County of Fairfax, Virginia
Planning Commission Meeting
October 8, 2025
Planning Commission Action

SEA 2009-DR-008-002 – OAKCREST SCHOOL
(Hunter Mill District)

PLANNING COMMISSION RECOMMENDATIONS:
On October 8, 2025, the Planning Commission voted 11-0 (Commissioner Thomas was absent from the meeting) to recommend to the Board of Supervisors approval of the following actions:

- SEA-2009-DR-008-002, subject to the development conditions consistent with those dated September 24, 2025;

- Reaffirmation of the previously approved modifications for:

    - The transitional screening requirements on the east and south in favor of existing vegetation and as shown on the SEA Plat; and

    - The required barrier along the eastern and southern boundaries in favor of that shown on the SEA Plat.

ATTACHED DOCUMENTS:
Proposed Development Conditions dated September 24, 2025

MJ

PROPOSED DEVELOPMENT CONDITIONS

SEA 2009-DR-008-002

September 24, 2025

If it is the intent of the Board of Supervisors to approve SEA 2009-DR-008-002, located at Tax Map 18-4 ((1)) 26C and 18-4 ((8)) 4 and A, for a private school, pursuant to subsection 4102.4.J of the Fairfax County Zoning Ordinance, staff recommends that the Board of Supervisors condition the approval by requiring conformance with the following development conditions, which will supersede all previous conditions. (Those conditions that are identical to conditions that were included in the previous approval or that contain only minor editorial changes are marked with an asterisk*).

1. This Special Exception Amendment (SEA) 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 plat approved with the application, as qualified by these development conditions.*

3. This Special Exception Amendment is subject to the provisions of Article 8 of the Zoning Ordinance, as may be determined by the Director, Land Development Services (LDS). Any plan submitted pursuant to this special exception amendment must be in substantial conformance with the approved Special Exception Amendment Plat entitled “Oakcrest School,” consisting of 19 sheets dated December 2012, and revised through January 14, 2014, and these conditions. Minor modifications to the approved special exception amendment may be permitted pursuant to subsection 8100.3.4 of the Zoning Ordinance.*

4. As long as the applicant continues to permit Golf Park, Inc., to use and/or occupy any part of the Application property, pursuant to SP 91-C-070 and its subsequent amendments (collectively “SP-91-C-070”), no land disturbance activity associated with this SEA may occur.*

   The following is a non-exhaustive list of such land disturbance activity: clearing activities; grading activities; and requests for the issuance or release of any construction or grading permit and any inspections related thereto.

5. A copy of these special exception amendment conditions will be posted in a conspicuous place on the property, and made available to the public and all departments of the County of Fairfax during hours of operation.*

6. Architecture must be in general conformance with that shown on Sheets 12 and 13 of the SEA Plat.*

7. Any retaining walls provided which are not shown on the SEA Plat must not exceed three feet in height.*

8. The architectural treatment of the portions of any retaining walls over two feet in height that face the eastern, northern, or western lot lines must consist of a split face, landscape block, masonry, concrete, concrete tie or stone finish, and must be of a color compatible with the other structures on the property.*

9. The maximum daily enrollment will be limited to 450 students, grades K- 12.

10. The maximum number of staff on-site at any one time will be 90.*

11. (a) The primary hours of operation, to include regular extracurricular activities, will be limited to 7:00 am to 6:00 pm, Monday - Friday.*

    (b) Evening hours of operation for parent/teacher conferences and similar meetings will be permitted Monday - Friday, but must be scheduled to end by 10:00 pm.*

    (c) Other evening activities will be permitted Monday - Friday, but must be scheduled to end by 10:00 pm, Monday – Thursday and by 11:00 pm Friday, and will be limited to a maximum of eight occurrences per month.*

    (d) Weekend activities will be limited to 9:00 am to 11:00 pm on Saturday and 9:00 am to 5:00 pm on Sunday. Weekend activities with an anticipated attendance of 30 or more will be limited to four events per month. No more than twice a year an indoor event on a Saturday may extend until 12:00 midnight.*

    (e) Weekend outdoor activities must not extend beyond 7:30 pm.*

    (f) The school buildings and outdoor playing fields will not be leased, rented, or otherwise made available to groups not affiliated with or sponsored by the school.*

12. Any on-site summer camp or summer school activities will be subject to the following restrictions:

    (a) The total maximum daily enrollment must be limited to 450 children, limited to children entering kindergarten through those who have just

graduated from 12th grade.

