

PROPOSED DEVELOPMENT CONDITIONS

SE 01-M-017

July 20, 2001

If it is the intent of the Board of Supervisors to approve SE 01-M-017 located at 5666 Columbia Pike, Tax Map 61-2 ((1)) 83, 84, and 84A, for a vehicle sale, rental, and ancillary service establishment pursuant to Sect. 4-804 of the Fairfax County Zoning Ordinance, the 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 plat approved with the application, as qualified by these development conditions.
3. This Special Exception 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 exception shall be in substantial conformance with the approved Special Exception Plat entitled "Proposed Canopy Site Plan, Sun Lodge Inc." dated October 26, 1998, 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. Maximum hours of operation for the vehicle rental office shall be limited to 7.30 am to 6 pm, Monday through Friday; and 9 am to 12 noon, Saturday.
5. No inoperable vehicles shall be stored on-site.
6. There shall be no maintenance or refueling of vehicles on-site.
7. No more than eight (8) rental vehicles shall be located on the site at any one time. All vehicles shall be stored in that portion of the parking lot so designated on the SE Plat. The specified spaces shall be marked "Reserved for Enterprise Rent-a-Car. Violators will be towed."
8. Vehicle rentals shall be limited to automobiles, minivans, vans, and sports utility vehicles. No trucks shall be rented or stored on-site. No vehicles shall be marked with logos, signs, or other advertising materials.
9. No separate freestanding sign shall be allowed for the vehicle rental establishment, although the existing free standing sign may be refaced to add a logo for the vehicle rental establishment. No additional sign area may be added

for such a logo unless the resulting sign is in conformance with the Zoning Ordinance. No more than one (1) wall mounted sign shall be allowed for the vehicle rental establishment.

10. Streetscape design and materials shall, to the extent possible, meet the standards and specifications outlined in the Comprehensive Plan for the Baileys Crossroads CBC, as determined by DPWES.

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 Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, **six (6) months** after the date of approval unless the use has been established as evidenced by the issuance of a Non-RUP.