

TRUSTEES OF NEW MOUNT ZOAR BAPTIST CHURCH, SP 2007-SU-125

1. This approval is granted to the applicant only, Trustees of New Mount Zoar Baptist Church, and is not transferable without further action of this Board, and is for the location indicated on the application, 7127 Ordway 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 Jack E. Rinker dated August 17, 2007 as revised through January 8, 2008, and approved with this application, as qualified by these development conditions.
3. A copy of this special permit and the Non-Residential Use Permit 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 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 sanctuary shall be 350.
6. Parking shall be provided as depicted on the special permit plat. All parking shall be on site.
7. All open space areas outside of the areas of clearing and grading shall be preserved and designated as perpetually undisturbed open space. A minimum of 49.8 percent of the site shall be retained as perpetually undisturbed open space.
8. Stormwater Management (SWM) and Best Management Practices (BMPs) shall be provided as required by the Chesapeake Bay Preservation Ordinance (CBPO) and the Water Supply Protection Overlay District (WS), unless waived or modified by the Department of Public Works and Environmental Services (DPWES). Low Impact Development (LIDs) shall be provided where possible as determined appropriate by the Department of Public Works and Environmental Services (DPWES).
9. A tree preservation and restoration plan shall be submitted to Urban Forest Management (UFM) for review and approval at the time of site plan review. This plan shall designate the limits of clearing as delineated on the special permit plat and require that the area outside of the limits of clearing and grading be preserved and labeled as "perpetually undisturbed open space." The restoration plan shall be developed with the intention of revegetating and restoring the perpetually undisturbed open space to its natural habitat. Species shall be predominantly Virginia Pine and cedars, but may also include white pine, loblolly pine, short-leaf pine or other native evergreen varieties. No existing wooded areas may be disturbed to plant the restoration material. The applicant may maintain the undisturbed open space as needed to remove only undesirable vegetation such as brambles and vines with the intention of maintaining the evergreen tree cover until such time as natural succession takes over. There shall be no mowing of grass in the perpetually undisturbed open space.

10. A landscaping plan shall be developed and implemented to provide additional transitional screening landscaping over and above that shown on the special permit plat comprising of evergreens around the perimeter of the northern, southern, and western lot lines and smaller evergreen shrubs along the edge of the parking lot to satisfy transitional screening requirements. The size, type, and number of supplemental trees and shrubs shall be as approved by UFM. Transitional screening shall be modified along the eastern lot line to allow existing vegetation to meet transitional screening requirements.
11. The barrier requirement shall be provided as shown on the special permit plat.
12. The limits of clearing and grading shall be no greater than that shown on the special permit plat. The proposed tree save areas and open space shall remain undisturbed. These areas shall be protected by tree protection fencing in the form of four (4) foot high, 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. Prominent signs shall be placed on the fencing "TREE SAVE AREA – DO NOT DISTURB" to prevent construction from encroaching on these areas. The tree protection fencing shall be made clearly visible to all construction personnel, and shall be installed prior to any clearing and grading activities on the site. The installation of tree protection fencing shall be performed under the supervision of a certified arborist. Prior to the commencement of any clearing, gardening or demolition activities, the Applicant's certified arborist shall verify in writing that the tree protection fencing as been properly installed.
13. Lighting shall be provided in accordance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance, provided that Bollard-style lighting not exceeding 4 feet in height shall make up approximately three-fourths of the lighting on the site and shall be used on walkways and around the building. The remaining lighting fixtures shall not exceed 12 feet in height to provide security lighting in the parking lot and shall be shielded and projected downward to minimize glare. There shall be no uplighting on site, including any sign or the building, and lights shall be turned off when the site is not in use except for security lighting.
14. The maximum height of the building shall not exceed 40 feet.
15. The design of the church shall be generally consistent with the architectural rendering as depicted on pages A2-1 and A2-2 of the special permit plat as shown on Attachment 1 to the special permit development conditions.
16. Prior to any land disturbing activities the applicant shall permit staff from the Fairfax County Park Authority Cultural Resource Management and Protection Section (CRMPS) to complete a Phase II archeological assessment on the subject property. The Fairfax County Park Authority shall have 180 days from receipt of written notice from the applicant to complete the archeological assessment.
17. The applicant shall dedicate and convey in fee simple to the Board of Supervisors right-of-way of 35 feet from the centerline of Ordway Road and a 26-foot cross section from the centerline to the face of the curb across the site's entire frontage and provide a right turn taper.
18. Frontage improvements shall be provided as shown on the special permit plat, notwithstanding that an updated warrant study shall be provided at the time of site plan review if determined necessary by the Virginia Department of Transportation (VDOT) or the Fairfax County Department of Transportation (DOT), and changes to the turn lanes shall be made accordingly

if required.

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.

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 pursued. The Board of Zoning Appeals may grant additional time 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.