APPLICATION ACCEPTED: July 9, 2009
PLANNING COMMISSION: March 3, 2010
BOARD OF SUPERVISORS: not yet scheduled

County of Fairfax, Virginia

February 16, 2010

STAFF REPORT

APPLICATION SEA 93-Y-059

SULLY DISTRICT

APPLICANT:	Exxon Mobil Corporation
PRESENT ZONING:	C-8, HC, SC, WSPOD
PARCEL(S):	54-4 ((1)) 103A &104
ACREAGE:	1.17 acres
FAR/DENSITY:	0.05
OPEN SPACE:	39.6%
PLAN MAP:	Retail and Other
PROPOSAL:	Amend SE 93-Y-059, previously approved for a service station, quick service food store, and car wash, to permit modifications to development conditions.

STAFF RECOMMENDATIONS:

Staff recommends approval of SEA 93-Y-059 subject to development conditions consistent with those found in Appendix 1 of this report.

Staff recommends approval of a waiver of the service drive requirement along Lee Highway in favor of the existing travel lane.

Staff recommends approval of a waiver of the transitional screening requirement along the property's western lot line in favor of the landscaping as shown on the SEA Plat.

Suzianne Zottl

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

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 special exception 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.

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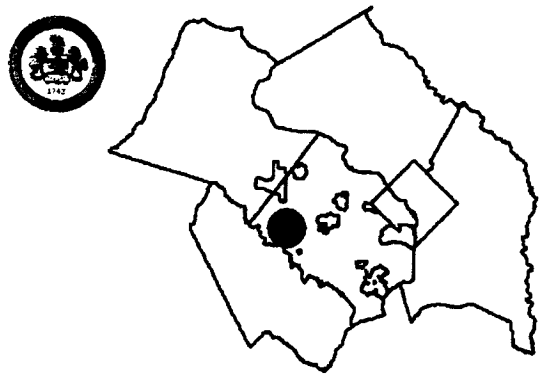
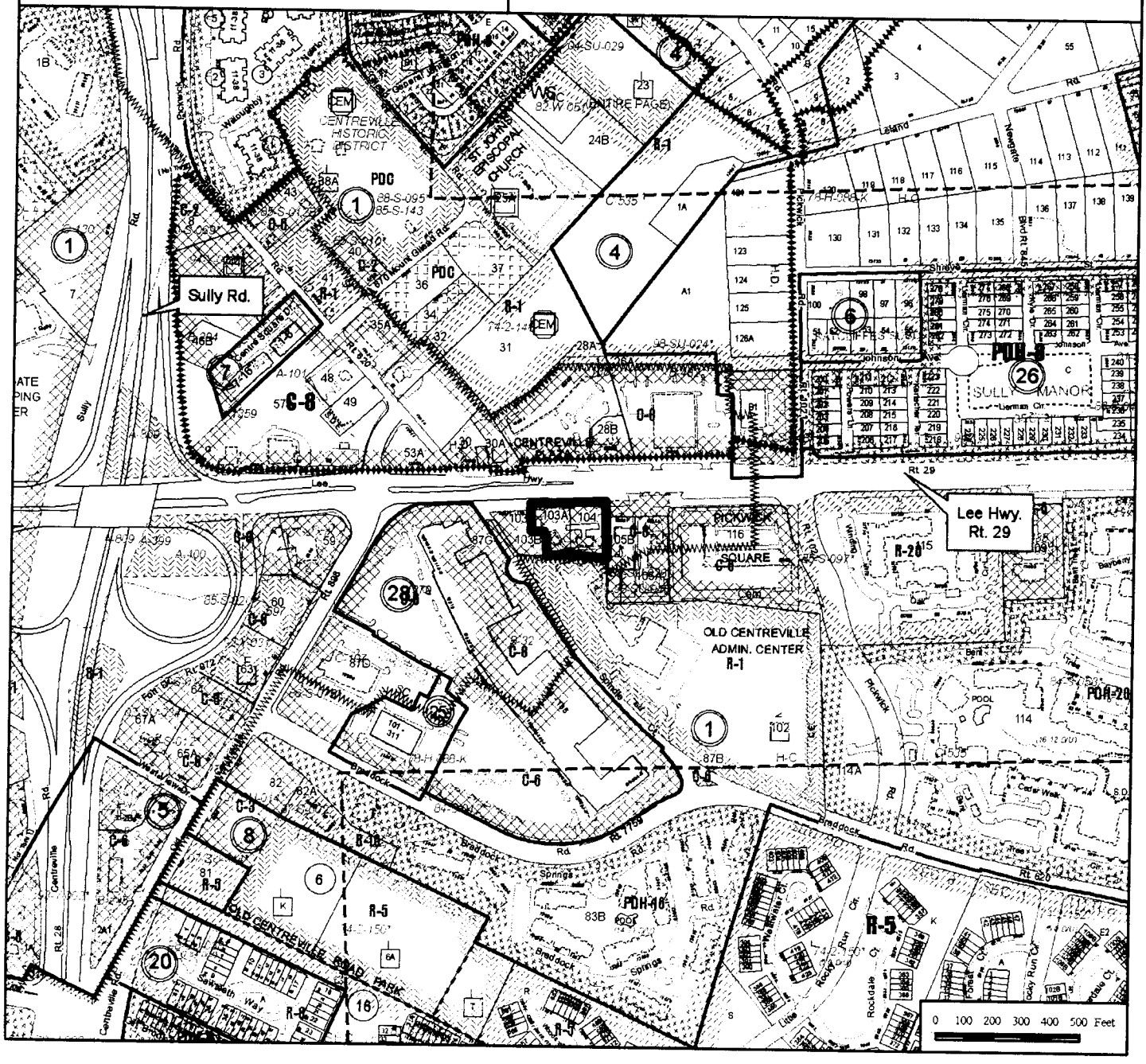
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Exception Amendment

