



APPLICATION ACCEPTED: July 11, 2011
BOARD OF ZONING APPEALS: March 14, 2012
MOVED AT APPLICANT'S REQUEST
TIME: 9:00 a.m.

County of Fairfax, Virginia

March 7, 2012

STAFF REPORT

SPECIAL PERMIT APPLICATION NO. SP 2011-SP-069

SPRINGFIELD DISTRICT

APPLICANT: Centreville English Congregation of Jehovah's Witnesses, Inc.

STREET ADDRESS: 12901 Braddock Road, Clifton 20124

TAX MAP REFERENCE: 66-2 ((2)) (2) 3

LOT SIZE: 4.175 acres

FAR: .064

ZONING DISTRICT: R-C and WS

ZONING ORDINANCE PROVISIONS: 3-C03

PLAN MAP: Low Density Residential up to .1 – .2 DU/AC

SPECIAL PERMIT PROPOSAL: To permit a place of worship

STAFF RECOMMENDATION: Staff recommends approval of SP 2011-SP-069 for the place of worship, subject to the proposed development conditions contained in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicants/owners from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

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Brenda J Cho

Excellence * Innovation * Stewardship
Integrity * Teamwork * Public Service

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



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 Zoning Appeals. A copy of the BZA's Resolution setting forth this decision will be mailed within five (5) days after the decision becomes final.

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

For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia 22035-5505.**



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

Special Permit

SP 2011-SP-069

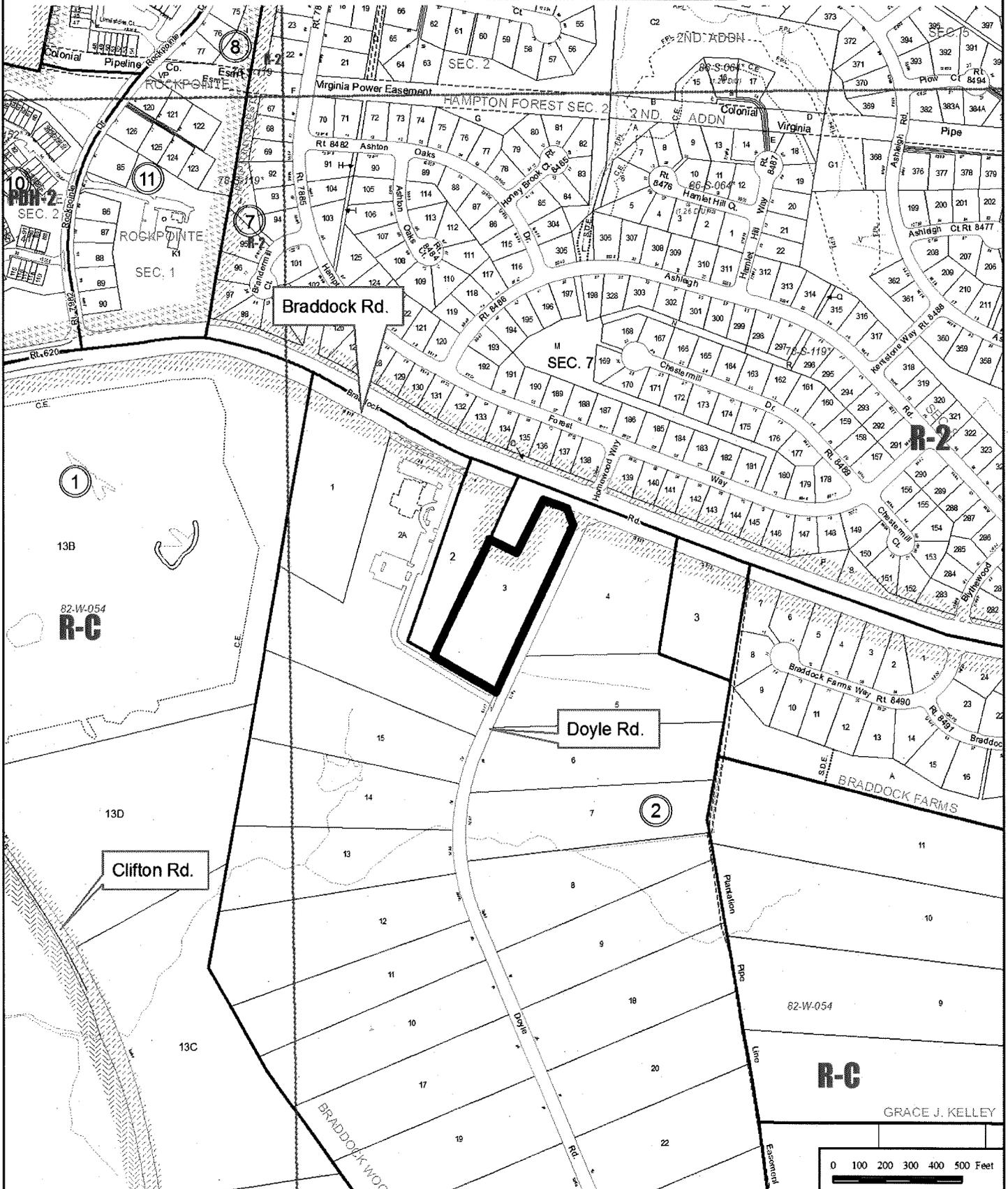
CENTREVILLE ENGLISH CONGREGATION OF
JEHOVAH'S WITNESSES, INC



Special Permit

SP 2011-SP-069

CENTREVILLE ENGLISH CONGREGATION OF
JEHOVAH'S WITNESSES, INC





REVISION BLOCK	DATE	DESCRIPTION

SPECIAL PERMIT PLAT

STORMWATER MANAGEMENT CONCEPT PLAN

AND MISCELLANEOUS CONCEPT PLAN

CENTRAL HALL OF JEHOVAH'S WITNESSES

MEMPHIS COUNTY, VIRGINIA

DATE: 07/27/2011

PROJECT NO: 11-0007

CHECKED: []

DATE: 07/27/2011

PROJECT NO: 11-0007

DATE: 07/27/2011

County of Fairfax, Virginia

MEMORANDUM

DATE: November 22, 2011

TO: Brenda Cho, Staff Coordinator
 Zoning Evaluation Division
 Department of Planning and Zoning

FROM: Effah Salim, Senior Engineer II
 Stormwater and Geotechnical Section
 Department of Public Works and Environmental Services

SUBJECT: Special Permit Application SP 2011-SP-069; Centerville English Congregation
 12001 SPOFFORD ROAD, BRADDOCK ROAD, MEMPHIS COUNTY, VIRGINIA
 703-265-0343; The Map
 703-265-0343; Springfield District

We have reviewed the subject application and offer the following stormwater management comments:

Checksheet for Precipitation Detention (PDM)

There is no Resource Protection Area (RPA) on the plat.

Redesign the site to meet the following requirements:

- Design stormwater management system in accordance with the construction plan for Kings Creek (703-265-0343).
- Applicant proposes an underground stormwater detention facility to satisfy the PDM requirements of stormwater detention. Demonstrate on the plat how stormwater runoff from the parking area will enter the proposed underground stormwater detention facility.
- Underground chambers shall provide two or more access points, at least one of which shall be a 4-foot x 4-foot access door, double end, aluminum, BECO Model BS-25A or approved equal for each major storage chamber or tank for ventilation and cleaning, and be large enough to allow a person to enter and exit the chamber.
- Department of Public Works and Environmental Services
 12001 SPOFFORD ROAD, BRADDOCK ROAD, MEMPHIS COUNTY, VIRGINIA
 703-265-0343

PLEASE REFER TO PLAN SHEET #4 OF THE PLAN SET FOR RESPONSE TO THE ABOVE RECOMMENDATIONS

11. The proposed curb and gutter shall be to the existing curb and gutter at the Braddock Road intersection.

12. The need for separate left and right turn lanes exiting Doyle Road onto Braddock Road needs to be evaluated.

If you have any questions, please call me.

Mr. Augustus Rouchkovsky
 Director of Planning and Zoning
 Department of Planning and Zoning
 703-265-0343

Basement to 100% Comments and Recommendations

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TO: Brenda Cho, Staff Coordinator
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FROM: Effah Salim, Senior Engineer II
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COMMONWEALTH OF VIRGINIA

DEPARTMENT OF TRANSPORTATION

1915 MARKET AVENUE
 RICHMOND, VIRGINIA 23219

July 28, 2011

To: Mr. Barbara Berlin
 Director, Zoning Evaluation Division

From: Keith Nelson
 Virginia Department of Transportation - Land Development Section

Subject: SP 2011-SP-069; Centerville English Congregation of Jehovah's Witnesses, Inc.
 12001 SPOFFORD ROAD, BRADDOCK ROAD, MEMPHIS COUNTY, VIRGINIA
 703-265-0343; The Map
 703-265-0343; Springfield District

I have reviewed the above plan submitted on June 28, 2011, and resolved July 27, 2011. The following comments are offered:

- The typical section for Doyle Road needs to be adjusted to provide the required lane width across the site frontage.
- The minimum width from the edge of the pavement to the face of the curb along the turn lane area is required to be 25'-38".
- Provision access should be provided from the street sidewalk to the site.
- The need for a right turn lane along RL 020 needs to be evaluated.
- The width of Doyle Road beyond the site entrance should be widened to a minimum of 24 feet of pavement.
- The minimum distance between the sidewalk and the back of the curb is required to be 4'.
- If there is a sewer line in Doyle Road? I recall in the past few years a connection being made which could be considered along Doyle Road.
- If there is not a sanitary sewer line along Doyle Road, the sewer line shall be provided alongside the roadway or right of way so it can be extended in the future. Care into the Braddock Road pavement need to be avoided.
- The water line should also be brought down Doyle Road for future extensions of the line.
- The proposed curb and gutter shall tie to the existing curb and gutter at the Braddock Road intersection.

