



# County of Fairfax, Virginia

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

November 19, 2014

Sherman Patrick, Jr.  
Compton and Duling, LC  
12701 Marblestone Drive, Suite 350  
Woodbridge, VA 22192

RECEIVED  
Department of Planning & Zoning  
DEC 08 2014  
Zoning Evaluation Division

RE: Rezoning Application RZ 2014-PR-006

Dear Mr. Patrick:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on November 18, 2014, granting Rezoning Application RZ 2014-PR-006 in the name of Trustees of First Baptist Church of Merrifield. The Board's action rezones certain property in the Providence District from the R-3 and HC Districts to the C-3 and HC Districts to permit an expansion of an existing place of worship (church), nursery school, and childcare with an overall floor area ratio (FAR) up to 0.44. The subject property is located on the S. side of Porter Road, approximately 200 feet E. of its intersection with Gallows Road on approximately 1.69 acres of land, [Tax Map 49-4 ((1)) 36, 37 and 37A; 49-4 ((3)) 8, 8A and 9], subject to the proffers dated September 12, 2014.

**The Board also:**

- Modified the peripheral lot landscaping requirements in favor of the landscaping and streetscapes shown on the GDP
- Modified the front yard setbacks in favor of the setbacks shown on the GDP and as specified in Section 2-418 of the Zoning Ordinance
- Directed the Director of the Department of Public Works and Environmental Services to permit approval of a deviation from the tree preservation target percentage in favor of the proposed landscaping shown on the GDP and as proffered

Sincerely,

Catherine A. Chianese  
Clerk to the Board of Supervisors

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

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

Cc: Chairman Sharon Bulova  
Supervisor Linda Smyth, Providence District  
Tim Shirocky, Acting Director, Real Estate Division, Dept. of Tax Administration  
Barbara Berlin, Director, Zoning Evaluation Division, DPZ  
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning  
Thomas Conry, Dept. Manager – GIS - Mapping/Overlay  
Michael Davis, Section Chief, Transportation Planning Division  
Donald Stephens, Transportation Planning Division  
Department of Highways-VDOT  
Sandy Stallman, Park Planning Branch Manager, FCPA  
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division  
Jill Cooper, Executive Director, Planning Commission  
Ajay Rawat, Coordinator, Facilities Planning, Fairfax County Public Schools  
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 18th day of November, 2014, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROPOSAL NUMBER RZ 2014-PR-006**

**WHEREAS**, Trustees of First Baptist Church of Merrifield, filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the R-3 and HC Districts to the C-3 and HC Districts, and

**WHEREAS**, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

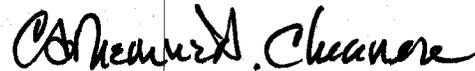
**WHEREAS**, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

**NOW, THEREFORE, BE IT ORDAINED**, that that certain parcel of land situated in the Providence District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the C-3 and HC Districts, and said property is subject to the use regulations of said C-3 and HC Districts, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., 15.2-2303(a), which conditions are in addition to the Zoning Ordinance regulations applicable to said parcel, and

**BE IT FURTHER ENACTED**, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcel.

GIVEN under my hand this 18th day of November, 2014.



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Catherine A. Chianese  
Clerk to the Board of Supervisors



PROFFERS  
RZ 2014-PR-006  
Trustees of First Baptist Church of Merrifield  
September 12, 2014

Pursuant to Section 15.2-2303A of the Code of Virginia, 1950 as amended, and Section 18-203 of the Zoning Ordinance of the County of Fairfax (1978 as amended), the owner Trustees of First Baptist Church of Merrifield (collectively "Applicant"), for itself and its successors and assigns, agrees to the following proffers provided the Board of Supervisors approves RZ 2014-PR-006 ("Application") for the rezoning of TM 0494-01-0036, 0037, and 0037A and 0494-03-0008, 0008A, and 0009 ("Property") to the C-3 district. In the event the Application is denied or the Board's approval of it is overturned by a court of competent jurisdiction, these proffers shall be null and void.

1. Development Plans. Subject to the provisions of Section 18-204 of the Fairfax County Zoning Ordinance ("Zoning Ordinance"), the development of the Property as a church, related facilities, and a nursery school/child care center shall be in substantial conformance with the following:

- a. The Generalized Development Plan ("GDP") prepared by Walter L. Phillips, Inc. dated January 24, 2014 as revised through September 16, 2014 and shall not exceed approximately 31,000 square feet, not to exceed FAR of 0.44, as shown on the GDP; and
- b. The Architectural Building Elevations dated April 12, 2011, prepared by Lemay Erickson Willcox Architects, attached as Sheets P-0601 and P-0602 of the GDP. The final architectural design shall be in substantial conformance with the general type or quality depicted in the elevations. The materials shall include finish materials, such as, but not limited to, masonry, glass, metal, and similar commercial grade quality building material.

2. Minor Modifications. Minor modifications to the GDP may be permitted when necessitated by sound engineering or that may become necessary as part of final site plan design or engineering, pursuant to Section 18-204 of the Zoning Ordinance as determined by the Zoning Administrator.

3. Uses. The development and use of the Property shall be limited to:

- a. Church and associated offices and areas for worship, religious education, meetings, and church activities; and
- b. Nursery school/child care center for up to 90 children.

4. Activity Scheduling, Generally. Through the scheduling of activities, the church shall manage the transportation demand and the associated impacts on the surrounding road

network and on its need for parking. The church shall be responsible for scheduling activities in a manner that will not exceed the required parking shown on the GDP. Regularly scheduled activities, such as Bible School and Youth Groups, shall not occur during the same time as nursery school/child care center drop-off/pick-up time periods. Funerals, however, shall be permitted during the operation of the nursery school/child care center as may be necessary from time to time. All parking shall be provided on site, except for special events, which may be provided off-site by prior arrangement.

5. Nursery School/Child Care Center, Specifically.

- a. The nursery school/child care center shall operate between the hours of 6:30 a.m. and 6:00 p.m., Monday through Friday. The Nursery School/Child care center employees and patrons shall access the property from the parking area adjacent to Mayberry Street. Parents/Guardians shall, if arriving by car, park their vehicles in the parking lot adjacent to Mayberry Street and all children shall be signed-in/signed out by their parent or legal guardian. Parents/Guardians shall be informed of these drop-off/pick-up procedures at the time of registration for enrollment.
- b. An outdoor play area, which may be used by the child care center, shall be located in the area indicated on the GDP and shall be enclosed by a security fence and/or wall. Play structures and surfaces shall be provided appropriate to the needs of the children being cared for. The fence shall be gated as necessary to meet emergency egress requirements, if deemed necessary by the Fire Marshal.

6. Landscaping. Landscaping shall be installed and maintained throughout the Property generally in conformance with that shown on the GDP. All landscaping installed shall be non-invasive and native as reviewed and approved by UFM.

7. Streetscape. Streetscape improvements and plantings shall be provided as indicated on the GDP. The Applicant shall incorporate street furnishings and pedestrian connections/sidewalks as specified in the GDP, and to the extent reasonably practicable, as suggested in the Merrifield Streetscape Design Manual. Notwithstanding the foregoing, Applicant reserves the right, in consultation with the Zoning Administrator, to shift the location of the landscape along the proposed streetscapes to accommodate final architectural design, utilities and layout considerations, and sight distance requirements so long as such modifications are in general conformance with the GDP and so long as the tree cover does not decrease.

