



County of Fairfax, Virginia

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

June 4, 2014

Charles "Chip" Ashley
PO Box 1408
3108 SW Regency Parkway, Suite 2
Bentonville, AR 72712

Re: Special Exception Application SE 2013-LE-008
(Concurrent with Proffered Condition Amendment Application PCA 2004-LE-042)

Dear Mr. Ashley:

At a regular meeting of the Board of Supervisors held on June 3, 2014, the Board approved Special Exception Application SE 2013-LE-008 in the name of VTLC, LLC - Nguyen H.T. Vuong. The subject property is located at 6309 Grovedale Drive, on approximately 1.09 acres of land, zoned C-5 and HC in the Lee District [Tax Map 81-3 ((5)) 13]. The Board's action permits a child care center with a total enrollment of 184 children, pursuant to Section 4-504 of the Fairfax County Zoning, by requiring conformance with the following development conditions:

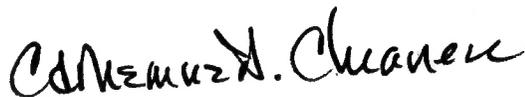
1. This special exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This special exception is granted only for the purpose, structure, and/or use indicated on the special exception plat approved with the application, as qualified by these development conditions. Other by-right, special permit, and/or special exception uses may be permitted on the application property without the approval of a special exception Amendment if such uses do not affect this special exception.
3. This special exception is subject to the provision 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 General Development Plan/Special Exception Plat entitled "Spring Hill Academy 6309 Grovedale Drive", prepared by CEI Engineering Associates, Inc., and dated November 1, 2012, as revised through March 24, 2014, 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.

Office of the Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035

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4. The maximum daily enrollment of the child care center shall be limited to 184 children.
5. The maximum number of staff permitted on-site at any one time shall not exceed 25.
6. The maximum number of children using the outdoor play area at any given time shall not exceed 113.
7. The hours of operation shall be limited to 6:00 a.m. to 6:30 p.m., Monday through Friday.
8. During regularly scheduled arrival and dismissal periods, staff and/or volunteers shall supervise and coordinate the unloading and loading of children outside of the building. All loading and unloading of children shall be done on-site. Drop-off and pick-up times shall be staggered and designated times shall be issued to parent in order to minimize the number of vehicles on-site at any one time. Carpooling shall be encouraged for both parents and employees as a mechanism to minimize daily vehicular trips to the site. To facilitate carpool arrangements, zip code rosters shall be provided to all families and employees.
9. A minimum of 34 parking spaces shall be provided, as shown on the GDP/SE Plat.
10. The height of any exterior light fixture shall not exceed 12 feet. All lighting shall be in conformance the Performance Standards contained in Part 9 of Article 14 of the Zoning Ordinance.
11. All signage shall comply with provisions of Article 12 of the Zoning Ordinance.
12. The Archaeological Survey, performed by ECS Mid-Atlantic, LLC, dated November 2, 2012, and identifying the 20th century building remains and associated 20th century archaeological site, shall be recorded with the Virginia Department of Historical Resources.
13. The trash dumpsters shall be screened with an enclosure that is designed to be compatible with the building and that utilizes the same exterior materials as the building. In any case, cinder block brick or architectural block shall not be utilized as exterior materials for the enclosure. The enclosure shall be located in the area shown on the Special Exception plat.

Sincerely,



Catherine A. Chianese
Clerk to the Board of Supervisors

cc: Chairman Sharon Bulova
Supervisor Jeffrey McKay, Lee District
Tim Shirocky, Acting Director, Real Estate Division, Dept. of Tax Administration
Barbara C. Berlin, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Thomas Conry, Dept. Manager, GIS, Mapping/Overlay
Angela K. Rodeheaver, Section Chief, Transportation Planning Division
Donald Stephens, Transportation Planning Division
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
Jill Cooper, Executive Director, Planning Commission
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

SE 2013-LE-008

Zoning Application Closeout Summary Report

Printed: 8/12/2014

General Information

APPLICANT: VTLC, LLC - ALEX VUONG
DECISION DATE: 06/03/2014
CRD: NO
HEARING BODY: BOS
ACTION: APPROVE
STAFF COORDINATOR: BOB KATAI
SUPERVISOR DISTRICT: LEE

DECISION SUMMARY:

ON JUNE 3, 2014, THE BOARD UNANIMOUSLY APPROVED SE 2013-LE-008 ON A MOTION BY SUPERVISOR MCKAY SUBJECT TO DEVELOPMENT CONDITIONS DATED APRIL 16, 2014.

APPLICATION DESCRIPTION:

CHILD CARE CENTER

Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
DISTRICT	AREA	DISTRICT	AREA	DISTRICT	AREA
				C-5	1.09 ACRES

Tax Map Numbers

0813 ((05)) ()0013

Approved Land Uses

Zoning District: C-5

LAND USE	DU'S	RES LAND AREA	ADU'S	WDU'S	GFA	FAR	NRES LAND AREA
CHCR>99					11,700	0.25	1.09 ACRES
TOTALS					11,700	0.25	1.09 ACRES

8/12/2014

Approved Development ConditionsDEVELOPMENT CONDITION STATEMENT DATE: 08-12-2014

<u>DEVELOPMENT CONDITION</u>	<u>DUE</u>	<u>TRIG #</u>	<u>TRIG EVENT</u>	<u>CONTRIB</u>	<u>EXPIR DTE</u>
PARKING	01-01-0001	0	N/A	0	01-01-0001
SIGNAGE	01-01-0001	0	N/A	0	01-01-0001
DUMPSTER SCREENING / LOCATION	01-01-0001	0	SITE PLAN	0	01-01-0001
DUMPSTER SCREENING / LOCATION	01-01-0001	0	BLDG PRMT APRV	0	01-01-0001
SUBJECT TO SITE PLANS / SUBDIVISION PLATS	01-01-0001	0	SITE PLAN	0	01-01-0001
APPROVED FOR LOCATION/STRUCTURE/USES ETC ON PLATS	01-01-0001	0	N/A	0	01-01-0001
ENROLLMENT LIMITATIONS	01-01-0001	0	N/A	0	01-01-0001
KISS AND RIDE / DROP OFF	01-01-0001	0	N/A	0	01-01-0001
NUMBER OF EMPLOYEES	01-01-0001	0	N/A	0	01-01-0001
OUTDOOR PLAY AREA	01-01-0001	0	N/A	0	01-01-0001
HOURS OF OPERATION	01-01-0001	0	N/A	0	01-01-0001
ARCHEOLOGY	01-01-0001	0	SITE PLAN	0	01-01-0001

8/12/2014