We Keep Virginia Moving

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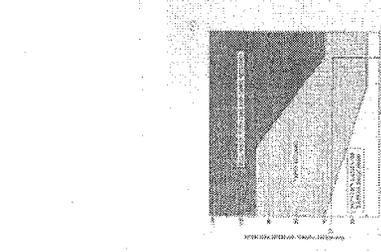
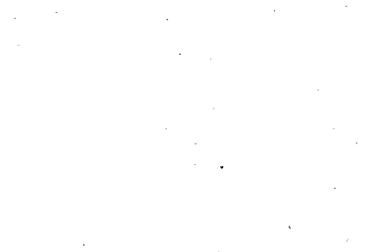
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MEMPHIS COUNTY, VIRGINIA

CENTRAL HALL OF JEHOVAH'S WITNESSES

STORMWATER MANAGEMENT CONCEPT PLAN

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SPECIAL PERMIT PLAT

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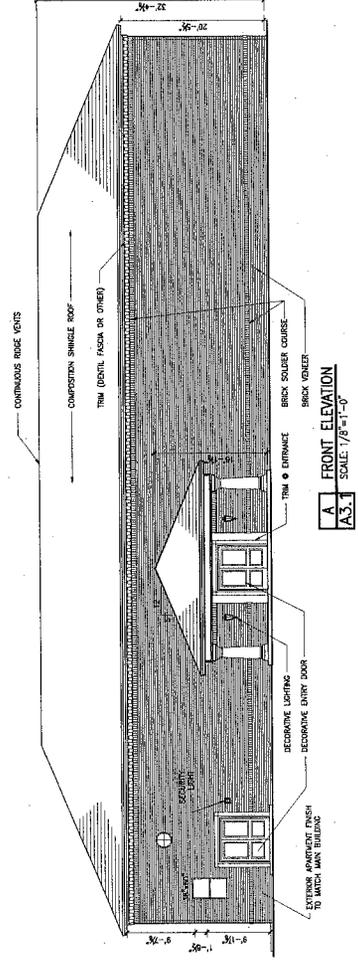
DATE: 07/27/2011

NO	DATE	REVISION	BY

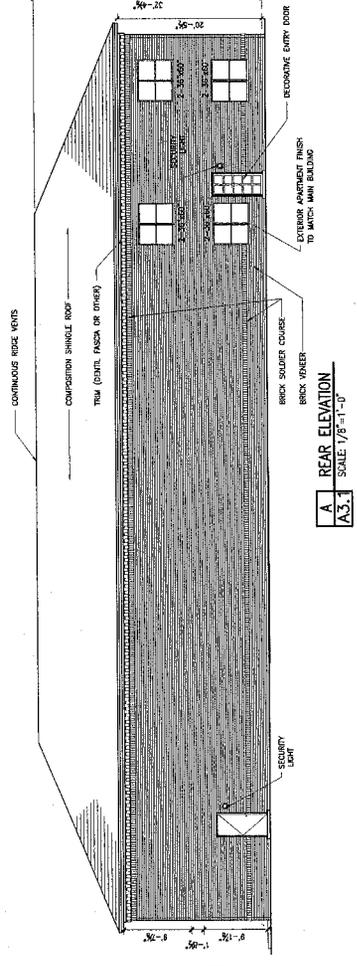
CONCEPTUAL ELEVATIONS

PROJECT TITLE
CENTREVILLE KINGDOM HALL
MODIFIED DESIGN 4 WITH (2) APARTMENTS
12901 BRADDOCK ROAD, FAIRFAX COUNTY, VA

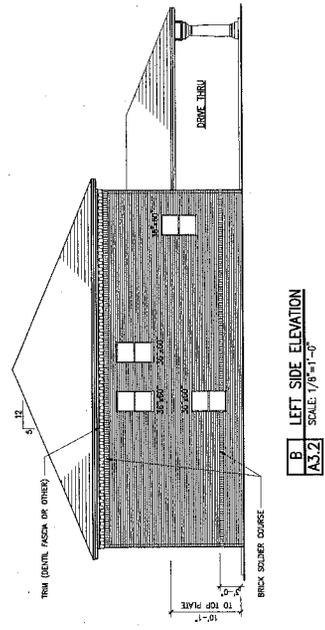
SHEET TITLE
DRAWN BY: CKD BY:
SCALE: 1/8"=1'-0"
DATE: 1/30/12
CAD #:
SHEET No.



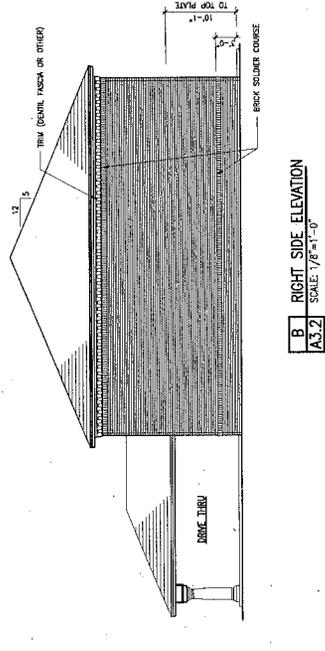
A FRONT ELEVATION
SCALE: 1/8"=1'-0"
A3.1



A REAR ELEVATION
SCALE: 1/8"=1'-0"
A3.1



B LEFT SIDE ELEVATION
SCALE: 1/8"=1'-0"
A3.2



B RIGHT SIDE ELEVATION
SCALE: 1/8"=1'-0"
A3.2

NOTE: EXACT LOCATION OF APARTMENT, RELATIVE TO MAIN BUILDING, TO BE DETERMINED PER SITE CONDITIONS.

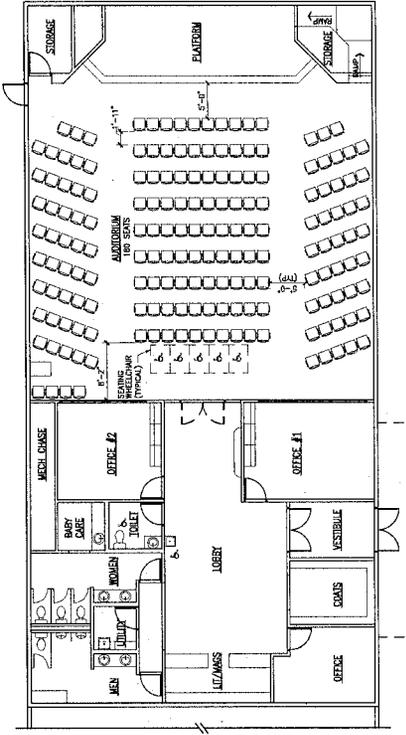
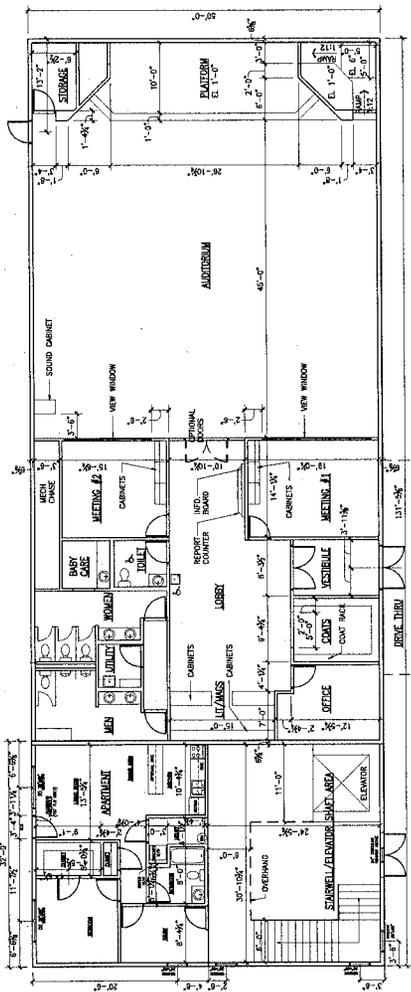
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PROJECT TITLE
CONCEPTUAL FLOOR PLANS
 CENTREVILLE KINGDOM HALL
 MODIFIED DESIGN 4 WITH (2) APARTMENTS
 12901 BRADDOCK ROAD, FAIRFAX COUNTY, VA

SHEET TITLE
 DWG BY: CKD BY:
 SCALE: 1/8" = 1'-0"
 DATE: 1/30/12
 CAD #: _____
 SHEET No. _____
 TAG# _____

GENERAL NOTES:
 1. SEE ALL NOTES ON ALL DRAWINGS.
 2. SHAW FLOOR PLAN/OUTLINE FOR WORK FLOORS.
 3. FINAL DESIGN PLANS TO COMPLY WITH ALL CURRENT BUILDING CODES (SEE SMOKE SYSTEM, ETC.)

NOTE:
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. PER SITE CONDITIONS.



Organization Name

CENTREVILLE ENGLISH
CONGREGATION OF
JEHOVAH'S WITNESSES, INC.

LEGEND

NUMBER CORRESPONDS TO
01 SITE PHOTOS

PROJECT INFORMATION

KINGDOM HALL OF
JEHOVAH'S WITNESSES
12901 BRADDOCK ROAD
CLIFTON, VA

SITE PHOTOGRAPHS
KEY PLAN

NOVEMBER 21, 2009

SCALE SHEET NUMBER

1"=150'

