



FAIRFAX COUNTY

RZ APPLICATION FILED: January 2, 2000
SE APPLICATION FILED: January 3, 2000
PLANNING COMMISSION: July 20, 2000
BOARD OF SUPERVISORS: August 7, 2000
@ 3:30 pm

V I R G I N I A

July 5, 2000

STAFF REPORT

APPLICATION RZ 2000-SU-001/SE 00-Y-004

SULLY DISTRICT

APPLICANT: Trustees of the Mount Olive Baptist Church

PRESENT ZONING: R-1 (2.84 acres), R-2 (9.98 acres), WS

REQUESTED ZONING: R-2, WS

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

ACREAGE: 12.42 acres

FAR: 0.18

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

PROPOSAL: **RZ 2000-SU-001:** The applicant requests to rezone the 12.42 acre site from the R-1 and R-2 Districts to the R-2 District to permit an increase of the Floor Area Ratio (FAR) to permit additions to an existing church.
SE 00-Y-004: Special Exception approval for an expansion of the existing church to include a 1,000 seat sanctuary and related facilities with a child care center/nursery school with a maximum daily enrollment of 100 children. The applicant also requests the use of three (3) temporary trailers during the construction stage of the project.

STAFF RECOMMENDATIONS:

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

Staff recommends approval of SE 00-Y-004 contingent on Board of Supervisors' approval of RZ 2000-SU-001 and subject to the proposed development conditions contained in Appendix 2.

Staff recommends approval of a modification of the transitional screening requirement along the northern, eastern, western and southern property boundaries and a waiver of the barrier requirement along all property boundaries as depicted on the GDP/SE Plat.

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.



SPECIAL EXCEPTION APPLICATION

SE 00-Y-004

SE 00-Y-004

FILED 01/03/00

TRUSTEES OF THE MOUNT OLIVE BAPTIST CHURCH
CHURCH AND RELATED FACILITIES AND CHILD CARE
CENTER WHICH HAS AN ENROLLMENT OF 100 OR MORE
STUDENTS DAILY

ZONING DIST SECTION: 03-0204

ART 9 CATEGORY/USE: 03-15

12.42 ACRES OF LAND; DISTRICT - SULLY

LOCATED: 6600 OLD CENTREVILLE RD., CENTREVILLE, VA
20121

ZONED R-2

PLAN AREA 3

OVERLAY DISTRICT(S): WS

TAX MAP	065-3- /01/ /0008-	,0008-A
	045-1- /01/ /0034-	,0035- ,0045-

REZONING APPLICATION

RZ 2000-SU-001

FILED 01/02/00

TRUSTEES OF THE MOUNT OLIVE BAPTIST CHURCH

TO REZONE: 12.42 ACRES OF LAND; DISTRICT - SULLY

PROPOSED: REZONE FROM THE R-1 DISTRICT TO THE R-2 DISTRICT

LOCATED: INTERSECTION OF OLD CENTREVILLE RD, MT.

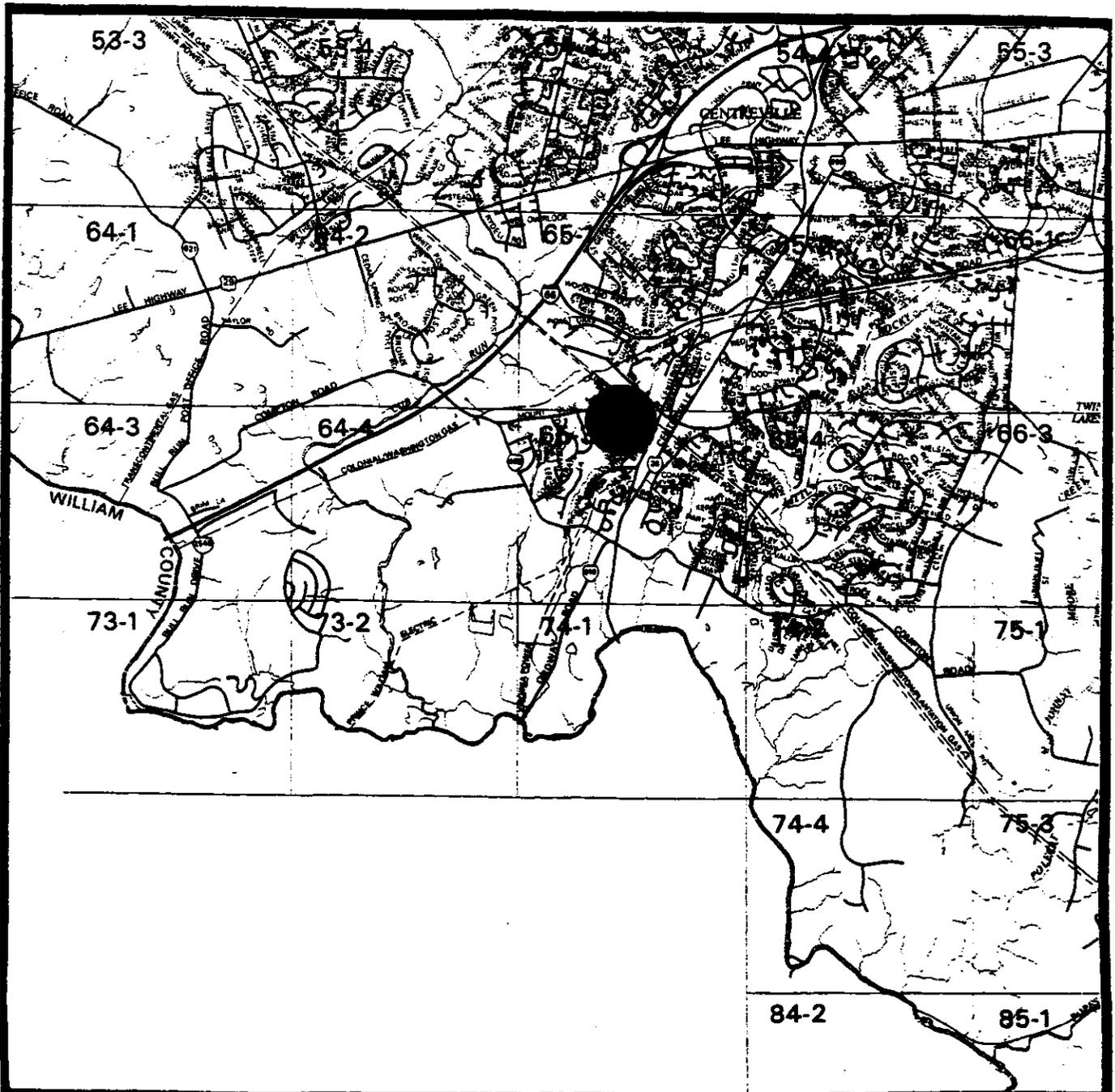
OLIVE RD. AND OLD MILL ROAD

ZONING: R-1 R-2

TO: R-2

OVERLAY DISTRICT(S): WS

MAP REF	065-1- /01/ /0034-	,0035-	,0045-
	065-3- /01/ /0008-	,0008-A	



SPECIAL EXCEPTION APPLICATION

SE 00-Y-004

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REZONING APPLICATION

RZ 2000-SU-001

FILED 01/02/00

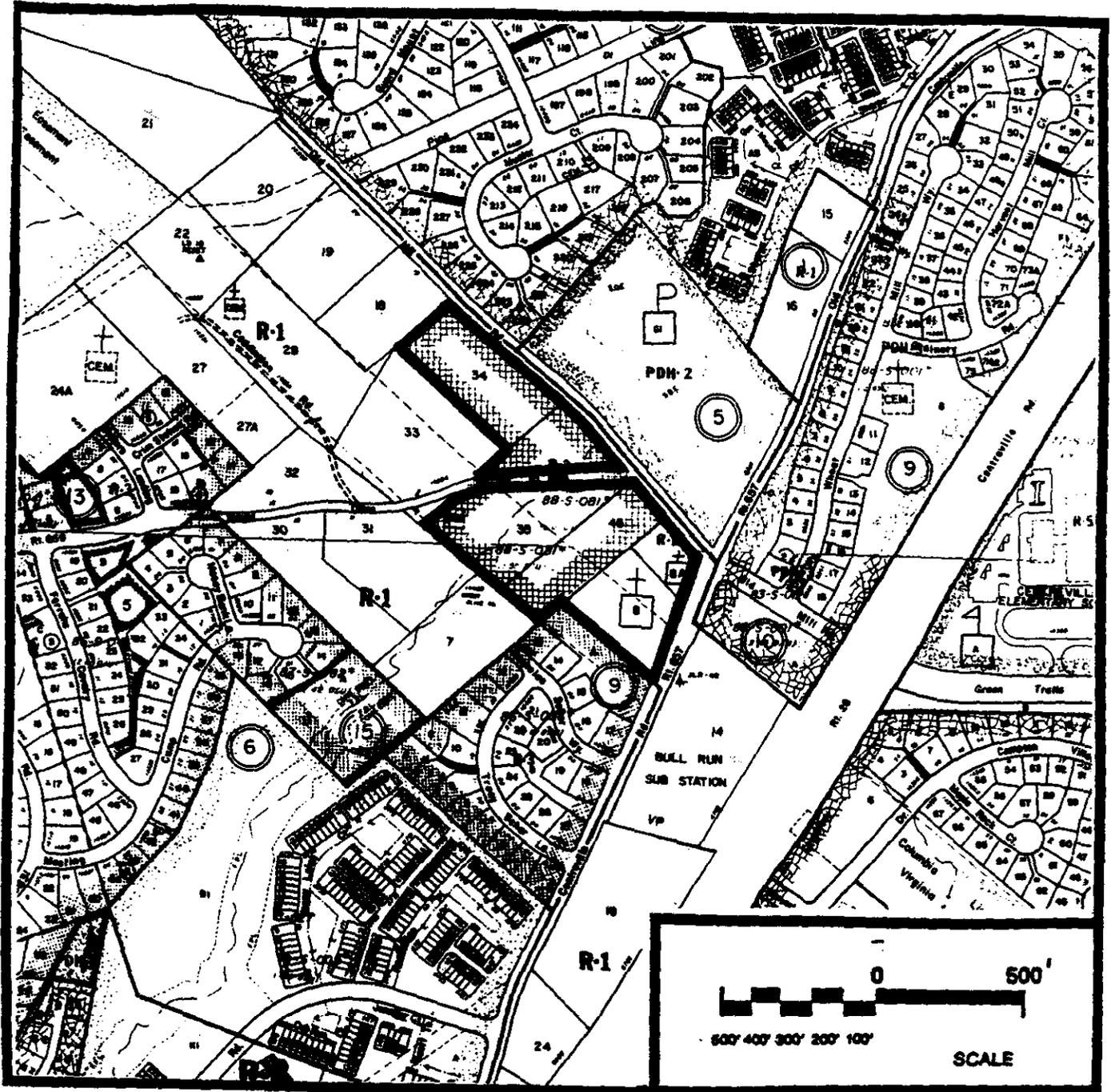
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OLIVE RD. AND OLD MILL ROAD

ZONING: R-1 R-2

TO: R-2

OVERLAY DISTRICT(S): WS

MAP REF 065-1- /01/ /0034- ,0035- ,0045-
065-3- /01/ /0008- ,0008-A



TRUE NORTH PER H. N. & A 02/88

OWNER: CHARLES HARMON
 ZONE: R2
 USE: VACANT

OWNER: CHARLES HARMON
 ZONE: R2
 USE: VACANT

OWNER: MT-OLIVE BAPTIST CHURCH
 ZONE: R2

OWNER: FRANK & COLLEEN VOLTZ
 ZONE: PDH-2
 USE: RESIDENTIAL

OWNER: RYE CHOE
 ZONE: PDH-2
 USE: RESIDENTIAL

OWNER: THEMIS TZAMARIAS
 ZONE: PDH-2
 USE: RESIDENTIAL

OWNER: AMEE GRIMWIN & SUE RUTENIS
 ZONE: PDH-2
 USE: RESIDENTIAL

OWNER: FAIRFAX COUNTY PARK
 ZONE: PDH-2
 USE: RESIDENTIAL

OWNER: FAIRFAX COUNTY PARK
 ZONE: R2

PARCEL 33

PARCEL 34

PARCEL 35

PARCEL 36

PARCEL 37

PARCEL 38

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PARCEL 294

PARCEL 295

PARCEL 296

PARCEL 29



WIND LINE OF SOUTH

4

3

2

1

OWNER: EUGENE HARMON
ZONE: R2
USE: VACANT

PARCEL 31
OWNER: MT. OLIVE BAPTIST CHURCH
ZONE: R2

PARCEL 49
OWNER: MT. OLIVE BAPTIST CHURCH
ZONE: R1

PARCEL 8
OWNER: MT. OLIVE BAPTIST CHURCH
ZONE: R1

PARCEL 8A
OWNER: MT. OLIVE BAPTIST CHURCH
ZONE: R1

PARCEL 14
OWNER: ELECTRIC POWER
COMPANY OF VIRGINIA
ZONE: R1
USE: SUBSTATION

PARCEL A
OWNER: OLD HILL COMMUNITY ASSOCIATION
ZONE: R2
USE: PRIVATE OPEN SPACE

PARCEL A
OWNER: WILLOUBLY WOOD COMMUNITY ASSOCIATION
ZONE: R3
USE: PRIVATE OPEN SPACE

NO	RADE	DELTA	ARC	TAN	CH	CH BEARING
1	125.00	174.41	92.27	31.06	52.11	S84°25'00"W
2	125.00	174.41	92.27	31.06	52.11	S84°25'00"E

TRUE NORTH PER H. N. & A 02/88



4

3

2

1

DATE: 12/23/79

SCALE: 1" = 40'

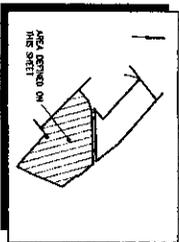
SHEET 2 OF 8

38 NO. 380-88

GENERAL DEVELOPMENT PLAN/SPECIAL EXCEPTION PLAT
EXISTING CONDITIONS

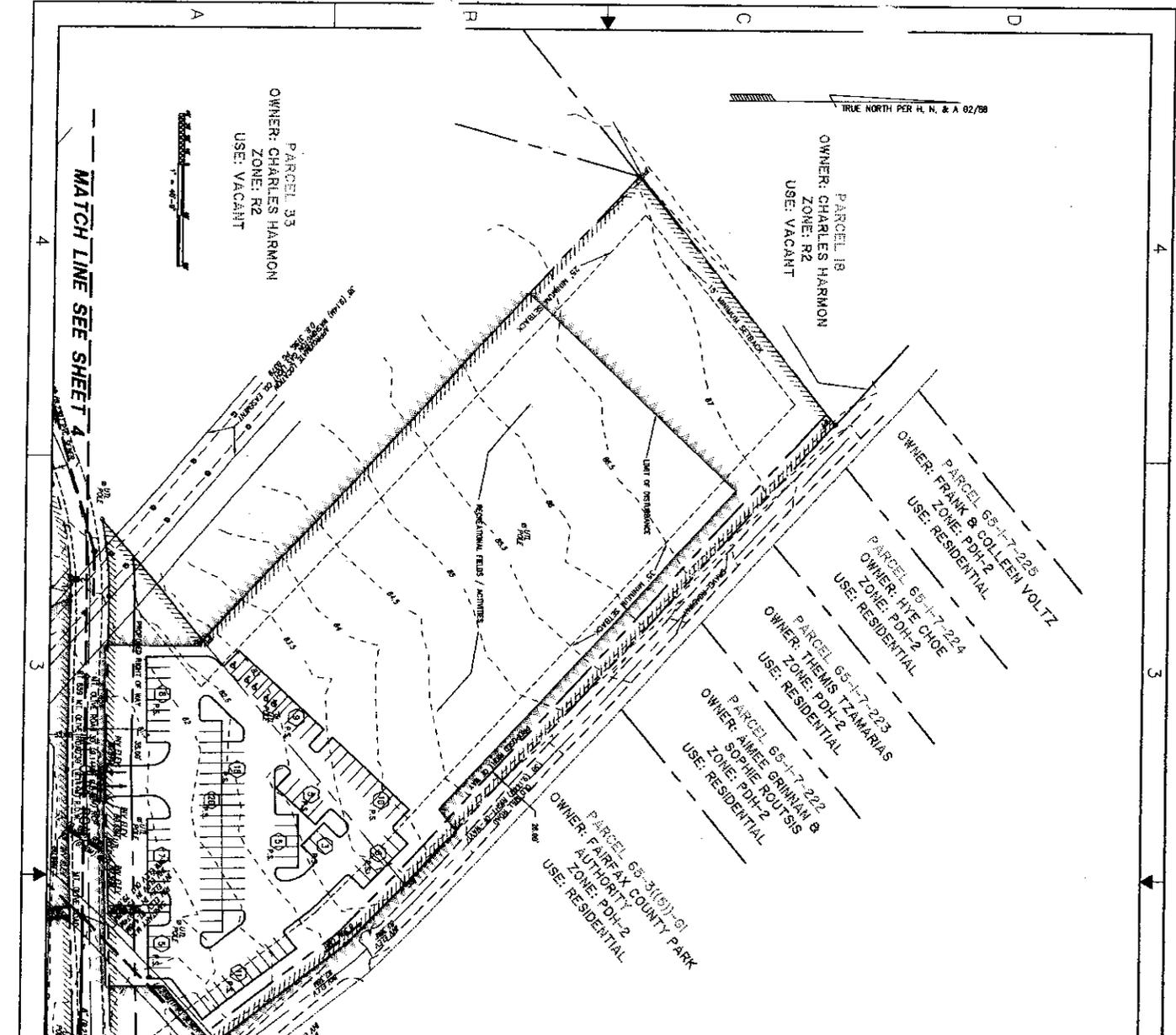
WILES MENSCH CORPORATION
11850 SORBYE VALLEY DRIVE
SUITE 200
RESTON, VIRGINIA 20191
Voice: (703) 391-1800
Fac: (703) 264-0595
MTM@earthlink.com

