

## COUNTY OF FAIRFAX, VIRGINIA

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

PLYMOUTH HAVEN BAPTIST CHURCH, A NON-STOCK, VIRGINIA CORPORATION, SPA 91-V-071-04 Appl. under Sect(s). 3-303 and 8-308 of the Zoning Ordinance to amend SP 91-V-071, previously approved for a church, child care center, and nursery school, to permit modifications to the development conditions. Located at 8600 Plymouth Rd., Alexandria, 22308, on approx. 6.06 ac. of land zoned R-3. Mt. Vernon District. Tax Maps 102-4 ((2)) 601 B and 102-4 ((3)) A2.) Mr. Hammack 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 September 21, 2016; and

WHEREAS, the Board has made the following findings of fact:

1. The applicant is the owner of the land.
2. The applicant has read, understands, and concurs with the proposed development conditions as modified.
3. There is a favorable staff recommendation.
4. The site is adequate to accommodate the additional 26 children in terms of the center and parking.
5. There is minimal impact on traffic in the area.

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 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 only and is not transferable without further action of this Board, is for the location indicated on the application, 8600 Plymouth Road (6.06 acres), 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 Dominion Surveyors, Inc., dated January 7, 2003, revised through August 12, 2003, and approved with this application, as qualified by these development conditions.

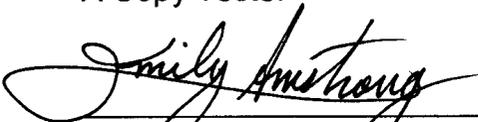
3. A copy of this Special Permit and the Non-Residential Use Permit shall be posted in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. This Special Permit is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special permit shall be in substantial conformance with these conditions. Minor modifications to the approved special permit may be permitted pursuant to Par. 4 of Sect. 8-004 of the Zoning Ordinance.
5. The maximum seating capacity shall be 307.
6. The combined total maximum daily enrollment for the child care center and nursery school shall be 75.
7. The maximum hours of operation for the child care center and nursery school shall be from 8:45 am to 2:30 pm, Monday through Friday.
8. Parking shall be provided as shown on the Special Permit Plat. All parking for the church and nursery school shall be on site, and shall be prohibited on Plymouth Road and Fort Hunt Road.
9. Notwithstanding what is shown on the special permit plat, the existing vegetation along the western portion of the southern lot line shall remain. The purpose of this screening modification shall be to permit the approximately 80 feet of existing vegetation to serve as the required buffer. All other transitional screening shall be as shown on the Special Permit Plat.
10. The barrier requirement shall be waived along all lot lines.
11. Stormwater management shall be provided on the site subject to the approval of the DPWES in the general location shown on the special permit plat. An opening shall be provided to allow access to and maintenance of the storm water management pond.
12. No additional parking lot lighting shall be provided. The existing lights shall be shielded, if necessary, to prevent glare or nuisance light onto residentially-developed properties. If any lights are replaced, the replacement lighting shall be in conformance with the performance standards for outdoor lighting contained in Part 9 of Article 14 of the Zoning Ordinance.
13. All signs on the property shall conform to the provisions of Chapter 12.

14. The trash enclosure shall be a six-foot high, board-on-board fence.
15. Drop-off/pick-up of children for the child care center shall be done by parking vehicles in the parking lot at the rear of the church and accompanying them inside/outside. Children shall not be dropped off/picked up in the parking area.

This approval, contingent upon 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.

Mr. Byers seconded the motion, which carried by a vote of 6-0. Ms. Theodore was absent from the meeting.

A Copy Teste:

A handwritten signature in cursive script, reading "Emily J. Armstrong". The signature is written in black ink and is positioned above a horizontal line.

Emily J. Armstrong Deputy Clerk  
Board of Zoning Appeals