



SPECIAL EXCEPTION APPLICATION FILED: September 22, 2005
SPECIAL EXCEPTION APPLICATION AMENDED: January 17, 2006
REZONING APPLICATION FILED: January 17, 2006
PLANNING COMMISSION: June 15, 2006
BOARD OF SUPERVISORS: July 10, 2006 @ 3:30 p. m.

County of Fairfax, Virginia

June 1, 2006

STAFF REPORT

REZONING APPLICATION RZ 2006-LE-002 & SPECIAL EXCEPTION APPLICATION SE 2005-LE-027 (Associated with RZ 2006-LE-003 & SE 2005-LE-028)

LEE DISTRICT

APPLICANT: Hilltop Sand & Gravel Company, Inc.

PARCEL(S): RZ – 100-1 ((1)) 23A pt.
SE – 100-1 ((1)) 9pt., 17, 23A

ACREAGE: RZ – 6.88 acres (From C-6 to R-1)
SE – 106.19 acres (to be reduced to 80.8 acres, including
the 6.88 acres subject to the RZ)

EXISTING ZONING: R-1 – 99.86 acres
C-6 – 6.88 acres

OVERLAY DISTRICT: NR on 100-1 ((1)) 9 pt.

PROPOSED ZONING: C-6 to R-1 – 6.88 acres

FLOOR AREA RATIO (FAR): 0.0022 on 80.8 acres proposed to remain in the golf course use

OPEN SPACE: 76.76 acres (95 percent)

PLAN MAP: Commercial Recreation & 3-4 du/ac

SE CATEGORY: Category 5, Commercial and Industrial Uses of Special Impact

PROPOSAL: Reduce the land area for the Golf Course/Driving Range/Miniature Golf Course previously approved

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Department of Planning and Zoning
Zoning Evaluation Division
Fairfax, Virginia 22035-5509
Phone 703 324-1290
FAX 703 324-3924
www.fairfaxcounty.gov/dpz/

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pursuant to SP 97-L-037 from 106.19 acres to 80.8 acres to permit a 25.64 acre portion to be included in the associated applications proposing an independent living facility; delete the golf driving range previously constructed within the 25.64 acres to be deleted from the golf course approval; rezone the 6.88 acres from the C-6 District and R-1 District to the R-1 District because the miniature golf course, which is allowed in the C-6 District but not in a residential district, is to be deleted and that area converted to practice facilities associated with the golf course.

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2006-LE-002 subject to the execution of the draft proffers contained in Appendix 1.

Staff further recommends that SE 2005-LE-027 be approved subject to the development conditions contained in Appendix 2.

Staff further recommends that the transitional screening yard requirement be modified:

- Along the eastern boundary in favor of the preservation of the existing vegetation within the floodplain associated with Piney Run;
- Along the southern boundary in favor of the landscaping shown on the GDP/SE Plat as supplemented by the proposed development conditions dated May 11, 2006;
- Along the boundaries of Parcels 17, 19 and 20 in favor of the landscaping shown on the GDP/SE Plat as supplemented by the proposed development conditions dated May 11, 2006; and,
- Along the northern boundary as shown on the GDP/SE Plat

Staff further recommends that the barrier requirement be waived along all boundaries.

Staff further recommends that Additional Standard 3 of Sect. 9-528 be modified to allow the parking area to be less than fifty feet from a property that is in an R-District.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

**A GLOSSARY OF TERMS FREQUENTLY
USED IN STAFF REPORTS WILL BE
FOUND AT THE BACK OF THIS REPORT**

DESCRIPTION OF THE APPLICATION

These applications, filed by the Hilltop Sand and Gravel Company, propose to amend the combined golf course, driving range, miniature golf course and other commercial recreation facilities approved pursuant to SP 97-L-037 to:

- 1) Allow 25.27 acres to be deleted from the 106.19 acre previously approved golf course to allow that land along with an additional 10.64 acres to be redeveloped as an independent living facility pursuant to the associated applications, RZ 2006-LE-003 and SE 2005-LE-028 (see a locator map for these applications in Appendix 10); the 25.27 acres is currently developed with the previously approved driving range, which is not proposed to be replaced;
- 2) Pursuant to RZ 2006-LE-002, rezone the 6.88 acres previously zoned to the C-6 District to permit the miniature golf course to the R-1 District; and
- 3) Convert the area previously devoted to the miniature golf course to a practice area associated with the golf course, retain the previously approved but un-constructed clubhouse and parking for the golf course within the portion subject to RZ 2006-LE-002 and permit the access road for the proposed independent living facility within the land associated with the golf course.

SE 2005-LE-027 proposes to reduce the land area associated with the golf course activities from 106.19 acres (the land area included in SP 97-L-037) to 80.8 acres. The 6.88 acres subject to RZ 2006-LE-002 are included within the 80.8 acres subject to SE 2005-LE-027. RZ 2006-LE-002 proposes to rezone the C-6 portion of Parcel 23A to the R-1 District because the C-6 zoning required to accommodate the miniature golf course is not otherwise consistent with the recommendations of the Comprehensive Plan. A portion of the existing golf course, the green for the first hole and path to the second tee, are not included in SE 2005-LE-027. They are within the application property for the associated applications, RZ 2006-LE-003 and SE 2006-LE-028, filed to implement the proposed Piney Run independent living facility. The first green and the path to the second tee are intended to remain until such time as the golf course is reconfigured when other portions of the debris landfill also run by the applicant are closed and converted to a golf course, which will require the approval of an amended special exception to change the land area associated with the golf course and the revised configuration of the golf course.

SE 2005-LE-027 for the golf course includes requests for the modification of the transitional screening yard requirements along all boundaries to reflect the existing conditions including the Piney Run Environmental Quality Corridor, the adjacent wooded HOA space that abuts several holes; a waiver of the barrier requirements on all boundaries and a modification of the additional standard that requires that the parking

area be located more than fifty feet from the property line to allow a parking lot across Telegraph Road from Fort Belvoir to be twenty feet from the edge of the right-of-way.

A reduced copy of the proposed combined Generalized Development Plan/Special Exception Plat (GDP/SE Plat) is included in the front of this report. The applicant's draft proffers for RZ 2006-LE-002 are included as Appendix 1. The proposed development conditions for SE 2005-LE-027 are included as Appendix 2. The applicant's affidavits are in Appendix 3 and the applicant's statements regarding the application are included as Appendix 4. The applicant's statements include a letter and a copy of an amendment to the Option Agreement regarding the sale of land to Piney Run LLC, the applicant for the independent living facility, granting easements, including an access easement for that facility across part of the land included in the special exception for the golf course. The proposed changes to the previously approved golf course are subject to the relevant special exception standards, which are contained in the Excerpts from the Zoning Ordinance found in Appendix 19.