MT. OLIVE BAPTIST CHURCH
6600 OLD CENTREVILLE ROAD



C

8



PARCEL 33
OWNER: CHARLES HARMON
ZONE: R2
USE: VACANT

PARCEL 18
OWNER: CHARLES HARMON
ZONE: R2
USE: VACANT

PARCEL 34 & 35
OWNER: FRANK & COLLEEN VOLTZ
ZONE: PDH-2
USE: RESIDENTIAL

PARCEL 65-17-7-224
OWNER: RYE CHOE
ZONE: PDH-2
USE: RESIDENTIAL

PARCEL 65-17-7-223
OWNER: THEMIS TZAMARIAS
ZONE: PDH-2
USE: RESIDENTIAL

PARCEL 65-17-7-222
OWNER: AMIEE GRINNAM & SOPHIE ROUTSIS
ZONE: PDH-2
USE: RESIDENTIAL

PARCEL 65-31(15)-01
OWNER: FAIRFAX COUNTY PARK AUTHORITY
ZONE: PDH-2
USE: RESIDENTIAL

TRUE NORTH PER H. N. & A 02/98

MATCH LINE SEE SHEET 4

SCALE: 1" = 40'

DATE: 12/23/09

SHEET 3 OF 8

209 10 380 08

GENERAL DEVELOPMENT PLAN/SPECIAL EXCEPTION PLAN
PROPOSED SITE PLAN

MT. OLIVE BAPTIST CHURCH
6600 OLD CENTREVILLE ROAD

WILES MENSCH CORPORATION
17860 SUNRISE VALLEY DRIVE
SUITE 200
RESID. VIRGINIA, 20191
Voice: (703) 281-7680
Fax: (703) 281-0585

KEY MAP
NOT TO SCALE

NOTES:

1. THE PROPOSED USES ARE RESIDENTIAL W/WORK, DAY CARE AND RECREATION.
2. THE NEW FOOTPRINTS WILL BE CONSTRUCTED WITH MATERIAL AND ARCHITECTURAL FINISHES CONSISTENT WITH THE EXISTING BUILDING AND THE SURROUNDING RESIDENTIAL NEIGHBORHOOD.
3. PARCELS 34 MAY BE USED FOR RECREATIONAL, FIELD/ACTIVITIES, CONSTRUCTION OF RECREATION AREA.
4. PARKING LOTS SHALL BE USED FOR ASSOCIATED CHURCH, CONSTRUCTION OF RECREATION AREA.
5. ALL OLIVE BAPTIST CHURCH OWNED PROPERTY ASSOCIATED WITH THE REZONING, CONSTRUCTION OF RECREATION AREA.
6. THE FAIRFAX COUNTY PARK AUTHORITY HAS PLANNED A SPONTANEOUS ECOSYSTEM FOR THE WESTERN END WILL BE IN THE VARIOUS EXISTING PARCELS AS THE EXISTING ALL PLOTS TO THE SOUTH OF THE PROPOSED PARKING LOT AND DO AT THE PROPERTY LINE OF PARCELS 34, 35 AND 36.
7. A FENCE WILL BE CONSTRUCTED AS REQUIRED BY THE PRESENCE OF DRAINAGE BASIN ON THE SITE.
8. BASED UPON AN ON-SITE SURVEY, A CONCRETE HAS BEEN LOCATED ON PARCELS 33 AND 34. THE CONCRETE IS APPROXIMATELY 10 FEET DEEP AND 30 FEET WIDE. THE CONCRETE HAS NO EVIDENCE OF A CONCRETE IS DISCOVERED BY AN ON-SITE SURVEY OF PARCELS 33 AND 34. THE CONCRETE IS APPROXIMATELY 10 FEET DEEP AND 30 FEET WIDE. THE CONCRETE IS APPROXIMATELY 10 FEET DEEP AND 30 FEET WIDE.
9. STORAGE AND AN ASBESTOS FILTER TO ADEQUATE QUALITY DRAINAGE REQUIREMENTS.
10. THE BUILDING WILL BE CONNECTED TO PUBLIC SEWER AND WATER.

NO.	DATE	DESCRIPTION	BY
1	9/27/09	DESIGNED PER 03.01.02.02.02.02.02	SB
2	12/23/09	REVISION PER COUNTY COMMENTS	SB
REV	DATE	DESCRIPTION	BY

ZONE	REQUIRED OR PROHIBITED	EXISTING	PROPOSED
PARCELS 34 & 35	RESIDENTIAL	R-1 R-2	R-2
USE	RESIDENTIAL	CHURCH (CATEGORY 3)	CHURCH WITH NURSERY SCHOOL (CATEGORY 3)
LOT AREA (SQ. FT.)	16,000 SF	CHURCH SITE 8,170 SQ AC RECREATION SITE 4,170 SQ AC TOTAL 12,484 AC	CHURCH SITE 7,200 SQ AC RECREATION SITE 14,824 AC NEW 1/4 ACRE ROAD 8,420 SQ AC NEW 1/4 ACRE ROAD 8,420 SQ AC TOTAL 12,484 AC
BUILDING HEIGHT (MAX)	8 FT	21.00'	ROOF 8.5 FT STEMS 63.5 FT
RIGHT YARD (MIN)	45 FEET, 48"-55' MIN.	30.54'	PROPOSED ADJUTION 31.97'
SIDE YARD (MIN)	48 FEET, 48"-55' MIN.	256.00'	PROPOSED ADJUTION 257.20'
BUILDING COVER AREA	8,622 SF	8,622 SF	8,190 SF
F.A.R.	0.30	CHURCH SITE 0.03 RECREATION SITE N/A	CHURCH SITE 0.15 RECREATION SITE N/A
OPEN SPACE (MIN)	HOME	CHURCH SITE 6.54 AC (66.14%) RECREATION SITE 4.17 AC (39.86%) TOTAL 10.71	CHURCH SITE 3.50 AC (14.17%) RECREATION SITE 3.80 AC (17.28%) RECREATION SITE 10.50 AC (84%) TOTAL 17.80
LOCAL OUTDOOR RECREATION SCHOOL (NO CHILDREN)	190 SF/CHILD = 4,000 SF	N/A	CHURCH SITE 100 (SAC) RECREATION SITE 100 (SAC) TOTAL 200
			4,000 SF

SCALE: 1" = 40'

DATE: 12/23/09

SHEET 3 OF 8

209 10 380 08

GENERAL DEVELOPMENT PLAN/SPECIAL EXCEPTION PLAN
PROPOSED SITE PLAN

MT. OLIVE BAPTIST CHURCH
6600 OLD CENTREVILLE ROAD

WILES MENSCH CORPORATION
17860 SUNRISE VALLEY DRIVE
SUITE 200
RESID. VIRGINIA, 20191
Voice: (703) 281-7680
Fax: (703) 281-0585

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NOT TO SCALE

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ZONE	REQUIRED OR PROHIBITED	EXISTING	PROPOSED
PARCELS 34 & 35	RESIDENTIAL	R-1 R-2	R-2
USE	RESIDENTIAL	CHURCH (CATEGORY 3)	CHURCH WITH NURSERY SCHOOL (CATEGORY 3)
LOT AREA (SQ. FT.)	16,000 SF	CHURCH SITE 8,170 SQ AC RECREATION SITE 4,170 SQ AC TOTAL 12,484 AC	CHURCH SITE 7,200 SQ AC RECREATION SITE 14,824 AC NEW 1/4 ACRE ROAD 8,420 SQ AC NEW 1/4 ACRE ROAD 8,420 SQ AC TOTAL 12,484 AC
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SCALE: 1" = 40'

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RESID. VIRGINIA, 20191
Voice: (703) 281-7680
Fax: (703) 281-0585

KEY MAP
NOT TO SCALE

C

Q

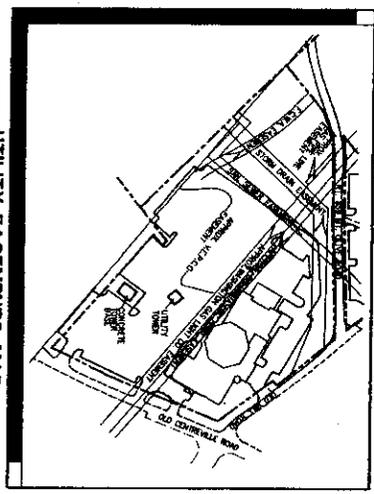
MATCH LINE SEE SHEET 3

PARCEL 31
OWNER: EUGENE HARMON
ZONE: R2
USE: VACANT

PARCEL A
OWNER: WILCOUBLY WOOD COMMUNITY ASSOCIATION
ZONE: R3
USE: PRIVATE OPEN SPACE

PARCEL 14
OWNER: ELECTRIC POWER COMPANY OF VIRGINIA
ZONE: R1
USE: SUBSTATION

PARCEL A
OWNER: OLD MILL COMMUNITY ASSOCIATION
ZONE: R2
USE: PRIVATE OPEN SPACE



UTILITY EASEMENTS MAP
NOT TO SCALE

OWNER: WILLCOUBLY WOOD COMMUNITY ASSOCIATION
ZONE: R3
USE: PRIVATE OPEN SPACE

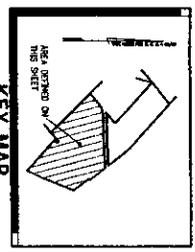
PARCEL 14
OWNER: ELECTRIC POWER COMPANY OF VIRGINIA
ZONE: R1
USE: SUBSTATION

PARCEL A
OWNER: OLD MILL COMMUNITY ASSOCIATION
ZONE: R2
USE: PRIVATE OPEN SPACE

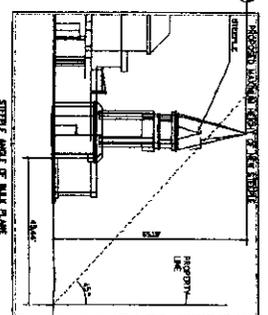
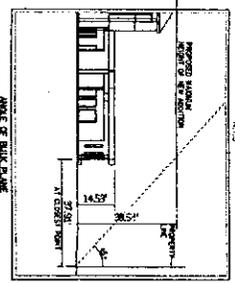
MT. OLIVE BAPTIST CHURCH
6800 OLD CENTREVILLE ROAD

REV	DATE	DESCRIPTION	BY
2	1/27/06	DRAWINGS FROM OLD MILL TO DETERMINE	BB
1	5/17/05	REVISED PER COUNTY COMMENTS	BB

WILDES MENSCH CORPORATION
11850 SUNRISE VALLEY DRIVE SUITE 200
RESTON, VIRGINIA 20191
Tel: (703) 261-4555
Fax: (703) 261-4556
www.wildesmenssch.com



KEY MAP
NOT TO SCALE



TRUE NORTH PER H. M. & A 02/88

DRAWING TITLE
GENERAL DEVELOPMENT PLAN/SPECIAL EXCEPTION PLAN
EXISTING VEGETATION MAP

SCALE 1" = 40'

DATE 12/23/06

SHEET 4 OF 8

JOB NO. 300.09

C

O

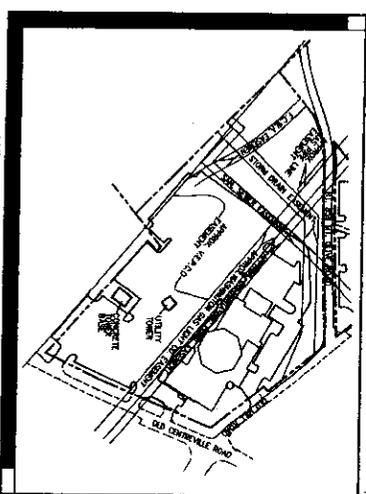


MATCH LINE SEE SHEET 5

TRUE NORTH PER H. N. & A 82/88

PARCEL 31
OWNER: EUGENE HARRISON
ZONE: R2
USE: VACANT

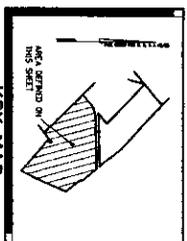
UTILITY EASEMENTS MAP
NOT TO SCALE



PARCEL A
OWNER: WILLOUBLY WOOD COMMUNITY ASSOCIATION
ZONE: R3
USE: PRIVATE OPEN SPACE

PARCEL 14
OWNER: ELECTRIC POWER COMPANY OF VIRGINIA
ZONE: R1
USE: SUBSTATION

PARCEL A
OWNER: OLD HILL COMMUNITY ASSOCIATION
ZONE: R2
USE: PRIVATE OPEN SPACE

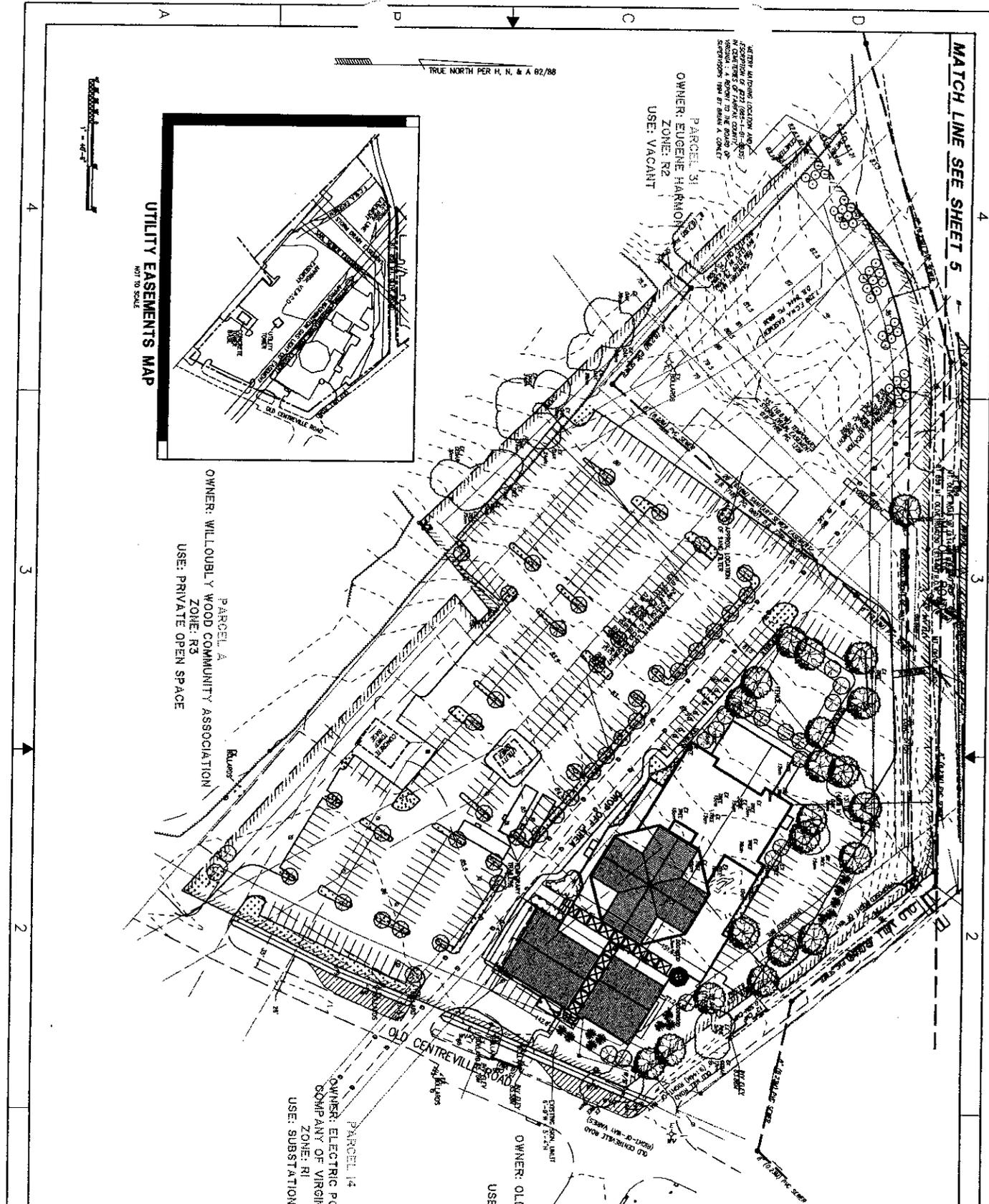


NO.	DATE	DESCRIPTION
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1	5/19/90	REVISED PER COUNTY COMMENTS
REV		DESCRIPTION
1		11860 SQUIRRE VALLEY DRIVE SUITE 2000 RESTON, VIRGINIA 20191
1		WILLES MENSCH CORPORATION
1		11860 SQUIRRE VALLEY DRIVE SUITE 2000 RESTON, VIRGINIA 20191
1		VOICER (703) 391-7600
1		www.willesmensch.com

MT. OLIVE BAPTIST CHURCH
6600 OLD CENTREVILLE ROAD

GENERAL DEVELOPMENT PLAN/SPECIAL EXCEPTION PLAN
PROPOSED LANDSCAPE PLAN

SCALE: 1" = 40'
DATE: 12/29/90
SHEET: 6 OF 8



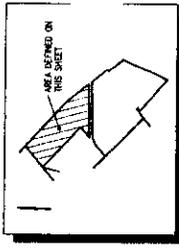
C

O

COVER TREE SUMMARY TABLE

COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	ACREAGE	COMMENTS
A	UPLAND FOREST WHITE OAK, BEECH, VIRGINIA PINE	PIONEER TO SUB-CLIMAX	GOOD	2.192 AC	SEE CONDITION
B	OPEN FIELD	N/A		0.696 AC	
C	DEVELOPED	N/A	SEE COMMENTS	1.114 AC	SEE CONDITION
D	UPLAND FOREST WHITE AND RED OAKS, VIRGINIA PINE, RED CEDAR	PIONEER TO SUB-CLIMAX	FAIR	0.359 AC	SEE CONDITION
E	OPEN FIELD	N/A	SEE COMMENTS	4.133 AC	AREA KEPT OPEN BY VIRGINIA PINE
F	UPLAND FOREST WHITE OAK, EASTERN RED CEDAR	PIONEER TO SUB-CLIMAX	FAIR	0.359 AC	SEE CONDITION
G	UPLAND FOREST WHITE AND RED OAKS, VIRGINIA PINE	PIONEER TO SUB-CLIMAX	GOOD	1.278 AC	SEE CONDITION
H	DEVELOPED	N/A	SEE COMMENTS	2.476 AC	SEE CONDITION
TOTAL ACREAGE				12.4184 AC	

CONDITION DESCRIPTIONS:
 A, D, F, C: ALL AREAS ARE ISOLATED PATCHES WITH EDGES INVADED BY NON-NATIVE SPECIES, SUCH AS SHALIX AND MULTIFLORA ROSE. MANY TREES HAVE BROKEN LEAVES OR BRANCHES.
 C: THIS WAS THE SITE OF AN ABANDONED SINGLE FAMILY HOUSE. THE REMAINING ORNAMENTAL TREES ARE IN POOR CONDITION. THE ADJACENT WOODED AREA HAS BEEN USED FOR SMALL OUTBUILDINGS AND GARBAGE DUMPING.
 H: SOME ORNAMENTAL TREES. NO SPECIMENS.



