



# County of Fairfax, Virginia

*To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County*

June 8, 2009

Laura F. Miller, P.E., Agent  
6941 Confederate Ridge Lane  
Centreville, Virginia 20121

Re: Special Exception Application SE 2009-SU-002

Dear Ms. Miller:

At a regular meeting of the Board of Supervisors held on June 1, 2009, the Board approved Special Exception Application SE 2009-SU-002 in the name of Centreville Day School/Centreville United Methodist Church. The subject property is located 6400 Old Centreville Road on approximately 9.46 acres of land zoned R-1, PDH-12, and WS in the Sully District [Tax Map 65-1 ((1)) 14A, 14A1 and 65-1 ((5)) J1]. The Board's action permits for an existing church and nursery school to permit additional church facilities pursuant to Section 3-104 of the Fairfax County Zoning Ordinance, 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.

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**Office of the Clerk to the Board of Supervisors**  
12000 Government Center Parkway, Suite 533  
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903  
Email: [clerktothebos@fairfaxcounty.gov](mailto:clerktothebos@fairfaxcounty.gov)  
<http://www.fairfaxcounty.gov/bosclerk>

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.

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.

**The Board also:**

- Modified the transitional screening requirement along the southern, western, and eastern boundaries in favor of the existing vegetation, as depicted on the SE Plat.
- Modified the barrier requirement along the western boundary in favor of that depicted on the SE Plat, as conditioned.
- Waived the barrier requirement along the southern and eastern boundaries in favor of that depicted on the SE Plat and as conditioned.

Sincerely,



Nancy Vehrs  
Clerk to the Board of Supervisors  
NV/dms

Cc: Chairman Sharon Bulova  
Supervisor Michael Frey, Sully District  
Janet Coldsmith, Director, Real Estate Division. Dept. of Tax Administration  
Regina Coyle, Director, Zoning Evaluation Division, DPZ  
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning  
Angela K. Rodeheaver, Section Chief, Transportation. Planning Division  
Ellen Gallagher, Capital Projects and Operations Div., Dept. of Transportation  
Ken Williams, Plans & Document Control, ESRD, DPWES  
Department of Highways-VDOT  
Sandy Stallman, Park Planning Branch Manager, FCPA  
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division  
District Planning Commissioner  
Barbara J. Lippa, Executive Director, Planning Commission  
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation



**COUNTY OF FAIRFAX**  
**Department of Planning and Zoning**  
**Zoning Evaluation Division**  
 12055 Government Center Parkway, Suite 801  
 Fairfax, VA 22035 (703) 324-1290, TTY 711  
[www.fairfaxcountv.gov/dpz/zoning/applications](http://www.fairfaxcountv.gov/dpz/zoning/applications)

APPLICATION No: SE 2009-SU-002  
 (Staff will assign)

RECEIVED  
 Department of Planning & Zoning

DEC 08 2008

**APPLICATION FOR A SPECIAL EXCEPTION**

(PLEASE TYPE or PRINT IN BLACK INK)

Zoning Evaluation Division

<b>APPLICANT</b>	<b>NAME</b> Alan Felumlee, Senior Pastor <i>Centreville Day School / Centreville United Methodist Church</i>
	<b>MAILING ADDRESS</b> Centreville United Methodist Church 6400 Old Centreville Road Centreville, VA 20121
	<b>PHONE HOME</b> ( ) <b>WORK</b> (703 ) 830-2684
	<b>PHONE MOBILE</b> ( )
<b>PROPERTY INFORMATION</b>	<b>PROPERTY ADDRESS</b> 6400 Old Centreville Road Centreville, VA 20121
	<b>TAX MAP NO.</b> 65-1, ((1)), 14A & 14A1 and 65-1, ((5)), J1 <b>SIZE (ACRES/SQ FT)</b> 9.46 acres
	<b>ZONING DISTRICT</b> PDH and R-1 (WS) <i>JK</i> <b>MAGISTERIAL DISTRICT</b> Sully
	<b>PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION:</b> N/A
<b>SPECIAL EXCEPTION REQUEST INFORMATION</b>	<b>ZONING ORDINANCE SECTION</b> <del>9-301.8 Quasi-public parks, playgrounds, athletic fields and related uses</del> 9-301 Cat 3 Use 15 <i>Church w/ Nursery School</i>
	<b>PROPOSED USE</b> Recreation <i>Church and child care center, nursery school and related facilities</i>
<b>AGENT/CONTACT INFORMATION</b>	<b>NAME</b> Laura Miller, P.E., LEED AP
	<b>MAILING ADDRESS</b> Odesty, LLC 6941 Confederate Ridge Lane Centreville, VA 20121
	<b>PHONE HOME</b> (703 ) 507-1227 <b>WORK</b> (703 ) 507-1227
	<b>PHONE MOBILE</b> ( 703 ) 507-1227
<b>MAILING</b>	Send all correspondence to (check one): <input type="checkbox"/> Applicant -or- <input checked="" type="checkbox"/> Agent/Contact
<p>The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application.</p>	
<u>ALAN R. FELUMLEE</u> TYPE/PRINT NAME OF APPLICANT/AGENT	<u><i>Alan R. Felumlee</i></u> SIGNATURE OF APPLICANT/AGENT

SE 2008-0336 sub 2/18/09

DO NOT WRITE IN THIS SPACE

Date Application accepted: 2/18/09

*Virginia Ruffen*

Application Fee Paid: \$ 355.00