LOCATION AND CHARACTER

The existing golf course and the associated driving range are located north of Telegraph Road, west of Piney Run and east of Beulah Road, and were developed on portions of the Hilltop Sand and Gravel debris landfill that had been closed. The driving range was developed west of Piney Run and adjacent to Kingstowne. Access to both of these facilities is from Telegraph Road, at an existing entrance located approximately 350 east of the Kingstowne Fire and Rescue Station. The buildings associated with the driving range currently include the clubhouse functions associated with operating a golf course.

The majority of the golf course, Holes 2 through 9, is located to the west of the existing entrance road. The driving range, parking and support facilities are located east of the unconsolidated large residential lots (Parcels 19 and 20) that the golf course surrounds. The previously approved miniature golf course to be located along Telegraph Road and south of the driving range was never constructed. The approved but as yet un-constructed clubhouse was to be located on the western portion of the area subject to RZ 2003-LE-002, south of the driving range and east of the two unconsolidated residential lots, Tax Map Parcels 19 and 20.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan Map
North	Open Space (KROC) ¹	PDH-4	3-4 du/ac
	Kingstowne Park	PDH-4	Public Park
South	Fort Belvoir	R-1	Public Facilities, Governmental and Institutional
	Large Res. Lots on Telegraph Rd. Kingstowne Fire Station	R-1 R-1	Private Recreation Public Facilities

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan Map
East	Residential (Piney Run)	R-1	1-2 du/ac
	Residential (Piney Glen)	PDH-4	3-4 du/ac
West	Debris Landfill (Hilltop Sand and Gravel) ²	R-1 & I-3	Private Recreation

1. - Kingstowne Residential Owners Corporation

2. - Subject to the provisions of SE 78-L-074 as amended through SEA 78-L-074-5.

BACKGROUND

SE 78-L-074 et. seq.

Part of the debris landfill operated by the applicant, Hilltop Sand and Gravel Company, Inc., previously included the portion of the application property where holes 2 through 9 of the golf course have been constructed. That part of the landfill has been closed; the landfill operation continues to the west between the golf course and Beulah Road. The debris landfill was originally granted zoning approval pursuant to SE 78-L-074 (approved December 18, 1978), which was subsequently amended to increase the size of the land area and for other modifications. In 1998, SEA 78-L-074-5 was approved to reduce the land area included in the debris landfill from 135.97 acres to 64.78 acres and to allow, in conjunction with several other applications which are addressed below, construction of the golf course, the golf driving range and other as yet un-built commercial recreation facilities, including a miniature golf course. This application also included a request to allow construction upon a landfill prior to the twenty years after closure required by the special exception additional standards for landfills to allow the golf course. The records for these approvals are on file with the Department of Planning and Zoning. The pending applications do not affect the debris landfill as amended pursuant to SEA 78-L-074-5.

RZ 85-L-092

Pursuant to RZ 85-L-092, Parcel 23A was rezoned from the R-1 to the PDH-4 District to allow the development of fifty single family detached dwelling units. Subsequently, on June 5, 1995, PCA 85-L-092 was approved to allow a reduction in the number of dwelling units and allow a driving range as a secondary use in the PDH-4. The PDH-4 District was rezoned back to the R-1 District pursuant to RZ 1997-LE-041, which in conjunction with other cases, allowed the development of the golf course and the associated facilities. The records with regard to RZ 85-L-092 and PCA 85-L-092 are on file with the Department of Planning and Zoning.

Golf Course

The existing golf course and driving range and the un-constructed miniature golf course were approved in 1998 pursuant to the approval of five concurrent and associated zoning applications as follows:

- SEA 78-L-074-5: As noted above, this application reduced the size of the debris landfill to 64.78 acres and included a modification of the additional standard that a landfill not be constructed upon for 20 years after closure. See Appendix 5.
- RZ 1997-LE-041: This application rezoned the 25.64 acres of the area previously zoned to the PDH-4 District pursuant to RZ 85-L-092 and PCA 85-L-092 to the R-1 District to allow the this land to be part of the 106.19 acre golf course and golf driving range. See Appendix 6 for information related to RZ 1997-LE-041; Appendices 10 and 11 contain information regarding the proposed independent living facility, which will, if approved supersede the proffers for RZ 1997-LE-041.
- RZ 1997-LE-042: This application rezoned 2.72 acres from the I-3 and NR (Natural Resources Overlay District) to the R-1 District and the NR District to allow this land to be included in the 106.19 acre golf course because a golf course was not an allowed use in the I-3 District at that time (a golf course is now allowed in the I-3 District with the approval of a special exception). The proffers associated with this approval are not affected by the pending application, as this property is located within the portion of the golf course which is not being changed. This property is included within SE 2005-LE-027, which will replace the previous special permit approval for the golf course. See Appendix 7 for the accepted proffers and a locator map.
- RZ 1997-LE-043: This application rezoned 6.63 acres located in the southern portion of Parcel 23A from the PDH-4 District to the C-6 District to allow the as yet un-constructed miniature golf course. This property is now proposed to be rezoned from the C-6 District to the R-1 District pursuant to pending application RZ 2006-LE-002 and SE 2005-LE-027 and the miniature golf course deleted from the golf course approval. The C-6 District was proposed and approved to accommodate the miniature golf course, which is not an allowed use in the R-1 District and would be eliminated with the approval of RZ 2006-LE-002. See Appendix 8 for the proffers and a locator map for RZ 1997-LE-043.
- SP 97-L-037: When the golf course, golf driving range and miniature golf course were proposed in 1997, the golf course and the associated golf driving range were allowed pursuant to the approval of a special permit application. Subsequently, the Zoning Ordinance was amended to change this use to a special exception use. This approval is being amended pursuant to pending application SE 2005-LE-027 to reduce the land area to 80.80 acres, to convert the previously approved miniature golf course to practice activities associated with the golf course, to allow the access road serving the proposed independent living facility to be located within the application property, to continue the approval to allow a clubhouse to be constructed for the golf course and to accommodate minor changes to the layout of the access road and parking to reflect the changes associated with the proposed independent living facility. The land to be removed

from the previously approved golf course and associated facilities is to be included, with additional property, in the proposed independent living facility proposed pursuant to RZ 2006-LE-003 and SE 2005-LE-028, which are addressed in a separate staff report. The resolution of the Board of Zoning Appeals which includes the development conditions for SP 97-L-037 and a reduction of the Special Permit Plat are included as Appendix 9. This special permit plat also encompasses the land areas associated with RZ 1997-LE-041, RZ 1997-LE-042 and RZ 1997-LE-043.

