PROPOSED DEVELOPMENT CONDITIONS

SEA 00-D-006-2

July 28, 2004

If it is the intent of the Board of Supervisors to approve SEA 00-D-006-2 located at Tax Map 21-3 ((1)) 56A at 850 Balls Hill Road previously approved for a private school of general education with an enrollment of 100 or more students and a place of worship until June 30, 2004, to permit the addition of two temporary modular classrooms and to delete the place of worship, pursuant to Sect. 9-006 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions which supercede all previous 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 use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions. The use of the properties is limited to the use authorized by this Special Exception and no other use may be made of the subject property.

3. A copy of this Special Exception 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 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 shall be in substantial conformance with the approved Special Exception plat entitled, McLean Bible Church, prepared by VIKA, dated June 2, 2000, and as revised through July 14, 2004, 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.

5. The maximum daily enrollment of the private school of general education shall be limited to 300 students in grades 6-12.

   Maximum daily enrollment shall be phased as follows:

   - 2000-2001 — 138 students
   - 2001-2002 — 190 students
   - 2002-2003 — 250 students
   - 2003-2004 — 275 students
   - 2004-on — 300 students

6. Normal hours of operation for the School shall be limited to 7:00 a.m. until 5:00 p.m., Monday through Friday. Class hours shall be limited to approximately 8:10 a.m. until 3:00 p.m., Monday through Friday. Evening hours of operation for parent/teacher conferences and similar activities shall be limited to until 11:00 p.m. Monday through Friday. Normal extracurricular activities and other school-only activities shall end by 6:00 p.m., daily. Fundraising events, school plays, musicals and concerts shall end by 12:00 midnight.

   There shall be no summer camp activities on the site.

   The School shall be permitted to lease the facilities to community organizations not affiliated with or sponsored by the school a maximum of two (2) times per month. Such events shall terminate by 11 p.m. and shall be limited to those events that can be parked entirely on-site.

7. Transitional screening requirements along Balls Hill Road shall be modified to permit the existing landscaping to satisfy the screening requirement with the following conditions:

   - All of the landscaping shown on the Landscape Plan approved by the BZA with SPA 73-D-151-5 shall be provided on the site, as determined by the Urban Forester.

   - Evergreen trees shall be provided in front of all of the parking spaces between the main parking lot and the stormwater management pond to provide continuous year-round full screening of the parked vehicles and headlight glare, subject to Urban Forestry approval.

   - The parking lot located north of the existing building shall be screened with evergreen trees or shrubs to the extent feasible given the narrow width of the planting strip between the parking spaces and the road, subject to Urban Forestry approval

   - All diseased and/or dying plant material shall be replaced as necessary to maintain a continuous year-round screen, particularly between the parking areas and the residential neighborhood, as approved by the Urban Forester.

8. All vehicle parking shall be provided on-site. If additional parking is required during special and occasional school-sponsored functions, the School shall utilize appropriate off-site parking facilities from which participants shall be transported by shuttle bus to the event. Information detailing the location of off-site parking areas and shuttle bus details shall be included in all advertisements and notices for these events. The School shall provide adequate traffic controls for such overflow parking. The School shall take all reasonable actions to prevent on-site parking by commuters or other parking not related directly to the operation of the school.

9. The School shall provide a traffic marshal to direct and control traffic at the School's entrance on Balls Hill Road, at the median break opposite Holyrood Drive, for two 30 minute periods per school day, defined as the one-half hour before the beginning of classes and 30 minutes after the end of classes, Monday through Friday, on school days during the regular school year and anytime attendance on the site is expected to equal or exceed that which occurs during the regular school day as a result of students, staff, and visitors.

10. Parking spaces shall not be used for any purpose which interferes with their parking use by faculty, staff, students, and visitors to the school except that the reserved outdoor play area depicted on the SE Plat shall not be used for parking purposes during the normal school day. No equipment or vehicles shall be stored in designated parking spaces unless and until a Parking Utilization Study has been reviewed and approved by the Code Analysis section of DPWES which confirms that excess parking exists on the site. In that instance, only those spaces deemed to be excess spaces may be utilized for such storage purposes, and only for as long as excess parking exists. Any school buses or vans which park on site overnight shall park on the side of the building adjacent to the I-495 noise wall.

11. Any new outdoor lighting shall be in conformance with the Performance Standards for Outdoor Lighting contained in Part 9 of Article 14 of the Zoning Ordinance. The maximum height of the light standards and fixtures shall not exceed twelve (12) feet. Parking lot lighting shall be extinguished no later than 10:00 p.m. daily, with the exception of special events subject to Par. 6 above.

12. Except for emergencies, the use of outdoor loudspeakers shall be prohibited. There shall be no exterior bells or buzzers. The lawns shall not be mowed on weekends.

13. The trash dumpster shall be fully screened from view by a masonry wall which has been designed to be compatible with the building materials, as determined by DPWES. Trash removal shall not occur before 7:00 a.m.

14. Stormwater management, including BMPs, shall be provided for as determined by DPWES.

15. Portable outdoor recreation equipment, such as basketball standards, shall be provided in the reserved outdoor play area depicted on the SE Plat in order to provide a useable outdoor recreation area. During the school day this area shall be flagged as a NO PARKING zone.

16. Prior to the first day of school each year, the School administration shall establish a neighborhood liaison committee to meet with interested neighbors on a quarterly basis to discuss and address neighborhood concerns regarding the operation of the School as it relates to impacts on the surrounding neighborhood. The neighborhood liaison committee shall publish a contact person and telephone

number and provide the information to the Dranesville Supervisor's office prior to the first day of school each year.

17. All car pool stacking shall occur on-site.

18. The School administration shall establish a car pool coordinator to promote the maximum use of car pools with maximum occupancy vehicles.

19. Students, faculty, and parents shall be instructed not to use Benjamin Street or Lawton Street to access Georgetown Pike.

20. There shall be no overlap of school and church activities on the site.

21. The School shall send written notice to the Dranesville District Supervisor's office, the McLean Citizens' Association (MCA), the twenty-four (24) residences on Holyrood Drive, and to the North McLean Neighborhood Preservation Coalition (NMPC), at an address to be provided to the Dranesville District Supervisor's office by the NMPC, six (6) months prior to filing any amendment to this Special Exception.

22. The two modular classrooms shall be permitted on the subject site as shown on the Special Exception Amendment Plat until August 2, 2011. ***These modular classrooms shall be similar to those depicted on the attached exhibit. In addition, a row of shrubs shall be planted in front of the proposed modular classrooms and wood deck sitting area to provide additional screening from Balls Hill Road.***

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 himself 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.

Pursuant to Sect. 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established as evidenced by the issuance of Non-RUPs for the church/school uses. 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. 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.