SEA 93-Y-059

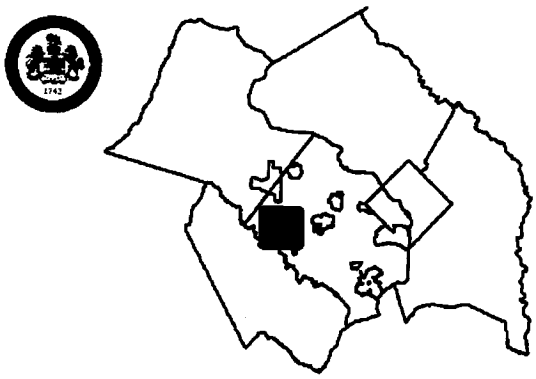


Applicant:	EXXON MOBIL CORPORATION
Accepted:	07/09/2009
Proposed:	AMEND SE 93-Y-059 PREVIOUSLY APPROVED FOR SERVICE STATION, QUICK SERVICE FOOD STORE AND CAR WASH TO PERMIT MODIFICATION OF DEVELOPMENT CONDITIONS
Area:	1.17 AC OF LAND; DISTRICT - SULLY
Zoning Dist Sect:	07-0607
Art 9 Group and Use:	6-07
Located:	13825 AND 13829 LEE HIGHWAY
Zoning:	C- 8
Plan Area:	3,
Overlay Dist:	SC WS HC
Map Ref Num:	054-4- /01/ /0103A /01/ /0104



Special Exception Amendment

SEA 93-Y-059



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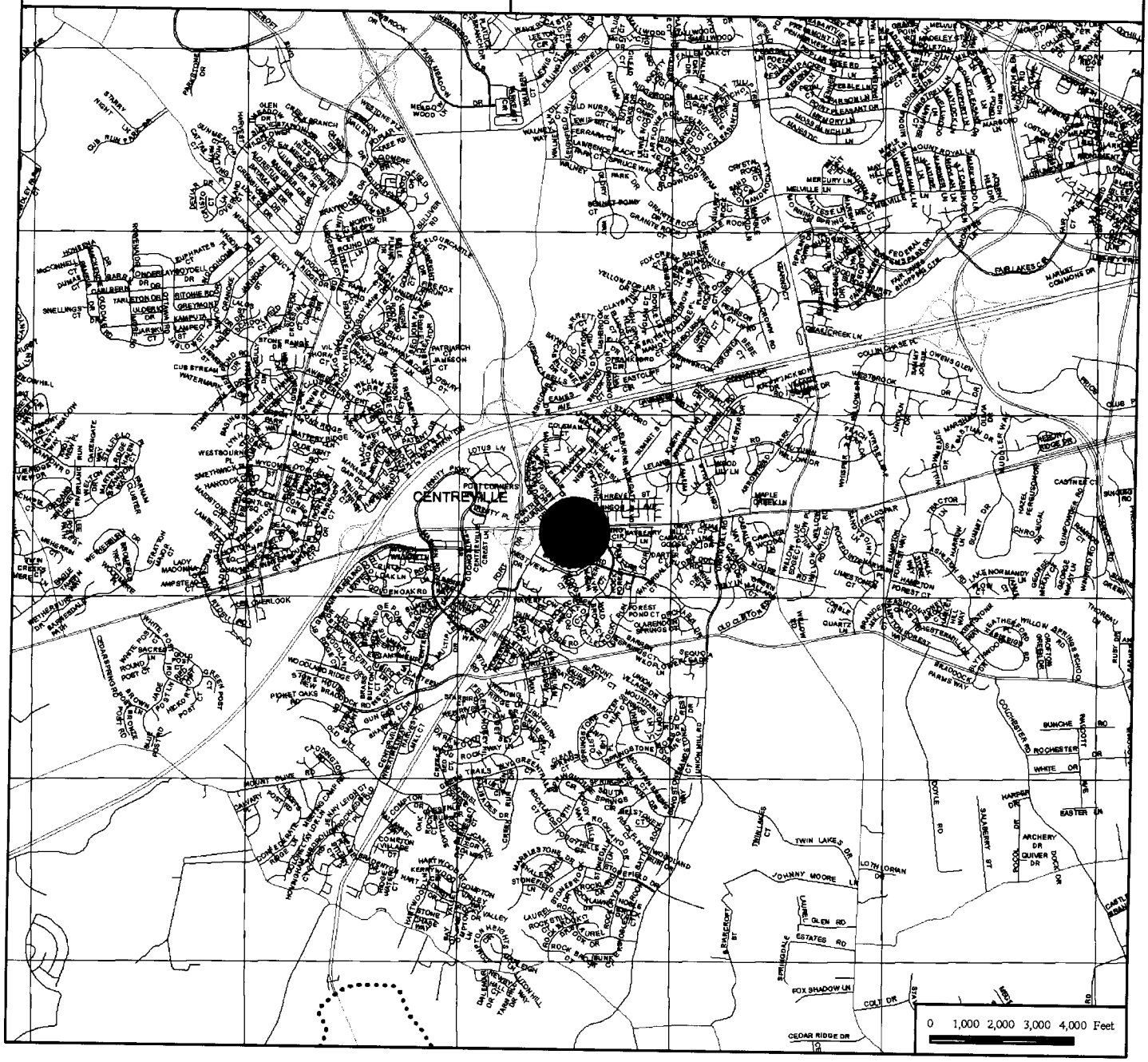