8. Stormwater Management and Water Quality. The stormwater management facilities shown on the GDP shall be in conformance with the recently adopted County Stormwater Management Ordinance and shall be reviewed for adequacy by DPWES at the time of site plan review; if any inadequacies are identified, appropriate corrective measures shall be employed to the satisfaction of DPWES, prior to final site plan approval and provided those alternative measures, which are in substantial conformance with the GDP shall not require a proffered condition amendment.

9. Parking. The required parking for 300 person seating capacity in the sanctuary worship area shall be provided as indicated in the GDP. Concurrent activities on the Property shall be scheduled such that on-site parking demand does not exceed 75 parking spaces and is consistent with proffer condition 4 and 14. When and if the need for additional parking is required based on the Zoning Ordinance, the church shall utilize parking demand management strategies including ridesharing, shuttle van/bus service, and/or off-site parking subject to appropriate allowances and approvals. The Applicant shall file a shared parking request with the Department of Public Works and Environmental Services during site plan review to address the parking needs for the nonconcurrent use of the child care center. During the construction and remodeling phases indicated for the church improvements approved herein, parking shall be provided as described in proffer condition 14.

10. Signage. Signage shall be provided in accordance with Article 12 of the Zoning Ordinance. Monument style signage shall be located along Porter Road but shall not interfere with minimum required sight distances.

11. Green Building Design. The Applicant shall incorporate the following green building technology and strategies during the final building design.

a. The Applicant shall include a LEED®-accredited professional as a member of the design team. The LEED-accredited professional will work with the team to propose sustainable design elements and innovative technologies into the project to the extent practicable and affordable as determined by the Applicant. At the time of site plan submission, the Applicant will provide documentation to the Environment and Development Review Branch of DPZ demonstrating compliance with the commitment to engage such a professional.

b. The Applicant shall provide at least two (2) bicycle racks and/or storage for bicycles in the locations indicated on the GDP. The Applicant shall provide proof of installation and plan location as described in proffer condition 13.g.

c. Landscaping shall predominantly consist of native and non-invasive species. The Applicant shall provide planting lists showing species and location of plantings at the time of site plan review as described in proffer condition 6.

d. The Applicant shall provide an area for the separation, collection and storage of glass, paper, metal, plastic and cardboard generated by both customers and employees. There shall be a dedicated area on the Property for the storage of the recycled materials.

e. The Applicant shall provide natural lighting through the use of windows and/or skylights generally as indicated in the Building Elevations.

f. To the extent practicable, conservation efforts shall also include motion sensor faucets and flush valves and energy efficient appliances.

12. Photographic Documentation of the Existing Property. Prior to any land disturbing activities on the Property, the Applicant shall photographically document the property, including, but not limited to:

- a. Interior and exterior of the existing structures and landscape features keyed to a sketch plan of the site showing existing features and structures and to an interior floor plan and to a numbered list identifying each photographic angle and view. At minimum such documentation shall include views of each façade, perspective views, exterior detail views (such as the main entrance, stairs, porches, and other character defining features), interior detail views (such as moldings, newel posts, stairways and other character defining features) and general streetscape views.
- b. The photographic documentation, sketch plan and floor plan shall be coordinated with the Department of Planning and Zoning (DPZ) heritage resources prior to the photographic documentation.
- c. All documentation shall be submitted to the Virginia Room of the Fairfax County Public Library and to DPZ heritage resources and written documentation be provided to DPZ that required documentation has been submitted to the Virginia Room.

13. Transportation.

- a. Mayberry Street. Prior to or concurrent with site plan approval, the access easement located on the Property along the west side of Mayberry Street shall be updated to identify Fairfax County as the beneficiary and to identify the use as public ingress-egress. This right of public ingress-egress easement shall extend to and include the adjacent six-foot (6') sidewalk shown on the GDP. This easement shall be updated and recorded prior to site plan approval.
- b. Porter Road Improvement. The existing sidewalk along Porter Road shall be removed and relocated so as to provide a six-foot (6') landscaping strip along Porter Road between the new six-foot (6') sidewalk shown on the GDP and the curb for Porter Road. The new six-foot (6') sidewalk shall be within an additional area dedicated to the public right-of-way for Porter Road as shown in the GDP. This sidewalk shall connect to the existing sidewalk on the abutting property to the west, as shown on the GDP. The additional right-of-way dedication for this sidewalk area shall be recorded prior to or concurrent with site plan approval.
- c. Porter Road Right of Way Dedication. The Applicant shall dedicate in fee simple to the Board of Supervisors the proposed Porter Road frontage improvements shown on the GDP and proffered in 13.b at site plan review. The dedication area shall include the proposed six-foot (6')

sidewalk on Porter Road and one-foot (1') behind the sidewalk for maintenance purpose.

- d. Ransell Road. The six-foot (6') sidewalk located parallel to Ransell Road shall be located in an ingress-egress easement allowing public access for pedestrian use. The ingress-egress easement for this sidewalk shall be recorded prior to or concurrent with site plan approval.
- e. Ransell Road Curb. Curb and gutter shall be provided parallel to Ransell Road from the southwest corner of the property to the end of the existing paved area as shown on the GDP.
- f. Sidewalk. All sidewalk curb ramps constructed in accordance with the GDP at the time of Church expansion shall have a truncated dome width the same as the sidewalk width and shall be ADA compliant.
- g. Bicycle Racks. The Applicant shall provide at least two (2) bicycle racks and/or storage for bicycles in the general locations shown on the GDP. The specific location shall be determined at the time of site plan, subject to the approval of the Fairfax County Department of Transportation (FCDOT). The bicycle racks shall be inverted U-style or other design approved by FCDOT. The total number of bike racks shall be consistent with the Fairfax County Policy and Guidelines for Bicycle Parking for the proposed development as determined at site plan.

14. Phasing. The Applicant's intent is to continue using the property during construction. Church activities specified in proffer condition 3 and 4 may continue provided there is adequate parking on the site. These activities may be reduced or modified to accommodate parking and construction activity. Prior to the issuance of a building permit, a formal phasing plan will be prepared for review and approval by DPWES. Phase 1 shall include the construction of the new building expansion as shown on the GDP and shall include all stormwater, landscaping, sidewalk, curb, gutter and parking lot improvements shown on the eastern portion of the site. These improvements may also be staged during construction to allow temporary parking for the existing church use. Phase 2 or subsequent phases shall include the remodeling of the existing building shown on the GDP and all stormwater improvements, landscaping, sidewalks, curbs, gutters and parking improvements on the western portion of the site. In the event additional parking is needed for special events, the church shall use parking demand management strategies outlined in proffer condition 9.

15. If mechanical equipment, such as elements of the HVAC, is located on the ground, the equipment shall be separated from the outdoor play area to the extent possible and shall be screened to reduce visual impacts and help reduce noise.

16. Successor and Assigns. These proffers will bind and inure to the benefit of Applicant and its successors and assigns.

17. Counterparts. These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original document and all of which when taken together shall constitute but one and the same instrument.

