



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

January 17, 2008

Lynne J. Strobel
Walsh, Colucci, Lubely, Emrich & Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

Re: Special Exception Amendment Application SEA 92-L-005-02

Dear Ms. Strobel:

At a regular meeting of the Board of Supervisors held on January 7, 2008, the Board approved Special Exception Amendment Application SEA 92-L-005-02 in the name of Exxon Mobil Corporation. The subject property is located at 7312 Richmond Highway on approximately 1.33 acres of land zoned C-8, CRD, and HC in the Lee District [Tax Map 92-4 ((1)) 78C and 78D]. The Board's action amends Special Exception Application SE 92-L-005, previously approved for a service station with quick service food store to permit a quick service food store, car wash, service station, and an increase in land area and site modifications pursuant to Section 4-804 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions. Previously approved conditions or those with minor modifications are marked with an asterisk (*).

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.*
2. This Special Exception Amendment 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 the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Special Exception Amendment shall be in substantial conformance with the approved Special Exception Plat entitled "7312 Richmond Highway," prepared by The RBA Group, consisting of 11 sheets dated May 17, 2007 as revised through October 11, 2007, and these conditions. Minor modifications to the approved Special Exception Amendment may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.

Office of the Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903

Email: clerktothebos@fairfaxcounty.gov

<http://www.fairfaxcounty.gov/ibosclerk>

4. A copy of these special exception development conditions shall be posted in a conspicuous place, and made available to the public and all departments of the County of Fairfax during hours of operation.
5. Architecture, building materials and signage for the building, car wash, and canopy shall be similar to produce a unified appearance and shall be in substantial conformance with that shown on the SEA Plat.
6. Unless waived or modified by DPWES, SWM/BMPs shall be provided on-site in accordance with Public Facilities Manual requirements. A sand filter shall be installed as shown on the SEA Plat, as determined by DPWES. In the event DPWES determines that a sand filter is not deemed the most appropriate option, the applicant shall pursue other alternative measures as prescribed by DPWES. If the measures prescribed by DPWES are not in substantial conformance with the SEA Plat, an amendment to the SEA shall be required.
7. Prior to issuance of a Non-Residential Use Permit (Non-RUP) for the car wash, service station, and quick-service food store use, a bus shelter shall be provided along the existing sidewalk along the service drive of Richmond Highway frontage of the property, in consultation with the Fairfax County Department of Transportation. The bus shelter shall be of an approved Fairfax County Shelter Design and the installation shall be limited to the concrete pad, the shelter itself, a trash can and improved ADA compliant connections to the existing pedestrian infrastructure. The general upkeep of the grounds in the vicinity of the shelter (grass mowing, landscape maintenance) and for collection and disposal of trash from the shelter shall be the responsibility of the Applicant.
8. The maximum number of employees shall be limited to four (4) per shift.
9. A landscape plan shall be submitted as part of the first and all subsequent submissions of the site plan and shall be reviewed and approved by Urban Forest Management. The plan shall provide for landscaping consistent in quality and quantity with that shown on the SEA Plat.
10. Right-of-way up to thirty-five (35) feet from the centerline of Lockheed Boulevard along the Lockheed Boulevard frontage of the site shall be dedicated to the Board of Supervisors, in fee simple, at the time of site plan approval or within sixty (60) days upon demand by DPWES or VDOT, whichever occurs first. All ancillary easements along the Lockheed Boulevard frontage of the site shall be conveyed to the Board of Supervisors at the time of site plan approval or within sixty (60) days upon demand by DPWES or VDOT, whichever occurs first.*