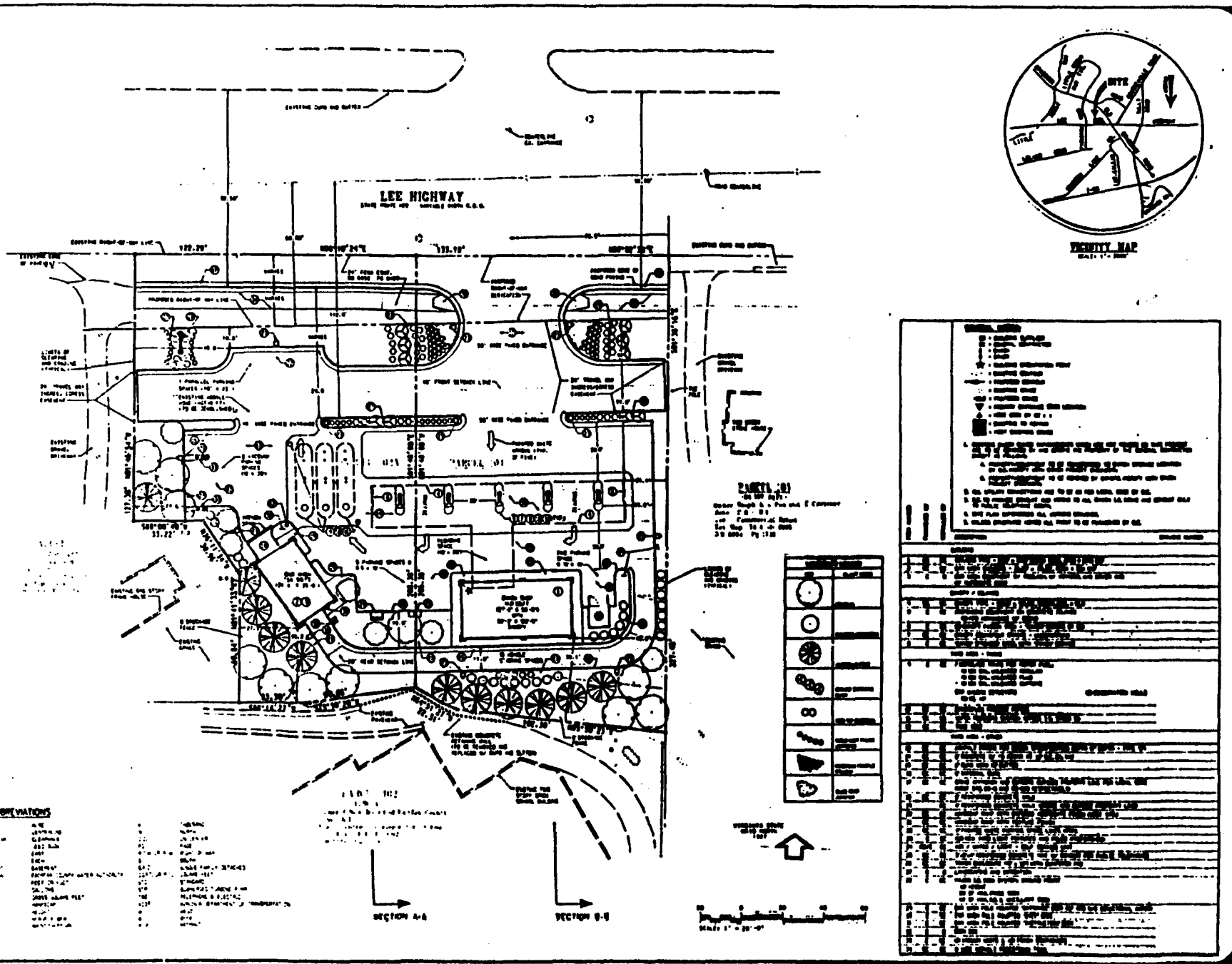
LEE HIGHWAY
VICINITY MAP
SITE
ABBREVIATIONS
SECTION A-A
SECTION B-B
CAD-CON CONSULTING INCORPORATED
EXXON COMPANY, U.S.A.
EXXON @ CENTREVILLE
EXXON CORPORATION
SPECIAL EXCEPTION PLAN
C-1 of 2

GENERAL NOTES

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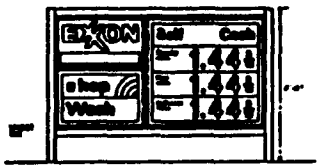
SITE PLANT LIST

KEY	QUANT.	NAME	SIZE	REMARKS
QP	11	QUERCUS PALUSTRIS PIN OAK	2.5" CAL	B&B
MS	7	MAGNOLIA X SOULANGIANA SAUCER MAGNOLIA	1.5" CAL	B&B
PN	11	PINUS NIGRA AUSTRIAN PINE	6'	B&B
EA	16	EUONYMUS ALATA 'COMPACTA' DWARF BURNING BUSH	24"	B&B
PF	24	PHOTINIA X FRASERI RED TIP PHOTINIA	24"	5 GAL.
CP	48	CHAMAECYPARIS PISIFERA 'FILIFERA NOPE' GOLD MOP FALSE CYPRESS	12"	3 GAL.
SP	36	SALIX PURPUREA 'PENDULA' WEEPING PURPLE WILLOW	6'	1 GAL. 7' O.C.
JH	60	JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP JUNIPER	12"	2 GAL. 7' O.C.



TYPICAL GROUND MOUNT SIGN
(For Detail)

SIGN NOTES:

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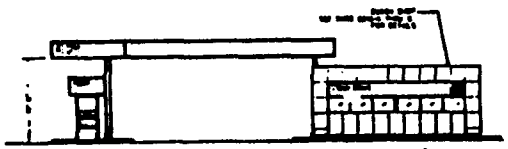
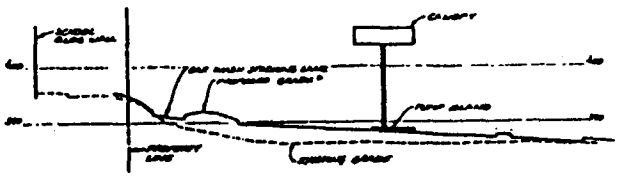
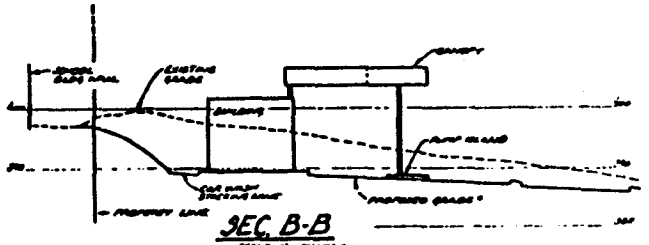


CANOPY FRONT SIDE ELEVATION (WITH OR WITHOUT FASCIA)

CANOPY FRONT ELEVATION (WITH OR WITHOUT FASCIA)



SEC. A-A



SEC. B-B

* PROPOSED GRADES ARE APPROXIMATE AND ARE SUBJECT TO FINAL ENGINEERING

CAD-CON CONSULTING INCORPORATED

EXXON COMPANY, U.S.A.

