

**DEVELOPMENT CONDITIONS**

SEA 76-C-152-04

November 1, 2007

If it is the intent of the Board of Supervisors to approve SEA 76-C-152-04 located at Tax Map 17-4 ((5)) 4 to permit site modifications for a previously approved service station, to permit a service station, quick service food store and car wash pursuant to Sect. 5-504 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions which supercede all previous conditions for the subject property. Previously approved conditions or those with minor modifications are marked with an asterisk (\*).

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.\*
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Amendment plat approved with the application, as qualified by these development conditions.\*
3. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans, as may be determined by DPWES. Any plan submitted pursuant to this Special Exception Amendment shall be in conformance with the approved Special Exception Amendment plat entitled "1818 Wiehle Avenue", consisting of 11 sheets prepared by Core States Engineering which is dated April 4, 2007, as revised through September 19, 2007, and these conditions. Minor modifications to the approved Special Exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. Landscaping shall be provided both within the interior and along the perimeter of the site to maintain a high quality site design subject to review and approval by Urban Forest Management (UFM)\*. At a minimum, the landscaping will be in substantial conformance with that depicted on the Special Exception Amendment Plat approved with this Special Exception Amendment, as determined by the UFM.\*
5. The trash dumpster enclosure shall be either brick, board on board construction, or other suitable material as determined appropriate by the DPWES to fully screen the dumpster, as depicted within the SEA Plat.\*
6. The facade of the facility shall be constructed of materials which are compatible in terms of color and design with those depicted within the SEA Plat, as determined by the DPWES.

7. There shall be a minimum of two (2) employees on site between the hours of 8:00 am and 6:00 pm.\*
8. A ten foot (10') wide TX-2 Type I asphalt trail within a twelve (12) foot wide public access easement shall be provided along the frontage of the property adjacent to Wiehle Avenue, subject to review and approval by DPWES.\*
9. "Do Not Enter" signs shall be posted at the exit of the car wash bypass lane and the car wash exit.\*
10. The car wash shall be equipped to capture 80% of the wastewater associated with a single cycle of the car wash operation. All wastewater discharged from the car wash shall be discharged to the sanitary sewer system.\*
11. If not already completed, a left-turn deceleration lane on northbound Wiehle Avenue shall be provided to Isaac Newton Square South subject to Virginia Department of Transportation (VDOT) and DPWES approval.\*
12. In order to reduce hydrocarbon concentrations in runoff from the site, hydrocarbon removal measures shall be provided. Possible hydrocarbon removal methods include the use of vegetated filter strips, infiltration trenches and other methods that promote infiltration, created artificial wetland best management practices (BMPs), wet stormwater detention BMPs and extended dry BMPs. The qualifications of the maintenance operator shall be reviewed and approved by the appropriate Fairfax County agency as determined by DPWES.\*
13. The size of the quick service food store structure shall not exceed 3,250 square feet.

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 permits through established procedures, and this Special Exception Amendment shall not be valid until this has been accomplished.

Pursuant to Sect. 9-015 of the Zoning Ordinance, this special exception amendment shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced. 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 Amendment. 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.

Planning Commission Meeting  
November 15, 2007  
Verbatim Excerpt

SEA 76-C-152-04 – EXXON MOBIL CORPORATION

After Close of the Public Hearing

Chairman Murphy: The public hearing is closed; recognize Mr. de la Fe.

Commissioner de la Fe: Thank you, Mr. Chairman. This is a relatively simple case. It's a relocation, slightly, of the carwash that exists, and an expansion of the food mart, which is – which I assume goes with what Exxon Mobil has now, because it used to be called the "Tiger Mart" and now it will be an "On The Run." But it is essentially – the same services are being provided. There's no additional use. And, as has been mentioned, both staff and the Reston Planning and Zoning Committee have recommended approval. And I move that the Planning Commission recommend to the Board of Supervisors approval of SEA 2004- oh no, I'm sorry, this – somebody gave me your –

Commissioner Hopkins: No, that's not mine. I don't have Exxon.

Commissioner de la Fe: Well, it is not –

Chairman Murphy: Don't nullify the green buildings.

Commissioner de la Fe: Yes. Mr. Chairman I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA – when I saw 2004, I knew it wasn't right – SEA 76-C-152-04, SUBJECT TO THE DEVELOPMENT CONDITIONS CONTAINED IN THE STAFF REPORT DATED NOVEMBER 1<sup>ST</sup>.

Commissioners Sargeant and Hopkins: Second.

Chairman Murphy: Seconded by Mr. Sargeant and Ms. Hopkins. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve SEA 76-C-152-04, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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(The motion carried unanimously with Commissioners Alcorn and Lusk absent from the meeting.)

JP

Board Agenda Item  
January 7, 2008

4:30 p.m.

Public Hearing on SEA 76-C-152-04 (Exxon Mobil Corporation) to Amend SE 76-C-152 Previously Approved for a Service Station to Permit a Service Station, Car Wash, Quick Service Food Store and Associated Modifications to Site Design, Located on Approximately 1.07 Acres Zoned I-5, Hunter Mill District

The application property is located at 1818 Wiehle Avenue, Tax Map 17-4 ((5)) 4.

PLANNING COMMISSION RECOMMENDATION:

On Thursday, November 15, 2007, the Planning Commission unanimously voted (Commissioners Alcorn and Lusk absent from the meeting) to recommend that the Board of Supervisors approve SEA 76-C-152-04, subject to the Development Conditions contained in the staff report dated November 1, 2007.

ENCLOSED DOCUMENTS:

None. Staff Report previously furnished.

STAFF:

Regina Coyle, Director, Zoning Evaluation Division, Department of Planning and Zoning (DPZ)

Jonathan Papp, Staff Coordinator, Zoning Evaluation Division, DPZ