



APPLICATION FILED: January 30, 2007
PLANNING COMMISSION: May 2, 2007
BOARD OF ZONING APPEALS: May 15, 2007
BOARD OF SUPERVISORS: Not Scheduled Yet

County of Fairfax, Virginia

April 19, 2007

STAFF REPORT

APPLICATION SE 2007-DR-003
(In association with SPA 85-D-034-05)

DRANESVILLE DISTRICT

APPLICANT: Reformed Theological Seminary

PRESENT ZONING: R-1, R-2

LOCATION: 1020 Balls Hill Road

PARCEL: 21-3((15)) A1, 21-3((1)) 50, 50A, 51, 53

SITE AREA: Overall: 7.5 acres
R-1 – 0.44 acres
R-2 – 7.06

FAR: R-1 – 0.0
R-2 – 0.176

PLAN MAP: Residential; 2-3 du/ac

SE CATEGORY: Category 3: Colleges, Universities

PROPOSAL: To permit a college/university with a maximum enrollment of 33 students within an existing place of worship.

WAIVERS & MODIFICATIONS: Modification of the transitional screening
Waiver of the barrier requirement

STAFF RECOMMENDATIONS:

Staff recommends approval of SE 2007-DR-003, subject to development conditions consistent with those contained in Appendix 1.

O:\SWILLI\SE\SE-2007-DR-003-SPA 85-D-034-05 Reformed Theological Seminary\Staff Report\Cover.doc

Department of Planning and Zoning

Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703 324-1290
FAX 703 324-3924
www.fairfaxcounty.gov/dpz/

Staff recommends that the previously approved modification of the transitional screening requirements along the eastern and southern lot lines and waiver of the barrier requirements along the northern, southern, and eastern lot lines be approved with the current application.

Staff recommends approval of the modification of the transitional screening requirements along the western lot line.

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.

The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

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.



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).



APPLICATION FILED: January 30, 2007
BOARD OF ZONING APPEALS: May 15, 2007
(MOVED WITH APPLICANT'S CONSENT)
TIME: 9:00 a.m.

County of Fairfax, Virginia

April 19, 2007

STAFF REPORT

SPECIAL PERMIT AMENDMENT APPLICATION SPA 85-D-034-05
(In association with SE 2007-DR-003)

DRANESVILLE DISTRICT

APPLICANT: Trustees for McLean Presbyterian Church

ZONING: R-1, R-2

LOCATION: 1020 Balls Hill Road

ZONING ORDINANCE PROVISION: 3-103, 3-203

TAX MAP: 21-3((15)) A1, 21-3((1)) 50, 50A, 51, 53

LOT SIZE: Overall: 7.5 acres
R-1 – 0.44 acres
R-2 – 7.06

FAR: R-1 – 0.0
R-2 – 0.176

PLAN MAP: Residential; 2-3 du/ac

SPA PROPOSAL: To amend SP 85-D-034 previously approved for a church to permit site modifications.

STAFF RECOMMENDATION:

Staff recommends approval of SPA 85-D-034-05, subject to the development conditions contained in Appendix 2.

O:\SWILLI\SE\SE-2007-DR-003-SPA 85-D-034-05 Reformed Theological Seminary\Staff Report\Cover.doc

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703 324-1290
FAX 703 324-3924
www.fairfaxcounty.gov/dpz/

Excellence * Innovation * Stewardship
Integrity * Teamwork * Public Service

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.

The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

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. A copy of the BZA's Resolution setting forth this decision will be mailed within five (5) days after the decision becomes final.

For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 324-1280, 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 22035-5505.**



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

SE 2007-DR-003 Proposal:

The applicant, the Reformed Theological Seminary seeks a Special Exception to permit a College/University Use within the existing McLean Presbyterian Church structure approved in conjunction with SPA 85-D-034. No additional land disturbance or site improvements are proposed with this application.

Students: Average number of students on site at any one time – 12 students
Maximum total daily enrollment - 33 (full-time equivalent)

Parking: 328 spaces (no change)

Hours: College/University: 7:00 p.m. to 10:00 p.m., two nights a week
Occasional weekend classes
7:00 p.m. to 10:00 p.m., Friday
9:00 a.m. to 4:00 p.m., Saturday
Summer Semester
9:00 a.m. to 4:00 p.m., 3-5 consecutive days a week

None of the classes will operate concurrently with Church services, or any of the major religious education activities offered by the church.

Employees: 4 employees (college/university)

SPA 85-D-034-05 Proposal:

The applicant, the Trustees for McLean Presbyterian Bible Church seek a special permit amendment to amend SP-85-D-034 previously approved for a church to permit the associated Special Exception use.

