



**APPLICATION ACCEPTED:** January 10, 2006  
**PLANNING COMMISSION:** October 12, 2006  
**BOARD OF SUPERVISORS:** October 23, 2006  
@ 4:30 pm

# County of Fairfax, Virginia

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September 27, 2006

## STAFF REPORT

**APPLICATION RZ 2006-HM-001**  
**(in association with SPA 84-C-045)**

### HUNTER MILL DISTRICT

<b>APPLICANT:</b>	Heritage Fellowship United Church of Christ
<b>PRESENT ZONING:</b>	R-1
<b>PROPOSED ZONING:</b>	R-2
<b>PARCEL(S):</b>	25-2 ((5)) 51 & 52
<b>ACREAGE:</b>	5.08 acres
<b>FAR:</b>	0.20
<b>OPEN SPACE:</b>	36%
<b>PLAN MAP:</b>	Residential, 1-2 du/ac
<b>PROPOSAL:</b>	Rezone 5.08 acres from the R-1 District to the R-2 District to allow the expansion of an existing church (no increase in seats over current approval)

### STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2006-HM-001, subject to the execution of proffers consistent with those contained in Appendix 1.

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Staff recommends approval of a modification of transitional screening in favor of that shown on the GDP/SP Plat and as conditioned, and to allow the use of existing vegetation.

Staff recommends approval of a waiver of the barrier requirement along the western boundary.

It should be noted that it is not the intent of the 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 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 TTY 711 (Virginia Relay Center).



**APPLICATION FILED:** January 10, 2006  
**BOARD OF ZONING APPEALS:** October 17, 2006  
Moved at applicant's request  
**TIME:** 9:00 am

# County of Fairfax, Virginia

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**September 27, 2006**

## **STAFF REPORT**

**APPLICATION SPA 84-C-045**  
**(in association with RZ 2006-HM-001)**

### **HUNTER MILL DISTRICT**

**APPLICANT:** Heritage Fellowship United Church of Christ

**ZONING:** R-2

**LOCATION:** 2505 Fox Mill Road

**ZONING ORDINANCE PROVISION:** 3-203

**TAX MAP:** 25-2 ((5)) 51 & 52

**LOT SIZE:** 5.08 acres

**FAR:** 0.2

**PLAN MAP:** Residential, 1-2 du/ac

**SPECIAL PERMIT PROPOSAL:** Group 3 –Churches and other such places of worship;  
Amend a previously approved Special Permit to allow additional floor area and site modifications

### **STAFF RECOMMENDATIONS:**

Staff recommends approval of SPA 84-C-045 subject to the development conditions found in Appendix 2.

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It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, 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 Zoning Appeals.

For additional information, contact the Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1380 TTY 711 (Virginia Relay Center); 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia 22035.**



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

**DESCRIPTION OF THE APPLICATION**

**Proposal:**

The applicant requests to rezone the subject property from the R-1 District to the R-2 District and approval of an amendment to a previously approved Special Permit to allow the expansion of a church (place of worship), currently approved on the site under SP 84-C-045.

The following chart shows the changes proposed from the previously approved SP to the SPA request, as well as the existing conditions on the site today (only the initial phases of the approved SP were implemented).

	<b>Approved SP</b>	<b>Existing</b>	<b>SPA Request</b>
Zoning	R-1	R-1	R-2 <sup>1</sup>
FAR	0.11	0.021	0.2 <sup>2</sup>
GFA	27,000 sq ft	4,760 sq ft	46,428 sq ft
Open Space %	30%	47%	36%
# of Seats	844	218	844
Parking Spaces	211 (1 space per 4 seats)	66 (1 space per 3.3 seats)	295 (1 space per 2.86 seats)
Building Setbacks	Front (west) 90 ft Rear (east) 268 ft Side (south) 88 ft Side (north) 140 ft	Front (west) 133 ft Rear (east) 242 ft Side (south) 88 ft Side (north) 205 ft	Front (west) 100 ft Rear (east) 210 ft Side (south) 70 ft Side (north) 65 ft
Transitional Screening Provided <sup>3</sup>	<i>Sides / Rear:</i> provided <i>Front:</i> waived, but 50 ft landscaping provided	<i>Sides / Rear:</i> provided <i>Front:</i> waived, but 50 ft landscaping provided	<i>Sides / Rear:</i> provided; use existing vegetation <i>Front:</i> 50 ft. provided; use existing vegetation; waive barrier

<sup>1</sup> requested with RZ 2006-HM-001

<sup>2</sup> including density credit for previous right-of-way dedicated pursuant to SP 84-C-045

<sup>3</sup> 25 feet of transitional screening and barrier required around entire site

**Waivers & Modifications  
Requested:**

Modification of transitional screening to allow use of existing vegetation

Waiver of barrier along the western property boundary

**LOCATION AND CHARACTER**

The application property consists of two parcels located on the east side of Fox Mill Road, to the north of its intersection with Pinecrest Road. The application property is developed with a church and surface parking approved under SP 84-C-045, which was approved for development in phases and never fully implemented. Access is provided from a single entrance onto Fox Mill Road.