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1		SPECIAL EXCEPTION SUB
No.	Date	Revision

EXXON @ CENTREVILLE

EXXON CORPORATION

PARCEL
LEE HIGHWAY (STATE RTE. #29)
SULLY MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SPECIAL EXCEPTION PLAN

Sheet Number C-2 of 2

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

DESCRIPTION OF THE APPLICATION

This application is a request to amend SE 93-Y-059, previously approved for a service station, quick service food store, and car wash, to permit modifications to development conditions.

The applicant, Exxon Mobil Corporation, has requested this amendment in order to expand the quick service food store's offerings and to provide better service for customers. Four changes to the development conditions are requested:

- Expand the prepackaged goods and other grocery items sold from the food store to include additional items as permitted by the Zoning Ordinance. The current governing Special Exception conditions limit what items can be sold.

- Permit the use of a microwave oven. The conditions currently prohibit the use of microwave ovens.

- Allow the outside display of food store goods. The current governing Special Exception conditions limit the outside display of goods.

- Permit one additional employee on the site. This would bring the maximum number of employees on site at any one time to 3.

No new construction proposed with this application. The applicant requests no other changes than those described above.

Note: The applicant was previously seeking approval for the sale of alcohol; however, this request was withdrawn. The applicant's Statement of Justification and Amendment to the Statement can be found in Appendix 3.

Waivers/Modifications:

The applicant requests reaffirmation of the following waivers and modifications approved with SE 93-Y-059:

- A waiver of the service drive requirement along the Lee Highway Frontage.
- A modification of the transitional screening requirement along the western property line.

LOCATION AND CHARACTER

The subject property is located on the south side of Lee Highway (Route 29) approximately 500' east of Old Centreville Road and approximately 600' west of Pickwick Road. The property is bounded by commercially zoned properties to the north, east, and west and by a public school to the south.

SURROUNDING AREA DESCRIPTION			
Direction	**Use**	**Zoning**	**Plan**
North	Shopping Center (Centerville Plaza)	C-8	Retail and Other
South	Public School (Mountain View H.S.)	R-1	Public Facility
East	Retail	C-8	Retail and Other
West	Residential (Single Family Detached Unit)	C-8	Retail and Other

BACKGROUND

Prior to the approval of the SE 93-Y-059, the property was utilized for temporary retail sales of seasonal goods. In 1986, SE 86-S-039 was granted to allow a quick service food store to be established on the property for the sale of seafood. That use was never established and the SE expired.

The site is now governed by SE 93-Y-059, which was approved by the Board of Supervisors, with development conditions, on July 18, 1994. This approval allowed for a service station, quick service food store, and car wash to be built on the property. County records indicate that this use was established on January 17, 1997.

On March 11, 2009, the applicant was issued a Notice of Violation, citing violations of the approved Special Exception Development conditions, including too many employees on the site, a microwave, the sale of alcohol, and the sale of grocery items outside those permitted by the development conditions. Subsequent to the issuance of this Notice of Violation, the applicant filed this Special Exception Amendment.

COMPREHENSIVE PLAN PROVISIONS

Plan Area: Area III

Planning District: Bull Run

Planning Sector Centerville Area and Suburban Center

Plan Map: Retail and Other

Relevant Plan text can be found in Appendix 5; there is no site specific text for the subject property.

ANALYSIS

Special Exception Amendment Plat (See Appendix 4)

This application is to modify development conditions; no new construction is proposed. Therefore, the plat submission requirements were waived. The plat previously approved with SE 93-Y-059 has been included as Appendix 4, and will remain the governing SEA Plat if this application is approved.

Land Use/Environmental Analysis (Department of Planning and Zoning)
Transportation Analysis (Fairfax County Department of Transportation)
Urban Forestry and Stormwater Analysis (Department of Public Works and Environmental Services)

A review of this application by the agencies listed above raised no issues. Therefore, the aforementioned departments do not object to the approval of this application.

ZONING ORDINANCE PROVISIONS

In 1997, the Zoning Ordinance was amended to revise the definition a Quick Service Food Store and to add the definition of a Service Station/Mini-Mart. With this new definition in place, the listing of specific allowable items in the development conditions is no longer necessary.

The property continues to meet all applicable Bulk Standards as approved with SE 93-Y-059, with the exception of the reaffirmation of the waiver and modification as described below.

- Modification of the transitional screening requirement along the western property boundary. The property to the west contains an abandoned single family detached dwelling unit and is planned for Retail and Other uses in the Comprehensive Plan. Residential use on this commercially zoned property is not permitted, therefore, staff does not object to a modification of the transitional screening requirement in favor of the landscaping shown on the SEA Plat, as this property will likely be developed as a commercial use in the future.

- Waiver of the service drive requirement along the site's Lee Highway frontage. As previously approved and constructed, the service drive requirement was waived in favor of a separate travel lane with a public access easement that serves the function of a service drive in this location. Staff does not object to the reaffirmation of this waiver.

Special Exception Requirements (Appendix 6)

General Special Exception Standards (Sect. 9-006)
Standards for All Category 5 Uses (Sect. 9-503)
Additional Standards for Car Washes (Sect. 9-505)
Additional Standards for Quick Service Food Stores and Service Stations in a Highway Corridor Overlay District (Sect. 9-611)

Overlay District Requirements

Sign Control (SC) (Sect. 7-500)
Highway Corridor (HC) (Sect. 7-600)
Water Supply Protection (WSPOD) (Sect. 7-800)

The standards listed above were reviewed with SE 93-Y-059. The previous evaluation of the criteria still applies to this application, as no changes to site layout, use, or intensity are proposed with this application. Staff believes these standards continue to be met.

