



# County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

February 24, 2012

Richard W. Sewall, RA/LEED AP  
Gregory Construction Company, Inc.  
9410 Prince William Street  
Manassas, VA 20110

Re: Interpretation for SPA 97-Y-012, Shepherd Gate Church, Tax Map 33-2 ((1)) 10: Addition

Dear Mr. Sewall:

This is in response to your letter of December 23, 2011, requesting an interpretation of the development conditions and Special Permit Amendment (SPA) Plat approved by the Board of Zoning Appeals (BZA) with the above referenced application. As I understand it, the question is whether the addition of 4,748 square feet to the second floor of the church and the construction of a covered exterior stairway would be in substantial conformance with the SPA Plat and development conditions. This determination is based on your letter; a reduction of an As Built Site Plan with the proposed exterior stairway highlighted; an exhibit containing elevations of the exterior stairway prepared by Gregory Construction Company, Inc. dated December 21, 2011; and a copy of a previous Interpretation, with exhibits, issued by Barbara A. Byron, Director, Zoning Evaluation Division, on March 2, 1999. Copies of your letter and relevant exhibits are attached.

SP 97-Y-012 was approved by the Board of Zoning Appeals (BZA) on August 12, 1997, subject to development conditions, to permit the phased construction of a church and related facilities on 10.1 acres, zoned R-C. The approved SPA Plat showed Phase I as one-story structure with cellar and a 325 seat temporary sanctuary containing 12,900 square feet per floor; Phase II was shown as one-story with 2,760 square feet of classrooms and offices; and, Phase III was shown as one-story with cellar structure containing a 650 seat sanctuary containing a total of 23,500 square feet. The permittee was the Board of Missions of Mount Vernon Baptist Church. On May 26, 1998, the BZA approved SPA 97-Y-012, subject to development conditions, to permit a change in permittee to the Shepherd Gate Church. There were no other changes.

Subsequently, on March 2, 1999, a determination was made by Barbara A. Byron, Director, Zoning Evaluation Division, which permitted a reduction of the building footprint from 33,440 square feet to 28,650 square feet and reconfiguration of the parking lot to relocate the majority of the parking spaces from the south to the north side of the church. Three phases of construction continued to be proposed. The tabulations contained on the exhibit submitted with

Department of Planning and Zoning  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5509  
Phone 703 324-1290  
FAX 703 324-3924  
[www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/)



Excellence \* Innovation \* Stewardship  
Integrity \* Teamwork \* Public Service

Richard W. Sewall  
Page Two

the interpretation request showed 28,600 square feet on the first floors of Phases I, II, and III and 8,200 square feet on the second floor. There was no change to the number of seats in the sanctuary or the number of parking spaces to be provided.

As I understand it, Phase I has been constructed and consists of a 16,531 square foot sanctuary with mezzanine. You propose to expand the second floor by constructing an additional 4,478 square feet of GFA in the unbuilt portion of the second floor within the existing structure and to add a 146 square foot covered exterior stairway to the southwest corner of the sanctuary building. You have explained that the existing structure was constructed to accommodate a future second floor. According to your exhibit, with the exception of the proposed exterior stairway, there will be no expansion of the previously approved building footprint. Your elevation shows a covered open stairway extending six feet from the second floor of the building and then extending a total of 17.5 feet before reaching a slab at grade. The exhibit shows the stairway covered with a metal roof. You have stated that the area of the stairway is 146 square feet. Pursuant to Article 20 of the Zoning Ordinance, given that the stairwell projects more than six feet from the exterior walls of the building, it must be included as gross floor area. You state that the proposed expansion, including the second floor addition of 4,748 square feet and the stairway with 146 square feet totals 4,894 square feet. The resulting built gross floor area would be 21,425 square feet leaving a total of 7,225 square feet of approved GFA to be built.

It is my determination that construction of the second floor and the open stairwell described above and in your submitted materials is in substantial conformance with the SPA Plat and the development conditions subject to the provision of the required number of parking spaces as approved by DPWES. This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator and addresses only those items discussed herein. If you have any questions regarding this interpretation, please contact Mary Ann Godfrey at (703) 324-1290.

Sincerely,



Barbara C. Berlin, AICP, Director  
Zoning Evaluation Division, DPZ

O:\BCB\mgodf2\SP Interpretations\Shepherd Gate Church (SPA 97-Y-012) Addition.doc

Attachments: A/S

cc: Members, Board of Zoning Appeals  
Diane Johnson-Quinn, Deputy Zoning Administrator, DPZ  
Kenneth Williams, Technical Processing, Land Development Services, DPWES  
Kevin Guinaw, Chief, Special Projects/Applications Management Branch, DPZ, ZED  
File: SPA 97-Y-012, SPI 11 01 025



# GREGORY CONSTRUCTION COMPANY, INC.

PHONE 703-368-8181

**DESIGN / BUILD**  
**GENERAL CONTRACTOR**  
 9410 PRINCE WILLIAM STREET  
 MANASSAS, VA 20110

FAX 703-368-5469

December 23, 2011

Barbara C. Berlin, Director of the Zoning Evaluation Division  
 Department of Planning and Zoning  
 12055 Government Center Parkway, Suite 801  
 Fairfax, Virginia 22035

RECEIVED  
 Department of Planning & Zoning  
 DEC 27 2011  
 Zoning Evaluation Division

Re: Request for Interpretation for Special Permit SP 97- Y-0-12 Tax Map 33-2((1))10,P  
 Shepherd Gate Church: Modification of Building

Dear Barbara:

**Description:**

The Church is planning to build the 2<sup>nd</sup> phase of the church building. This consists of adding interior space including a second floor and finishing an existing portion of the first floor. An exterior open egress stair is proposed to the south side of the existing building. Three new roof top HVAC units are being added which are concealed by an existing parapet. This is the only exterior work to be done.

The 2<sup>nd</sup> floor addition is unique in that the walls, structure and roof for the 2<sup>nd</sup> floor were originally built with the provision for the 2<sup>nd</sup> floor being added later. Thus, the footprint of the building is not changed except for the minor 146 square foot addition of the exterior stair (See attached).

The purpose of the additional interior space is supplemental to the Church function adding a Fellowship Hall, 3 classrooms, toilets, a nursery(church use only) and administrative offices.

