County of Fairfax, Virginia
Planning Commission Meeting
November 19, 2025
Planning Commission Action

SEA-00-Y-004-002 – MOUNT OLIVE BAPTIST CHURCH
(Sully District)

PLANNING COMMISSION RECOMMENDATION:
On November 19, 2025, the Planning Commission voted 12-0 to recommend to the Board of Supervisors the approval of SEA-00-Y-004-002, subject to the development conditions consistent with those dated November 6, 2025.

ATTACHED DOCUMENTS:
Development Conditions dated November 6, 2025

CD

PROPOSED DEVELOPMENT CONDITIONS

SEA 00-Y-004-002

November 6, 2025

If it is the intent of the Board of Supervisors to approve SEA 00-Y-004-002, previously approved for religious assembly with child care center, to allow modifications to development conditions related to signage, staff recommends that the Board of Supervisors condition the approval by requiring conformance with the following development conditions. Those conditions carried forward from the previous SEA 00-Y-004 (with minor edits) are denoted with an asterisk(*). This includes minor modifications and minor editorial corrections. The new development condition is highlighted.

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 use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.

3. *This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception will be in substantial conformance with the approved Special Exception Plat entitled “Mt. Olive Baptist Church” prepared by Wiles Mensch Corporation, dated December 23, 1999, as revised through December 14, 2006, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.

4. *In Phase 1, the seating in the church will be limited to a maximum of 1,100 seats.

5. *In Phase 2, the seating in the church will be limited to a maximum of 1,500 seats.

6. *The combined total maximum daily enrollment for the child care center/nursery school will be limited to 100 students.

7. *The normal hours of operation for the child care center/nursery school will be limited to 6:30 am to 6:00 pm, Monday through Friday.

8. *Indoor recreation space will be provided for each student enrolled in the child care center/nursery school in accordance with the provisions of Chapter 30 of the Fairfax County Code. At the time of site plan approval, the applicant will demonstrate to the satisfaction of DPWES that usable outdoor recreation spaces, as shown on the GDP/SE Plat, has been provided for the child care center/nursery school in accordance with Sections 9-309 and 9-310 of the Zoning Ordinance.

9. *The applicant will file with the area Police substation and Fire Station the names and telephone numbers of at least five individuals who can be contacted in case of an emergency or problem that occurs outside of normal business hours.

10. *Landscaping will be provided, at a minimum, in an amount in substantial conformance with that shown on the SP Plat, as approved by Urban Forest Management (UFM).

11. *Additional evergreen screening will be provided along the southwestern boundary of the site, adjacent to single family detached homes and HOA open space, in coordination with and as approved by UFM. Such screening will be designed and installed so as to protect existing vegetation along this boundary, as recommended by UFM.

12. *Building materials will be limited to face brick, architectural pre-cast stone, wood, vinyl or cementitious siding.

13. *Prior to any land disturbing activities, written coordination of safety measures with the utility operators of each easement crossing the subject property will be demonstrated to DPWES.

14. *Prior to site plan approval, documentation will be provided to DPWES that any necessary amendments to easements and/or approvals have been granted by the governing entities of each easement, or that no such amendment or approval is necessary.

15. *All parking will be on site in those areas shown on the GDP/SE Plat. No overflow parking will be permitted along any surrounding roads, or (during Phase 1 only) on the north side of Mount Olive Road. The church will make all members aware of this restriction.

16. Signage will be provided in accordance with Article 7, which regulates and permits electronic display signs by-right in Subsection 7101. ~~The existing freestanding sign (or any replacement thereof) shall not be internally illuminated.~~

17. *Trash dumpsters will be screened with wood or masonry enclosures, and will be locate in an area not readily visible from adjacent residential neighborhoods.

18. Pursuant to the Zoning Ordinance, this special exception will automatically expire, without notice, thirty-six (36) months after the date of approval, unless a sign permit has been issued in accordance with this SE. The Board of Supervisors may grant additional time to establish such signage 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.

This approval, contingent on the above noted conditions, does not relieve the Applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards.