

TRUSTEES OF THE FULL GOSPEL FIRST CHURCH OF WASHINGTON, SPA 89-M-041-02

1. This approval is granted to the applicant only, Full Gospel First Church of Washington, and is not transferable without further action of this Board, and is for the location indicated on the application, 6401, 6405, 6407 and 6415 Lincolnia Road, (4.35 acres), and is not transferable to other land.
2. This Special Permit is granted only for the purpose(s), structures and/or use(s) indicated on the special permit plat prepared by Philip C. Champagne, Dewberry and Davis LLC, dated August 3, 2005; revised through November 30, 2005, approved with this application, as qualified by these development conditions.
3. A copy of this Special Permit 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 Permit Amendment 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 permit shall be in substantial conformance with these conditions. Minor modifications to the approved special permit may be permitted pursuant to Par. 4 of Sect. 8-004 of the Zoning Ordinance.
5. The maximum number of seats in the main area of worship shall be 250.
6. Parking shall be provided as shown on the Special Permit Plat. All parking shall be on site, except that off-site parking may be permitted during Sunday services only, and shall be confined to the Parklawn Elementary School, subject to the existing, express consent of the school and to the continued approval of an off-site shared parking arrangement by DPWES.
7. Transitional Screening and landscaping shall be provided as shown on Sheet 2 of the Special Permit Plat. All landscaping shown on the approved plat and required with these development conditions shall be subject to the review and approval of Urban Forestry Management of DPWES.
8. The barrier requirement shall be waived except for the fencing shown adjacent to Braddock Road on the special permit plat.
9. Stormwater management shall be implemented and maintained as required by DPWES to detain stormwater runoff on the site, and may include, but not be limited to, the provision of an on-site stormwater detention pond as shown on the plat, and/or contribution to off-site drainage projects downstream or other measures in accordance with County ordinances as determined by DPWES to alleviate flooding problems related to this site and the adjacent Braddock Road culvert.
10. A trail within a public access easement shall be provided along the frontage of Braddock Road from the terminus of the existing trail easement to the southern property line, unless waived at the time of site plan. If waived, funds shall be placed in escrow with DPWES to be used by DPWES for the extension of the trail to the southern property line at such time as a trail is constructed along the frontage of the adjacent parcel (Tax Map 72-1 ((1)) Parcel 56) to the south. The amount of the escrowed funds shall be determined by DPWES using County bonding estimates. In the event the trail is waived by DPWES but the escrowed funds are not

used within five (5) years of the issuance of the non-RUP, then the escrowed funds may be used for other trail construction projects within the Mason District at the discretion of DPWES.

11. Any proposed lighting of the parking area shall be in accordance with the following:
 - The combined height of each light standard and fixture shall not exceed twelve (12) feet.
 - The lights shall focus directly onto the subject property.
 - Shields shall be installed, if necessary, to prevent the light from projecting beyond the facility or off the property.
12. No outside public speakers or public address system shall be permitted.
13. Signs shall be permitted in accordance with Article 12 of the Zoning Ordinance.
14. In order to restore a natural appearance to the southeastern corner of the subject site, a landscape plan shall be submitted as part of the first submission of the Full Gospel First Church of Washington site plan. The plan shall show any restrictive planting easement for the swale, and extensive landscaping appropriate for the conditions in all areas outside of the restrictive planting easement and the limits of the 100-year water surface elevation. The intent of Transitional Screening 1 shall be achieved to the maximum extent feasible, with particular care being given to screen the use from the dwelling located at Tax Map 72-1 ((1)) 56. Number, size and species of all plant material shall be determined in consultation with Urban Forest Management using Public Facility Manual and Transitional Screening 1 standards, with evergreen trees being utilized to the greatest extent possible. All plant material shall be perpetually maintained on the site and replanted if dead, dying or hazardous, unless removed by Fairfax County. Prior to the issuance of a Non-Residential Use Permit, staff from the Department of Planning and Zoning and Urban Forest Management shall walk the site to ensure that these conditions have been met.
15. Upon issuance of a new non-RUP, the total maximum daily enrollment in the child care center shall not exceed 80.
16. The child care center's maximum hours of operation shall be 7:00 A.M. to 6:00 P.M., Monday through Friday.
17. A floodplain study to establish the hundred-year floodplain and storm drainage easement for the natural channel within the site shall be submitted to DPWES for review and approval. The study shall adequately analyze the capacity of the existing culverts under Braddock Road. In the event that flooding extends beyond the limits of the existing storm drainage easement, drainage improvements shall be made on-site by either retrofitting the existing pond or upgrading the size of the existing culverts underneath Braddock Road as determined by DPWES. The capacity of the downstream receiving channel, up to the point of a major floodplain or 100 times the drainage area from the site, shall also be adequately analyzed.
18. The dwelling on Tax Map 72-1 ((1)) Parcel 59B shall be used only as a residence and occupied only by an employee or member of the church and his/her family.

These development conditions incorporate and supersede all previous development conditions. 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 responsible for obtaining the required Non-Residential Use Permit through established procedures, and the special permit shall not be valid until this has been accomplished.

Pursuant to Sect.8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (30) months after the date of approval unless construction has commenced and been diligently pursued. Commencement of Phase I shall establish the use as approved pursuant to this special permit as outlined above. The Board of Zoning Appeals may grant additional time 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 permit. 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.