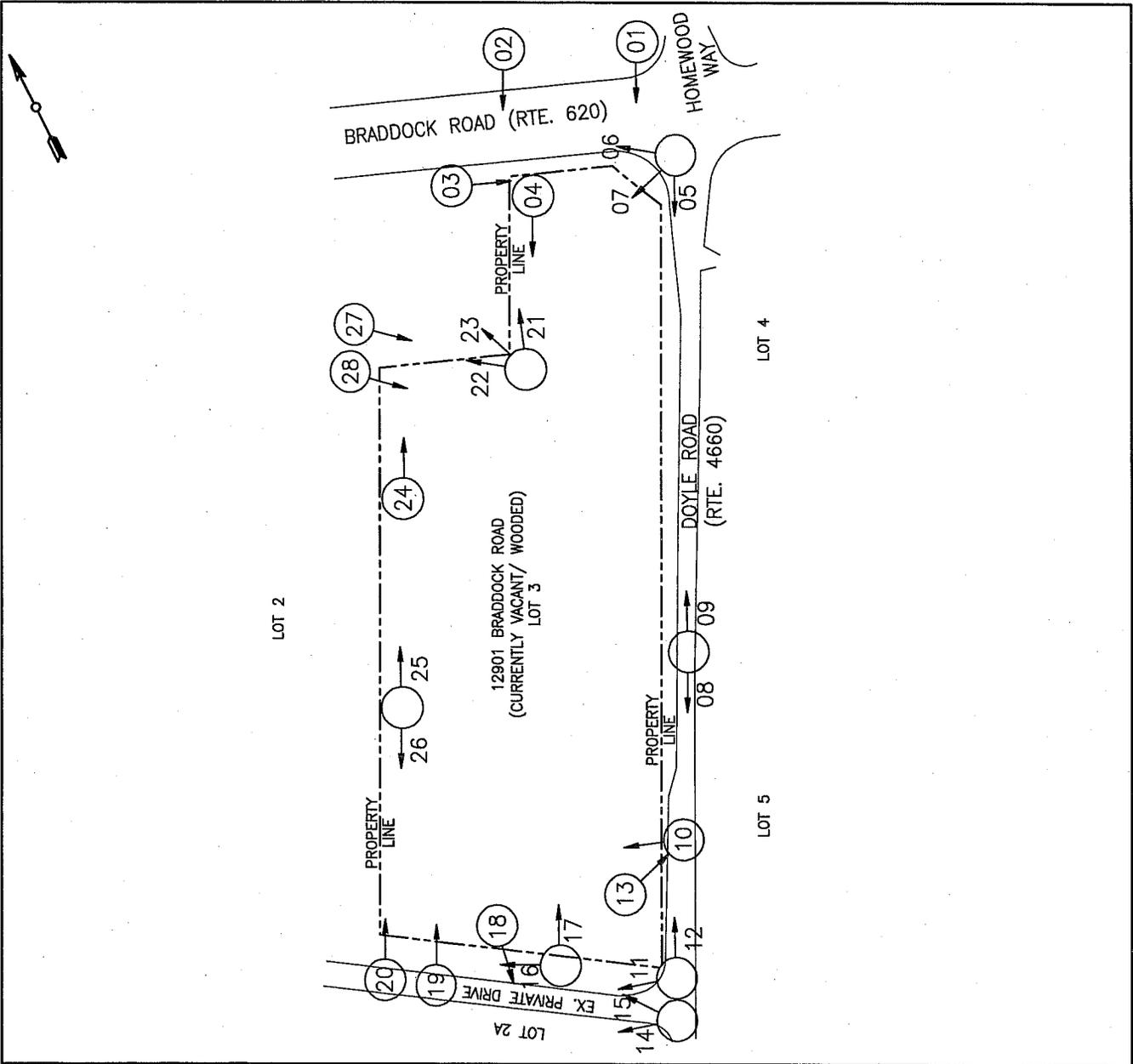
PLOT DATE

12/5/2009

FILE NAME

Site Photographs.dwg

1 OF 8



Organization Name

CENTREVILLE ENGLISH
CONGREGATION OF
JEHOVAH'S WITNESSES, INC.

LEGEND

01 NUMBER CORRESPONDS TO
SITE PHOTOS

PROJECT INFORMATION

KINGDOM HALL OF
JEHOVAH'S WITNESSES
12901 BRADDOCK ROAD
CLIFTON, VA

SITE PHOTOGRAPHS

1-4

NOVEMBER 21, 2009

SCALE SHEET NUMBER

N/A

2 OF 8

PLOT DATE

12/5/2009

FILE NAME

Site Photographs.dwg



02



04



01



03

Organization Name

CENTREVILLE ENGLISH
CONGREGATION OF
JEHOVAH'S WITNESSES, INC.

LEGEND

01 NUMBER CORRESPONDS TO
SITE PHOTOS

PROJECT INFORMATION

KINGDOM HALL OF
JEHOVAH'S WITNESSES
12901 BRADDOCK ROAD
CLIFTON, VA

SITE PHOTOGRAPHS
5-8

NOVEMBER 21, 2009

SCALE SHEET NUMBER

N/A

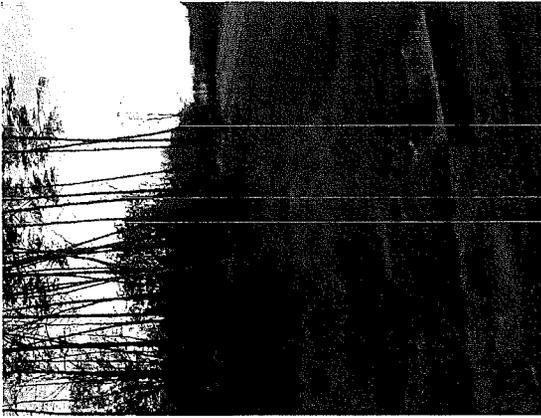
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PLOT DATE

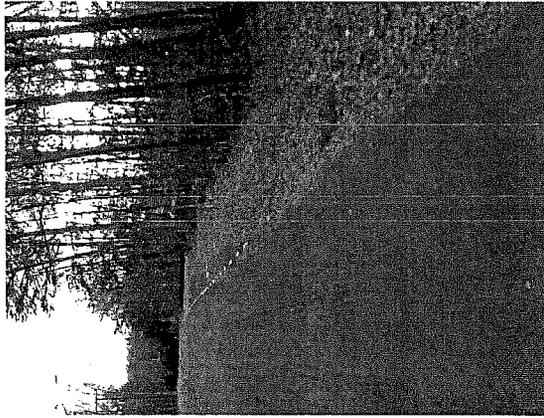
12/5/2009

FILE NAME

Site Photographs.dwg



06



08



05



07

Organization Name

CENTREVILLE ENGLISH
CONGREGATION OF
JEHOVAH'S WITNESSES, INC.

LEGEND

01 NUMBER CORRESPONDS TO
SITE PHOTOS

PROJECT INFORMATION

KINGDOM HALL OF
JEHOVAH'S WITNESSES
12901 BRADDOCK ROAD
CLIFTON, VA

SITE PHOTOGRAPHS

9-12

NOVEMBER 21, 2009

SCALE SHEET NUMBER

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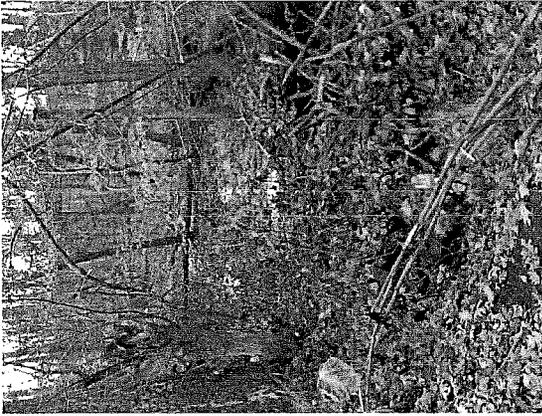
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PLOT DATE

12/5/2009

FILE NAME

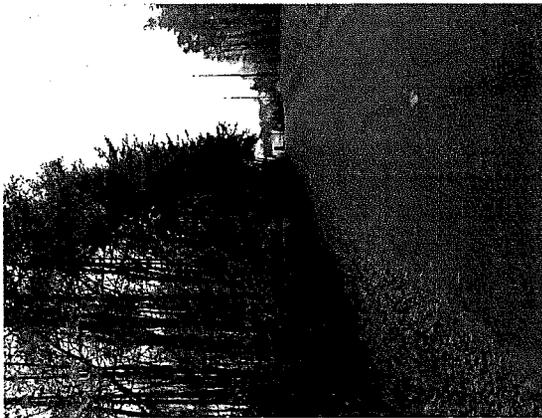
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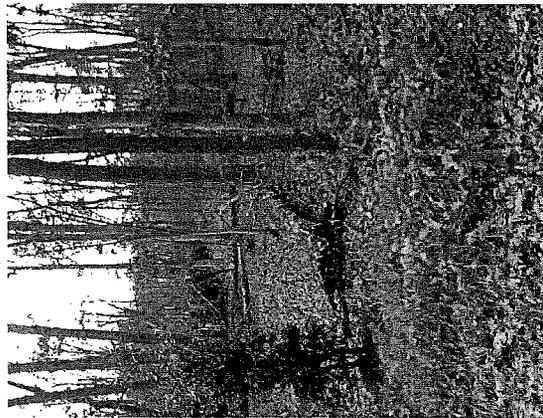
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11



12

Organization Name

CENTREVILLE ENGLISH
CONGREGATION OF
JEHOVAH'S WITNESSES, INC.

LEGEND

01 NUMBER CORRESPONDS TO
SITE PHOTOS

PROJECT INFORMATION

KINGDOM HALL OF
JEHOVAH'S WITNESSES
12901 BRADDOCK ROAD
CLIFTON, VA

SITE PHOTOGRAPHS

13-16

NOVEMBER 21, 2009

SCALE SHEET NUMBER

N/A

5 OF 8

PLOT DATE

1/17/2010

FILE NAME

Site Photographs.dwg



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14

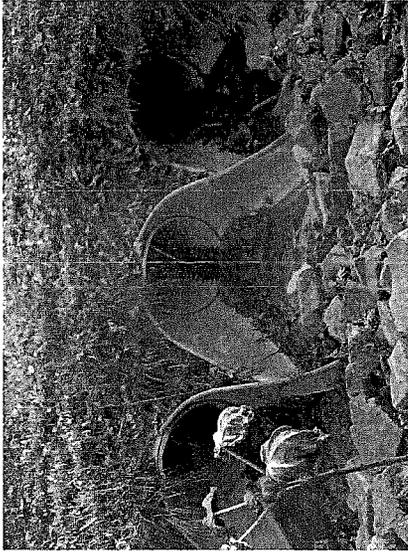


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Organization Name	
CENTREVILLE ENGLISH CONGREGATION OF JEHOVAH'S WITNESSES, INC.	
LEGEND	
(01)	NUMBER CORRESPONDS TO SITE PHOTOS
PROJECT INFORMATION	
KINGDOM HALL OF JEHOVAH'S WITNESSES 12901 BRADDOCK ROAD CLIFTON, VA	
SITE PHOTOGRAPHS <u>17-20</u>	
NOVEMBER 21, 2009	
SCALE	SHEET NUMBER
N/A	6 OF 8
PLOT DATE	12/5/2009
FILE NAME	
Site Photographs.dwg	



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17



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Organization Name

CENTREVILLE ENGLISH
CONGREGATION OF
JEHOVAH'S WITNESSES, INC.

LEGEND

01 NUMBER CORRESPONDS TO
SITE PHOTOS

PROJECT INFORMATION

KINGDOM HALL OF
JEHOVAH'S WITNESSES
12901 BRADDOCK ROAD
CLIFTON, VA

SITE PHOTOGRAPHS
21-24

NOVEMBER 21, 2009

SCALE SHEET NUMBER

N/A

7 OF 8

PLOT DATE

12/5/2009

FILE NAME

Site Photographs.dwg



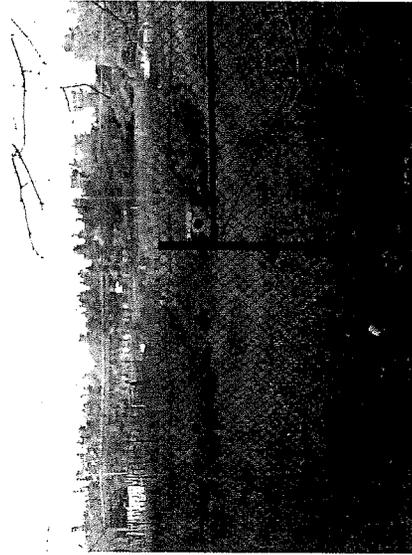
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Organization Name

CENTREVILLE ENGLISH
CONGREGATION OF
JEHOVAH'S WITNESSES, INC.