- o Site Plan 3365-DP-005: This site plan approval included the miniature golf course that is proposed to be deleted, the proposed clubhouse, a parking area in front of that building and a proposed putting green to the west of the clubhouse. The GDP/SE Plat states that the proposed improvements shown on that plan reflect the approved site plan.

Proposed Independent Living Facility (RZ 2006-LE-003 and SE 2005-LE-028)

As noted above, an independent living facility is proposed to be constructed on 35.91 acres of land, that includes the portion of Parcel 23A proposed to be removed from the golf course and associated facilities and Parcels 24 and 25 (10.54 acres). This facility to be located generally where the golf driving range is currently located and is addressed by a separate report for RZ 2006-LE-003 and SE 2005-LE-028, which are also scheduled to be heard by the Planning Commission on June 15, 2006. The green for the first hole of the golf course will remain located on land included in the approvals for the independent living facility until such time as the remainder of the debris landfill is closed and the golf course is reconfigured at that time. The Locator Map for these concurrent applications is found in Appendix 10. A reduction of the combined GDP/SE Plat submitted for the independent living facility is in Appendix 11.

COMPREHENSIVE PLAN PROVISIONS

Plan Area: Area IV
Planning District: Rose Hill Planning District
Planning Sector: Lehigh Community Planning Sector (RH4)

The Comprehensive Plan provides the following guidance on the land use and the intensity/density for the property. On page 69 of the Rose Hill Planning District of the 2003 edition of the Area IV Plan, under the heading, "Recommendations, Land Use," under the sub-heading "Rest of Sector," the Plan states:

45. At such time as the Hilltop landfill ceases operation and is properly reclaimed, any alternative use of the site will require extensive review and significant engineering measures. The property is planned for private recreation; however, residential use at 2-3 dwelling units per acre may be considered on portions of the property if sufficient documentation can be provided to verify that the landfill site is suitable and safe for building. Restoration or re-use of any historic structures on the property should be explored.

46. Parcels 100-1 ((1)) 14, 15, 17, 19, 20, and 23A are planned for private recreation with an option for residential use at 2-3 dwelling units per acre. It is recommended that they be consolidated, with any private recreation development that takes place on the site of the Hilltop landfill. A commercial recreation facility may be appropriate on the southern part of parcel 23A with screening sufficient to minimize its off-site impacts. If parcels 19 & 20 are consolidated and develop independently of the recreational area, interparcel access to parcel 23A should be provided.

The Comprehensive Plan Map shows this property to be planned for Private Recreation with an option for Residential at 2-3 du/ac on the property currently developed with the golf course and driving range.

ANALYSIS

The following analysis addresses the 80.8 acres subject to SE 2005-LE-027, which include the 6.88 acres subject to RZ 2006-LE-002.

Combined Generalized Development Plan/Special Exception Plat (Reduction at front of staff report)

Title of GDP/SE Plat:	Hilltop Golf Course – Phase II
Prepared By:	Urban Engineering, & Assoc. Inc.
Original and Revision Dates:	June 30, 2005 revised through May 25, 2006

GDP/SE Plat (Hilltop Golf Course)	
Sheet #	Description of Sheet
1 of 10	Cover Sheet including Vicinity Map and Sheet Index
2 of 10	Notes, Tabulations, Conceptual Clubhouse Elevation
3 of 10	Special Exception Plat (whole site)
4 of 10	Existing Conditions
5 of 10	Generalized Development Plan and Details of Clubhouse, Practice Area, Parking and First Tee in 6.88 acres subject to Rezoning
6 of 10	Rezoning Plat
7 of 10	Sheet depicting the 80.8 acres subject to Special Exception
8 of 10	Sheet showing Existing Holes and Changes adjacent to Telegraph Road
9 of 10	Copy of Sheet showing Layout of Holes 3 through 8
10 of 10	Landscaping Plan for 6.88 acres with Clubhouse, Parking, Practice Area and First Hole

The Special Exception Plat covers 106.19 acres included in the special permit for the golf course, driving range and miniature golf course, and proposes to delete 25.37 acres from that approval; thereby reducing the land associated with the golf course to 80.8 acres. The acreage to be deleted would become part of the proposed independent living facility should the associated applications RZ 2006-LE-003 and SE 2005-LE-028 be approved.

The Generalized Development Plan portion of the plan covers the 6.88 acres proposed to be rezoned from the C-6 District to the R-1 District.

- Site Layout. The layout of the existing nine hole golf course remains the same as previously approved pursuant to SP 97-L-037. Holes 2 through 9 are located to the west of Parcel 23 A. A pond is located adjacent to Hole 2. The layout of Holes 2 through 9 is not proposed to change with this application.

The portion of Parcel 23A located near Telegraph Road and currently zoned C-6 is to retain the existing parking lot (located near the driving range), include the construction of a new clubhouse, add a parking area in front of the clubhouse and construct a practice green west of the clubhouse. All of these areas are generally in the location shown on the previously approved SP Plat. In addition, the applications propose to convert the area east of the clubhouse, which was previously approved for the miniature golf course, to practice areas associated with the golf course.

Site plan approval has been granted to construct these facilities, including the miniature golf course which is no longer proposed. The existing first hole of the golf course is located behind the future clubhouse and is proposed to remain in that location. As noted above, the green for the first hole will also remain; however, it is located outside the application property for SE 2005-LE-027. The first green is included within the application property for the future independent living facility pursuant to the associated applications RZ 2006-LE-003 and SE 2005-LE-028.

- Vehicular access. The existing access point to the golf course from Telegraph Road is not proposed to be changed. The access road is proposed to be upgraded and re-landscaped to serve as the access to the proposed independent living facility to be located north of this portion of the golf course. (See the correspondence in Appendix 4 regarding this future access to the independent living facility).
- Environmental Quality Corridor. A portion of the environmental quality corridor associated with Piney Run is located on the easternmost area of the application property for RZ 2006-LE-002 and SE 2005-LE-027. (This area is shown on the GDP/SE Plat as remaining undisturbed.)
- Landscaping. The existing landscaping around holes two through nine is not proposed to be changed. The landscaping within the more intense portion of the golf course, the 6.88 acre area subject to RZ 2006-LE-002, is shown on Sheet 10 of the combined GDP/SE Plat. The proposed

landscaping within the 6.88 acres consists of: 1) screening along Telegraph Road; 2) screening along the western property line, between the clubhouse and the parking area in front of the clubhouse and a row of large deciduous trees along the first tee; 3) parking lot landscaping in the parking area behind the practice area; and, 4) a streetscape along the access road to the proposed independent living facility. The screening along Telegraph Road consists of two types, one in the area of the clubhouse and the other adjacent to the practice area. In front of the clubhouse parking, a row of deciduous trees with evergreens between the deciduous trees is proposed; the practice area would be screened by a row of mixed trees.

