

PROPOSED DEVELOPMENT CONDITIONS

SEA 81-C-081

SULLY DISTRICT

(As revised by Planning Commission)

September 11, 1991

If it is the intent of the Board of Supervisors to approve SEA 81-C-081 located as Tax Map 37-1 ((1)) 25A, 26, 38, 39A, and 40 to amend SE 81-C-081 pursuant to Section 3-E04 of the of the Fairfax County Zoning Ordinance for a public benefit association, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

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 with the special exception application, as qualified by these development conditions.
3. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to this special exception amendment shall be in conformance with the Special Exception Amendment Plat, prepared by Land Services Group Limited and dated July 22, 1991, and these conditions. In addition, this Special Exception Amendment is subject to the provisions of Article 14, Performance Standards.
4. Use of the subject property shall be limited to the following attendance capacities in each time period:
 - A. Attendance shall not exceed 550 persons (children and adults) at any one time during a designated two week period during the summer months (June through August).
 - B. Attendance shall not exceed 300 persons (children and adults) at any one time during a designated four week period during the summer months (June through August).
 - C. Attendance shall not exceed 250 persons (children and adults) at any one time during twelve (12) designated weekends (Friday evening through Sunday evening) during the months of April, May, June, September and October.
 - D. At all other times, attendance shall not exceed 130 persons (children and adults) at any one time.

5. Daily attendance records shall be kept; and such records shall be made available to the Zoning Administration Division, OCP, of Fairfax County upon written request.
6. All limits of clearing and grading for the relocated lodge and the proposed drainfields shall be reviewed and approved by the Urban Forester prior to site plan approval to minimize the loss of quality vegetation. There shall be no disturbance to the Environmental Quality Corridor (EQC) on site beyond that necessary for the removal of dead or dying trees and for the installation of necessary public utilities as determined by the Urban Forester.
7. The Vale Road entrance shall be subject to approval by DEM and VDOT at the time of site plan review.
8. Right-of-way to forty-five (45) feet from the centerline of Vale Road along the entire frontage of the site shall be dedicated to the Board of Supervisors, in fee simple, at the time of site plan approval or within sixty (60) days upon demand by DEM or VDOT, whichever first occurs.

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.

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 Amendment shall not be valid until this has been accomplished.

Under Section 9-015 of the Zoning Ordinance, this Special Exception Amendment shall automatically expire, without notice, thirty (30) months after the approval date of the Special Exception Amendment unless the activity authorized has been established, or unless construction was commenced and is diligently pursued, or unless additional time is approved by the Board of Supervisors because of the occurrence of conditions unforeseen at the time of the approval of this Special Exception Amendment. A request for additional time shall be justified in writing, and must be filed with the Zoning Administrator prior to the expiration date.