(b) The hours of operation of the summer camp/summer school will be limited to 8:00 am to 6:00 pm, Monday - Friday.*

13. Prior to the first day of school each year, a neighborhood liaison committee will be established to coordinate and meet with interested neighbors to discuss and address neighborhood concerns regarding the school. Prior to the first day of school, the neighborhood liaison committee will designate a contact person, and the name and phone number of the contact person will be provided to the presidents of surrounding civic associations and the office of the Hunter Mill District Supervisor or another local District Supervisor if the District is no longer the Hunter Mill District due to future redistricting or some other reason.*

14. No lighting will be provided for the outdoor playing fields/tennis courts, and the use of outdoor public address speaker systems or bull horns will be prohibited. However, this will not preclude the use of a temporary public address speaker system to be used for outdoor graduation/baccalaureate ceremonies.*

15. All lighting, including security lighting, must be in conformance with Sect. 5109 of the Zoning Ordinance. Any light fixtures provided on the site must be limited to a maximum height of 12 feet, from ground level to the top of the fixture.*

16. Indoor recreation space must be provided for each student enrolled in accordance with the provisions of Chapter 30 of the Code.*

17. All vehicular parking will be provided on-site. If additional parking is required during any special event, off-site parking and shuttle service will be provided.*

18. The applicant will designate an individual as the applicant's transportation coordinator to administer and encourage participation in a transportation management program designed to reduce the number of vehicle trips to and from the school during peak hours as a mechanism to minimize daily vehicular trips. The name of the transportation coordinator will be provided to the Fairfax County Department of Transportation (FCDOT) within 30 days after the issuance of the first Non-Residential Use Permit (Non-RUP) for the school and at any such time as the coordinator changes. A transportation management plan must be submitted to FCDOT within 90 days after the issuance of the initial Non- RUP for the school.

19. Trip Generation Limits:

(a) The initial Non-RUP for Oakcrest School on the Application property may not be issued for more than 245 students (referred to herein as “Tier 1 Enrollment” or “Tier 1”). A subsequent Non-RUP will be required for an enrollment increase above 245 students (referred to herein as “Tier 2 Enrollment” or “Tier 2”).*

(b) The following vehicle trip generation limits onto Crowell Road must be maintained during both the regular school year and summer activities:*

	Tier 1: ≤ 245 students	Tier 2: 246-450 students
AM Commuter Peak Hour	198 vehicle trips	255 vehicle trips
PM Commuter Peak Hour	43 vehicle trips	65 vehicle trips

(c) During Tier 1 Enrollment, a record of the School’s trip generation by semester, using study methodology as established in subparagraphs and (e) below, must be maintained. These records and associated reports will be submitted annually to FCDOT, the Department of Planning and Development (DPD), and the District Supervisor’s office.

If a Non-RUP for Tier 2 is attained, these studies will occur annually. All studies conducted during Tier 2 Enrollment must be submitted to FCDOT, DPD, and the District Supervisor’s office. After the first three years of annual studies and demonstration that the applicant has met the trip generation limits each year, these studies may occur every two years. Once the 450 student enrollment is reached and the applicant has demonstrated that they have met the trip reduction goal for three consecutive years, these studies may be suspended altogether if mutually agreed to by the applicant and FCDOT.*

(d) The weekday AM Commuter Peak Hour will be from 7:30 AM to 8:30 AM. The weekday PM Commuter Peak Hour will be from 5:00 PM to 6:00 PM.*

(e) For purposes of determining whether the trip generation limits identified in subparagraph (b) are met, the number of vehicles entering and exiting the School will be recorded during the AM and PM Commuter Peak Hours as identified in subparagraph (d). Counts of vehicles entering and exiting the school will be conducted on a typical school day during a typical school week (i.e. no holidays,

parent/teacher conferences, teacher in-service days, etc.) and will be averaged over three consecutive school days (excluding Monday and Friday). Trip counts will be determined by mechanical and/or manual traffic counts conducted by an independent contractor.*

(f) No enrollment increase above Tier 1 will be permitted until it has been demonstrated, using study methodology as established in subparagraphs (d) and (e) above, that the number of vehicle trips generated by the School does not exceed the trip generation limits established in subparagraph (b) for the two consecutive semesters in the regular school session immediately preceding the request. A Non-RUP will not be issued until FCDOT determines that the terms of this condition have been met.*

(g) Trip generation reductions may be met through the use of busing, shuttles, staggered pick-ups, carpools, and/or other means.*