**Request:**

**On behalf of Shepherd Gate Church, the request for an interpretation that the proposed minor modification is consistent with and does not materially alter the character of the Special Permit SP 97-Y-0-12 wherein it is in accordance with Zoning Ordinance Article 8 B(7) where the sum total of the addition is less than the approved gross floor area of the SP. Proposed modification is consistent with all Special Permit conditions.**

**Tabulation:**

The Special Permit approved a building area of 28,650 sf per the 1999 Interpretation Letter (see attached) from DPZ Director Barbara Byron

The building gross floor area that is currently built is 16,531 sf.

The proposed 2<sup>nd</sup> floor addition is 4,748 sf + 146 sf stair addition = 4,894 sf.

The total gross floor area including the proposed addition would be 21,425 sf which is less than the 1999 approval.

**Drawings:**

1. 3 copies of approved as built site plan showing proposed modifications.
2. An elevation of the proposed stair addition is shown on attached drawing.

Gregory Construction Company, Inc.  
3303-11 Shepherd Gate Church – Addition and Renovation  
12.23.2011

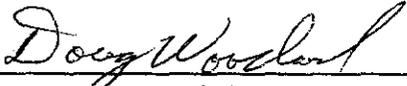
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Thank you for your attention to this matter. If you need any additional information, please contact Richard Sewall @ 703.368.8181 or email: [rsewall@gregoryinc.us](mailto:rsewall@gregoryinc.us).

Sincerely,



Richard W. Sewall, RA/LEED AP  
Gregory Construction Company



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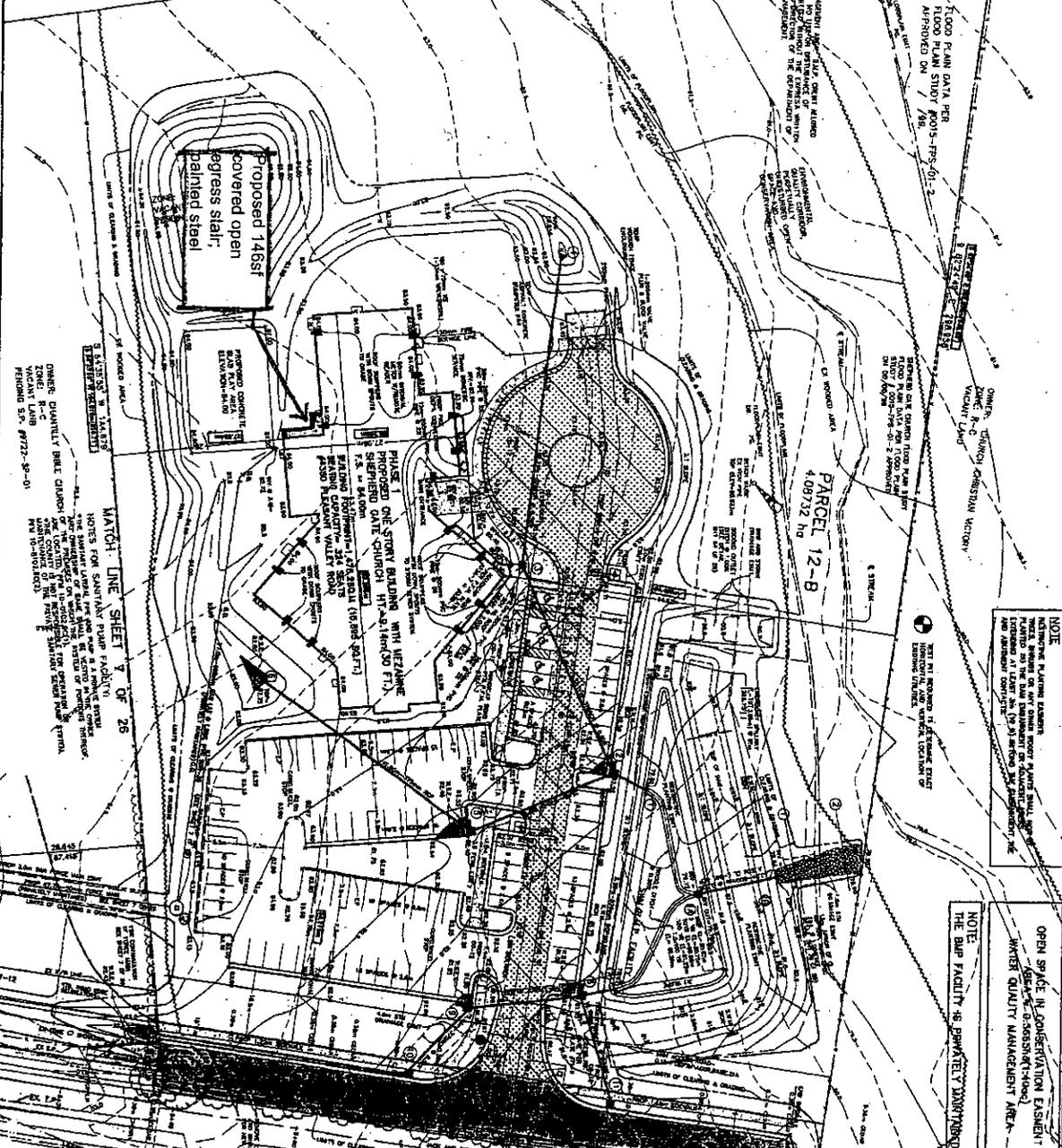
Doug Woodard, Chairman Building Committee  
Shepherd Gate Church  
4310 Pleasant Valley Road  
Chantilly, VA 20151  
Phone: 703.470.5000  
Email: [Doug@storageamericainc.com](mailto:Doug@storageamericainc.com)

THE NUMBER OF LOTS IN THIS SUBDIVISION WILL BE AS SHOWN ON THIS PLAN. THE IMPROVEMENTS COVERED BY THIS REVISION, SUBSTITUTION, OR AMENDMENT TO THE ORIGINAL PLAN, SHALL BE LIMITED TO THE CORRECTION OF CLERICAL MISTAKES AND THE COST OF THESE IMPROVEMENTS WILL NOT BE IN EXCESS OF THE AMOUNT OF THE ORIGINAL FEE FOR THIS PROJECT. THE REVISION IS BEING SUBMITTED ON THE BEHALF OF DEVELOPER'S NAME: **SHEPHERD GATE CHURCH**

I HEREBY CERTIFY THAT NO OTHER CHANGES HAVE BEEN MADE ON THE PLAN OR PEOPLE EXCEPT THOSE PREVIOUSLY APPROVED.

