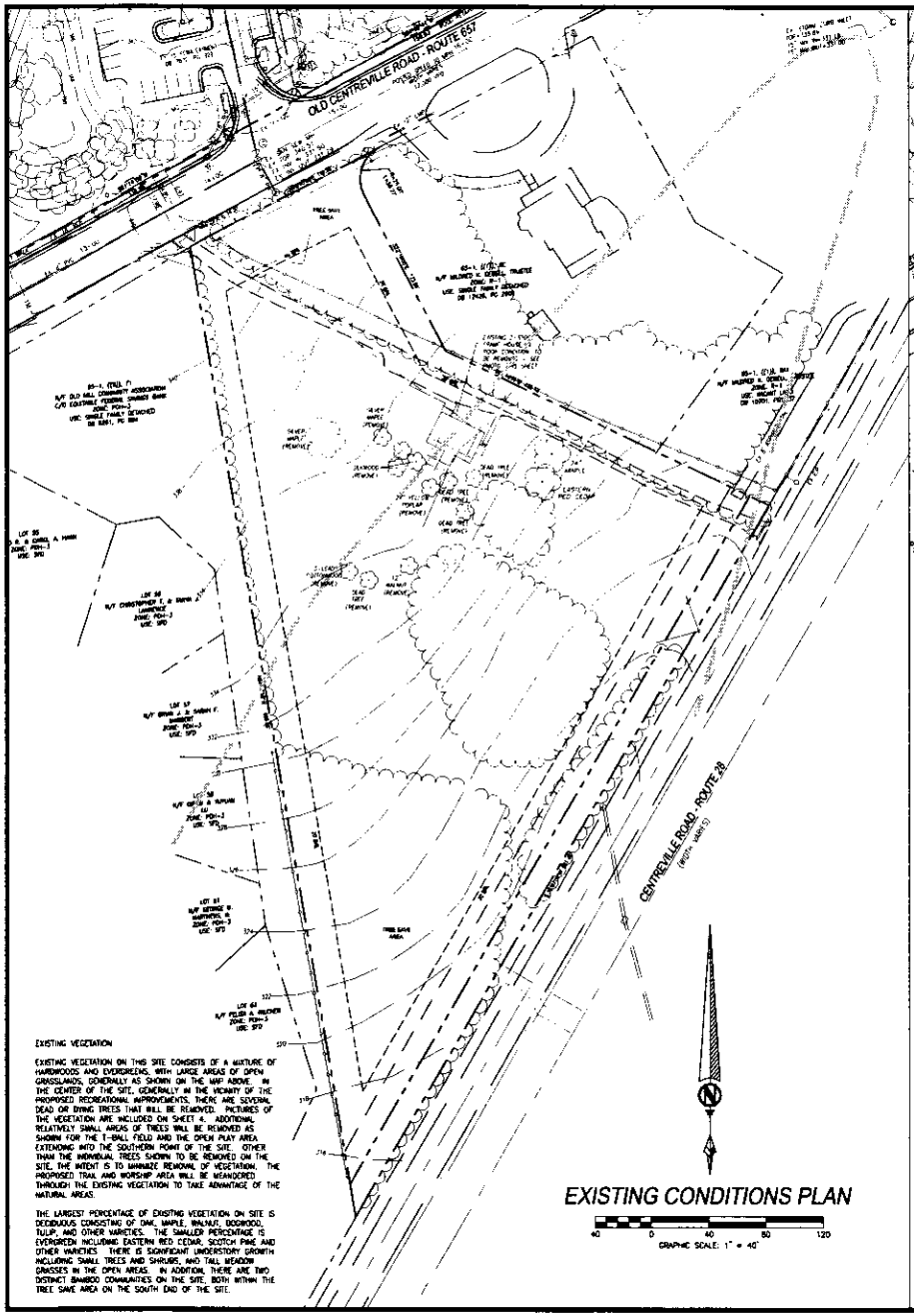
COMMONWEALTH OF VIRGINIA
LAURA J. MILLER
Lic. No. 35537
4/20/09
PROFESSIONAL ENGINEER

COVER SHEET & OVERALL PLAN

CENTREVILLE UNITED METHODIST CHURCH
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