<b>SURROUNDING AREA DESCRIPTION</b>			
<b>Direction</b>	<b>Use</b>	<b>Zoning</b>	<b>Plan</b>
<b>Northwest</b>	Residential; Single Family Detached	R-2	Residential, 1-2 du/ac
<b>East</b>	Residential; Single Family Detached	PDH-4	Residential, 1-2 du/ac
<b>Southwest</b>	Residential; Single Family Detached	R-2 Cluster	Residential, 1-2 du/ac

**BACKGROUND**

- SP 84-C-045 was approved by the Board of Zoning Appeals on July 24, 1984, for a church with 27,000 square feet of gross floor area, 844 seats, and 211 parking spaces. (see Appendix 6 for SP Plat and conditions)
- Phase one of the church was constructed in 1987 (per County records).
- Additional site modifications, including parking, was constructed in the late 1990s, in accordance with the approved SP. (As-built site plans were approved on February 13, 2001.)

**COMPREHENSIVE PLAN PROVISIONS** (Appendix 7)

**Plan Area:** Area III; Upper Potomac Planning District  
 Reston Community Planning Sector (UP5)

**Plan Map:** Residential, 1-2 du/ac

**Plan Text:**

On Page 117 of the Fairfax County Comprehensive Plan, 2003 Edition, Area III, Upper Potomac Planning District, as amended through July 11, 2005, the Plan states:

The Reston Community Planning Sector is largely developed as stable residential neighborhoods. Infill development in these neighborhoods should be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

...

*See Appendix 7 for additional Plan Text.*

## ANALYSIS

### **Generalized Development Plan/Special Permit Plat** (Copy at front of staff report)

Title of GDP/SP Plat: Heritage Fellowship United Church of Christ  
Prepared By: William H. Gordon Associates, Inc.  
Original and Revision Dates: December 2005 as revised through September 2006

The combined Generalized Development Plan/Special Permit Plat (GDP/SP Plat) for applications RZ 2006-HM-001 and SPA 84-C-045 consists of nine sheets.

**Sheet 1** is the title page and includes a sheet index, a vicinity map, general notes and site tabulations.

**Sheet 2** shows the existing conditions

**Sheet 3** depicts the site layout, as explained below.

**Sheet 4** shows a site distance plan and profile for the entrance (on Fox Mill Road).

**Sheet 5** depicts a detail of the courtyard amenity area, as well as additional details such as benches, patterned pavement, and retaining walls.

**Sheet 6** shows cross sections of the site and the surrounding residential developments (and a key map).

**Sheets 7, 8 and 9** (labeled 7, 7A and 8) are the best management practices (BMP) and stormwater management plans, including the outfall analysis.

The layout as depicted on the GDP/SP Plat shows the following:

- A single, U-shaped building with a courtyard area between the two arms (facing the rear of the site) to replace the existing building. The building has a total gross floor area of 46,428 square feet, which equates to a floor area ratio (FAR) of 0.2 (including density credit from previous right-of-way dedications).

- The building height shown has a maximum of 45 feet in the tallest portion, which is located closest to Fox Mill Road. This portion of the building is surrounded by a lower, one-story portion, which connects to the two-story wings towards the rear. The two-story wings are shown to have a maximum height of 35 and 30 feet, respectively (the variation in height is caused by variations in grade).
- The main entrance to the building is on the east side, within the courtyard. Secondary entrances are located on the north and south wings, including a handicapped access entrance on the north side adjacent to the handicapped parking spaces.
- Amenities to be included in the courtyard area include benches, decorative pavement, and trees.
- Access is provided with one entrance onto Fox Mill Road, with right and left turns into the entrance to be provided. This driveway accesses a loop drive around the church building. A five foot wide sidewalk is shown on the Fox Mill Road frontage and extending into the site and around the majority of the building.
- Parking is provided in surface lots, with 295 spaces (or 1 space per 2.86 seats) which are located primarily to the rear (east) of the site. Additional parking is located along the driveways on the north and south sides of the building.
- The GDP/SP Plat shows a 25 foot wide transitional screening strip to be provided on the north, east, and south sides of the building. The Plat indicates that existing vegetation will be preserved where feasible, with additional plantings to be provided. The Fox Mill Road frontage of the site (west side) has a vegetated strip approximately 50 feet in width, which is also shown to be a mix of preserved and supplemental vegetation.
- Existing chain link fence along the property boundary is proposed to meet the barrier requirement. No barrier is proposed along the front of the church site, along Fox Mill Road.
- A tree preservation easement is shown along the Fox Mill Road frontage of the site, to be supplemented by additional landscaping. This will replace an existing (larger) conservation easement in a similar location, which was granted for SWM/BMP purposes.
- Stormwater management will be provided in an underground detention system with sand filters. The GDP/SP Plat also indicates, and the applicant has proffered that rain gardens or other infiltration devices will be used and that credit will be taken for the proposed tree preservation easement area. Off-site flows currently cross the property; these off-site flows will be collected and treated by the proposed SWM/BMP system.