20. The applicant must acquire and dedicate sufficient right-of-way along the east side of Hunter Mill Road for the construction of a northbound right turn lane and associated taper approaching the Hunter Mill Road and Crowell Road intersection. These facilities will be constructed prior to the issuance of a Non-RUP for the school.*

21. The applicant will construct a southbound left turn lane and associated taper approaching the Hunter Mill Road and Crowell Road intersection. These facilities must be constructed prior to the issuance of a Non-RUP for the school.*

22. The applicant will acquire and dedicate sufficient right-of-way along the south side of Crowell Road for the construction of an eastbound right turn lane, a westbound left turn lane, and the respective tapers approaching the school driveway. For on-site areas along the south side of Crowell Road, the applicant must dedicate sufficient right-of-way for turn lanes, tapers, buffers, a major paved trail, and clear zones, which are border areas starting at the edge of a traveled way available for safe use by an errant vehicle, according to VDOT and/or FCDOT standards, and as generally shown on the SEA plat.*

23. Prior to the issuance of a Non-RUP, and with the exception of off-road paved trails, all transportation improvements shown on the SEA Plat (including, but not limited to, frontage improvements, turn lanes, tapers, the relocation of utilities, and a traffic signal at the intersection of Hunter Mill Road and Crowell Road), as approved by VDOT, must be completed. The applicant will construct the proposed transportation improvements and relocate utilities by using existing right-of-way or obtaining additional right-of-way through voluntary private agreements.*

24. Trip Generation Limits (if not able to implement Conditions 20 and 21 and install the traffic signal referenced in Condition 23):*

(a) (1) Notwithstanding the vehicle trip generation limits contained in Condition 19, if, at the time of site plan approval, the Applicant is not able to implement Conditions 20, 21, and 23, a Non-RUP may be issued for an initial enrollment up to 245 students provided that the turn lanes required in Condition 22 are installed and the following vehicle trip generation limits onto Crowell Road are maintained:

AM Commuter Peak Hour	41 vehicle trips
PM Commuter Peak Hour	9 vehicle trips

(2) The parameters for measuring the vehicle trip generation limits will be as follows:

> A record of the school's trip generation by semester, using the methodology as established in Condition 19(d) and (e) ("the Study Methodology"), will be maintained. These records and associated reports must be submitted to FCDOT, the Department of Planning and Zoning (DPD), and the District Supervisor's Office one year after the school's opening date and continuing annually thereafter ("the Annual Report").

(3) The Transportation Management Plan (TMP), referenced in and required by Condition 18, must be submitted to FCDOT for review and approval, prior to site plan approval. When the School begins to operate, it must substantially adhere to the provisions described in the TMP, as determined by the Director of the Fairfax County Department of Transportation.

(b) A subsequent Non-RUP may be issued for enrollment above 245 students, not to exceed a maximum enrollment of 270 students, provided that pursuant to the Study Methodology, the vehicle trip generation limits onto Crowell Road, noted above, have been achieved for two consecutive semesters in the regular school year immediately preceding the request. A Non-RUP will not be issued until FCDOT determines based on the Annual Report that the terms of this condition have been met.

(c) Once enrollment has reached 270 students, a subsequent Non-RUP may be issued for enrollment above 270 students, not to exceed a maximum enrollment of 295 students, provided that the vehicle trip

generation limits onto Crowell Road, noted above, are maintained. This enrollment will be permitted when the School has demonstrated, using the Study Methodology, that the trip generation limits noted above have not been exceeded for the two semesters in the regular school year immediately preceding the request. A Non-RUP will not be issued until FCDOT determines based on the Annual Report that the terms of this condition have been met.

(d) In any Annual Report, if the results of the Study Methodology demonstrate that vehicle trips exceed 10 trips per commuter peak hour over the trip generation limits noted above for either the AM or PM commuter peak hour for two consecutive semesters ("a Violation"), the school has the next two subsequent consecutive semesters to correct such violation. If the School fails to correct the Violation, the School must escrow $100,000 to Fairfax County. Any subsequent Violation will result in an additional payment of $100,000, without any opportunity to correct the violation, except as set forth below. The total amount of such payments for Violations will not exceed $700,000.

The School will have the opportunity to correct a non-consecutive Violation under the terms of this condition. Thus, in the event that the School corrects any Violation, which means that for two consecutive semesters there are no Violations, then for any subsequent Violation, the School will be given two consecutive semesters to correct the Violation, and if it fails to do so, the process and penalties set forth above will be triggered.