ODESTY, LLC
6941 CONFEDERATE RIDGE LANE
CENTREVILLE, VA 20121
(703) 507-1227

PROJECT 08-004 CUMC
FILE 004-CV
DATE NOVEMBER 2008
SHEET 1 OF 4



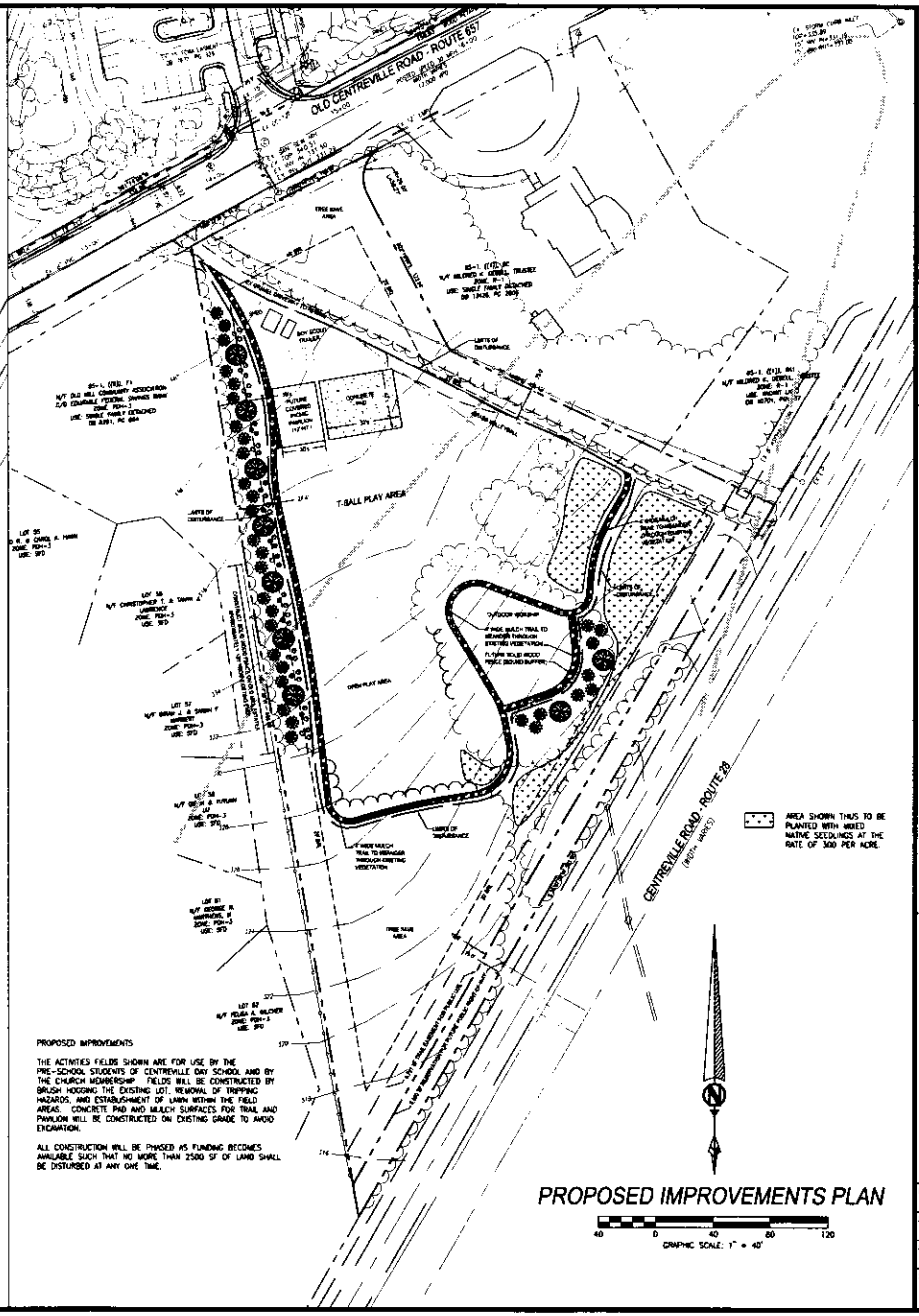
EXISTING VEGETATION

EXISTING VEGETATION ON THIS SITE CONSISTS OF A MIXTURE OF HARDWOODS AND EVERGREENS, WITH LARGE AREAS OF OPEN GRASSLANDS, GENERALLY AS SHOWN ON THE MAP ABOVE. IN THE CENTER OF THE SITE, GENERALLY IN THE VICINITY OF THE PROPOSED RECREATIONAL IMPROVEMENTS, THERE ARE SEVERAL DEAD OR DYING TREES THAT WILL BE REMOVED. PICTURES OF THE VEGETATION ARE INCLUDED ON SHEET 4. ADDITIONAL RELATIVELY SMALL AREAS OF TREES WILL BE REMOVED AS SHOWN FOR THE T-BALL FIELD AND THE OPEN PLAY AREA EXTENDING INTO THE SOUTHERN POINT OF THE SITE. OTHER THAN THE INDIVIDUAL TREES SHOWN TO BE REMOVED ON THE SITE, THE INTENT IS TO MINIMIZE REMOVAL OF VEGETATION. THE PROPOSED TRAIL AND WORSHIP AREA WILL BE MEANDERED THROUGH THE EXISTING VEGETATION TO TAKE ADVANTAGE OF THE NATURAL AREAS.