### **Land Use Analysis (Appendix 7)**

The Comprehensive Plan land use guidance for this area focuses on compatibility of use, type and intensity with respect to adjacent residential use. The application, as

originally proposed, included a parking deck located on the eastern end of the site, immediately adjacent to the surrounding residential. This raised significant concerns about the impact on and compatibility with that residential.

In response, the applicant revised the GDP/SP Plat to replace the proposed parking deck with surface parking. Additional surface parking was provided along the driveways. Additionally, the applicant provided for the full, 25 foot wide transitional screening required by the Zoning Ordinance (previous plans showed a 25 foot wide area but landscaping on only a portion of that width). Finally, the applicant has provided additional details about the proposed height of the church building, demonstrating that, while a maximum height of 45 feet is shown for the sanctuary area, the remainder of the church building will be a maximum of 35 feet, which is compatible with the heights allowed in the surrounding residential zoning.

With these modifications, staff believes that the proposed expansion of the church has addressed the land use issues.

The rezoning request itself is required to allow the increased floor area; the current R-1 zoning would restrict the site to a 0.15 FAR as opposed to the requested 0.2 FAR. While residential uses are not proposed with this rezoning, the R-2 District is in conformance with the Plan's recommendations for residential use at 1-2 du/ac.

#### **Environmental Analysis (Appendix 7)**

Based upon the original submission, the applicant was requested to provide additional information on stormwater management and best management practices, including additional details about adequate outfall. With the revisions to the GDP/SP Plat, information has been provided demonstrating that adequate outfall exists. Additionally, as noted, the SWM/BMP facilities shown on the GDP/SP Plat for this site will capture off-site flows that are currently not being treated, which should also serve to mitigate (to some extent) a problem with standing water experienced on property to the east. With the revisions to the application, staff believes the application has satisfactorily addressed the environmental issues.

#### **Transportation Analysis (Appendix 8)**

The proposal under consideration would increase the floor area of the existing church, but would not add any additional seats over what could currently be constructed under SP 84-C-045. Right-of-way necessary to construct a four-lane facility and frontage improvements to 35 feet from centerline was provided with construction of the initial phase of the church. In response to staff's request, the applicant has provided an analysis of the sight distance profile at the entrance, as well as right and left turn lanes into the site. Sidewalks are shown along the site frontage and into the site, and the applicant has proffered to construct the frontage improvements as shown on the GDP/SP Plat. With this information and these improvements, there are no outstanding transportation issues.

**Public Facilities Analysis**

*Water Service* (Appendix 9) – Adequate service available; no issues cited.

*Sewer Service* (Appendix 10) – Adequate capacity available; no issues cited. The site is located in the Sugarland Run Watershed, and sewered into the Blue Plains Treatment Plant.

*Fire and Rescue* (Appendix 11) – Meets fire protection guidelines; no issues cited. The site is serviced by Station #431, Fox Mill.

*Stormwater Analysis, DPWES* (Appendix 12) – The applicant has provided additional outfall information, and committed to capturing and treating off-site flows which are currently uncontrolled. With these commitments, no issues are outstanding.

*Fairfax County Park Authority* (Appendix 13) – No issues cited.