Land Use Analysis

The property included in SE 2005-LE-027 as well as the portion of the Hilltop debris landfill that has not been closed is identified on the Comprehensive Plan Map as Private Recreation. This SE application proposes the continuation of the golf course previously approved in 1998 and it continues to conform with the recommendations contained in the text of the Comprehensive Plan applicable to the 80.8 acres that will remain in golf course uses.

The C-6 District was previously approved to allow the miniature golf course that was proposed to be included in the recreation facilities in 1998. While the miniature golf course use is consistent with the outdoor recreation use recommended by the Plan in this location, the C-6 was appropriate only in that context. Since the miniature golf course is proposed to be deleted, staff recommends that the C-6 District should be rezoned to the R-1 District.

Environment (Appendix 12)

Issue: Water Quality

The golf course area was subject to a number of conditions for a previously approved special permit and staff recommends that the previous commitments regarding water quality be carried forward. A portion of the golf course drains directly into a tributary of Piney Branch. A small portion of a Resource Protection Area for Piney Branch is within the easternmost 6.88 acres, where the clubhouse, parking area and practice area are proposed. Golf courses are often the subject of intense turf management efforts which may include fertilizers, herbicides and pesticides. While staff recognizes the need to control nuisance plants species, pests and maintain quality turf for this type of use, it should also be noted that turf management can be done in a manner which is sensitive to water quality. The over application of these materials is a clear contributor to water quality in local waters as well as the Chesapeake Bay.

Resolution:

The proposed development conditions for this SE include a requirement for an integrated turf management plan which significantly limits the application of herbicide, pesticides and fertilizers in order to maintain water quality in Piney Branch. The proposed development condition reflects the development conditions associated with the previously approved special permit for the golf course and associated facilities.

Issue: Lighting

The plans contain references to outdoor lighting in several areas. Glare from lighting is an increasing problem in the County and measures are typically recommended to reduce the impacts of outdoor lighting on neighboring properties.

Resolution:

The proposed development conditions and the draft proffers adequately address this issue by limiting the type of lighting to that which meets the performance standards for outdoor lighting contained in Part 9 of Article 14 of the Zoning Ordinance.

Tree Preservation (Appendix 13)

The existing tree cover on the landfill consists of trees planted as part of the development of the golf course. The portion of the application property located in the Piney Run stream valley should be undisturbed. The proposed development conditions require that this area remain undisturbed. The proposed changes to the portion of the golf course being retained do not affect the same tree preservation areas shown on the previous approval. In addition, the proposed development conditions require that additional screening be provided along Telegraph Road and adjacent to Parcel 20 to provide a better buffer in this area. The additional landscaping proposed in the development conditions is described below in the discussion regarding the applicable special exception standards.

Transportation (Appendix 14)

The transportation analysis states that the issues associated with the proposed changes to the golf are generally addressed, the majority of the comments relate to the proposed independent living facility, its proffers and layout.

Public Facilities**Park Authority Analysis** (Appendix 15)

Impacts on Park Authority Facilities

The continuation of the existing golf course will not have an adverse impact on the resources of the Park Authority.

Sanitary Sewer Analysis (Appendix 16)

The property is located in the Dogue Creek (L) watershed and would be sewered into the Noman M. Cole Jr. Pollution Control Plant. The existing 8- and 10-inch line located in an easement on the property is adequate for the proposed use at this time. There appears to be adequate capacity for the proposed development at this time when existing uses and proposed development recommended by the Comprehensive Plan are taken into account.

Fire and Rescue Department Analysis (Appendix 17)

This property is serviced by Station #437, Kingstowne. This service currently meets fire protection guidelines.

Water Service Analysis (Appendix 18)

The property is located in the service area of the Fairfax County Water Authority. Adequate domestic water service is available from the existing 30-inch main located at the property. Depending on the configuration of the onsite water mains, additional water main extensions may be necessary. Booster pumps may be required to provide adequate domestic pressure for units located above an elevation of 160 feet.

ZONING ORDINANCE PROVISIONS (Appendix 19)

Bulk Standards (R-1)		
Standard	Required	Provided
Lot Size	36,000 sq. ft.	80.80 acres ¹
Lot Width	175 feet	470 feet
Building Height	60 feet ²	25 feet
Front Yard	50°ABP ≥ 40 feet ³	95 feet
Side Yard	45°ABP ≥ 20 feet ³	100 feet
Rear Yard	45°ABP ≥ 25 feet ³	505 feet
Floor Area Ratio (FAR)	0.15	0.002
Open Space	Not Required	95 percent
Parking Spaces	33 spaces	108 spaces
Loading Spaces	1 space	1 space

¹. The lot size is based on the reduced land area (80.8 acres) being requested pursuant to SE 2005-LE-027.

². Sixty feet is the maximum building height permitted in the R-1 District for non-residential uses.

³. Notwithstanding the yard requirements for non-residential uses in the R-1 District, the Additional Standards for Golf Courses, Country Clubs contained in Sect. 9-531 require that all structures, except for light poles and containments structures be set back a minimum of fifty (50) feet from a lot line.

Transitional Screening			
Direction	Use	Standard	Provided
North (PDH-4 & R-1)	HOA Open Space Independent Living Facility ²	Yard 2 – 35 ft Yard 1 – 25 ft	Golf Course Features ¹ Golf Course Features ¹
South (R-1)	Fort Belvoir Large Lot SFD Fire Station	Not Required Yard 2 – 35 ft Not Required	18 & 20 ft. deep Screening on Telegraph Rd ¹ Open area of course ¹ N/A
East (PDH-3 & R-1)	Piney Glen Subdivision Independent Living Facility ¹	Yard 2 – 35 feet Yard 1 – 25 ft.	260 ft. Existing Vegetation in Piney Run EQC ¹ Golf Course Features
West (R-1 & I-3)	Hilltop Sand & Gravel Debris Landfill	Not Required	N/A

¹. See the discussion of the proposed modification below.

². This independent living facility is proposed pursuant to the associated zoning cases, RZ 2006-LE-003 and SE 2005-LE-028.