All funds collected will be escrowed for the exclusive purpose of funding future improvements to the intersection of Crowell Road and Hunter Mill Road and may be subsequently released to the School, or others, in connection with the construction of such improvements, as approved by Fairfax County and VDOT.

(e) If, however, the Director of the Fairfax County Department of Transportation, in his sole discretion, determines through independent counts conducted by FCDOT using the Study Methodology that the applicant is substantially and/or routinely in violation of the trip generation limits listed above in Condition 24(a) and/or its transportation management plan, then the Director will notify the School that it must implement measures to correct such violations immediately. If, after sixty days, trip generation limits continue to be substantially and/or routinely exceeded, then the School will be deemed to be in violation and must escrow $100,000 to Fairfax County, not to exceed $100,000 per semester and a total of $700,000, inclusive of payments made per Condition 24(d).

(f) If the traffic signal and associated turn lanes required by these conditions are constructed by the School or others, or should FCDOT determine that alternative transportation improvements (to include, but not be limited to, other intersection improvements at Hunter Mill Road and Crowell Road or changes to the school's access) serve to mitigate school-related traffic to a level generally equivalent to that associated with the traffic signal and the associated turn lanes, the vehicle trip generation limits in Condition 19 will apply and Condition 24 will be of no further force or effect.

25. The applicant must permit the recording of a public or private access easement to permit the future connection of the private driveway to the adjacent property identified as Tax Map 18-4 ((1)) 26. The future connection and expansion are to be provided by others. The location of the interparcel connection will be as generally depicted on the Special Exception Amendment Plat associated with this SEA as a "Possible Future Interparcel Connection." The location of this future connection may shift from the northern-most point of SWM Pond #1 to the northern-most limit of Tax Map 18-4 ((1)) 26, subject to final engineering, without the need for an interpretation or SEA.*

26. In the event that the berm along the Crowell Road frontage is removed on the neighboring properties (Tax Map 18-4 ((8)) 3 and Tax Map 18-4 ((8)) 5), the applicant will be allowed to remove that portion of the berm adjacent to said neighboring properties on the land indicated in this application, provided that the transitional screening designated on the Special Exception Amendment Plat associated with this SEA is replaced.*

27. Pedestrian paths must be provided as generally annotated on the SEA Plat, including those to the overflow parking lot, located to the northwest of the school, and to the athletic facilities, located to the northeast of the school.*

28. Americans with Disabilities Act (ADA)-compliant pathways must be provided from accessible parking spaces to the building entrances.*

29. Before the issuance of the first Non-RUP for the school, the applicant will install school zone flashing beacon lights within the existing right-of-way, if such lights are approved by VDOT, along Crowell Road at the eastbound and westbound approaches to the school driveway. These signs must comply with Sect. 46.2-873 of the Code of Virginia.*

30. Within 60 days of the filing of the first site plan on the property, the applicant will submit the necessary plats, plans, deeds, and other supporting documents to Fairfax County to cause the temporary cul-de-sac of Forest Maple Drive to be converted to a permanent cul-de-sac.*

The applicant will be responsible for the preparation and processing of the necessary documents, the cost of the physical conversion of the cul- de-sac, and the reconstruction, if necessary, of the cul-de-sac. In the event the applicant is unable to obtain consent from the affected property owners for the filing of the dedication and vacation of right-of-way request, the applicant will escrow with Fairfax County the projected cost of the preparation and processing of the necessary documents and the physical conversion of the cul-de-sac, such cost to be determined by the applicant in consultation with Fairfax County based on the unit price schedule for the improvement that is applicable on the date that the conversion of the cul-de-sac is to be commenced.*

31. Vehicular access to the Traction Power Substation Site (TPSS) shown on the SEA Plat may be provided from the internal road system without amendment of the special exception amendment.*

32. In conjunction with the dedication/sale of the land for the TPSS, an access easement will be provided to Metropolitan Washington Airports Authority (or, as appropriate, the Washington Metropolitan Area Transit Authority) to permit periodic access to the TPSS from the internal road system.*

33. If sewer service is not available to the site, a special exception amendment will be required to provide a septic system, or other alternative system as approved by the Health Department, on the property.*

