

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

CENTREVILLE PRESBYTERIAN CHURCH, A VIRGINIA CORPORATION, SPA 99-Y-065-03 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to amend SP 99-Y-065 previously approved for a place of worship and child care center and/or private school of general education to permit increase in students, addition of temporary structures and modifications of development conditions Located at 15450 Lee Hwy., Centreville, 20120, on approx. 20.38 ac. of land zoned R-C and WS. Sully District. Tax Map 64-1 ((1)) 7. (Admin. moved from 11/20/13 at appl. req.) Ms. Theodore moved that the Board of Zoning Appeals adopt the following resolution:

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

WHEREAS, following proper notice to the public, a public hearing was held by the Board on December 4, 2013; and

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

1. The applicant is the owner of the property.
2. The major issue of contention here is there are a number of modifications to the original special permit, which it appears that the applicant agrees to.
3. The Board has talked a lot about the Condition 29.
4. The Board proposes that it maintains that condition.
5. The Board understands the concerns about not wanting to encourage children to go to a busy highway, but there are the broader goals of the County to have linkages.
6. The Board thinks it should maintain that provision and proposes to keep that as a condition of approval.
7. The other issue is with respect to traffic.
8. The applicant did include a traffic analysis.
9. It determined that with the increase of students there is still the left-turn lane and the ingress and egress is adequate to accommodate the addition of students.
10. The traffic increase issues with the addition of students was also supported by the Department of Transportation staff.
11. The Board is only aware of one issue of concern being raised or one letter being sent to staff raising concerns about the amendment and the possible precedent set.
12. The Board would note that, while it does look to pass decisions for guidance, the Board is looking at each of these proposals on a case-by-case basis as the Board is here.

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

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

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

1. This approval is granted to the applicant only, Trustees of Centreville Presbyterian Church, and is not transferable without further action of this Board, and is for the location indicated on the application, 15450 Lee Highway, consisting of 20.38 acres, and is not transferable to other land.
2. This special permit is granted only for the purpose(s), structures and/or use(s) indicated on the special permit plat prepared by William M. Robson, dated September 13, 1999, as revised through November 21, 2013 by Lindsay E Burleigh, Landscape Architect, and approved with this application, as qualified by these development conditions.
3. A copy of this special permit and the Non-Residential Use Permit **SHALL BE POSTED** in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. This special permit amendment 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 maximum number of seats within the main area of worship shall not exceed 400 at the completion of Phase 1 with 158 parking spaces, 500 at the completion of phase II with 190 parking spaces, 650 at the completion of Phase III with 250 parking spaces, and 1200 seats at the completion of Phase IV with 435 parking spaces, as shown on the special permit plat.
6. The total maximum daily enrollment for the child care center shall be 99 or private school of general education shall be 300. Either use may operate on the site; however they shall not operate concurrently. The school may include grades K through 12.
7. The hours of operation for the child care center or private school of general education shall not exceed 6:30 a.m. to 7:00 p.m., Monday through Friday.

8. The total height of all structures on site, including the steeple, shall not exceed 45 feet.
9. Any outdoor lighting shall be in conformance with the following:
 - The combined height of the light standards and fixtures shall not exceed 12 feet,
 - The lights shall be focused downward directly on the subject property,
 - Full cutoff fixtures with shields shall be installed to prevent the light from projecting beyond the property,
 - The lights shall be controlled with an automatic shut-off device, and shall be turned off when the site is not in use, and
 - Up-lighting of buildings or signs shall not be permitted on the site except at the recessed entrances to the building.
 - Lighting for temporary modular buildings shall be limited that which is required for safety only and shall be in conformance with Article 14 of the Zoning Ordinance.
10. At the time of either site plan submission or grading plan submission, whichever occurs first for each phase of development, a tree preservation plan shall be provided for review and approval by Urban Forest Management. The tree preservation plan shall include a tree survey which describes the location, species, size, accurate drip line, and condition of all trees 12 inches in diameter and greater 25 feet on either side of the limits of clearing and grading. The condition analysis shall be prepared by a certified arborist using the most current edition of "The Guide for Plant Appraisal." Specific tree preservation activities shall be reflected in the tree preservation plans, including methods to be implemented to ensure preservation. The plan shall be developed with the intention of maintaining the existing vegetation within the tree save area depicted outside the limits of clearing and grading as shown on the special permit in undisturbed open space, and to preserve additional trees near these limits where such preservation is determined to be both feasible and desirable by Urban Forest Management. The undisturbed open space shall be maintained by hand as needed to remove only undesirable vegetation such as brambles and vines, and there shall be no fertilizing or mowing of weeds or grass within the open space areas.

