

## PROPOSED DEVELOPMENT CONDITIONS

SE 00-Y-004

October 16, 2000

If it is the intent of the Board of Supervisors to approve SE 00-Y-004 located at Tax Map 65-1 ((1)) 34, 35, 45 and 65-3 ((1)) 8, 8A for use as a church and related facilities, with a child care center/nursery school which has an enrollment of 100 or more students daily pursuant to Sect. 3-0204 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the 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 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 DPWES. Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "Mt. Olive Baptist Church" and prepared by Wiles, Mensch Corporation, which is dated December 23, 1999, revised through September 27, 2000, 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. The church shall be limited to a maximum of 1,000 seats.
5. The combined total maximum daily enrollment for the child care center/nursery school shall be limited to 100 children.
6. The gross floor area for the entire site shall be limited to a maximum of 51,919 square feet.
7. The normal hours of operation for the child care center/nursery school shall be limited to 6:30 AM to 6:00 PM, Monday – Friday.

8. The outdoor playing fields shall not be leased, rented or otherwise made available to groups not affiliated with the church unless a special exception amendment is requested of and granted by the Board of Supervisors.
9. No lighting shall be provided for the outdoor recreation fields and the use of outdoor public address speaker systems or bull horns shall be prohibited.
10. Indoor recreation space shall be provided for each student enrolled in the child care center in accordance with the provisions of Chapter 30 of the Fairfax County Code. At the time of site plan approval, the applicant shall demonstrate to the satisfaction of DPWES that usable outdoor recreation space, as shown on the SE Plat, has been provided for the child care center/nursery school in accordance with Sect. 9-309 and 9-310 of the Zoning Ordinance.
11. The applicant shall file with the area Police substation and Fire Station the names and telephone numbers of at least five (5) individuals who can be contacted in case of an emergency or problem that occurs outside of normal operating hours.
12. All parking shall be on site in the areas shown on the SE Plat. There shall be no overflow parking permitted along any of the surrounding subdivision streets. The church shall make all members aware of this restriction.
13. The proposed buildings shall be of an architectural style that will be compatible with the existing building and surrounding residential communities, consistent with Attachment 1, as determined by DPWES. Building materials such as face brick, architectural pre-cast stone, wood/vinyl siding or other building material which is residential in character shall be utilized to complement the surrounding communities.
14. Outdoor lighting fixtures used to illuminate the parking area and walkways between the classroom buildings shall not exceed 12 feet in height, shall be of low intensity design and shall focus directly on the subject property. All new parking lot lighting, with the exception of security lighting, shall use full cut-off fixtures and shall be turned off within one hour after the last scheduled evening activity. Outdoor building-mounted security lighting shall be directed internally toward the site and shall be fully shielded to prevent off-site glare.

15. Signage shall be provided in Accordance with Article 12 of the Zoning Ordinance. The existing freestanding sign at the site's entrance shall not be internally lighted.
16. Trash dumpsters shall be screened with wood or masonry enclosures and shall be located in an area not readily visible from adjacent residential neighborhoods.
17. The three temporary trailers shall be removed from the site at such time that a Non-RUP is granted for the church expansion. At no time shall the trailers be used for classroom/occupancy space for the child care center/nursery school.
18. If determined necessary by DPWES, a geotechnical engineering study, in accordance with Chapter 107 of the Fairfax County Code, shall be provided, and the results implemented in the design of the development, prior to site plan approval for any phase of the development.
19. A five foot wide sidewalk shall be provided along the Old Centreville Road and the Old Mill Road (south of Mt. Olive Road) frontages at the time of construction of the building expansion. A sidewalk shall be constructed along the south side of Mt. Olive Road and along west side of Old Mill Road (north of Mt. Olive Road) at the time of development of the portion of the subject site located north of Mt. Olive 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 Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, sixty (60) months after the date of approval unless Phase I of the use has been established or construction has commenced and been diligently prosecuted. 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.