REV. DATE DESCRIPTION BY

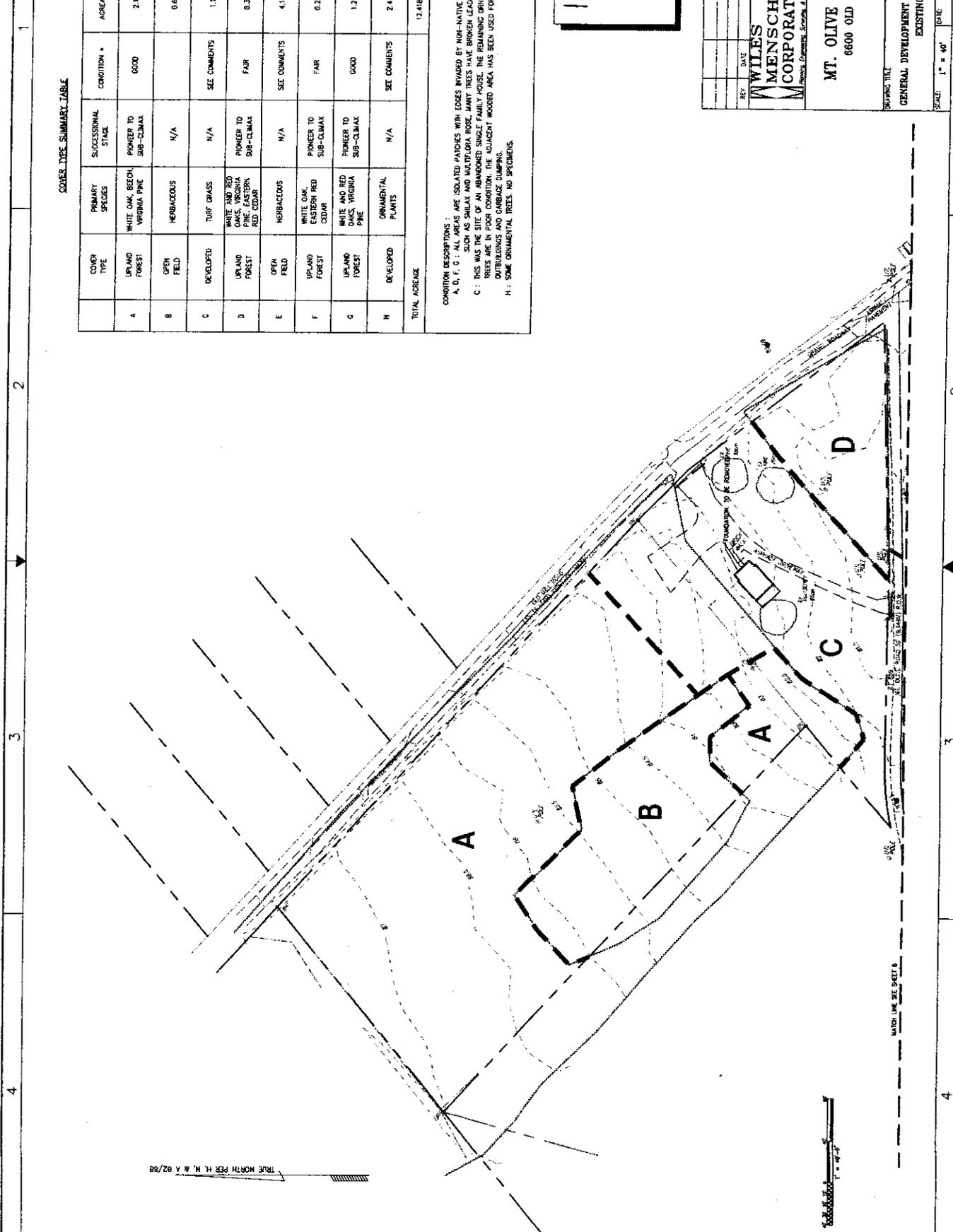
WILES TIBBEO SUNRISE VALLEY DRIVE
MENSCH CORPORATION
 RESTON, VIRGINIA 20191
 Voice: (703) 264-0560
 Fax: (703) 264-0560
 www.wilesmensch.com

MT. OLIVE BAPTIST CHURCH
 6600 OLD CENTREVILLE ROAD

JOB NO. 360.00

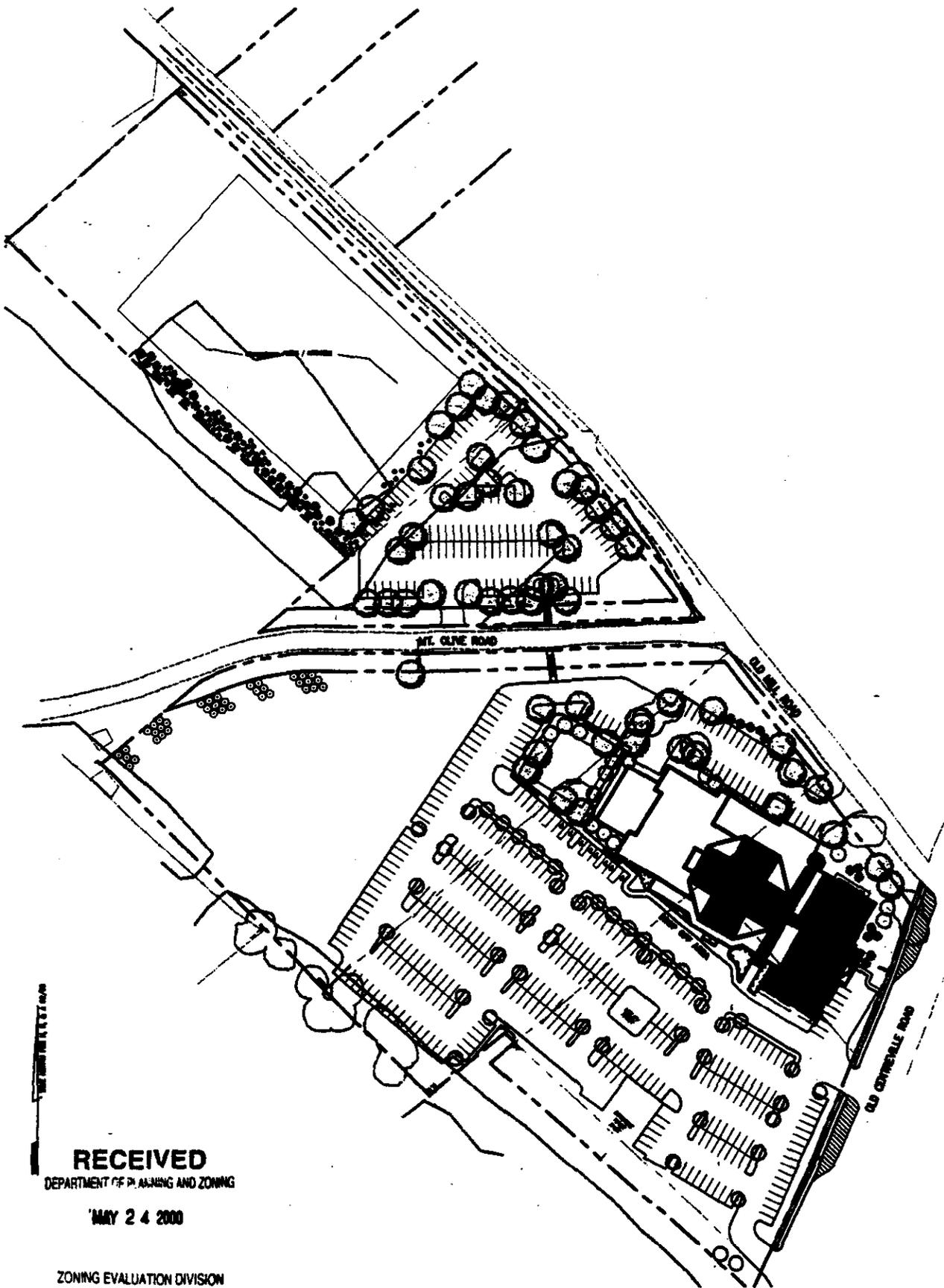
DRAWING TITLE: GENERAL DEVELOPMENT PLAN/SPECIAL EXCEPTION PLAN EXISTING VEGETATION MAP

SCALE: 1" = 40' DATE: 12/29/99 SHEET 7 OF 8







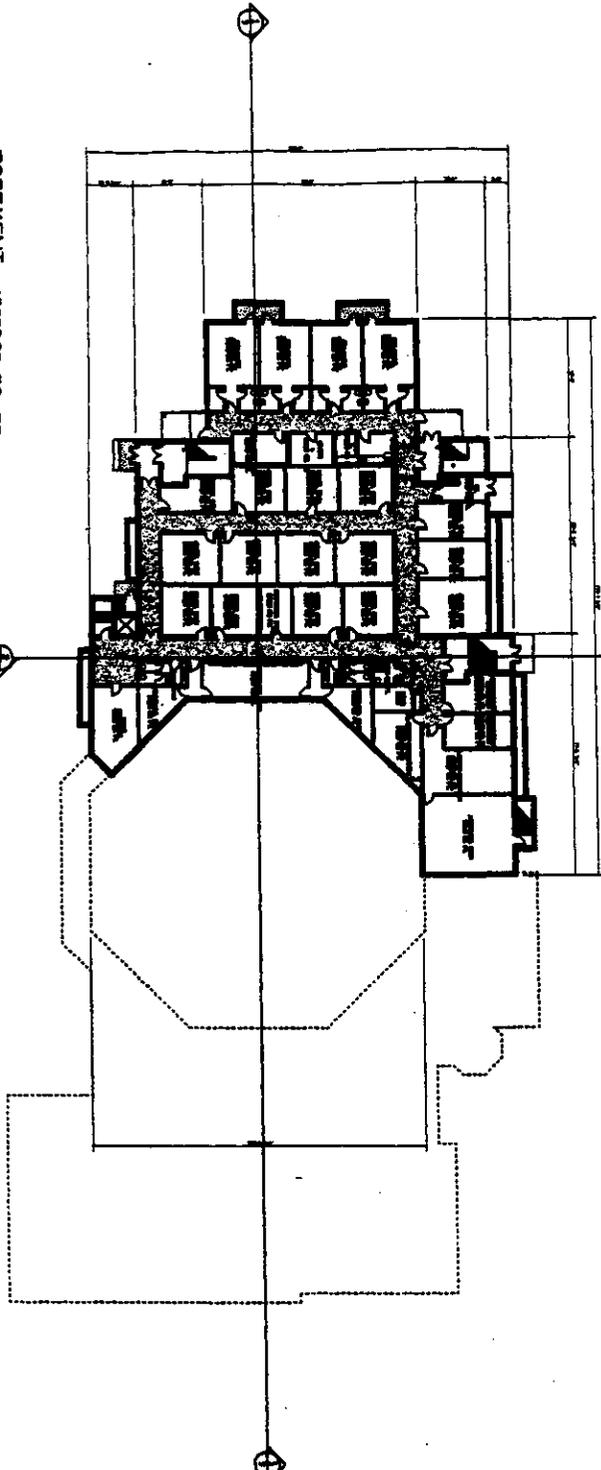


RECEIVED
 DEPARTMENT OF PLANNING AND ZONING
 MAY 24 2000
 ZONING EVALUATION DIVISION

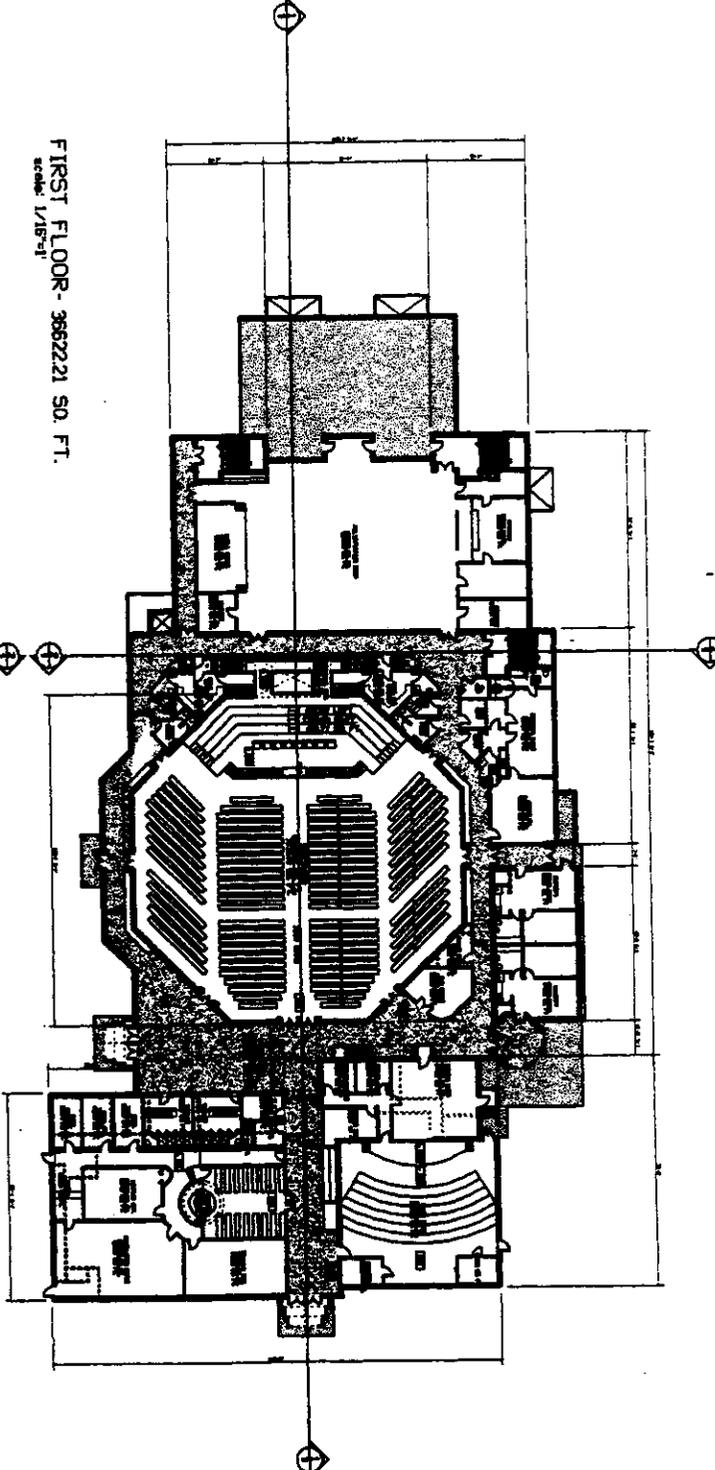
MT. OLIVE BAPTIST CHURCH
 6600 OLD CENTREVILLE ROAD

Drawing Title: GENERAL DEVELOPMENT PLAN/ SPECIAL EXCEPTION PLAT	Sketch No.
Wiles Mensch Corporation.	Date 5/24/00
11860 Sunrise Valley Drive, Suite 200, Reston VA 22091 703-391-7800 Fax 703-264-0595	Scale 1" = 100'

BASEMENT - 15296.69 SQ. FT.
 scale: 1/16"=1'



FIRST FLOOR - 36622.21 SQ. FT.
 scale: 1/16"=1'



SHEET
 A-1
 2 OF 4

bbw
 Building & Design
 1000 Old Centerville Road
 Centerville, VA 20122

MT. OLIVE BAPTIST CHURCH
 6600 OLD CENTERVILLE ROAD
 CENTERVILLE, VA 20122

OWNER
 MT. OLIVE BAPTIST
 CHURCH
 6600 OLD CENTERVILLE ROAD
 CENTERVILLE, VA 20122

BASEMENT AND FIRST FLOOR PLANS

DESCRIPTION OF THE APPLICATION

- Applicant:** The Trustees of the Mount Olive Baptist Church
- Location/Address:** The southeast quadrant of the intersection of Old Centreville Road, Mt. Olive Road and Old Mill Road.
- Request:** **RZ 2000-SU-001:** The applicant requests to rezone the subject 12.42 acre site from the R-1 and R-2 Districts to the R-2 District to permit an increase of the Floor Area Ratio (FAR) to 0.18 to permit additions to an existing church. **SE 00-Y-004:** Special Exception approval for an expansion of the existing church and an increase in land area to include a 1,000 seat sanctuary and related facilities with a child care center/nursery school with a maximum daily enrollment of 100 children. The applicant also requests the use of three (3) temporary trailers during the construction stage of the project.
- Hours of Operation:** **Child Care Center - 6:30 AM to 6:00 PM,**
Monday - Friday
Church - Worship Services: 7:30 AM - 2:00 PM
Sunday; Church meetings: held throughout the week
- Employees:** Church: 6
Child Care/Nursery: 13
- Waivers and Modifications Requested:**

Modification of the transitional screening requirement along the northern, eastern, western and southern property boundaries and a waiver of the barrier requirements along all property boundaries.