Summary of Zoning Ordinance Provisions

All applicable standards have been satisfied with the proposed development conditions.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

In staff's opinion, with the adoption of the proposed development conditions, this Special Exception Amendment is in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions.

Staff Recommendations

Staff recommends that the Board of Supervisors approve SEA 93-Y-059, subject to the proposed development conditions in Appendix 1.

Staff recommends approval of a reaffirmation of the waiver of the service drive requirement along Lee Highway in favor of the existing travel lane.

Staff recommends approval of a reaffirmation of the waiver of the transitional screening requirement along the property's western lot line in favor of the landscaping as shown on the SEA Plat.

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

The approval of this special exception 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. Clerk's Letter and Plat for SE 93-Y-059
5. Comprehensive Plan Text
6. Applicable Zoning Ordinance Provisions
7. Glossary of Terms

PROPOSED DEVELOPMENT CONDITIONS

SEA 93-Y-059

February 16, 2010

If it is the intent of the Board of Supervisors to approve SEA 93-Y-059 located at Tax Maps 54-4 ((1)) 103A &104 (13825 and 13829 Lee Highway) to amend SE 93-Y-059 previously approved for a service station, quick service food store, and car wash, to permit modifications to development conditions pursuant to Sect. 7-607 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions. These development conditions shall supersede previous development conditions for the area subject to this application. Conditions which are substantively the same and which have been carried forward from the previous application are indicated 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 for only the purpose(s), structure(s), and/or use(s) indicated on the Special Exception Amendment Plat approved with this application, as qualified by these development conditions which supersede all previous special exception conditions.*

3. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans, as may be determined by Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Special Exception Amendment shall be in conformance with the approved Special Exception Amendment Plat entitled "Exxon @ Centreville," and prepared by Cad-Con Consulting, Incorporated, dated November 15, 1993 as revised through May 3, 1994, and these conditions.*

4. Stormwater management facilities designed to meet the Best Management Practices (BMP) requirements of the Water Supply Protection Overlay District (WSPOD) shall be provided as determined by the Director of DPWES. *

5. Landscaping shall be provided on-site in conformance with that depicted on the Special Exception Plat, as approved by Urban Forest Management. *

6. There will be a maximum of <u>three (3)</u> employees on site at any one time.

7. The size of the quick service food store shall be limited to a maximum of 1450 square feet.*

8. No alcoholic beverages shall be allowed or sold.

9. A facility to accommodate used motor oil shall be provided on-site and shall be available for use by the public for individual non-commercial recycling purposes.*

10. The car wash shall be designed 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. There shall be facilities to provide air for tires and water to the public at no charge. *

12. There shall be a maximum of one (1) freestanding sign which will be a monument style sign, a maximum of ten (10) feet in height with a brick base, in conformance with Article 12 of the Zoning Ordinance.*

13. The front and sides of the quick service food store and car wash buildings shall be a combination of red brick and light tan panels along with the operator's logo color panels; there shall be a metal hip roof on the car wash building.*

14. All ancillary and construction easements necessary for the improvements to Lee Highway shall be provided as determined by Fairfax County DOT. *

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 Amendment 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 the use has been established as evidenced by the issuance of a new Non-Residential Use Permit. The Board of Supervisors may grant additional time to establish the use 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: December 9, 2009
(enter date affidavit is notarized)

I, Shauna N. Cunningham, 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

10623V

in Application No.(s): SEA 93-Y-059
(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)
Exxon Mobil Corporation, a New Jersey corporation, formerly known of record as Exxon Corporation	3225 Gallows Road, Fairfax, Virginia 22037, c/o Real Estate Specialist, Room 4D2116	Applicant/ Title Owner TM 054-4((1)) parcels 103A and 104
Fiske & Harvey, PLLC	100 N. Pitt Street, Suite 206, Alexandria, Virginia 22314	Attorney/ Agent
David G. Fiske, Esq.	100 N. Pitt Street, Suite 206, Alexandria, Virginia, 22314	Attorney/ Agent
Shauna N. Cunningham, Esq.	100 N. Pitt Street, Suite 206, Alexandria, Virginia, 22314	Attorney/ Agent

(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: December 9, 2009
(enter date affidavit is notarized)

106 2305

for Application No. (s): SEA 93-Y-059
(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) Exxon Mobil Corporation, a New Jersey corporation

Local Address:
3225 Gallows Road
Fairfax, Virginia 22037
c/o Real Estate Specialist, Room 4D2116

Corporate Headquarters
5959 Las Colinas Boulevard
Irving, Texas 75039-2298

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)

(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 Attachment to Par. 1(b)

DATE: December 9, 2009
(enter date affidavit is notarized)

1062304

for Application No. (s): SEA 93-Y-059
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Fiske & Harvey, PLLC
100 N. Pitt Street, Suite 206
Alexandria, Virginia

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)
Philip J. Harvey

Kimberly A. Fiske

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 AFFIDAVIT

DATE: December 9, 2009
(enter date affidavit is notarized)

10623-06

for Application No. (s): SEA 93-Y-059
(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)

(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)**

(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: December 9, 2009
(enter date affidavit is notarized)

1062304

for Application No. (s): SEA 93-Y-059
(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.)

Catherine M. Hudgins, a member of the Fairfax County Board of Supervisors, owns stock in Exxon Mobil Corporation, the Applicant/ Title Owner.

(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): SEA 93-Y-059

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

SPECIAL EXCEPTION AFFIDAVIT

1062304

DATE: December 9, 2009

(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.)
NONE.

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: Shauna Cunningham

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

Shauna N. Cunningham, Esq.

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

Subscribed and sworn to before me this 9th day of December 20 09, in the State/Comm. of Virginia, County/City of Alexandria.