*Paul J. Nycs* PE 2-2-01  
 CIVIL ENGINEER

MATCHLINE SHEET 4 OF 28



OWNER: QUARTLEY BELL CHURCH  
 ZONE: R-C  
 VACANT LAND  
 PERMITS: 01-2722-8-01

MATCH LINE SHEET 7 OF 28

NOTES FOR SANITARY PUMP FACILITY:

1. THE SANITARY PUMP FACILITY SHALL BE LOCATED IN THE UNDEVELOPED AREA TO THE WEST OF THE CHURCH BUILDING.

2. THE PUMP FACILITY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE VIRGINIA SANITARY CODE.

3. THE PUMP FACILITY SHALL BE MAINTAINED IN A CLEAN AND SAFE CONDITION AT ALL TIMES.

FLOOD PLAIN DATA PER FIPS-15-2 APPROVED ON 11/27/01

Zone C-1  
 Zone C-2  
 Zone C-3

NOTE: EXISTING PLANNING BOARD MAPS TO BE USED FOR THE PURPOSES OF THIS PLAN. THE PLANNING BOARD MAPS SHALL BE USED TO DETERMINE THE EXISTING ZONING AND THE EXISTING PLANNING BOARD MAPS SHALL BE USED TO DETERMINE THE EXISTING PLANNING BOARD MAPS.

NOTE: THE BUMP FACILITY IS PRIVATELY MAINTAINED. OPEN SPACE IN CONSERVATION EASEMENT (SEE 5-6-00-01-000) WATER QUALITY MANAGEMENT AREA.

DATE	NO.	DESCRIPTION	BY	APPROVED	DATE

REVISION APPROVED BY: DIVISION OF DESIGN REVIEW

I HEREBY CERTIFY THAT NO OTHER CHANGES HAVE BEEN MADE ON THE PLAN OR PEOPLE EXCEPT THOSE PREVIOUSLY APPROVED.

*Paul J. Nycs* PE 1-4-02  
 CIVIL ENGINEER

PLEASANT VALLEY - SECTION I  
 ZONE: R-C  
 USE: SINGLE FAMILY

TRUE NORTH

3	28
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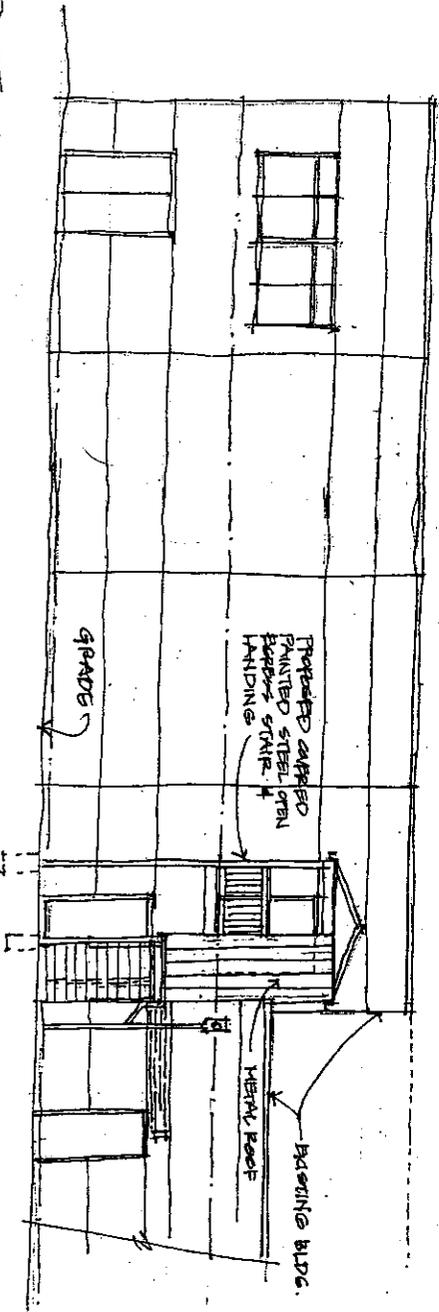
SHEPHERD GATE CHURCH, PHASE I  
 SULLY DISTRICT  
 FAIRFAX COUNTY, VIRGINIA  
 SITE PLAN  
 'AS BUILT'



