County of Fairfax, Virginia
Planning Commission Meeting
March 12, 2025
Planning Commission Action

SEA 2005-SU-007-04 – KOREAN CENTRAL PRESBYTERIAN CHURCH
(Sully District)

PLANNING COMMISSION RECOMMENDATIONS:
On March 12, 2025, the Planning Commission voted 10-0 (Commissioner Bennett was absent from the meeting) to recommend to the Board of Supervisors the following actions:

- Approval of SEA 2005-SU-007-04, subject to the development conditions consistent with those dated January 24, 2025;

- Reaffirmation of a modification of the transitional screening requirements along all property boundaries of the Zoning Ordinance in favor of that shown on the SEA Plat;

- Reaffirmation of a waiver of the barrier requirements along all property boundaries of the Zoning Ordinance in favor of that shown on the SEA Plat; and

- Reaffirmation of a waiver of the service drive requirements of the Public Facilities Manual (PFM) in favor of that shown on the SEA Plat

ATTACHED DOCUMENTS:
Proposed Development Conditions dated January 24, 2025

MJ

DEVELOPMENT CONDITIONS

SEA 2005-SU-007-04

January 24, 2025

If it is the intent of the Board of Supervisors to approve Special Exception Amendment SEA 2005-SU-007-04 located on Tax Map 64-1 ((1)) 8, 9, 25, 26, and 27; 64-1 ((3)) 16, and 17; 64-2 ((3)) 18; 64-2 ((5)) 1, 2, and 3 to expand the grade levels of the private school and increase the maximum enrollment of the private school and the child care center, staff recommends that the Board condition the approval by requiring conformance with the following development conditions. An asterisk (*) denotes conditions carried forward from SEA 2005-SU-007-03.

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.*

2. This Special Exception is granted for only the purpose(s), structure(s) and/or use(s) indication on the Special Exception Plat approved with the application, as qualified by these development conditions.*

3. This Special Exception (SE) is subject to the provisions of Sect. 8100.7 of the Zoning Ordinance, Site Plans, as determined by the Director of Land Development Services (LDS). Any plan submitted pursuant to this SE will be in substantial conformance with the approved Special Exception Amendment Plat (SEA Plat) entitled “Korean Central Presbyterian Church”, prepared by Christopher Consultants, LLC. dated November 10, 2021, as revised through September 12, 2022, and these conditions. Minor modifications to the approved SE may be permitted pursuant to Sect. 8100.5.A(1) of the Zoning Ordinance.*

4. A copy of these special exception conditions must be posted in both English and Korean in a conspicuous place, and made available to the public and all departments of the County of Fairfax during hours of operation.*

5. The maximum number of seats within the main area of worship and the Chapel combined will not exceed 2,100.*

6. Services in the Chapel and the main area of worship will not begin or end within 30 minutes of each other, though the services may overlap.*

7. No regular evening church services will be scheduled which start between 4:30PM and 7:30PM, Monday through Friday evenings.*

8. Any cellar space provided must be limited to a maximum 5,600 square feet, and will be used only for loading, storage and mechanical equipment.*

9. No more than one free-standing sign will be installed on the subject property. Such a sign will be a monument sign a maximum of four feet in height, in substantial conformance with that shown on the SEA Plat.*

10. No retaining walls in excess of two feet in height will be constructed unless they are shown on the SEA Plat. The retaining wall around the loading spaces on the east side of the building will be a maximum of eight (8) feet in height, Any retaining walls constructed will be in substantial conformance with the details shown on the SEA Plat.*