Seats: 736 seats (no change)

Parking: 328 spaces (no change)

Hours: Church: 8:00 a.m. to 12:30 p.m. Sunday
When there is a 2nd service
4:00 p.m. to 9:30 p.m. Sunday
Office: 8:30 a.m. to 5:30 p.m., Monday through Friday

Employees: 18 employees (church)

Waivers and Modifications:

Modifications of the transitional screening requirements along the eastern and southern lot lines and a waiver of the barrier requirements along the northern, southern, and eastern lot lines were previously approved in conjunction with SPA 85-D-034-4.

Copies of the proposed development conditions, applicant's affidavit, and applicant's statement of justification are contained in Appendices 1 through 4 of this report.

LOCATION AND CHARACTER

Site Description:

The subject site is 7.5 acres and consists of parcels 50, 50A, 51, 53 and lot A-1 and is located south of Georgetown Pike and east of the Capital Beltway along the west side of Balls Hill Road. The subject site is split zoned, lot 53 is zoned R-1, the remainder of the site is zoned R-2. The property consists of two buildings, a sanctuary and residential structure, and two temporary trailers. There are currently 328 parking spaces provided on the site with the majority of the spaces being located north and west of the sanctuary building and east of the storm water management pond. Access to the site is via two areas of ingress and egress from Balls Hill Road.

Surrounding Area Description:

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Intersection of Beltway & Georgetown Pike		
South	Single-family dwellings	R-2	Residential; 2-3 du/ac
East	Single-family dwellings	R-3	Residential; 2-3 du/ac
West	Single-family dwellings (Opposite side of the Beltway)	R-1	Residential; 2-3 du/ac

BACKGROUND

Site History:

On October 22, 1985, the Board of Zoning Appeals approved SP 85-D-034 to permit the construction of a church and related facilities.

On August 4, 1987, the Board of Zoning Appeals approved VC 87-D-073 to permit a lot subdivision for former lot 18 into lots A-1 and 18A, with lot 18A having a minimum lot width of 120.46 ft. (150 ft. min lot width requirement).

On September 3, 1987, the Board of Zoning Appeals approved SPA 85-D-034, to permit the addition of lot A-1 to the land area of the church, an increase in parking spaces and seating and also granted an increase to the square footage of the structure.

On January 2, 1990, the Board of Zoning Appeals approved SPA 85-D-034-02, to permit an increase to the number of seats from 580 seats to 736 seats.

On October 28, 1991, the Board of Supervisors approved RZ 96-D-016, to permit the rezoning of 8.029 acres from R-1 and R-2 to R-2, subject to proffers dated May 18, 1998. This application did not include lot 53.

On October 17, 1995 the Board of Zoning Appeals approved SPA 85-D-034-03, to permit two temporary trailers on the site for Sunday school classes.

On October 23, 2000 a continuation to allow the two trailers to remain for another five years was approved administratively. The trailers are no longer present on the site.

On May 23, 2001 the Board of Zoning Appeals approved SPA 85-D-034-04, to permit building addition, site modifications, and increase in land area (lot 53).

A copy of the most recently approved Special Permit Development Conditions for the subject site can be found in Appendix 7. A copy of the most recently approved proffers can be found in Appendix 8. The complete set of files for all of the previous applications for the site is available in the files of the Zoning Evaluation Division (ZED) in the Department of Planning and Zoning (DPZ).

The applicant was granted a waiver of the submission requirement for a Special Exception Plat in favor of the submission of the most recently approved Special Permit Plat (Appendix 6), with the conditions that the SP Plat be updated to show the size and location of the proposed college/university use, and show an updated parking tabulation for the site. At the time of the Special Exception Plat waiver request staff was not informed that a Special Permit Amendment (SPA) application would be filed concurrently. Therefore staff feels that the SPA Plat contained at the front of this staff report should serve as the combined SE/SPA Plat as it is the most recent SPA Plat for the site.

COMPREHENSIVE PLAN PROVISIONS

Plan Area: McLean Planning District, Area II
Planning Sector: M4-Balls Hill Community Planning Sector

Plan Map: Residential; 2-3 du/acre

Plan Text: There is no site-specific Plan text which pertains to the application property.

The Comprehensive Plan, Area II, McLean Planning District, as amended through July 11, 2005, M4-Balls Hill Community Planning Sector, pages 108 states:

The Balls Hill sector is largely developed as stable residential neighborhoods. Infill development in this sector 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.

DESCRIPTION OF SE/SPA PLAT:

Special Permit Amendment (SPA) Plat (copy at front of staff report)

Title of SPA Plat: McLean Presbyterian Church, Reformed Theological Seminary

Prepared By: Frederick D. Neal of CAD-CON Consulting Incorporated

Date: December 18, 2006 as revised through January 3, 2007

The SPA Plat consists of two sheets.