LOCATION AND CHARACTER

- Site Description:** The 12.42 acre site is located in the southeast quadrant of the intersection of Old Centreville Road, Mt. Olive Road and Old Mill Road. The site currently includes an existing 9,662 square foot church and associated parking on Parcels 8 and 8A. Approximately one-half of the site is cleared for overhead electric and underground gas utility easements and sanitary sewer, water main and storm drainage easements. Several areas of upland

forest exist along Old Mill Road and along the southern edge of the utility easement.

Surrounding Area Description:

Direction	Use	Zoning	Plan
North	Single Family Detached and parkland (Park Authority)	R-1, PDH-2	Res. 1-2 & 2-3 du/ac; Public Park
South	Va. Power Sub-station & open space	R-1; PDH-3	Res. 2-3 du/ac
East	Park	PDH-2	Park
West	Open space; Single Family Detached	R-3; R-1	Res. 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. At that time the church encompassed only Parcels 8 and 8A, totaling 2.90 acres.
- On June 12, 1989, the Board of Supervisors approved RZ 88-S-081 to rezone Parcels 65-1 ((1)) 34, 35 and 45 from R-1 to R-2 to develop 12 single-family detached dwelling units using the cluster provisions of the Zoning Ordinance. The development was never constructed.
- On August 1, 1989, the BZA approved SPA 76-S-069-1 to replace a fire-damaged church with a larger facility and a waiver of the dustless surface requirement, all on Parcels 8 and 8A. The seating capacity remained at 275. A copy of the approving resolution and SP Plat are included in Appendix 5.

COMPREHENSIVE PLAN PROVISIONS (Appendix 6)

Plan Area: Area III

Planning Sector: Centreville Community Planning Sector (BR6), Bull Run Planning District

Plan Map: Residential 1-2 du/a and 2-3 du/ac

ANALYSIS

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

Title of GDP/SE Plat: Mt. Olive Baptist Church
Prepared By: Wiles, Mensch Corporation
Date: December 23, 1999, revised through May 19, 2000

The combined Generalized Development Plan/Special Exception Plat (GDP/SE Plat) consists of eight sheets which contain existing conditions on Sheets 1 and 2 (match sheets), the site layout for the ultimate build out of the church/child care center/nursery school general notes, site, building, parking, outdoor recreation and utility easements map on Sheets 3 and 4 (match sheets), landscaping plan including parking lot landscaping tabulations on Sheets 5 and 6 (match sheets) and the existing vegetation map on Sheets 7 and 8 (match sheets).

The additions to the existing church are proposed generally in three phases. Phase I proposes a new hexagon-shaped sanctuary to be located west of the existing church, to include 1000 seats. Three temporary trailers will be located on the site (within a portion of the existing parking area) during this phase and the existing church will continue to be in use. Phase II will include the interior renovation of the existing church for various church-related offices and fellowship facilities. Phase III proposes to include a two-story addition northwest of the new sanctuary to include a multi-purpose room on the upper level and Sunday School classrooms, administration space and a child care center to ultimately accommodate 100 children on the lower level. Additionally, a 4,000 square foot outdoor play area for the child care center/nursery school is proposed adjacent to and north of the Phase III portion of the development. The total building area will be 51,919 square feet. Recreation fields and associated parking (105 spaces) are proposed within the area located north of Mount Olive Road. A maximum of 386 parking spaces are proposed to be constructed south of Mount Olive Road.

It should be noted that the draft proffers state that the hexagon-shaped sanctuary may be designed in a rectangular design provided that neither the seating capacity nor the exterior first floor foot print are increased.

Access to the church portion of the site is provided from two points along Old Centreville Road and one location on Old Mill Road. Access to the recreation fields is via Mt. Olive Road and Old Mill Road.

Stormwater management is proposed as an underground sand filter system. Approximately one-half of the site includes overhead electric and underground gas utility easements and sanitary sewer, water main and storm drainage easements; all are proposed to remain. Modified transitional screening areas are provided with a combination of existing and supplemental deciduous and evergreen vegetation along the southwestern, western, eastern and northern property boundaries. Transitional screening areas located within the utility easements have been either modified to reflect the requirements of the utility companies or eliminated. A total of approximately 52% of the site will be open space.

Land Use Analysis (Appendix 6)

The applicant has assembled several parcels of land and requested rezoning to the R-2 District in order to allow an expansion of the existing church, including the establishment of a child care facility/nursery school for 100 children. Based on numerous development constraints from several major power and utility easements, staff determined that the proposed expansion of the church could be an appropriate use of this property and could be consistent with the guidance of the Plan, provided that the concerns related to development intensity and compatibility were addressed. To that end, the applicant has submitted a revised GDP/SP plat which provides for a reduced expansion, improved landscaping and screening, and revised limits of clearing to provide greater tree preservation, particularly north of the playing field. These improvements address previous land use issues. Therefore there are no longer any outstanding land use issues.

Transportation Analysis (Appendix 7)

The Department of Transportation (DOT) has identified four transportation issues associated with this application. These four issues concern the increased traffic proposed by the subject development and the currently substandard roadway sections and include: dedication of the necessary right-of-way along Old Centreville Road, Old Mill Road and Mt. Olive Road; provision for construction of roadway improvements along Old Centreville Road (including a right turn lane into

the subject site) and Old Mill Road (south of Mt. Olive Road) at the time of development of the church structure improvements; provision for construction of roadway improvements along Mt. Olive Road and Old Mill Road (north of Mt. Olive Road) at the time of development of the site north of Mt. Olive Road; and commitment to providing a sidewalk system to link the three roadway frontages. The applicant has addressed these issues (with the exception of the sidewalk commitment) in a revised submission of the GDP/SE Plat and in the draft proffers. The proposed development conditions address the sidewalk issue by including a sidewalk along the Old Centreville Road and the Old Mill Road (south of Mt. Olive Road) frontages at the time of construction of the building expansion. The remaining sections of sidewalk will be constructed at the time of roadway construction of Mt. Olive Road and Old Mill Road (north of Mt. Olive Road).

Environmental Analysis (Appendix 8)

Issue: Tree Preservation

The Environmental Analysis recommends that the Urban Forester be contacted for specific recommendations to ensure that the trees designated for preservation will not be damaged by construction activities.

Resolution:

The Urban Forester reviewed the development plan and suggested that the recreation fields be shifted slightly to the south to preserve a mature stand of trees located in the northernmost portion of the site. The applicant has revised the development plan to accommodate this concern by shifting the recreation fields to the south. Therefore, this issue has been resolved.

Issue: Electrical Transmission Lines

To the extent possible, landscaping should be planted around the base of the utility towers to aid in screening them from adjacent uses. However, since landscaping is limited by the utility easements, the applicant has proffered to provide landscaping to the extent permitted by the utility companies. Staff believes that this issue has been adequately addressed.

Issue: Soil Concerns

There are soils that have a high content of shrink-swell clays. These soils can cause problems for building foundations and roads. If deemed necessary by DPWES at the time of site development, the applicant should submit geotechnical studies to address potential soil problems.

Resolution:

A geotechnical study, will be required during site plan review, if required by DPWES.

Issue: Lighting

The applicant should ensure that any lights provided on the property will be focused directly on parking areas, roads, or walkways and will not project beyond the property. Lights should be shielded.

Resolution:

A development condition has been included that addresses this concern.

Public Facilities Analyses (Appendices 9-12)

As stated in the Department of Public Works and Environmental Services (DPWES) comments (Appendix 9), the site is in the Cub Plant segment of the Cub Run Watershed. Additionally, it states that channel restoration and stabilization is proposed approximately 4,000 feet downstream of the site. The Transportation Design Branch recommendations conclude that the applicant should dedication and construct right-of-way improvements on the portion of Old Mill Road located north of Mt. Olive Road to be incorporated into the state highway system for maintenance. This issue has been addressed in the transportation analysis above and in the draft proffers.

The sanitary sewer analysis (Appendix 10) notes that the property will be sewered into the USOA Treatment Plant. The water service analysis (Appendix 11) notes that the application is within the franchise area of the Fairfax County Water Authority. The comments from Fire and Rescue (Appendix 12) state that the application property is serviced by the Fairfax County Fire and Rescue Department Station #17, Centreville and the site currently meets the fire protection guidelines.

ZONING ORDINANCE PROVISIONS (Appendix 13)

Bulk Standards (R-2)		
Standard	Required	Provided
Lot Size	18,000 sq. ft.	12.41 acres
Lot Width	100 feet	Apprx. 480 feet (Old Centreville Rd.); 380 ft. & 790 ft. (Old Mill Rd.); 360 ft & 600 ft. (Mt. Olive Rd.)
Building Height	60 feet	38.54 feet (roof); 68 feet (steeple)*
Front Yard	45°, not less than 35 feet	30.94 feet along Old Centreville Rd. (existing building after right-of-way dedication); 37.91 feet (addition) along Old Mill Rd.; 131 ft. along Mt. Olive Rd.
Side Yard	40°, not less than 15 feet	257.20 feet min.
FAR	0.20	0.18 with addition
Parking Parking Spaces	266	491

* Per Zoning Ordinance, the steeple is excluded from height restrictions.

Transitional Screening and Barrier Requirements

The applicant is requesting a modification of the transitional screening requirement along the northern, northeastern and western property boundaries to permit the existing vegetation and supplemental landscaping to be utilized to

satisfy the transitional screening requirements. The Zoning Ordinance requires that Transitional Screening 1, which consists of a densely planted 25 foot wide screening yard, be provided between an institutional use such as a church or child care use and single family detached dwellings or zoned property. The modification is requested pursuant to Par. 3 of Sect. 13-301 of the Zoning Ordinance which permits the modification or waiver of the transitional screening requirements where the building, a barrier and/or land between the building and the property line has been specifically designed to minimize adverse impact through a combination of architectural and landscaping techniques.

A modification of the transitional screening requirement is also being requested along the southeastern and southern property boundaries where they abut Park Authority parkland, open space for Old Mill Community Association (across Old Centreville Road) and a Virginia Power substation. Along these road frontages the applicant has provided a combination of deciduous and evergreen vegetation to soften the view of the structure from the adjacent properties. Only shrubs have been provided along the southern and southwestern portions of the site located within the various utility easements (adjacent to the open space for the Willoughby Woods Community Association and across from the Virginia Power substation). Staff believes that the waivers and modifications are appropriate based on the surrounding uses being mainly open space areas.

The applicant is further requesting a waiver of the barrier requirement along the property boundaries. Staff believes that, given the natural barriers provided at the property boundaries and the types of uses located adjacent to the subject site, a waiver of the barrier requirement is appropriate in this instance.

Other Zoning Ordinance Requirements:

Special Exception Requirements (See Checklist, Appendix 13)

General Special Exception Standards (Sect. 9-006)

Standards for All Category 3 Uses (Sect. 9-304)

Additional Standards for Churches, Chapels, Temples, Synagogues or Other Similar Places of Worship With a Child Care Center, Nursery School or Private School (Sect. 9-314)

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

All General Standards have been satisfied with the provisions of the proposed development conditions.

Standards for All Category 3 Uses (Sect. 9-304)

Except as may be qualified below, all applicable standards have been adhered to.

Additional Standards for Churches, Chapels, Temples, Synagogues or Other Similar Places of Worship With a Child Care Center, Nursery School or Private School (Sect. 9-314)

The subject proposal may be approved as a special exception use or a special permit use with the application option left to the discretion of the applicant. In this case, the applicant has requested special exception approval which is subject to the additional standards as set forth in Sections 309 and 310 of the Zoning Ordinance as discussed below.

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

As indicated by the Checklist, the Additional Standards relating to outdoor play area, access via an appropriately designed public street and the provision of indoor recreation space adequate pick-up and drop-off areas for children and a determination by the Health Department that the proposed location does not pose any hazard to the health, safety and welfare of the children have been satisfied with the included development conditions.

Summary of Zoning Ordinance Provisions

All applicable standards have been satisfied with the proposed development conditions and draft proffers.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The subject applications request to rezone the site from the R-1, R-2 and WS Districts to the R-2 and WS Districts to allow an increase of the FAR on the church site to 0.18 and, through a special exception, to permit a child care center/nursery school with a maximum daily enrollment of 100 students. Staff believes that, with the proposed proffers and development conditions, the subject requests are in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions.

Staff Recommendations

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

Staff recommends approval of SE 00-Y-004 contingent on Board of Supervisors' approval of RZ 2000-SU-001 and subject to the proposed development conditions contained in Appendix 2.

Staff recommends approval of a modification of the transitional screening requirement along the northern, eastern, western and southern property boundaries and a waiver of the barrier requirement along all property boundaries as depicted on the GDP/SE Plat.

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. Affidavit
4. Statement of Justification
5. Development Conditions for SPA 76-S-069-1
6. Plan Citations and Land Use Analysis
7. Transportation Analysis
8. Environmental Analysis
9. Department of Public Works and Environmental Services
10. Sanitary Sewer Analysis
11. Water Service Analysis
12. Fire and Rescue Analysis
13. Applicable Zoning Ordinance Provisions Checklist
14. Glossary of Terms

FIFTH DRAFT**PROFFERS - RZ 00-SU-001**

July 5, 2000

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 subject to the approval of these Application by the Board of Supervisors of Fairfax County, Virginia:

1. The subject property shall be developed in substantial conformance with the Generalized Development Plan and Special Exception Plan for Mount Olive Baptist Church prepared by Wiles Mensch Corporation and dated December 23, 1999 (and revised May 19, 2000), depicting a church and related facilities, including a child care center, nursery school and playground, recreational play fields.

2. The sanctuary, currently depicted on the GDP/SE Plan in a hexagonal shape, is visible as such only above the first floor. Applicant may elect to construct the sanctuary in a rectangular design provided that neither the seating capacity nor the exterior first floor footprint are increased.

Transportation**Old Centreville Road**

3. 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, right of way for public street purposes, as shown on the GDP. Dedication shall be made at time of site plan

FIFTH DRAFT
PROFFERS - RZ 00-SU-001

July 5, 2000
Page 2

approval or upon demand from Fairfax County, whichever shall first occur.

Mount Olive Road

4. 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. 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. Dedication shall be made at time of site plan approval or upon demand from Fairfax County, whichever shall first occur. If required by Fairfax County and/or VDOT, applicant shall dedicate the one-half ($\frac{1}{2}$) section of right of way on the south side of Mount Olive Road separately from the dedication of the one-half ($\frac{1}{2}$) section on the north side of Mount Olive Road. Full section improvements to Mount Olive Road, shall be constructed if required by VDOT or Fairfax County at the time the Applicant develops the property north of Mount Olive Road (Parcel 34 and part of Parcel 35).

Old Mill Road

5. The Applicant shall dedicate 26 feet of right of way from the center line of Old Mill Road. Applicant shall convey in fee simple together with necessary ancillary easements to the Board of Supervisors, right of way for public street purposes, as shown on the GDP. Dedication shall be made at time of site plan approval or upon demand from Fairfax County, whichever shall first occur. Applicant shall construct frontage improvements on Old Mill (south of Mount Olive Road only) to include a 19 foot cross section from center line to face of curb.

FIFTH DRAFT
PROFFERS - RZ 00-SU-001

July 5, 2000

Page 3

Improvements, if any, to Old Mill Road north of Mount Olive Road shall be constructed if required by VDOT or Fairfax County pursuant to VDOT standards at the time the Applicant develops the property north of Mount Olive Road (Parcel 34 and part of Parcel 35).

