

DEVELOPMENT CONDITIONS

SE 2005-LE-018

September 21, 2005

If it is the intent of the Board of Supervisors to approve SE 2005-LE-018, located at 7025 A Manchester Boulevard (Tax Map 91-1 ((12)) N part), for a special exception for a drive-in bank pursuant to Sect(s). 4-804 of the Zoning Ordinance, staff recommends that the Board condition the approval 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(s), structure(s), and/or use(s) indicated on the Special Exception (SE) Plat approved with this application, as qualified by these development conditions.
3. This Special Exception Amendment is subject to the provisions of Article 17 of the Zoning Ordinance, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any site plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception plat entitled *BB&T Bank: Festival at Manchester Lakes, and prepared by Walter L. Phillips, Incorporated, which is dated January 19, 2005 and revised through **September 16, 2005*** 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.
4. There shall be a maximum of three (3) drive-through lanes for the bank, as shown on the SE Plat, one of which will be used for an ATM.
5. A landscape plan shall be submitted concurrent with submission of the site plan for review and approval by Urban Forest Management, DPWES. The plan shall provide landscaping in substantial conformance with the location, quality and quantity of landscaping shown on the SE Plat.
6. All exterior lighting shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance.
7. All signs shall be in conformance with Article 12 of the Zoning Ordinance. Pole mounted and pylon signs shall be prohibited.
8. Crosswalks and sidewalks shall be provided as shown on the SE Plat.

9. There shall be no temporary uses permitted within the 1.32-acre SE area.
10. At the time of site plan review, the parking tabulations shall be provided to DPWES to demonstrate that sufficient parking exists within the shopping center for the drive-in bank.

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

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 Sect. 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. 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.