Barrier			
Direction	Use	Standard	Provided
North (PDH-4 & R-1)	HOA Open Space Independent Living Facility	Barrier D, E or F ¹	Waiver Requested
South (R-1)	Fort Belvoir Large Lot SFD Fire Station	Not Required Barrier D, E or F ¹ Not Required	N/A Waiver Requested N/A
East (PDH-3)	Piney Glen Subdiv. Independent Living Facility ²	Barrier D, E or F ¹ Barrier D, E or F ¹	Waiver Requested Waiver Requested
West (R-1 & I-3)	Hilltop Sand & Gravel Debris Landfill	Not Required	N/A

¹. Barrier D – 42-48 inch chain link fence; Barrier E – 6 foot wall of architectural block or brick; Barrier F – 6 foot tall solid wood fence.

². This independent living facility is proposed pursuant to the associated zoning cases, RZ 2006-LE-003 and SE 2005-LE-028.

Waivers/Modifications

Modification: Transitional Screening

Basis: Par. 3 of Sect. 13-304

The applicant has requested that the transitional screening requirement be modified for the golf course along the northern, eastern and southern boundaries, including the three residentially developed parcels along Telegraph Road that abut the golf course. The golf course property is irregularly shaped and extends over 80.8 acres and includes portions that are devoted to golf holes and others that include the more intense portions of a golf course operation. Therefore, portions of the boundaries will be addressed separately below. The residentially zoned parcels along Telegraph Road are, in effect, intrusions into the golf course property and will also be addressed separately.

- Western Portion of the Northern Boundary: The western portion of the golf course application property is the location of existing holes 2 through 9. This area abuts open space associated with Kingstowne to the north; so two open space uses abut each other in this area. A similar modification was approved in conjunction with the approval of the special permit that allowed the golf course use to be established. Staff has concluded that it is appropriate to re-approve the previously granted modification.
- Eastern Portion of the Northern Boundary: The eastern portion of the golf course property is where the clubhouse, the parking lots and the practice facilities are to be located. The northern boundary of this portion of the site, with the approval of these applications and those for the proposed independent living facility, will abut that facility. The proposed independent living facility, as noted above, is accessed through this part of the golf course and includes part of the first hole within its land area. The more intense portions of golf course, the clubhouse, parking area and the practice facilities are located close to Telegraph Road and away from the proposed independent living facility. Additionally landscaping is provided on both sites to provide an appropriate transition between the two uses. Staff has concluded that this area has been designed to provide an appropriate transition between these two uses.
- Eastern Boundary along Piney Run: This portion of the 80.8 acre site includes the clubhouse, parking and other more intense elements of a golf course; however, these elements are at the western side of this portion. The proposed the practice area is the portion to be located nearest the stream, but that area will be located at least 250 feet from the stream. The stream valley will provide an adequate buffer to the residentially developed property to the east (Piney Glen subdivision) and staff recommends that this requested modification be approved.
- Eastern Boundary adjacent to the Proposed Independent Living Facility: The portion of the golf course that has been developed with holes 2 through 9 abuts the proposed independent living facility. As noted above, the tee for the second hole is adjacent to the proposed facility. Given that this portion of the

- golf course has an open space character and some existing vegetation is to be preserved in this portion of the property, staff has concluded that there is an appropriate transition between these two uses.
- Southern Boundary along Telegraph Road: The southern boundary of the golf course property is formed by Telegraph Road; this segment is currently a two-lane road with a rural character. Telegraph Road is shown on the Comprehensive Plan to be improved to a four-lane divided facility. The property to the south of Telegraph Road is all part of Fort Belvoir, which is zoned R-1. At this time this area of the fort is generally wooded. Staff has concluded that the screening along Telegraph Road is appropriate as proposed because the proposed screening reflects the character of other portions of Telegraph Road and the Fort does not have residential uses in this area. This discussion also relates to the requested modification of the additional standard requiring that all parking be located fifty feet from property in the R-1 District addressed in detail below.
 - Portions of Residential Parcels 17, 19 and 20 Abutting the Golf Holes: With the exception the eastern boundary of Parcel 20, these parcels abut the portions of the golf course devoted to holes. The eastern boundary of Parcel 20 abuts the area of the golf course where the first hole is located and the clubhouse is proposed to be constructed. Screening is provided in the area of the existing holes by a tree preservation area. The pending application does not affect this area, so the circumstances that warranted approval of a modification pursuant to the approval of the special permit that allowed the course to be constructed are not to be changed with these applications.
 - The Portion of Parcel 20 Abutting the Clubhouse and First Tee: With regard to the portion of the eastern boundary of Parcel 20 located near the proposed clubhouse, the GDP/SE Plat shows a row of evergreens interspersed with four deciduous trees located on top of a retaining wall that retains the existing residential lot to the east. Additional deciduous trees are depicted along this boundary in areas where the existing vegetation on the adjacent property does not exist. A row of trees is shown along the existing containment structure on this boundary. Staff has concluded that this amount of screening is not appropriate for this portion of the golf course. The proposed development conditions include a requirement to double the depth of the screening proposed on top of the retaining wall and to plant additional deciduous trees in the area of the existing putting green.

Waiver: Barrier

Basis: Par. 12 of Sect. 13-304

With the approval of SP 97-L-037, the barrier requirement was waived along all boundaries of the proposed golf course. The golf course is generally an open space use that generally provides green space where it abuts other uses and a

barrier is not necessary to provide a transition from the golf course to the adjacent uses. The circumstances that warranted that action are not affected by these applications, with the exception of the proposed independent living facility, which is a new residential use abutting the golf course. As noted above, the independent living facility will be accessed through the easternmost 6.88 acres of the land subject to the special exception. This area is crossed by the tributary of Piney Run that drains a large portion of the golf course and the two facilities have been designed to be compatible, including retaining the existing green for the first hole within the area associated with the proposed independent living facility. Staff recommends that this waiver be approved.

Special Exception Standards

Additional Standards for Golf Courses, Country Clubs (Sect. 9-528)

Category 5 Standards (Sect. 9-503)

General Special Exception Standards (Sect. 9-006)

With regard to Sect. 9-528, Additional Standards for Golf Courses, Country Clubs

- Standard Number 1 requires a minimum lot size of 15 acres; with the proposed reduction in size, the golf course property will be 80.8 acres.
- Standard Number 2 requires that all structures, with the exception of containment structures for balls, be no closer than fifty (50) feet to the nearest lot line, which is the case with the golf course as proposed with this special exception.
- Standard Number 3 requires that all parking and loading facilities be located a minimum of fifty (50) feet from any adjoining property that is in an R-District; the applicant has requested a modification of this standard to allow the previously approved but un-built parking lot that is to be located in front of the club house and that is adjacent to Telegraph Road. This parking lot is to be set back 20 feet from the edge of the right-of-way. This layout is the same as that shown on the combined GDP/SP Plat associated with the original approval for the golf course and related facilities. The property across the street is all associated with Fort Belvoir and is a part of that property that remains wooded and does not include the residential portion of that facility. For the reasons noted above, staff has concluded that a modification of this requirement in relation to Fort Belvoir is appropriate; however, more screening than shown, deciduous trees set 30 feet apart with shrubbery located between the trees, would be appropriate. Staff recommends that the modification be approved provided that additional parking lot landscaping is provided as described in the proposed development conditions.