THE LARGEST PERCENTAGE OF EXISTING VEGETATION ON SITE IS DECIDUOUS CONSISTING OF OAK, MAPLE, WALNUT, DOGWOOD, TULIP, AND OTHER VARIETIES. THE SMALLER PERCENTAGE IS EVERGREEN INCLUDING EASTERN RED CEDAR, SCOTCH PINE AND OTHER VARIETIES. THERE IS SIGNIFICANT UNDERSTORY GROWTH INCLUDING SMALL TREES AND SHRUBS, AND TALL MEADOW GRASSES IN THE OPEN AREAS. IN ADDITION, THERE ARE TWO DISTINCT BAMBOO COMMUNITIES ON THE SITE, BOTH WITHIN THE TREE SAVE AREA ON THE SOUTH END OF THE SITE.

EXISTING CONDITIONS PLAN

GRAPHIC SCALE: 1" = 40'



PROPOSED IMPROVEMENTS

THE ACTIVITIES FIELDS SHOWN ARE FOR USE BY THE PRE-SCHOOL STUDENTS OF CENTREVILLE DAY SCHOOL AND BY THE CHURCH MEMBERSHIP. FIELDS WILL BE CONSTRUCTED BY BRUSH HOGGING THE EXISTING LOT, REMOVAL OF TRIPPING HAZARDS, AND ESTABLISHMENT OF LAWN WITHIN THE FIELD AREAS. CONCRETE PAD AND MULCH SURFACES FOR TRAIL AND PAVILION WILL BE CONSTRUCTED ON EXISTING GRADE TO AVOID EXCAVATION.

ALL CONSTRUCTION WILL BE PHASED AS FUNDING BECOMES AVAILABLE SUCH THAT NO MORE THAN 2500 SF OF LAND SHALL BE DISTURBED AT ANY ONE TIME.

PROPOSED IMPROVEMENTS PLAN

GRAPHIC SCALE: 1" = 40'

1	1/26/09	COUNTY COMMENTS
2	4/20/09	COUNTY COMMENTS

SEAL

COMMONWEALTH OF VIRGINIA
LAURA F. MILLER
Lic. no. 35537
4/20/09
PROFESSIONAL ENGINEER

RECREATION PARCEL PLAN

CENTREVILLE UNITED METHODIST CHURCH

SULLY DISTRICT

FAIRFAX COUNTY, VIRGINIA

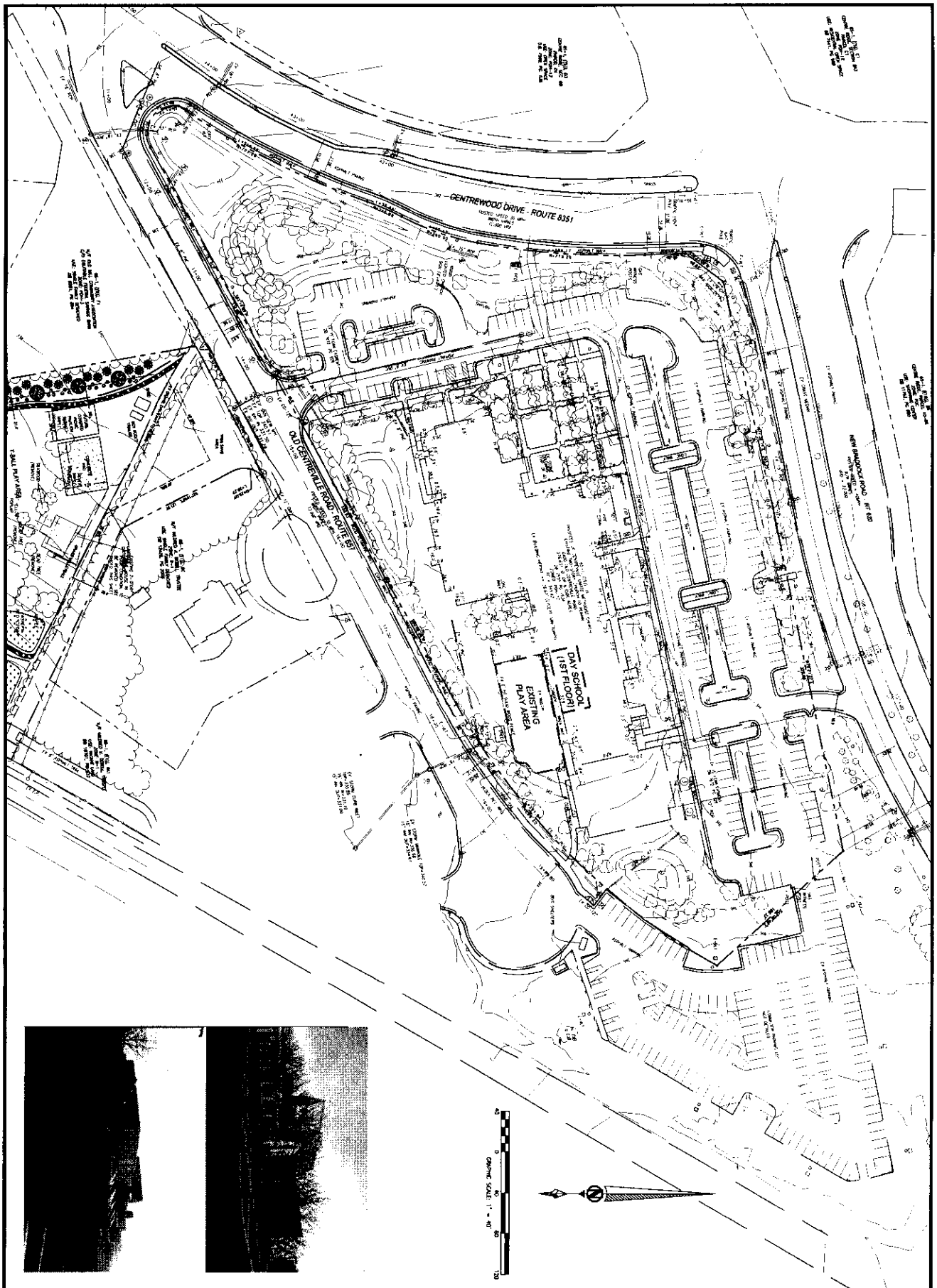
ODESTY, LLC
6941 CONFEDERATE RIDGE LANE
CENTREVILLE, VA 20121
(703) 507-1227