11. A sanitary sewer easement, in a location acceptable to the Applicant and Fairfax County, will be provided for the benefit of property identified as Tax Map Parcels 64-1 ((3)) 1, 2 and 2A (Parcels 1,2 and 2A). If an appropriate location is identified at time of site plan approval, said easement will be included and recorded with the applicant's on-site easement plat. In the event that an appropriate location has not been determined at time of site plan approval, said easement will be granted upon request by either Fairfax County or the owners of Parcels 1, 2 and 2A at no cost to said owners. At such time, the Applicant will be responsible for granting the easement only, and will not be responsible for any costs associated with preparing and recording necessary plats. The location of the easement and its future construction will not interfere with the Applicant's intended use of its property, nor will the Applicant be responsible for any costs associated with construction and/or future maintenance of the sewer line. Restoration of the Applicant's property subsequent to construction will be performed in accordance with Fairfax County standards. *

Child Care Center and School of Education

12. The school of education will be limited to grades kindergarten through 12th grade, with a maximum daily enrollment of 300 students.

13. The child care center will be limited to a maximum daily enrollment of 200 children.

14. Subject to availability, the applicant will work with Community Recreational Services (CRS) to permit CRS to schedule recreational activities within the gymnasium.*

15. Subject to availability, the applicant will provide the community mutually agreeable access to the main facility, chapel and sanctuary to support community activities and events (including groups such as homeowners associations, Girl Scouts and Boy Scouts, and activities such as graduation ceremonies).*

Environmental

16. A Landscape Plan in substantial conformance with that shown on the SEA Plat must be filed with the site plan for review and approval by Urban Forest Management Division (UFMD). *

17. A fence must be constructed around the tot lot playground as shown on the SEA Plat. Such fence must not exceed a maximum of seven feet in height. *

18. No loudspeakers will be utilized outdoors on the subject property. *

19. The combined height of the parking light standards and fixtures must not exceed 15 feet, as measured from the ground to the top of the fixture. All parking lot lights shall be controlled with an automatic shut-off device and shall be turned off when the site is not in use. This must not preclude the provision of security lighting on the building. *

20. The multi-use field must not be lit. *

21. A minimum of 55% of the site (net area after dedication) must be maintained as undisturbed open space. *

22. Dead, dying, or invasive vegetation may be removed from the undisturbed open space area if approved by UFMD. *

23. The applicant must conform strictly to the limits of clearing and grading as shown on the SEA Plat, subject to the installation of utilities and/or trails as determined necessary by the Director of DPWES. If it is determined necessary to install utilities and/or trails within of the limits of clearing and grading as shown on the SEA Plat, 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 within the limits of clearing and grading that must be disturbed. *

24. Tree protection fencing consisting of four foot high, 14 gauge welded wire attached to 6 foot steel posts driven 18 inches into the ground and placed no further than 10 feet apart, will be erected at the limits of clearing and grading as shown on the SEA Plat. All tree protection fencing must be installed prior to any clearing and grading activities. The installation of all tree protection fence types must 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 days prior to the commencement of any clearing, grading, or demolition activities, but subsequent to the installation of the tree protection devices, UFMD will be notified and given the opportunity to inspect the site to assure 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 will occur until the fencing is installed correctly, as determined by UFMD. *

25. If DPWES determines that a potential health risk exists due to the presence of asbestos- containing rock or soil on the application property, the applicant must:

    A. Take appropriate measures as determined by the Health Department to alert all construction personnel as to the potential health risks, and

    B. Commit to appropriate construction techniques as determined by DPWES in coordination with the Health Department to minimize this risk. Such techniques may include, but are not limited to, dust suppression measures during all blasting and drilling activities and covered transportation of removed materials presenting this risk, and appropriate disposal of such materials.*

26. Should asbestos be found in those areas proposed for outdoor recreation, the applicant will provide for mitigation or containment methods as deemed appropriate by the Health Department, which may include but shall not be limited to removal of contaminated soil and replacement with uncontaminated soil.*

27. At time of site plan approval, a floodplain study shall be submitted to establish the 100-year flood plain and storm drainage easement within the subject property. Should such study establish a floodplain or storm drainage easement which is not in substantial conformance with the SEA Plat, a Special Exception Amendment shall be required.*