With regard to Sect. 9-503, Standards for All Category 5 Uses:

- Par. 1 addresses conformance with the bulk standards in the underlying zoning district. As demonstrated above, the standards have been satisfied.
- Par. 2 requires that the applicable performance standard in Article 14 be satisfied. A sports lighting plan is not required because the proposed facilities are proffered to close at dusk. This requirement is also included within the proposed development conditions. The proffers and conditions also reference the lighting requirements for other on-site lighting.
- Par. 3 states that Article 17, Site Plans, is applicable to the use; therefore, approval of a site plan is required prior to construction of the facilities proposed with this application.

With regard to the provisions of Sect. 9-006, General Standards, which are applicable to all special exception uses:

- The text of the Comprehensive Plan identifies this property as a commercial recreation use, thereby satisfying the requirement of Par. 1 to be in harmony with the adopted Comprehensive Plan.
- As noted above, the proposed changes to the existing golf course, the deletion of land area and converting the previously approved but un-built miniature golf course to a practice facility is in harmony with the purpose and intent of the applicable zoning district regulations as required by Par. 2, provided that the proposed development conditions recommended by staff are adopted to increase the amount of landscaping and screening on the 6.88 acre portion of the golf course located along Telegraph Road that is subject to RZ 2006-LE-002.
- Staff has concluded that the proposed changes that the previously approved golf course facility will not affect the relationship of the facility with the adjacent properties. The proposed practice area to be located east of the entrance is proposed to extend within fifty (50) feet of the right-of-way for Telegraph Road, which matches the setback for the previously approved miniature golf course. In addition, trees should be planted within the practice area. Staff has proposed development conditions that require that the short game practice area be set back fifty feet from Telegraphs Road. In addition, staff has proposed additional landscaping to screen the properties that are adjacent to the 6.88 acre portion that is subject to RZ 2006-LE-002, thereby, satisfying Par. 3.

- The vehicular and pedestrian traffic associated with this outdoor recreation facility will not be hazardous nor conflict with neighborhood traffic, as required by the provisions of Par. 4.
- With the adoption of the proposed development conditions contained in Appendix 2, the amount of transitional screening around the property will be increased above that reflected in the previous approval along with increased landscaping near the periphery of the site. While it is recognized that the development conditions propose additional landscaping beyond that required for the previous approval, Staff has concluded that this additional screening and landscaping is required to adequately buffer this site from the surrounding property and from Telegraph Road. With the additional landscaping, staff concludes that Par. 5 has been satisfied.
- As noted in the Zoning Ordinance Provisions chart, the amount of open space is approximately 95 percent of the site. An open space requirement for non-residential uses is not specified in the R-1 District for, satisfying the requirements of Par. 6.
- Par. 7 addresses utilities and parking at the site. The utilities required for this use are present at the site and the amount of parking provided exceeds the amount required by Article 11, Parking and Loading of the Zoning Ordinance.
- Par. 8 addresses signage. The GDP/SE Plat does not provide signage details. It should be noted that all signage on the site would be required to conform to the provisions of Article 12, Signs.

OVERLAY DISTRICT

A portion of Parcel 9 that is included in the application property for SE 2005-LE-027 is located within the Natural Resources Overlay District (NR). A golf course is not regulated by the provisions of the NR District.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The draft proffers contained in Appendix 1 of this report will be applicable only to the 6.88 acres that are subject to that rezoning application, which is a small portion of the 80.8 acres that will be part of the golf course and associated facilities. While the most intense activities associated with the golf course, the clubhouse, the parking lots and the practice facilities are located within the 6.88 acres; the other 74.4 acres of the golf course should also be governed by many of the commitments applicable to the 6.88 acres. Accordingly, staff recommends that the proposed development conditions include

most of the conditions to address the zoning, environmental and transportation issues associated with the golf course. Therefore, the proffer statement is limited in the extent and breadth of commitments. The proposed development conditions contained in Appendix 2 include the more specific requirements associated with a golf course in this location.

The proposed rezoning, RZ 2006-LE-002, if approved will convert land that was rezoned to the C-6 District to accommodate a single use, the previously proposed miniature golf course. The miniature golf course was consistent with the recommendations of the Comprehensive Plan; however, the only way such a use could be allowed was to rezone that portion of the Hilltop golf course to the C-6 District, which, without the miniature golf course, would be inconsistent with the recommendations of the Plan. The approval of this rezoning to the R-1 District, will remove the C-6 from the map.

With regard to the special exception for the golf course and associated facilities, Staff has concluded that with the proposed additional landscaping, the limitations to the hours of operation, the limitations to lighting the site and the environmental actions required pursuant to the proposed development conditions ensure that that the special exception to allow alterations to the previously approved golf course and associated facilities conforms with the applicable special exception standards, other requirements of the Zoning Ordinance.

Recommendation

Staff recommends approval of RZ 2006-LE-002 subject to the execution of the draft proffers contained in Appendix 1.

Staff further recommends that SE 2005-LE-027 be approved subject to the development conditions contained in Appendix 2.

Staff further recommends that the transitional screening yard requirement be modified:

- Along the eastern boundary in favor of the preservation of the existing vegetation within the floodplain associated with Piney Run;
- Along the southern boundary in favor of the landscaping shown on the GDP/SE Plat as supplemented by the proposed development conditions dated May 11, 2006;
- Along the boundaries of Parcels 17, 19 and 20 in favor of the landscaping shown on the GDP/SE Plat as supplemented by the proposed development conditions dated May 11, 2006;

- And along the northern boundary as shown on the GDP/SE Plat

Staff further recommends that the barrier requirement be waived along the all boundaries.