**[Signatures on the following pages]**

*~Proffers9-12-14*

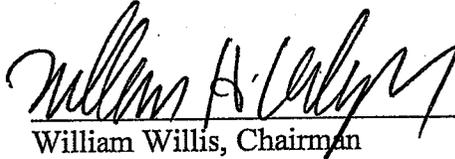
PROFFERS

RZ 2014-PR-006

Trustees of First Baptist Church of Merrifield

September 12, 2014

TRUSTEES OF THE FIRST BAPTIST CHURCH  
OF MERRIFIELD



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William Willis, Chairman

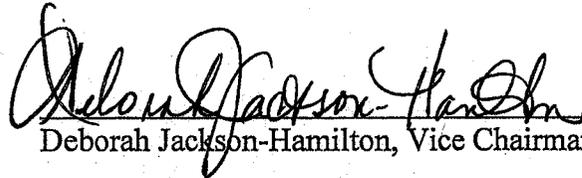
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VERNA L. WILLIAMS  
Notary Public  
Commonwealth of Virginia  
Reg. #7300171  
My Commission Exps. April 30, 2017

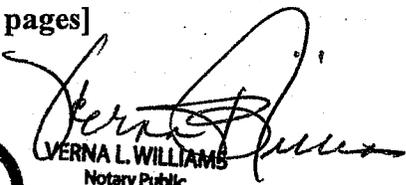
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RZ 2014-PR-006  
Trustees of First Baptist Church of Merrifield  
September 12, 2014

TRUSTEES OF THE FIRST BAPTIST CHURCH  
OF MERRIFIELD

  
Deborah Jackson-Hamilton, Vice Chairman

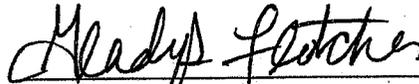
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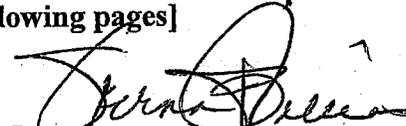
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RZ 2014-PR-006  
Trustees of First Baptist Church of Merrifield  
September 12, 2014

TRUSTEES OF THE FIRST BAPTIST CHURCH  
OF MERRIFIELD

  
\_\_\_\_\_  
Gladys Fletcher, Trustee

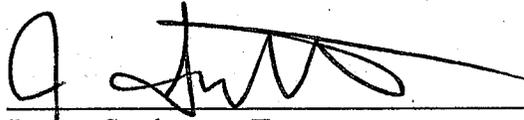
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Joanne Suttington, Trustee

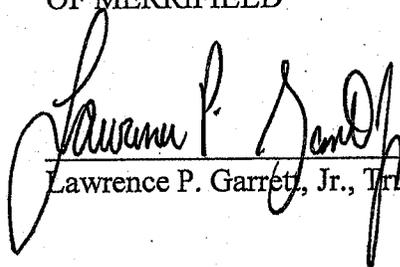
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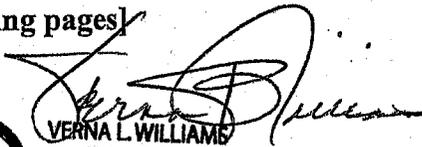
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September 12, 2014

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Lawrence P. Garrett, Jr., Trustee

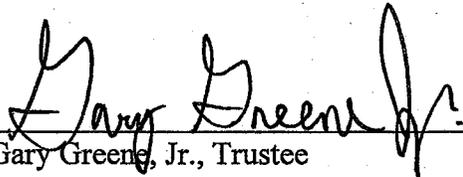
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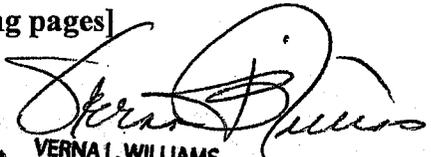
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RZ 2014-PR-006  
Trustees of First Baptist Church of Merrifield  
September 12, 2014

TRUSTEES OF THE FIRST BAPTIST CHURCH  
OF MERRIFIELD

  
\_\_\_\_\_  
Gary Greene, Jr., Trustee

[Signatures continue on the following pages]



  
VERNA L. WILLIAMS  
Notary Public  
Commonwealth of Virginia  
Reg. #7300171  
My Commission Exps. April 30, 2017

PROFFERS  
RZ 2014-PR-006  
Trustees of First Baptist Church of Merrifield  
September 12, 2014

TRUSTEES OF THE FIRST BAPTIST CHURCH  
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Andrew Williams, Trustee

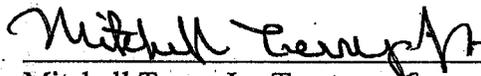
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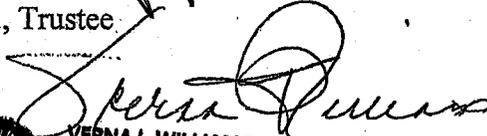
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PROFFERS  
RZ 2014-PR-006  
Trustees of First Baptist Church of Merrifield  
September 12, 2014