Rachel Friedman

Notary Public

My commission expires: 7/31/2011

RACHEL ELIZABETH FRIEDMAN
Notary Public
Commonwealth of Virginia
347334
My Commission Expires JUL 31, 2011

STATEMENT OF JUSTIFICATION

Exxon Mobil Corporation, a New Jersey corporation ("Exxon") Application for an Amendment to Special Exception SE 93-Y-059 (the "Application")

INTRODUCTION

The Application requests an amendment to Special Exception SE 93-Y-059, approved by the Fairfax County Board of Supervisors on July 18, 1994 (the "Special Exception"). The Special Exception approved the development by Exxon of property, commonly known as 13825 and 13829 Lee Highway, Centreville, Virginia (the "Site"), located on the south side of Route 29 (Lee Highway) to build and operate an ExxonMobil service station, car wash and quick-service food store (collectively, the "Station"). The Quick-Service Food Store located at the Site is referred to herein as the "Food Store." Exxon desires to amend the Special Exception to permit the sale from the Food Store of a broader range of prepackaged foods and other groceries and grocery items, permit the sale of beer from the Food Store, permit the use of microwave ovens, permit the outside display of goods at the Food Store and permit the presence of up to three (3) employees at the Site.

LOCATION

This Site is located in Fairfax County, Virginia, Tax Map Nos. 0544-01-0104 and 0544-01-0103(A). The two parcels that make up the Site are zoned as a C-8 Highway Commercial District ("C-8"), a Sign Control Overlay District ("SC"), Highway Corridor Overlay District ("HC") and Water Supply Protection Overlay District ("WSP").

PROPOSED AMENDED USE

Exxon seeks the amendment of certain conditions of the Special Exception to permit the following (collectively, the "Proposed Amended Use"):

a. Sale of cold beverages, coffee and similar hot beverages, baked goods, soft drinks, juice, milk, bread, snack food items (e.g. pretzels, potato chips, crackers, etc.), prepackaged food items (e.g. sandwiches, pet-food, canned food, burritos, pastries, cakes), microwavable food items, candy, cookies, gum, sample-size grocery items (e.g. razors, pain relievers, toiletries, batteries, etc.), cigarettes and tobacco products and phone cards, gift cards, sunglasses, greeting cards, post-cards, maps, magazines, paper plates, toilet paper, paper towels, and other similar items;
b. Sale of beer;
c. Use of microwave ovens;
d. Outdoor display of certain goods sold in the Food Store; and
e. Presence of up to three (3) employees at the Site at any one time.

RECEIVED
Department of Planning & Zoning
JUN 30 2009
Zoning Evaluation Division

REASONS FOR REQUEST OF PROPOSED AMENDED USE

Exxon desires to expand the prepackaged foods and other grocery items sold from the Food Store to include additional such items that Quick-Service Food Stores commonly sell. Exxon has obtained a license to sell beer from the Virginia Department of Alcoholic Beverage Control, License No. 043454 and desires to sell beer from the Food Store, as do many Quick-Service Food Stores. Additionally, Exxon would like occasionally to display Food Store goods, such as canned or bottled beverages, outside of the Food Store for promotions, etc., as is commonly the practice at many Quick-Service Food Stores. Finally, Exxon desires that one additional employee be permitted on the Site to permit the manager occasionally to be present on Site along with two (2) Station representatives.

ADDITIONAL REQUESTED DATA

The form application for the Special Exception requires that Exxon provide the following additional information.

a. **Type of Operation**: Service station (fuel sales only), car wash and quick-service food store.
b. **Hours of Operation:** The Station is open seven (7) days a week, twenty-four (24) hours a day.
c. **Estimated number of patrons:** Six hundred (600) per day.
d. **Proposed Number of Employees**: Up to three (3) at any one time.
e. **Estimated traffic impact of proposed use, including the maximum expected trip generation.** The Proposed Amended Use should not increase the flow of traffic to the Site in any way.
f. **Vicinity or general area to be served by the use.** The general area and vicinity to be served by the Proposed Amended Use is the same as that described in the application for the Special Exception (the "Original Application").
g. **Description of building façade and architecture or proposed new building or additions**. The building façade and architecture will not be changed by the Proposed Amended Use.
h. **A listing, if known, of all hazardous or toxic substances to be generated, utilized, stored, treated and/or disposed or on site and the size and contents of any existing or proposed storage tanks or containers**. The toxic substances to be generated, utilized, stored, treated and/or disposed of at the Site are those described in the Original Application and will not be changed by the Proposed Amended Use.

JUSTIFICATION OF THE PROPOSED AMENDED USE

The Proposed Amended Use complies with the applicable provisions of the Ordinance and is in harmony with the Comprehensive Plan. The Proposed Amended Use will result in no physical changes to the Site or the Station, will not change the density of the Site and will not physically alter the Site in any way. Because the additional items to be sold at the Food Store are

not significantly different in character from those already permitted to be sold from the Food Store and are all items commonly sold from Quick-Service Food Stores, the Proposed Amended Use will not increase traffic to the Site. Additionally, the Proposed Amended Use will not affect the properties adjacent to the Site.

ZONING COMPLIANCE AND IMPLICATIONS

As previously indicated, the Site is zoned C-8. Uses in C-8 districts must be designed in a manner that will minimize interference with through traffic movements and insure a high standard in site layout, design and landscaping. The Original Application detailed the ways in which the Site conformed to the C-8 development requirements. The Proposed Amended Use will not in any way change the design of the Site and therefore complies with C-8 development requirements as provided in the Ordinances.