Huntley, Nycs & Associates, Ltd.  
 ARCHITECTS • CIVIL ENGINEERS • LAND PLANNERS

1400 W. 10TH ST., SUITE 100, FARMACIA, VIRGINIA 22430  
 (703) 426-1111  
 FAX: (703) 426-1112  
 WWW.HUNTLIENYCS.COM

PARTIAL SOUTH ELEVATION

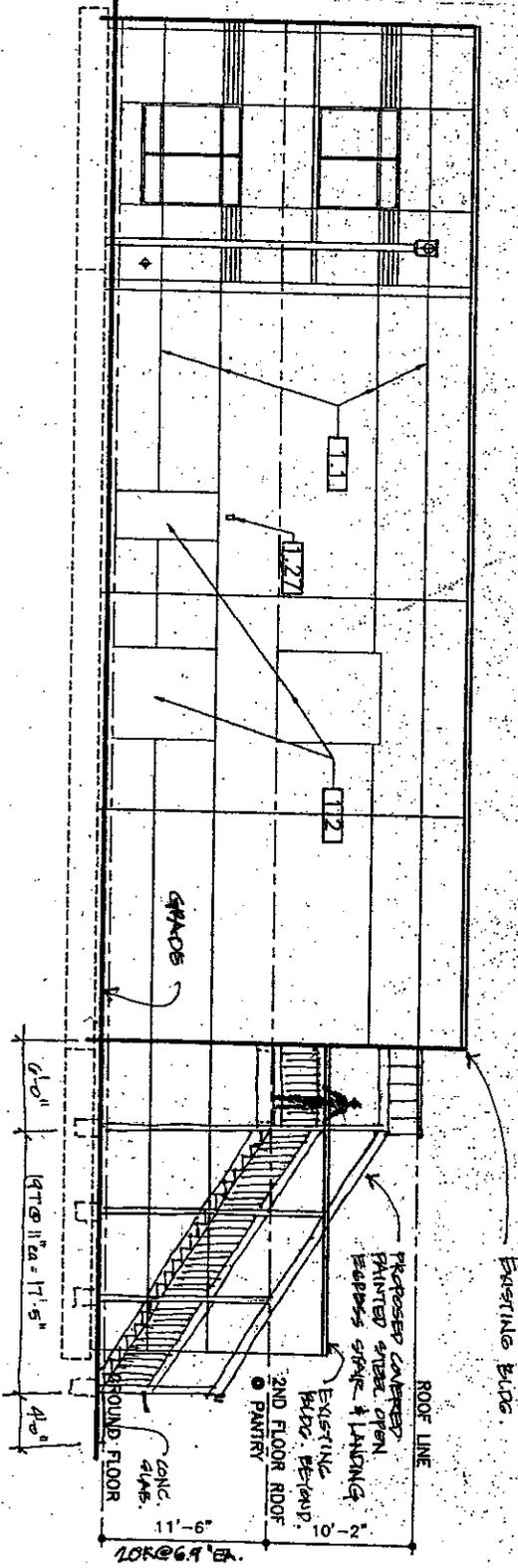


1 WEST ELEVATION  
 A201 SCALE: 1/8" = 1'-0"

P:\252\PROJECT\DDs



Project Name : Shepherd Gate Church  
 Job No : 3303  
 Date Issued : 12/21/11  
 Sketch : Stair elevations





FAIRFAX  
COUNTY

DEPARTMENT OF PLANNING AND ZONING

Zoning Evaluation Division

12055 Government Center Parkway, Suite 801

Fairfax, Virginia 22035-5505

(703) 324-1290

Fax (703) 324-3924

V I R G I N I A

March 2, 1999

Mr. Daniel B. Duis, Pastor  
Shepherd Gate Church  
14012-F Sullyfield Circle  
Chantilly, VA 20151-1617

Re: Interpretation for Special Permit SP 97-Y-0-12, Tax Map 33-2 ((1)) 10,P  
Shepherd Gate Church: Modification of Building and Parking Layout.

Dear Mr. Duis:

This is in response to your letter of December 9, 1998, and a letter from Mr. Douglas Dronfield, Building Committee Chairman, dated January 12, 1999, and additional information submitted on February 24, 1999, requesting an interpretation of the special permit plat and development conditions approved by the Board of Zoning Appeals in conjunction with SP 97-Y-012, and again with SPA 97-Y-012, in which the only amendment was a change in permittee. As I understand it, the question is whether the proposed revised footprint and design of the church building and parking lot configuration are in substantial conformance with the special permit plat and conditions. Specifically, you wish to redesign the church building and to reduce the total building footprint area from 33,440 square feet, as approved by the Board of Zoning Appeals, to a building footprint containing 28,650 square feet. You propose to reconfigure the parking to relocate the majority of parking from the south side of the church building to the north side of the church building. You have stated that the number of parking spaces will not be altered from a maximum of 212 spaces, as limited by the approved development conditions. This determination is based on drawings included with your letter which depict the approved building footprint and parking lot layout, and the proposed redesigned church building and parking lot layout. Also included are architectural depictions of the interior and exterior of the proposed redesigned church building. Copies of the above referenced letters and drawings are attached.

It is my determination that the redesigned church building with a modified footprint showing a reduction of square footage, and the proposed relocation and reconfiguration of the primary, but not the overflow, parking lot, as depicted on the submitted drawings noted above, are in substantial conformance with the plat and development conditions approved in conjunction with SP 97-Y-012 and with SPA 97-Y-012, provided that all development conditions approved by the Board of Zoning Appeals for SPA 97-Y-012, including those related to setbacks and limits of clearing and grading, continue to be met. A copy of the approved development conditions is attached.

This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator. If you have any questions regarding this interpretation, please contact Phyllis Wilson at (703) 324-1290.

Sincerely,

Barbara A. Byron, Director  
Zoning Evaluation Division, DPZ

Attachments: A/S

cc: Members, Board of Zoning Appeals  
Jane W. Gwinn, Zoning Administrator  
Michelle Brickner, Acting Director, OSDS, DPW&ES  
Bonds and Agreements Branch, OSDS, DPW&ES  
File: SPA 97-Y-012; SPI 9812 034

# Shepherd Gate

DANIEL B. DUIS, Pastor  
14012-F Sullyfield Circle  
Chantilly, VA 20151-1617  
703-263-2321

December 9, 1998

**RECEIVED**  
DEPARTMENT OF PLANNING AND ZONING

**DEC 14 1998**

ZONING EVALUATION DIVISION

Ms. Barbara Byron, Zoning Evaluation  
Fairfax County  
Office of Comprehensive Planning  
12055 Government Center Parkway, Suite 801  
Fairfax, VA 22035-5510

Shepherd Gate Church  
14016C Sullyfield Circle  
Chantilly, VA 20151

Shepherd Gate Church received approval for SPA 97-Y-012 on June 3, 1998 per the attached copy of the building footprint. The original building footprint designed by Robson Group Architects has been fine-tuned and Shepherd Gate Church is ready to move forward with the project. The revisions should provide a more pleasing appearance for our building and an improved flow of traffic on site.

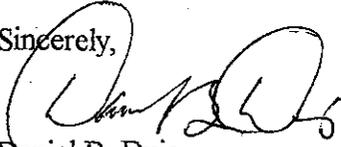
The revised building footprint, also attached, is considered a minor engineering modification by the civil engineer and our present architect as required in Section 18 of the Special Permit Resolution letter. With this modification, we will still conform to all the requirements of this approved permit including the building and parking setbacks and the limits of clearing and grading not intruding into the EQC.

The total building footprint area of the original building is 33,440 square feet and the modified building footprint is only 28,650 square feet.

We are asking that you would show favor for approval of this modification so we will not experience any additional expense or delay for this project. We understand that resubmitting to the Board of Zoning Appeals for a Special Use Permit Amendment could take six months or more.

We look forward to your response to this letter.