**ZONING ORDINANCE PROVISIONS** (Appendix 14)

<b>BULK REGULATIONS (R-2 non-residential use)</b>		
<b>Standard</b>	<b>Required</b>	<b>Provided</b>
Lot Size	15,000 sq ft	5.08 acres
Lot Width	100 feet	360 feet ±
Building Height	60 feet	45 feet
Front Yard	45° ABP, not less than 35 feet (45 feet)	100 feet
Side Yard	40° ABP, not less than 15 feet (38 feet)	Min. 63 feet
Rear Yard	40° ABP, not less than 25 feet (38 feet)	210 feet
FAR	0.2	0.2
Open Space	NA	36%
Parking Spaces	211 spaces	295 spaces
<b>Transitional Screening and Barrier:</b>		
<i>North, South, East</i>	25 feet, Barrier D, E, F	25 feet, chain line fence
<i>West</i>		50 feet, no barrier (waiver requested)

### Waivers and Modifications Requested

- *Modification of transitional screening to allow use of existing vegetation and Waiver of barrier along the western property boundary*

The GDP/SP Plat shows a layout that provides a 25 foot wide transitional screening strip (meeting the requirement) on all sides, and exceeds the 25 foot requirement along the front (west) with a 50 foot wide vegetated area. Because the site is heavily vegetated, staff believes it is appropriate to maintain existing vegetation, where appropriate, as part of that transitional screening. It should be noted, however, that a large number of the trees on-site are Virginia Pines, which are prone to root failure. Staff therefore recommends that the preservation of existing vegetation as part of the transitional screening and tree preservation areas be coordinated with Urban Forest Management, DPWES, and that Virginia Pines be carefully reviewed and removed, if recommended by UFM. Additionally, staff has proposed a condition that additional evergreen shrubs be provided along the parking lots to shield headlights from shining into adjacent residences.

## **OTHER ZONING ORDINANCE REQUIREMENTS**

### **Special Permit Requirements (See Appendix 14)**

- General Special Permit Standards (Sect. 8-006)
- Group 3 Standards (Sect. 8-303)

### ***General Special Permit Standards (Sect. 8-006)***

*Standard 1* states that the proposed use must be in harmony with the adopted comprehensive plan. The Comprehensive Plan emphasizes compatibility of land uses. As stated earlier, staff believes that the church proposal, as revised, would be compatible with the surrounding uses; this standard is satisfied.

*Standard 2* requires that the use be in harmony with the general purpose and intent of the applicable zoning district regulations. The site is currently in use as a church, and the applicant is proposing new construction which would expand that footprint, though not the approved number of seats. The proposal meets or exceeds all setbacks and transitional screening requirements. Staff believes this standard is satisfied.

*Standard 3* requires that the use be harmonious with and not adversely affect neighboring properties. As noted, the application has been modified to remove the request for a parking garage and to provide full transitional screening yards. With the limitations on the height of the building so that it tapers down towards the residential uses, this standard is satisfied.

*Standard 4* requires that the use allow for safe pedestrian and vehicular traffic patterns. Right-of-way and frontage improvements to the standards set by the Comprehensive Plan have been previously provided. With the construction of the right and left turn lanes, as shown on the GDP/SP Plat, staff believes this standard has been satisfied.

*Standard 5* requires landscaping and screening in accordance with the provisions of Article 13. The applicant has requested modifications of the landscaping and barrier requirements as discussed above. As noted, staff supports these requests, which will not reduce the width of the required screening yards. With the imposition of the proposed proffers and development conditions, this standard has been satisfied.

*Standard 6* states that open space shall be provided as required in the specified zoning district. While there is no open space requirement for churches in the R-2 District, the GDP/SP Plat shows 36% of the site to be maintained as open space.

*Standard 7* requires adequate utilities, drainage, and parking. The application provides one parking space per 2.86 spaces, which is in excess of the requirement. Staff believes that this standard is satisfied.

*Standard 8* requires that signs be regulated by the provisions of Article 12. The applicant has not requested any signage in excess of that allowed by Article 12.

### ***Group 3 Standards (Sect. 8-303)***

*Standard 1* requires that the use comply with the lot size and bulk regulations of the zoning district in which located. As noted above, the application complies with the bulk regulations and this standard has been met.

*Standards 2 and 3* require that the use comply with the applicable performance standards and be subject to the provisions of Article 17, Site Plans. The application will be required to file a site plan, and will demonstrate compliance with the applicable performance standards at that time. Staff believes the proposal will be able to comply with these two provisions.

### **Summary of Zoning Ordinance Provisions**

All applicable standards have been satisfied with the GDP/SP Plat, the draft proffers and the proposed development conditions.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Staff Conclusions**

Staff finds that the proposal for redevelopment of the church site and expansion of the previously approved floor area and parking to be in harmony with the Comprehensive

Plan, and in conformance with all applicable Zoning Ordinance provisions. It should also be noted that, as currently approved, the church could expand the existing facility to provide a maximum of 844 seats (though with half as much floor area as they would like). If developed under the currently governing SP, the church would only be required to provide 211 parking spaces, in strict conformance with the Zoning Ordinance requirement of one space for four seats. With the proposed RZ and SP requests, the church is not increasing the maximum number of seats in the sanctuary, but the number of parking spaces to be provided would be increased to 295 (1 space per 2.86 seats).

