

PROPOSED DEVELOPMENT CONDITIONS

SEA 83-S-058

July 5, 2000

If it is the intent of the Board of Supervisors to approve SEA 83-S-058 located at 11200 Fairfax Station Road (Tax Map 76-2 ((1)) 9) to amend SE 83-S-058 for a museum, to permit a building addition and site modifications pursuant to Sect. 9-313 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 all previous development conditions.

1. This Special Exception is granted for the location indicated in the 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. A copy of this Special Exception SHALL BE POSTED in a conspicuous place along with the Non-Residential Use Permit on the property of the use and shall be made available to all Departments of the County of Fairfax during hours of operation of the permitted use.
4. 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 "Fairfax Station Railroad Museum" prepared by Patton Harris Rust and Associates and dated September 1983, and revised through June 19, 2000, 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.
5. Not more than 100 visitors shall be permitted on the site at any one time, except for six (6) special events per year where a maximum of 200 visitors shall be permitted at any one time. Additional temporary offsite parking shall be required to accommodate the excess visitors for these six (6) special events. There shall be no off-site parking on Fairfax Station Road or the adjacent subdivision streets during these events. The applicant shall notify the Smoke Rise Homeowners Association and adjacent property owners thirty (30) days prior to any special event.

6. Parking facilities and turn-around for one bus shall be provided with the parking lot.
7. Existing vegetation along the northern boundary of the museum site shall be augmented to satisfy the requirements of Transitional Screening #2 and Barrier D, E or F to the satisfaction of the Urban Forester, prior to the issuance of a non-residential use permit (Non-RUP).
8. A Type VI Trail shall be constructed along Fairfax Station Road in accordance with the Comprehensive Trail Plan and Public Facilities Manual (PFM). The trail type and location shall be determined by DPWES and installed prior to issuance of a non-residential use permit.
9. A security gate shall be provided across the parking lot entrance off Fairfax Station Road. This gate shall be kept closed and locked whenever the site is not opened to the public.
10. Additional exterior lights or signage for the site shall be subject to a special exception amendment.
11. Right-of-way along the Fairfax Station Road frontage of the site as shown on the SE Plat, shall be dedicated and conveyed in fee simple to the Board of Supervisors. Such dedication shall occur at site plan approval for the property or upon demand by VDOT, whichever occurs first.
12. The entrance to the museum site shall be located along the Fairfax Station Road frontage of the site (east of Smoke Rise Lane) and such entrance shall be the exclusive access onto the site. The entrance shall satisfy minimum VDOT standards for sight distance. The entrance shall be served by a right turn/deceleration lane which satisfies minimum VDOT standards.
13. Use of the structure located on the site as a museum shall be restricted to six (6) days a week from 9:00 A.M. to 5:00 P.M. Use of the structure as a meeting hall shall be restricted to a monthly average of four (4) evenings per week between the hours of 5:00 P.M. and 12:00 Midnight.
14. Prior to issuance of a non-residential use permit, split rail fencing shall be constructed along the eastern portion of Smoke Rise Lane and along Fairfax Station Road to the property boundary to the east.
15. The portion of the property owned by the applicant located to the west of Smoke Rise Lane will remain in its natural condition, except for the construction of a Type VI Trail along Fairfax Station Road in conformance with the PFM.

16. A representative of the Smoke Rise Homeowner's Association will serve on the Board of Directors of the Friends of Fairfax Station, Inc.
17. Hazard and liability insurance will be maintained at all times on the property and any structures erected thereon.
18. A security system will be installed in the structures.

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.