County of Fairfax, Virginia
Planning Commission Meeting
September 17, 2025
Planning Commission Action

SE-2023-SU-00009 – NEW LIFE CHRISTIAN CHURCH
(Sully District)

PLANNING COMMISSION RECOMMENDATIONS:
On September 17, 2025, the Planning Commission voted 11-0 (Commissioner Clarke was absent from the meeting) to recommend to the Board of Supervisors approval of SE 2023-SU-00009, subject to the development conditions dated September 4, 2025.

ATTACHED DOCUMENTS:
Proposed Development Conditions dated September 4, 2025

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PROPOSED DEVELOPMENT CONDITIONS
SE-2023-SU-00009
September 4, 2025

If it is the intent of the Board of Supervisors to approve SE-2023-SU-00009 located at Tax Map 034-3 ((01)) 0023A1(pt.) for the use of a permanent outdoor commercial recreation field with lighting and an increase in height for the containment structure (fence), staff recommends that the Board of Supervisors condition its approval by requiring conformance with the following development conditions:

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

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

3. Any site plan submitted pursuant to this Special Exception must be in substantial conformance with the approved SE Plat entitled "New Life Expansion Spex, Special Exception" dated May 7, 2024, amended through August 20, 2025 and these conditions. Minor modifications to the approved Special Exception may be permitted pursuant to Sect. 8100.5 of the Zoning Ordinance.

4. Landscape Plan: As part of the first and all subsequent plan submissions, the applicant must submit a landscape plan showing, at a minimum, the landscaping detailed on the Special Exception Plat (SE Plat) for the Forest Conservation Branch's (FCON) approval.

5. Tree Inventory and Condition Analysis: The Applicant must submit a Tree Inventory and Condition Analysis as part of the first and all subsequent plan submissions. The Tree Inventory and Condition Analysis must be prepared by a Certified Arborist or Registered Consulting Arborist and must include elements of PFM 12-0307 deemed appropriate to the project site as determined by FCON.

6. Tree Preservation Plan: The Applicant must submit a Tree Preservation Plan and Narrative as part of the first and all subsequent plan submissions. The Tree Preservation Plan and Narrative must be prepared by a Certified Arborist or Registered Consulting Arborist and must include elements of PFM 12-0309 deemed appropriate to the project site as determined by FCON.

7. Site Monitoring: The Applicant's Project Arborist must be present on-site during implementation of all tree preservation measures 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 the remaining Erosion and Sediment Control devices, 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 FCON. Written reports must be submitted to FCON and SDID site inspector detailing site visits. A monitoring schedule and Project Arborist reports must be described and detailed in the Tree Preservation Plan on the first, and all subsequent submissions of the site plan.

8. Project Arborist/Pre-construction Meeting: Prior to the pre-construction meeting the Applicant must have the approved limits of clearing and grading flagged with a continuous line of flagging. The Applicant must retain the services of a Certified Arborist or Registered Consulting Arborist (Project Arborist) to attend the pre-construction meeting to review the limits of clearing and grading with SDID, Fairfax County Parks Authority (FCPA) and FCON representatives to determine where adjustments to the clearing limits can be made to increase the area of the tree preservation and/or to increase the survivability of trees at the limits of clearing and grading. Such adjustments must be recorded by the Project Arborist report and tree protection fencing must be implemented under the Project Arborist's supervision based on these adjustments.

9. Tree Protection Fencing: The Applicant must provide appropriate tree protection devices, based on site conditions and proposed construction activities as reviewed and approved by FCON. Tree protection fences must consist of four-foot-high welded wire attached to six-foot steel posts driven 18 inches into the ground and space no further than 10 feet apart; or super silt fence.

10. Invasive Plant Species Management: Forested areas containing plant species 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 awarded full 10-year canopy credit. At the time of site plan submission, the applicant must provide a management plan for review and approval by FCON 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.

11. Soil Remediation and Enhancement: 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, will 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 will provide notes and details specifying how the soil will be restored and enhanced for the establishment and long-term survival of landscape plants for review and approval by FCON.

12. Tree Planting Installation observation: The registered landscape architect of record, will be on-site during all critical phases of landscape work, including, but not limited to, soil preparation, compacted soil remediation, plant delivery, “heeling in” of plants (if not immediately planted), preparation to plant (discard wires, tags and wrappings, eliminate girdling roots etc.), planting (with specific attention paid to planting depths and planting space widths, irrigation installation and schedules, substitution requests to be submitted to FCON, spacing (from signs and light poles) and final bond release inspection with FCON to verify plant material quantities and quality. The landscape architect of record must report each of these activities in a report form to SDID and FCON, the schedule and method of reporting must be detailed at the time of final Site Plan submittal.

13. All lighting must be in conformance of subsection 5109.4.B of the Zoning Ordinance.

14. All signage must be in conformance with Article 7 of the Zoning Ordinance

15. The hours of operation are limited to Weekdays, 8:00 a.m. to 11:00 p.m. Weekends, 7:00 a.m. to 11:00 p.m. provided that the use is in conformance with the outdoor lighting standards in Section 5109 of the Zoning Ordinanceand the use is in conformance with the Noise Ordinance.

16. Pursuant to the Zoning Ordinance, this special exception will automatically expire, without notice, thirty-six (36) months after the date of approval unless, at a minimum, the use has been established as evidenced by issuance of a Non-Residential Use Permit. The Board of Supervisors may grant additional time to establish the use if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

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

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 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 this application.