

DEVELOPMENT CONDITIONS

SEA 86-C-066-02

June 21, 2011

If it is the intent of the Board of Supervisors to approve SEA 86-C-066-02 located at Tax Map 27-4 ((1)) 3, previously approved for a private school of general education and a child care center to permit building additions, reduction in enrollment, and modifications to the development conditions pursuant to Sect. 3-E01 and 3-E04 of the Fairfax County Zoning Ordinance, then staff recommends that the Board condition the approval by requiring conformance with the following development conditions, which supersede all previous conditions (those carried forward from previous approval are marked with an asterisk *).

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.*
2. This Special Exception Amendment is granted only for the purpose(s), structure(s), and/or use(s) indicated on the Special Exception Amendment Plat approved with this application, as qualified by these development conditions. The use of the properties is limited to the use authorized by this Special Exception Amendment and no other use may be made of the subject property.
3. This Special Exception Amendment 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 amendment shall be in substantial conformance with the approved Special Exception Amendment Plat entitled Hunter Mill Country Day School, prepared by ATCS, P.L.C. and dated January 22, 2010, as revised through May 25, 2011, and these development conditions.
4. A copy of this Special Exception Amendment 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.
5. The maximum daily student enrollment of the private school of general education, child care center and nursery school shall be a maximum of eighty (80) children.
6. The hours of operation of the private school of general education, child care center and nursery school shall be 6:30 a.m. to 6:30 p.m. Monday through Friday. Except due to emergencies or weather delays, arrivals by students shall not occur prior to 6:30 a.m. and student departures shall not occur after 6:30 p.m.
7. The maximum number of full-time employees on-site at any one time shall not exceed ten (10).

8. The applicant shall provide temporary construction easements on Hunter Mill Road as requested by the Virginia Department of Transportation (VDOT) and/or the Department of Public Works and Environmental Services. *
9. The applicant shall provide a minimum of 20 parking spaces on the application property.
10. The school building shall be connected to an approved sewerage disposal system and public water, as required by the Fairfax County Health Department.*
11. The applicant shall meet the transitional screening and barrier requirements contained in the Zoning Ordinance, except along the northerly boundary line of the subject property commencing at a point 195 feet from the property's intersection with Hunter Mill Road and extending back to the rear property line, and except for the entirety of the southerly boundary line of the subject property. *
12. The applicant shall paint the fence surrounding the main buildings on the subject property solid white. *
13. The number of animals kept on the property shall be in conformance with Section 2- 512 of the Zoning Ordinance.
14. If on-site stormwater management quantity and quality control facilities are required as determined by DPWES, such facilities shall be as generally depicted on the SEA Plat subject to the review and approval of Fairfax County DPWES.
15. Supplemental landscaping shall be provided as shown on the SEA Plat subject to UFMD, DPWES approval.
16. If required, the applicant shall provide documentation of the sight distance easement obtained from the adjacent property owner located at Tax Map 27-4 ((1)) 2 to VDOT and FCDOT prior to site plan approval.

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 Sect. 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 as evidenced by the issuance of a new non-RUP. 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.