PROJECT
08-004 CUMC

FILE
004-09

DATE
NOVEMBER 2008

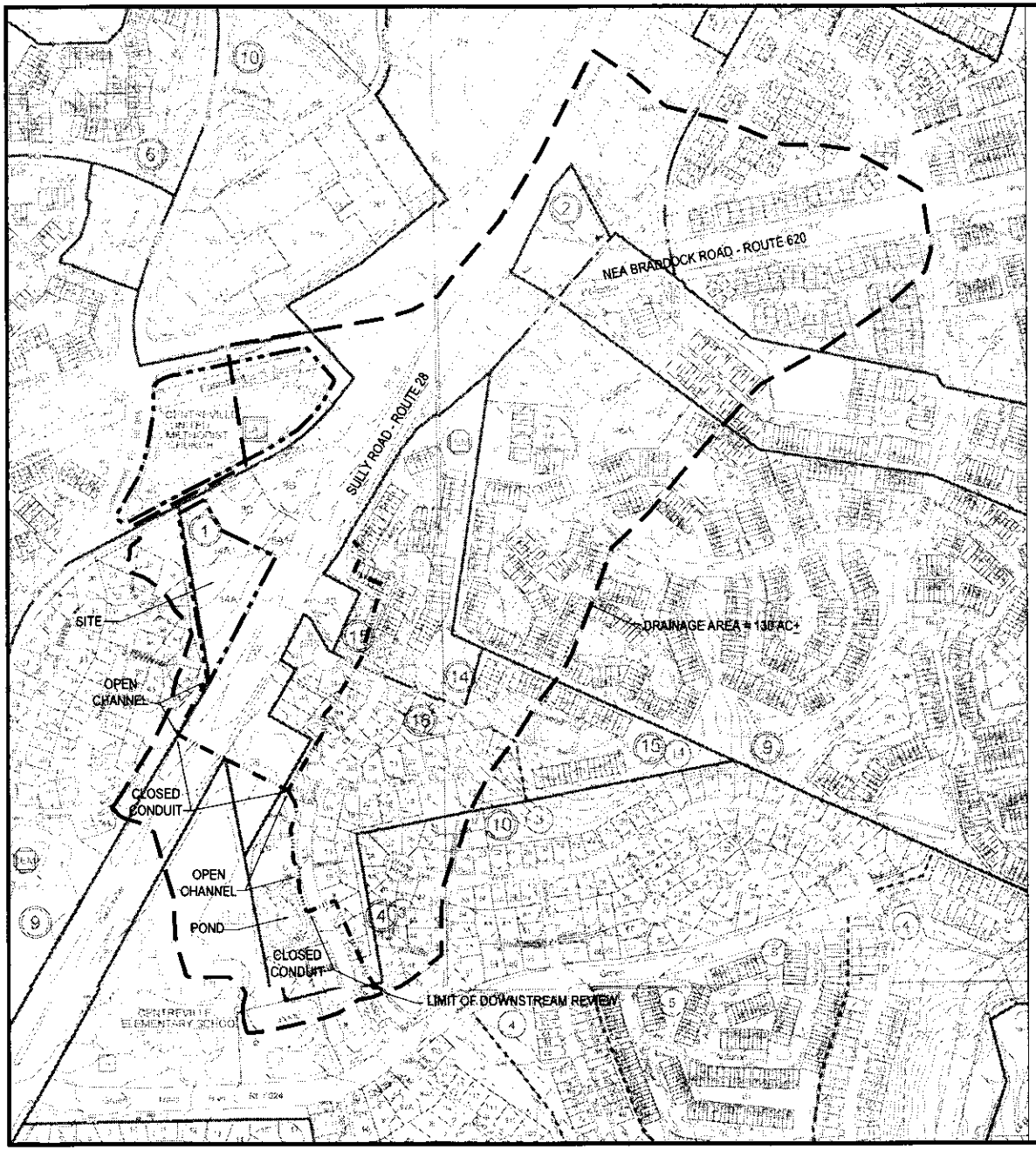
SHEET
2 OF 4



PROJECT	08-004 CUNC	**ODESTY, LLC** 6941 CONFEDERATE RIDGE LANE CENTREVILLE, VA 20121 (703) 507-1227	RECREATION PARCEL PLAN CENTREVILLE UNITED METHODIST CHURCH SULLY DISTRICT FAIRFAX COUNTY, VIRGINIA
FILE	004-01		
DATE	NOVEMBER 2008		
SHEET	2A OF 4		

SEAL

1	1/25/09	COUNTY COMMENTS
2	6/20/09	COUNTY COMMENTS



STORMWATER NARRATIVE

THE SITE IS DEVELOPED WITH A SMALL, ABANDONED HOUSE THAT WAS BUILT IN 1935. ACCESS TO THE HOUSE IS VIA AN EXISTING GRAVEL DRIVEWAY AND CONCRETE SIDEWALKS. THE HOUSE AND ASSOCIATED SIDEWALKS WILL BE REMOVED WITH THIS PROJECT. IMPERVIOUS IMPROVEMENTS WILL BE CONSTRUCTED WITH THIS PROJECT CONSISTING OF AN OPEN PAVILION FOR PICNIC TABLES AND A CONCRETE PAD FOR MULTI-PURPOSE USE. OTHER IMPROVEMENTS WILL CONSIST OF A MULCH TRAIL, A T-BALL FIELD, A LAWN FOR MULTI-PURPOSE USE, AND A SAND VOLLEYBALL PIT. OVERALL, THERE WILL BE A SLIGHT INCREASE IN IMPERVIOUS AREA WITH THIS PLAN. AS A RESULT, A SMALL INCREASE IN RUNOFF WILL RESULT – 0.5 CFS FOR THE 2-YEAR STORM AND 0.7 CFS FOR THE 10-YEAR STORM – AS SHOWN IN THE FOLLOWING TABLE