Sincerely,

  
Daniel B. Duis  
Pastor, Shepherd Gate Church

January 12, 1999

Ms. Phyllis Wilson, Zoning Evaluation  
Fairfax County  
Office of Comprehensive Planing  
12055 Government Center Parkway, Suite 801  
Fairfax, VA 22035-5510

RE: Special Permit Amendment, SPA 97-Y-012  
Shepherd Gate Church

Dear Ms. Wilson:

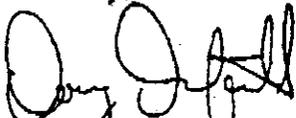
We are enclosing some clarifying information to help support our December 9, 1998 request for a minor engineering modification as we discussed the past few days. The attached drawings are a draft of the current proposed front view from the road and the side view (southern boundary looking north).

In addition to these drawings, we would like to reiterate it is our intention to comply with all limitations/requirements previously specified by the County in the special use permit including:

- Maximum seating for Phases 1 (sanctuary and offices) and 2 (gym/multipurpose room) will be 324 people and the maximum seating for Phase 3 (rest of the buildout) will be 650 people.
- Minimum parking for Phases 1 and 2 will be 84 spaces (99 spaces planned; located up to the circle turnaround); and 212 for Phase 3 addition (including the 39 in the overflow area previously designated on the Special Use Permit)
- Sensitive environmental areas such as the EQC limits, vegetation requirements, and tree preservation/restoration plan will be followed.

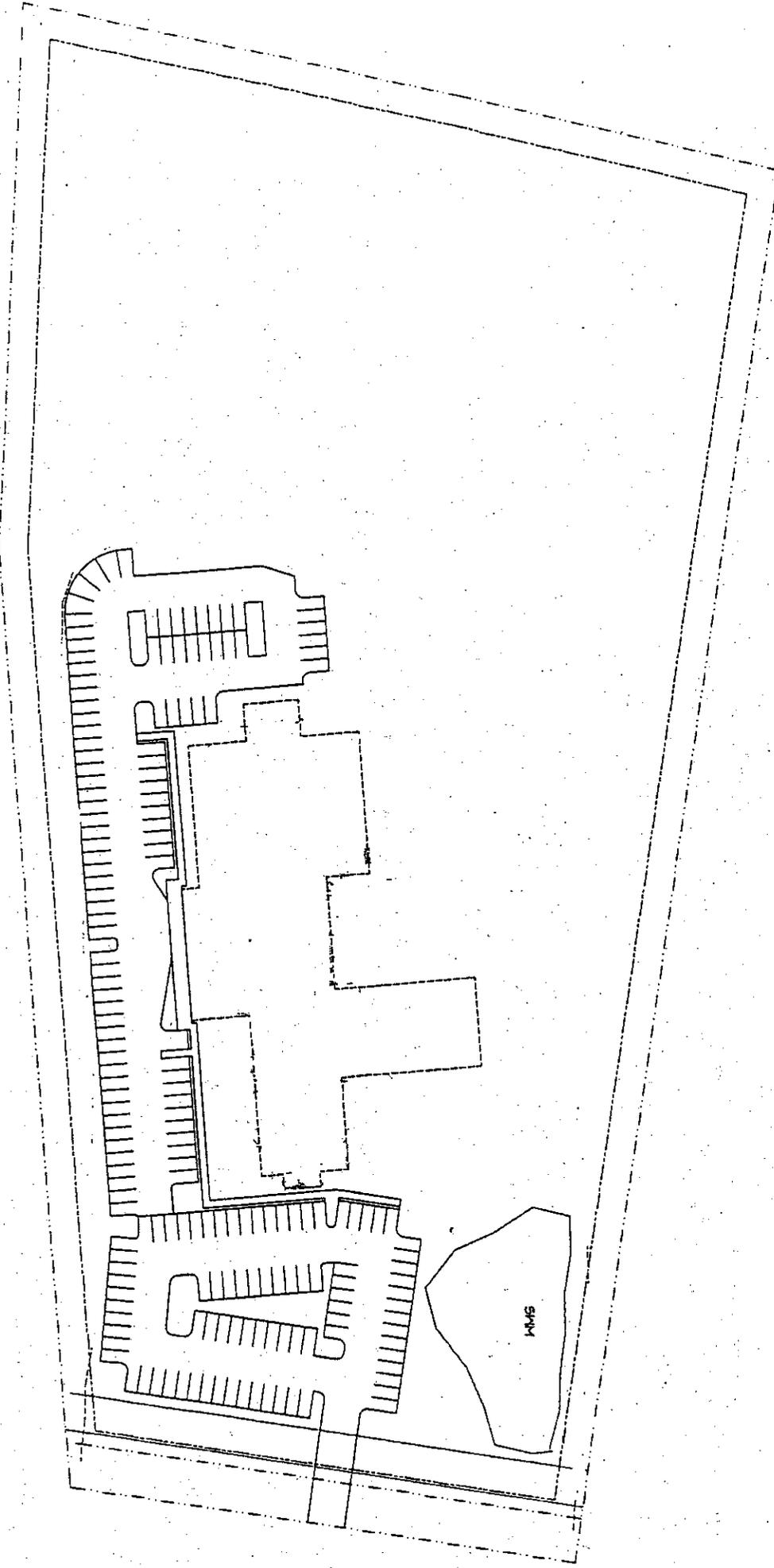
If you have any questions do not hesitate to give me a call during the day at 703/471-6405 x 4339 or Dan Duis at the church office (263-2321). We look forward to your response to this letter.

