APPLICATION FILED: November 1, 2007
PLANNING COMMISSION: March 5, 2008
BOARD OF SUPERVISORS: March 10, 2008 @ 4:30 PM

County of Fairfax, Virginia

February 20, 2008

STAFF REPORT

APPLICATION SE 2007-SU-033

SULLY DISTRICT

APPLICANT:	Enterprise Leasing Company a Maryland Corporation d/b/a Enterprise Rent-A-Car
ZONING:	C-7, HC, SC, WS
PARCEL(S):	54-4 ((1)) 117pt.
ACREAGE:	1.02 acres
PLAN MAP:	Mixed Use
SE CATEGORY:	Category 5; vehicle sale, rental and ancillary service establishment
PROPOSAL:	To permit a vehicle rental establishment within the existing Centreville Square shopping plaza.

STAFF RECOMMENDATIONS:

Staff recommends approval of SE 2007-SU-033, subject to the proposed development conditions contained in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

O:\jpapp0\SE\SE 2007-SU-033, Enterprise Leasing\Final Materials\FINAL - SE 2007-SU-033, Enterprise Rental Car - Cover and Report.doc

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703 324-1290
FAX 703 324-3924
www.fairfaxcounty.gov/dpz/

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

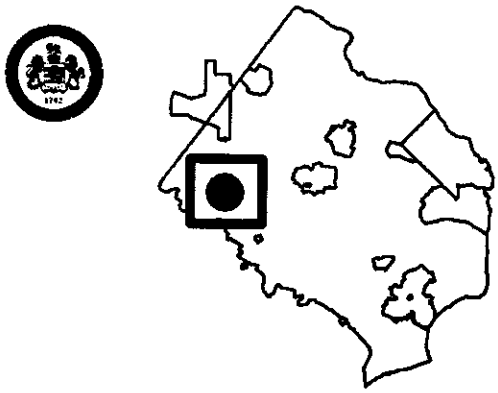
The approval of this PRC Plan does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

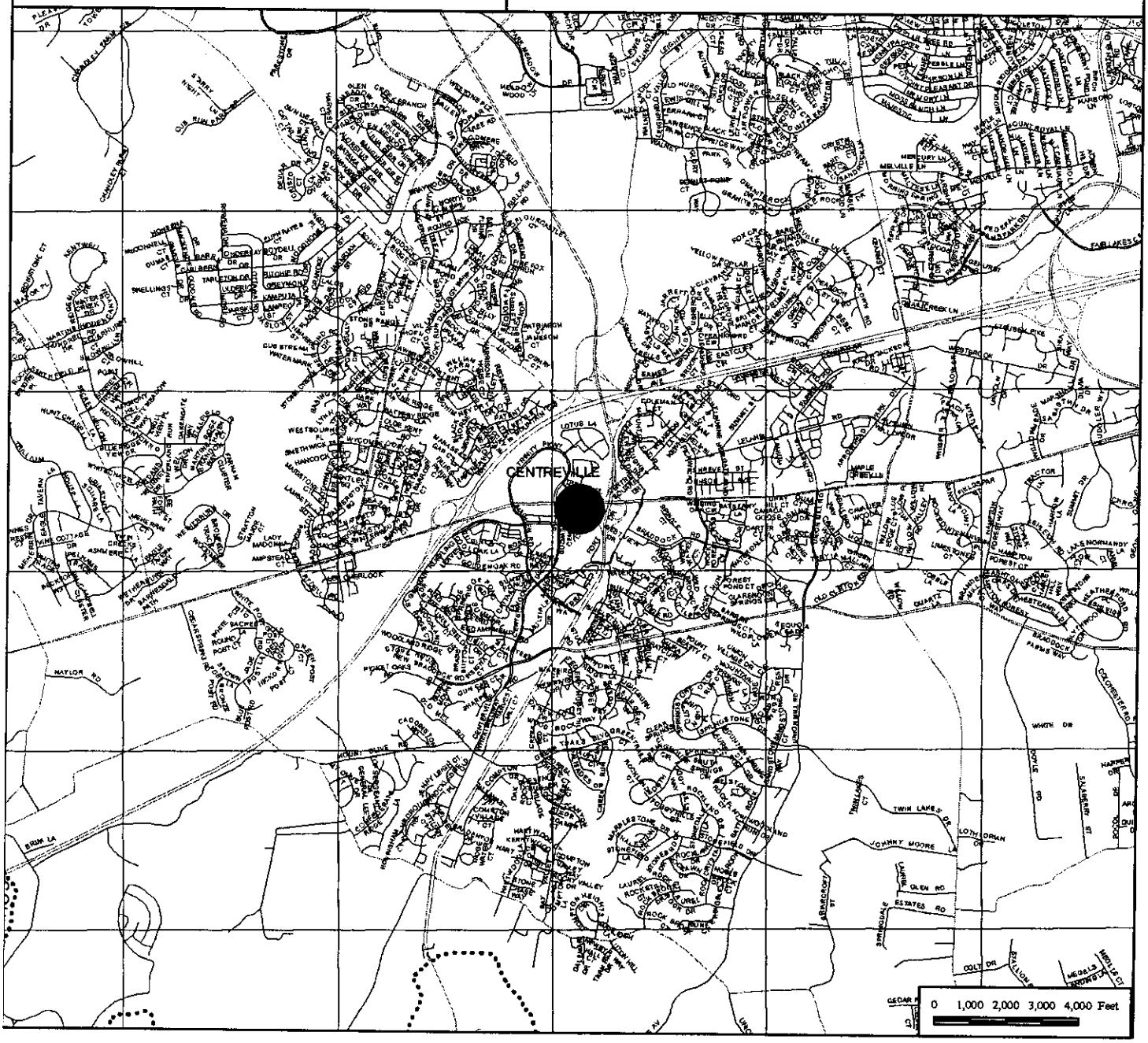
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Exception

SE 2007-SU-033

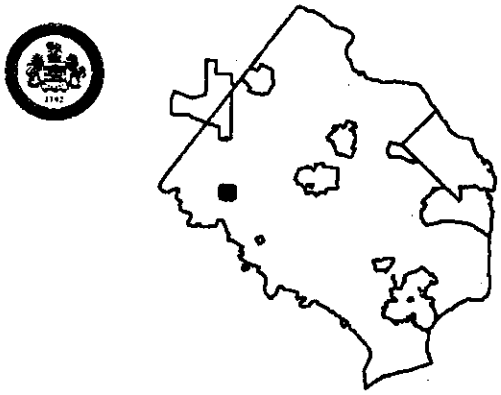


Applicant:	ENTERPRISE LEASING COMPANY A MARYLAND CORPORATION D/B/A ENTERPRISE/CENTREVILLE SQUARE PROJECT, L.P.
Accepted:	11/01/2007
Proposed:	VEHICLE SALE, RENTAL AND ANCILLARY SERVICE ESTABLISHMENT
Area:	1.02 AC OF LAND; DISTRICT - SULLY
Zoning Dist Sect:	04-0704
Art 9 Group and Use:	5-25
Located:	5948 CENTREVILLE CREST LANE
Zoning:	C- 7
Plan Area:	3,
Overlay Dist:	HC SC WS
Map Ref Num:	054-4- /01/ /0117



Special Exception

SE 2007-SU-033



Applicant: ENTERPRISE LEASING COMPANY A MARYLAND CORPORATION D/B/A ENTERPRISE/CENTREVILLE SQUARE PROJECT, L.P.

Accepted: 11/01/2007

Proposed: VEHICLE SALE, RENTAL AND ANCILLARY SERVICE ESTABLISHMENT

Area: 1.02 AC OF LAND; DISTRICT - SULLY

Zoning Dist Sect: 04-0704

Art 9 Group and Use: 5-25

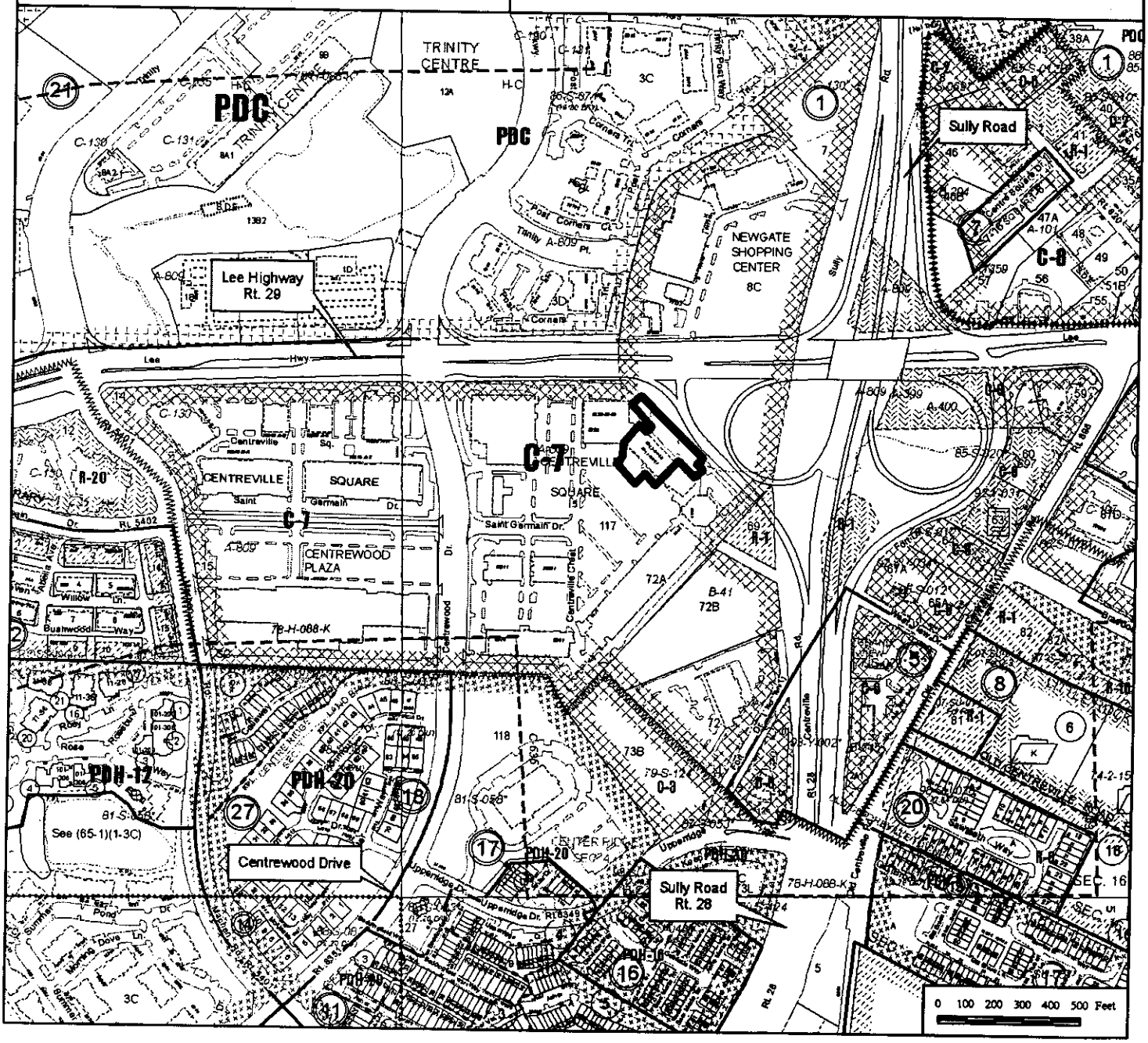
Located: 5948 CENTREVILLE CREST LANE

Zoning: C- 7

Plan Area: 3,

Overlay Dist: HC SC WS

Map Ref Num: 054-4- /01/ /0117 Pt.