LEGEND

01 NUMBER CORRESPONDS TO
SITE PHOTOS

PROJECT INFORMATION

KINGDOM HALL OF
JEHOVAH'S WITNESSES
12901 BRADDOCK ROAD
CLIFTON, VA

SITE PHOTOGRAPHS
25-28

NOVEMBER 21, 2009

SCALE SHEET NUMBER

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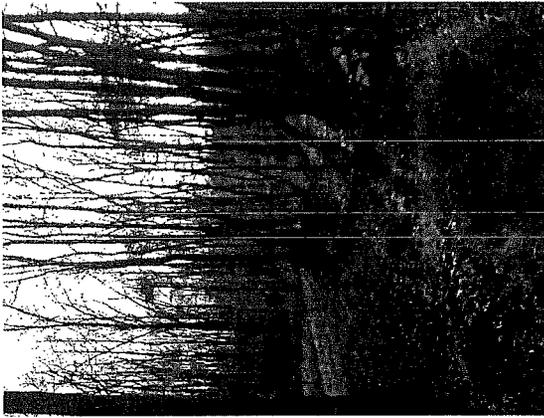
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PLOT DATE

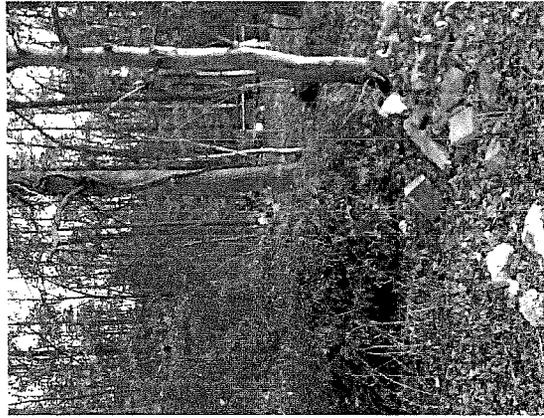
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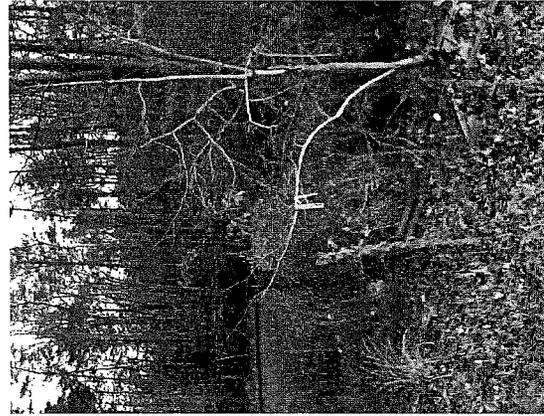
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DESCRIPTION OF THE APPLICATION

Special Permit Request:

The applicant proposes a new place of worship with a maximum of 360 seats in a two-story, 13,160 square foot building. There will be two auditoriums or areas of worship in the building, and 146 parking spaces will be provided on site. The proposed place of worship will be staffed by volunteers, and there will be two apartments located in the building for use as a rectory. Services will be held every day, and the proposed service schedule is the following:

Sunday and Saturday services

9:00 – 11:00 am

2:00 – 4:00 pm

7:00 – 9:00 pm

Weekday services

7:00 – 9:30 pm

Waivers and Modifications:

- Waiver of the barrier requirement along the northern, eastern, and western property lines;
- Modification of the transitional screening requirements along the northern and western property lines in favor of what is proposed on the special permit plat.

LOCATION AND CHARACTER OF AREA

Existing Site Description

The subject site measures 4.175 acres in area and is located along the south side of Braddock Road, east of the intersection of Clifton and Braddock Roads. The site is currently vacant and is relatively flat, and is forested with upland hardwoods and evergreen trees.

Surrounding Area Description

The parcel is bounded by a single family detached residence to the east, Doyle Road to the west and a private road to the south. There is a single family detached residence across Doyle Road, and King's Chapel owns the property to the south. At the northeast corner of the site, there is an existing Virginia Department of Transportation (VDOT) stormwater management pond.

Direction	Use	Zoning
North	Single family detached dwellings	R-C
South	Place of Worship (King's Chapel property)	R-C
East	Single family detached dwelling (across Doyle Road)	R-C
West	Single family detached dwelling	R-C

BACKGROUND

There are no previous zoning actions on the site. In 1982, the Board of Supervisors rezoned approximately 40,000 acres of land within the Occoquan Watershed to the R-C (Rural Conservation) District.

COMPREHENSIVE PLAN PROVISIONS

Plan Area: Area III

Planning Sector: Pohick Planning District, P1-Twin Lakes Community Planning Sector

Plan Map: Low Density Residential up to .1 – .2 DU/AC

ANALYSIS

Special Permit Plat (Copy at front of staff report)

Title of SP Plat: The Kingdom Hall of Jehovah's Witnesses, Centreville English Congregation, 12901 Braddock Road

Prepared By: Vitech Engineering, Inc.

Dated: January 1, 2012 as revised through March 5, 2012

Proposed Use:

The applicant proposes to build a new place of worship with a total maximum of 360 seats. Half of the 4.175 acre site (50% or 90,963 square feet) will be preserved as undisturbed open space, and the site will be developed with a new building and parking spaces. The building will measure 13,160 square feet in area and approximately 26 feet in height. It will be constructed of brick veneer, trim and a shingled hip roof. The two-story building will face west along Doyle Road, and the structure will include a vestibule, two auditoriums, restrooms, office and meeting spaces, and two apartments for the church's use. Each floor will have an auditorium and apartment. The one bedroom apartments will each be approximately 1,600 square feet in area. The main entrance of the church will face Doyle Road, where there will be a drive-thru area under an approximately 1,600 square foot canopy for one-way pick-up and drop off.

Access to the site will be provided via a single ingress and egress point along Doyle Road. A right turn lane is proposed along Doyle Road to the site. 146 surface parking spaces will be provided on site, including 6 handicap spaces, which equals a parking space for approximately every 2.5 seats. The plat shows pole mounted lights in the parking lot. A five foot wide concrete sidewalk along Doyle Road is proposed to connect from the existing five foot wide asphalt trail along Braddock Road to the site. The new sidewalk will connect to a pedestrian crosswalk to the building's entrance. Another pedestrian crosswalk to the building is proposed from the handicap spaces to the south. The applicant proposes to paint dedicated left and right turn lanes from Doyle Road to Braddock Road, pending Virginia Department of Transportation (VDOT) approval. In addition, 10 feet of road dedication is proposed along Doyle Road, and 15 feet of dedication is proposed along Braddock Road. Directional signage to manage traffic circulation will be provided on site. A two sided monument sign is proposed along Braddock Road.

Around the boundaries of the site, the applicant proposes to preserve the existing trees on site as part of the conservation area and to satisfy transitional screening requirements to the north, east and west. Twenty-five feet of open space with trees and shrubs are required. A modification of the requirement is proposed to permit the existing vegetation to meet the requirement. Supplemental landscaping, including deciduous and evergreen trees, will be planted around the periphery of the parking lot, and trees, shrubs and other plantings are proposed within the site. A large portion of the site to the south will be dedicated to the conservation area, which will also be applied for BMP credit for water quality control. Stormwater management will be provided on site via an underground detention facility, which has an existing naturally incised channel at its discharge point.

Land Use/Environmental Analysis (Appendix 4)

The site is located within the watershed of the Occoquan Reservoir, and therefore, the Comprehensive Plan recommends residential uses in the range of 1-2 dwelling units per acre. There is no site specific language in the plan, but the Comprehensive Plan notes that non-residential uses requiring special exception or special permit approval in this area should be rigorously reviewed and located at the boundary of Low Density Residential Areas and Suburban Neighborhoods where impacts to existing residences are minimal. The following conditions would have to be satisfied:

- *Access for the use is oriented to an arterial;*
- *The use is of a size and scale that will not adversely impact the character of the area in which it is located; and*
- *The use is designed to mitigate impacts on the water quality of the Occoquan Reservoir.*

The applicant's initial submission included a proposal for a single-story, 12,623 square foot church with between 500 to 600 seats, and no conservation area or tree preservation. Based on the Plan language and location in a conservation district, policy is that at least 50% of the site be preserved as open space. The applicant reduced the proposed number of seats to 360 seats and identified 50% of the site as conservation area. The number of parking spaces was reduced from 196 to 146 spaces. The applicant now proposes to preserve half of the vacant, forested site for a conservation area, per staff's recommendation for water quality goals in the R-C District, and underground detention for up to half of the pre-development rate will be provided on site.

The site is located along Braddock Road, but direct access to the site is via Doyle Road, which is a VDOT maintained road with direct access to Braddock Road. The site's frontage along Braddock Road is limited in width due to an adjacent VDOT stormwater pond, and the entrance along Doyle Road permits additional queuing space for traffic entering and exiting from the church. The proposed 360-seat church is situated in the middle of the application site and designed at a compatible scale to an existing place of worship to the west (right) of the proposed church. Between the existing and proposed churches, there is a single-family detached dwelling, which is set closer to Braddock Road than the churches. Across Doyle Road, there is a single-family detached dwelling with access points along Doyle and Braddock Roads. There may be some impacts on the immediate adjacent properties from the proposed use due to the frequency of services; however, the revised size and scale of the proposed use will not adversely impact the area's character. The applicant proposes standard pole lighting in the parking lot, but staff recommends low bollard type of lighting as well as shut-off devices or timers for the lighting to be cut off when the site is not in use. The building's proposed size at two stories and 13,160 square feet is slightly increased from the

previous proposal of a single story, 12,623 square foot building. Based on the previous and current floor plans, the applicant proposes to increase the foyer area and the stairwell and mechanical area to accommodate the changed floor plan. The architecture of the building is also more residential in nature with a brick veneer exterior and hip roof with shingles. Sixty feet is the maximum building height in the R-C District, and the applicant proposes approximately 26 feet. The applicant additionally proposes landscaping to supplement the existing vegetation to be preserved on site around the site's perimeter.

