

DEVELOPMENT CONDITIONS

SEA 86-C-066-03

September 17, 2015

The Board of Supervisors approved SEA 86-C-066-03 located at 2021 Hunter Mill Road, Tax Map 27-4 ((1)) 3, to permit a private school of general education, nursery school, and child care center with a maximum daily enrollment of 99 children pursuant to Sect. 3-E04 of the Fairfax County Zoning Ordinance. The Board's approval was subject to conformance with the following development conditions. These conditions supersede all previous conditions associated with SEA 86-C-066-02 (an asterisk identifies those conditions carried forward from SEA 86-C-066-02 with minor modifications to update page references and labels).

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. 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 June 2015, as revised through June 30, 2015, 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 ninety-nine (99) 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 twelve (12).

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. Prior to any increase in enrollment and issuance of a Non-RUP, the applicant shall perform any upgrades to the existing onsite sewage disposal system as necessary to satisfy the requirements of the Fairfax County Health Department.
11. The number of animals kept on the property shall be in conformance with Section 2-512 of the Zoning Ordinance.*

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 Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless, at a minimum, the use has been established as evidenced by the issuance of a Non-RUP for the use. 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.