11. Right-of-way up to eighty-eight (88) feet from the centerline of Richmond Highway along the entire Richmond Highway frontage of the site shall be dedicated to the Board of Supervisors, in fee simple, at the time of site plan approval or within sixty (60) days upon demand by DPWES or VDOT, whichever occurs first. All ancillary easements along the Richmond Highway frontage of the site shall be conveyed to the Board of Supervisors at the time of site plan approval or within sixty (60) days upon demand by DPWES or VDOT, whichever occurs first.*
12. Trash dumpsters shall be screened with wood or masonry enclosures.
13. All trash shall be removed from the application property on a weekly basis. An employee on the subject site shall conduct daily litter patrols and pick up all litter and debris from the application property. A telephone number and e-mail address for a representative of the Applicant responsible for trash removal shall be provided to the Presidents of the South Meadows Homeowners Association and the Hybla Valley Civic Association.
14. There shall be no display, selling, storing, rental, leasing or repairing of automobiles, trucks, trailers, recreational vehicles, lawn mowers, or the like. No outdoor storage shall be permitted on-site.
15. All lighting shall conform to the provisions of Part 9 of Article 14 of the Zoning Ordinance. Outdoor lighting fixtures shall not exceed 16 feet in height, shall be of low intensity design and shall focus directly onto the subject property. All sign and canopy illumination shall be provided internally or through down-lighting.
16. In order to deter loitering, bollard lights shall be installed by the applicant, along Fordson Road. The bollard lighting fixtures shall be similar to those depicted on the attached exhibit and a maximum of four feet in height, located outside of any right-of-way and/or easements and directed to the interior of the subject property.
17. There shall be no major mechanical or body work, repair of transmissions and differentials, straightening of body parts, painting, welding or other similar work performed on vehicles as part of this use. Vehicle light service establishments shall not be permitted as an ancillary use.
18. Off-street parking for the car wash, service station, and quick-service food store uses shall be provided on-site in accordance with Article 11 of the Zoning Ordinance.
19. Abandoned, wrecked, or inoperable vehicle shall not be stored outdoors for a period exceeding seventy-two (72) hours.

20. All signage shall meet the requirements of Article 12 of the Zoning Ordinance.
21. Directional signage shall be installed on the subject site by the applicant, directing patrons traveling southbound on Richmond Highway to exit directly onto Richmond Highway, subject to approval by VDOT. Directional signage shall be installed by the applicant, advising drivers not to block access to and from the service station on Lockheed Boulevard. In addition to on-site signs, the Applicant shall install stop signs and stop bars at each access to the property to control vehicle traffic flow; install a stamped asphalt island (or comparable) at the Richmond Highway access to channelize vehicular traffic; provide appropriate striping (lane designator and directional arrows) on the pavement to clearly separate inbound and outbound traffic at Lockheed Boulevard; and install a speed bump within the service drive south of the property access subject to the approval of VDOT at the time of site plan. The improvements shall be provided as shown on Exhibit A (attached). The denial of one or more of the proposed improvements by VDOT shall not preclude installation of remaining improvements by Applicant.
22. Temporary promotional banners, balloons, flags, or rooftop displays shall not be permitted on site. No promotional signage shall be permitted on any light poles; however, this shall not preclude the display of seasonal banners.
23. The service station shall consist of a maximum of six (6) fueling locations as shown on the SEA Plat.
24. Hours of operation for the car wash shall be limited to 8:00 a.m. – 9:00 p.m. seven days a week.
25. The service station/quick-service food store structure shall be limited to 3,279 square feet.
26. The car wash shall be equipped to capture at least 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.
27. To ensure protection of groundwater quality, all existing and future underground storage tanks on the site shall be maintained or installed in accordance with federal, state, and local regulations as may be determined by the State Water Quality Control Board, DPWES, and the Fire and Rescue Department.
28. All English ivy shall be removed from the wooded portion of the property by the applicant.

29. A rain barrel shall be installed on the subject site by the applicant to collect rainwater from the roof of the quick-service food store in order to supplement on-site irrigation.
30. Signs will be provided to designate parking spaces closest to the car wash as available to customers to dry off their vehicle.

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 Amendment shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this Special Exception Amendment 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 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.

The Board also:

- Waived the service drive requirement along Richmond Highway.
- Modified the transitional screening requirement along the western property boundary in favor of that depicted on the SEA Plat.
- Modified the Richmond Highway Streetscape Guidelines in favor of that depicted on the SEA Plat.

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors

NV/dms:ds