# DEVELOPMENT CONDITIONS

SEA 94-P-061

July 13, 2001

If it is the intent of the Board of Supervisors to amend SE 94-P-061 located at 8414 Lee Highway (Tax Maps 49-3 ((1)) 72B, 72C, 73, 73A, 73D) previously approved for use of a Drive In Bank to permit an increase in land area, a Drive-In Bank and Drive-Through Pharmacy pursuant to Sect. 4-604 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions. These conditions supercede those previously approved in conjunction with SE 94-P-061. The previous conditions which have been carried forward 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 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, "Pharmacy with Drive-Thru/Southern Financial Bank", prepared by Walter L. Phillips and dated February 16, 2001, as revised through June 28, 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. A copy of this Special Exception SHALL BE POSTED in a conspicuous place on the property along with the Non-Residential Use Permits of the uses and shall be made available to all Departments of the County of Fairfax during hours of operation of the permitted uses.

5. Both drive-through windows for the bank shall remain open when the drive through is operational.

6. The pharmacy drive-through windows shall be used only for the drop-off of prescriptions and pick-up of pharmaceuticals. No general retail sales (including the sale of alcohol) shall be permitted from the window. A pharmacist shall be on duty inside the premises during all hours that the drive-through service is open to the public. The drive-through window shall contain a sign with drop-off instructions including the pharmacist's phone number. The drive through window located farthest from the building shall be be limited to drop off of prescriptions only.

7. Signs, not exceed two square feet in area, shall be posted in the vicinity of the stacking area and at the drive-through lanes of the pharmacy to advise drivers that the drive through is for prescription and/or pharmaceutical sales only. The drive through window

located farthest from the pharmacy shall be clearly marked that it is limited to drop off of prescriptions only and no sale of goods (including pharmaceuticals) is permitted.

8. A speaker box may be allowed to facilitate transactions for the drive in bank and pharmacy. The volume of the speaker box shall be maintained at a level not audible from adjacent properties.

9. Lighting shall meet the Performance Standards set forth in Article 14 of the Zoning Ordinance. Exposed neon tubing and the use of ground mounted spotlights to illuminate signs or buildings shall be prohibited on site. If lighted, signs shall be internally lit only.

10. There shall be no outdoor storage or display of goods permitted on the site.

11. All parking shall meet the provisions of Article 11 of the Zoning Ordinance and the geometric design standards in the Public Facilities Manual.

12. All trash dumpster(s) located on the property shall be enclosed by a solid, opaque barrier with a gate, as determined by DPWES.

13. Stop bars and stop signs shall be provided near the drive through bank and pharmacy exits as shown on the Special Exception Plat. Additional signage may be provided to regulate the drive through traffic circulation, subject to DPWES approval.

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.