

Board Agenda Item
January 22, 2007

3:30 p.m.

Public Hearing on PCA 2000-SU-001 (Trustees of the Mount Olive Baptist Church) to Amend RZ 2000-SU-001 Previously Approved for a Church and Child Care Center with an Overall Floor Area Ratio of 0.17 to Permit a Change in Development Conditions and Site Modifications, Located on Approximately 12.16 Acres Zoned R-2 and WS, Sully District

And

Public Hearing on SEA 00-Y-004 (Trustees of the Mount Olive Baptist Church) to Amend SE 00-Y-004 Previously Approved for a Church and Child Care Center to Permit a Church and Child Care Center/Nursery School, Change in Development Conditions and Modifications to Site Design Including an Increase in Seating, Located on Approximately 12.16 Acres Zoned R-2 and WS, Sully District

The application property is located in the southwest quadrant of the intersection of Centreville Road and Old Mill Road at 6600 and 6608 Old Centreville Road, 14501 Mount Olive Road and 14511 Old Mill Road, Tax Map 65-1 ((1)) 34, 35 and 45; 65-3 ((1)) 8 and 8A.

PLANNING COMMISSION RECOMMENDATION:

On Wednesday, January 10, 2007, the Planning Commission voted unanimously (Commissioner Alcorn absent from the meeting) to recommend to the Board of Supervisors that PCA 2000-SU-001 be approved, subject to the execution of proffers dated January 4, 2007.

The Commission further voted unanimously (Commissioner Alcorn absent from the meeting) to approve SEA 00-Y-004, subject to the development conditions dated December 20, 2006, with the deletion of Condition #15.

Finally, the Commission voted unanimously (Commissioner Alcorn absent from the meeting) to recommend that the Board of Supervisors modify the transitional screening requirements and waive the barrier requirements along all property boundaries, in favor of that shown on the GDP/SE plat, and as conditioned.

ENCLOSED DOCUMENTS:

None. Staff Report previously furnished.

Planning Commission Meeting
January 10, 2007
Verbatim Excerpt

PCA 2000-SU-001 - TRUSTEES OF THE MOUNT OLIVE BAPTIST CHURCH
SEA 00-Y-004 - TRUSTEES OF THE MOUNT OLIVE BAPTIST CHURCH

After Close of the Public Hearing

Chairman Murphy: Public hearing is closed; recognize Mr. Koch.

Commissioner Koch: Thank you, Mr. Chairman. First of all, I want to thank everybody that came out tonight and thank most of the people for not getting up and speaking because I know you all feel very, very strongly about this application. And, I know all the meetings that you have been to and the disappointments. But, we're here. It's a redo of something that was good to start with, but this is even better. And they have a shot up on our information channel here showing the old drawings without the dormers and the dormers really do make a good difference. So, at the last minute, you all even made a good project even better. I can't say enough of what Mount Olive Baptist Church means to Centreville and to me personally. I go by that church quite frequently and I have many, many warm memories - - sometimes they were sad occasions, but mostly it was happy occasions at the church. And, I'm not a big one for change and I'm going to miss the old building, but this new building is going to be beautiful and it's going to be much more functional. And, you all have done a good job and I appreciate the effort that you went through. You touched all the bases. You did all the right things. And here we are and we'll move you on - - on your way. And as I'd indicated, I will be taking out that one condition that is in conflict with the proffers. Thank you.

Chairman Murphy: All right. Public hearing is closed; recognize Mr. Koch.

Commissioner Koch: Thank you, Mr. Chairman. Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 2000-SU-001, SUBJECT TO THE PROFFERS CONSISTENT WITH THOSE DATED JANUARY 4, 2007.

Commissioners: Second.

Chairman Murphy: Seconded by the entire Planning Commission. All those in favor of the motion to recommend to the Board of Supervisors that it approve PCA 2000-SU-001, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. Koch.

Commissioner Koch: I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF SEA 00-Y-004, SUBJECT TO DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED DECEMBER 20, 2006, WITH CONDITION NUMBER 15 BEING DELETED.

Commissioners: Second.

Chairman Murphy: Ditto. Seconded by the entire Planning Commission. All those in favor of the motion to recommend to the Board of Supervisors to approve SEA 00-Y-004, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. Koch.

Commissioner Koch: And finally, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS AND A WAIVER OF THE BARRIER REQUIREMENTS ON ALL PROPERTY BOUNDARIES, IN FAVOR OF THAT SHOWN ON THE GDP/SE PLAT, AND AS CONDITIONED.

Commissioners: Second.

Chairman Murphy: Seconded again. All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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(The motions carried unanimously with Commissioner Alcorn absent from the meeting.)

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DEVELOPMENT CONDITIONS

SEA 00-Y-004

January 11, 2007

If it is the intent of the Board of Supervisors to approve SEA 00-Y-004, located at 6600 and 6608 Old Centreville Road, Tax Map 65-1 ((1)) 34, 35 and 45 and 65-3 ((1)) 8 and 8A, for a place of worship and nursery school/child care center, pursuant to Sect. 3-204 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions, which supersede all previously approved conditions: (those conditions carried forward from previous approval are marked with an asterisk)

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "Mt. Olive Baptist Church" prepared by Wiles Mensch Corporation, dated December 23, 1999, as revised through November 10, 2006, 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. In Phase 1, the seating in the church shall be limited to a maximum of 1,100 seats.
5. In Phase 2, the seating in the church shall be limited to a maximum of 1,500 seats.
6. The combined total maximum daily enrollment for the child care center/nursery school shall be limited to 100 students. *
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 through Friday. *
8. Indoor recreation space shall be provided for each student enrolled in the child care center/nursery school 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 spaces, as shown on the GDP/SE Plat, has been provided for the child care

center/nursery school in accordance with Sections 9-309 and 9-310 of the Zoning Ordinance. *

9. The applicant shall file with the area Police substation and Fire Station the names and telephone numbers of at least five individuals who can be contacted in case of an emergency or problem that occurs outside of normal business hours. *
10. Landscaping shall be provided, at a minimum, in an amount in substantial conformance with that shown on the SP Plat, as approved by Urban Forest Management (UFM).
11. Additional evergreen screening shall be provided along the southwestern boundary of the site, adjacent to single family detached homes and HOA open space, in coordination with and as approved by UFM. Such screening shall be designed and installed so as to protect existing vegetation along this boundary, as recommended by UFM.
12. Building materials shall be limited to face brick, architectural pre-cast stone, wood, vinyl or cementitious siding.
13. Prior to any land disturbing activities, written coordination of safety measures with the utility operators of each easement crossing the subject property shall be demonstrated to DPWES.
14. Prior to site plan approval, documentation shall be provided to DPWES that any necessary amendments to easements and/or approvals have been granted by the governing entities of each easement, or that no such amendment or approval is necessary.
15. All parking shall be on site in those areas shown on the GDP/SE Plat. No overflow parking shall be permitted along any surrounding roads, or (during Phase 1 only) on the north side of Mount Olive Road. The church shall make all members aware of this restriction. *
16. Signage shall be provided in accordance with Article 12. The existing freestanding sign (or any replacement thereof) shall not be internally illuminated. *
17. Trash dumpsters shall be screened with wood or masonry enclosures, and shall be locate in an area not readily visible from adjacent residential neighborhoods. *

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless, at a minimum, 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.