CENTREVILLE SQUARE

PROPOSED VEHICLE SALE, RENTAL, & ANCILLARY SERVICE ESTABLISHMENT SPECIAL EXCEPTION PLAT

FAIRFAX COUNTY, VIRGINIA

NOTES

1. OWNER/ CO-APPLICANTS:
   CENTREVILLE SQUARE PROJECT, L.P.
   SUITE 300
   9302 LEE HIGHWAY
   FAIRFAX, VA 22031

   ENTERPRISE LEASING COMPANY,
   A MARYLAND CORPORATION
   d/b/a ENTERPRISE RENT-A-CAR
   6383 LITTLE RIVER TURNPIKE
   ALEXANDRIA, VA 22312
2. THE PROPERTY SHOWN ON THIS PLAN IS IDENTIFIED AS MAP #54-4-01-0017 ON THE FAIRFAX COUNTY TAX MAP.
3. NO NEW CONSTRUCTION TO THE EXISTING SHOPPING CENTER IS PROPOSED. THIS SE APPLICATION IS FOR A CHANGE IN USE ONLY. THERE ARE NO PROPOSED IMPROVEMENTS OR NEW CONSTRUCTION OTHER THAN PARKING LOT STRIPING.
4. THIS PROPERTY IS CURRENTLY ZONED C-7, REGIONAL RETAIL COMMERCIAL DISTRICT. A SPECIAL EXCEPTION IS REQUESTED FOR A VEHICLE SALE, RENTAL AND ANCILLARY SERVICE ESTABLISHMENT, MORE SPECIFICALLY A VEHICLE RENTAL ESTABLISHMENT IS PROPOSED.
5. OTHER BY-RIGHT AND/OR SPECIAL PERMIT USES MAY BE ALLOWED AND/OR CONSTRUCTED ON THE SITE WITHIN THE SE AREA, WITHOUT AMENDMENT OF THE APPROVED SPECIAL EXCEPTION #2005-SU-008, SO LONG AS SUCH USES DO NOT INTERFERE WITH THOSE SPECIFIC AREAS SHOWN ON THE SE PLAT TO BE UTILIZED FOR THE VEHICLE SALE, RENTAL, AND ANCILLARY SERVICE ESTABLISHMENT USE.
6. THE EXISTING CONDITIONS, BOUNDARY, AND TOPOGRAPHIC INFORMATION HAS BEEN PREPARED USING RECORD INFORMATION AND HAS NOT BEEN SURVEYED. CONTOUR INTERVAL IS TWO (2) FEET.
7. THERE ARE NO PROPOSED SPECIAL AMENITIES FOR THIS PROPERTY.
8. PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
9. A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 515525 0025 D, REVISED MARCH 5, 1990, SHOWS THE PROPERTY TO LIE IN ZONE X, "AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN."
10. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SITE.
11. TO THE BEST OF OUR KNOWLEDGE, ALL UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ON THIS PROPERTY ARE SHOWN.
12. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE ARE NO HAZARDOUS SUBSTANCES ON THIS PROPERTY.
13. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THIS PROPERTY DESERVING OF PROTECTION AND/OR PRESERVATION.
14. ACCORDING TO FAIRFAX COUNTY MAPPING THIS SITE LIES OUTSIDE THE RESOURCE PROTECTION AREA (RPA).
15. THIS SPECIAL EXCEPTION DOES NOT PROPOSE ANY ON-SITE IMPROVEMENTS/NEW CONSTRUCTION, THEREFORE, THERE IS NO LIMITS OF CLEARING & GRADING. SINCE THERE IS NO LIMITS OF CLEARING & GRADING, AN EXISTING VEGETATION MAP IS NOT REQUIRED.
16. ALL EXISTING BUILDINGS/STRUCTURES WERE CONSTRUCTED IN 1986 AND ARE TO BE RETAINED.
17. ALL NEW SIGNAGE WILL BE SUBJECT TO CURRENT ORDINANCE REGULATIONS.

RECEIVED
Department of Planning & Zoning

OCT 30 2007

Zoning Evaluation Division

OUTFALL NARRATIVE

THIS APPLICATION IS FOR A CHANGE OF USE ONLY. THERE IS NO NEW CONSTRUCTION WHICH WOULD CHANGE THE EXISTING RATIO OF IMPERVIOUS SURFACES OR EXISTING STORMWATER DRAINAGE SYSTEM. THE PROPOSED REDEVELOPMENT WILL NOT INCREASE THE IMPERVIOUS RUNOFF FROM THIS PROPERTY. THEREFORE, THERE WILL BE NO ADVERSE IMPACT TO THE EXISTING OUTFALL.

SWM/BMP NARRATIVE

THERE IS NO NEW CONSTRUCTION WHICH WOULD CHANGE THE EXISTING RATIO OF IMPERVIOUS SURFACES OR EXISTING STORMWATER DRAINAGE SYSTEM. THE PROPOSED VEHICLE SALE, RENTAL, & ANCILLARY SERVICE ESTABLISHMENT WILL NOT INCREASE THE IMPERVIOUS RUNOFF FROM THIS PROPERTY, THEREFORE, NO ADDITIONAL DETENTION WILL BE REQUIRED.

STORMWATER MANAGEMENT CHECKLIST

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided as of zoning application, or a waiver request of the stormwater requirement with justification shall be submitted. Many features will be noted upon preparation. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance provisions:

General Provisions (6-0111 & 6.3L)	Special Exceptions (9-011 & 9.3L)
Cluster Subdivisions (16-213 1-D & 16)	Commercial Revitalization Districts (5-502 3A (12) & (14))
Development Plans (16-302 1 & 4)	PRC Plans (16-303 1-E & 16-303 2-E)
PDP Provisions (except PRC) (16-402 1F & 16)	Amendments (16-902 1F & 16)

☒ 1. Plat is at a minimum scale of 1"=60' (unless it is duplicate on one sheet with a minimum scale of 1"=100').

☒ 2. A graphic displaying the stormwater management (quantity/qual) and table of clearing and grading calculations for all applicable stormwater facilities, storm sewer and pipe systems and outfall protection, pond outflows, adequate outfall, one outfall, energy dissipation devices, and erosion stabilization measures as shown on Sheet N/A.

☒ 3. Provide:

Facility Name/ Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Freeboard (feet)	Storage Volume (cf)	If pond, dam height (ft)
TOTAL						

☒ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet N/A. Flood lines and outfall pipe systems are shown on Sheet N/A.

☒ 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet N/A. Type of maintenance access road surface called out on the plat is N/A (asphalt, grass-crete, grass, etc.).

☒ 6. Landscaping of the new pond/detention facility is shown on Sheet N/A.

☒ 7. A "stormwater management/BMP maintenance" schedule and a description of long-term inspection and land management practices requirements will be met is provided on Sheet 1.

☒ 8. A description of the existing conditions of each downstream pipe and channel affected between the site and a point where it is at least 100 times the site area or where the 2 drainage area of at least one square mile (whichever is greater) is provided on Sheet 1.

☒ 9. A description of how the outfall requirements, including maintaining drainage areas of the Public Facilities Manual will be addressed is provided on Sheet 1.

☒ 10. Existing topography with minimum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 1 & 2.

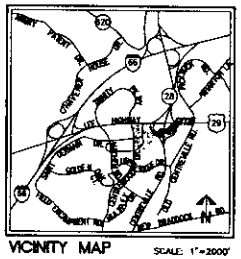
☐ 11. A stormwater waiver is requested for N/A.

☐ n/a. Stormwater management is not required because N/A.

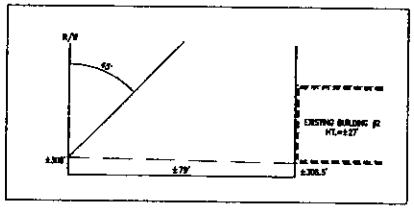
*THIS APPLICATION IS FOR A CHANGE IN USE ONLY. THE PROPOSED REDEVELOPMENT WILL NOT INCREASE THE IMPERVIOUS RUNOFF FROM THIS PROPERTY, THEREFORE, NO ADDITIONAL DETENTION WILL BE REQUIRED.