Stormwater Management Analysis (Appendix 5)

Issue: Conservation Area

In 1982, the Board of Supervisors rezoned roughly 40,000 acres of land within the Occoquan Watershed to the R-C (Rural Conservation) District. The intent of the rezoning was to establish a very low land use density as the primary water quality protection mechanism within a large portion of the watershed. Protection of water quality can generally be achieved through the preservation of at least 50% of the application property as perpetually undisturbed open space. Staff had concerns regarding the conservation area outlined by the applicant, and stormwater management staff questioned whether 50% was dedicated on the site. Also, staff raised concerns about the use of the transitional screening areas as conservation area due to the possibility of future clearing and grading within the areas. In addition, there are portions of the transitional screening areas which are not heavily planted, leaving gaps in screening that cannot be supplemented if it is within the conservation area.

Resolution:

The applicant's first submission did not include any conservation area due to a lack of knowledge about the conservation policy, and in subsequent revisions, the applicant outlined a conservation area that included a large portion of the southern portion of the site, as well as the twenty five foot wide transitional screening areas around the eastern, northern and western boundaries of the site. The applicant shows 50.02% of conservation area on the plat, and staff conditioned that the minimum area of undisturbed open space be 50%. To minimize impacts to the conservation area, the applicant shifted the boundary of the conservation area along Braddock Road to dedicate 15 feet for possible future road improvements along the roadway. The transitional screening area along Doyle Road is also largely outside the proposed frontage improvements along the roadway, including a new sidewalk and grass/utility strip. Due to a lack of disturbance required in the conservation area, additional plantings within the transitional screening area will be difficult to achieve. However, staff recommends a condition, specifically Condition #15, to require transitional screening to meet the intent of the requirement, and any additional plantings will be field located with Fairfax County's Urban Forest Management Division's involvement to avoid conflicts

with existing vegetation. With the fulfillment of the proposed development conditions, staff believes that these issues are largely satisfied.

A couple of other stormwater management issues were identified during the review of the application. There are downstream drainage complaints to be addressed in conjunction with the nearby King's Chapel site, as recommended by stormwater management staff; however, according to County records, there are no formal downstream drainage complaints relating to this application property. Notices of Violation were issued in 2006 to the nearby King's Chapel site for offsite siltation, and the church has worked to remediate the situation. The applicant notes that there are flooding issues associated with the area due to localized flooding, and the applicant proposes to create a complete hydrologic model at site plan to demonstrate a lack of negative stormwater impact from the proposed place of worship. Additionally, a comment regarding the function of the proposed stormwater detention was shared. Stormwater management staff requested a demonstration of how stormwater runoff will enter the proposed underground stormwater detention facility, and the applicant shows access points (BILCO doors) on the site. Additionally, staff recommends outfall to be extended to an incised channel, and the applicant notes that a naturally incised channel already existing at the discharge point of the stormwater management facility. The applicant must satisfactorily address this issue at site plan, as conditioned by staff in Condition #16.

Transportation Analysis (Appendices 6 – 7)

The applicant previously proposed two parking spaces at the terminus of the parking lot along Braddock Road, and the applicant revised the spaces into a turning area due to staff's concerns regarding possible conflicts in the area. The applicant also proposes to provide dedicated, painted left and right turns from Doyle Road to Braddock Road, which will be subject to the VDOT's final approval. Fairfax County Department of Transportation (FCDOT) staff also recommended a right turn lane from Braddock Road to Doyle Road, and based on traffic volume calculations, a taper rather than a right turn lane will be required. Fifty degrees is required by code for a taper, and the existing curb radius measures 55 degrees, which is slightly more than required by code. Staff also recommended a traffic signal warrant study for the intersection of Doyle and Braddock Roads due to the increased traffic at the intersection. The applicant will be required to contribute to the design and construction of a traffic signal, if warranted, which staff recommends through a development condition.

Urban Forest Management Analysis (Appendix 8)

Urban Forest Management (UFM) notes that the Tree Canopy Calculation Worksheet is incorrect for the Tree Planting portion and needs to be corrected, which will be required at site plan.

ZONING ORDINANCE PROVISIONS

Zoning Ordinance Requirements for the R-C District		
Standard	Required	Proposed
Lot Area	5 acres	4.175 acres*
Lot Width	200 feet	225 - 275 feet
Max. Building Height	60 feet	Approximately 26 feet (a maximum of 40 feet is proposed)
Front Yards	50° angle of bulk plane, but not less than 40 feet	102.86 ft. (Braddock) and 131.24 ft. (Doyle)
Side Yard	45° angle of bulk plane, but not less than 20 feet	92.49 feet
Rear Yard	45° angle of bulk plane, but not less than 25 feet	333.82 feet
Maximum FAR	0.10	0.064
Parking Spaces (Church/Place of Worship)	One (1) space per four (4) seats in the principal place of worship = 90 spaces for 360 seats	146 spaces
Transitional Screening Requirements (North, East, West)	Unbroken 25 foot wide strip of open space with two rows of trees	25 foot wide strip with plantings and preserved vegetation (broken for entrance along Doyle)
Barrier Requirements (North, East, West)	42-48 inch chain link fence, 6 foot wall, brick or architectural block or 6 foot high solid wood or otherwise architecturally solid fence	Waivers recommended

**Lot recorded prior to current Zoning Ordinance requirements*

Special Permit Requirements (See Appendix 9)

- * General Special Permit Standards (Sect. 8-006)
- * Group Standards for All Group 3 Uses (Sect. 8-303)

General Special Permit Standards (Sect. 8-006)

Staff believes that the application generally meets all of the eight (8) General Special Permit Standards, particularly Standard 3. General Standard 3 requires that 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 applicant is proposing a new place of worship on a vacant lot in the R-C District. There are single-family detached dwellings adjacent to the application site and across Braddock Road, but there are recreation and institutional uses, including a church one parcel over to the west, in the area. The addition of the proposed place of worship will not adversely affect the use or development of neighboring properties since the recommended amount of screening and conversation area will be adequately provided. There will be traffic impacts associated with the use, and the applicant proposes to mitigate any impacts through increasing the paving along Doyle Road, painting dedicated right and left turning lanes out of Doyle Road and contributing to a traffic signal, if warranted. Any stormwater impacts will be addressed through increased detention on site. Staff believes this standard has been met.

Group 3 Standards (Sect. 8-303)

The Group 3 Standards require that the proposed use comply with the lot size and bulk regulations for the R-C District, comply with the performance standards and satisfy site plan review.

Summary of Zoning Ordinance Provisions

This special permit is subject to Sects. 8-006 and 8-303 of the Zoning Ordinance as referenced above, a copy of which is included in Appendix 9. Subject to development conditions, the special permit must meet these standards.

CONCLUSIONS AND RECOMMENDATIONS

Staff believes that all applicable standards for the place of worship as outlined in Sects. 8-006 and 8-303 will be satisfied with adoption of the proposed development conditions. Therefore staff recommends approval of SP 2011-SP-069 subject to the Proposed Development Conditions contained in Appendix 1 of this staff report.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, 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 Zoning Appeals

APPENDICES

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. Land Use/Environmental Analysis
5. Stormwater Management Analysis
6. Fairfax County Department of Transportation Analysis
7. Virginia Department of Transportation Analysis
8. Urban Forest Management Analysis
9. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**SP 2011-SP-069****March 7, 2012**

If it is the intent of the Board of Zoning Appeals to approve SP 2011-SP-069 located at Tax Map 66-2 ((2)) (2) 3 to permit a place of worship under Section 3-C03 to the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. This approval is granted to the applicant only, Centreville English Congregation of Jehovah's Witnesses, Inc., and is not transferable without further action of this Board, and is for the location indicated on the application, 12901 Braddock Road, and is not transferable to other land.
2. This special permit is granted only for the purposes, structures and/or uses indicated on the plat prepared by Vitech Engineering, Inc., dated January 1, 2012 as revised through March 5, 2012, and approved with this application, as qualified by these development conditions.
3. A copy of this special permit SHALL BE POSTED in a conspicuous place on the property of the use and 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 to the Department of Public Works and Environmental Services (DPWES) pursuant to this Special Permit shall be in substantial conformance with these conditions. Minor modifications to the approved Special Permit may be permitted pursuant to Par. 4 of Sect. 8-004 of the Zoning Ordinance.
5. The total seating capacity in the main areas of worship shall not exceed 360 seats.
6. The conceptual elevations may be modified with respect to building articulation by the applicant as part of final engineering and building design, provided that the modifications are in substantial conformance with the elevations shown on the special permit plat.
7. The conservation area as shown on the plat shall be preserved as undisturbed open space. The minimum area of undisturbed space shall be 50%. There shall be no mowing of grass or other vegetation within the undisturbed open space and only vegetation deemed hazardous by the Urban Forest Management Division may be removed.

8. The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent site plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of the Urban Forest Management Division, DPWES (UFMD). The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees to be preserved, as well as all on and off-site trees, living or dead, with trunks 12 inches in diameter and greater located in the protected area within 25 feet of limits of clearing and grading, and within 10 feet of the limits of clearing and grading in the disturbed area. Trunk size shall be determined as measured at 4 ½ feet above grade at the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture. The tree preservation plan shall provide for the preservation of existing trees in areas outside of the limits of clearing and grading shown on the special permit plat, and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0507 and 12-0509. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.
9. The applicant shall retain the services of a certified arborist or Registered Consulting Arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the certified arborist or landscape architect shall walk the limits of clearing and grading with a UFMD representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.
10. The applicant shall conform strictly to the limits of clearing and grading as shown on the special permit plat, subject to allowances specified in these conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the approved site plan, they shall be located in the least disruptive manner necessary as determined by UFMD. A replanting plan shall be developed and implemented, subject to approval by UFMD, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.

11. All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the "Root Pruning" condition below. All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, UFMD shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by UFMD.
12. The applicant shall root prune, as needed to comply with the tree preservation requirements of these conditions. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the subdivision plan submission. The details for these treatments shall be reviewed and approved by UFMD, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:
- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
 - Root pruning shall take place prior to any clearing and grading, or demolition of structures.
 - Root pruning shall be conducted with the supervision of a certified arborist.
 - A UFMD representative shall be informed when all root pruning and tree protection fence installation is complete.
13. Any work that becomes necessary within areas protected by the limits of clearing and grading shown on the approved site plan shall be done by hand without heavy equipment and conducted as reviewed and approved by UFMD in a manner that does not impact individual trees and/or groups of trees that are to be preserved.