C PRE-DEVELOPMENT = 0.23
C POST-DEVELOPMENT = 0.26
SITE AREA (A) = 3.11 ACRES

Q2 PRE-DEVELOPMENT	0.23 * 5.45 * 3.11	=	3.9 CFS
Q2 POST-DEVELOPMENT	0.26 * 5.45 * 3.11	=	4.4 CFS
Q10 PRE-DEVELOPMENT	0.23 * 7.27 * 3.11	=	5.2 CFS
Q10 POST-DEVELOPMENT	0.26 * 7.27 * 3.11	=	5.9 CFS

A SMALL INFILTRATION TRENCH IS PROPOSED DOWNSTREAM OF THE PAVILION AND CONCRETE PAD TO MITIGATE THE SMALL INCREASE IN RUNOFF RESULTING FROM THE PROPOSED DEVELOPMENT. USING THE ADE MODS IN THE GRAVEL TRENCH, APPROXIMATELY 1,000 CY OF TRENCH IS REQUIRED. A TRENCH OF APPROXIMATELY 10 FEET X 33 FEET X 3 FEET WILL PROVIDE ATTENUATION FOR THE INCREASE IN PEAK DISCHARGE FROM THIS DEVELOPMENT.

OUTFALL NARRATIVE

THIS PROJECT PROPOSES TO CONSTRUCT RECREATIONAL IMPROVEMENTS ON A 3.1 ACRE PARCEL OF LAND OWNED BY CENTREVILLE UNITED METHODIST CHURCH. THE PROPOSED IMPROVEMENTS WILL REQUIRE DISTURBANCE OF 1.5 ACRES OF THE 3.1 ACRE SITE (SEE SPECIAL EXCEPTION PLAT, THIS SET).

