

**PROPOSED DEVELOPMENT CONDITIONS  
AS RECOMMENDED BY THE PLANNING COMMISSION**

**SE 01-L-029**

**November 15, 2001**

If it is the intent of the Board of Supervisors to approve SE 01-L-029 located at Tax Map 92-4 ((1)) 66C (7520 Richmond Highway) for use as a vehicle rental establishment pursuant to Section 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 Special Exception Plan, Enterprise Rent-A-Car, prepared by The Engineering Groupe, Inc. and dated May 11, 2001 and revised through October 11, 2001 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. These development conditions shall not limit or restrict other unrelated uses on the application property that are permitted in the C-8 district. Any by-right or special permit uses that may be approved within the application property shall not require a special exception amendment provided the use is in substantial conformance with the layout depicted on the Special Exception Plat.
5. Facade improvements including installation of a gray metal fascia shall be completed as depicted on the attached design specification sheet included as Appendix 1B prior to issuance of a Non-RUP for the vehicle rental establishment.
6. No more than ten (10) vehicles shall be available for rent on site at any one time, and parking requirements shall be met for all uses per Article 11 of the Zoning Ordinance.
7. Signs or advertisements shall not be placed on vehicles for lease.
8. Prior to site plan approval or prior to issuance of the Non-RUP for the vehicle rental establishment if site plan approval is not required, the applicant shall escrow funds for landscaping and a trail along the property's Richmond Highway frontage in accordance with the Comprehensive Plan streetscaping requirements in an amount as determined by

DPWES. If such funds are not utilized for streetscaping along Richmond Highway within one year of approval of this Special Exception, the funds shall be directed to the Lee District Trails Fund for the development of trails within the Lee District.

9. Vehicles shall not be parked on the Route 1 service drive.
10. Hours of operation for the vehicle rental establishment shall be limited to 7:30 AM-6:00 PM Monday-Friday, from, 9:00-3:00 PM Saturday, and from 11:00 AM-6:00 PM Sunday.
11. No more than five (5) employees for the vehicle rental establishment shall be on site at any one time.
12. All vehicles for rent shall be parked in the parking area to the rear of the building, away from Richmond Highway.
13. A concrete header curb shall be placed around all interior parking lot landscaping areas as depicted on the Special Exception Plat.
14. Any dumpster placed on site shall be screened on all four sides. This screening shall include a gate on the trash enclosure.
15. Prior to site plan approval or upon demand of Fairfax County or the Virginia Department of Transportation (VDOT), right-of-way to 85 feet from existing centerline along the site's Richmond Highway frontage shall be dedicated in fee simple to the Board of Supervisors (BOS) for road improvement purposes. All ancillary easements shall be provided up to ten feet in width.
16. The subject site shall not be used for the performance of major repairs. There shall be no outdoor storage of any abandoned, wrecked or inoperable vehicles on the subject site. There shall be no dismantling, wrecking or sale of any abandoned, wrecked or inoperable vehicles or parts thereof on the subject site. Any cleaning and vacuuming of vehicles on the property shall be limited to spray cleaning and vacuuming. Only 100% biodegradable, environmentally-safe soaps (as determined by the FDA and/or the USDA) shall be utilized for cleaning rental vehicles on the Property.
17. A freestanding ground sign shall not be permitted on site. No more than two building mounted signs for the vehicle rental establishment shall be permitted and each sign shall be limited to 45 square feet of sign area and shall be in conformance with the elevation as depicted in Appendix 1A.

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, 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.

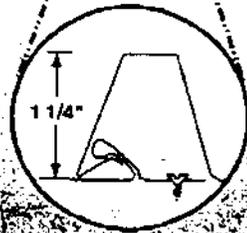
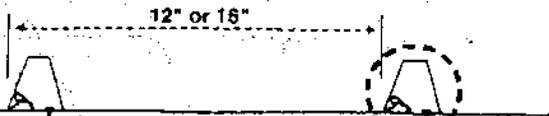





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