

PROPOSED DEVELOPMENT CONDITIONS

SE 2007-MV-005

July 19, 2007

If it is the intent of the Board of Supervisors to approve SE 2007-MV-005 located at 9404 Lorton Market Street, Tax Map 107-4 ((23)) C, to permit a car wash, pursuant to Section 4-604 of the Fairfax County Zoning Ordinance, 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 (SE Plat) approved with this 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 SE Plat entitled "Car Wash, Lorton Station South Commercial Center" prepared by Bowman Consulting, consisting of eight sheets, dated March 1, 2007, with revisions through May 24, 2007. 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 these special exception conditions shall be posted in a conspicuous place, and made available to the public and all departments of the County of Fairfax during hours of operation.
5. Hours of operation shall be limited to Monday through Friday, 8AM to 9PM and Saturday and Sunday from 8AM to 8PM.
6. No stacking or standing for the car wash shall be permitted within the public ingress/egress easement parallel to Lorton Market Street (as depicted on the SE Plat) at any time. The car wash shall be monitored by an employee (including one hour prior to the opening of the car wash) who will ensure that vehicles seeking to utilize the car wash do not stack/stand within the service drive. All drying and cleaning of vehicles shall occur on the subject site and not within the public ingress/egress easement. The car wash shall be monitored by an employee who will ensure that vehicles being dried or cleaned are not within the public ingress/egress easement.
7. No more than one detailing bay shall be permitted.
8. No more than one freestanding identification sign shall be permitted on the site which shall be a monument-style sign and no more than five (5) feet in height.

adequate turning radii is provided. Furthermore, regardless of any notes on the SE Plat, any proposed building or site modification must provide access and turning radii as determined by FCDOT.

19. Striping and other markings shall be installed to clearly delineate all travel aisles within the site. The striping and other markings shall be maintained on a regular basis so as to be clearly visible to motorists using or traveling through the site.
20. Those parking spaces which are designated for employee parking only on the SE Plat shall be marked with signs that designate them for employee parking only.
21. The northernmost site entrance along Lorton Market Street shall be blocked with a barricade until such time as a use is established and operating on Tax Map 107-4((23))B (also known as Pad Site A).
22. Subject to the review and approval of VDOT, the southernmost curb cut along Lorton Market Street shall be widened to allow one car to enter, one car to exit left or through and one car to exit right simultaneously, as depicted on the attached exhibit.

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.

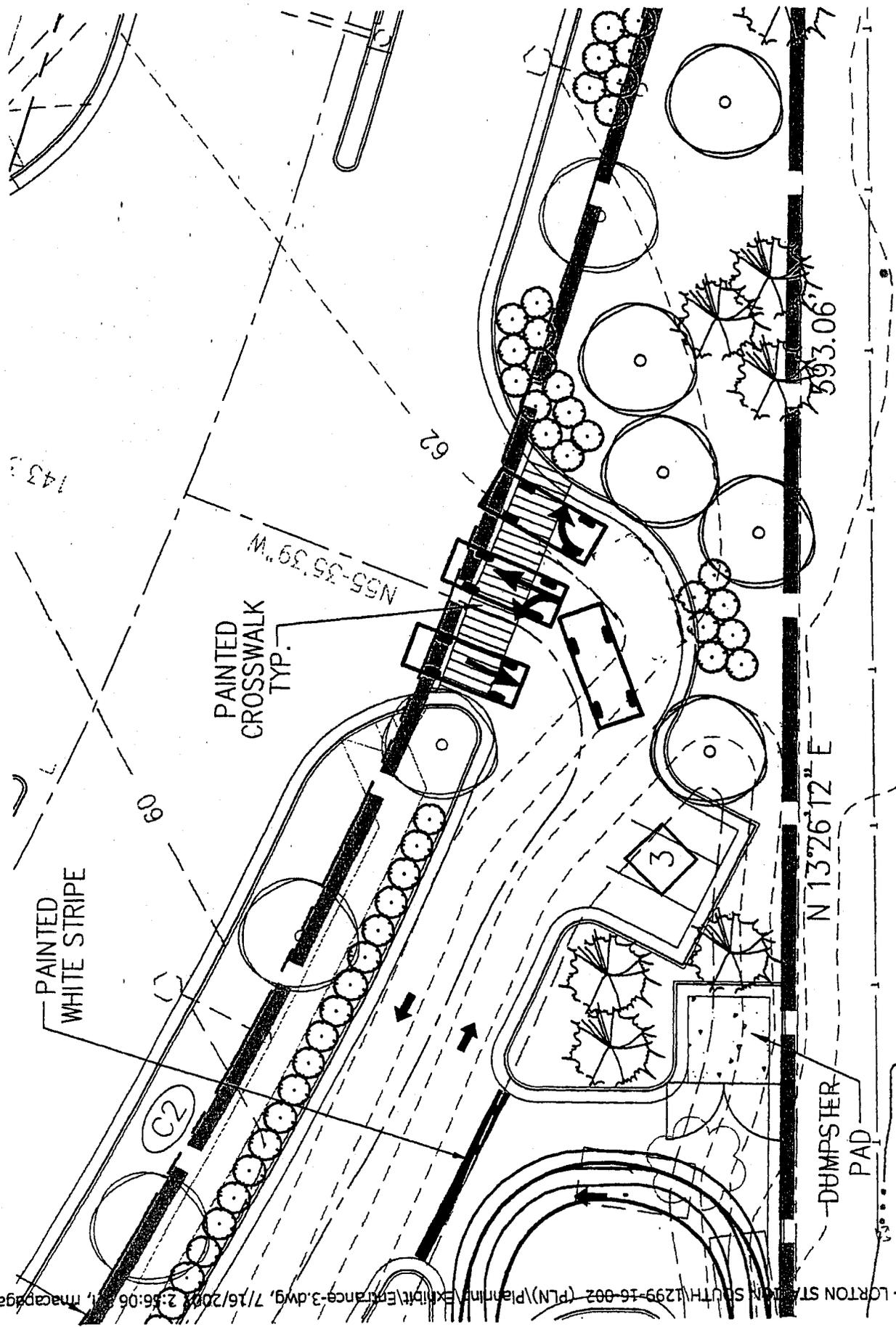


Exhibit B