Sincerely,



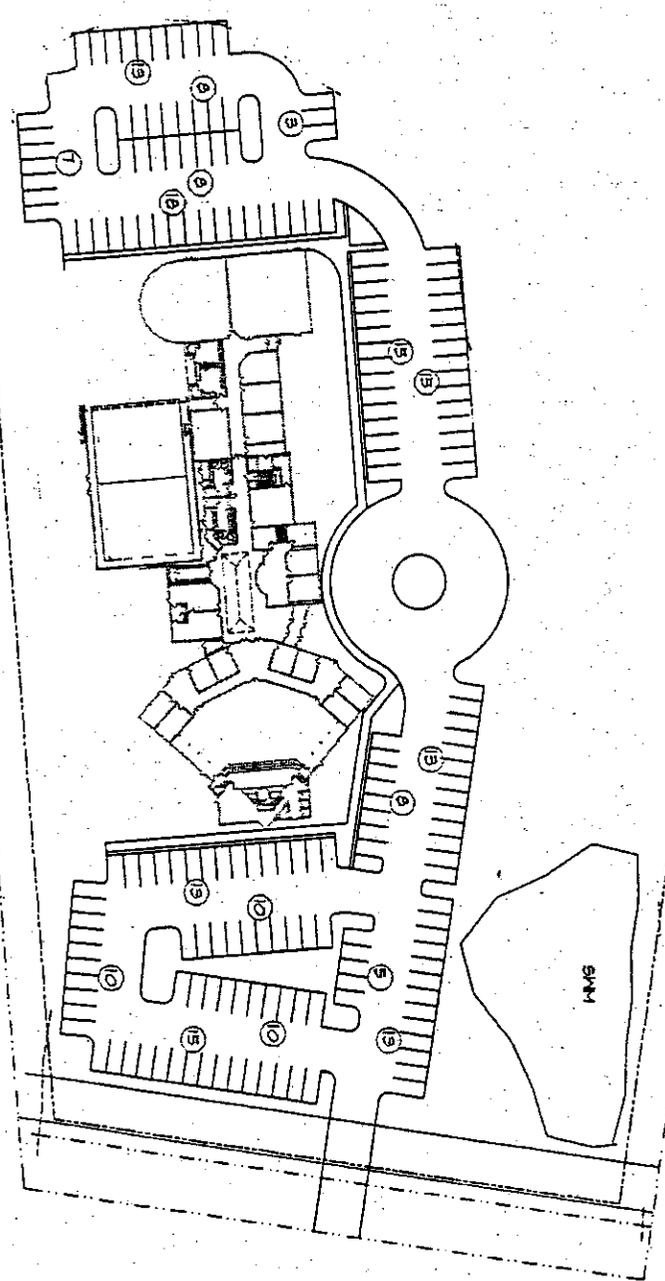
Douglas Dronfield

Building Committee Chairman, Shepherd Gate Church



Original layout

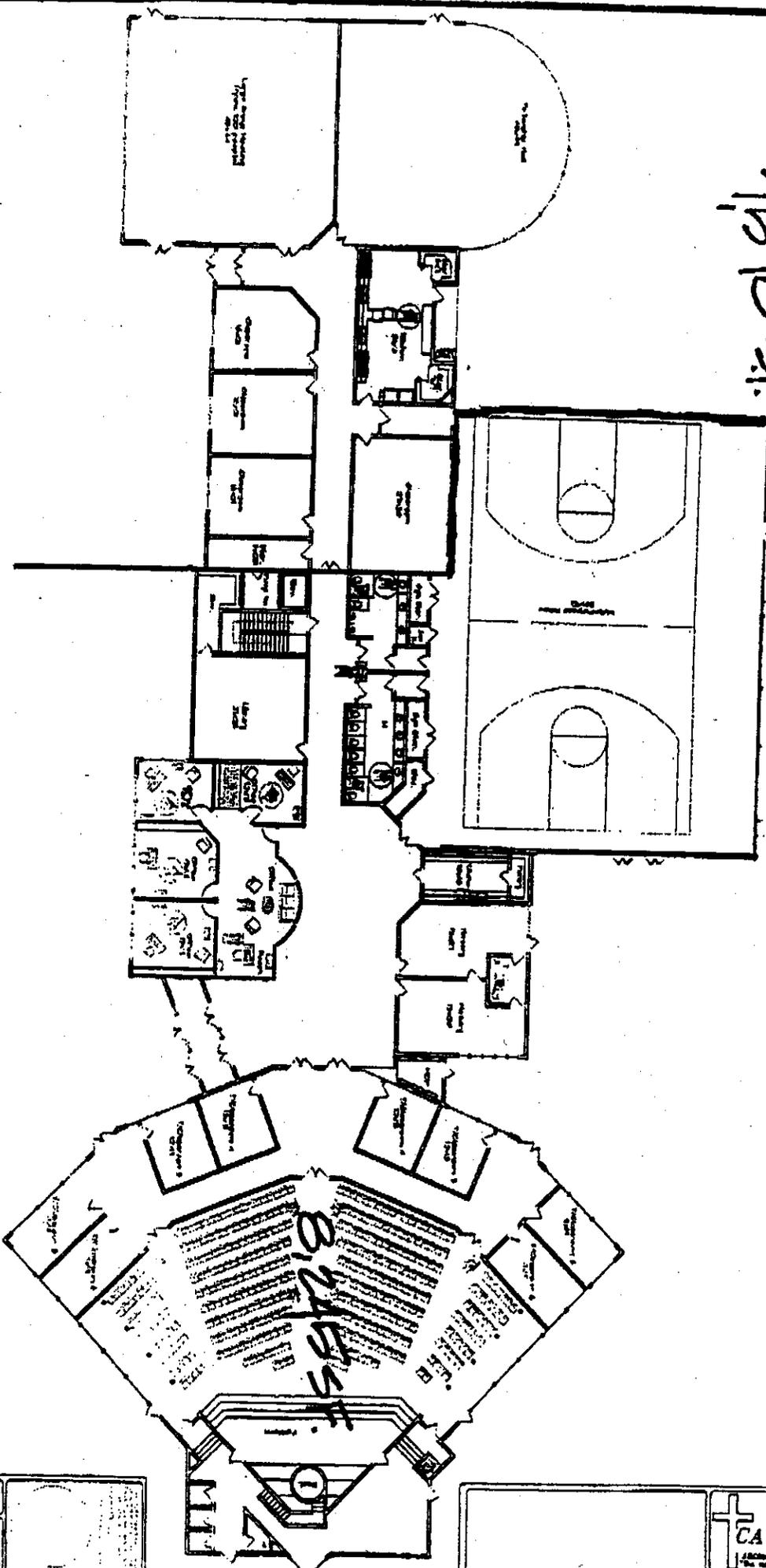
Modified layout



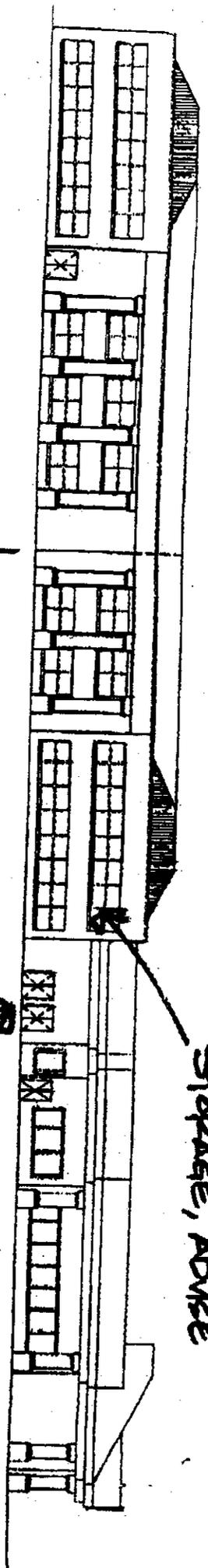


PHASE II  
15,180 S.F.