IN ACCORDANCE WITH ZONING REQUIREMENTS, THE POINT DOWNSTREAM OF THE SITE WHERE THE TOTAL DRAINAGE AREA IS 100 TIMES THE SITE AREA HAS BEEN DETERMINED AND IS SHOWN ON THIS SHEET, LABELED "LIMIT OF DOWNSTREAM REVIEW". FROM THE POINT WHERE DRAINAGE LEAVES THE SUBJECT SITE, IT ENTERS A ROADSIDE DITCH ON THE WEST SIDE OF SOUTHBOUND SULLY ROAD, ROUTE 28, WHICH IS GRASSLINED AND SHOWS NO SIGN OF EROSION OR INADEQUACY. APPROXIMATELY 250 FEET SOUTH OF THE SITE, THE DRAINAGE ENTERS A DITCH INLET AND CLOSED CONDUIT SYSTEM THAT CARRIES THE DRAINAGE TO THE EAST SIDE OF ROUTE 28. ON THE EAST SIDE, THE DRAINAGE IS CONTAINED WITHIN CLOSED CONDUITS FOR APPROXIMATELY 500 FEET, WHERE IT TRAVELS THROUGH AN OPEN CHANNEL AND DETENTION POND ON PARCEL 13A OF CORPTON VILLAGE. FROM THE OUTFALL OF THE POND, DRAINAGE CONTINUES IN A CLOSED CONDUIT SYSTEM FOR APPROXIMATELY 500 ADDITIONAL FEET TO THE LIMIT OF DOWNSTREAM REVIEW, APPROXIMATELY 1,700 FEET FROM THE LOW POINT OF THE SITE.

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:

Special Permits (8-011 2J & 2L)	Special Exceptions (9-011 2J & 2L)
Cluster Subdivisions (9-615 1C & 1N)	Commercial Revitalization Districts (9-622 2A (12)&(14))
Development Plans PRC District (16-302 2 & 4L)	PRC Plan (16-303 1E & 10)
PDP F Districts (except PRC) 916-502 1F & 1Q)	Amendments (18-202 10F & 10I)

☑ 1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100).

☑ 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet

☑ 3. Provide:

Facility Name/ Type & No.	On-Site area served (acres)	Off-Site area served (acres)	Drainage area (acres)	Footprint area (sf.)	Storage Volume (cf.)	If pond, dam height (ft.)
INFILTRATION TRENCH (i.e. dry pond #, wet pond #, mech. underground vault, etc.)	0.50AC	N/A	0.50AC	350	0.50AC	N/A
					Totals	

☑ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 2 AND 3.

☑ 5. Maintenance accesses (road) to stormwater management facility(ies) are shown on Sheet 2.

☑ 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 2

☑ 7. A "stormwater management narrative" which contains a description of how detention and best management practices requirements will be met is provided on Sheet 3.

☑ 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 3.

☑ 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 3

☑ 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 1 AND 2

☑ 11. A submission waiver is requested for N/A.

☑ 12. Stormwater management is not required because N/A.

14

200 0 200 400 600
GRAPHIC SCALE: 1" = 200'

1	1/29/09	COUNTY COMMENTS
2	4/20/09	COUNTY COMMENTS

SEAL

COMMONWEALTH OF VIRGINIA
LAURA L. MILLER
Lic. No. 39537
4/20/09
PROFESSIONAL ENGINEER

DRAINAGE PLAN

CENTREVILLE UNITED METHODIST CHURCH

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

ODESTY, LLC
6941 CONFEDERATE RIDGE LANE
CENTREVILLE, VA 20121
(703) 507-1227

PROJECT: 08-004 CUMC
FILE: 004-A0
DATE: NOVEMBER 2008
SHEET: 3 OF 4

(1) LOOKING EAST ON OLD CENTREVILLE ROAD

(2) LOOKING TOWARD SITE ENTRANCE

(3) LOOKING INTO SITE FROM ENTRANCE (4)

EXISTING HOUSE TO BE DEMOLISHED

EXISTING SHED AND TRAILER TO REMAIN

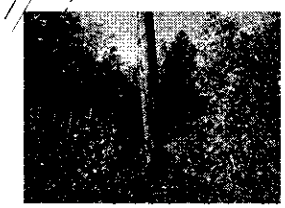
EXAMPLES OF OUTDOOR PAVILION

(5) (6) (7) (8)

VIEW FROM FUTURE HOME PLATE

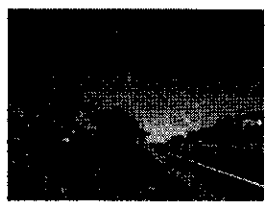
(9)

LOOKING SOUTH ALONG ROUTE 28



(10)

LOOKING WEST INTO SITE FROM ROUTE 28



(11)

LOOKING NORTH ALONG ROUTE 28

1	1/25/09	COUNTY COMMENTS
2	4/20/09	COUNTY COMMENTS

SEAL

COMMONWEALTH OF VIRGINIA
LAURA MILLER
Lic. No. 35537
4/20/09
PROFESSIONAL ENGINEER

PHOTOGRAPHS

CENTREVILLE UNITED METHODIST CHURCH

SULLY DISTRICT

FAIRFAX COUNTY, VIRGINIA

ODESTY, LLC
6941 CONFEDERATE RIDGE LANE
CENTREVILLE, VA 20121
(703) 507-1227

PROJECT 08-004 CUMC

FILE 004-Ph

DATE NOVEMBER 2008

SHEET 4 OF 4

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

BACKGROUND

The applicant, Centreville Day School/Centreville United Methodist Church, requests special exception approval for an existing church and nursery school to permit additional church recreational facilities to be located on two adjacent parcels. The proposed facilities include a grass volleyball court, informal t-ball field, a covered picnic pavilion, 42x52 ft. concrete pad area, informal outdoor worship area, two existing storage sheds (to be relocated) and a mulched on-site trail.