Sections 4-804 and 9-502 of the Ordinance permit Quick-Service Food Stores in C-8 districts by Special Exception. All Special Exception uses must meet the general standards set forth in Section 9-006 of the Ordinance. Section 9-006 provides that, among other things, the Proposed Amended Use must be in harmony with (i) the Comprehensive Plan, (ii) the general purpose and intent of applicable zoning district regulations and (iii) the use or development of neighboring properties, etc. This Zoning Compliance Section describes the ways in which the Proposed Amended Use is in harmony with the intent and purpose of the applicable zoning ordinances. The following section indicates that the Proposed Amended Use is in harmony with the Comprehensive Plan. Finally, the section entitled, "Impact on Neighboring Properties" describes how the Proposed Amended use is in harmony with the use or development of neighboring properties. The remaining standards included in Section 9-006 deal with physical requirements of sites seeking special exceptions. Because the Site was determined to comply with the standards of Section 9-006 upon the passing of the Special Exception and because the Proposed Amended Use will result in no physical changes of the Site, the Proposed Amended Use complies with the remaining provisions of Section 9-006.

Quick-Service Food Stores permitted by Special Exception must also meet the requirements of Section 9-505 of the Ordinance. More specifically, (i) all buildings must have on all sides the same architectural features or must be architecturally compatible with the building group or neighborhood with which they are associated, (ii) the use must be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties, (iii) the site must be designed to minimize the potential for turning movement conflicts and to facilitate safe and efficient on-site circulation and (iv) the use must not adversely affect any nearby existing or planned residential areas as a result of the hours of operation, noise generation, parking, glare or other operational factors. The Site Plan, approved by the Board of County Supervisors on July 18, 1994 ("Site Plan"), and Station were determined in the Special Exception to comply with all of the above requirements. As previously stated, the Proposed Amended Use will not physically or structurally change the Site or the Station in any way. Nor will it increase

pedestrian or vehicular traffic to the Site. Additionally, it will not in any way change the hours of operation, noise generation, parking or other operational aspects of the Food Store. Therefore, the Proposed Amended Use will meet all of the requirements of Section 9-505 of the Ordinance.

Section 9-014 of the Ordinance requires that (i) the proposed amended use of a property not adversely affect the use of the property subject to the special exception, but not incorporated into the amendment application, (ii) the proposed amended use not inhibit, adversely affect, or preclude in any manner the fulfillment of the special exception conditions applicable to the area not incorporated in the amendment application and (iii) the proposed amended use not increase the overall approved density/intensity for the development. The Proposed Amended Use will not in any way affect any other property subject to the Special Exception or any area not incorporated in the Amendment Application. Additionally, the Proposed Amended Use will not increase the overall density or intensity of the development. Therefore, the Proposed Amended Use complies with Section 9-104 of the Ordinance.

The Site is as also zoned HC, SC and WS and therefore must conform with the applicable requirements included in Article 7 of the Ordinance. SC Districts permit all special exception uses permitted in the underlying zoning districts. Because the Proposed Amended Use will meet all of the SC requirements of the Ordinance and because the Proposed Amended Use will in no way affect any signage on the Site, it is in compliance with the sections of the Ordinance regulating SC districts.

WS districts permit all uses permitted by right in the underlying zoning district. All of the use limitations set forth in Section 7-808 regulate the use, storage and disposal of wastes and other physical aspects of the Site. The Proposed Amended Use will in no way affect any of the actions covered by such provisions of the Ordinance. Therefore, the Proposed Amended Use is in compliance with the WS district zoning requirements.

Section 7-601 of the Ordinance provides that Service Stations and Quick-Service Food Marts located within a Highway Corridor Overlay District are subject to the limitations provided in Section 7-608 of the Ordinance. Section 7-608 provides that (i) such uses must be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties, (ii) such uses shall be designed so as not to impede traffic on a public street intended to carry through traffic, (iii) no outdoor storage or display of goods offered for sale except for the outdoor storage or display of goods permitted at a service station or service station/mini-mart is permitted and (iv) a service station must not be used for the performance of major repairs, and shall not include the outdoor storage of more than four (4) abandoned, wrecked or inoperable vehicles on the site for more than seventy-two (72) hours etc. The Proposed Amended Use will in no way change the design of the Site. Additionally, there will be no vehicles stored overnight at the Site for repairs. The Proposed Amended Use would permit the outdoor display of goods but as described in detail below, the display of goods would be within the parameters of outdoor displays of goods permitted at service stations.

Section 4-205 of the Ordinance provides that the display of goods shall be conducted within a completely enclosed building, *except those accessory uses set forth in Part 1 of Article 10.* Article 10-102 of the Ordinance provides that in C or I districts, where permitted by zoning district regulations and Section 2-504 of the Ordinance, outdoor storage must be limited to that area designated on an approved site plan, except that 250 square feet of *accessory outdoor storage and display* in accordance with Section 17-104 of the Ordinance may be permitted without site plan approval. Section 17-104 of the Ordinance provides that accessory outdoor storage and display is exempt from the site plan. Exxon intends to use significantly less than 250 square feet of space for the occasional outdoor display of goods from the Food Station. Therefore, Exxon's request to display goods just outside of the Food Station complies with the Ordinance.

Section 11-101(2) of the Ordinance provides that if a proposed amended use has a greater parking requirement than the previous use, the minimum off-street parking requirement should be provided for the proposed amended use. The Site Plan and the Staff Report for Application SE 93-Y-059, dated May 5, 1994, both indicate that ten (10) spaces were required for the Site. The Site Plan shows that the Site was developed with eleven (11) off-street parking spaces. Therefore, under the prior calculations of parking requirements, if the Planning Commissions determines that an additional space is required for the additional employee, the Site has sufficient parking spaces.

Additionally, it appears that based on the requirements of Section 11 of the Ordinance, the Site, as currently operating, requires only seven (7) off-street parking spaces (as opposed to the ten (10) indicated in the Site Plan). Section 11-104(22) of the Ordinance requires that a Combination Service Station and Quick-Service Food Store have two (2) spaces per service bay and six and one half (6.5) spaces per 1000 square feet of gross floor area devoted to retail use. The Site has no service bays and the Site Plan indicates that seven hundred fifteen (715) square feet of the Food Store were devoted to retail use. Therefore, the Food Store requires five (5) off-street parking spaces. Section 11-104(3) of the Ordinance requires one (1) off-street parking space for each employee of an automated car wash. The Site is currently approved for two (2) employees to be present at any one time and assuming that both employees are considered employees of the automated car wash, the Site, as currently operating requires two (2) spaces for the car wash use and five (5) spaces for the Combination Service Station and Quick-Service Food Store use, for a total of seven (7) such spaces. Therefore, if the Special Exception were amended to permit one (1) additional employee present at the Site, assuming the additional employee would also be considered an employee of the automated car wash, eight (8) off-street parking spaces would be required.