14. During any clearing or tree/vegetation/structure removal, a representative of the applicant shall be present to monitor the process and ensure that the activities are conducted as conditioned and as approved by UFMD. The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation conditions, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by UFMD.
15. The Applicant shall provide supplemental planting to meet the intent of Transitional Screening 1. Proposed planting shall strive, based on available planting space, to provide the full complement of evergreen trees required by Section 13-303.3(2) of the Zoning Ordinance. Proposed plantings to increase transitional screening capacity shall be shown on the landscape plan to be reviewed by UFMD; however proposed trees shall be field located, in coordination with UFMD, to avoid conflicts with above and below ground portions of existing vegetation to maximize the survivability of existing and proposed trees and shrubs.
16. Unless waived or modified by DPWES, Stormwater Management (SWM)/Best Management Practices (BMPs) shall be provided on site in accordance with Public Facilities Manual (PFM) requirements. Adequate outfall shall be provided for the site in substantial conformance with the special permit plat and the PFM.
17. Parking shall be provided as depicted on the special permit plat. All parking shall be on site.
18. Right-of-way up to 10 feet along the Doyle Road and 15 feet along the Braddock Road frontages as shown on the plat shall be dedicated to the Board of Supervisors in fee simple at no cost, at the time of site plan approval or upon demand, whichever occurs first.
19. Painted left and right turn lanes on Doyle Road to Braddock Road shall be provided, as depicted on the special permit plat, pursuant to Virginia Department of Transportation (VDOT) approval.
20. The applicant shall submit a traffic signal warrant to VDOT, if requested at time of site plan review, for the intersection of Doyle Road and Braddock Road. If the warrants have been met, the applicant shall contribute to the design and construction of a traffic signal, subject to approval by VDOT.
21. Pedestrian crosswalks and related directional signage for traffic entering, circulating and exiting the site shall be provided on site, pursuant to that depicted on the special permit plat.

22. All proposed lighting shall be in accordance with the Performance Standards contained in Part 9 of Article 14 of the Zoning Ordinance, except as outlined below:

- Outside lights shall be limited to parking lot lighting which shall only be of the low bollard type of lighting fixtures, no more than three (3) feet in height, measured from the ground to the highest point of the fixture;
- The lights shall be of a design which focuses the light directly onto the subject property and does not create a nuisance or a glare off the property;
- Shields shall be installed, if necessary, to prevent the light from projecting beyond the subject property;
- The lights shall be controlled with an automatic shut-off device or timers, and shall be turned off when the site is not in use, except for security lighting;
- There shall be no uplighting of features on the site.

23. The barrier requirement shall be waived along all lot lines.

24. The transitional screening requirement shall be modified along the northern and western property lines to permit the preservation and maintenance of the existing vegetation on site and proposed landscaping to meet the requirement.

25. A sign permit shall be obtained for any proposed sign in accordance with the provisions of Article 12 of the Zoning Ordinance. Pole mounted and pylon signs shall be prohibited with the exception of those signs permitted by Section 12-103 of the Zoning Ordinance.

26. The use of loudspeakers shall not be permitted outside the building.

27. The apartments within the building shall only be occupied as a rectory for the place of worship use.

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.

Pursuant to Sect.8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (30) months after the date of approval unless construction has commenced and been diligently prosecuted. The Board of Zoning Appeals may grant additional time 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 permit.

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.

Application No.(s): _____
 (county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: August 3, 2011
 (enter date affidavit is notarized)

I, LLOYD A. NTUK, 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 112600a

and that, to the best of my knowledge and belief, the following 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 must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
CENTREVILLE ENGLISH CONGREGATION OF JEHOVAH'S WITNESSES, INCORPORATED	1516 NORTH POINT DRIVE, UNIT 202 RESTON, VA 20194	APPLICANT/OWNER
LAND ENGINEERING, PLC	12163 PENDERVIEW TERRACE, # 1024 FAIRFAX, VA 22033	AGENT
LLOYD A. NTUK, PE	12163 PENDERVIEW TERRACE, # 1024 FAIRFAX, VA 22033	AGENT
VITECH ENGINEERING, INC.	2146 JEFFERSON DAVIS HIGHWAY, SUITE 5 STAFFORD, VA 22554	AGENT/ENGINEER
VICTOR A. AMOLE, PE	2146 JEFFERSON DAVIS HIGHWAY, #201 STAFFORD, VA 22554	AGENT/ENGINEER

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

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.
 ** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Application No.(s): _____

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

Page Two

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: August 3, 2011
(enter date affidavit is notarized)

112600a

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

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

CORPORATION INFORMATION

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

VITECH ENGINEERING, INC.
2146 JEFFERSON DAVIS HIGHWAY, SUITE 5
STAFFORD, VA 22554

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)

VICTOR A. AMOLE

(check if applicable) There is more corporation information and Par. 1(b) is continued on a "Special Permit/Variance Attachment 1(b)" form.

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

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

Page 2 of 5

Special Permit/Variance Attachment to Par. 1(b)

DATE: August 3 2011
(enter date affidavit is notarized)

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

CENTREVILLE ENGLISH CONGREGATION OF JEHOVAH'S WITNESSES, INCORPORATED
1516 NORTH POINT DRIVE, UNIT 202
RESTON, VA 20194

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, and last name)

THIS IS A NON-STOCK, NOT-FOR-PROFIT CORPORATION HAVING NO SHAREHOLDERS.

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

LAND ENGINEERING, PLC
12163 PENDERVIEW TERRACE, # 1024
FAIRFAX, VA 22033

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, and last name)

LLOYD A. NJUK

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

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: August 3, 2011
(enter date affidavit is notarized)

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, and zip code)

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

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

(check if applicable) There is more partnership information and Par. 1(c) is continued on a "Special Permit/Variance Attachment to Par. 1(c)" form.

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

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

Page Four

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: August 3, 2011
(enter date affidavit is notarized)

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

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

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

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

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

NONE

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

Application No.(s): _____

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: August 3, 2011
(enter date affidavit is notarized)

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

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

NONE

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

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

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

WITNESS the following signature:

(check one)

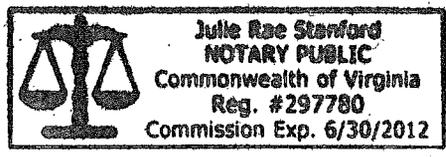
[] Applicant [Signature] [x] Applicant's Authorized Agent

Lloyd A. Ntuk, Agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 3RD day of August 2011, in the State/Comm. of VA, County/City of Fairfax/Herndon

Julie Rae Stanford
Notary Public

My commission expires: 06-30-2012



Section 5

STATEMENT OF JUSTIFICATION

- A. Type of operation(s): **Place of worship/Church**
- B. Hours of operation(s): **For each of the two auditoriums, services are two hours in duration, and are scheduled three-hours apart between the hours of 9:00am to 9:00pm on weekends. Weekday evening services will be held from 7:00 pm to 9:30 pm.**
- C. Estimated number of patrons/clients/patients/pupils/etc.: **320**
- The application proposes to exceed the required number of parking spaces by over 60%. No events or services are anticipated to exceed the maximum available on-site parking. Should the need for additional parking be required, there are two other existing Kingdom Hall facilities within 15 miles of the application property from which shuttle services can be arranged.**
- D. Proposed number of employees/attendants/teachers/etc.: **0 (Volunteer workers are on-site only during services and maintenance periods.)**
- E. Estimate of traffic impact: **Weekend daily trips of 482 trips (155 peak hour trips); increase in weekday daily trips of 120 trips (19 peak hour trips). - [Based on ITE Manual, 8th edition: 11,550 square foot church + 1,600 square feet apartments.]**
- F. General areas to be served: **Fairfax County (portions of the Sully District, Springfield District, Providence District, Braddock District, Mason District, Hunter Mill District, and City of Fairfax)**
- G. Description of building facade: **Traditional 2-story with gable roof, CMU or brick veneer (see attached sample rendering)**
- H. Listing of hazardous materials or toxic substances: **None known.**
- I. Statement of conformance:

This request is for permission to construct of a place of worship at 12901 Braddock Road in the Springfield district of Fairfax County. This application is in general conformance to the ordinances, regulations, standards and applicable conditions for the Residential-Conservation (RC) district as set forth in the Fairfax County Zoning Ordinance.

GENERAL STANDARDS

- 1) **The proposed construction is consistent with the comprehensive plan for the Twin Lakes (P-1) Sector within the Pohick Planning District. Specifically the project development preserves the semi-rural character of the district; protects the Johnny Moore Creek/Occoquan Reservoir watershed by means of onsite stormwater management; and maintains compatibility with surrounding areas of low-density**

residential and church uses. There are no specific transportation, parks & recreation, public facilities, heritage resource, trails, or land use recommendations on the subject property or adjacent areas.

2. Places of worship are allowable special permit uses within the RC district as set forth in Article 3-C03 of the Zoning Ordinance. The proposed use and hours of operation are in harmony with the general purpose and intent of the RC district, with a focus on protecting the watershed and low-density development. The property currently meets all lot size requirements; the proposed structures have been designed to meet bulk regulation and density standards; and the proposed site plan will be developed to meet all additional regulations pursuant to a church use.
3. The proposed use is located near the boundary of low-density residential areas, and the size and scale of the building/site improvements does not adversely impact the character of the surrounding area. Appropriate structure materials, walls, fences, screening, and buffering will be utilized so as not to impair the use or value of adjacent properties.
- 4) Site vehicular access is oriented to an arterial (Doyle Road off Braddock Road), and the proposed vehicular and pedestrian circulation patterns will be designed to complement existing and anticipated traffic in the neighborhood. Further analysis and coordination with VDOT will determine the extent of area traffic improvements required with submission of the final site plan.
- 5) Landscaping and screening, tree preservation, and tree cover requirements will be met per RC district regulations, and will be shown in detail on the final site plan.
- 6) Open space requirements will be met per RC district regulations, and will be shown in detail on the final site plan.
- 7) The proposed concept plan shows improvements to provide adequate water service, sewer service, and drainage for the proposed application. Electric service is currently available to the site. Adequate parking and loading spaces shall be provided according to the Zoning Ordinance, and Public Facilities Manual (PFM).
- 8) All proposed signs on the site, and on the buildings comply with Article 12 of the Zoning Ordinance.