11. Transitional screening shall be as shown on the special permit plat along the northern, eastern and western property boundaries and shall consist of natural vegetation, supplemented with landscaping as shown along the western property boundary, subject to the review and approval of Urban Forest Management of DPWES. A 3 foot high landscaped area 25 feet wide with a berm shall be provided along the southern property boundary and a landscaped area between the eastern parking lot and the TRANSCO easement shall be planted using a combination of deciduous and evergreen trees, and understory plant materials to soften the view of the building. The size, number, and type of plant materials shall be subject to the review and approval of Urban Forestry Management of DPWES. The barrier requirement along all property boundaries shall be waived.
12. To the maximum extent feasible, as determined by DPWES, all stormwater runoff from impervious surfaces shall be conveyed to BMP facilities. If feasible, each stormwater management facility shown on the Special Permit plat shall be designed as a BMP facility, as determined by DPWES. The facility to the south of the parking lot may be provided as a bioretention facility, subject to the approval of DPWES.
13. The limits of clearing and grading shown on the special permit plat shall be strictly adhered to. For each phase of development, a grading plan which establishes the limits of clearing and grading necessary to construct the improvements planned for that phase shall be submitted to DPWES, including Urban Forestry Management, for review and approval. The extent of clearing and grading for each phase of construction shall be the minimum amount feasible for that phase as determined by DPWES. Prior to any land disturbing activities for each phase of construction, a pre-construction conference shall be held between the DPWES, including Urban Forest Management, and representatives of the applicant to include the construction site superintendent responsible for the on-site construction activities. The purpose of this meeting shall be to discuss and clarify the limits of clearing and grading, areas of tree preservation, and the erosion and sedimentation control plan to be implemented during construction during construction. In no event shall any area on the site be left denuded for a period longer than 14 days except for that portion of the site in which work will be continuous beyond 14 days. Notwithstanding the limits of clearing and grading shown on the plat, the TRANSCO Pipeline easement shall not be cleared, except for the minimum amount of clearing needed to provide the stormwater management pond access road as qualified by Condition 13.
14. Construction of the church shall be in general conformance with the architectural elevation contained in Attachment A, as determined by DPWES.
15. All signs shall be in conformance with Article 12 of the Zoning Ordinance.

16. The use of loudspeakers shall not be permitted outside the building.
17. Four parking spaces located adjacent to the building containing the child care center shall be reserved for the pick-up and drop off of children only, during the hours of operation of the child care center or private school of general education.
18. A play area shall be provided which meets the standards set forth by Section 9-310 of the Zoning Ordinance prior to the issuance of a Non-RUP for the child care center or private school of general education. The play area shall be located outside the minimum required front yards, transitional screening areas, and parking. The maximum number using the playground shall not exceed one child per 100 square feet of area of the play area at any one time for the private school of general education. Play equipment shall be provided at the time that grades k-3 are implemented.
19. Areas designated as undisturbed open space shall remain free of structures. Undisturbed open space adjacent the proposed outdoor recreation area shall be posted with signage so that children do not play in undisturbed areas.
20. Parking lot trees which are not in satisfactory condition to be counted toward the ten year canopy credit shall be replaced by the end of the planting season after approval of this permit as determined by Urban Forest Management of DPWES.
21. Areas of barrier and transitional screening shall be maintained to the satisfaction of Urban Forest Management of DPWES.
22. A minimum of 50% of the site, as shown on the plat, shall be maintained as undisturbed open space.
23. The fire pit shall be located outside of undisturbed open space and shall conform to all fire codes. The use of the fire pit is subject to the following restrictions:
 - An adult must be present at all times during the use;
 - There shall be written procedures for the extinguishing of the fire and the procedures shall be present during all use of the fire pit;
 - An emergency liaison for the church shall be established and contact information for that liaison shall be provided to the adjacent neighborhood and listed on the church website;
 - A water extinguisher shall be provided during all use of the fire pit.
24. The temporary modular building is approved for not more than eight years from the date of special permit approval or until commencement of construction of Phase III of the church building, whichever occurs first.