Landscaping

6. At the time of site plan review/approval, Applicant shall submit a landscape plan which depicts interior parking lot landscaping which adheres to Virginia Power standards for planting within utility easements. The landscaping plan shall be subject to review and approval by the Urban Forestry Branch of the Department of Public Works and Environmental Services (DPW & ES) at the time of site plan review.

7. If required by the Urban Forestry Branch of DPW & ES at the time of site plan review, Applicant will submit a landscape plan depicting supplemental evergreen plantings on the south side of the parking lot adjacent to residential dwellings on Nicholas Schar Way.

Lighting

8. Any existing or proposed lighting of sidewalk or parking areas shall be in accordance with the following:

- The combined height of the light standards and fixtures shall not exceed twelve (12) feet.
- The lights shall be directed downward onto the site and shall have full cut-off fixtures.
- Shields shall be installed, if necessary, to prevent the light from projecting beyond the site.

FIFTH DRAFT
PROFFERS - RZ 00-SU-001

July 5, 2000
Page 4

- Prior to issuance of any Non-Residential use Permit for the site, the applicant shall demonstrate the provisions of Article 14 of the Zoning Ordinance are met for uses in residential areas.
- 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.

9. The playfields proposed to be developed on the parcels north of Mount Olive Road shall not be illuminated.

MOUNT OLIVE BAPTIST CHURCH

By: _____
Trustee

PROPOSED DEVELOPMENT CONDITIONS

SE 00-Y-004

July 5, 2000

If it is the intent of the Board of Supervisors to approve SE 00-Y-004 located at Tax Map 65-1 ((1)) 34, 35, 45 and 65-3 ((1)) 8, 8A for use as a church and related facilities, with a child care center/nursery school which has an enrollment of 100 or more students daily pursuant to Sect. 3-0204 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 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" and prepared by Wiles, Mensch Corporation, which is dated December 23, 1999, revised through May 19, 2000, 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. The church shall be limited to a maximum of 1,000 seats.
5. The combined total maximum daily enrollment for the child care center/nursery school shall be limited to 100 children.
6. The gross floor area for the entire site shall be limited to a maximum of 51,919 square feet.
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 – Friday.

APPENDIX 2

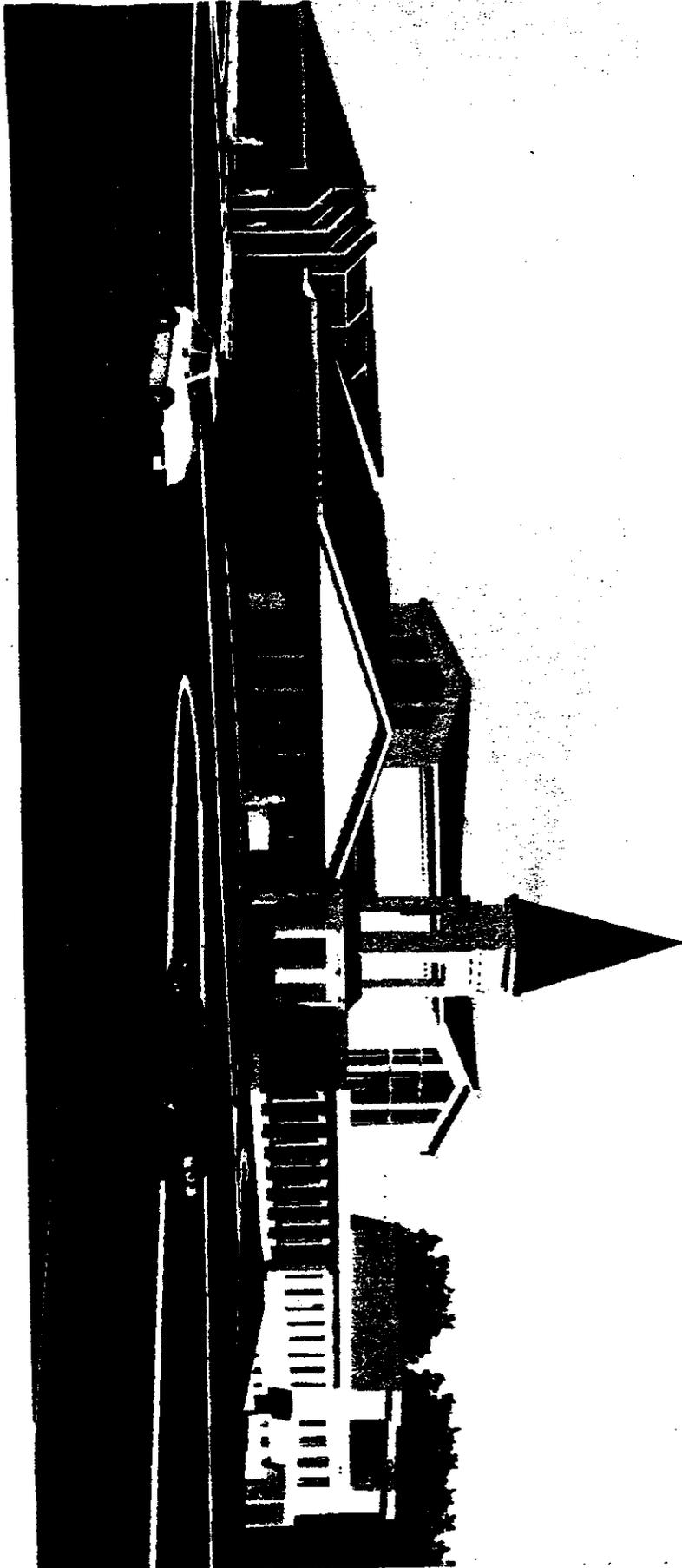
8. The outdoor playing fields shall not be leased, rented or otherwise made available to groups not affiliated with the church unless a special exception amendment is requested of and granted by the Board of Supervisors.
9. No lighting shall be provided for the outdoor recreation fields and the use of outdoor public address speaker systems or bull horns shall be prohibited.
10. Indoor recreation space shall be provided for each student enrolled in the child care center 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 space, as shown on the SE Plat, has been provided for the child care center/nursery school in accordance with Sect. 9-309 and 9-310 of the Zoning Ordinance.
11. The applicant shall file with the area Police substation and Fire Station the names and telephone numbers of at least five (5) individuals who can be contacted in case of an emergency or problem that occurs outside of normal operating hours.
12. All parking shall be on site in the areas shown on the SE Plat. There shall be no overflow parking permitted along any of the surrounding subdivision streets. The church shall make all members aware of this restriction.
13. The proposed buildings shall be of an architectural style that will be compatible with the existing building and surrounding residential communities, consistent with Attachment 1, as determined by DPWES. Building materials such as face brick, architectural pre-cast stone, wood/vinyl siding or other building material which is residential in character shall be utilized to complement the surrounding communities.
14. Outdoor lighting fixtures used to illuminate the parking area and walkways between the classroom buildings shall not exceed 12 feet in height, shall be of low intensity design and shall focus directly on the subject property. All new parking lot lighting, with the exception of security lighting, shall use full cut-off fixtures and shall be turned off within one hour after the last scheduled evening activity. Outdoor building-mounted security lighting shall be directed internally toward the site and shall be fully shielded to prevent off-site glare.

APPENDIX 2

15. Signage shall be provided in Accordance with Article 12 of the Zoning Ordinance. The existing freestanding sign at the site's entrance shall not be internally lighted.
16. Trash dumpsters shall be screened with wood or masonry enclosures and shall be located in an area not readily visible from adjacent residential neighborhoods.
17. The three temporary trailers shall be removed from the site at such time that a Non-RUP is granted for the church expansion. At no time shall the trailers be used for classroom/occupancy space for the child care center/nursery school.
18. If determined necessary by DPWES, a geotechnical engineering study, in accordance with Chapter 107 of the Fairfax County Code, shall be provided, and the results implemented in the design of the development, prior to site plan approval for any phase of the development.
19. A five foot wide sidewalk shall be provided along the Old Centreville Road and the Old Mill Road (south of Mt. Olive Road) frontages at the time of construction of the building expansion. A sidewalk shall be constructed along the south side of Mt. Olive Road and along west side of Old Mill Road (north of Mt. Olive Road) at the time of development of the portion of the subject site located north of Mt. Olive Road.

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 Phase I of 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.



REZONING AFFIDAVIT

DATE: November 9, 1999
(enter date affidavit is notarized)

I, Stephen K. Fox, Authorized 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 2000-09

in Application No(s): RZ 2000-SU-001
(enter County-assigned application number(s), e.g. RZ 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.)

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Trustees of Mount Olive Baptist Church	6600 Old Centreville Road Centreville, VA 20121	OWNERS / Applicant

(See Paragraph 1(a) for complete list of Trustees of Mount Olive Baptist Church)

McCandlish & Lillard, P.C.	11350 Random Hills Rd. Ste. 500 Fairfax, VA 22030	Attorneys/Agent
Stephen K. Fox John W. Farrell	11350 Random Hills Rd. Ste. 500 Fairfax, Va 22030	Attorneys/Agents
Wiles Mensch Corporation	11860 Sunrise Valley Dr. Ste. 200 Reston, VA 20191	Engineers/Planners/ Surveyors/Agent

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

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

NOTE: This form is also for Final Development Plans not submitted in conjunction with Conceptual Development Plans.

DATE: November 9, 1999

(enter date affidavit is notarized)

2000-09

for Application No(s): R2 2000-SU-CC1

(enter County-assigned application number(s))

(NOTE: All relationships to the application 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.)

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD in Par. 1(a))
Bryant Bryant Williams, P.C.	4201 Connecticut Ave., N.W.	
	Ste. 500	Architects/Designers
	Washington, D.C. 20008	Planners/Agent
Trustees Mount Olive Baptist Church:		
Rubin Cuffee	13652 Fox Meadow Road Centreville, VA 22020	
Cleveland Daffin	6552 Palisades Drive Centreville, VA 22020	
Lawrence Ellis	7108 Ordway Road Centreville, VA 22020	
Edward Ewell	P.O. Box 611 Centreville, VA 22020	
Perry Ewell	9706 Bragg Lane Manassas, VA 20110	
Ernest Harmon	14921 Compton Road Centreville, VA 22020	
Walter Pope	9133 Wharton Court Manassas, VA 22020	
Roland Lalton Williams	14539 Stillsby Court Centreville, VA 22020	
Dianne Wimbish	9034 St. Stevens St. Manassas, VA 22111	

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

REZONING AFFIDAVIT

DATE: November 9, 1999

(enter date affidavit is notarized)

2000-09

for Application No(s): 12 2000-SU-001
(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, and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:

(NOTE: Include sole proprietorships herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
McCandlish & Lillard, P.C.
11350 Random Hills Road, Suite 500
Fairfax, VA 22030

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 THE SHAREHOLDERS: (enter first name, middle initial & last name)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

<u>Randolph A. Sutliff, Pres/Treas/Dir.</u>	<u>John W. Farrell, Dir.</u>
<u>Peter A. Arntson, Sec/Dir</u>	<u>Gary W. Brown, Dir. William L. Carey, Dir.</u>
<u>Jesse B. Wilson, III., Dir</u>	<u>Adam W. Smith, Dir. Robert H.J. Loftus, Dir.</u>
<u>W. McCauley Arnold, Dir.</u>	<u>R. Peyton Mahaffey, Dir. R. Kevin Kennedy, Di</u>
<u>Eric J. Berghold, Dir.</u>	<u>Stephen C. Price, Dir.</u>
<u>Stephen K. Fox, Dir.</u>	<u>Douglas J. Sanderson, Dir.</u>

(check if applicable) There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment to Par. 1(b)" form.

** All listings which include partnerships or corporations 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 the stock. 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.

DATE: November 9, 1999
(enter date affidavit is notarized)

2000-09

for Application No(s): RZ 2000-SU-001
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)

Wiles Mensch Corporation
11860 Sunrise Valley Drive, Ste. 200
Reston, VA 20191

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 THE SHAREHOLDERS: (enter first name, middle initial & last name)

Joseph P. Mensch _____

Veronica Ryan _____

Mary P. Sweeney _____

Mohamed Zaki _____

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

Joseph P. Mensch, Pres. _____

Veronica Ryan, Sec/Treas. _____

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)

Bryant, Bryant Williams, P.C.
4201 Connecticut Avenue, N.W., Ste, 500
Washington, D.C. 20008

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 THE SHAREHOLDERS: (enter first name, middle initial & last name)

Charles I. Bryant _____

Kevin Williams _____

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

Charles I. Bryant, President _____

Kevin Williams, V. President _____

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

REZONING AFFIDAVIT

DATE: November 9, 1999

(enter date affidavit is notarized)

2000-29

for Application No(s):

RZ 2000-SU-001

(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 & number, street, city, state & zip code)

N/A

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

NAMES AND TITLES OF THE PARTNERS (enter first name, middle initial, last name & title, e.g. General Partner, Limited Partner, or General and Limited Partner)

Two columns of horizontal lines for listing partner names and titles.

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

** All listings which include partnerships or corporations 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 the stock. 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.

DATE: November 9, 1999
(enter date affidavit is notarized)

2000-09

for Application No(s): RZ 2000-SU-001
(enter County-assigned application number(s))

2. That no member of the Fairfax County Board of Supervisors or 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 line below.)
None

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

3. That within the twelve-month period prior to the filing of this application, no member of the Fairfax County Board of Supervisors or 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 \$200 or more, with any of those listed in Par. 1 above.

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

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

4. That the information contained in this affidavit is complete 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:

Stephen K. Fox, Agent

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

Stephen K. Fox, Applicant's Authorized Agent
(type or print first name, middle initial, last name & title of signee)

Subscribed and sworn to before me this 9th day of November, 19 99, in the state of Virginia.

My commission expires: 12-31-02.

Christina M. Hays
Notary Public

SPECIAL EXCEPTION AFFIDAVIT

DATE: November 9, 1999
(enter date affidavit is notarized)

I, Stephen K. Fox, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) [] applicant
[X] applicant's authorized agent listed in Par. 1(a) below 2000-07

in Application No(s): SE 00-4-004
(enter County-assigned application number(s), e.g. RZ 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.)

Table with 3 columns: NAME, ADDRESS, RELATIONSHIP(S). Row 1: Trustees of Mount Olive Baptist Church, 6600 Old Centreville Road, Centreville, VA 20121, Owners/Applicant.

(See Attached Paragraph 1(a) for the complete list of names and
addresses of Trustees of Mount Olive
Baptist Church)

Table with 3 columns: NAME, ADDRESS, RELATIONSHIP(S). Row 1: McCandlish & Lillard, P.C., 11350 Random Hills Rd., Suite 500, Fairfax, VA 22030, Attorneys/Agent. Row 2: Stephen K. Fox, 11350 Random Hills Rd., Suite 500, Fairfax, VA 22030, Attorneys/Agent. Row 3: John W. Farrell, 11350 Random Hills Rd., Suite 500, Fairfax, VA 22030, Attorneys/Agent.

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

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

DATE: November 9, 1999
(enter date affidavit is notarized)

2000-07

for Application No(s): SE 00-4-004
(enter County-assigned application number(s))

(NOTE: All relationships to the application 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.)

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD in Par. 1(a))
Wiles Mensch Corporation	11860 Sunrise Valley Dr. Ste. 200 Reston, VA 20191	Engineers/Planners/ Surveyors/Agent

Bryant Bryant Williams, P.C.	4201 Connecticut Ave., N.W. Ste. 500 Washington, D.C. 20008	Architects/Design Planners/Agent
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Mount Olive Baptist Church Trustees:

Rubin Cuffee	13652 Fox Meadow Road Centreville, VA 22020	
Cleveland Daffin	6552 Palisades Drive Centreville, VA 22020	
Lawrence Ellis	7108 Ordway Road Centreville, VA 22020	
Edward Ewell	P.O. Box 611 Centreville, VA 22020	
Perry Ewell	9706 Bragg Lane Manassas, VA 20110	
Ernest Harmon	14921 Compton Road Centreville, VA 22020	
Walter Pope	9133 Wharton Court Manassas, VA 22110	
Roland Lalton Williams	14539 Stilsby Court Centreville, VA 22020	
Diane Wimbish	9034 St. Stevens St. Manassas, VA 22111	

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: November 9, 1999
(enter date affidavit is notarized)

2000-07

for Application No(s): SE 00-4-009
(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 herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
McCandlish & Lillard, P.C.
11350 Random Hills Road, Ste. 500
Fairfax, VA 22030

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 THE SHAREHOLDERS: (enter first name, middle initial, last name & title)

_____	_____
_____	_____
_____	_____
_____	_____

(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 or corporations 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 the stock. 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.

DATE: November 9, 1999
(enter date affidavit is notarized)

2000-07

for Application No(s): SE 00-4-004
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Wiles Mensch Corporation
11860 Sunrise Valley Dr., Ste. 200
Reston, VA 20191

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 THE SHAREHOLDERS: (enter first name, middle initial & last name)
Joseph P. Mensch
Veronica Ryan
Mary P. Sweeney
Mohamed Zaki

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Bryant Bryant Williams, P.C.
4201 Connecticut Ave., N.W., Ste. 500
Washington, D.C. 20008

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 THE SHAREHOLDERS: (enter first name, middle initial & last name)
Charles I. Bryant
Kevin Williams

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: November 9, 1999
(enter date affidavit is notarized)

2000-07

for Application No(s): SE 00-4-007
(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 & number, street, city, state & zip code)
N/A

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

NAMES AND TITLES OF THE PARTNERS (enter first name, middle initial, last name & title, e.g. General Partner, Limited Partner, or General and Limited Partner)

Multiple horizontal lines for listing partner names and titles.