Any additional standards set forth for Group 3 Institutional Uses or as required by the Board of Zoning Appeals will be implemented in the final site plan.



County of Fairfax, Virginia

MEMORANDUM

DATE: February 3, 2012

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Pamela G. Nee, Chief
Environment and Development Review Branch, DPZ

SUBJECT: Land Use Analysis and Environmental Assessment: SP 2011-SP-069 Centreville
English Congregation of Jehovah's Witnesses

This memorandum includes citations from the Comprehensive Plan that list and explain policies for this property. Plan citations are followed by a discussion of concerns including a description of potential impacts that may result from the proposed development as depicted on the revised special permit plat dated October 24, 2011. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

DESCRIPTION OF THE APPLICATION

The applicant is seeking approval of a special permit to construct a 13,150 square foot, 2-story place of worship at a .07 floor area ratio (FAR). 350 sanctuary seats are proposed with 145 parking spaces on site. According to the special permit plat 90,963 square feet or 50.02% of the site would be included in a "conservation area." Access to the site would be from Doyle Road.

LOCATION AND CHARACTER OF THE AREA

The 4.175 acre subject property is located south of Braddock Road, west of Doyle Road. The site is vacant and zoned R-C (Residential Conservation District). The site is characterized by mixed hardwood and evergreen trees. The surrounding area is planned, developed and zoned as follows.

Department of Planning and Zoning
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5509
Phone 703-324-1380
Fax 703-324-3056
www.fairfaxcounty.gov/dpz/



Excellence * Innovation * Stewardship
Integrity * Teamwork * Public Service

DEPARTMENT OF
**PLANNING
& ZONING**

North of Braddock road planned for and developed with residential up to 1-2 dwelling units per acre (DU/AC), and zoned R-2. South of the site is planned for residential up to .1-.2 DU/AC, zoned R-C and vacant. East of Doyle Road and west of the property, the land is planned for residential up to .1-.2 DU/AC and developed with single family detached homes, and zoned R-C.

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:

The Fairfax County Comprehensive Plan, 2011 Edition, Area III Volume, Area Plan Overview, as amended through July 27, 2010, Introduction, General Planning Area Recommendations, page 16:

“Protection of the Occoquan Basin and the Public Water Supply

The Occoquan Reservoir is an 8.5 billion gallon impoundment that forms the southern boundary of Fairfax County. It is owned by the Fairfax County Water Authority and is a principal source of the drinking water supply for 1.2 million Northern Virginians.

In 1982, in recognition of the impacts of nonpoint source pollution on the Occoquan Reservoir, the Board of Supervisors implemented the recommendations of the Occoquan Basin Study in order to protect the public water supply. A water quality goal of no further increase in nonpoint source pollution from the Fairfax County portion of the Occoquan Watershed was adopted. To meet this goal and to ensure compatible infill development in the watershed area, 40,000 acres of land south and southwest of Fairfax City and west of Cub Run were planned and zoned to allow residential densities not to exceed an average of one dwelling unit per five acres...”

The Fairfax County Comprehensive Plan, Area III Volume, 2011 Edition, Pohick Planning District as amended through September 28, 2010, P1-Twin Lakes Community Planning Sector, Recommendations, Land Use, page 22:

- “1. The entire P1 Planning Sector is located within the watershed of the Occoquan Reservoir. Protection of the Occoquan Reservoir water quality is the primary objective for this area. Almost all of the land in the sector is planned for residential uses within a density range of .1-.2 dwelling unit per acre. This conforms with findings in the Occoquan Basin Study and is commensurate with predominant densities and the well-established character of existing development in this sector...
2. Non-residential uses requiring special exception or special permit approval should be rigorously reviewed. In general, these uses should be located at the boundary

of Low Density Residential Areas and Suburban Neighborhoods or where their impact on existing residences is minimal. These uses should be granted only if the following conditions are met:

- Access for the use is oriented to an arterial;
- The use is of a size and scale that will not adversely impact the character of the area in which it is located; and
- The use is designed to mitigate impacts on the water quality of the Occoquan Reservoir...”

The Fairfax County Comprehensive Plan, Area III Volume, 2011 Edition, Pohick Planning District, as amended through September 28, 2010, Overview, District-Wide Recommendations, Environment, page 9:

“The Pohick Planning District contains much of the wildlife habitat and rural landscape that remains in Fairfax County. Past actions taken by the governing body to protect water quality in the Occoquan Reservoir by restricting development to very low densities will help to perpetuate this character...”

The Fairfax County Comprehensive Plan, Policy Plan, 2011 Edition, Environment section as amended through July 27, 2010, pages 7 through 10, states:

“Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County.

Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County’s best management practice (BMP) requirements. . .

Policy k. For new development and redevelopment, apply better site design and low impact development (LID) techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the County’s streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives:

- Minimize the amount of impervious surface created.
- Site buildings to minimize impervious cover associated with driveways and parking areas and to encourage tree preservation.

- Where feasible, convey drainage from impervious areas into pervious areas. . . .
- Encourage fulfillment of tree cover requirements through tree preservation instead of replanting where existing tree cover permits. Commit to tree preservation thresholds that exceed the minimum Zoning Ordinance requirements. . . .
- Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with County requirements.
- Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with County requirements. . . .
- Where feasible and appropriate, encourage the use of pervious parking surfaces in low-use parking areas.
- Maximize the use of infiltration landscaping within streetscapes consistent with County and State requirements. . . .

Development proposals should implement best management practices to reduce runoff pollution and other impacts. Preferred practices include: those which recharge groundwater when such recharge will not degrade groundwater quality; those which preserve as much undisturbed open space as possible; and, those which contribute to ecological diversity by the creation of wetlands or other habitat enhancing BMPs, consistent with State guidelines and regulations.”

The Fairfax County Comprehensive Plan, Policy Plan, 2010 Edition, Environment section as amended through July 27, 2010, page 10:

“Objective 3: Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.

Policy a. Ensure that new development and redevelopment complies with the County’s Chesapeake Bay Preservation Ordinance”

The Fairfax County Comprehensive Plan, Policy Plan, 2011 Edition, Environment section as amended through July 27, 2010, page 13:

“Objective 6: Ensure that new development either avoids problem soil areas, or implements appropriate engineering measures to protect existing and new structures from unstable soils.

- Policy a: Limit densities on slippage soils, and cluster development away from slopes and potential problem areas.
- Policy b: Require new development on problem soils to provide appropriate engineering measures to ensure against geotechnical hazards.”

The Fairfax County Comprehensive Plan, Policy Plan, 2011 Edition, Environment section as amended through July 27, 2010, page 18:

“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.”

LAND USE ANALYSIS

The applicant is proposing to develop a new church on the subject property within an area predominantly planned for very low residential use (10 to 5 acre lots) and zoned Residential Conservation (R-C) District, and is located within the Occoquan Watershed. The proposed use at this location may have some impacts on the surrounding properties due to the size and location of the proposed building.

The intensity of the proposed use is not anticipated to result in significant impacts on adjacent residential parcels. Noise and visual impacts of the proposed parking lot and building mass appear to be adequately mitigated through internal siting of the development. In addition, the provisions for screening and buffering meet what is typically required for institutional uses in the R-C District.

ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed land use. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions. Particular emphasis is given to opportunities provided by this application to conserve the County’s remaining natural amenities.

Water Quality Protection in the Occoquan Watershed: In July 1982, the Board of Supervisors adopted measures to protect approximately 40,000 acres of land within the Occoquan Watershed. Pursuant to the finding of the Occoquan Basin Study, the Board of Supervisors rezoned the land to the R-C (Rural –Conservation) out of concern about the impacts of nonpoint source pollution on the water quality of the Occoquan Reservoir. The purpose of the rezoning was to ensure low-

density development because the Occoquan Basin Study confirmed the relationship between land use and water quality degradation.

The Board of Supervisors directed staff to study the relationship between land use within the Occoquan watershed and water quality within the Occoquan Reservoir, a major source of drinking water for Fairfax County. One of the goals of this study was to determine what combination of land use modification and best management practices (BMPs) would protect water quality and help the County achieve its land use objectives.

A goal of non-degradation of water quality in the reservoir beyond the level projected for existing and committed development at that time, and tested several combinations of land use and structural BMPs for their effectiveness in meeting the water quality goal. Based on the results of the Study an area of 40,000 acres, including the subject property, was down zoned to the R-C district to permit no more than one home per five acres.

The Occoquan rezonings survived a legal challenge in Circuit Court in 1985. In upholding the actions of the Board the judge concluded: "...The Defendant's evidence...shows that large lot zoning is considered to be a method of controlling non-point pollution along with the use of structural methods. The Board's position, and one borne out by the evidence, is that there were two paths which could have been followed, and the Board chose the alternative of large lot zoning in conjunction with structural BMP's on more densely developed areas. When confronted with more than one reasonable alternative, the legislature may choose among them."

Despite the fact that the above-mentioned rezoning established lesser intense land use and lower density in the Occoquan Watershed, the Zoning Ordinance does provide for Special Permit and Special Exception uses that involve more land coverage than would a residential community of five acre lots. With respect to this development, the Comprehensive Plan states that "Non residential uses requiring special exception or special permit approval should be rigorously reviewed" and that approval should be contingent upon whether certain conditions are met. One important condition established by the Plan as it relates to this application, states: "The use is designed to mitigate impacts on the water quality of the Occoquan Reservoir."

The applicant seeks to develop the subject property with a place of worship, has identified the amount of undisturbed open space on the special permit plat as 50.02% conservation area at the completion of the development. In an effort to address the purpose and intent of the R-C District and water quality goals associated with development within the Occoquan Reservoir and in keeping with the existing and planned very low density residential character of the area, staff has consistently recommended at least 50% of a site to be retained in undisturbed open space when considering Special Permit and Special Exception uses.

There is a possibility that VDOT may require additional right-of-way for a turn lane on Braddock Road. If this were to happen, then it would reduce the amount of land in conservation area. The one remaining issue is should some element of the proposed development be changed during the final site plan design it could result in a reduction in the undisturbed open space to

less than 50%. Any modification to the right-of-way dedication, turning lanes, trails, stormwater management facilities, and limits of clearing and grading could result in a reduction of the undisturbed open space. If the 50% undisturbed open space is achieved, staff would conclude that the proposed development is in harmony with the land use recommendations and environmental policies of the Comprehensive Plan.

COUNTYWIDE TRAILS PLAN

The Countywide Trails Plan map shows a major paved trail along the north side of Braddock Road across from the site. The development plan shows an existing five-foot asphalt trail along the site's Braddock Road frontage.

