

TRUSTEES OF THE ANTIOCH BAPTIST CHURCH, SPA 90-S-057-03

1. This approval is granted to the applicant only, Antioch Baptist Church and is not transferable without further action of this Board, and is for the location indicated on the application 6525 and 6531 Little Ox Road, 10901 Olm Drive, 10915 Olm Drive, 6400 Stoney Road and 6340 Sydney Road 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 William H. Gordon Associates , Inc., dated January 2006, as revised through June 28, 2006 sheets one (1) through seven (7) and approved with this application, as qualified by these development conditions.
3. A copy of this special permit and the Non-Residential Use Permit (Non-RUP) 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. Any plan submitted to the Department of Public Works and Environmental Services (DPWES) 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 1,250.
6. There shall be no worship services in the building located on Lot 6; prior to issuance of a Non-RUP for the new sanctuary, the church pews shall be removed and this building shall be converted to a multipurpose ministry building with ancillary support uses.
7. Parking shall be provided as depicted on the special permit plat. All parking shall be on site. There shall be no overflow parking permitted along adjacent subdivision streets. The applicant shall make all members aware of this restriction. In addition, the applicant will encourage car-pooling among its members and shall designate a person within the church administration to act as a point of contact for neighbors with traffic concerns.
8. Transitional screening shall be modified along all lot lines to permit existing vegetation to satisfy the requirements, but shall be supplemented as shown on the plat, with the following additions:
  - In the event that a storm sewer easement is not required on adjacent Lots 28 and 29, the easement area shown on the plat shall be planted with shrubs along the northern lot line as shown on the Landscape Plan. If an easement is required and obtained to allow a drainage swale in lieu of a storm sewer pipe, a barrier shall be installed on the subject property across the cleared area within the plantings, subject to approval of DPWES, on the north side of the barrier to minimize the view of the subject property.
  - Transitional screening consisting of a minimum of 25.0 feet in width shall be provided on the southern edge of the proposed septic drainage, along Little Ox Road to shield the view of the parking area and buildings from the road.

Notwithstanding that which is shown on the plat, the extent of tree preservation shall be the greatest extent possible on-site, as determined by the Urban Forest Management (UFM),

DPWES, and supplemental plantings over and above that which is shown on the plat as determined by UFM. The size, species and location of all supplemental and transitional screening plantings shall be determined in consultation with UFM and shall provide at a minimum Transitional Screening 1 along the northern and southern lot lines of Lot 2 and 2A and the northern lot lines of Lots 5 and 34.

A tree preservation plan shall be submitted to the UFM for review and approval at the time of site plan review. This plan shall designate, at a minimum, the limits of clearing and grading as delineated on the special permit plat in order to preserve to the greatest extent possible individual trees or tree stands that may be impacted by construction.

All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fencing a minimum of four feet in height to be placed at the dripline of the trees to be preserved. Tree protection fencing in the form of a four foot high 14 gauge welded wire fence attached to six foot steel posts driven 18 inches into the ground and placed no further than ten feet apart, shall be erected at the final limits of clearing and grading and shown on the erosion and sediment control sheets. Tree protection fencing shall only be required for tree save areas adjacent to clearing and grading activities. The tree protection fencing shall be made clearly visible to all construction personnel. The fencing shall be installed prior to any construction work being conducted on the application property. A certified arborist shall monitor the installation of the tree protection fencing and verify in writing that the tree protection fence has been properly installed. Three days prior to commencement of any clearing and grading, UFM shall be notified and given the opportunity to inspect the site to assure that all tree protection devices have been correctly installed.

9. Foundation plantings and shade trees shall be provided around the church building to soften the visual impact of the structures. The species, size and location shall be determined in consultation with UFM.
10. The barrier requirement shall be waived, except for Lot 6 and as qualified by these conditions.
11. Interior and peripheral parking lot landscaping shall be provided, at a minimum, in conformance with the requirements of Article 13 of the Zoning Ordinance. Size, species and number of all plantings shall be determined in consultation with UFM, at the time of site plan review.
12. The limits of clearing and grading shall be no greater than as shown on the SP Plat or as modified by these conditions and shall be strictly adhered to. A grading plan which establishes the final limits of clearing and grading necessary to construct the improvements shall be submitted to UFM, for review and approval. Prior to any land disturbing activities, a pre-construction conference shall be held between DPWES, including UFM, and representatives of the applicant to include the construction site superintendent responsible for the on-site construction. In no event shall any area on the site be left denuded for a period longer than 14 days except for that portion of the site in which work will be continuous beyond 14 days.
13. Stormwater management and Best Management Practices facilities shall be provided as determined by DPWES. Low Impact Design (LID) facilities shall be provided as described on the plat, and as approved by DPWES. The underground Stormwater Management/Best Management Practices facility may be reduced in size or removed if it is determined by DPWES that the LID facilities can adequately accommodate stormwater volume and quality requirements. The applicant shall enter into an agreement with DPWES, in such a form as

required by DPWES, at the time of site plan approval that sets forth a maintenance schedule and procedure for the underground detention facility.