In the staff report published April 29, 2009, staff recommended approval of the application, with the imposition of the proposed development conditions.

DISCUSSION

Since the publication of the staff report, the applicant has continued to meet with staff and has proposed several modifications to the development conditions. Staff has reviewed the proposed changes, and has included the revised conditions (shown in blackline from the conditions in the staff report dated April 29, 2009) in Attachment 1. Modifications are as follows:

- New development condition to allow transitional screening to be phased. Phasing language originally included in Condition # 3 to be removed and inserted in new development condition (#4)

- Because construction of the picnic pavilion may be phased, new development condition to allow the use of a temporary tent (#10) has been added, to allow a tent for up to three days for special events

- Removal of language requiring vegetative screening to meet Transitional Screening 1 requirements. Additional language provided to allow vegetative screening to be consistent with what is depicted on the Special Exception Plat (#5)

- Additional language provided to require existing security gate to remain. Additional language provided to allow security lighting within the covered picnic pavilion (#6)

- Additional modifications for clarity and grammar

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The applicant requests special exception approval to permit additional church recreational facilities to be located on two adjacent parcels. As noted in the original

staff report, staff believes that the proposed uses are in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions.

Recommendation

Staff recommends approval of SE 2009-SU-002, subject to the proposed development conditions in Attachment 1.

Staff recommends approval of a modification of the transitional screening requirement along the southern, western and eastern boundaries in favor of existing vegetation and as depicted on the SE Plat.

Staff recommends approval of a modification of the barrier requirement along the western boundary in favor of that depicted on the SE Plat and as conditioned.

Staff recommends approval of a waiver of the barrier requirement along the southern and eastern boundaries in favor of that depicted on the 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.

The approval of this special exception does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

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.

ATTACHMENTS

1. Proposed Development Conditions
2. Affidavit

ATTACHMENT 1

PROPOSED DEVELOPMENT CONDITIONS

SE 2009-SU-002

May 12, 2009

If it is the intent of the Board of Supervisors to approve SE 2009-SU-002 located at 65-1 ((5)) J1, 65-1 ((1)) 14A1 and 14A for an existing church and nursery school to permit additional church facilities, pursuant to Sect. 3-140 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

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, 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 "Centreville United Methodist Church", prepared by Odesty LLC and dated November 2008, as revised through April 20, 2009, 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. Improvements depicted on Parcels 14A and 14A1, including the proposed landscaping, may be phased, provided that all transitional screening as depicted on the SE Plat shall be completed prior to the issuance of a building permit for the proposed covered picnic pavilion.

5. A public access easement shall be recorded, in a form reviewed and approved by the Fairfax County Attorney's Office, over the trail easement as shown on the SE Plat. The easement shall be recorded among the Fairfax County land records prior to issuance of a Non-RUP.

6. All re-vegetation and supplemental plantings shall meet PFM standards, as determined by Urban Forestry Management (UFM). All existing and proposed vegetation on the property is to be maintained in good condition and replaced as necessary to maintain an effective vegetative screen consistent with that depicted on the SE Plat.

7. Hours of operation for the proposed accessory recreational facilities shall be limited to daylight hours; no lighting for the portion of the site south of Old Centreville Road shall be permitted, except for security lighting for the covered picnic pavilion in accordance with Part 9, Article 14 of the Zoning Ordinance. Access to the site shall be restricted by the existing security gate located along the south side of Old Centreville Road.

8. Prior to the issuance of a Non-Residential Use Permit (Non-RUP), a contribution in the amount of $10,000 shall be escrowed for the purpose of trail construction along the frontage of the project site on the south side of New Braddock Road, if not previously constructed by others. If said trail is constructed by others, the contribution shall be used for pedestrian facilities in the Sully District.

9. In the event that a grading plan is required for the construction of any of the improvements depicted on the SE Plat, a Phase I archeological survey shall be conducted within the general vicinity of the grading activity, as determined in consultation with CRMPS for each improvement. All findings and results of any Phase I archeological survey shall be presented and approved by CRMPS prior to the commencement of any grading or excavation work.

10. Prior to the construction of the proposed covered picnic pavilion, the use of a temporary tent not to exceed 1,200 square feet in area shall be permitted for special events and shall be limited to a maximum duration of three days.