Sheet 1 shows the General notes and site tabulations, vicinity map and sheet index.

Sheet 2 shows the existing site conditions, depicting the existing church building, landscaping and associated parking spaces. Two access points are provided from Balls Hill Road along the eastern boundary of the site. A total of 328 parking spaces are shown on the subject site.

ANALYSIS

No land use issues have been identified in conjunction with this application. Issues related to the environment, transportation and public facilities were addressed at the time of the approval SPA 85-D-034-04. As this application is a request to allow a college/university use with up to 33 full-time students which will be located within the existing church, and there are no new buildings, or additions to existing buildings proposed with this application no additional issues have been raised.

ZONING ORDINANCE PROVISIONS

Bulk Standards (R-1 & R-2 Zoning)		
Standard	Required	Provided
Lot Size		
R-1	36,000 sq. ft.	19,137 sq. ft. (0.44 acres)
R-2	<u>15,000 sq. ft</u>	<u>307,392 sq. ft. (7.05 acres)</u>
Total	51,000 sq. ft.	326,529 sq. ft.(7.49 acres)
Building Height		
R-1	60'	N/A
R-2	60'	45.167'
Front Yard		
R-1	50 degree angle of bulk plane, but no less than 40 feet.	N/A
R-2	45 degree angle of bulk plane, but no less than 35 feet.	95.8'
Side Yard		
R-1	45 degree angle of bulk plane, but no less than 20 feet.	N/A
R-2	40 degree angle of bulk plane, but no less than 35 feet.	86'
Rear Yard		
R-1	45 degree angle of bulk plane, but no less than 25 feet.	N/A
R-2	40 degree angle of bulk plane, but no less than 35feet.	104.6'
FAR		
R-1	0.15	0.0
R-2	0.20	0.176
Open Space	20%	55%
Parking Spaces		
Church	1/4 seats – $736/4 = 184$	320 Universal
College/University	1/staff + 1/student – $4+33 = 37$	<u>8 Handicap</u>
Total	221 spaces	328 spaces
Transitional Screening		
North (Intersection of Beltway & Georgetown Pike)	N/A	Natural vegetation with a 10'-25' landscaped width
East (Single-family)	TS 2 - 35' landscaped width	Existing evergreen landscaping with a 20' landscaped width**
South (Single-family)	TS 2 - 35' landscaped width	Natural vegetation & Existing lawn with a 21.3'-90' landscaped width
West (Single-family & Beltway)	TS 2 - 35' landscaped width	Natural vegetation with a minimum 25' landscaped width
Barrier		
North (Single-family & Beltway)	Barrier D, E, or F	None*
East (Single-family)	Barrier D, E, or F	None*
South (Single-family)	Barrier D, E, or F	Partial 6.0' high fence adjacent to lots 4, 5, 6. None adjacent to lots A1 and 18A*

Bulk Standards (R-1 & R-2 Zoning)		
Standard	Required	Provided
West (Single-family & Beltway)	Barrier D, E, or F	6.0' high chain link fence

* Modified/Waived in conjunction with SPA 85-D-034-03

** Modified in conjunction with SPA 85-D-034-04

Waivers and Modifications:

The application property was previously subject to transitional screening and barrier requirements based on the Church use on the site, which required a transitional screening area consisting of a 25' width landscaped area and barrier type D, E, or F. However with the current request to permit a college/university use on the site, a transitional screening area consisting of a 35' width landscaped area and barrier type D, E, or F are required. The proposed college/university use will be located within the existing church. There are no buildings, or additions to buildings proposed with this application.

Modifications of the transitional screening requirements along the eastern and southern lot lines and a waiver of the barrier requirements along the northern, southern, and eastern lot lines were previously approved in conjunction with SPA 85-D-034-4. The applicants request that the previously approved waivers and modification be approval with the current applications.

A modification of the transitional screening requirements along the western lot line, adjacent to I-495 (Capital Beltway) is also requested.

OTHER ZONING ORDINANCE REQUIREMENTS:

Special Permit Requirements (See Appendix 10)

General Special Permit Standards (Sect 8-006)

The General Special Permit Standards require that the proposal be in harmony with the Comprehensive Plan, applicable Zoning District Regulations, that there be a finding of no significant negative impacts on surrounding properties, and that safe and adequate vehicular and pedestrian access be provided. As discussed previously, the subject application is a request to amend SP-85-D-034 previously approved for a church to permit site modifications for the associated Special Exception use. The subject application proposes no physical changes to the site. The parking provided is adequate to meet the parking requirements for the church use and the college/university use. The church use and college/university use will not operate concurrently and staff supports the requested modifications of transitional screening and waivers of the barrier requirement. Therefore, staff believes that the application satisfies all of the General Special Permit Standards.