TRUSTEES OF THE FIRST BAPTIST CHURCH  
OF MERRIFIELD

  
\_\_\_\_\_  
Mitchell Terry, Jr., Trustee

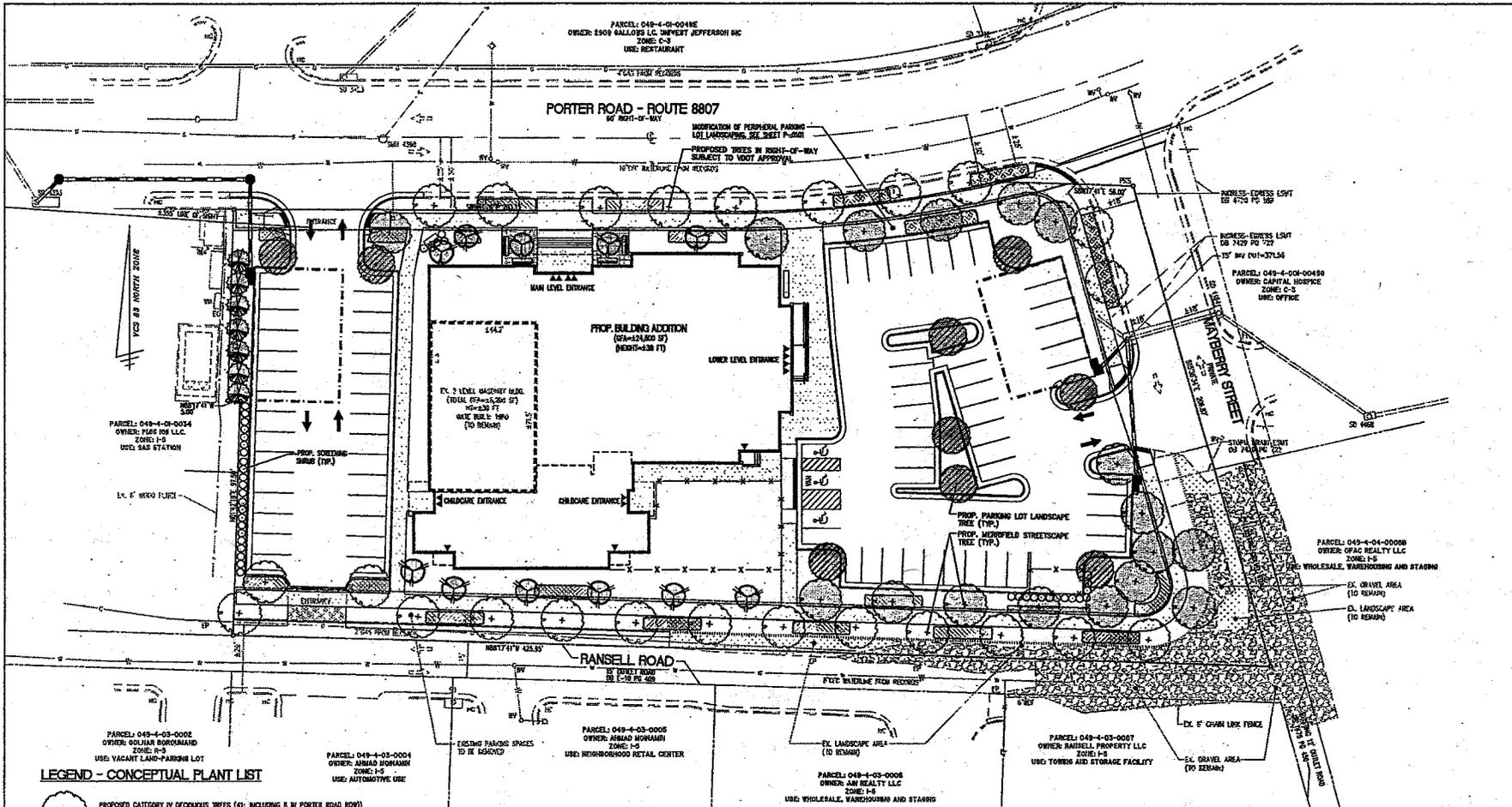


  
VERNA L. WILLIAMS  
Notary Public  
Commonwealth of Virginia  
Reg. #7300171  
My Commission Exps. April 30, 2017









**LEGEND - CONCEPTUAL PLANT LIST**

- PROPOSED CATEGORY IV DECIDUOUS TREES (4); INCLUDING 6 IN PORTER ROAD ROW  
(EXAMPLES: WILLOW OAK, RED MAPLE, LINDBERGH)  
3" CAL., CANOPY CREDIT AVERAGE = 250 SF
- PROPOSED CATEGORY IV DECIDUOUS TREES (9)  
(EXAMPLES: WILLOW OAK, RED MAPLE, LINDBERGH)  
3" CAL., CANOPY CREDIT AVERAGE = 250 SF  
(COUNTED TOWARDS INTERIOR PARKING LOT LANDSCAPING)
- PROPOSED CATEGORY IV FLOWERING TREES (11 TOTAL)  
(EXAMPLES: DOGWOOD, CHERRY BLOSSOM)  
1 1/2"-2" CAL., CANOPY CREDIT AVERAGE = 75 SF
- PROPOSED CATEGORY IV EVERGREEN TREES (14)  
(EXAMPLES: EASTERN RED CEDAR, AMERICAN HOLLY)  
6"-7" CAL., CANOPY CREDIT AVERAGE = 50 SF
- PROPOSED SHRUBS OR PERENNIAL PLANTING BEDS  
(EXAMPLES: VIRGINIA SWEETSPICE, CATMINT, FOUNTAIN GRASS, FEATHER REED GRASS, HYPERICUM, OTTO LUTKEN LAUREL)
- TREES COUNTED TOWARDS TREE CANOPY COVERAGE

**TREE COVER CALCULATIONS**

TOTAL SITE AREA	73,770 S.F.
PENDING REQUIRED	1,319 S.F.
TREE COVER REQUIRED	7,377 S.F.
TREE COVER PROVIDED (PLANTED)	
• 28 CATEGORY IV DECIDUOUS TREES @ 250 SF	7,000 S.F.
• 31 CATEGORY IV FLOWERING TREES @ 75 SF	2,325 S.F.
• 7 CATEGORY IV EVERGREEN TREES @ 50 SF	350 S.F.
	9,675 S.F.
IMPROVED EXISTING BERING GREEN = 1.25 7,670 x 1.25 = 9,588	
PROPOSED TREE COVER PLANTED	
EXISTING TREE COVERAGE	11,563 S.F.
TOTAL TREE COVERAGE PROVIDED	21,263 S.F.

\* NOTE: ALL PROPOSED TREES NOT LOCATED WITHIN A MINIMUM 6' FREE OF BARRIER IN PLANTING AREA ARE NOT COUNTED TOWARDS TREE COVER.  
\*\* NOTE: 6" SHRUB TREES IN PORTER ROAD R.O.W. ARE NOT COUNTED TOWARDS TREE CANOPY COVERAGE.

**INTERIOR PARKING LOT LANDSCAPING CALCULATION**

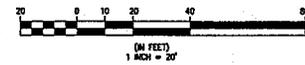
TOTAL PARKING AREA	224,000 S.F.
PENDING REQUIRED	3,315 S.F.
REQUIRED	1,000 S.F.
PROPOSED (9 CATEGORY IV TREES @ 250 SF)	2,250 S.F.
PROVIDED	22,550 S.F.

**PERIPHERAL PARKING LOT LANDSCAPING**

- RANSELL ROAD ROW PARKING LOT FRONTAGE = 1 TREE/40 LF x 100 = 5 REQUIRED TREES, 12 TREES PROVIDED
- MAYBERRY STREET ROW PARKING LOT FRONTAGE = 1 TREE/40 LF x 200 = 5 REQUIRED TREES, 8 TREES PROVIDED
- PORTER ROAD ROW PARKING LOT FRONTAGE = 1 TREE/40 LF x 155 = 4 REQUIRED TREES, 4 TREES PROVIDED
- GAS STATION (049-4-01-0053) PARKING LOT FRONTAGE = 1 TREE/50 LF x 175 = 4 REQUIRED TREES, 7 TREES PROVIDED

**NOTE:**

MODIFICATION TO PERIPHERAL PARKING LOT LANDSCAPING THAT DOES NOT PROVIDE 10' WIDE BUFFER YARD IN LIEU OF MERRIFIELD SUBURBAN CENTER CROSS STREET STREETSCAPE DESIGN STANDARDS HEREBY REQUESTED (SEE SHEET P-0104)



**WALTER L. PHILLIPS**  
 ENGINEERS • SURVEYORS • PLANNERS  
 LANDSCAPE ARCHITECTS • ARBORISTS  
 2809 BALLBOY LANE, SUITE 200, FARMERSVILLE, VIRGINIA 22046  
 (703) 828-9183 Fax: (703) 828-1801  
 WWW.WLPINC.COM

**CONCEPTUAL LANDSCAPE PLAN**  
**TRUSTEES OF THE FIRST BAPTIST CHURCH OF MERRIFIELD**  
 PROVIDENCE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

NO.	DESCRIPTION	DATE	BY	APPROVED	DATE

SHEET: P-0401

*Via delivery*  
Mr. Michael Knapp, Director  
Urban Forestry Management  
Land Development Services  
Department of Public Works & Environmental Services  
County of Fairfax  
12025 Government Center Parkway, Suite 518  
Fairfax, VA 22035

Re: First Baptist Church of Merrifield, Tax Map 49-4 (17)16, 31, 32 & (17)0009, R.A. # Z2014-PR-002  
Tree Preservation Target Deviation Request

Dear Mike:  
This letter and attachments shall serve to request a deviation of tree preservation target for the above captioned project. This request is made pursuant to Section 12-508.3A of the Public Facilities Manual (PFM) and requests that the tree preservation target for this site be waived. The required 10% tree cover will still be met using new plantings as shown on RZ/PDP 2014-PR-016.

Currently, the 73,370 sf property is primarily covered by the existing worship facility, playground, and asphalt and gravel surfaced parking. Pursuant to Table 12.3, the required tree canopy coverage of this (Form C-1) property is 10% or 7,337 sf, and the required existing tree canopy preservation is 7.6% of the required canopy coverage, or 561 sf. Developing the Property as allowed under the current zoning per the approved GD/PSE while satisfactorily meeting other requirements of the zoning ordinance and the PFM necessitates removal of existing tree cover in excess of the tree cover requirements.