PHASE I 21,076 S.F.



CONCEPTUAL FLOOR PLAN



FAÇADE 1

Windows at  
STORAGE, ADVICE

Still Windows  
on entry.

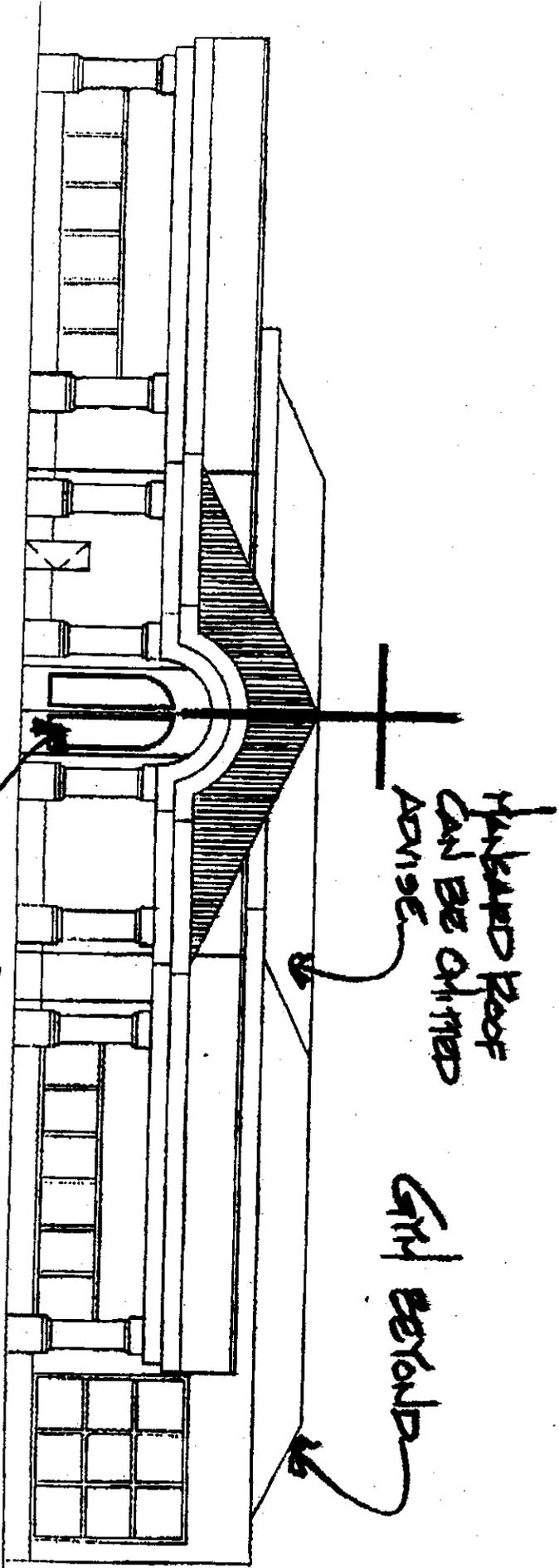
# OFFICE ELEVATION

NTS

Shepherd Gate  
98.4095  
1.12.99

Note: For Escalator We Will  
 CLEAR SPAN ROOF TRUSS.  
 CEILING AT WORSHIP CENTER  
 PROFILES FROM 15'-0" TO 24'-0"  
 WALL BUILT IS AT RAMP AREA.

PREPARED SPATS  
 08.40905  
 1.12.99



FRONT ELEVATION

AMS.

# ZONING REQUIREMENTS

<u>R-C ZONING DISTRICT</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
MIN. LOT AREA	5 ACREAS	10.1 ACREAS
MIN. LDT WIDTH	200'	360'
MAX. BUILDING HEIGHT	60'	40'
F.A.R. (PHASES I THRU III) (SITE AREA 439.956 S.F.) (28,600 S.F. 1 <sup>ST</sup> Floor, 8,200 S.F. 2 <sup>ND</sup> Floor)	0.10 MAX ALLOWED	0.086 (TOTAL FAR)
<u>CALCULATIONS BASED ON PHASES</u>		<u>CUMULATIVE FAR</u>
PHASE I BUILDING (18,719 S.F.)		0.042
PHASE II (6,188 S.F.)		0.014
PHASE III (13,457 S.F.)		0.030
OPEN SPACE	<u>REQUIRED</u> ± 50%	<u>PROVIDED</u> ± 60%

*revised  
plan  
approved  
Per Interpretation  
Dated March 2, 1999*

"I certify that prepared or as I am a duly li the laws of th License numl Expiration da

DATE  
Feb. 24, 1999

SCALE  
1"=50'-0"

DRAWN BY  
P.O.M.

CHECKED BY  
D.C.KENT

FILE NO.