Staff further recommends that Additional Standard 3 of Sect. 9-528 be modified to allow the parking area to be less than fifty feet from a property that is in an R-District.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

APPENDICES

1. Draft Proffer Statement for RZ 2006-LE-002
2. Proposed Development Conditions for SE 2005-LE-027
3. Affidavits
4. Applicant's Statements
5. Clerk to the Board's Letter regarding the approval of SEA 78-L-074-5
6. Clerk to the Board's Letter and proffers associated with RZ 1997-LE-041
7. Clerk to the Board's Letter and proffers associated with RZ 1997-LE-042
8. Clerk to the Board's Letter and proffers associated with RZ 1997-LE-043
9. Resolution of the Board of Zoning Appeals regarding the approval of SP 97-L-037 and a reduction of the Special Permit Plat
10. Locator Map for the Associated Applications RZ 2006-LE-003 & SE 2005-LE-028 for an Independent Living Facility
11. GDP/SE Plat submitted for RZ 2006-LE-003 & SE 2005-LE-028
12. Environmental Analysis
13. Urban Forestry Analysis
14. Transportation Analysis
15. Park Authority Comments
16. Sanitary Sewer Analysis
17. Fire and Rescue Analysis
18. Water Service Analysis
19. Selected Excerpts from the Zoning Ordinance
20. Glossary of Terms

DRAFT PROFFERS

Hilltop Sand and Gravel Company, Inc.

RZ 2006-LE-002

May 31, 2006

Pursuant to Sect. 15.2-2303(a), *Code of Virginia*, 1950 as amended, Hilltop Sand and Gravel Company, Inc., the owner and Applicant (hereinafter referred to as “Applicant”), for itself, successors and assigns in RZ 2006-LE-002, filed on property identified as Fairfax County Tax Map reference 100-1 ((1)) 23A part, (hereinafter referred to as the “Application Property”), hereby proffers to the following provided that the Fairfax County Board of Supervisors (hereinafter referred to as the “Board”) approves a rezoning of the Application Property, containing approximately 6.88 acres, from the R-1 District and the C-6 District to the R-1 District, in conjunction with a Generalized Development Plan/Special Exception Plat (hereinafter referred to as “GDP/SE plat”) for outdoor recreation uses. If accepted, these proffers shall replace and supersede all previous proffers approved on the Application Property.

1. GENERALIZED DEVELOPMENT PLAN/SPECIAL EXCEPTION PLAT (GDP/SE Plat)

- a. Subject to the provisions of Section 18-204 of the Fairfax County Zoning Ordinance (hereinafter referred to as the “Zoning Ordinance”), development of the Application Property shall be in substantial conformance with the GDP/SE Plat, entitled “Hilltop Golf Course—Phase II,” containing ten (10) sheets prepared by Urban Engineering and Associates, Inc., dated June 30, 2005 as revised through May 25, 2006.
- b. Pursuant to Section 18-204, minor modifications from the GDP/SE Plat may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to make minor modifications to the building footprint shown on the GDP/SE Plat, and make other modifications without requiring approval of an amended GDP/SE Plat, provided such modifications are in substantial conformance with the GDP/SE Plat as determined by the Zoning Administrator and do not increase floor area, decrease setbacks to the periphery, or decrease open space.

2. TRANSPORTATION

- a. The Applicant shall provide to the Department of Public Works and Environmental Services (DPWES) at the time of site plan approval evidence of a right to ingress/egress to Telegraph Road. Said ingress/egress shall be for the benefit of the residents of the proposed independent living facility north of the Application Property. The Applicant shall record among the land records of Fairfax County an ingress/egress easement over the Application Property to benefit the independent living facility on the adjacent property.
- b. The Applicant shall construct the entrance road illustrated on the GDP/SE Plat with

the first phase of construction on the adjacent property to be developed as an independent living facility.

- c. The Applicant shall construct a pedestrian trail as shown on the GDP/SE Plat that will be a maximum of eight (8) feet wide, improved with asphalt, grass pavers, or a combination thereof, subject to the approval of DPWES. Said pedestrian trail shall connect with Telegraph Road to the south and the adjacent property to be developed as an independent living facility to the north. Said trail shall be constructed concurrently with the development of the pedestrian trails associated with the adjacent independent living facility.

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[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

RZ 2006-LE-002

Proffers

Page 3

APPLICANT / TITLE OWNER OF TAX MAP
100-1 ((1)) 23A PT.

HILLTOP SAND & GRAVEL COMPANY, INC.

By: Clemens S. Gailliot, Jr.
Its: President

[SIGNATURES CONTINUE ON THE FOLLOWING PAGE]

CONTRACT PURCHASER OF TAX MAP
100-1 ((1)) 23A PT.

PINEY RUN DEVELOPMENT LLC

By: Clark Realty Capital, L.L.C., its Managing
Member

By: W. Cleve Johnson, Manager

By: CEI Realty, Inc., Manager

By: _____
Lawrence C. Nussdorf, President

[SIGNATURES END]

PROPOSED DEVELOPMENT CONDITIONS

SE 2005-LE-027

June 1, 2006

If it is the intent of the Board of Supervisors to approve SE 2005-LE-027 located at Tax Map 100-1 ((1)) 9 pt., 17 and 23A (7928, 7836 and 7950 Telegraph Road) on 80.8 acres for the following outdoor recreation facilities uses: golf course, short game practice area and pitching and putting green; pursuant to Sect. 3-104 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions (the conditions marked with an * have been carried forward from the previously approved special permit for these uses):

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 shall be in substantial conformance with the approved Special Exception Plat, which is a combined Generalized Development Plan/Special Exception Plat, entitled Hilltop Golf Course – Phase II, prepared by Urban Engineering and dated June 20, 2005 as revised through May 25, 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. **Safety**
 - a. Prior to the issuance of a non-residential use permit for the commercial golf course, a professional engineer with expertise in geotechnical engineering and landfills shall be retained to certify that the site/grading plans have been prepared in accordance with the approved recommendations of the geotechnical report/closure plans and that the site/grading plans satisfy Section 9-205.9 of the Fairfax County Zoning Ordinance, as determined appropriate by the Director, DPWES.*
 - b. Prior to the issuance of a non-residential use permit for the commercial golf course, the Director, DPWES, shall be provided verification that the landfill has been closed (partial closure) to the satisfaction of the Virginia Department of Environmental Quality.*

5. **Transportation/Parking**

- a. A continuous pedestrian travel-way shall be provided from Telegraph Road to the proposed clubhouse.*
- b. The proposed parking surfaces shall be maintained and landscaped in accordance with PFM standards and the SE Plat as determined by the Director, DPWES. Interior and peripheral parking lot landscaping shall be installed prior to the issuance of the non-RUP for the clubhouse and maintained as determine by UFM, DPWES.*