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

** All listings which include partnerships or corporations 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 the stock. 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: November 9, 1999 (enter date affidavit is notarized)

2000-07

for Application No(s): SE 00-4-004 (enter County-assigned application number(s))

2. That no member of the Fairfax County Board of Supervisors or 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 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.

3. That within the twelve-month period prior to the filing of this application, no member of the Fairfax County Board of Supervisors or 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 \$200 or more, with any of those listed in Par. 1 above.

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

(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 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:

Stephen K. Fox, Agent

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

Stephen K. Fox, Applicant's Authorized Agent (type or print first name, middle initial, last name & title of signer)

Subscribed and sworn to before me this 9th day of November, 1999, in the state of Virginia

Wanda M. Harper Notary Public

My commission expires: 12-31-02



A PROFESSIONAL CORPORATION
ATTORNEYS AND COUNSELLORS AT LAW

11350 RANDOM HILLS ROAD · SUITE 500
FAIRFAX, VIRGINIA 22030-7429

(703) 273-2288 · FAX: (703) 352-4300
www.mccandlaw.com

November 8, 1999

Stephen K. Fox
(703) 934-1178

LEESBURG OFFICE:
305 HARRISON STREET, SE
THIRD FLOOR
LEESBURG, VIRGINIA 20175-3729
(703) 737-0200

RECEIVED
DEPARTMENT OF PLANNING AND ZONING

NOV 10 1999

ZONING EVALUATION DIVISION

Ms. Jane W. Gwinn, Zoning Administrator
County of Fairfax
12055 Government Center Parkway
Fairfax, Virginia 22035

Re: Statement of Justification, Rezoning and Special Exception Applications for Trustees of Mount Olive Baptist Church; Fairfax County Tax Map Nos. 065-3((1)), parcels 8 and 8-A; 065-1 ((1)), parcels 34, 35, and 45; 12.8461 acres located in Sully District

Dear Ms. Gwinn:

This letter is written in support of the Rezoning and Special Exception applications filed by the Trustees of Mount Olive Baptist Church, Centreville, Virginia. These applications seek permission to expand the Church's facilities as set forth herein. The existing Church is located on parcels 8 and 8-A, which are zoned R-1. In 1995, the Church acquired parcel 45 which is zoned R-2; in 1998, the Church purchased parcels 34 and 35 which are zoned R-2. These applications propose to rezone all parcels to the R-2 district (changing the current residential proffers attaching to parcels 34, 35 and 45) and submitting all parcels to a Special Exception for church use.

RELATION TO COMPREHENSIVE PLAN--The subject property is located in western Fairfax County in the greater Centreville area. The property is bounded on northeast by Old Mill Road, on the east by Old Centreville Road, on the west by undeveloped R-1 property and an R-3 subdivision. Lot 34 and a portion of Lot 35 lie to the north of Mount Olive Road.

The Land Use recommendations of the Comprehensive Plan indicate that "infill development in this sector should be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14. (See, Area III, BR6 Planning Sector). The Comprehensive Plan map depicts a portion of the property as planned for development of 1-2 dwelling units per acre and the other portion as planned for development of 2-3 dwelling units per acre. This application for rezoning to R-2 is compatible with both recommendations.

BACKGROUND/HISTORY--Mount Olive Baptist Church's history dates to the late 19th Century. The original church building was constructed in 1896 in what was then



known as "Uniontown" and "Bushtown". In the 1930's the church was moved from the old site on Millhouse Road to its present site on Old Centreville Road. In 1980, a new structure was dedicated, and in 1992 substantial improvements were made to the latest structure.

Mount Olive Baptist Church today has an active membership of approximately 750 persons, an increase from 189 persons in 1992. The Church has shared in the general growth and prosperity of Western Fairfax in this decade. Currently, it must hold two (2) worship services to serve its membership. Using growth trends, it is projected there will be increasing demand for services which the church provides. The existing facilities are stretched beyond capacity, requiring conduct of Sunday school classes in the main sanctuary and in the fellowship hall/kitchen.

THE PROPOSED EXPANSION--The Church proposes by these applications to expand the facilities to include (1) a sanctuary with 1,000 seats (2) an educational wing consisting of twenty (20) classrooms to be used for (a) Sunday school classes (b) a weekday pre-school enrolling greater than 100 students, (3) related administrative space.

The existing facility will continue in use during construction of the new sanctuary. Three (3) temporary trailers will be placed on the site. When activities have been relocated to the new structure, the existing building will be renovated. Then, the two-story portion of the new structure to the west of the sanctuary will be constructed. The plan depicts an interim use of Lots 34 and 35 (north of Mount Olive Road) for recreational uses associated with Church and/or community programs, reserving the ability to seek later permission for additional structures and parking as the needs of the Church require.

SPECIAL EXCEPTION CONSIDERATIONS:

A. Type of operation: Church and related facilities, including sanctuary, administration, fellowship hall, pre-school enrolling greater than 100 students and associated recreational space

B. Hours of operation: Sunday worship services at 7:30 a.m. and 10:30 a.m.; mid-week services on Wednesday at 7:30 p.m. Special worship services are held on religious holidays. Other church activities such as choir rehearsals, auxiliary meetings, business meetings are held throughout the week.

Pre-school facility is expected to operate daily (Monday-Friday) from 6:30 a.m. to 6:00 p.m.

C. Estimated number of patrons/clients: 1,000 sanctuary seats (current membership = ~800). Pre-school attendance, 100 students.

D. Proposed number of employees: Pastor, two (2) assistant pastors, secretary/clerk, custodian, lawn care, ten (10) day care providers, pre-school administrator, assistant administrator, pre-school secretary.



E. Estimate of traffic impact of the proposed use: During full attendance of Sunday services, approximately 250-300 cars will enter and exit the property, creating 500-600 vehicle trips per day for 1 day. This use is at a non-peak time. These vehicles enter and exit in an almost event distribution to the north and south on Old Centerville Road and Route 28.

Weekday usage during operating hours of the pre-school operation is expected to average 50-60 vehicles entering and exiting the property twice daily, creating 200 to 240 vehicle trips per day. This usage is during peak hours and is expected to result in a predominant distribution to the north on Route 28 in the a.m. and to the south on Route 28 in the p.m.

F. Vicinity or general area to be served by the use: Western Fairfax communities, Manassas, Prince William County, Fauquier County and Stafford County.

G. Description of building facade and architecture of proposed new building or addition: Consistent with and compatible with the architecture and materials of existing structure.

H. Listing of all hazardous or toxic substances: NONE.

I. Statement that the proposed use conforms: The use conforms with all regulations.

The Health Department's report relating to the proposed pre-school will be forwarded as soon as the same is completed by the Health Department. A copy of the applicant's submission to the Health Department is enclosed herewith.

We enclose four (4) copies of the Generalized Development Plan/Special Exception Plat for your review. Additional copies of the foregoing and a reduced copy will be submitted when we are advised of the acceptability of these plans. Also enclosed is a check in the amount of \$8,315.00 as filing fee for the application for rezoning (\$6,315) and \$2,000 for the Special Exception. We would appreciate your forwarding the applications and the supporting materials to Staff for review and scheduling of the required public hearings before the Planning Commission and the Board of Supervisors.

Very truly yours,

Stephen K. Fox

cc: Hon. Michael Frey, Supervisor
Ronald Koch, Planning Commissioner
Pastor Eugene Johnson
James R. Hart, Esquire

STEPHEN K. FOX
A PROFESSIONAL CORPORATION
ATTORNEY AT LAW
10511 JUDICIAL DRIVE
SUITE 112
FAIRFAX, VIRGINIA 22030

(703) 273-7220
sfox@patriot.net

June 21, 2000

FAX (703) 273-7225
RECEIVED
DEPARTMENT OF PLANNING AND ZONING
JUN 22 2000
ZONING EVALUATION DIVISION

By Fax and U.S. Mail

Mr. Greg Russ
Department of Planning and Zoning
Fairfax County
12055 Government Center Parkway
Suite 801
Fairfax, Virginia 22035

**Re: Amendment to Statement of Justification
Mount Olive Baptist Church RZ 2000 SU 001 and SE 00 Y 004**

Dear Mr. Russ:

I propose a new proffer Number 2 to clarify the applicant's intent and to give more flexibility in the construction process. Inasmuch as it is the hexagonal sanctuary design which might be revisited for cost considerations, it is my belief that the proposed proffer clarifies and explains the status of the design. In effect, the first floor element of the hexagon is not visible from the street. The only portion of the hexagon which is visible is the "second floor" which is not a floor or useable space, but is merely for the cathedral effect. Therefore, if the design is changed to a rectangle, it will not affect the exterior view at the first floor level, but will affect the view from the level above the first floor. This change, if it occurs, should be deemed insubstantial since it does not expand the footprint of the exterior walls of the project. This issue is evident from review of the architectural elevations.

Please discuss this issue with appropriate staff and let me know whether we can build this moderate degree of flexibility into the project. Thanks for your consideration of this issue.

Very truly yours,



Stephen K. Fox

cc: Pastor Eugene Johnson
Mr. Marshall Hardy

SKF:ccc

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

In Special Permit Amendment Application SPA 76-S-069-1 by MT. OLIVE BAPTIST CHURCH, under Sections 3-303 and 8-901 of the Zoning Ordinance to amend S-69-76 for a church and related facilities to permit building addition and modification of dustless surface requirement, on property located at 6600 Old Centreville Road, Tax Map Reference 65-3((1))8, 8A, Mr. Hammack moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on August 1, 1989; and

WHEREAS, the Board has made the following findings of fact:

1. That the applicant is the owner of the land.
2. The present zoning is R-1, WSPOD.
3. The area of the lot is 2.9066 acres of land.

AND WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 8-006 and the additional standards for this use as contained in Sections 8-303 and 8-915 of the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the subject application is GRANTED with the following limitations:

1. This approval is granted to the applicant only and is not transferable without further action of this Board, and is for the location indicated on the application and is not transferable to other land.
2. This Special Permit is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special permit plat approved with this application, as qualified by these development conditions.
3. A copy of this Special Permit and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. This Special Permit is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to this special permit shall be in conformance with the approved Special Permit plat and these development conditions.
5. The maximum seating capacity for Mt. Olive Baptist Church shall be limited to a total of 275.
6. A minimum of 69 and a maximum of 71 parking spaces shall be provided. All parking shall be on site. Existing asphalt parking space shall remain. Any new additional parking shall be gravel.

7. Transitional Screening 1 (25') shall be provided around all lot lines as follows:

- o The landscaping and plantings shown on the plat dated July 7, 1989 shall be implemented but shall also be supplemented with additional plantings as deemed necessary by the County Arborist, to be equivalent to Transitional Screening 1 to the satisfaction of the County Arborist.
- o The Transitional Screening 1 requirement shall be modified along the site frontage along Old Centreville Road as shown on the plat dated July 7, 1989 with additional plantings to be provided along the property line directly in front of the proposed addition in order to soften the visual impact of the addition on adjacent residential properties and to screen the parking lot from view of the street system and properties across Old Centreville Road.

The landscaping and screening requirement shall be implemented along with the construction of the building addition and shall not be phased as indicated on the plat.

10. The barrier requirement shall be waived.

11. Right-of-way to 35 feet from existing centerline of Old Centreville Road necessary for future road improvement shall be dedicated for public street purposes and shall convey to the Board of Supervisors in fee simple on demand or at the time of site plan approval, whichever occurs first. Ancillary easements to 15 feet behind the 35 feet of right-of-way dedication shall be provided to facilitate these improvements.

12. Any proposed new lighting of the parking areas shall be in accordance with the following:

The combined height of the light standards and fixtures shall not exceed twelve (12) feet.

The lights shall focus directly onto the subject property.

Shields shall be installed, if necessary, to prevent the light from projecting beyond the facility.

13. The gravel surfaces shall be maintained in accordance with Public Facilities Manual standards and the following guidelines. The waiver of the dustless surface shall expire five years from the date of the final approval of the application.

- o Speed limits shall be kept low, generally 10 mph or less.
- o The areas shall be constructed with clean stone with as little fines material as possible.
- o The stone shall be spread evenly and to a depth adequate enough to prevent wear-through or bare subsoil exposure. Routine maintenance shall prevent this from occurring with use.

- o Resurfacing shall be conducted when stone becomes thin and the underlying soil is exposed.
 - o Runoff shall be channeled away from and around driveway and parking areas.
 - o The applicant shall perform periodic inspections to monitor dust conditions, drainage functions and compaction-migration of the stone surface.
14. Approval for the continuation and expansion of the church use within the utility easements shall be obtained from the Virginia Power, Washington Gas and Columbia Gas utility companies or this special permit use shall become null and void.
15. The trash dumpster shall be relocated out of the required transitional screening yard to a point behind the existing church. It shall be screened from view from all adjacent residential properties with plantings or wood fencing.

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 responsible for obtaining the required Non-Residential Use Permit through established procedures, and this special permit shall not be valid until this has been accomplished.

Under Sect. 8-015 of the zoning Ordinance, this Special Permit shall automatically expire, without notice, eighteen (18) months after the approval date* of the Special Permit unless the activity authorized has been established, or unless construction has started and is diligently pursued, or unless additional time is approved by the Board of Zoning Appeals because of occurrence of conditions unforeseen at the time of the approval of this Special Permit. A request for additional time shall be justified in writing, and must be filed with the Zoning Administrator prior to the expiration date.

Mrs. Harris seconded the motion. The motion carried by a vote of 6-0 with Mr. DiGiulian absent from the meeting.

Mr. Hammack made a motion to waive the eight day time limitation. Mr. Ribble seconded the motion which carried by a vote 6-0 with Mr. DiGiulian absent from the meeting.

*This decision was officially filed in the office of the Board of Zoning Appeals and became final on August 1, 1989. This date shall be deemed to be the final approval date of this special permit.

A Copy Teste:



Betsy S. Bartt, Clerk
Board of Zoning Appeals



THE MARSHALL GROUP, LTD. ARCHITECTS

CLAREMONT AVENUE
 NEW BRUNSWICK, N.J. 07102
 (201) 765-1000



REVISIONS

NO.	DATE	DESCRIPTION
1		
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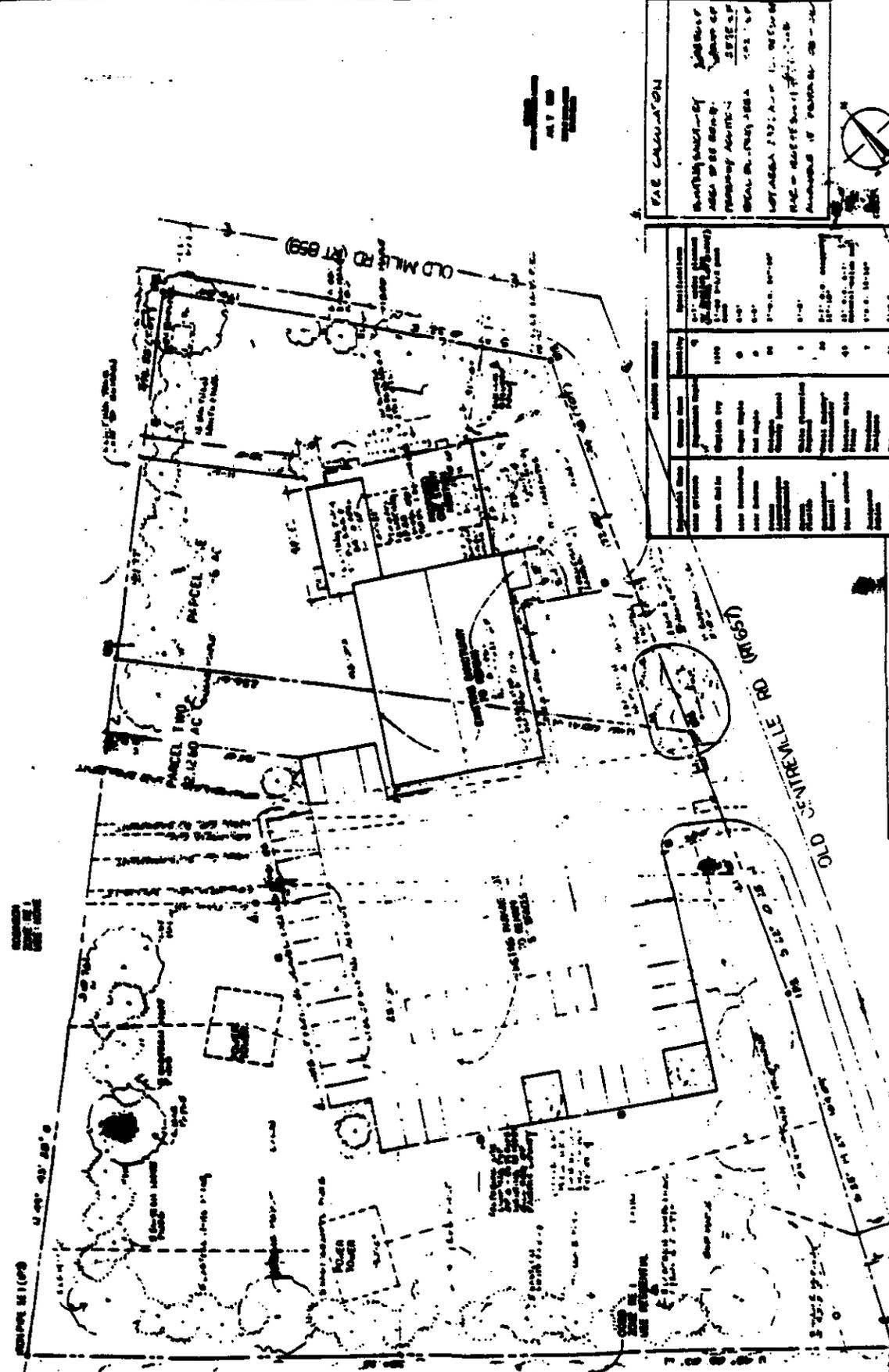
PROBLEMS TO BE SOLVED BY THIS PLAN FOR APPROVAL TO ADJUSTMENT TO SPECIAL USE ZONING MAP