14. Right-of-way dedication shall be provided as depicted on the plat, or as determined by the Department of Transportation and the Virginia Department of Transportation (VDOT). The right-of-way shall be dedicated for public street purposes and shall convey to the Board of Supervisors in fee simple on demand or at the time of site plan approval, whichever occurs first.
15. Any proposed lighting shall be provided in accordance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance. Outdoor lighting fixtures shall not exceed twelve (12) feet in height from the ground to the highest point of the fixture, shall be of low intensity design and shall utilize full cut-off fixtures which focus directly on the subject property. Parking lot lighting shall be turned off one-half hour after any event held at the church. Outdoor building-mounted security lighting shall be shielded to prevent off-site glare.
16. The applicant shall obtain a sign permit for the proposed sign, which shall comply with the provisions of Article 12 of the Zoning Ordinance.
17. The applicant shall exercise diligent attempts as determined by VDOT to abandon Stoney Road, where it bisects the subject application property, subject to approval of VDOT. Should the abandonment be approved, the applicant shall scarify the existing road pavement and revegetate the area, while allowing unimpeded pedestrian traffic from Lot 6 to the adjacent application properties. The applicant shall scarify and revegetate the roadway in accordance to procedures approved by UFM.
18. In order to ensure safe and expedient access to and from the church during Sunday morning church services, the applicant shall provide police assistance for traffic control. The police shall direct traffic at the main entrance to the Church. Additionally, the applicant shall install directional signs on site to assist motorists entering and existing the property.
19. The dwelling on Lot 27 shall be used only as a residence and occupied only by an employee or member of the church and his/her family.
20. The proposed septic drainfield shall be subject to review by the Fairfax County Health Department. Groundwater mounding and nitrate loading calculations shall be conducted and shall meet the required standards of the County and the State. Groundwater monitoring wells shall be provided in the areas shown on the special permit plat or in areas designated by the County. Pretreatment of effluent shall be provided. Finally, an equalization tank shall be utilized to mitigate peak flows. If the proposed septic drainfield cannot accommodate the application proposal, the applicant shall be required to apply for a special permit amendment.
21. If determined necessary by VDOT at the time of site plan approval, to provide storage capacity, the applicant shall design and construct a left turn lane on Little Ox Road, within the existing right-of-way, into the main entrance of the property.
22. The applicant shall conduct a Phase I Archaeological Study of the application property, and provide the results of such studies to the Cultural Resource Management and Protection Section (CRMPS) of the Fairfax County Park Authority. If deemed necessary by CRMPS, the Applicant shall conduct a Phase I Archaeological Study of the application property, and provide the results of such studies to the Cultural Resource Management and Protection Section

(CRMPS) of the Fairfax County Park Authority. If deemed necessary by CRMPS, the Applicant shall conduct a Phase II and/or Phase III Archaeological Study on only those areas of the application property identified for further study by CRMPS. The studies shall be conducted by a qualified archaeological professional approved by CRMPS, and shall be reviewed and approved by CRMPS.

23. The applicant will have septic field monitoring reports prepared by an independent consultant approved by Fairfax County Department of Health. Said monitoring reports shall be prepared in writing by the consultant and submitted to the Health Department on a monthly basis for a period of two years commencing on the issuance of the occupancy permit for the new sanctuary. Thereafter, monitoring reports will be submitted periodically as required by the Health Department.
24. The applicant shall notify the Health Department immediately when the septic system exceeds capacity or fails.
25. In the event of failure of the septic system, the applicant shall discontinue its operations immediately until it can bring the septic system into compliance with applicable Health Department standards and obtain the approval of the Health Department before resuming operations.
26. The building construction shall be generally consistent with the architecture presented in the revised concept elevation in the staff report (Attachment 1). The building will utilize residential type materials such as brick, siding, and asphalt shingles or metal roof or other building material, residential in character, to complement the surrounding community. The design shall incorporate elements such as hip roofs in segmented masses so as to reduce the apparent scale.

These conditions supersede all previous 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 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 construction has commenced and been diligently prosecuted. The Board of Zoning Appeals may grant additional time to establish the use 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.