SHEET INDEX

1. COVER SHEET
2. SPECIAL EXCEPTION PLAT
3. OVERALL SITE EXHIBIT



VICINITY MAP SCALE: 1"=2000'



LEE HIGHWAY
ANGLE OF BULK PLANE DETAIL
SCALE 1"=20'

ZONING TABULATION

ZONE: C-7, REGIONAL RETAIL COMMERCIAL DISTRICT

	REQUIRED	PROVIDED ENTIRE SITE PER APPROVED SPE PLAN	PROVIDED PER SE LIMITS OF SPECIAL EXCEPTION
MIN. LOT AREA:	40,000 SF	797,567 SF OR 18.306 AC	±44,343 SF OR ±1.02 AC
MIN. LOT WIDTH:	200 FT	±1,034 FT	±341 FT
MAX. BLD. HT:	90 FT	48 FT	±27 FT
MIN. YARD REQUIREMENTS:			
FRONT	45° ABP, NOT LESS THAN 40 FT	43 FT	±79.5 FT
SIDE	NONE	N/A	N/A
REAR	20 FT	51 FT	±28.8 FT
MAX. FAR	0.80	0.25, OR ±797,567 SF	±0.42, OR ±16,883 SF
OPEN SPACE	15%	18%	±20%
TREE COVER	10%	18%	±18%
INTERIOR PARKING LOT LANDSCAPING	5%	8%	±5%

PARKING TABULATION

LIMITS OF SPECIAL EXCEPTION:

USE: SHOPPING CENTER
(INCL. ±850 SF PROP. VEHICLE SALE, RENTAL, & ANCILLARY SERVICE ESTABLISHMENT AND 15 VEHICLE STORAGE SPACES)
RATE: 4 SPACES/1000 SF OF GFA
±8,232 SF/1,000 x 4 = 33 SPACES

USE: OFFICE
RATE: 3.6 SPACES/1000SF OF GFA
±10,450 SF/1,000 x 3.6 = 38 SPACES

SHOPPING CENTER = 33 SPACES
OFFICE = 38 SPACES
TOTAL PARKING REQUIRED = 71 SPACES

TOTAL PARKING PROVIDED = 71 SPACES (INCLUDING 4 HANDICAP)
(PLUS AN ADDITIONAL 15 STORAGE SPACES, SEE NOTE BELOW)

OVERALL SITE PARKING:

USE: SHOPPING CENTER
RATE: 4 SPACES/1000 SF OF GFA
±163,852 SF/1,000 x 4 = 658 SPACES

USE: OFFICE
RATE: 3.6 SPACES/1000 SF OF GFA
±27,294 SF/1,000 x 3.6 = 99 SPACES

USE: EATING ESTABLISHMENT
RATE: 1 SPACE/4 SEATS, 1 SPACE/2 BAR STOOLS, 1 SPACE/2 EMPLOYEES
±500 SEATS/4 = 125 SPACES
±15 BAR STOOLS/2 = 8 SPACES
±32 EMPLOYEES/2 = 16 SPACES

TOTAL PARKING REQUIRED = 904 SPACES
TOTAL PARKING PROVIDED = 1,028 SPACES (INCLUDING 23 HANDICAP)

NOTE: ON THE SE PLAT, SHEET 2, THE SPACES DESIGNATED AS "CAR RENTAL STORAGE" AREAS ARE NOT CALCULATED IN THE PARKING TABULATION AND DO NOT COUNT AGAINST PARKING FOR OTHER USES WITHIN THE SE AREA OF THE CENTER.

WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
327 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 532-3601
WWW.WLPINC.COM

SCALE:

DATE: 10/29/07

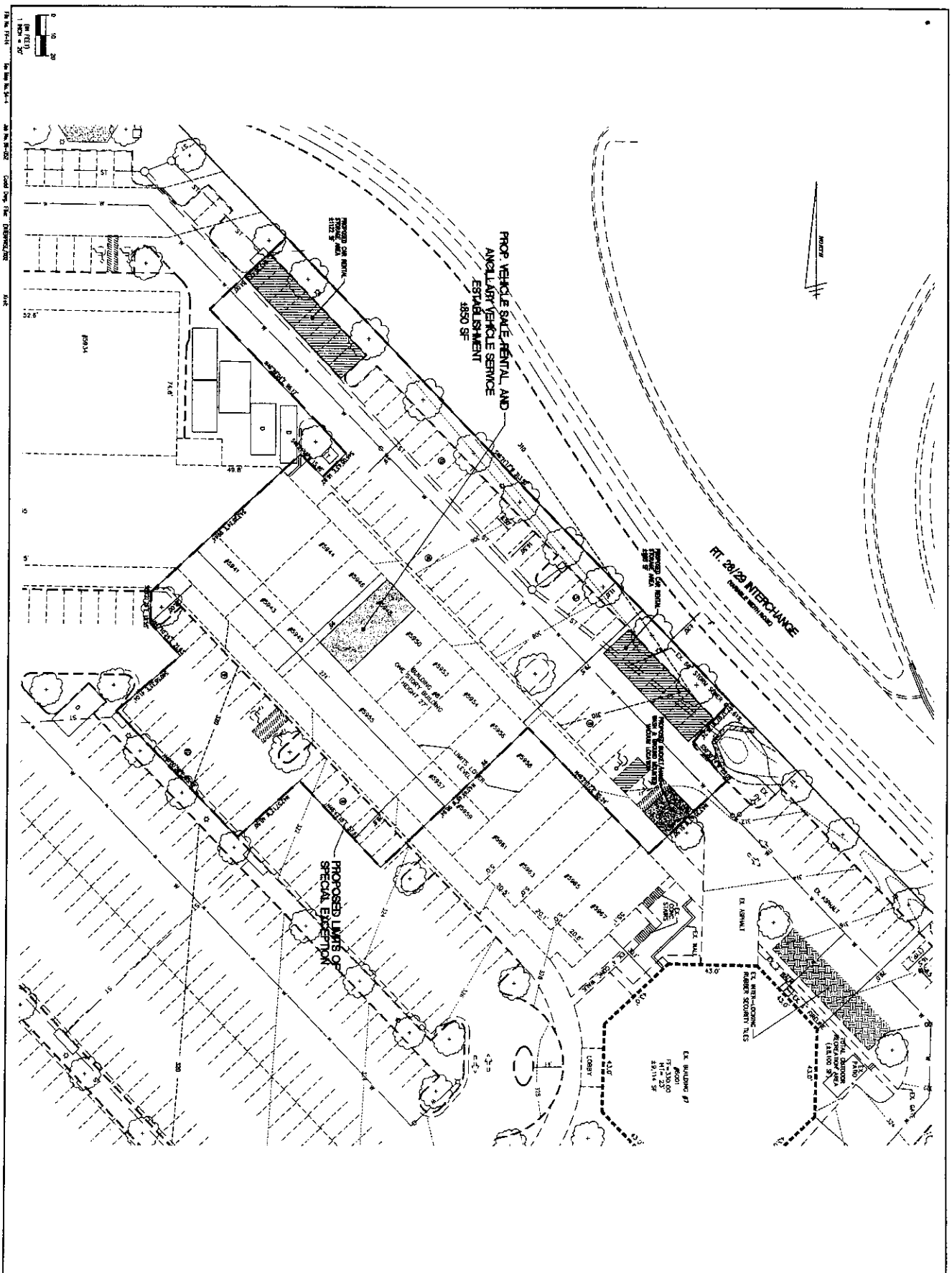
NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

REVISION APPROVED BY

COVER SHEET

VEHICLE SALE, RENTAL, AND ANCILLARY SERVICE ESTABLISHMENT
CENTREVILLE SQUARE
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

File No. FV-16 Tax Map No. 54-4 Job No. 06-052 Cadd Dwg. File: ENTERPRISE/SHOSCOVR.wl



SPECIAL EXCEPTION PLAT

VEHICLE SALE, RENTAL, AND ANCILLARY SERVICE ESTABLISHMENT
CENTREVILLE SQUARE
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISION APPROVED BY

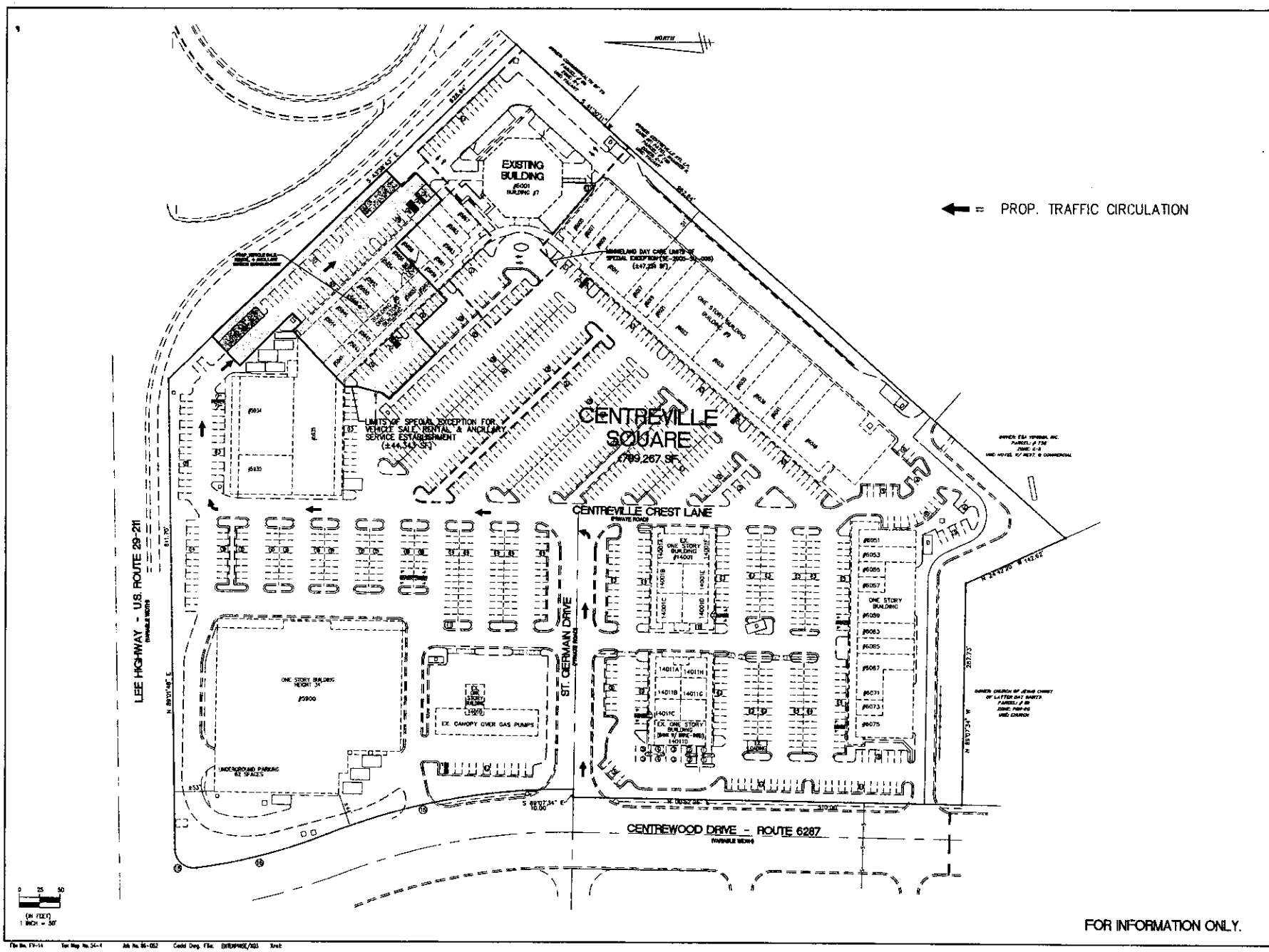
NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

COMMONWEALTH OF VIRGINIA
TERRANCE IN ANDERSON
No. 3500
PROFESSIONAL ENGINEER

WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6165 FAX (703) 533-1301 WWW.WLPINC.COM

SCALE: 1" =50 DATE: 08/28/07 DRAWN: [illegible]

SHEET 1 OF 3



FOR INFORMATION ONLY.