PROJECT 000-00-14

ST. OLIVE
 BAPTIST CHURCH
 0000
 OLD CENTREVILLE
 ROAD
 CENTREVILLE, VA

OWNER: **L I**

SHEET: **1** OF **1**



PRELIMINARY CALCULATION

Building Area: 12,000 sq. ft.
 Lot Area: 12.00 AC
 Coverage Ratio: 100%

ST. OLIVE BAPTIST CHURCH
 0000
 OLD CENTREVILLE ROAD
 CENTREVILLE, VA

Item	Quantity	Unit	Notes
Excavation	100	cu yd	
Foundation	100	sq ft	
Roofing	100	sq ft	
Interior Finishes	100	sq ft	
Exterior Finishes	100	sq ft	
Landscaping	100	sq ft	
Site Work	100	sq ft	
Utilities	100	sq ft	
Other	100	sq ft	

Item	Quantity	Unit	Notes
Excavation	100	cu yd	
Foundation	100	sq ft	
Roofing	100	sq ft	
Interior Finishes	100	sq ft	
Exterior Finishes	100	sq ft	
Landscaping	100	sq ft	
Site Work	100	sq ft	
Utilities	100	sq ft	
Other	100	sq ft	

Scale: 1" = 20'

DATE: 12/15/00

BY: [Signature]

PROJECT: ST. OLIVE BAPTIST CHURCH

196

SPECIAL PERMIT AMENDMENT APPLICATION

SPA 76-S-069

SPA 76-S-069

MOUNT OLIVE BAPTIST CHURCH
AMEND S-69-76 FOR A CHURCH AND RELATED FACILITIES
TO PERMIT REPLACEMENT OF A FIRE DAMAGED
BUILDING WITH A LARGER BUILDING ADDITION

ZONING DIST SECTION: 03-0103

ART 8 GROUP AND USE: 03-02

2.90 ACRES OF LAND; DISTRICT - SPRINGFIELD

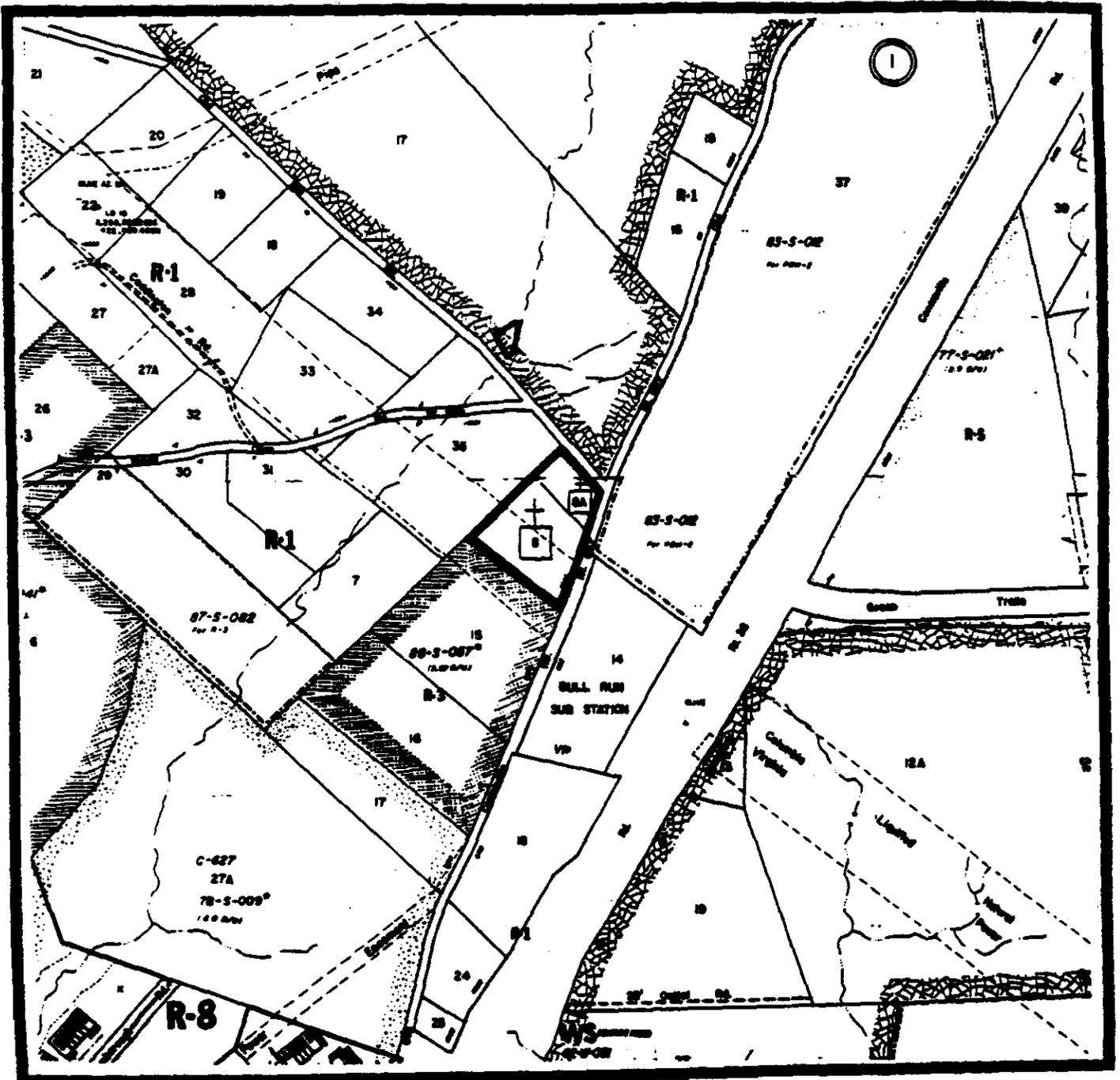
LOCATED: 6600 OLD CENTREVILLE ROAD

ZONED R-1

OVERLAY DISTRICT(S): WS

TAX MAP

065-3- /01/ /0008- ,0008-A



FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Barbara A. Byron, Director
Zoning Evaluation Division, DPZ

FROM: *Bruce G. Douglas*
Bruce G. Douglas, Chief
Environment & Development Review Branch, DPZ

SUBJECT: Addendum to the Land Use Analysis for: RZ 2000-SU-001, and
SE 00-Y-004; Mt. Olive Baptist Church

DATE: 8 June 2000

As previously discussed in the Land Use Analysis dated April 24, 2000, the applicant has assembled several parcels of land and requested rezoning to the R-2 district in order to allow a significant expansion of the existing church, including the establishment of a child care facility for 100 children. Based on numerous development constraints from several major power and utility easements, staff determined that a significant expansion of the church could be an appropriate use of this property and could be consistent with the guidance of the Plan, provided that the concerns related to development intensity and compatibility were addressed. To that end, the applicant has submitted a revised GDP/SP plat dated May 19, 2000 which provides for a reduced FAR of .15, improved landscaping and screening, and revised limits of clearing to provide greater tree preservation, particularly north of the playing field. Therefore there are no longer any outstanding land use issues.

It would be desirable for the applicants to pursue a shared parking arrangement with the childcare facility in order to reduce the level of parking and provide more opportunity for landscaping. It would also be desirable for the applicant to commit to full cut-off light fixtures, similar to the existing parking lot lights, to minimize glare; and, to provide skirting for the temporary classroom trailers.

BGD:DMJ

FAIRFAX COUNTY, VIRGINIA

RECEIVED
DEPARTMENT OF PLANNING AND ZONING

APR 25 2000

MEMORANDUM

TO: Barbara A. Byron, Director
Zoning Evaluation Division, DPZ

FROM: *Bruce G. Douglas*
Bruce G. Douglas, Chief
Environment & Development Review Branch, DPZ

SUBJECT: Land Use Analysis: RZ 2000-SU-001 and SE 00-Y-004
Mt. Olive Baptist Church

DATE: 24 April 2000

ZONING EVALUATION DIVISION

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of the rezoning and special exception application and the Generalized Development Plan/Special Exception (GDP/SE) plat dated December 23, 1999. The extent to which the proposed use, intensity and the development plan are consistent with the guidance of the Plan is noted.

DESCRIPTION OF THE APPLICATION

Mt. Olive Baptist Church which currently operates in their existing facilities located at the intersection of Old Mill and Old Centreville Roads, has assembled some additional parcels of land and proposes to rezone all of the parcels to the R-2 District and add the land area into a special exception to permit expansion of the existing church and the establishment of a child care center for a maximum of 100 students. The following table provides a comparison of the existing and proposed facilities

	<i>Existing Development SPA 76-S-069-1</i>	<i>Proposed Development RZ 00-SU-001 / SE 00-Y-004</i>
Total Area	2.91 acres	12.41 acres
FAR	0.08	0.18
Total Square Footage	9,662 square feet	51,919 square feet
Sanctuary Seats	275 seats	1,000 seats
Building Height	26 feet	38.5 feet (65.19 - steeple)
Parking	71 spaces	431 spaces
Open Space	No calculation provided	30% - Church Site 68.4% - Recreation Area

The proposed application would expand the facility by adding a new sanctuary with a seating capacity for 1,000, an educational wing consisting of 20 classrooms to be used for Sunday school and a weekday pre-school/day care center and related administrative space. The application also seeks approval to allow 3 temporary trailers on the site. The applicant proposes open recreational space on Parcels 34 situated north of Mount Olive Road that may be used by the Church and/or the community. Of the approximately 52,000 square feet proposed for the renovated and expanded church, approximately 37,000 square feet would be situated on the main level and 15,000 square feet would be in the basement. The proposed pre-school/child care center is proposed to operate between the hours of 6:30 am and 6:00 pm. The applicant's statement further indicates that the structure would be consistent and compatible with the existing building.

CHARACTER OF THE SURROUNDING AREA

The site is generally located west of Rt. 28 at the intersection of Old Centreville Road and Old Mill Road. Columbia Gas and Washington Gas Pipeline easements cover much of the site as well as Virginia Power overhead lines from two large towers on the site. The existing church is located on Parcels 8 and 8A, which are zone R-1. The applicant has assembled parcels 34, 35, and 45 to the immediate north, which are zoned R-2 pursuant to rezoning application RZ 88-S-081 for residential development at 1.56 du/ac. Parcel 35 is bifurcated by a section of Old Mill Road. Parkland abuts the property to the east across Old Mill Road. Open space and an electric substation abut the site to the south across Old Centreville Road. Homeowner's open space abuts the site to along a portion of the western lot line. The remaining surrounding properties are large lots of 3-5 acres that are either vacant or developed with older homes (1970, 1935).

	Existing Use	Current Zoning	Comprehensive Plan
North	Park; Single Family	PDH-2, R-1	Park and Residential 1-2 & 2-3 du/ac
South	VEPCO Sub-station; open space	R-1 & PDH-3	Residential 2-3 du/ac
West	Open Space; Single Family	R-3 & R-1	Residential 2-3 du/ac
East	Park	PDH-2	Park

COMPREHENSIVE PLAN CITATIONS

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

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

ANALYSIS

Approximately a third of the site is planned for residential use, 2-3 du/ac and the remaining two-thirds is planned for 1-2 du/ac. The site area is severely constrained by several major power and utility easements: Virginia Power, Fairfax County Water Authority; Columbia Liquid Natural Gas, Washington Gas Light and sanitary sewer and storm drain easements. The application seeks to rezone to the R-2 District in order to achieve development up to a .18 FAR (.20 permitted in the R-2 District) and significantly expand both the site area and the building. The site contains poor soils, is largely cleared due to the preponderance of easements and contains very little natural vegetation that is worthy of aggressive preservation measures.

A significant expansion of the church is an appropriate use of this property, and is consistent with the guidance of the Plan. The consolidation is commendable. The application proposes to develop at a level near the maximum FAR permitted for the R-2 District, which creates land use concerns related to development intensity and compatibility with the surrounding area. The expanse of parking in excess of minimum requirements, the bulk and mass of the proposed building, which is designed to be close to the road, and the general lack of buffering in the form of transitional screening and landscape plantings, create visual impacts to the surrounding road network and nearby residential communities. The nature and use of the open play area on the parcel to the north is also of concern since the applicant has verbally indicated to staff that the area may be leased to community based sports organizations which raises additional concerns about the intensity of use on this site.

In order to address the land use concerns raised above, the applicant should consider the following recommendations:

- Increase the building setback from the Old Centreville Road/Old Mill Road intersection.
- Increase the level of landscaping and screening to meet or exceed minimum transitional screen requirements especially along Old Mill and Old Centreville Road and along the eastern lot line adjacent to the Willouby Woods Community. The church could consider off site planting in the adjacent HOA, if the HOA is amenable.
- Decrease the amount of parking especially along the periphery in favor of increased planting

and/or open space (the applicant proposes approximately 165 spaces in excess of Ordinance requirements).

- Clarify the nature and intent of community use for the open space/field area to the north.
- Clarify the phasing of the building additions as related to the use, location and duration of the three trailer classrooms proposed on the site. If approved, trailers should be skirted, screened and situated to minimize visual impact from adjacent neighborhoods.
- Minimize glare from parking lots and building lights by utilizing full cutoff fixtures.
- Provide building elevations and cross sections to demonstrate that architecture, size, siting and bulk of the building can be compatible and integrated within the surrounding community.

It is noted that all screening and landscaping measures must be coordinated with and approved by each of the utilities which are impacted by the application.

BGD:DMJ

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Barbara Byron, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Angela Kadar Rodeheaver, Chief
Site Analysis Section
Department of Transportation

FILE: 3-4 (RZ 2000-SU-001)
3-5 (SE 00-Y-004)

SUBJECT: Transportation Impact

REFERENCE: RZ 2000-SU-001 and SE 00-Y-004; Mount Olive Baptist Church
Traffic Zone: 1667
Land Identification Map: 65-1 ((1)) 34, 35, 45 and 65-3 ((1)) 8, 8A

DATE: March 9, 2000

Transmitted herewith are comments of the Department of Transportation with respect to the referenced application. These comments are based on information made available to this Department dated December 23, 1999.

The referenced applications are for a Rezoning and Special Exception. It is anticipated the church and preschool will generate 931 VPD/113 VPH trips during the week and the church will generate 1,790 VPD/492 VPH on Sunday based on Trip Generation, Sixth Edition: Institute of Transportation Engineers, 1997 (ITE land use codes 560 and 565). This Department has reviewed the subject application and offers the following comments:

- Old Centreville Road is on the Transportation Plan to be widened/improved 2 lane facility. The applicant should dedicate 35 feet of right-of-way from centerline to property line and construct half of a 2 lane section consisting of 26 feet of pavement from centerline to face of curb. The additional pavement should be striped as a right turn lane into the site. In addition it is recommended the entrances along Old Centreville Road be consolidated into 1 entrance to reduce the number of conflict points and provide better thru travel mobility.
- Mount Olive Road is a substandard 2 lane road section. The applicant should dedication a total of 70 feet of right-of-way (35 feet from centerline) and construct a full 2 lane road section (consisting of a 52 foot cross section, 26 feet from centerline to face of curb) along the property frontage. This dedication and construction would match the existing curb and gutter section constructed west of this site on parcels 30 and 32.

Barbara Byron

March 9, 2000

Page 2

- **The applicant should dedicate 26 feet of right-of-way from centerline to property line and construct a 19 foot cross section from centerline to face of curb along Old Mill Road.**
- **A sidewalk system should be constructed linking the Old Centreville Road, Mount Olive Road, and Old Mill Road along with the parking lot north of main church building.**

AKR/MGC:mgc

cc: Michelle Brickner, Director, Office of Site Development, Department of Public Works and Environmental Services

COUNTY OF FAIRFAX, VIRGINIA

RECEIVED

DEPARTMENT OF PLANNING AND ZONING

MEMORANDUM

APR 25 2000

TO: Barbara A. Byron, Director
Zoning Evaluation Division, DPZ

FROM: *Bruce G. Douglas*
Bruce G. Douglas, Chief
Environment and Development Review Branch, DPZ

SUBJECT: ENVIRONMENTAL ASSESSMENT for: RZ 2000-SU-001
MT. OLIVE CHURCH

DATE: 24 April 2000

BACKGROUND:

This report, prepared by Irish Grandfield, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. The citations are followed by a discussion of environmental concerns, including a description of potential impacts that may result from the proposed development as depicted on the development plan dated December 23, 1999. The report also identifies possible solutions to remedy environmental impacts. Alternative solutions may be acceptable provided that they achieve the desired degree of mitigation and are compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

The Comprehensive Plan is the basis for the evaluation of this application. The assessment of the proposal for conformity with the environmental recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

1. **Tree Preservation** (Objective 10, p. 93, The Policy Plan)

“Objective 10: Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.