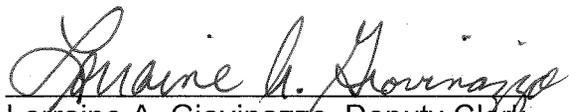
25. The temporary modular building shall be constructed in general conformance with the architectural rendering shown in Attachment A.
26. All HVAC equipment to service the temporary modular building shall be screened and covered to reduce noise from encroaching on adjacent neighbors to the north, or they shall be placed on the southern side of the modular building.
27. The applicant shall install all plant materials shown to be existing on the special permit plat, to the satisfaction of the Urban Forest Management Division, prior to occupancy of the temporary modular building.
28. An additional five feet of right-of-way shall be dedicated along the southern property line from the edge of the western drive entrance to the eastern edge of the property to the satisfaction of the Fairfax County Department of Transportation prior to occupancy of the temporary modular building. The applicant may apply for a trail waiver through the Department of Public Works and Environmental Services and, if approved, the waiver shall satisfy this requirement.
29. A sidewalk shall be provided along one of the drive entrances to the front of the church building to the satisfaction of the Fairfax County Department of Transportation prior to occupancy of the temporary modular building.
30. The church and school shall periodically make announcements and post in their bulletins that all parking for the use shall be on site and that parking, for the purposes of the church or school use (including Boy Scout activities) on Smiths Trace is prohibited and constitutes a violation of this special permit.

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

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 the use has been established or construction has commenced and been diligently prosecuted. Establishment of Phase 1 shall establish the use as approved pursuant to this special permit. The Board of Zoning Appeals may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special 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.

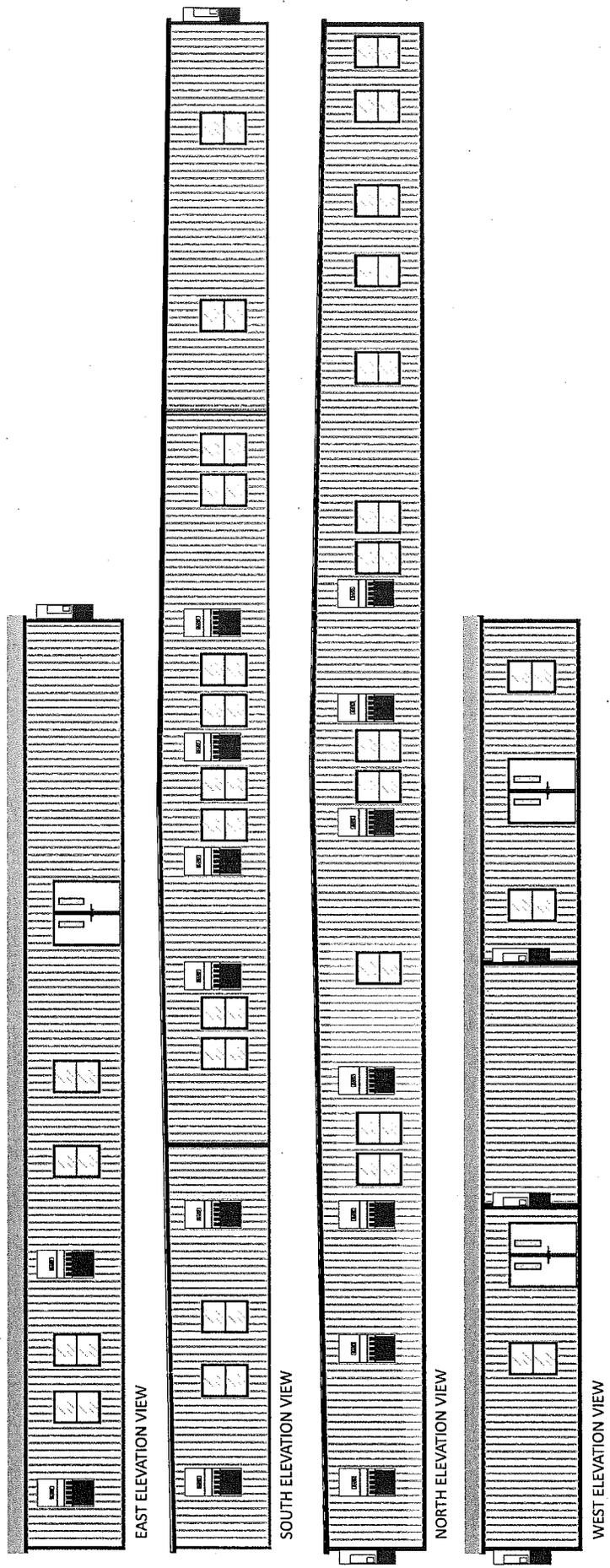
Mr. Hart seconded the motion, which carried by a vote of 5-0. Mr. Byers and Mr. Smith were not present for the vote.

A Copy Teste:

A handwritten signature in cursive script, reading "Lorraine A. Giovinazzo".

Lorraine A. Giovinazzo, Deputy Clerk
Board of Zoning Appeals

AdFontes Academy at Centreville Presbyterian Church
Elevation Views for Modular 1



Note: This is for illustrative purposes only.