6. **Environment**

- a. A water quality impact assessment which demonstrates that the proposed uses will not exceed runoff and nutrient loading requirements for the Chesapeake Bay Preservation Ordinance shall be provided to the Director, DPWES, prior to site plan approval.*
- b. Prior to site plan approval, a streambank restoration and stabilization plan for the unnamed tributary on Parcel 23A shall be provided to and approved by the Director, DPWES, consistent with that shown on Site Plan 3365-SP-02.*
- c. An integrated fertilizer, herbicide and pesticide management program and turf maintenance plan for limiting excessive chemicals and protecting water quality shall be implemented for this use. This program and plan shall include maintenance of the lawn areas on the site and shall provide for periodic monitoring and adjustment that demonstrates an intent to reduce amounts of fertilizers, herbicides and pesticides applied to the property over time. The design of this program and all monitors parameters shall be consistent with the most current Virginia Cooperative Extension Test Management Guide and reviewed by the Virginia Cooperative Extension, Fairfax County Office, as determined by DPWES prior to site plan approval. Following site plan review, a copy of the approved management program shall be kept on site at all times. Records of all applications of pesticides and herbicides shall be kept and made available to County staff on demand.
- d. The Resource Protection Area (RPA) associated with Piney Run shall remain undisturbed. The Applicant shall conform strictly to the limits of clearing and grading as shown on the CDP/FDP, subject to the installation of fences, utilities and/or trails as determined necessary by the Director of DPWES. If it is determined necessary to install fences, utilities and/or trails in areas protected by the limits of clearing and grading as shown on the CDP/FDP, they shall be located in the least disruptive manner necessary as determined by UFM. A replanting

plan shall be developed and implemented, subject to approval by UFM for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities. The RPA area shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees, shall be erected at the limits of clearing and grading adjacent to the tree preservation areas as shown on the phase I & II erosion and sediment control sheets. All tree protection fencing shall be installed prior to any clearing and grading activities. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist and UFM, and accomplished in a manner that does not harm existing vegetation that is to be preserved. At least ten (10) days prior to the commencement of any clearing or grading activities adjacent to the tree preservation areas, but subsequent to the installation of the tree protection devices, the UFM, DPWES shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by UFM.

7. Lights

- a. All lighting on the application site shall conform to Group I standards as defined in Sect. 14-900 of the Fairfax County Zoning Ordinance.*
- b. A maximum of thirty-one (31), twelve (12)-foot high lights, as measured from the ground to the top of the fixture, shall be permitted within the parking areas. Each pole shall contain no more than two (2) lumieres with a maximum of one-hundred-seventy-five 175 watts each.*
- c. A maximum of eighteen (18), twelve (12)-foot high lights shall line the travel lanes. Each pole shall contains no more than one (1) lumiere with a maximum of one-hundred-seventy-five (175) watts.*
- d. All lights on the application property, with the exception of necessary security lighting, shall be extinguished at closing of the facility.*
- e. No lighting of these facilities shall be permitted in the morning. There shall be no lighting associated with the golf course portion.*

8. **Design/Style**

- a. The proposed club house shall be constructed as illustrated in the combined GDP/SE Plat.
- b. All signs shall be designed and installed in accordance with Article 12 of the Fairfax County Zoning Ordinance.*

9. **Additional Landscaping**

In addition to the landscaping shown on the GDP/SE Plat, the following landscaping shall be added to the golf course facilities:

- a. The amount of setback between the “Proposed Short Game Practice Area” and Telegraph Road shall be a minimum of fifty (50) feet in depth. However, the amount of landscaping within the fifty foot deep transitional screening yard shall be the equivalent of the amount of plantings required for Transitional Screening Yard 1 and shall be subject to the approval of Urban Forest Management.
- b. A minimum of eight additional large deciduous trees shall be planted as interior parking lot landscaping in the parking lot between the proposed clubhouse and Telegraph Road. A minimum of five such trees shall be planted in the row of parking spaces closest to Telegraph Road and in between the row of large deciduous trees shown on the GDP/SE Plat along Telegraph Road. The parking spaces displaced by the additional interior parking lot landscaping shall be not be recovered elsewhere on the site. Trees planted at either end of the parking lot shall not be considered interior parking lot landscaping for the purposes of this condition.
- c. A minimum of twelve additional large deciduous trees shall be planted around the clubhouse and between the clubhouse, putting green and Parcel 20. The location and species of such additional landscaping shall be subject to the approval of Urban Forest Management.
- d. The amount and depth of the landscaped screening planted on top of the retaining wall shown along the western boundary and in the vicinity of the proposed clubhouse shall be increased to be twenty-five feet in depth. The parking spaces displaced by this additional landscaping shall not be relocated elsewhere on the property.
- e. A continuous row of large deciduous trees shall be planted along the western boundary, similar to that shown along the containment structures.

- f. Six large deciduous trees shall be planted within the special exception application property immediately north of Parcel 20; however the trees shall not be required to be planted in a row.
- g. A minimum of 15 trees shall be planted within the area identified as "Short Game Practice Area." A minimum of ten (10) of these trees shall be large deciduous trees.
- h. The location, types and species of all landscaping material shall be subject to the approval of Urban Forestry Management.
- i. All deciduous trees required by this condition shall be a minimum size of 3-3.5 inch caliper at the time of planting. All evergreen trees will be a minimum of six feet in height at the time of planting.

10. Hours of Operation, etc.

- a. The hours of operation of the nine-hole golf course, the short game practice area and the pitching and putting green shall be limited to a maximum from 6:00 a.m. until dusk, seven (7) days a week.
- b. The mechanical equipment used for maintenance of the golfing facilities shall not be operated outside of normal operating hours of the facilities, except, however maintenance equipment may operate for one (1) hour before operating hours, but no earlier than 6:00 a.m. Operation of mechanical equipment shall be in compliance with the noise standards established in Article 14-700 of the Fairfax County Zoning Ordinance.
- c. No loud speakers or amplification devices shall be permitted with the exception of announcements by the starter for golf course tee times. No amplified announcement shall be loud enough to be heard off-site.
- d. Vending machines shall not be visible from Telegraph Road.

11. General

- a. Two (2) foul weather shelters, not to exceed two-hundred (200) square feet each, may be provided in the vicinity of the commercial golf course. These shelters shall provide adequate ventilation in order to prevent the collection of methane gases and shall not be constructed on top of the area formerly used as a landfill.*
- b. Sufficient green or black safety netting (containment structures) shall be provided in order to protect Parcels 19 and 20 from errant golf balls. Netting poles shall be of a natural wood color.*

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, 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, 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 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.