OVERALL SITE EXHIBIT

VEHICLE SALE, RENTAL, AND ANCILLARY SERVICE ESTABLISHMENT

CENTREVILLE SQUARE
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 533-1001 WWW.WLPINC.COM

SCALE: 1" = 50'
DATE: 09/28/07
DRAWN: [illegible]

SHEET: 3 OF 3

File No. FV-14 Tax Map No. 54-4 Job No. 86-052 Codal Dwg. File: ENTERPRISE/X03 Xref:

A GLOSSARY OF TERMS FREQUENTLY USED IN STAFF REPORTS WILL BE FOUND AT THE BACK OF THIS REPORT

DESCRIPTION OF THE APPLICATION

The applicant, Enterprise Leasing Company, a Maryland Corporation d/b/a Enterprise Rent-A-Car, is requesting approval of a Special Exception (SE) to allow a vehicle rental establishment to be located within a portion of the existing Centreville Square shopping center. There is no new site construction proposed with this application.

Vehicle Rental is a Category 5 Special Exception Use, and is subject to the provisions of the Zoning Ordinance General Standards of Sect. 9-006 for Special Exception Uses, and Specific Standards Category 5 Uses, Sect. 9-503, and the Additional Standards for Vehicle Sale, Vehicle Rental and Ancillary Service, Sect. 518, among others.

LOCATION AND CHARACTER

Site Description:

The property is located at 5948 Centreville Crest Lane, in the Centreville Square shopping center. This portion of Centreville is made up of predominantly commercial, retail and personal service uses. The shopping center site is bounded by two, four-lane divided highways; Lee Highway (Route 29) to the north and Centreville Road (Route 28) to the east. To the west, across Centrewood Drive, is the remainder of the shopping center and the Centreville Library. To the south and southwest are high density residential communities (Centre Ridge).

SURROUNDING AREA DESCRIPTION			
Direction	**Use**	**Zoning**	**Plan**
North	Commercial/Retail	PDC	Mixed Use
South	Hotel, Office, and a church	C-8 and PDH-20	Private Open Space; Residential 16-20 du/ac
East	Commercial/Retail	C-8 and R-1	Retail and Other
West	Commercial/Retail	C-7	Mixed Use

BACKGROUND

- On July 15, 1964, the Board of Supervisors approved RZ A-809 in part to permit the rezoning of 398.4 acres from the RE-1 District to the R-12.5, R-17, C-RMH, R-T, RM-2G, C-N, C-DM, C-G, I-S and I-P Districts to permit residential, industrial and commercial uses; there are no proffers associated with this property

- The Centreville Square Shopping Center was constructed in 1991

COMPREHENSIVE PLAN PROVISIONS

Plan Area: Bull Run Planning District; Area III

Planning Sector: Centreville Area and Suburban Center

Plan Map: Mixed Use

Plan Text:

"**Land Unit D (588 Acres)**

Land Unit D consists of three major components: existing residential development generally in the western portion of the land unit; commercial development, concentrated along Route 29 and Route 28; and the Centre Ridge project, a large scale, predominantly residential development which accounts for most of the area of this land unit.

Centre Ridge was designed with a mix of housing unit types and densities. As final submissions have been made for each of the land bays in the project, buffers and transitions have been incorporated to recognize and complement existing residential development. Commercial uses are concentrated along Route 29 and Route 28 to take advantage of the access to the transportation network. Internal collector streets within Land Unit D are as shown on the Transportation Plan map.

D-1 (63 Acres) Suburban Center

The orientation of Land Unit D-1 to the proposed development in Land Unit E makes it suitable for intense development. This is where people will live, shop, visit or participate in activities normally associated with a downtown setting. Commercial retail use of approximately 300,000 square feet located near the Route 28/Route 29 intersection and office use of approximately 800,000 square feet which is closely associated with the commercial retail area is planned for the area closest to Route 29. Multi-family residential development is planned and developed on Parcels 54-4((1)) 74 and 75 which are located in the southern portion of the land unit and adjacent to Land Unit D-2 which is planned for multi-family housing.

Parcels 65-2((1)) 1-4 are planned for multi-family residential use at 16-20 dwelling units per acre."

ANALYSIS

Special Exception Plat (Copy at front of staff report)

Title of SE Plat:	Centreville Square, Proposed Vehicular Sale. Rental & Ancillary Service Establishment
Prepared By:	Walter L. Philips, Inc.
Original and Revision Dates:	October 26, 2007

SE Plat consists of three sheets.

Sheet 1 contains the General Notes, Outfall Narrative, SWM/BMP Narrative, Stormwater Management Checklist, Sheet Index, Vicinity Map, Lee Highway angle of bulk plane detail, Zoning Tabulations, and Parking Tabulations. The Zoning and Parking tabulations are shown for both the SE area and Overall Shopping Center.

Sheet 2 contains the Special Exception Plat (SE Plat) which shows the unit within the shopping center that is proposing to be leased, where the required parking is to be located and where the proposed car rental storage areas are located within the boundaries of the SE area.

Sheet 3 shows the relation of the SE area to the remainder of the shopping center.

The SE area is part of the Centreville Square Shopping Center which is situated in the southwest quadrant of the intersection of Route 28 and Route 29. The shopping center is bordered to the west by Centrewood Drive, and to the south by a church, office building and hotel. The site is accessed via three points, all of which are located off of Centrewood Drive. Two of the entrances are right-in/right-out, and the third is a full movement entrance with a traffic signal which leads into St. Germain Drive, which bisects the site in an east/west direction. St. Germain Drive dead ends into Centreville Crest Lane, which then divides the site in half in a north/south direction; the area of the SE is situated on the eastern side of Centreville Crest Lane.

The proposed leasing area for the rental car establishment is positioned along the eastern property line adjacent to the entrance ramp from Route 29 onto

south-bound Route 28. The seventy-one (71) required parking spaces are split between the front and back of the retail space, with twenty-seven (27) spaces being located on the front (west side) and forty-four (44) spaces located on the back (east side) of the building. The fifteen (15) spaces being set aside for the rental cars themselves are located on the back (east side) of the building. The additional fifteen (15) spaces do not impact the required parking needs for the overall shopping center which is over the minimum required parking by one hundred twenty-four (124) spaces.

Environmental

The Environmental Planning Staff has thoroughly reviewed this application and has determined that since there is no increase of impervious surface or external changes taking place that there are no environmental issues with the proposed use.

DPWES (Appendix 4)

Staff was concerned with the applicant's plans to perform car washes on site. The applicant has clarified that the area being proposed as the hand car wash area on the SE Plat is located in a portion of the existing surface parking lot. The parking lot is curbed and guttered and drains into an existing stormwater system which includes BMP facilities. No runoff from the hand wash area will be going to any open lawn or landscaped areas on the site. There are no proposed changes to the existing parking lot in the area designated as the hand washing area on the SE Plat.

Transportation Analysis (Appendix 5)

The proposed application would not create any significant additional impacts on the surrounding public street system.

ZONING ORDINANCE PROVISIONS

Bulk Standards (C-7)		
Standard	**Required**	**Provided (SE Area)**
Lot Size	40,000 sq. ft.	1.02 acres (44,343 sq. ft.)
Lot Width	200 feet	341 feet
Maximum Building Height	90 feet	27 feet
Front Yard	45° ABP, not less than 40 feet (40 feet)	79.5 feet

Bulk Standards (C-7)		
Standard	**Required**	**Provided (SE Area)**
Rear Yard	20 feet	28.8 feet
Max FAR	0.80	0.42
Open Space	15%	20%
Tree Cover	10%	10%
Interior Parking Lot Landscaping	5%	5%

Other Zoning Ordinance Requirements (Appendix 6):

General Special Exception Standards (Sect. 9-006)

General Standard 1 states that the proposed use shall be in harmony with the adopted Comprehensive Plan. A vehicle sale, rental and ancillary service establishment use is an appropriate use for planned mixed-use areas, which encourage the interaction of people between their homes, work, and shopping. By locating within an existing shopping center and along a primary highway, the proposed vehicle sale, rental and ancillary service establishment will be convenient to many people traveling to and from their homes, work, and shopping. Therefore, this standard has been satisfied.

General Standard 2 states that the proposed use shall be in harmony with the purpose and intent of the applicable Zoning District regulations. A vehicle rental establishment use is in harmony with the general purpose and intent of the C-7 zoning district. This use is becoming commonly found in regional shopping centers which are located near employment centers and major roadways. The proposed use is a Category 5 Commercial and Industrial Use of Special Impact, which is specifically allowed in the C-7 zoning district by special exception. The scale and intensity of the proposed vehicle sale, rental and ancillary service establishment is comparable with that of the existing eating and retail establishments within the shopping center. Therefore, this standard has been satisfied.