PGN: BSS



County of Fairfax, Virginia

MEMORANDUM

DATE: February 08, 2012

TO: Brenda Cho, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Elfatih Salim, Senior Engineer III
Stormwater and Geotechnical Section
Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: Special Permit Application #SP 2011-SP-069; The Kingdom Hall of Jehovah's Witnesses — Centreville English Congregation, 12901 Braddock Road; Special Permit Plat received December 21, 2011; Johnny Moore Creek Watershed; LDS Project #001794-ZONAV-002-A-2; Tax Map #066-2-02-00-0003; Springfield District

We have reviewed the subject application and offer the following stormwater management comments.

Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Area (RPA) on the site.

Floodplain

There are no regulated floodplains on the site.

Downstream Drainage Complaints

There are downstream drainage complaints instigated with the construction plan for Kings Chapel (001794-SP-001). More information on these complaints is available from the Fairfax County Maintenance and Stormwater Management Division (703-877-2800).

These downstream drainage complaints must be addressed as part of the rezoning application and the adequacy of the downstream drainage system.

Stormwater Detention

Applicant proposes an underground stormwater detention facility to satisfy the PFM requirements of stormwater detention. Demonstrate on the plat how stormwater runoff from the parking areas will enter the proposed underground stormwater detention facility.

Department of Public Works and Environmental Services
Land Development Services, Site Development and Inspection Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720 • TTY 711 • FAX 703-324-8359



Underground chambers shall provide two or more access points, at least one of which shall be a 4-foot x 4-foot access door, double leaf, aluminum, BILCO Model JD-2AL or approved equal, for each major storage chamber or run of pipe for ventilation and cleaning, and be large enough to accommodate cleaning equipment. Access doors installed in areas subject to vehicle loads shall be BILCO Model JD-2AL H 20 or approved equal. Generally, the minimum height where possible, shall be 72 inches, in order to facilitate maintenance.

The outfall from the stormwater detention facility must be extended to an incised channel with bed and banks or create a new one and adjust the areas for conservation easement accordingly.

Water Quality Control

Applicant is proposing conservation easements to satisfy the PFM water quality control requirements. The subject site is located in the water supply protection overlay district (WSPOD) which requires 50% phosphorus load reduction. The total areas of the conservation easements must be at least half of the site area which doesn't look true by looking at the plat.

In nonresidential areas, "open space" is defined as perpetually undisturbed areas placed in floodplain or conservation easements and without other encumbrances. Credit for utility easements equal to or less than 25-foot in width and which meet the above criteria is allowed. Open space used for BMP credit which is not already in a floodplain easement shall be placed in a recorded conservation easement with metes and bounds which shall also be shown on the plat. BMP credit for open space, which is dedicated to the County during the land development process, may be assigned to the remaining portions of the original site on approval by the Board. Open space used for BMP credit should be delineated on the plan sheets with the note *"Water quality management area. BMP credit allowed for open space. No use or disturbance of this area is permitted without the express written permission of the Director of the Department of Public Works and Environmental Services"*. {PFM § 6-0402.8C}

Downstream Drainage System

Verify that the end point for the description of the downstream drainage system is 100 times the site contributing drainage area (Exhibit B).

The applicant described the downstream drainage system to a drainage point that is 100 times the site contributing drainage area. Applicant must also discuss the existing drainage easements and existing drainage complaints and any proposals to resolve them including any resolutions with the property owners accommodating the downstream drainage.

Please contact me at 703-324-1720 if you require additional information.

cc: Don Demetrius Chief, Watershed Projects Evaluation Branch, Stormwater Planning Division, DPWES
Jeremiah Stonefield, Chief, Stormwater and Geotechnical Section, SDID, LDS, DPWES
Mike Zakkak, Chief Site Review Engineer, SDID, LDS, DPWES





County of Fairfax, Virginia

MEMORANDUM

DATE: February 2, 2012

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

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

FILE: 3-6 (SP 2011-SP-069)

SUBJECT: Transportation Impact

REFERENCE: SP 2011-SP-069; Centreville English Congregation of Jehovah's Witnesses, Inc.
Traffic Zone: 1652
Land Identification: 66-2 ((2)) 3

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on the plat and other information made available to this department dated June 20, 2011, and revised through December 20, 2011. The applicants wish to construct a place of worship/church with two auditoriums for services for an estimated 320 participants. Services, two hours long, are scheduled three hours apart between the hours of 9 a.m. to 9 p.m. on weekends and 7 p.m. to 9:30 p.m. on weekdays. Estimated weekend daily trips are 482 with 155 peak hour trips and estimated weekday daily trips are 120 with 19 in the peak hour.

- At least 3 parking places at the end of the north eastern parking lot must be used for vehicles to turn around and not for parking.
- VDOT has requested that the need for a right turn lane from Braddock Road to Doyle Road be evaluated. Applicant wishes to do this at site plan and this should be done before site plan as it may affect the required screening if a turn lane is required.
- VDOT has also requested that the need for separate left and right turn lanes exiting Doyle Road onto Braddock Road be evaluated. This also should be done now.

AKR/LAH/lah

Fairfax County Department of Transportation

4050 Legato Road, Suite 400

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COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

4975 Alliance Drive
Fairfax, VA 22030

January 20, 2012

GREGORY A. WHIRLEY
COMMISSIONER

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

From: Kevin Nelson
Virginia Department of Transportation – Land Development Section

Subject: SP 2011-SP-069 Centreville English Congregation of Jehovah's Witnesses, Inc.
Tax Map # 66-2((02))0003

All submittals subsequent to the first submittal shall provide a response letter to the previous VDOT comments. Submittals without comment response letters are considered incomplete and will be returned without review.

I have reviewed the above plan submitted on December 27, 2011, and received January 10, 2012. I have no additional comments on this project with this submittal.

If you have any questions, please call me.

cc: Ms. Angela Rodeheaver

fairfaxspex2011-SP-069sp3CentrevilleEngCongJehovahsWitInc1-20-12BB



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

4975 Alliance Drive
Fairfax, VA 22030

December 21, 2011

GREGORY A. WHIRLEY
COMMISSIONER

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

From: Kevin Nelson
Virginia Department of Transportation – Land Development Section

Subject: SP 2011-SP-069 Centreville English Congregation of Jehovah's Witnesses, Inc.
Tax Map # 66-2((02))0003

All submittals subsequent to the first submittal shall provide a response letter to the previous VDOT comments. Submittals without comment response letters are considered incomplete and will be returned without review.

I have reviewed the above plan submitted on November 7, 2011, and received November 7, 2011. The following comments are offered:

1. The typical section for Doyle Road needs to be adjusted to provide the required lane widths across the site frontage.
2. The minimum width from the edge of the pavement to the face of the curb along the turn lane area is required to be 35'-38'.
3. Pedestrian access should be provided from the street sidewalk to the site.
4. The need for a right turn lane along Rt. 620 needs to be evaluated.
5. The width of Doyle Road beyond the site entrance should be widened to a minimum of 24' of pavement.
6. The minimum distance between the sidewalk and the back of the curb is required to be 4'.
7. Is there a sewer line in Doyle Road? I recall in the past few years a connection being made which could be extended along Doyle Road.
8. If there is not a sanitary sewer line along Doyle Road, the sewer line shall be provided alongside the roadway or right of way so it can be extended in the future. Cuts into the Braddock Road pavement need to be avoided.
9. The water line should also be brought down Doyle Road for future extensions of the line.
10. The proposed curb and gutter shall tie to the existing curb and gutter at the Braddock Road intersection.

SP 2011-SP-069

Centreville English Congregation of Jehovah's Witnesses, Inc.

December 21, 2011

Page 2

11. Two CG-12's will be required at the Braddock Road corner in order to meet current ADA requirements.
12. The need for separate left and right turn lanes exiting Doyle Road onto Braddock Road needs to be evaluated.

These comments should be addressed as discussed in our recent meeting regarding this project. If you have any questions, please call me.

cc: Ms. Angela Rodeheaver

fairfaxspex2011-SP-069sp2CentrevilleEngCongJehovahsWtInc12-21-11BB



County of Fairfax, Virginia

MEMORANDUM

January 10, 2012

TO: Ms. Brenda J. Cho, Planner II
Zoning Evaluation Division, DPZ

FROM: Hugh Whitehead, Urban Forester II *HW*
Forest Conservation Branch, DPWES

SUBJECT: Centreville English Congregation of Jehovah's Witnesses, Inc., SP 2011-SP-069

I have reviewed the above referenced Special Permit submission, stamped as received by the Zoning Evaluation Division (ZED) on December 21, 2011. The following comments and recommendations are based on this review and site visits conducted during review of previous submissions for this site.

1. **Comment:** The 10-year Tree Canopy Calculation Worksheet (Table 12.10) appears to be incorrect for Part D - Tree Planting. Planting shown in the table does not total 14,350 sq. ft., though this is the total for trees proposed in the Planting Schedule on Sheet 6 of 7. Furthermore, the Tree Cover Computation on Sheet 6 is not consistent with Table 12.10.

Recommendation: Require an accurate Tree Canopy Calculation Worksheet to be provided with this SP application.

2. **Comment:** The 10-year Tree Canopy Calculation Worksheet proposes additional credit for native species. Native species credit requires a letter certifying that plant material used to gain this credit has been propagated from seed or non-genetically modified germoplasm collected within the mid-Atlantic region. This letter may be difficult to obtain as much nursery stock is often shipped to regional nurseries from outside the area.

Recommendation: Suggest taking wildlife benefit credit (see PFM Table 12.17), rather than native species credit, as wildlife credit can be taken for many native species.

If there are any questions, please contact me at (703)324-1770.

HCW/
UFMID #: 163303

cc: RA File
DPZ File

Department of Public Works and Environmental Services
Land Development Services, Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769
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ZONING ORDINANCE PROVISIONS

8-006 General Standards

In addition to the specific standards set forth hereinafter with regard to particular special permit uses, all special permit 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 group or use, the BZA 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 BZA, under the authority presented in Sect. 007 below, may impose more strict requirements for a given use than those set forth in this Ordinance.

8-303 Standards for all Group 3 Uses

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

1. Except as may be qualified in the following Sections, all uses shall comply with the lot size and bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Group 3 use may be increased.

2. All uses shall comply with the performance standards specified for the zoning district in which located.

3. Before establishment, all uses, including modifications or alterations to existing uses, except home child care facilities, shall be subject to the provisions of Article 17, Site Plans.