Therefore, and in consideration of the foregoing, this request for a deviation of the tree preservation requirement is based on and justified by the following as outlined under Fairfax county Code reference Chapter 12.2-3 (b):

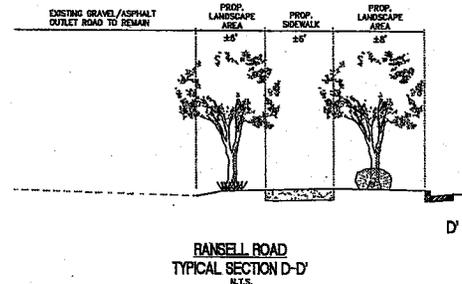
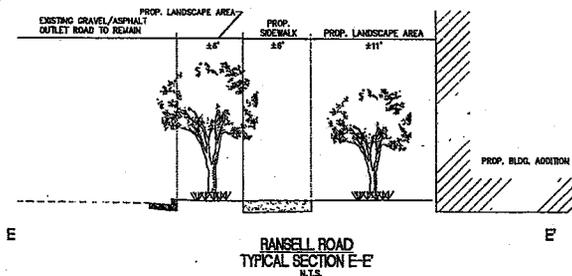
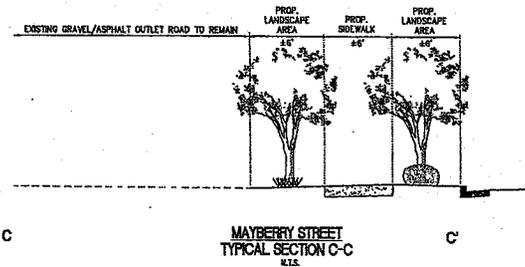
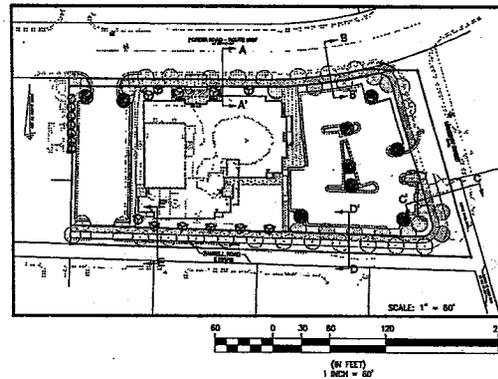
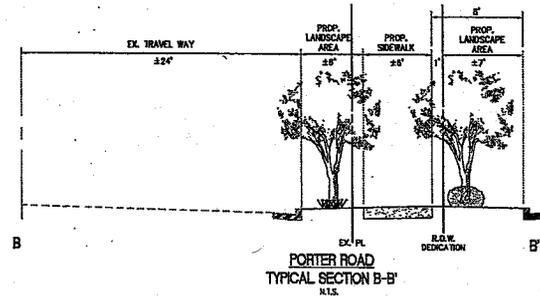
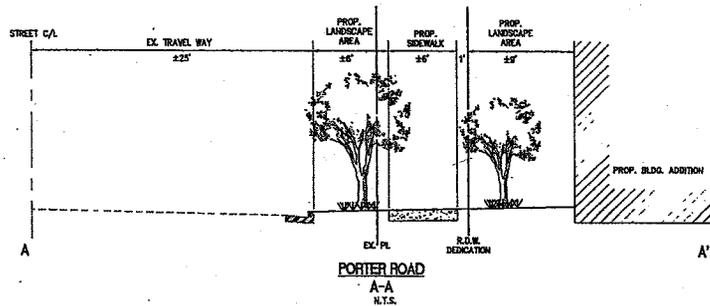
1. Meeting the tree preservation target would prevent the development of uses or densities otherwise allowed by the Zoning Ordinance;
2. Meeting the tree preservation target would require the preservation of trees and forested areas that do not meet standards for health, structural condition, and other vegetation and risk management requirements;
3. Construction activities could be reasonably expected to impact existing trees used to meet the tree preservation target to the extent they would not likely survive to a healthy and structurally sound manner for a minimum of ten (10) years in accordance with the post-development standards for trees and forested areas.

In addition, meeting the tree preservation target would preclude development of the property in substantial conformance with the approved GD/PSE plan. Significant new plantings are to be utilized to meet the tree cover requirements.

We trust that this information will be helpful in your review of this request and look forward to your favorable response. In the interim, please feel free to contact Aaron Wilson or I should you have any questions or need additional information.

Sincerely,  
  
John L. Cernakovich, P.E.

JLC:la  
Enclosure



**WALTER L. PHILLIPS**  
INCORPORATED  
Engineers • Surveyors • Planners  
Landscape Architects • Arborists  
10000 PHILLIPS DRIVE, SUITE 200  
FAIRFAX, VIRGINIA 22031  
(703) 824-1613 Fax: (703) 824-1807  
www.WLPHINC.com

**STREETSCAPE DETAILS**  
**TRUSTEES OF THE FIRST BAPTIST**  
**CHURCH OF MERRIFIELD**  
 PROVIDENCE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

NO.	DESCRIPTION	DATE	BY	APPROVED	DATE

REVISION APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 DATE: \_\_\_\_\_ BY: \_\_\_\_\_

