

**DEVELOPMENT CONDITIONS**  
**SEA 01-Y-040**  
**April 20, 2007**

If it is the intent of the Board of Supervisors to approve SEA 01-Y-040 located on Tax Map 44-3((7)) B3, in the Sully Station Shopping Center, to permit a drive-in bank pursuant to Sect. 9-500 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions, which are in addition to all previously approved 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. Other Permitted or Special Permit/Special Exception uses may be allowed on the site without amending this special exception so long as the proposed use is in substantial conformance with the SE Plat and all Zoning Ordinance requirements have been met.
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 Sully Station Shopping Center, prepared by Tri-Tek Engineering, consisting of 5 sheets dated August 28, 2006 as revised through March 15, 2007. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. The maximum floor area of the drive-in bank shall not exceed 3,650 square feet.
5. The exterior design, building materials and colors used in construction of the drive-in bank shall be consistent on all four sides and shall be consistent with the exterior building materials used in the Sully Station Shopping Center as approved by the Department of Public Works and Environmental Services (DPWES) and the Sully Station Community Association. Photographic documentation and any additional materials which DPWES and the Sully Station Community Association require to make such a determination shall be provided by the applicant with submittal of a building permit.
6. The drive-in bank building shall incorporate environmentally sustainable attributes into its building program, that may include, but not necessarily be

limited to, such elements as high-efficiency mechanical systems, use of materials with recycled content, a high performance and insulated building envelope, water efficient fixtures, CO2 sensors and air filters, low volatile organic compounds in paints, sealants and finish materials, construction waste management, and storage and collection of recyclables.

7. There shall be no freestanding signs other than the shopping center identification sign, and all signs shall use colors consistent with the existing signs in the shopping center as approved by DPZ. All signs shall be in conformance with the provisions of Article 12 of the Zoning Ordinance.
8. Stop bars shall be painted to the north and south of the existing pedestrian crosswalk that leads to the residential community to the east of the shopping center.
9. Yellow traffic lines shall be painted in the middle of the main driveway into the shopping center from the southern access point on Westfield Boulevard. These traffic lines shall be extended from the access point to intersection of the driveway and the drive aisle that leads to the drive-in bank and the gas station.
10. The hours of operation for the drive-in bank lobby and drive-thru windows shall be limited to 9:00 AM to 7:00 PM Monday through Friday, and 9:00 AM through 4:00 PM on Saturday. The drive-thru windows may also be open 12:00 noon through 3:00 PM on Sunday. The drive-thru automatic teller machine (ATM) may be open 24 hours seven (7) days a week. Both drive-thru windows for the drive-in bank shall be open and staffed during the hours of operation of the drive-thru windows.
11. Existing lighting, including streetlights, security lighting, signage lighting, and pedestrian or other incidental lighting may remain. All new and replacement outdoor lighting fixtures shall be in accordance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance.
12. Parking spaces shall meet the provisions of Article 11 of the Zoning Ordinance and the geometric design standards in the Public Facilities Manual, as determined by DPWES; a parking tabulation which demonstrates that parking requirements are met for all uses in the Shopping Center shall be submitted to DPWES prior to issuance of a Non-RUP for the bank.
13. Stormwater Management and Best Management Practices (SWM/BMPs) shall be provided as indicated on the SE Plat, subject to the approval of DPWES. If SWM/BMP requirements cannot be met by facilities in substantial conformance with what is shown on the plat, an SE amendment may be required.
14. The access point from Stonecroft Boulevard shall be designed and constructed in the location generally shown on the plat. The exact design and location of

said access shall be determined based upon final design and engineering, subject to approval by the Virginia Department of Transportation (VDOT) and the Fairfax County Department of Transportation (FCDOT).

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 a minimum, 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.