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 the use has been established or construction has commenced and been diligently prosecuted for the purpose of this SE, the use shall be considered established upon issuance of a Non RUP for the first of any of the facilities depicted on the SE plat on Parcels 14A and 14A1. 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.

SPECIAL EXCEPTION AFFIDAVIT

DATE: May 1, 2009
(enter date affidavit is notarized)

I, Laura F. Miller, P.E., Agent, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) [ ] applicant
[✓] applicant's authorized agent listed in Par. 1(a) below

10370006

in Application No.(s): SE 2009-SU-002
(enter County-assigned application number(s), e.g. SE 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS,** and **LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS,** and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(**NOTE:** All relationships to the application listed above in **BOLD** print are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Trustees of Centreville United Methodist Church	6400 Old Centreville Road, Centreville, VA 20121	Applicant / Title Owner
Karen A. Baer	14220 Brenham Drive, Centreville, VA 20121	Trustee
Dana A. Brown	19375 Cypress Ridge Terr.#412, Leesburg, VA 20176	Trustee
Richard J. Damers, Jr.	15313 Jordans Journey Drive, Centreville, VA 20120	Trustee
Kay A. Kurtz-Croucher	6400 Old Centreville Road, Centreivlle, VA 20121	Trustee
Michael E. Proppe	13890 Walney Park Drive, Chantilly, VA 20151	Trustee
Frederick D. Zugay	6704 White Post Road, Centreville, VA 20121	Trustee
Martha S. Schoonmaker	15053 White Post Court, Centreville, VA 20121	Trustee
Stephen J. Shaiko	6492 Gristmill Square Lane, Centreville, VA 20120	Trustee
Aaron L. Bills	6224 Sandstone Way, Clifton, VA 20124	Trustee
Centreville Day School	6400 Old Centreville Road, Centreville, VA 20121	Co-Applicant
Alan R. Felumlee	6400 Old Centreville Road, Centreville, VA 20121	Agent for Applicant/Title Owner
Odesty, LLC	6941 Confederate Ridge Ln, Centreville, VA 20121	Agent for Applicant/Title Owner
Laura F. Miller	6941 Confederate Ridge Ln, Centreville, VA 20121	Agent for Applicant/Title Owner

(check if applicable) [ ] There are more relationships to be listed and Par. 1(a) is continued on a "Special Exception Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

SPECIAL EXCEPTION AFFIDAVIT

DATE: May 1, 2009
(enter date affidavit is notarized)

1037004

for Application No. (s): SE 2009-SU-002
(enter County-assigned application number(s))

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(**NOTE**: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES,** and **REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name and number, street, city, state, and zip code) Odesty, LLC
6941 Confederate Ridge Lane
Centreville, VA 20121
(703) 507-1227

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.

[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial and last name)
Laura F. Miller, P.E., LEED AP
Owner & Sole Member

(check if applicable) [ ] There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. ***In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.*** Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

SPECIAL EXCEPTION AFFIDAVIT

DATE: May 1, 2009
(enter date affidavit is notarized)

for Application No. (s): SE 2009-SU-002
(enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the **PARTNERS,** both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, and number, street, city, state, and zip code)
N/A

(check if applicable) [ ] The above-listed partnership has no limited partners

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner)**
N/A

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued on a "Special Exception Affidavit Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. ***In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.*** Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

SPECIAL EXCEPTION AFFIDAVIT

DATE: May 1, 2009
(enter date affidavit is notarized)

for Application No. (s): SE 2009-SU-002
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

[ ] In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER,** or **LESSEE*** of the land:

[✓] Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER,** or **LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (**NOTE**: If answer is none, enter "**NONE**" on the line below.)
None

(check if applicable) [ ] There are more interests to be listed and Par. 2 is continued on a "Special Exception Attachment to Par. 2" form.

Application No.(s): SE 2009-SU-002

(county-assigned application number(s), to be entered by County Staff)

SPECIAL EXCEPTION AFFIDAVIT

DATE: May 1, 2009

(enter date affidavit is notarized)

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than $100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (**NOTE**: If answer is none, enter "**NONE**" on line below.)

John Litzenberger, Planning Commissioner for the Sully District, is a member of Centreville United Methodist Church and makes regualar donations to the church, as he has for 28 years. Said donations are used for missions and operations of the church, and do not consitute a business relationship or create an ownership position with the church.

NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [ ] There are more disclosures to be listed and Par. 3 is continued on a "Special Exception Attachment to Par. 3" form.

4. **That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.**

WITNESS the following signature:

(check one) [ ] Applicant [✓] Applicant's Authorized Agent

Laura F. Miller, P.E., Agent

(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this May day of May 2009, in the State/Comm. of VA, County/City of Fairfax.

Notary Public

My commission expires: 5/1/2009

SUAD MOHAMED
Notary Public
Commonwealth of Virginia
7246447
My Commission Expires Nov 30, 2013