

DEVELOPMENT CONDITIONS

SE 2009-SU-002

May 14, 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 including the proposed landscaping, depicted on Parcels 14A and 14A1, shall not disturb more than 250 square feet at any one time, and 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. 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.
9. 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.
10. A bike rack shall be installed within the general vicinity of the church building.

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.