Policy a: Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices . . .”

2. **Electrical Transmission Lines** (Objective 8, p. 90, The Policy Plan)

“... **aid hazards from electrical transmission and distribution facilities.** . .

Policy c: Regulate new development to minimize unnecessary human exposure to unhealthful impacts of low level electromagnetic fields from electrical transmission lines.”

3. **Problem Soils** (Objective 6, p. 90, The Policy Plan)

“**Ensure that new development either avoids problem soil areas, or implements appropriate engineering measures to protect existing and new structures from unstable soils.**

Policy b: Require new development on problem soils to provide appropriate engineering measures to ensure against geotechnical hazards.”

ENVIRONMENTAL ANALYSIS:

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed use. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions.

1. **Tree Preservation**

Issue: The Policy Plan calls for protecting and restoring some tree cover during development. This property has a mixture of young, primarily poor-quality pine, cedar, and oak.

Suggested Solution: Due to the quality and types of trees, tree preservation may not be desirable on this site. If trees are to be preserved, the Urban Forester should be contacted during site development for specific recommendations to ensure that the designated trees will not be damaged by construction activities.

2. **Electrical Transmission Lines**

Issue: There are electrical transmission lines on this site. Recent scientific evidence is inconclusive in correlating proximity to overhead power lines to health issues. However, there are issues related to screening.

Suggested Solution: To the extent possible, plant landscape vegetation around the base of the towers to aid in screening.

3. **Problem Soils**

Issue: There are soils that have a high content of shrink-swell clays. These soils can cause problems for building foundations and roads.

Suggested Solution: At the time of site development, the applicant should submit geotechnical studies to address potential soil problems.

BGD:JPG

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Barbara Byron, Director
Zoning Evaluation Division
Department of Planning and Zoning

DATE: 26 June, 2000

FROM: Scott St.Clair, Director
Stormwater Planning Division
Department of Public Works & Environmental Services

SRS

SUBJECT: Rezoning Application Review

Name of Applicant/Application: Trustees of Mount Olive Baptist Church

Application Number: RZ2000-SU-001 SE00-Y-004

Type of Application: RZ SE

Information Provided: Application - Yes
Development Plan - Yes
Other - Statement of Justification

Date Received in PDD: January 24, 2000

Date Due Back to DPZ: February 16, 2000

Site Information: Location - 65-1-01-34,35,45 and 65-3-01-8,8A
Area of Site - 12.42 Acres
Rezone from - R-1 to R-2
Watershed/Segment - Cub Run / Cub Plant

PDD Information:

I. Drainage:

- PDD Drainage Complaint files:

Yes No Any downstream drainage complaints on file pertaining to the outfall for this property?

If yes, describe:

- Master Drainage Plan (proposed projects): CU401 - Channel restoration and stabilization project is proposed approximately 4,000 feet downstream of site.
- PDD Ongoing County Drainage Projects: None.
- Other Drainage Information: None.

II. Trails:

Yes No Any funded Trail projects affected by this application?

If yes, describe:

Yes No Any Trail projects on the Countywide Trails priority list or other significant trail project issues associated with this property?

If yes, describe:

III. School Sidewalk Program:

Yes No Any sidewalk projects pending funding approval or on the School Sidewalk Program priority list for this property?

If yes, describe:

Yes No Any funded sidewalk projects affected by this application?

If yes, describe:

IV. Sanitary Sewer Extension and Improvement (E&I) Program:

Yes No Any existing residential properties adjacent to or draining through this property that are without sanitary sewer facilities?

If yes, describe:

Yes No Any ongoing E&I projects affected by this application?

If yes, describe:

V. Other PDD Projects or Programs:

Yes No Any Board of Road Viewers (BORV) or Fairfax County Road Maintenance Improvement Projects (FCRMIP) affected by this application?

If yes, describe:

Yes No Any Commercial Revitalization Program (CRP) projects affected by this application?

If yes, describe:

Yes No Any Neighborhood Improvement Program (NIP) projects affected by this application?

If yes, describe:

Other Program Information: None.

RE: Rezoning Application Review

Application Name/Number: Trustees of Mount Olive Baptist Church / RZ2000-SU-001
and SE00-Y-004

***** PLANNING AND DESIGN DIVISION, DPWES, RECOMMENDATIONS*****

Note: The PDD recommendations are based on the PDD involvement in the below listed programs and are not intended to constitute total County input for these general topics. It is understood that the current requirements pertaining to Federal, State and County regulations, including the County Code, Zoning Ordinance and the Public Facilities Manual will be fully complied with throughout the development process. The PDD recommendations are to be considered additional measures over and above the minimum current regulations.

DRAINAGE RECOMMENDATIONS: None.

TRAILS RECOMMENDATIONS: None.

SCHOOL SIDEWALK RECOMMENDATIONS: None.

SANITARY SEWER E&I RECOMMENDATIONS:

Yes NOT REQUIRED Extend sanitary sewer lines to the development boundaries on the _____ sides for future sewer service to the existing residential units adjacent to or upstream from this rezoning. Final alignment of the sanitary extension to be approved by Department of Public Works and Environmental Services during the normal plan review and approval process.

Other E&I Recommendations: None.

OTHER PDD PROJECT/PROGRAM RECOMMENDATIONS: The Applicant should be required to provide adequate right-of-way and upgrade the portion of Old Mill Road along the site frontage for incorporation into the state highway system for maintenance. Contact Walter T. Wozniak or Judy Cronauer, DPWES, at 324-5800 for further information, if necessary.

PDD Internal sign-off by:
Planning Support Branch (Ahmed Rayyan) kcm
Utilities Design Branch (Walt Wozniak) jc
Transportation Design Branch (Larry Ichter) LLI
Stormwater Management Branch (Fred Rose) *FR*

M

SRS/rz00su01

cc: Gordon Lawrence, Coordinator, Office of Safety, Fairfax County Public Schools (only if sidewalk recommendation made)
Gilbert Osei-Kwadwo, Chief, Engineering Analysis Planning Branch
Bruce Douglas, Chief, Environment and Development Review Branch

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Staff Coordinator DATE: March 8, 2000
 Zoning Evaluation Division, OCP

FROM: Gilbert Osei-Kwadwo (Tel: 324-5025) *gok*
 System Engineering & Monitoring Division
 Office of Waste Management, DPW

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. RZ 2000-SU-SU-001 conc.w/SE 00-Y-004
 Tax Map No. 065-3- /01/8,8A;65-1- /01/ /34,35,45

The following information is submitted in response to your request for a sanitary sewer analysis for above referenced application:

1. The application property is located in the Cub Run (T-7) Watershed. It would be sewerred into the UOSA Treatment Plant.
2. Based upon current and committed flow, excess capacity is available in the Upper Occoquan Sewer Authority Treatment Plant at this time. For purposes of this report, committed flow shall be deemed as for which fees have been previously paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
3. An existing 8 inch line located in Mt. Olive Road and within the property is/is not adequate for the proposed use at this time.
4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

<u>Sewer Network</u>	<u>Existing Use + Application</u>		<u>Existing Use + Application + Previous Rezoning</u>		<u>Existing Use + Application + Comp. Plan</u>	
	<u>Adeq.</u>	<u>Inadeq.</u>	<u>Adeq.</u>	<u>Inadeq.</u>	<u>Adeq.</u>	<u>Inadeq.</u>
	Collector	<u>X</u>	<u>_____</u>	<u>X</u>	<u>_____</u>	<u>X</u>
Submain	<u>X</u>	<u>_____</u>	<u>X</u>	<u>_____</u>	<u>X</u>	<u>_____</u>
Main/Trunk	<u>X</u>	<u>_____</u>	<u>X</u>	<u>_____</u>	<u>X</u>	<u>_____</u>
Interceptor	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
Outfall	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>

5. Other pertinent information or comments: Clifton Townes and Silver Hill
reimbursement charges are applicable.

FAIRFAX COUNTY WATER AUTHORITY
8570 Executive Park Avenue- P. O. Box 1500
Merrifield, Virginia 22116-0815
(703) 289-6000

January 31, 2000

MEMORANDUM

TO: Staff Coordinator (Tel. 324-1250)
Zoning Evaluation Division-Suite 800
12055 Government Center Parkway
Fairfax, Virginia 22035

FROM: Planning Branch (Tel. 289-6363)
Planning and Engineering Division

SUBJECT: Water Service Analysis, Rezoning Application SE 00-Y-004
RZ 2000-SU-001

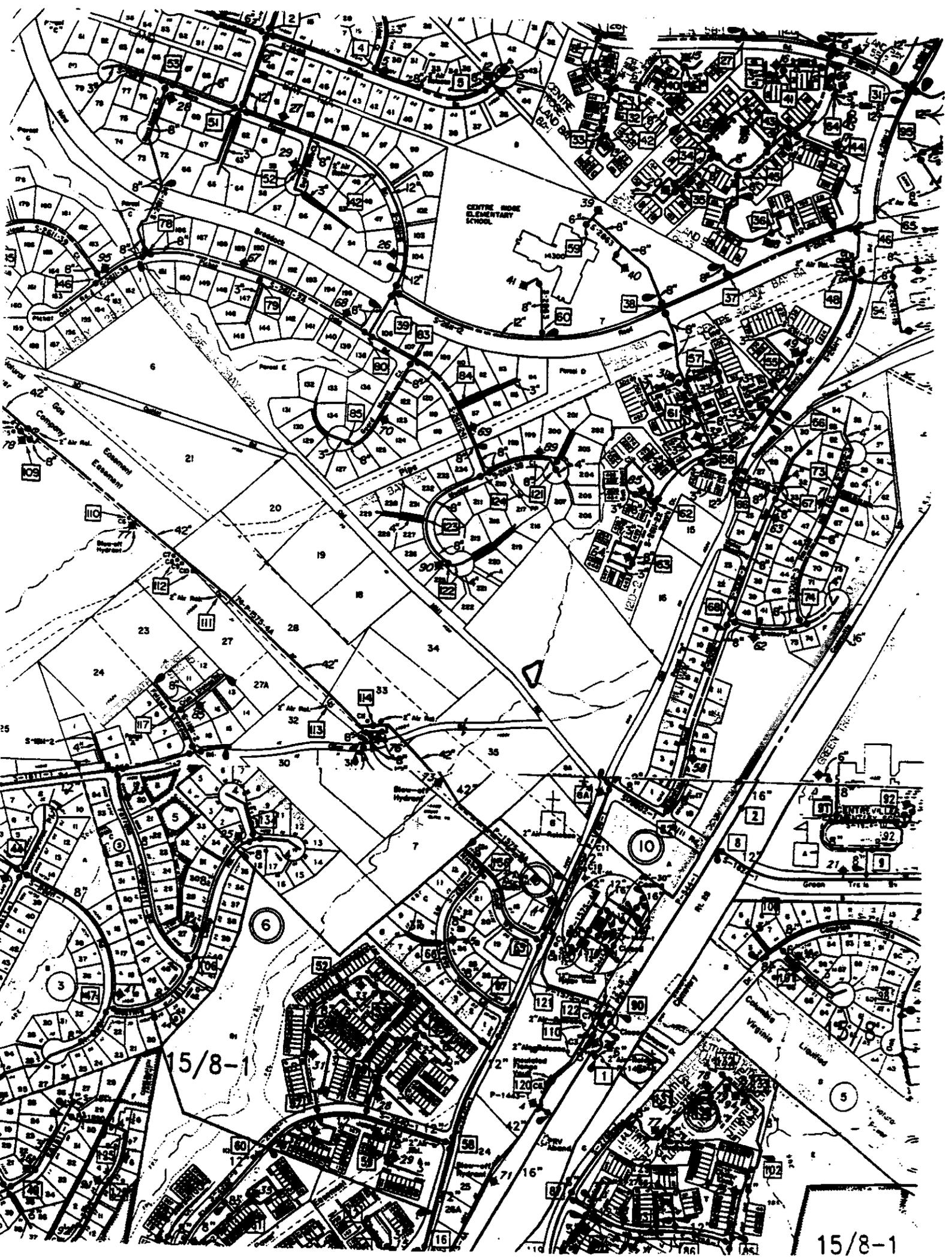
The following information is submitted in response to your request for a water service analysis for the subject rezoning application:

1. The application property is located within the franchise area of the Fairfax County Water Authority.
2. Adequate domestic water service is available at the site from existing 8 & 12 inch mains located at the property. See enclosed property map.
3. Depending upon the configuration of the onsite water mains, additional system improvements may be necessary to satisfy fire flow requirements and accommodate water quality concerns.



Jamie K. Bain, P.E.
Manager, Planning Department

Attachment



15/8-1

15/8-1

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

January 24, 2000

TO: Barbara Byron, Director
Zoning Evaluation Division
Office of Comprehensive Planning

FROM: Ralph Dulaney (246-3868)
Planning Section *RDM*
Fire and Rescue Department

SUBJECT: Fire and Rescue Department Preliminary Analysis of Rezoning Application RZ
2000-SU-001

The following information is submitted in response to your request for a preliminary Fire and Rescue Department analysis for the subject:

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station #17, Centreville.
2. After construction programmed for FY 19__, this property will be serviced by the fire station planned for the _____ area.
3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:
 - a. currently meets fire protection guidelines.
 - b. will meet fire protection guidelines when a proposed fire station becomes fully operational.
 - c. does not meet current fire protection guidelines without an additional facility; however, a future station is projected for this area.
 - d. does not meet current fire protection guidelines without an additional facility. The application property is /10 outside the fire protection guidelines. No new facility is currently planned for this area.

9-006 General Standards

In addition to the specific standards set forth hereinafter with regard to particular special exception uses, all such uses shall satisfy the following general standards:

- 1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
- 2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
- 3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
- 4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
- 5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.
- 6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
- 7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
- 8. Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

9-304 Standards for All Category 3 Uses

In addition to the general standards set forth in Sect. 006 above, all Category 3 special exception uses shall satisfy the following standards:

- n/a 1. For public uses, it shall be concluded that the proposed location of the special exception use is necessary for the rendering of efficient governmental services to residents of properties within the general area of the location.
- 2. Except as may be qualified in the following Sections, all uses shall comply with the lot size requirements of the zoning district in which located.
- 3. Except as may be qualified in the following Sections, all uses shall comply with the bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Category 3 use may be increased.
- n/a 4. All uses shall comply with the performance standards specified for the zoning district in which located.
- 5. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

9-309 Additional Standards for Child Care Centers and Nursery Schools

- 1. In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area shall be of such size that 100 square feet of usable outdoor recreation area shall be provided for each child that may use the space at any one time. Such area shall be delineated on a plat submitted at the time the application is filed.

For the purpose of this provision, usable outdoor recreation area shall be limited to:

- A. That area not covered by buildings or required off-street parking spaces.
- B. That area outside the limits of the minimum required front yard, unless specifically approved by the Board in commercial and industrial districts only.
- C. Only that area which is developable for active outdoor recreation purposes.
- D. An area which occupies no more than eighty (80) percent of the combined total areas of the required rear and side yards.

- 2. For each person enrolled, indoor recreation space shall be provided in accordance with the provisions of Chapter 30 of The Code.

- 3. All such uses shall be located so as to have direct access to an existing or programmed public street of sufficient right-of-way and cross-section width to accommodate pedestrian and vehicular traffic to and from the use as determined by the Director. To assist in making this determination, each applicant, at the time of application, shall provide an estimate of the maximum expected trip generation, the distribution of these trips by mode and time of day, and the expected service area of the facility. As a general guideline, the size of the use in relation to the appropriate street type should be as follows, subject to whatever modification and conditions the Board deems to be necessary or advisable:

Number of Persons	Street Type
4-75	Local
76-660	Collector
660 or more	Arterial

- 4. All such uses shall be located so as to permit the pick-up and delivery of all persons on the site.

- 5. No such use shall be permitted unless it is determined by the County Department of Health Services that the location does not pose any hazard to the health, safety and welfare of the children.

GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted in the zoning district if the site were developed as a conventional subdivision. See Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dBA: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PD	Planning Division
ADU	Affordable Dwelling Unit	PDC	Planned Development Commercial
ARB	Architectural Review Board	PDH	Planned Development Housing
BMP	Best Management Practices	PFM	Public Facilities Manual
BOS	Board of Supervisors	PRC	Planned Residential Community
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SP	Special Permit
DP	Development Plan	TDM	Transportation Demand Management
DPWES	Department of Public Works and Environmental Services	TMA	Transportation Management Association
DPZ	Department of Planning and Zoning	TSA	Transit Station Area
DU/AC	Dwelling Units Per Acre	TSM	Transportation System Management
EQC	Environmental Quality Corridor	UP & DD	Utilities Planning and Design Division, DPWES
FAR	Floor Area Ratio	VC	Variance
FDP	Final Development Plan	VDOT	Virginia Dept. of Transportation
GDP	Generalized Development Plan	VPD	Vehicles Per Day
GFA	Gross Floor Area	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	ZAD	Zoning Administration Division, DPZ
Non-RUP	Non-Residential Use Permit	ZED	Zoning Evaluation Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZPRB	Zoning Permit Review Branch
PCA	Proffered Condition Amendment		