General Standard 3 states that the proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties. The proposed vehicle sale, rental and ancillary service establishment is to be located within an existing shopping center. The proposed use is compatible with the commercial/retail services/personal service establishments presently on-site and will blend with other storefront businesses. There is no change in character and intensity of use of the shopping center. There will be no significant impact on surrounding uses. Therefore, this standard has been satisfied.

General Standard 4 states that the proposed use shall be such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood. A vehicle sale, rental and ancillary service establishment in this portion of the shopping center will not generate more traffic than the existing or other permitted mix of uses. Access will continue to be from Centrewood Drive via the internal shopping center roadway. Centrewood Drive connects to both Lee Highway (Route 29) and Centreville Road (Route 28). The existing road network is adequate to handle traffic associated with the proposed use. Existing sidewalks provide adequate pedestrian access connecting the proposed vehicle sale, rental and ancillary service establishment with other buildings within the shopping center and the parking areas. Therefore, this standard has been satisfied.

General Standard 5 states that the Board shall require landscaping and screening in accordance with Article 13. All the existing, established landscaping and screening will remain and be maintained. Therefore, this standard has been satisfied.

General Standard 6 states that open space shall be provided in accordance with that specified for the subject zoning district. Open space will continue to be provided in the areas shown on the existing site plan. Approximately twenty percent (20%) of the site will remain open space, which is greater than the fifteen percent (15%) Zoning Ordinance requirement. There is to be no exterior or site construction proposed with this application. This standard has been satisfied.

General Standard 7 stipulates that adequate drainage, utilities, parking and loading shall be provided to serve the site. Adequate utilities are currently available and in place. There are sufficient parking spaces to accommodate the proposed vehicle sale, rental and ancillary service establishment use. The shopping center will continue to meet all parking requirements under the Zoning Ordinance, as illustrated on the Parking Tabulation on the SE plat. Parking spaces around the existing building and throughout the entire shopping center are non-exclusive, with the exception of those spaces reserved/earmarked as storage of rental vehicles. These spaces are not included in the tabulation of available spaces for other uses, but do not reduce parking for the surrounding uses below the minimum ordinance requirement. Because there are no physical changes to the site other than tenant facade modifications (which will match the existing shopping center), no stormwater, limits of clearing or BMP issues arise. Adequate stormwater detention/BMPs will continue to be provided by the shopping center. Public sewer, water, and other utilities are currently available.

General Standard 8 states that signs shall be governed by Article 12, but that the Board may impose stricter requirements than those provided in the Ordinance. All new signage utilized by this use will meet Zoning Ordinance requirements. Therefore, this standard has been satisfied.

Standards for all Category 5 Uses (Sect. 9-503)

Standard 1 states that except as qualified in the following Sections, all uses shall comply with the lot size and bulk regulations of the zoning district in which located. As previously discussed, all the Zoning Ordinance requirements have been met; therefore, this standard has been satisfied.

Standard 2 states that all uses shall comply with the performance standards specified for the zoning district in which located. Since this is an existing shopping center and there are no exterior changes proposed this standard has been satisfied.

Standard 3 states that all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans. No new site plan is required; (site plan revision will be submitted because of the change in use and the change to the parking tabulation.) There will be no changes to the layout, open space or landscaping associated with this use. Therefore, this standard has been satisfied.

Category 5 Additional Standards for Vehicle Sale, Rental and Ancillary Service Establishment (Sect. 9-518)

Standard 1 states that outdoor storage, parking and display areas shall be permitted only on the same lot with and ancillary to a sales room, rental office or service facility, which shall be entirely enclosed on all sides. The rental office is enclosed on all sides and all outdoor storage, parking and display areas are limited to assigned parking spaces located on the same lot designated for use by customers of the rental office, as shown on the SE Plat. Therefore, this standard has been met.

Standard 2 states that the outdoor area devoted to storage, loading, parking and display of goods shall be limited to that area so designated on an approved special exception plat. Such areas shall not be used for the storage or display of vehicles that are not in operating condition. The outdoor area devoted to parking of rental vehicles will be limited to those spaces designated on the special exception plat submitted with this application. Therefore, this standard has been met.

Standard 3 states that, notwithstanding the bulk regulations of the zoning district in which located, any such outdoor area that is located on the ground and is open to the sky may be located in any required yard but not nearer to any front lot line than ten (10) feet, except as may be qualified by the provisions of Article 13. All structures shall be subject to the bulk regulations of the zoning district in which located, except structures which are completely underground may be

located in any required yard, but not closer than one (1) foot to any lot line. The structure associated with this special exception application is already constructed and is in compliance with the bulk regulations of the C-7 zoning district. There are no underground structures associated with this special exception application. Therefore, this standard has been met.

Standard 4 states that all uses shall be provided with safe and convenient access to a street. If any outdoor area is located contiguous to a street, the street side thereof shall be curbed, and ingress and egress shall be provided only through driveway openings through the curb of such dimension, location and construction as may be approved by the Director in accordance with the Public Facilities Manual. In Staff's view the use's access to the public streets is safe and convenient.

Standard 5 states that all outdoor areas, including aisles and driveways, shall be constructed and maintained with an approved surface in accordance with Par. 11 of Sect. 11-102, and shall be improved in accordance with construction standards presented in the Public Facilities Manual. This application is for a change in use only and there will be no new construction in conjunction with this SE application. Therefore, this standard has been met.

Standard 6 states that all lighting fixtures used to illuminate such outdoor areas shall be in conformance with the performance standards for outdoor lighting set forth in Part 9 of Article 14. This application is for a change in use only and there will be no new construction in conjunction with this SE Application. Therefore, this standard has been met.

Standard 7 states that in the C-3, C-4, I-3, I-4, I-5, PDC, PRC and PRM Districts, only vehicle rental establishments may be allowed and such use shall be subject to Standard 1 through 6 above. This site is zoned C-7; therefore, this standard does not apply to this application.

Waivers and Modifications:

No waivers or modifications have been requested with this application

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff concludes SE 2007-SU-033 is in harmony with the Comprehensive Plan and is in conformance with the applicable Zoning Ordinance provisions with the adoption of the proposed development conditions.

Recommendation

Staff recommends approval of SE 2007-SU-033 subject to the proposed development conditions contained in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

The approval of this special permit does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

APPENDICES

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. DPWES Comments
5. Transportation Analysis
6. Zoning Ordinance Provisions
7. Glossary

APPENDIX 1

PROPOSED DEVELOPMENT CONDITIONS

SE 2007-SU-033

February 20, 2008

If it is the intent of the Board of Supervisors to approve SE 2007-SU-033 located at 5948 Centreville Crest Lane (Tax Map 54-4 ((1)) 117 pt.) for use as a vehicle rental establishment pursuant to Sect. 4-704 of the Fairfax County Zoning Ordinance, the 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 approved with the application, as qualified by these development conditions.

3. Any plan submitted pursuant to this Special Exception shall be in substantial conformance with the Special Exception Plat entitled "Centreville Square, Proposed Vehicular Sale. Rental & Ancillary Service Establishment," consisting of three sheets, prepared by Walter Philips, Inc and dated October 26, 2007, with 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 vehicle rental establishment shall consist of a maximum of 850 square feet of building area and the associated parking spaces shown on the SE Plat.

5. No inoperable vehicles shall be stored on-site.

6. Except for the hand washing and vacuuming of vehicles in the area shown as "Proposed Bucket/Hand Wash & Ground Mounted Vacuum Location" on the SE Plat, there shall be no maintenance or refueling of vehicles on-site.

7. Rental vehicles shall be stored only in those spaces designated on the SE Plat.

8. No more than fifteen (15) rental vehicles shall be located on the site at any one time.

9. Vehicle rentals shall be limited to automobiles, minivans, vans, and sports utility vehicles. No trucks, other than pick-up trucks, shall be rented or stored on-site.

10. All freestanding and building-mounted signs shall comply with the provisions of Article 12 of the Zoning Ordinance. No pole-mounted signs shall be permitted.

11. All lighting, including streetlights, security lighting, signage lighting and pedestrian or other incidental lighting shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance.

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.

SPECIAL EXCEPTION AFFIDAVIT

DATE: September 26, 2007
(enter date affidavit is notarized)

I, John L. McBride, Attorney/Agent, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) [ ] applicant
[✓] applicant's authorized agent listed in Par. 1(a) below 97999

in Application No.(s): SE 2007-SU-033
(enter County-assigned application number(s), e.g. SE 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS,** and **LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS,** and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(**NOTE:** All relationships to the application listed above in **BOLD** print are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Enterprise Leasing Company, a Maryland corporation d/b/a Enterprise Rent-A-Car	6303 Little River Turnpike, #210 Alexandria, VA 22312	Applicant/Lessee of Tax Map No. 054-4-((1))-0117
-Mark E. George		Agent
Centreville Square Project, L.P.	9302 Lee Highway, Suite 300 Fairfax, VA 22031	Applicant/Owner of Tax Map No. 054-4-((1))-0117
-Albert J. Dwoskin -Roni (NMI) Robins		Applicant/Agent Agent
Walter L. Phillips, Incorporated	207 Park Avenue Falls Church, VA 22046	Engineer/Agent
-Jenifer L.T. Hornback -Monica R. Westgate -Charles F. Dunlap		Agent/Planner Agent/Planner Agent/Project Manager

(check if applicable) [✓] There are more relationships to be listed and Par. 1(a) is continued on a "Special Exception Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

SPECIAL EXCEPTION AFFIDAVIT

DATE: September 26, 2007
(enter date affidavit is notarized)

97999

for Application No. (s): SE 2007-SU-033
(enter County-assigned application number(s))

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(**NOTE**: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES,** and **REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name and number, street, city, state, and zip code)
Enterprise Leasing Company, a Maryland corporation
d/b/a/ Enterprise Rent-A-Car
6303 Little River Turnpike, #210
Alexandria, VA 22312

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.