### **Recommendations**

Staff recommends approval of RZ 2006-HM-001, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of a modification of transitional screening in favor of that shown on the GDP/SP Plat, and to allow the use of existing vegetation.

Staff recommends approval of a waiver of the barrier requirement along the western boundary.

Staff recommends approval of SPA 84-C-045 subject to the development conditions found in Appendix 2.

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 Proffers
2. Proposed Development Conditions
3. Rezoning Affidavit
4. Special Permit Affidavit
5. Statement of Justification
6. Approved Special Permit
7. Plan Citations, Land Use Analysis and Environmental Analysis
8. Transportation Analysis
9. Fairfax County Water Authority
10. Sanitary Sewer Analysis
11. Fire and Rescue
12. Stormwater Management Analysis, DPWES

**APPENDICES (Cont.)**

13. Fairfax County Park Authority
14. Applicable Zoning Ordinance Provisions
15. Glossary

**PROPOSED DEVELOPMENT CONDITIONS****SPA 84-C-045****September 13, 2006**

If it is the intent of the Board of Zoning Appeals to approve SPA 84-C-045 located at Tax Map 25-2 ((5)) 51 and 52, (2505 Fox Mill Road) to allow a church pursuant to Section 3-203 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition that approval by requiring conformance with the following conditions, which supersede all previous conditions. Those conditions carried forward from the previous special permit are marked with an asterisk. (\*)

1. This approval is granted to the applicant only, Heritage Fellowship United Church of Christ, and is not transferable without further action of this Board, and is for the location indicated on the application, 2505 Fox Mill Road (5.08 acres), 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 December 2005 as revised through September 2006, 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 (Non-RUP) 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 or Sect. 8-004 of the Zoning Ordinance. \*
5. This special permit shall not be valid unless and until the Board of Supervisors approves RZ 2006-HM-001. If the Board of Supervisors denies RZ 2006-HM-001, or the application is withdrawn, this special permit shall be considered null and void.
6. The main sanctuary of the church shall have no more than 844 seats. \*
7. If a chapel is provided in the building, in addition to the main sanctuary, no more than 100 seats shall be provided in the chapel, and the chapel shall not be used at the same time as the main sanctuary.
8. Any new 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, measured 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 no more than one-half hour after any event held at the church, except for building mounted security lighting, which shall be shielded to prevent glare. \*

9. Any free standing sign shall be designed in a monument style no more than 5 feet in height, and shall be constructed of materials and colors compatible with those used in the building, and shall be in conformance with Article 12 (Signs) of the Zoning Ordinance.
10. Landscaping shall be provided in substantial conformance with that shown on the SP Plat, as approved by Urban Forest Management. Existing vegetation shown on the SP Plat to be preserved shall be as recommended by UFM. \*
11. Deciduous or shade trees provided shall be a minimum of 3 – 3.5 inches in caliper; evergreen trees shall be a minimum of 6 to 7 feet in height.
12. Barrier shall be provided as shown on the SE Plat; no barrier shall be required along the western boundary (Fox Mill Road frontage). \*
13. A tree preservation plan shall be submitted as part of the first and all subsequent site plan submissions. The tree preservation plan shall be prepared by a professional with experience in the preparation of tree preservation plans on construction sites, such as a certified arborist or landscape architect, and shall be subject to the review and approval of UFM. The tree preservation plan shall consist of a tree survey that includes the location, species, size, crown spread, and condition rating percent of all trees 10 inches in diameter or greater, as measured at 4.5 feet above existing grade, and located 20 feet to either side of the limits of clearing and grading shown on the SP Plat. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation located outside the limits of clearing and grading shown on the SP Plat. The condition analysis ratings shall be prepared using methods outlined in the 9<sup>th</sup> edition of *the Guide for Plant Appraisal*, published by the International Society of Arboriculture. Specific tree preservation activities that will maximize the survivability of trees identified for preservation shall be included in the plan. Such activities may include, but shall not be limited to, root pruning, crown pruning, mulching, and supplemental irrigation.
14. Virginia Pines located with tree preservation areas shall be specifically identified to be saved or removed, in consultation with UFM. If designated for removal, methods for removal shall be coordinated with UFM, and shall be designed to minimize damage to existing vegetation to be preserved, including understory trees and shrubs, as determined by UFM.
15. In addition to the landscaping shown on the plan, the applicant shall coordinate with UFM to provide additional evergreen shrubs that, in conjunction with any fencing provided, shall screen headlights from the parking areas from shining into adjacent residential lots to the north, south, and east.

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.