

TRUSTEES OF BEACON HILL MISSIONARY BAPTIST CHURCH, SP 2004-HM-013

1. This approval is granted to the applicant only (Trustees of Beacon Hill Missionary Baptist Church) and is not transferable without further action of this Board, and is for the location indicated on the application, and is not transferable to other land.
2. This Special Permit is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Permit Plat prepared by Charles P. Johnson & Associates, Inc., dated March 12, 2004, as revised through May 27, 2004, which was submitted 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 shall be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. This Special Permit 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. Stormwater Management (SWM) and Best Management Practices (BMPs) shall be provided as shown on the SP Plat as approved by DPWES. Notwithstanding what is shown on the plat, the applicant may provide off-site SWM and BMP if determined appropriate by DPWES.
6. All lighting proposed on the site shall be in accordance with the performance standards for outdoor lighting contained in Part 9 of Article 14 of the Zoning Ordinance.
7. Signage shall be provided in accordance with Article 12 of the Zoning Ordinance.
8. The transitional screening and barrier requirements to the north/northwest and south shall be modified in favor of that shown on the SP. The barrier requirement to the south shall be waived in favor of a row of dense shrubbery as shown on the SP Plat.
9. Plantings, if deemed appropriate by the Urban Forest Management Branch, shall be provided along the southern boundary of the site to meet the peripheral parking lot landscaping requirements of the Zoning Ordinance.
10. The maximum hours of operation for the child care center shall not exceed 6:00 am to 6:00 pm.
11. No more than 12 children from the child care center shall be allowed in the outdoor playground area at any one time.
12. A total maximum daily enrollment of 35 children shall be allowed in the child care center. Additionally, until such time as the applicant has an approved parking reduction to allow 7 of the church parking spaces to be utilized by the child care center, the number of children in the center or the number of seats in the church shall be reduced to meet the parking requirements of Article 11.

13. There shall be a maximum of 150 seats in the sanctuary of the church. The maximum number of seats in the sanctuary may be increased to 200 if the Applicant executes a formal shared parking agreement with an adjacent or nearby property owner, as approved by DPWES. This condition shall not be considered to be pre-approval of any such shared parking agreement, which must be approved on its own merits.
14. Parking shall be provided as shown on the SP Plat. All parking shall be on-site except as provided for in a formal shared parking agreement approved by DPWES.
15. At the time of site plan approval or upon demand, whichever comes first, right-of-way along Coppermine Road shall be dedicated to the Board of Supervisors in fee simple as shown on the SP Plat.
16. If the frontage improvements on Coppermine Road as shown on the SP Plat have not been completed by others, such improvements shall be constructed prior to the issuance of a Non-RUP for the church.
17. The applicant shall agree to the abandonment of the right-of-way for Old Centreville Road as shown on the SP Plat.
18. Should the interparcel access easement shown to Parcel 16-3 ((1)) 6 in the northeast corner of the site not be in place at the time of site plan approval, the applicant shall amend the Special Permit, or shall demonstrate how development of the site can occur in substantial conformance with the SP Plat without the easement.
19. Prior to the demolition of the existing church, the Applicant shall consult with the Fairfax County History Commission to determine appropriate documentation and recordation of the site. Documentation and/or recordation as recommended by the Commission shall be completed prior to demolition, with the exception that, should a historical marker be required, such marker may be installed prior to issuance of a Non-Residential Use Permit.
20. The light wells shown along the southern side of the proposed building on the SP Plat shall not extend above grade.

This approval, contingent upon 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 this 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 the use has been established or construction has commenced and been diligently prosecuted. The Board of Zoning Appeals 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 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.