[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial and last name)
Jack C. Taylor
Andrew C. Taylor

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. ***In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.*** Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

SPECIAL EXCEPTION AFFIDAVIT

DATE: September 26, 2007
(enter date affidavit is notarized)

97999

for Application No. (s): SE 2007-SU-033
(enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the **PARTNERS,** both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, and number, street, city, state, and zip code)
Centreville Square Project, L.P.
9302 Lee Highway, Suite 300
Fairfax, VA 22031

(check if applicable) [ ] The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner)**
General Partner:
Centreville Square/AJD Corporation

Limited Partner:
Centreville Square LP

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued on a "Special Exception Affidavit Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. ***In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.*** Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

SPECIAL EXCEPTION AFFIDAVIT

DATE: September 26, 2007
(enter date affidavit is notarized)

97999

for Application No. (s): SE 2007-SU-033
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

[ ] In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER,** or **LESSEE*** of the land:

[✓] Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER,** or **LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (**NOTE**: If answer is none, enter "**NONE**" on the line below.)
NONE

(check if applicable) [ ] There are more interests to be listed and Par. 2 is continued on a "Special Exception Attachment to Par. 2" form.

Application No.(s): SE 2007-SU-033

(county-assigned application number(s), to be entered by County Staff)

SPECIAL EXCEPTION AFFIDAVIT

97999

DATE: September 26, 2007

(enter date affidavit is notarized)

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than $100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (**NOTE**: If answer is none, enter "**NONE**" on line below.)

Enterprise Leasing Company donated in excess of $100 to Friends of Michael Frey.

Centreville Square Project, L.P. donated an in kind contribution with an imputed value in excess of $100 to Friends of Michael Frey. This was done through a license agreement with Michael Frey for Supervisor for the use of certain space below market value.

NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [ ] There are more disclosures to be listed and Par. 3 is continued on a "Special Exception Attachment to Par. 3" form.

4. **That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.**

WITNESS the following signature:

(check one) [ ] Applicant [✓] Applicant's Authorized Agent

John L. McBride, Esquire

(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 26th day of September 2007, in the State of Virginia, County/City of Prince William

Barbara D. Lynn

Notary Public

My commission expires: 5-31-11

BARBARA D. LYNN
Notary Public
Commonwealth of Virginia
120854
My Commission Expires May 31, 2011

Special Exception Attachment to Par. 1(a)

97999

DATE: September 26, 2007
(enter date affidavit is notarized)

for Application No. (s): SE 2007-SU-033
(enter County-assigned application number (s))

(**NOTE**: All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel (s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Vanderpool, Frostick, & Nishanian, P.C.	9200 Church Street, Suite 400 Manassas, VA 20110	Agent/Attorney
-John L. McBride, Esquire		Attorney/Agent
-Michael R. Vanderpool, Esquire		Attorney/Agent
-Amber K. Scharn, Esquire		Attorney/Agent

(check if applicable) [ ] There are more relationships to be listed and Par. 1(a) is continued further on a "Special Exception Attachment to Par. 1(a)" form.

Special Exception Attachment to Par. 1(b)

DATE: September 26, 2007
(enter date affidavit is notarized)

97999

for Application No. (s): SE 2007-SU-033
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Walter L. Phillips, Incorporated
207 Park Avenue
Falls Church, VA 22046

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Jeffrey J. Stuchel, President
Brian G. Baillargeon, Executive Vice President

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Vanderpool, Frostick, & Nishanian, P.C.
9200 Church Street, Suite 400
Manasssa, VA 20110

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Michael R. Vanderpool	John L. McBride	Kris K. Spitler
Randolph D. Frostick	Gail R. Prentiss	
V. Rick Nishanian	Susan E. Cook	

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

97999

DATE: September 26, 2007
(enter date affidavit is notarized)

for Application No. (s): SE 2007-SU-033
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Centreville Square/AJD Corporation
9302 Lee Highway, Suite 300
Fairfax, VA 22031

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Albert J. Dwoskin

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
A. J. Dwoskin & Associates, Inc.
9302 Lee Highway
Fairfax, VA 22031

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Albert J. Dwoskin

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: September 26, 2007
(enter date affidavit is notarized)

97999

for Application No. (s): SE 2007-SU-033
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Setty & Associates, Ltd.
Tyson II Office Building
8830 Old Courthouse Road, Suite 250
Vienna, VA 22180

DESCRIPTION OF CORPORATION: (check one statement)

- [✓] There are 10 or less shareholders, and all of the shareholders are listed below.
- [ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- [ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Boggarin S. Setty
Bjrathi (NMI) Setty

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
F & R L.L.C.
4406 Dittmar Road
Arlington, VA 22207-4526

DESCRIPTION OF CORPORATION: (check one statement)

- [✓] There are 10 or less shareholders, and all of the shareholders are listed below.
- [ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- [ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Fred (NMI) Schloss
Ruthellen H. Schloss

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: September 26, 2007
(enter date affidavit is notarized)

97999

for Application No. (s): SE 2007-SU-033
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Elvinart Company
c/o Elissa A. Gordon Oshinsky
5606 Pollard Road
Bethesda, MD 20816

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Elissa A. Gordon Oshinsky
Solvin W. Gordon
Stuart L. Gordon

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

(check if applicable) [ ] There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(c)

97999

DATE: September 26, 2007
(enter date affidavit is notarized)

for Application No. (s): SE 2007-SU-033
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Centreville Square LP
9302 Lee Highway, Suite 300
Fairfax, VA 22031

(check if applicable) [ ] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

General Partners:
Albert J. Dwoskin
A.J. Dwoskin & Associates, Inc.

Limited Partners:
Albert J. Dwoskin

Sandy R. Garchik

Elvinart Company

Richard E. Curtis Revocable Trust;
Beneficiaries: Joan F. Curtis, Richard E. Curtis, Jr., Phillip J. Curtis, Christine L. Curtis, Mark S. Curtis, Carl J. Curtis

Janice W. Goldsten

Marion K. Gordon Revocable Trust;
Beneficiaries: Everett J. Gordon, M.D., Solvin W. Gordon, Stuart L. Gordon, Elissa A. Gordon Oshinsky

Solvin W. and Wendy O. Gordon

Sydne Michelle Garchik Trust;
Sole Beneficiary: Sydne Michelle Garchik

Jessica Katherine Garchik Trust;
Sole Beneficiary: Jessica Katherine Garchik

Michael Ross Garchik Trust;
Sole Beneficiary: Michael Ross Garchik

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

Special Exception Attachment to Par. 1(c)

97999

DATE: September 26, 2007
(enter date affidavit is notarized)

for Application No. (s): SE 2007-SU-033
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Centreville Square LP
9302 Lee Highway, Suite 300
Fairfax, VA 22031

(check if applicable) [ ] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner)**

Limited Partners (continued):
Arthur S. Goozh Revocable Inter Vivos Trust; Sole Beneficiary: Dorothy (NMI) Goozh

Raymond J. & Barbara A. Shelesky

The Charlotte A. Curtis Revocable Trust; Beneficiaries: Richard Eugene Curtis, Phillip James Curtis, Christine Louis Curtis, Mark Steven Curtis

William H. & Barbara A. Metcalf

Richard S. Alper

Patricia L. Alper-Cohn

Thomas E. Boyce Revocable Family Trust; Patricia L. Boyce Trustee; Sole Beneficiary: Patricia L. Boyce

Richard G. David

John E. LeBarton

Robert A. Soloman

Susan Marie Robertson

Phillip E. Harrower

Roni (NMI) Robins

Tres Girls LP

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

Special Exception Attachment to Par. 1(c)

DATE: September 26, 2007 97999
(enter date affidavit is notarized)

for Application No. (s): SE 2007-SU-033
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Centreville Square LP
9302 Lee Highway, Suite 300
Fairfax, VA 22031

(check if applicable) [ ] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner)**

Limited Partners (continued):
James H. Berkey Trust 11/18/03; Co-trustees Marian B. Berkey, Joan B. Luftis; Sole Beneficiary: Marian B. Berkey

Anthony C. Rounds

Antoinette I. Ingram

Jerome (NMI) and Elaine E. Snider

WCMS Enterprises

John K. Curtis

Setty and Associates, Ltd.

Shirley Poston Alper

Jack C. Phass, Jr. Revocable Trust; c/o Cathereine P. Phass, Sole Beneficiary: Catherine P. Phass

The Catherine P. Phass Revocable Trust; Sole Beneficiary: Catherine P. Phass

Arthur Pincus Revocable Trust; Sole Beneficiary: Helen Doris L. Pincus

Doris L. Pincus Revocable Trust; Sole Beneficiary: Arthur (NMI) Pincus

TZG Investment LP

James R. & Joan B. Luftis, III

F & R L.L.C.

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

Special Exception Attachment to Par. 1(c)

97999

DATE: September 26, 2007
(enter date affidavit is notarized)

for Application No. (s): SE 2007-SU-033
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Centreville Square LP
9302 Lee Highway, Suite 300
Fairfax, VA 22031

(check if applicable) [ ] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

Limited Partners (continued):

Clement H. Gimbert

A.J. Dwoskin & Associates, Inc.

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

Special Exception Attachment to Par. 1(c)

97999

DATE: September 26, 2007
(enter date affidavit is notarized)

for Application No. (s): SE 2007-SU-033
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Tres Girls LP
1750 Rockville Pike, Suite 20
Rockville, MD 20852

(check if applicable) [ ] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

General Partners:
P. Richard Zitelman
Cindy K. Zitelman

Limited Partners:
Shelby F. Zitelman
Jaclyn I. Zitelman
Amy M. Zitelman

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

Special Exception Attachment to Par. 1(c)

97999

DATE: September 26, 2007
(enter date affidavit is notarized)

for Application No. (s): SE 2007-SU-033
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

TZG Investment LP
12250 Rockville Pike, Suite 200
Rockville, MD 20852

✓

(check if applicable) [ ] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

General Partners:
P. Richard Zitelman
Cindy K. Zitelman

Limited Partners:
P. Richard Zitelman
Cindy K. Zitelman
Stuart H. Bassin

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

Special Exception Attachment to Par. 1(c)

97999

DATE: September 26, 2007
(enter date affidavit is notarized)

for Application No. (s): SE 2007-SU-033
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

WCMS Enterprises (Joint Venture)
10625 Jones Street, Suite 301A
Fairfax, VA 22030

(check if applicable) [✓] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

General Partners:
Raymond J. Shelesky, as Trustee for:
Jean L. Wilkens, William H. Metcalf,
Barbara A. Metcalf, Barabara A. Shelesky,
Raymond J. Shelesky

Charlotte A. Curtis as Trustee for:
Richard Eugene Curtis, Jr., Phillip James
Curtis, Christine Louis Curtis, Mark Steven
Curtis

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

A. J. DWOSKIN
& ASSOCIATES, INC.
REAL ESTATE DEVELOPMENT & MANAGEMENT

October 29, 2007

Virginia Ruffner, Planner III
Zoning Evaluation Division
Department of Planning & Zoning
County of Fairfax
12055 Government Center Parkway Suite 801
Fairfax, VA 22035

Re: Special Exception Application
Enterprise Leasing Company/Centreville Square Project, L.P.
TM 54-4-1-117 (pt.)