Group 3 Standards (Sect. 8-303)

The church use was determined to be in conformance the Group 3 Standards at the time of the approval SPA 85-D-034-04. There are no changes proposed to the church use on the site, just the addition of the college/university use within the existing structure, therefore staff feels that the Group 3 Standards have been met with this application.

Special Exception Requirements (Appendix 10)

General Special Exception Standards (Sect. 9-006)

General Standard 1 states that the proposed use shall be in harmony with the adopted Comprehensive Plan. The Comprehensive Plan calls for residential development at 2-3 du/ac for this property. As previously stated, no new construction or changes to the existing site are proposed. Therefore, staff believes this standard has been satisfied.

General Standard 2 states that the proposed use shall be in harmony with the purpose and intent of the applicable Zoning District regulations. This application is in harmony with the purpose and intent of the R-1 and R-2 districts, which allow the proposed college/university use with approval of a Special Exception by the Board of Supervisors. Therefore, this standard has been satisfied.

General Standard 3 states that the proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties. No changes to the site are proposed that would negatively impact development of neighboring properties. Therefore, this standard has been satisfied.

General Standard 4 states that the proposed use shall be such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood. The property contains an existing church on the site with sufficient parking for both the church and College/University use, and no land disturbance is proposed on the property. No issues concerning pedestrian or vehicular traffic impacts have been raised with this application, therefore, this standard has been satisfied.

General Standard 5 states that the Board shall require landscaping and screening in accordance with Article 13. As discussed previously, Modifications of the transitional screening requirements along the eastern and southern lot lines and a waiver of the barrier requirements along the northern, southern, and eastern lot lines were previously approved and reaffirmed with the approval of SPA 85-D-034-4. The applicants request that the previously approved waivers and modification be reaffirmed with the current applications. A modification of the

transitional screening requirements along the western lot line is also required. There are no new buildings, or additions to existing buildings proposed with this application. Therefore staff is supportive of the requested waivers and modifications and feels this standard has been met.

General Standard 6 states that open space shall be provided in accordance with that specified for the subject zoning district. There is no requirement for open space in the R-1 and R-2 Districts, therefore the subject application is in conformance with the Zoning Ordinance standards, therefore this issue has been addressed.

General Standard 7 stipulates that adequate drainage, utilities, parking and loading shall be provided to serve the site. The application provides sufficient parking to meet the requirements for both the church and college/university uses. The site currently meets all other specified requirements of the Zoning Ordinance, and no new construction is proposed. Therefore, staff believes this standard has been met.

General Standard 8 states that signs shall be governed by Article 12, but that the Board may impose stricter requirements than those provided in the Ordinance. With the adoption of the proposed development conditions, this standard will be addressed.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff finds that the proposed applications are in harmony with the Comprehensive Plan, and in conformance with all applicable Zoning Ordinance standards.

Recommendation

Staff recommends approval of SE 2007-DR-003, subject to the development conditions consistent with those contained in Appendix 1.

Staff recommends approval of SPA 85-D-034-05, subject to the development conditions consistent with those contained in Appendix 2.

Staff recommends that the previously approved modifications of the transitional screening requirements along the eastern and southern lot lines and waiver of the barrier requirements along the northern, southern, and eastern lot lines be approved with the current application.

Staff recommends approval of the modification of the transitional screening requirements along the western lot line.

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. The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

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.

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.

APPENDICES

1. Proposed Special Exception Development Conditions
2. Special Permit Development Conditions
3. Special Exception Affidavit
4. Special Permit Amendment Affidavit
5. Statement of Justification
6. Waiver of Submission of a Special Exception Plat Approval Letter
7. Previously approved Development Conditions (SPA 85-D-034-04)
8. Previously approved Proffers (RZ 96-D-016)
9. Transportation Analysis
10. Applicable Zoning Ordinance Provisions
11. Glossary of Terms

DEVELOPMENT CONDITIONS**SE 2007-DR-003****April 19, 2007**

If it is the intent of the Board of Supervisors to approve SE 2007-DR-003 located at Tax Map 21-3 ((1)) 50, 50A, 51, 53 & Tax Map 21-3 ((15)) A1 (1020 Balls Hill Road) for use as a college/university within the existing church building pursuant to Sect. 3-104 & 3-204 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions. Other Permitted or Special Permit uses may be allowed on the site without amending this special exception so long as the proposed use is in substantial conformance with the SE Plat and all Zoning Ordinance requirements have been met.
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 Permit Amendment Plat prepared by Frederick D. Neal, dated December 18, 2006, revised through April 11, 2007, consisting of 2 sheets 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. There shall be no concurrent use of the existing structure by the church and the college/university. The church office may remain open for use by the church pastor and administrative staff during hours of operation of the college/university.
5. There shall be no dorms or accessory eating facilities on site.
6. The maximum number of students for the college/university shall be limited to 33 full-time students.