28. The area shown as undisturbed open space on the SEA Plat shall be placed within a conservation easement in a form approved by the Fairfax County Attorney and recorded among the Fairfax County land records. Said easement shall be recorded subsequent to recordation of any necessary utilities and planting of seedlings as described in these conditions.*

29. Soil Remediation: Soil in planting areas that contain construction debris and rubble, are compacted or are unsuitable for the establishment and long-term survival of landscape plants, must be the subject of remedial action to restore planting areas to satisfy cultural requirements of trees, shrubs and groundcovers specified in the landscape planting plan. The applicant must provide notes and details specifying how the soil will be restored for the establishment and long-term survival of landscape plants for review and approval by UFMD. *

30. Site Monitoring: The applicant’s project arborist must be present on-site during implementation of the Phase 1 Erosion and Sediment Control Plan and monitor

any construction activities conducted within or adjacent to areas of trees to be preserved. Construction activities include, but may not be limited to clearing, root pruning, tree protection fence installation, vegetation/ tree removal, and demolition activities. During implementation of Phase 2 Erosion and Sediment Control Plan, the project arborist must visit the site on a regular basis to continue monitoring tree preservation measures and ensure that all activities are conducted as identified in the tree preservation plan and approved by UFMD. Written reports must be submitted to UFMD and Site Development and Inspections Division (SDID) site inspector detailing site visit. A monitoring schedule and project arborists reports must be described and detailed in the tree preservation plan. *

31. Invasive Plant Species Management: Forested areas containing plant specifies that are known to be invasive in quantities that threaten the long term health and survival of the existing vegetation present must be the subject of an invasive plant species management plan in order for the area to be award full 10-year canopy credit. At the time of site plan submission by UFMD specifying the common and scientific name of invasive species proposed for management, the target area for management efforts, methods of control and disposal of invasive plants, timing of treatments and monitoring, duration of the management program, and potential reforestation as needed. *

32. Landscape Planting Pre-Installation Meeting: Prior to installation of any plants to meet the requirements of the approval landscape planting plan, the contractor/developer must coordinate a pre-installation meeting on the site with the landscape contractor, UFMD staff, and any additional appropriate parties. Any proposed changes to planting locations, tree/shrubs planting sizes, and species substitutions shown on the approved plan must be reviewed and approved by UFMD staff prior to planting. The installation of plants not approved by UFMD may require the submission of a revision of the landscape plan or removal and replacement with approved trees/shrubs prior to boned release. *

33. The applicant will provide a geotechnical study at the time of site plan submission limited to the areas of disturbance as shown on the SEA Plat.*

34. Should any ground disturbance be planned for Lot 27 or any of the lots included within the conservation easement, the applicant must work with Park Authority staff to perform a Phase I archaeological survey on undeveloped portion of the parcel. *

Transportation

35. Right-of-way along Route 29 (for service drive and trail construction) as shown on the SEA Plat will be dedicated to the Board of Supervisors in fee simple at the time of site plan approval or upon demand, whichever occurs first. *

36. If a waiver of construction of the service drive along Route 29 is approved, an escrow will be provided for construction of the service drive, to include the cost of all necessary utility relocation, in an amount determined by DPWES. If said escrow is not utilized for construction of the service drive within ten years of the date of approval of this application, the escrow may be utilized by FCDOT and DPWES for other construction projects in the vicinity.*

37. All construction access shall be from Route 29.*

38. No access to the proposed use, including maintenance access, shall be provided from Naylor Road. No parking for the proposed use shall utilize Naylor Road. *

39. No access to the subject property, including maintenance access, shall be provided from Compton Road. *

40. The applicant will provide electric vehicle (EV) charging spaces for a minimum of two (2) percent of the new parking spaces. *

41. Residents of the rectory will be limited to the staff of the church and their families. Any official church event at the rectory must use the church parking lot for guest parking. *

42. This special exception amendment will automatically expire, without notice, thirty six (36) months after the date of approval unless, at a minimum, the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception amendment. 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 requested. *

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