Dear Ms. Ruffner:

Centreville Square Project, L.P., hereby confirms that it authorizes Vanderpool, Frostick, and Nishanian, P.C. and John L. McBride, Esquire, to act as attorney and agent on all matters directly related to the above referenced special exception application filed on September 28, 2007.

Sincerely,

Centreville Square Project, L.P.

by: Centreville Square/AJD Corporation,
general partner

Albert J. Dwoskin, President

cc: Roni Robins

9302 Lee Highway, Suite 300 · Fairfax, Virginia 22031-1214 · Phone: 703.273.9320
Accounts Payable / Commercial Management / Marketing / Residential Management Fax: 703.273.7348 · Commercial Leasing / Legal Fax: 703.273.5045
Accounting / Development / Finance / Graphics Fax: 703.273.5155

October 29, 2007

Virginia Ruffner, Planner III
Zoning Evaluation Division
Department of Planning & Zoning
County of Fairfax
12055 Government Center Parkway Suite 801
Fairfax, VA 22035

Re: Special Exception Application
Enterprise Leasing Company/Centreville Square Project, L.P.
TM 54-4-1-117 (pt.)

Dear Ms. Ruffner:

Enterprise Leasing Company hereby confirms that it authorizes Vanderpool, Frostick, and Nishanian, P.C. and John L. McBride, Esquire, to act as attorney and agent on all matters directly related to the above referenced special exception application filed on September 28, 2007.

Sincerely,

Enterprise Leasing Company, a Maryland corporation

by: _____
Mark D. Zavacky, Regional V.P.

RECEIVED
Department of Planning & Zoning
NOV 0 1 2007
Zoning Evaluation Division

Centreville Square II Shopping Center

SPECIAL EXCEPTION
STATEMENT OF JUSTIFICATION
Centreville Square
TM 054-4-((01))-0117 (PT)
44,343 SF or 1.02 Acres
October 31, 2007

DESCRIPTION OF THE APPLICATION

Special Exception Request: To allow the establishment of one (1) vehicle sale, rental and ancillary service establishment (a vehicle rental establishment) within a portion of an existing shopping center (approved and established under a unified site plan). The applicant reserves the right to continue to establish other by-right and special use permit uses in this building and within the SE area without amendment to this Special Exception. There is no new site construction proposed with this application.

Record Fee Owner/Co-Applicant: Centreville Square Project, LP

Co-Applicant: Enterprise Leasing Company
a Maryland corporation
d/b/a Enterprise Rent-A-Car

Zoning: C-7, HC, SC, WS

Size: SE area: 44,343 SF or 1.02 acres

An 850 square foot portion of an existing building will be used for one vehicle sale, rental and ancillary service establishment.

Floor Area Ratio (FAR): 0.42 (0.80 allowed) (no change to the existing shopping center is proposed)

Patrons/Clients: The vehicle sale, rental and ancillary service establishment will serve (i) residents of nearby neighborhoods who need replacement vehicles to use while their cars are being repaired or serviced, (ii) nearby local car dealerships, and (iii) nearby corporate offices and other businesses. The approximate number of patrons per day is 10-15.

Hours of Operation:
Mon.-Fri. 7:30am - 6:00 pm
Sat. 9:00 am- 12:00 noon
Sun. Closed

Number of Employees: 2 full time employees, 1 part time employee

Vicinity to be Served: It is anticipated that the customers of the vehicle sale, rental and ancillary service establishment will reside, be visiting or work primarily in the Dulles/Centreville area (Sully magisterial district) with residences to the west and east on Lee Highway (Route 29) and to the north and south along Sully Road and Centreville Road (Route 28).

Traffic Impact: The proposed use will have no additional traffic impacts. Traffic generated by the Shopping Center uses were planned for and accommodated in both the Centreville Suburban Center development plan and in the development of the existing shopping center. The vehicle sale, rental and ancillary service establishment will primarily serve the local community. No new destination trips are expected to be generated by this use above those that would be generated by other by-right shopping center uses. The current parking requirement for vehicle sale, rental and ancillary service establishments is based on the rate for shopping center uses. Although the ITE manual does not provide trip generation figures for vehicle rental uses, it is the applicant's experience that this use generates less trips than general shopping center trips (which are 42.92 vehicles per day per 1,000 square feet of rented space).

Waivers and Modifications: No waivers or modifications are requested.

Hazardous Substances: Approval of this Special Exception (SE) will not result in any new hazardous substances used or stored within the SE area.

LOCATION AND CHARACTER

Existing Site Description: The SE area comprises a 1.02 acre portion of an existing shopping center. The existing building is used as a shopping center and totals approximately 25,660 square feet of gross floor area (GFA). This area is leased by a variety of commercial/retail/personal service tenants. Attached are pictures of the SE area.

Surrounding Area Description: This portion of the Centreville Suburban Center is a mixed-use area with predominantly commercial, retail and personal service uses. The shopping center site is bounded by two four-lane divided highways, Lee Highway (Route 29) and Centreville Road (Route 28). To the east is also retail commercial uses. To the west is the remainder of the shopping center and the Centreville Library. To the south and southwest are high density residential communities.

COMPREHENSIVE PLAN PROVISIONS:

Plan Area:	Area III – Bull Run Planning District
Community Planning Sector:	Centreville (BR6)
Plan Map:	Mixed Use
Plan Text:	This part of the Centerville Suburban Center is designated as Land Unit D-1. This Land Unit is described as suitable for intense mixed-use development where people will live, work, and shop. The SE area is located in the area closest to Lee Highway (Route 29) and is planned for intense development.

CONFORMANCE WITH SECTION 9-006 (GENERAL STANDARDS)

1. **The proposed use at the specified location shall be in harmony with the adopted Comprehensive Plan.** A vehicle sale, rental and ancillary service establishment use is an appropriate use for planned mixed-use areas, which encourage the interaction of people between their homes, work, and shopping. By locating within an existing shopping center, and along a primary highway, the proposed vehicle sale, rental and ancillary service establishment will be convenient to many people traveling to and from their homes, work, and shopping.

2. **The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.** A vehicle sale, rental and ancillary service establishment use is in harmony with the general purpose and intent of the C-7 zoning district. This use is becoming commonly found in regional shopping centers which are located near employment centers and major roadways. The proposed use is a Category 5 Commercial and Industrial Use of Special Impact, which is specifically allowed in the C-7 zoning district by special exception. The scale and intensity of the proposed vehicle sale, rental and ancillary service establishment is comparable with that of the existing eating and retail establishments within the shopping center.

3. **The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of the adjacent or nearby land and/or buildings or impair the value thereof.** The proposed vehicle sale, rental and ancillary service establishment is to be located within an existing shopping center. The proposed use is compatible with the commercial/retail services/personal service establishments presently on-site and will appear the same as other storefront businesses. There is no change in character and intensity of use of the shopping center. There will be no significant impact on surrounding uses.

4. **The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.** A vehicle sale, rental and ancillary service establishment in this portion of the shopping center will not generate more traffic than the existing or other by-right mix of uses. Access will continue to be from Centrewood Drive or Machen Road via the internal shopping center roadway. Centrewood Drive and Machen Road connect to both Lee Highway (Route 29) and Centreville Road (Route 28). The existing road network is adequate to handle traffic associated with the proposed use. Existing sidewalks provide adequate pedestrian access connecting the proposed vehicle sale, rental and ancillary service establishment with other buildings within the shopping center and the parking areas.

5. **In addition to the standards which may be set forth in this Article for a particular group or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.** Existing landscaping and screening shall be maintained.

6. **Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.** Open space will continue to be provided in the areas shown on the existing site plan. Approximately twenty percent (20%) of the site will remain open space, which is greater than the fifteen percent (15%) Zoning Ordinance requirement. THERE IS NO EXTERIOR OR SITE CONSTRUCTION PROPOSED WITH THIS APPLICATION.

7. **Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.** There are sufficient parking spaces to accommodate the proposed vehicle sale, rental and ancillary service establishment use. The shopping center will continue to meet all parking requirements under the Zoning Ordinance, as illustrated on the Parking Tabulation on the SE plat. Parking spaces around the existing building and throughout the entire shopping center are non-exclusive, with the exception of those spaces reserved/earmarked as storage of rental vehicles. These spaces are not included in the tabulation of available spaces for other uses, but do not reduce parking for the surrounding uses below the minimum ordinance requirement. Because there are no physical changes to the site other than tenant façade modifications (which will match the existing shopping center), no stormwater, limits of clearing or BMP issues arise. Adequate stormwater detention/BMPs will continue to be provided by the shopping center. Public sewer, water, and other utilities are currently available.

8. **Signs shall be regulated by the provisions of Article 12.** All new signage utilized by this use will meet Zoning Ordinance requirements.

(Section 9-503) SPECIFIC STANDARDS FOR CATEGORY 5 USES

1. **Except as may be qualified in the following Sections, all uses shall comply with the lot size and bulk regulations of the zoning district in which located.** The Zoning Tabulation on the SE plat shows compliance with these requirements.

2. **All uses shall comply with the performance standards specified for the zoning district in which located.** All applicable performance standards will be met.

3. **Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.** No new site plan is required. A site plan revision will be submitted because of the change in use and the change to the parking tabulation. There will be no changes to the layout, open space or landscaping associated with this use.

(Section 9-518) ADDITIONAL STANDARDS FOR VEHICLE SALE, RENTAL AND ANCILLARY SERVICE ESTABLISHMENTS

1. **Outdoor storage, parking and display areas shall be permitted only on the same lot with and ancillary to a sales room, rental office or service facility, which shall be entirely enclosed on all sides.** The rental office is enclosed on all sides and all outdoor storage, parking and display areas are limited to assigned parking spaces located on the same lot designated for use by customers of the rental office, as shown on the SE Plat.