34. The applicant must conform strictly to the limits of clearing and grading as shown on the SEA Plat, subject to the installation of utilities and/or trails as determined necessary by the Director of LDS. If it is determined necessary to install utilities and/or trails within the limits of clearing and grading as shown on the SEA Plat, they must be located in the least disruptive manner necessary as determined by the Site Development and Inspections Division (SDID) in LDS. A replanting plan will be developed and implemented, subject to approval by SDID, for any areas within the limits of clearing and grading that must be disturbed.*

35. Dead, dying, or invasive vegetation may be removed from the areas protected by the limits of clearing and grading, if approved by SDID.*

36. The applicant must request approval from the property owners of Tax Map Parcels 18-4 ((8)) 2, 3, and 5 to remove portions of the off-site berm as depicted on the SEA plat and stabilize the area. If such approval is granted, the applicant will remove portions of the berm as depicted on the SEA plat and stabilize the area, as described in Condition 34. If such approval is not granted, the applicant will demonstrate that the grading and landscaping on

the application property is in substantial conformance with that shown on the SEA Plat, or must apply for a special exception amendment to modify those elements.*

37. Following the removal of any portions of the berm on Tax Map Parcels 18- 4 ((8)) 2, 3, and 5, and in order to stabilize the disturbed area, the applicant must reseed the area in coordination with DPWES and in consultation with the Fairfax County Park Authority (FCPA) in accordance with the following:*

    a) The applicant will use the following native seed mix:
    Indian grass - Sorghastrum nutans – 25%
    Little bluestem – Schizachyrium scoparium – 10%
    Virginia wild rye – Elymus virginicus – 10%
    Deer tongue - Panicum clandestinum – 15%
    Purple top – Tridens flavus – 10%
    Common milkweed – Asclepias syriaca – 5%
    Joe-Pye weed – Eupatorium fistulosum – 5%
    New York ironweed – Vernonia noveboracensis – 5%
    Heath aster – Aster pilosus – 3%
    Purple mist flower – Conoclinium coelestinum – 2%
    Early goldenrod – Solidago juncea – 3%
    Grass-leaved goldenrod – Euthamia graminifolia – 3%
    Black-eyed Susan – Rudbeckia hirta – 2%
    Narrowleaf mountainmint – Pycnanthemum tenuifolium – 2%

    b) The native seed mix for this project must be obtained from Ernst Conservation Seeds of Meadville, Pennsylvania or a Fairfax County Park Authority (FCPA) approved alternate vendor. Bag tags that show what seed was used must be provided to the Park Authority.

    c) The native seed mix will be seeded at a rate of 0.5 pounds/1,000 square feet (about 20 lbs/acre) with a cover crop of annual rye (Lolium multiflorum) at 1.5 lbs/1,000 square feet.

    d) Prior to seeding the contractor will prepare the site using disking or raking.

    e) For broadcast application, in which seeds are spread uniformly across a broad area, the native seed mix will be mixed with weed-free compost (Soilmate or equivalent). If organic compost is used, native seed mix may be sown directly onto the compost and no additional mulching is required. For broadcasting over bare soil, the native seed mix should be mixed with clean moist sand. Native seed mix may also be drilled or shot by an operator who knows how to apply native seed mix and has the proper equipment (e.g., a Truax type seed drill intended for native seed mixes).

    f) Following application of the native seed mix, the contractor should

immediately overseed (note that hydroseeding with fiber mulch may be best on steep slopes, and coir or straw mats will be used in steep slope areas) with annual rye (Lolium multiflorum) at a rate of 60 pounds per acre (about 1.5 lbs/1,000 square feet) in order to get coverage and stabilization prior to germination and establishment of native warm season grasses. Winter wheat may be substituted for annual rye if seeding is done after October 1st.

g) Following application of the native seed mix and the annual rye, the area will be covered with clean wheat straw to a depth of about 1 inch. No straw needs to be applied if the native seed mix is sown into a SoilMate or equivalent compost blanket or hydroseeded.

h) No matting containing plastic mesh is allowed.