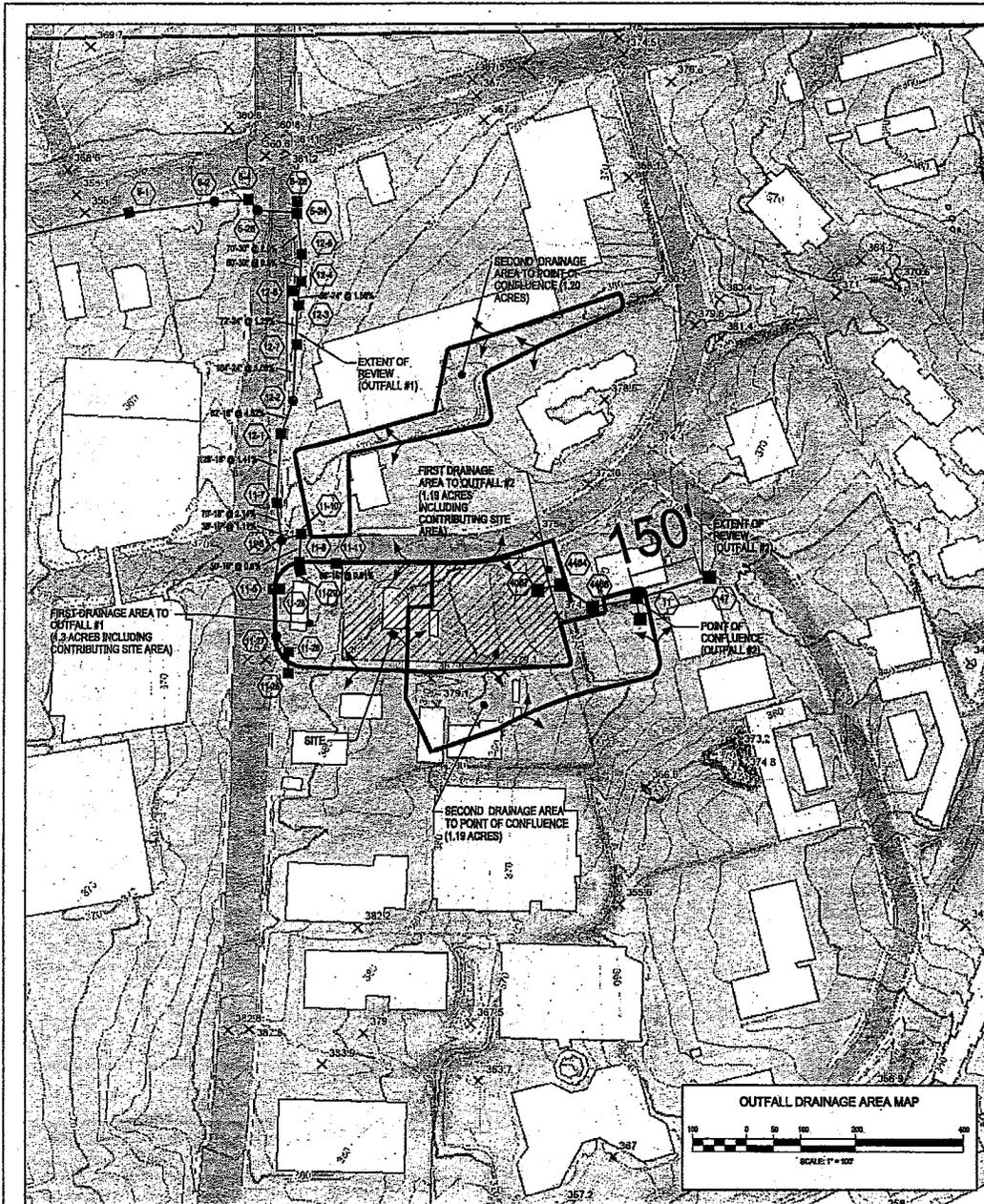
SHEET: P-0402











**STORM SEWER COMPUTATIONS**

FROM POINT	TO POINT	AREA "A" ACRES	PIPE COEF. C	PIPE SLOPE INCH/100 FT.	CA. ACCUMULATED	PIPE TIME MIN	RAIN FALL IN/HR	RUNOFF COEFFICIENT C.P.S.	UPPER END	LOWER END	LENGTH FT.	SLOPE FT./FT.	MANHOLE NO.	DIAM. IN.	CAPACITY C.F.S.
OUTFALL #1															
4393	4395	1.30	0.75	0.58	0.85	5.00	7.57	7.08	368.70	386.48	58	0.0050	0.012	15	4.95*
4395	44	0.00	0.00	0.00	0.00	0.00	7.57	7.08	368.45	383.34	128	0.0048	0.013	15	12.86
44	489	0.00	0.00	0.00	0.00	0.00	7.57	7.08	365.75	361.57	130	0.0145	0.013	15	17.74
489	4473	0.35	0.75	0.58	1.24	5.00	7.57	6.93	362.82	359.42	139	0.0043	0.013	15	10.82
4473	4414	0.30	0.80	0.59	1.54	5.00	7.57	6.85	358.05	357.27	158	0.0044	0.013	30	27.02
OUTFALL #2															
489	4489	1.10	0.75	0.58	0.85	5.00	7.57	6.00	373.59	371.19	30	0.0060	0.010	15	4.78
4489	4489	0.09	0.80	0.60	0.91	5.00	7.57	6.35	371.19	368.09	75	0.0045	0.010	15	13.91
4489	41	0.18	0.80	0.54	1.05	5.00	7.57	7.83	364.31	363.24	75	0.0040	0.010	15	4.57*
41	42	1.18	0.80	0.65	2.00	5.00	7.57	6.85	353.84	350.01	170	0.0040	0.010	21	21.77

\* A HYDRAULIC GRADE LINE COMPUTATIONS FOR OUTFALL #1 WILL BE PREPARED AT THE TIME OF SITE PLAN PREPARATION.

\*\* A HYDRAULIC GRADE LINE ANALYSIS OF OUTFALL #2 DEMONSTRATES THAT THE HYDRAULIC GRADE LINE FOR JUNCTION 4489 IS MORE THAN A FOOT BELOW THE B.M. ELEVATION.

**OUTFALL ANALYSIS NARRATIVE**

THIS SITE IS LOCATED IN THE CAMERON RUN AND ACCOOTING CREEK WATERSHEDS. THE STORMWATER FROM THIS SITE IS CONVEYED DOWNSTREAM VIA AN EXISTING STORM SEWER NETWORK. THERE ARE TWO SEPARATE OUTFALL PATHS FROM THE SITE. THE EXISTING DRAINAGE DIVIDES HAVE BEEN DETERMINED, AND VERIFIED THE EXISTING OFFSITE STORM SEWER SYSTEMS USING RECORDED AS-BUILT INFORMATION AS WELL AS INFORMATION GATHERED IN THE FIELD.

**OUTFALL #1 - ACCOOTING CREEK:**  
 RUNOFF DRAINS FROM THE SITE TO THE NORTHWEST VIA EXISTING STORM SEWER. THE ANALYSIS BEGINS AT STRUCTURE 4393 AND, THE INITIAL DRAINAGE AREA IS 1.30 AC. THE DOWNSTREAM EXTENT OF REVIEW FOR THIS SITE IS TO THE POINT WHERE THE RECEIVING PIPE IS JOINED BY ANOTHER THAT HAS A DRAINAGE AREA THAT IS AT LEAST 80% OF THE SIZE OF THE FIRST DRAINAGE AREA AT THE POINT OF CONFLUENCE (PPM 8-0203.2A). THIS REQUIREMENT IS MET AT STRUCTURE 4414, WHERE AN AREA OF 1.20 AC JOINS THE INITIAL RECEIVING AREA OF 1.31 AC.

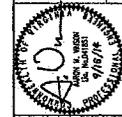
**OUTFALL #2 - CAMERON RUN:**  
 RUNOFF DRAINS FROM THE SITE TO THE EAST VIA EXISTING STORM SEWER. THE ANALYSIS BEGINS AT STRUCTURE 4489 AND, THE INITIAL DRAINAGE AREA IS 1.20 AC. THE DOWNSTREAM EXTENT OF REVIEW FOR THIS SITE IS TO THE POINT WHERE THE RECEIVING PIPE IS JOINED BY ANOTHER THAT HAS A DRAINAGE AREA THAT IS AT LEAST 80% OF THE SIZE OF THE FIRST DRAINAGE AREA AT THE POINT OF CONFLUENCE (PPM 8-0203.2A). THIS REQUIREMENT IS MET AT STRUCTURE 41, WHERE AN AREA OF 1.18 AC JOINS THE INITIAL RECEIVING AREA OF 1.28 AC.

THE TWO STORM SEWER SYSTEMS WERE ANALYZED FOR A 5 MINUTE TIME OF CONCENTRATION. THE ENTIRE LENGTH OF STORM SEWER WAS FOUND TO BE ADEQUATE TO CONVEY THE 10 YEAR STORM (SEE OUTFALL STORM SEWER COMPUTATIONS).

THEREFORE, IT IS THE OPINION OF THE SUBMITTING ENGINEER THAT THIS SITE HAS AN ADEQUATE OUTFALL. THIS ANALYSIS IS PRELIMINARY AND SUBJECT TO ADJUSTMENT AT TIME OF SITE PLAN.