2. **The outdoor area devoted to storage, loading, parking and display of goods shall be limited to that area so designated on an approved special exception plat. Such areas shall not be used for the storage or display of vehicles that are not in operating condition.** The outdoor area devoted to parking of rental vehicles will be limited to those spaces designated on the special exception plat submitted with this application.

3. **Notwithstanding the bulk regulations of the zoning district in which located, any such outdoor area that is located on the ground and is open to the sky may be located in any required yard but not nearer to any front lot line than ten (10) feet, except as may be qualified by the provisions of Article 13. All structures shall be subject to the bulk regulations of the zoning district in which located, except structures which are completely underground may be located in any required yard, but not closer than one (1) foot to any lot line.** This application is for a change in use only. The structure associated with this special exception application is already constructed and in compliance with the bulk regulations of the C-7 zoning district. There are no underground structures associated with this special exception application.

4. **All such uses shall be provided with safe and convenient access to a street. If any outdoor area is located contiguous to a street, the street side thereof shall be curbed, and ingress and egress shall be provided only through driveway openings through the curb of such dimension, location and construction as may be approved by the Director in accordance with the Public Facilities Manual.** The use's access to the public streets is safe and convenient.

5. **All outdoor areas, including aisles and driveways, shall be constructed and maintained with an approved surface in accordance with Par. 11 of Sect. 11-102, and shall be improved in accordance with construction standards presented in the Public Facilities Manual.** This application is for a change in use only and there will be no new construction in conjunction with this SE application.

6. **All lighting fixtures used to illuminate such outdoor areas shall be in conformance with the performance standards for outdoor lighting set forth in Part 9 of Article 14.** This application is for a change in use only and there will be no new construction in conjunction with this SE Application.

APPLICATION'S PROPOSED DEVELOPMENT CONDITION:

The applicant proposes the following development conditions:

1. 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 by-right, Special Exception, and/or Special Permit uses may be allowed on the site without amendment of this Special Exception, so long as such uses do not interfere with those specific areas within the SE area shown on the SE Plat to be utilized for this use.

2. Any cleaning of vehicles shall occur in the area on the east end of the building, designated on the SE Plat as "Proposed Bucket/Hand Wash and Ground Mounted Vacuum Location."

3. No more than fifteen (15) rental vehicles shall be located on the site at any one time; vehicles shall be stored in those spaces designated on the SE plat.

4. Vehicle rentals shall be limited to automobiles, minivans, vans and sports utility vehicles. No trucks shall be rented or stored on site. No vehicles shall be marked with logos, signs, or other advertising materials.

SUMMARY:

The proposed vehicle sale, rental and ancillary service establishment use is in conformance with the Comprehensive Plan and meets the C-7 zoning district requirements, as well as the enumerated general and specific standards for approval of a Category 5 Special Exception. The proposed use is an appropriate use located along primary roads in an area planned for mixed-uses. It will provide a convenient service to the residents of the surrounding residential communities and employment center. No significant new impacts will arise from the vehicle rental establishment because it is a comparable use in scale and intensity to the existing retail and eating establishment uses in the shopping center.

VANDERPOOL, FROSTICK & NISHANIAN, P.C.

By: _____

Amber K. Scharn

Date: 10/31/07

APPENDIX 4

County of Fairfax, Virginia

MEMORANDUM

DATE: DEC 2 1 2007

TO: Jonathan Papp, Staff Coordinator
Zoning and Evaluation Division
Department of Planning and Zoning

FROM: Qayyum Khan, Chief Stormwater Engineer
Environmental and Site Review Division, West
Department of Public Works and Environmental Services

SUBJECT: Special Exception, SE 2007-SU-033, Enterprise, LDS Project #4817-ZONA-002-1, Tax Map #054-4-01-0117 part, Sully District

We have reviewed the subject submission and we have no comment related to Stormwater management. This application deals with change of use. However, car wash installation shall be equipped with water recycling system approved by the building official. The plans shall show the method of connection to an approved sanitary sewer system, disposal of rain or surface water and the protection of the potable water system (Chapter 65 of the *Code of the County of Fairfax, Virginia*).

If further assistance is desired, please contact me at 703-324-1720.

QK/tg

cc: Steve Aitcheson, Director, Stormwater Planning Division, DPWES
Zoning Application File

Department of Public Works and Environmental Services
Land Development Services, Environmental and Site Review Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720 • TTY 711 • FAX 703-324-8359

COMMONWEALTH of VIRGINIA

DAVID S. EKERN, P.E.
COMMISSIONER

DEPARTMENT OF TRANSPORTATION
14685 Avion Parkway
Chantilly, VA 20151
(703) 383-VDOT (8368)

January 3, 2008

Ms. Regina Coyle
Director of Zoning Evaluation
Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5511

Re: Enterprise Leasing Company
SE 2007-SU-033, Tax Map No.: 54-4((1)) 117pt.

Dear Ms. Coyle:

We have reviewed the referenced special exception application as requested and offer the following comments:

1. Due to the relatively minor impacts of the transportation system, this office has no objection to the approval of this application.

2. All previously approved conditions should be carried forward with this application.

If you have any questions, please call me at (703) 383-2059.

Sincerely,

Peter K. Gerner, P.E.
Transportation Engineer

cc: Ms. Angela Rodeheaver

9-006 General Standards

In addition to the specific standards set forth hereinafter with regard to particular special exception uses, all such uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.

2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.

3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.

4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.

6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.

7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.

8. Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

9-503 Standards For All Category 5 Uses

In addition to the general standards set forth in Sect. 006 above, all Category 5 special exception uses shall satisfy the following standards:

1. Except as qualified in the following Sections, all uses shall comply with the lot size and bulk regulations of the zoning district in which located.

2. All uses shall comply with the performance standards specified for the zoning district in which located.

3. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

9-518 Additional Standards for Vehicle Sale, Rental and Ancillary Service Establishments

1. Outdoor storage, parking and display areas shall be permitted only on the same lot with and ancillary to a sales room, rental office or service facility, which shall be entirely enclosed on all sides.

2. The outdoor area devoted to storage, loading, parking and display of goods shall be limited to that area so designated on an approved special exception plat. Such areas shall not be used for the storage or display of vehicles that are not in operating condition.

3. Notwithstanding the bulk regulations of the zoning district in which located, any such outdoor area that is located on the ground and is open to the sky may be located in any required yard but not nearer to any front lot line than ten (10) feet, except as may be qualified by the provisions of Article 13.

All structures shall be subject to the bulk regulations of the zoning district in which located, except structures which are completely underground may be located in any required yard, but not closer than one (1) foot to any lot line.

4. All such uses shall be provided with safe and convenient access to a street. If any outdoor area is located contiguous to a street, the street side thereof shall be curbed, and ingress and egress shall be provided only through driveway openings through the curb of such dimension, location and construction as may be approved by the Director in accordance with the Public Facilities Manual.

5. All outdoor areas, including aisles and driveways, shall be constructed and maintained with an approved surface in accordance with Par. 11 of Sect. 11-102, and shall be improved in accordance with construction standards presented in the Public Facilities Manual.

6. All lighting fixtures used to illuminate such outdoor areas shall be in conformance with the performance standards for outdoor lighting set forth in Part 9 of Article 14.

7. In the C-3, C-4, I-3, I-4, I-5, PDC, PRC and PRM Districts, only vehicle rental establishments may be allowed and such use shall be subject to Paragraphs 1 through 6 above and the following:

A. Vehicle rental establishments shall be limited to the rental of automobiles and passenger vans and the rental of trucks or other vehicles shall not be permitted.

B. There may be a maximum of twenty-five (25) rental vehicles stored on site and such vehicles shall be stored in a portion of the parking lot designated on the special exception plat for the storage of rental vehicles.

C. There shall be no maintenance or refueling of the rental vehicles on-site.

GLOSSARY

This Glossary is provided to assist the public in understanding
the staff evaluation and analysis of development proposals.
It should not be construed as representing legal definitions.
Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan
or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dBA: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is s submission requirement for rezoning to the PRC District. A GENERALIZED DEVELOPMENT PLAN (GDP) is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A CONCEPTUAL DEVELOPMENT PLAN (CDP) is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A FINAL DEVELOPMENT PLAN (FDP) is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may be function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggared work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District
ADU	Affordable Dwelling Unit
ARB	Architectural Review Board
BMP	Best Management Practices
BOS	Board of Supervisors
BZA	Board of Zoning Appeals
COG	Council of Governments
CBC	Community Business Center
CDP	Conceptual Development Plan
CRD	Commercial Revitalization District
DOT	Department of Transportation
DP	Development Plan
DPWES	Department of Public Works and Environmental Services
DPZ	Department of Planning and Zoning
DU/AC	Dwelling Units Per Acre
EQC	Environmental Quality Corridor
FAR	Floor Area Ratio
FDP	Final Development Plan
GDP	Generalized Development Plan
GFA	Gross Floor Area
HC	Highway Corridor Overlay District
HCD	Housing and Community Development
LOS	Level of Service
Non-RUP	Non-Residential Use Permit
OSDS	Office of Site Development Services, DPWES
PCA	Proffered Condition Amendment
PD	Planning Division
PDC	Planned Development Commercial
PDH	Planned Development Housing
PFM	Public Facilities Manual
PRC	Planned Residential Community
RC	Residential-Conservation
RE	Residential Estate
RMA	Resource Management Area
RPA	Resource Protection Area
RUP	Residential Use Permit
RZ	Rezoning
SE	Special Exception
SEA	Special Exception Amendment
SP	Special Permit
TDM	Transportation Demand Management
TMA	Transportation Management Association
TSA	Transit Station Area
TSM	Transportation System Management
UP & DD	Utilities Planning and Design Division, DPWES
VC	Variance
VDOT	Virginia Dept. of Transportation
VPD	Vehicles Per Day
VPH	Vehicles per Hour
WMATA	Washington Metropolitan Area Transit Authority
WS	Water Supply Protection Overlay District
ZAD	Zoning Administration Division, DPZ
ZED	Zoning Evaluation Division, DPZ
ZPRB	Zoning Permit Review Branch