**MODIFI  
SIT**

CATHEDRAL DEST  
S  
ARCI

SE

COUNTY OF FAIRFAX, VIRGINIA

**SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS**

SHEPHERD GATE CHURCH, SPA 97-Y-012 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to amend SP 97-Y-012 for a church and related facilities to permit a change in the permittee. Located at 4300 Block of Pleasant Valley Rd. on approx. 10.1 ac. of land zoned R-C, WS and AN. Sully District. Tax Map 33-2 ((1)) 12B. Mr. Dively moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on May 26, 1998; and

AND WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 8-006 and the additional standards for this use as contained in Sect(s). 3-C03 of the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the subject application is **APPROVED** with the following limitations:

1. This approval is granted to the applicant (Shepherd Gate Church) only and is not transferable without further action of this Board, and is for the location indicated on the application and is not transferable to other land.
2. This Special Permit is granted only for the purpose(s), structures and/or use(s) indicated on the special permit plat prepared by Robson Group Architects, dated March 10, 1997, as revised through February 23, 1998, 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, as may be determined by the Director, Department of Environmental Management. Any plan submitted pursuant to this special permit shall be in conformance with the approved Special Permit plat and these development conditions.
5. The maximum number of seats in the sanctuary under Phases I and II shall be 324. Upon completion of Phase III, the maximum number of seats may increase to 650.
6. A minimum of 84 parking spaces shall be provided as shown on the special permit plat for Phases I and II. Pursuant to the construction of Phase III, the parking spaces shall increase to 212 spaces as shown on the special permit plat. All parking shall be on site.
7. Stormwater Management (SWM) and Best Management Practices (BMPs) shall be provided as

required by the Chesapeake Bay Preservation Ordinance and the Water Supply Protection Overlay District, unless waived by the Department of Environmental Management (DEM). No clearing or grading for the SWM pond shall be allowed outside the limits of clearing for the property as depicted on the special permit plat. If the SWM pond is waived or reduced in size, the area approved for the pond shall become part of the perceptually undisturbed open space on site.

8. The Environmental Quality Corridor (EQC) shall be denoted as that area shown on the special permit plat and shall remain as perpetually undisturbed open space. There shall be no clearing or grading of any vegetation within the EQC except for dead or dying trees or shrubs. There shall be no structures located in the EQC.
9. A tree preservation and restoration plan shall be submitted to the Urban Forestry Branch, DEM 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 all areas shown on the plat outside of the limits of clearing to be preserved and labeled as "perpetually undisturbed open space" and shall include the existing vegetation and EQC shown on the approved special permit plat. The restoration plan shall be developed with the intention of revegetating and restoring the perpetually undisturbed open space to its natural habitat.

The restoration plan shall include the planting of 100 saplings, two (2) to four (4) feet in height, in an area seventy-five (75) feet in width along the northern property line excluding the existing tree line. An additional 200 evergreen seedlings shall be planted by the applicant outside the delineated limits of clearing shown on the special permit plat. The location of the plantings shall be at the discretion of the applicant; however, shall include plantings in each yard of the site.

Species shall be predominantly Virginia Pine and cedars, but may also include white pine, loblolly pine, short-leaf pine or other native evergreen varieties. 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. The reinforced lawn area as designated on the special permit shall be considered disturbed area and may be mowed.

10. Existing vegetation along the western lot line shall be preserved and maintained and shall satisfy the requirements of Transitional Screening 1 (within a 25 foot screening yard).

Transitional Screening 1 shall be provided by the applicant along the northern and southern lot lines unless a Non-Residential use Permit for the subject application is issued prior to approval of the site plan which allows non-residential use(s) on the remaining portion of Lot 10 and on adjacent Lot 1. If one or both of the special permits are approved for the adjacent parcels, then the restoration plantings referenced in Development Condition 9 shall satisfy the barrier requirement adjacent to the special permit use. The existing vegetation within the EQC shall satisfy transitional screening along that portion of the lot line.

Notwithstanding the plant legend on the approved special permit plat, species and location of all transitional screening and peripheral parking lot landscaping shall be as determined by the Urban Forestry Branch, with ornamental evergreen and native evergreen species of plant material to be used to meet screening and peripheral parking lot landscaping requirements.

11. The barrier requirement shall be waived along all lot lines, except as noted above.
12. Road dedication and construction shall be determined at the time of site plan review. If road improvements are not constructed coincident with development, ancillary easements shall be provided if necessary to facilitate any road improvements. At such time as Pleasant Valley Road is reconstructed to a four lane divided road, the applicant shall provide unobstructed interparcel connection along with public access easements with the property on Lot 1 to the south, if Lot 1 has developed with a non-residential use. Subsequent to the aforementioned road improvements, the applicant's site entrance may be maintained and shall provide right-in/right-out turning movements only. If, at the time of reconstruction to a four lane divided road, a median break is provided opposite the applicant's site entrance, the interparcel connection is not required to be provided and full access to the site entrance shall be allowed.
13. A floodplain analysis shall be completed and if it is determined that a floodplain exists on the application property, it shall be delineated on the site plan and shall be designated within the area to be preserved as perpetually undisturbed open space. If the stormwater management pond or proposed building and/or parking areas are found to be located within the floodplain, the pond and/or other affected development shall be moved outside the floodplain and any area designated as undisturbed open space.
14. A soccer field may be proved on site as outlined on the approved special permit plat. There shall be no applications of pesticides or herbicides. The use of the soccer field may be open to groups other than the church congregation up to ten (10) time per year.
15. The edges of the reinforced lawn parking area shall be delineated in such a way that all parking shall remain on the reinforced area and vehicles shall not be allowed to enter into the perpetually undisturbed open space.
16. Any proposed lighting of the parking areas shall be in accordance with the following:
  - The combined height of the light standards and fixtures shall not exceed twelve (12) feet.
  - The lights shall be a design which focuses the light directly onto the subject property and does not create glare or a nuisance off the property.
  - Shields shall be installed, if necessary, to prevent light or glare from projecting beyond the facility.
17. A sign permit shall be obtained for any sign proposed for this site.
18. Notes 6, 8, 11 and 17 on the special permit plat shall be deemed null and void. Site design is subject to minor engineering modifications provided that building and parking setbacks are maintained, and the limits of clearing and grading shall not intrude into the EQC.

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.

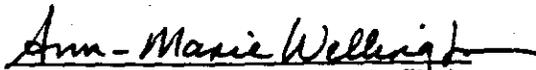
Pursuant to Sect.8-015 of the Zoning Ordinance, this special permit shall automatically expire,

without notice, thirty (30) months after the date of approval\* unless the use has been established or construction has commenced and been diligently prosecuted. Establishment of Phase 1 shall establish the use as approved pursuant to this special permit. 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.

Mr. Hammack seconded the motion which carried by a vote of 6-0. Mr. Kelley was absent from the meeting.

\*This decision was officially filed in the office of the Board of Zoning Appeals and became final on June 3, 1998. This date shall be deemed to be the final approval date of this special permit.

A Copy Teste:



Ann-Marie Wellington, Deputy Clerk  
Board of Zoning Appeals