**PRELIMINARY OUTFALL COMPUTATIONS AND NARRATIVES**  
**TRUSTEES OF THE FIRST BAPTIST CHURCH OF MERRIFIELD**  
 PROVIDENCE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

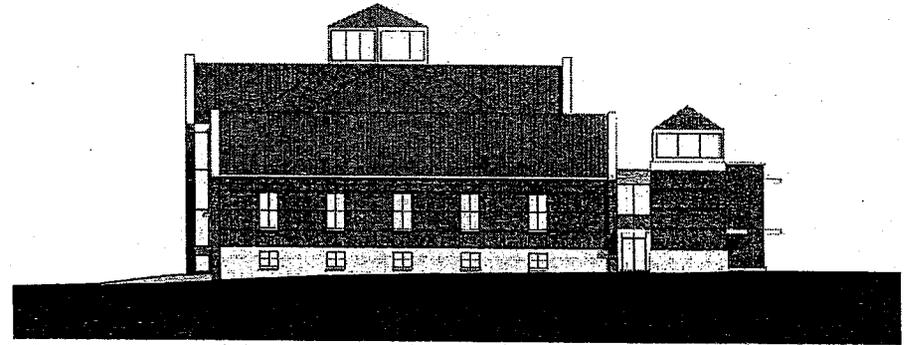
**WALTER L. PHILLIPS**  
 ENGINEER - Surveying • Planning  
 Landscape Architecture • Architecture  
 257 PARK AVENUE  
 FALLS CHURCH, VIRGINIA 22084  
 (703) 441-1111  
 www.walterphillips.com



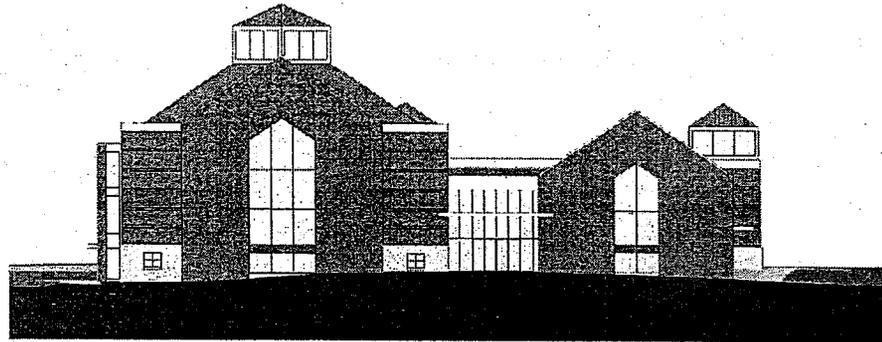
NO.	DESCRIPTION	DATE	APPROVED BY



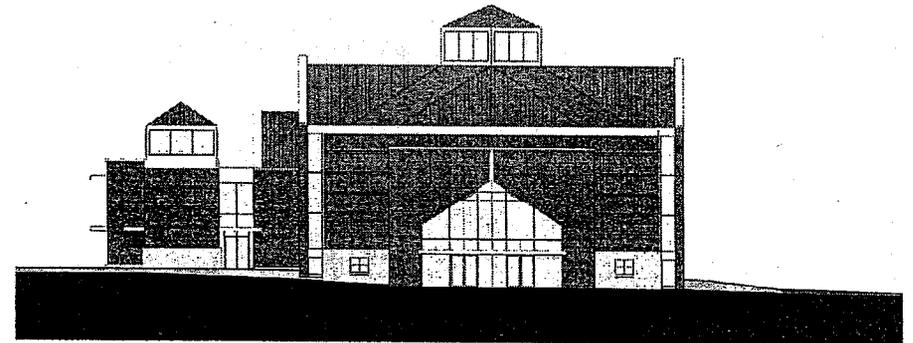
SOUTH ELEVATION



WEST ELEVATION

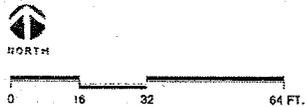


NORTH ELEVATION



EAST ELEVATION

ARCHITECTURAL BUILDING ELEVATIONS



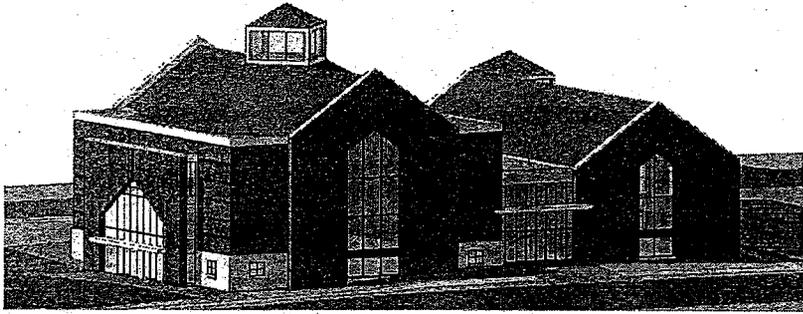
# FIRST BAPTIST CHURCH OF MERRIFIELD

## BUILDING ELEVATIONS

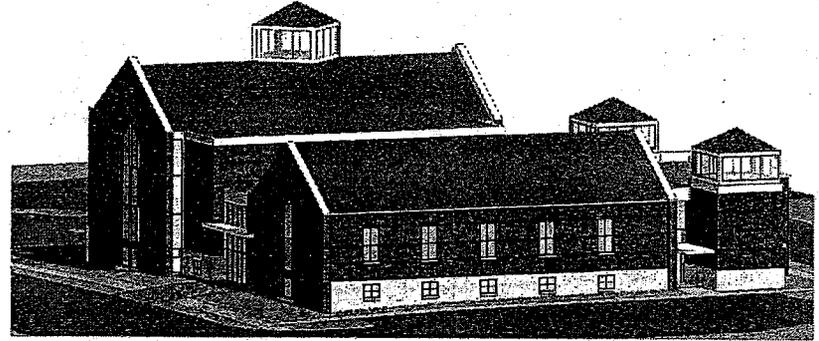
12 APRIL 2011

LEMAY  
ERICKSON  
WILLCOX  
ARCHITECTS

P-0601



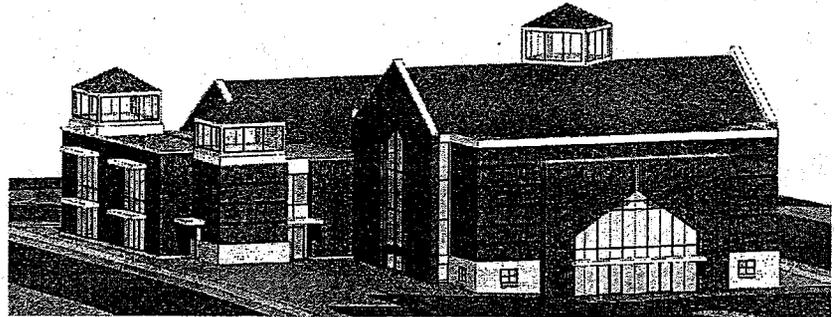
MODEL VIEW FROM PORTER ROAD AND MAYBERRY STREET



MODEL VIEW FROM PORTER ROAD AND GALLOW'S ROAD



MODEL VIEW FROM RANSELL ROAD AND GALLOW'S ROAD



MODEL VIEW FROM RANSELL ROAD AND MAYBERRY STREET

ARCHITECTURAL MODEL VIEWS

# FIRST BAPTIST CHURCH OF MERRIFIELD

## MODEL VIEWS

12 APRIL 2011

LEMAY  
ERICKSON  
WILCOX  
ARCHITECTS

P-0602

# RZ 2014-PR-006

## Zoning Application Closeout Summary Report

Printed: 12/1/2014

### General Information

**APPLICANT:** TRUSTEES OF FIRST BAPTIST CHURCH OF MERRIFIELD  
**DECISION DATE:** 11/18/2014  
**CRD:** NO  
**HEARING BODY:** BOS  
**ACTION:** APPROVE  
**STAFF COORDINATOR:** WILLIAM O'DONNELL  
**SUPERVISOR DISTRICT:** PROVIDENCE

**DECISION SUMMARY:**

ON NOVEMBER 18, 2014, THE BOARD UNANIMOUSLY APPROVED RZ 2014-PR-006, ON A MOTION BY SUPERVISOR SMYTH, SUBJECT TO PROFFERS DATED SEPTEMBER 12, 2014.