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.

APPENDIX 1

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 as evidenced by the issuance of a Non-RUP for the college/university use. 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.

PROPOSED DEVELOPMENT CONDITIONS

SPA 85-D-034-05

April 19, 2007

If it is the intent of the Board of Zoning Appeals to approve SPA 85-D-034-5 located at Tax Map 21-3 ((1)) 50, 50A, 51, 53 & 21-3 ((15)) A1 (1020 Balls Hill Road) for an amendment to SP 85-D-034 previously approved for a church to permit site modifications pursuant to Section 3-103 and 3-203 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions. Those conditions carried forward from the previous special permit are marked with an asterisk. Minor edits have been made to these conditions to conform to current terminology. Edits have been underlined.

1. This approval is granted to the applicant only, Trustees for McLean Presbyterian Church and is not transferable without further action of this Board, and is for the location indicated on the application, 1020 Balls Hill 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 Frederick D. Neal, dated December 18, 2006, revised through April 11, 2007, consisting of 2 sheets, 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 within the main area of worship shall not exceed 736 seats.*
6. The maximum number of parking spaces shall be 328 spaces as shown on the special permit plat All parking associated with these uses shall be contained on-site as shown on the special permit plat.*
7. The limits of clearing and grading shall be maintained as shown on the Special Permit plat.*

8. The existing vegetation shall be maintained along all lot lines to the maximum extent possible and shall satisfy transitional screening I requirements.

Landscaping as shown on the submitted Special Permit Amendment Landscape Plan shall be maintained along the frontage of Lot 53 adjacent to Balls Hill Road and along the western side of the new parking area to the satisfaction of ~~the County Urban Forester~~ Urban Forest Management, DPWES.*

9. Barrier F shall be maintained along Lots 21-3 ((15)) 4, 5, 6, and 21-3 ((1)) 50B where the property is adjacent to the church's southern property line, except along 21-3 ((15)) A1. The barrier requirement shall be waived along all other lot lines except as stated above.*
10. The existing interior parking lot landscaping shall be maintained and interior parking lot landscaping shall be provided in the new parking area on Lot 53 in accordance with the Zoning Ordinance.*
11. The right turn deceleration lane shall be maintained at the southern entrance from Balls Hill Road. If it is determined by the Department of Transportation at any time that the signs indicating exit only provided to prevent ingress movements in the northern exit are not effective, the applicant shall construct a standard right-turn lane at this access point to Virginia Department of Transportation (VDOT) standards.*
12. In order to reduce the maximum interior noise level to a level of approximately 45dBA Ldn, for all buildings located between the 65-70 dBA Ldn highway noise impact contours, the following measures shall be employed:*
- Exterior walls shall have a laboratory STC rating of at least 39.
 - Doors and windows shall have a laboratory STC rating of at least 28. If glazing constitutes more than 20% of any façade they should have the same laboratory STC as walls.
 - Measures to seal and caulk between surfaces should follow methods approved by the American Society for Testing and Materials to minimize sound transmission.

As an alternative, an acoustical engineering study may be submitted at the time of site plan approval to DPWES which will specify those building materials to be used to ensure that building interior sound levels will not be in excess of 45 dbA Ldn. The study methodology shall be acceptable to the Department of Planning and Zoning.*

13. Any new proposed lighting of the parking areas shall be in accordance with the following:•
 - The combined height of the light standards and fixture shall not exceed 12 feet.
 - The lights shall be of a design which focuses the light directly onto the subject property. Full cut-off lights shall be used.
 - Shields shall be installed, if necessary, to prevent the light from projecting beyond the facility.
 - The lights shall be controlled with an automatic shut-off device, and shall be turned off when the site is not in use.
 - There shall be no up-lighting of any of the proposed building additions.
14. Signs shall be permitted provided they are erected in accordance with the provisions of Article 12. Signs shall be located as to be integrated into the landscape and shall conform in size to Article 12 of the Zoning Ordinance.*
15. There shall be no concurrent use of the existing facility by the church and the college/university except that the church office may remain open for use by the church pastor and administrative staff during hours of operation of the college/university.

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 the use has been established. 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.