38. To provide an effective, year round screen along the northernmost 550 feet of the eastern property boundary, the vegetation shown on the SEA Plat will be further supplemented by understory plantings to provide ground level screening, as recommended and approved by SDID.*

39. If it is determined by SDID that the landscaping shown on the SEA Plat outside of the preservation area along the eastern boundary of the site, along with the additional plantings required by these conditions, does not meet the intent of Transitional Screening I, as defined by the Zoning Ordinance, such landscaping will be further supplemented with additional plantings to meet the intent of Transitional Screening I, as determined by SDID.*

40. A landscape plan must be submitted concurrent with site plan review and will provide for the number, sizes, and locations of trees and plantings consistent with that shown on the SEA Plat and the additional requirements of these conditions. The landscape plan will be subject to the review and approval of SDID. Minor modifications may be permitted by SDID to the extent that these do not result in significant physical impacts to the areas designated to be left undisturbed.*

41. At the time of site plan submission, a tree survey must be submitted that identifies the trunk location, species, size, crown spread and condition analysis rating for all individual and groups of trees shown on the SEA Plat to be preserved, as well as all on and off-site trees, living or dead with trunks 8 inches in diameter and greater (measured at 4 ½ feet from the base of the trunk or as otherwise allowed in the 9th or latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) located within 25 feet of the approved limits of clearing and grading for review by SDID. This tree survey will be prepared by a Certified Arborist or Landscape Architect with experience in the preparation of tree preservation plans.*

42. The applicant must take necessary steps and actions to ensure the long- term survival, and continuing structural integrity and health of trees designated on the SEA Plat to be preserved. If any of these trees is found to be dead, dying, diseased, or hazardous (as determined by SDID) at or prior to, the final release of the project bond, and that such was not the result of unapproved construction practices, the applicant will provide for restoration and remuneration by:

    a) Providing for the removal of the above ground portions of trees.

    b) Restoring understory plants and/or soil conditions damaged during tree removal activities (as determined by SDID).

    c) Providing for the restoration of the associated loss in canopy coverage in accordance with the tree cover guidance found in the Public Facilities Manual.*

43. The applicant will: a) root prune the roots of trees to be preserved that may be damaged during clearing, demolition, grade changes, utility installation and/or the installation of retaining walls; b) mulch to a minimum depth of 3 inches within the areas to be left undisturbed where soil conditions are poor, lacking leaf litter or prone to soil erosion; and c) then provide tree protection fencing approved by SDID and where deemed necessary by SDID. The areas that will be root pruned and mulched will be clearly identified on the Tree Designation Plan. All treatments for such trees and vegetation will be clearly specified, labeled, and detailed on the erosion and sediment control sheets and demolition plan (if provided) sheets of the site plan submission. The details for these treatments must be included in the Tree Designation Plan and will be subject to the review and approval of SDID.*

    All root pruning and mulching work must be performed in a manner that protects adjacent trees and vegetation that are required to be preserved as shown on the SEA plat and may include, but not be limited to, the following:

    - Root pruning must be done with a trencher or vibratory plow to a depth of 18 inches.
    - Root pruning will take place prior to any clearing and grading and/or demolition of structures.
    - Root pruning must not sever or significantly damage structural or compression roots in a manner that may compromise the structural integrity of trees or the ability of the root system to provide anchorage for the above ground portions of the trees.
    - Root pruning will be conducted with the on-site supervision of a certified arborist.
    - 14 gauge welded wire tree protection fencing will be installed immediately after root pruning, and will be positioned directly in the root pruning trench and backfilled for stability, or just outside the trench within the disturbed

area.

- Immediately after the Phase II E&S activities are complete, mulch will be applied at a depth of 3 inches within designated areas without the use of motorized equipment.
- Mulch will consist of wood chips, shredded hardwood, and/or pine bark mulch. Hay or straw mulch will not be used within tree preservation areas.
- SDID must be informed in writing when all root pruning and tree protection fence installation is complete.*

44. All signage must conform to Article 7 of the Zoning Ordinance.*

45. Outdoor construction activities must be limited to the hours of 7:00 am – 7:00 pm, Monday through Friday and 9:00 am – 6:00 pm, Saturday. No outdoor construction activities will take place on Sundays or Federal Holidays.*

46. If porta-potties are provided for temporary use at the outdoor athletic fields/tennis courts, they will not be located within 100 feet of any property line.*

47. If a scoreboard is provided at the outdoor athletic fields/tennis courts, no more than one will be permitted at a time on the entire site. It must not be located within 100 feet of any property line and will be fully screened from view so that it may not be viewed by any neighboring property off- site.*

48. Pursuant to Section 8100.3.6 of the Zoning Ordinance, this special exception will automatically expire, without notice, 36 months after the date of approval unless, at a minimum, the use has been established or construction has commenced and been diligently prosecuted. The Board 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.*

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by the Board or Supervisors.

This approval, contingent on the above noted conditions, will not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant will be responsible for obtaining the required Non-RUP through established procedures, and this use will not be established until this has been accomplished.