**APPLICATION DESCRIPTION:**

COMMERCIAL DEVELOPMENT

### Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
DISTRICT	AREA	DISTRICT	AREA	DISTRICT	AREA
R-3	1.69 ACRES	C-3	1.69 ACRES	C-3	1.69 ACRES

### Tax Map Numbers

0494 ((03)) ( )0008 A	0494 ((03)) ( )0009	0494 ((01)) ( )0036	0494 ((01)) ( )0037	0494 ((01)) ( )0037 A
0494 ((03)) ( )0008				

### Approved Land Uses

Zoning District: C-3

LAND USE	DU'S	RES LAND AREA	ADU'S	WDU'S	GFA	FAR	NRES LAND AREA	
CH/SCH<100					31,000	0.42	1.69	ACRES
<b>TOTALS</b>					<b>31,000</b>	<b>0.42</b>	<b>1.69</b>	<b>ACRES</b>

### Approved Waivers/Modifications

SEE FILE FOR ALL WAIVERS AND MODIFICATIONS  
 WAIVE TREE PRESERVATION TARGET AREA PERCENTAGE  
 MODIFY PERIPHERAL PARKING LOT LANDSCAPING

12/1/2014

**Approved Proffers**

PROFFER STATEMENT DATE: 09-12-2014

<b>PROFFER</b>	<b>DUE</b>	<b>TRIG #</b>	<b>TRIG EVENT</b>	<b>CONTRIB AMT</b>	<b>EXPIR. DTE</b>
PHOTOGRAPHIC DOCUMENTATION	01-01-0001	0	AT REDEVELPMNT	\$0	01-01-0001
OTHER - GENERAL	01-01-0001	0	N/A	\$0	01-01-0001
ARCHITECTURE / GREEN BUILDING / LEEDS	01-01-0001	0	BLDG PRMT APRV	\$0	01-01-0001
ARCHITECTURE / BUILDING MATERIALS / COLORS	01-01-0001	0	N/A	\$0	01-01-0001
PHASING - LAND USE	01-01-0001	0	BLDG PRMT APRV	\$0	01-01-0001
BEST MANAGEMENT PRACTICES (BMP)	01-01-0001	0	SITE PLAN	\$0	01-01-0001
SIGNAGE	01-01-0001	0	N/A	\$0	01-01-0001
PARKING	01-01-0001	0	SITE PLAN	\$0	01-01-0001
MINOR MODIFICATION	01-01-0001	0	N/A	\$0	01-01-0001
USE RESTRICTIONS	01-01-0001	0	N/A	\$0	01-01-0001
LANDSCAPE PLAN REQUIRED	01-01-0001	0	N/A	\$0	01-01-0001
FRONTAGE IMPROVEMENTS	01-01-0001	0	SITE PLAN	\$0	01-01-0001
PROFFERED PLANS	01-01-0001	0	N/A	\$0	01-01-0001
STREETSCAPE	01-01-0001	0	N/A	\$0	01-01-0001

12/1/2014

**COMMERCIAL  
REVITALIZATION AREA**



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

**APPLICATION No:** RZ 2014-PR-006  
 (Assigned by staff)

**RECEIVED**  
 Department of Planning & Zoning

**FEB 06 2014**

Zoning Evaluation Division

**APPLICATION FOR A REZONING**  
 (PLEASE TYPE or PRINT IN BLACK INK)

**PETITION**

**TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA**

\* (We), Trustees of First Baptist Church of Merrifield, at (s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the R3 District to the C3 District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

**LEGAL DESCRIPTION:**

			7715	1197
			5724	0031
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

**TAX MAP DESCRIPTION:**

0494	1		36, 37 and 37A	0.7741
0494	3		8, 8A and 9	0.9194
				1.6935 ac.
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage

**POSTAL ADDRESS OF PROPERTY:**

8141 and 8143 Porter Road, 8110 and 8122 Ransell Road, Falls Church 22042

**ADVERTISING DISCRPTION: (Example - North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)**

<u>South side of Porter Road, approx. 200' east of Gallows Road</u>	
<b>PRESENT USE:</b> Church and childcare	<b>PROPOSED USE:</b> Church and childcare
<b>MAGISTERIAL DISTRICT:</b> Providence	<b>OVERLAY DISTRICT (S):</b> <u>HC CRA</u>

The name(s) and address(s) of owner(s) of record shall provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representative on official business to enter on the subject property as necessary to process the application.

Pastor Martin T. Pickett  
 Type or Print Name

*Martin T. Pickett*  
 Signature of Applicant or Agent

8122 Ransell Road, Falls Church, VA 22042  
 Address

(Work) 703-560-3478 (Mobile) RZ 2013-0025  
 Telephone Number

Please provide name and telephone number of contact if different from above: Sherman Patrick, Jr., A.I.C.P.  
Compton & Duling, L.C., 12701 Marblestone Drive 703-565-5134(o) 703-298-7265(c)

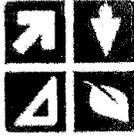
MAC  
2/12/14

**DO NOT WRITE BELOW THIS SPACE** Woodbridge, VA 22192

Date application accepted: February 12, 2014

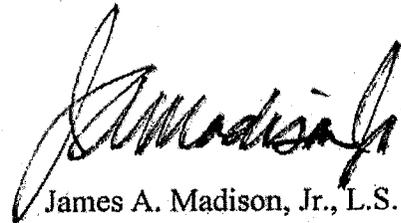
Fee Paid \$29,100.00

*Virginia Ruffe*



Description of the property of First Baptist Church of Merrifield proposed to be rezoned to C-3, Providence District, Fairfax County, Virginia:

"Beginning at a point in the south line of Porter Road – Route 8807, said point being the northeast corner of now-or-formerly PMIG 1101, LLC; thence with the south line of Porter Road – Route 8807, S 89° 41' 26" E, 203.13 feet to a point; thence 111.64 feet with the arc of a curve bearing to the left and having a radius of 480.00 feet (tangent length 56.07 feet, chord length 111.39 feet, chord bearing N 83° 38' 47" E) to a point, said point being the northwest corner of Merrifield Place, Parcel C; thence with Parcel C, S 88° 17' 41" E, 56.02 feet to a point (said point being in the paved area of Mayberry Street, a private street); thence with Parcel C and continuing with the west line of a 12' outlet road, S 15° 36' 34" E, 206.87 feet to a point in the north line of Ransell Road; thence with the north line of Ransell Road, N 88° 17' 41" W, 425.95 feet to a point, said point being the southeast corner of now-or-formerly PMIG 1101, LLC; thence with PMIG 1101, LLC, N 01° 42' 19" E, 97.50 feet to a point; thence N 88° 17' 41" W, 5.00 feet to a point; thence N 01° 42' 19" E, 79.44 feet to the point of beginning and containing an area of 73,770 square feet, or 1.6935 acres, more or less."



James A. Madison, Jr., L.S.

January 24, 2013