

## PROPOSED DEVELOPMENT CONDITIONS

SEA 00-B-021

Revised November 29, 2001

If it is the intent of the Board of Supervisors to approve SEA 00-B-021 located at Tax Map 70-4 ((10)) 4, 5 and 6 (5325 Port Royal Road) previously approved for an existing food and beverage manufacturing, production and processing establishment to permit building additions to the existing food and beverage manufacturing, production and processing establishment pursuant to Sect. 5-404 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions which supercede the previously approved development conditions. Previously approved conditions or those with minor modifications are marked with an asterisk (\*).

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 DPWES. Any plan submitted pursuant to this special exception shall be in conformance with the approved Special Exception plat entitled "Shenandoah's Pride", prepared by Basham & Mullen, P.C. which is dated April 25, 2001 as revised through November 6, 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. The food and beverage manufacturing, production and processing establishment shall be subject to the provisions of Article 14, Performance Standards, of the Zoning Ordinance.\*
5. All signage shall be in accordance with Article 12 of the Zoning Ordinance. \*
6. A copy of this Special Exception SHALL BE POSTED in a conspicuous place on the property along with the Non-Residential Use Permit of the use and shall be made available to all Departments of the County of Fairfax during hours of operation of the permitted use.

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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 at least one of the uses 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.