

DRAFT
PROPOSED DEVELOPMENT CONDITIONS
GREEN HEDGES SCHOOL
Tax Map #38-3 ((21)) 8A and 38-3 ((11)) 7

January 23, 2026

1. Enrollment shall be limited to 217 students. Enrollment will not exceed 190 students until such time as an Occupancy Permit is issued for the New Academic Building. Subsequent to the issuance of an Occupancy Permit for the New Academic Building, no more than 10 additional students beyond 190 students may be added per school year, up to a maximum of 217 students.
2. A maximum of 50 full-time equivalent employees shall be permitted. Subsequent to the approval of this Conditional Use Permit (“CUP”), no more than two (2) additional full-time employees may be added per school year, up to a maximum of 50 full-time employees.
3. The hours of school activities shall be as follows:
 - School Hours of Operation are permitted from 7:00 AM to 6:00 PM, Monday through Friday.
 - Extracurricular Activities and school events are permitted until 9:00 PM during the week, between 9:00 AM to 5:00 PM on Saturdays, and 9:30 AM to 2:00 PM on Sundays.
 - Summer camps, which may be operated by Green Hedges School or others, are permitted from 7:00 AM to 6:00 PM, Monday through Friday.
 - Rental of the School’s facilities shall be limited to 3:00 PM to 9:00 PM Monday through Friday; from 9:00 AM to 5:00 PM on Saturday, and from 9:30 AM to 2:00 PM on Sundays. No rental of the outdoor field for youth sports teams will be permitted.
 - Divisional and all-school events are permitted from 7:00 AM to 6:00 PM, Monday through Friday. Abutting property owners must be notified in writing a minimum of one (1) week in advance.
 - Special events beyond those listed above are limited to a maximum of twelve (12) events per year. Events must not extend beyond 9:00 PM, with departures occurring by 9:30 PM. Abutting property owners must be notified in writing a minimum of one (1) week in advance.
4. The School shall continue to mitigate any negative impact on the surrounding neighborhoods from traffic and parking for all events and activities, including private

groups or individuals renting the School's facilities. The School shall provide off-street parking for all such activities.

5. The School will provide priority scheduling for use of facilities to Town of Vienna youth teams, clubs and organizations. The School will also charge a reduced rate to Town of Vienna groups.
6. Construction of improvements may be phased; the first phase of construction shall begin within 24 months of the approval of this CUP.
7. Upon the issuance of the first new Certificate of Occupancy for the School subsequent to approval of this CUP, the School shall be required to receive approval of a site plan for a subsequent phase of development within 24 months.
8. The School will comply with the Tree Preservation Plan approved in any final site plan. Should encroachment into a tree preservation area identified on an approved final site plan occur, the School will be required to submit a mitigation plan to the Town of Vienna Urban Forester which will list remedial measures and the time within which measure will be completed by the School to ensure the continued preservation of existing trees.
9. The School will include arrival and dismissal procedures in the Parent and Guardian Handbook which is distributed annually and upon enrollment for any student who begins after the first day of the school year.
10. Prior to final site plan approval for any phase of construction, Town Staff will review the location and screening of all mechanical equipment.
11. Prior to final site plan approval for any phase of construction, Town Staff will review dumpster location and screening.
12. Loading may occur between 7:00 AM and 6:00 PM, Mondays through Fridays.
13. Should a demonstrated need arise, the School will provide secure indoor bike storage without necessitating amendment of this CUP.
14. The conditions approved with this CUP will supersede and replace all conditions from prior CUP approvals for the School. Upon approval of this CUP, only the conditions approved herein will govern the use and development of the property.