COMPREHENSIVE PLAN IMPLICATIONS

The Site Plan and use presented in the Original Application were determined to be in accordance with the Comprehensive Plan. The Proposed Amended Use will only affect items

sold in the Food Store, placement of goods in the Food Store and the number of employees on site and is therefore similarly harmonious with the Comprehensive Plan.

IMPACT ON NEIGHBORING PROPERTIES

The sale of certain additional grocery items and beer, the presence of one additional employee on Site and the occasional outdoor display of goods will not affect the surrounding properties. The surrounding area is zoned, planned and developed with predominantly commercial establishments, many of which are automobile oriented. At the time of the Original Application, one property adjacent to the Site housed Centreville Elementary School (the "Elementary School"). However, the School has since relocated and the former school building now serves as Mountain View Alternative High School (the "High School"). There is a barrier between the Site and the High School property and the only access to the High School property is from a driveway located on Spindle Road, approximately .5 miles from the Site.

For all of the reasons detailed above, Exxon requests the amendment of the Special Exception to permit the Proposed Amended Use in addition to the uses already approved for the Site. If you have any questions or need further information regarding this application, please do not hesitate to contact the undersigned at (703) 518-9910 or dfiske@fiskeharvey.com.

FISKE & HARVEY, PLLC

By: David G Fiske

David G. Fiske, Esq., Agent for Exxon Mobil Corporation (the Applicant)

Date: June 30, 2009

FISKE & HARVEY PLLC

October 9, 2009

Fairfax County Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Attn: Suzziane Zottl, Staff Coordinator

Re: *Request for Amendment of Statement of Justification for Application for Amendment to Special Exception SE-93-Y-059 (the "Special Exception").*

Dear Ms. Zottl:

This letter is to notify you that Exxon Mobil Corporation, a New Jersey corporation ("Exxon") desires to amend its Statement of Justification that is part of the June 30, 2009 Application to Amend SE 93-Y-059 to remove the request to permit the sale of beer from the Quick Service Food Mart. Exxon desires that all other requested amendments to the conditions of its Special Exception remain as stated in the Statement of Justification.

Thank you very much for your attention to this matter. If any additional materials or correspondence are necessary for an amendment to the Statement of Justification, please let me know.

Sincerely,

David G. Fiske, agent for Exxon Mobil Corporation

100 NORTH PITT STREET SUITE 206 ALEXANDRIA, VA 22314 703 518 9910 703 518 9931 FAX WWW.FISKEHARVEY.COM

FAIRFAX
COUNTY

OFFICE OF THE CLERK
BOARD OF SUPERVISORS
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035-0072

Tel: 703-324-3151 Fax: 703-324-3926

V I R G I N I A

July 29, 1994

Jay du Von, Esquire
Compton and Duling, L.C.
14914 Jefferson Davis Highway
Woodbridge, Virginia 22191

RE: Special Exception
SE 93-Y-059

Dear Mr. du Von:

At a regular meeting of the Board of Supervisors held on July 18, 1994, the Board approved Special Exception Number SE 93-Y-059 in the name of Exxon Corporation, located at Tax Map 54-4 ((1)) 103A and 104 for use as a service station, car wash and quick service food store in a Highway Corridor Overlay District pursuant to Sections 4-804 and 7-607 of the Fairfax County Ordinance, 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. This Special Exception is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to this Special Exception shall be in conformance with the approved Special Exception Plat **entitled "Exxon @ Centreville," and prepared by Cad-Con Consulting, Incorporated, which is dated November 15, 1993, and revised through May 3, 1994, and these conditions.**

4. Stormwater management facilities designed to meet the Best Management Practices (BMP) requirements of the Water Supply Protection Overlay District (WSPOD) shall be provided as determined by the Director, DEM.

5. Landscaping shall be provided on-site in conformance with that depicted on the Special Exception Plat, as approved by the Urban Forester.

6. There will be a maximum of two (2) employees on site at any one time.

7. The size of the quick service food store shall be limited to a maximum of 1450 square feet.

8. The types of items which may be sold in the quick service food store shall be limited to prepackaged items which are normally sold from vending machines, including coffee and similar hot beverages, cakes, pies, soft drinks, juices, dairy products, prepackaged sandwiches, snack food items, e.g., pretzels, potato chips, etc., cookies, assorted gum, cigarettes and tobacco products and similar items. No groceries, other than as above, shall be permitted. Food preparation and the use of microwave ovens shall not be allowed. No alcoholic beverages shall be allowed to be sold. The marketing of video tapes or video machines shall not be allowed on the premises. These restrictions, however, shall not limit the sale of automobile-related products under the definition of service station.

9. There shall be no outside storage or display of goods offered for sale.

10. A facility to accommodate used motor oil shall be provided on-site and shall be available for use by the public for individual non-commercial recycling purposes.

11. The car wash shall be designed 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.

12. There shall be facilities to provide air for tires and water to the public at no charge.

13. There shall be a maximum of one (1) free-standing sign which will be a monument style sign, a maximum of ten feet (10') in height with a brick base, in conformance with Article 12 of the Zoning Ordinance.

14. The front and sides of the quick service food store and car wash buildings shall be a combination of red brick and light tan panels along with the Exxon logo color panels. There shall be a metal hip roof on the car wash building to coordinate with the architectural style of buildings in the Centreville area as determined by DEM.

15. At the time of site plan approval or upon demand of Fairfax County, whichever occurs first, 68 feet of right-of-way from the centerline of Lee Highway (Route 29) shall be dedicated and conveyed in fee simple to the Fairfax County Board of Supervisors. All ancillary and construction easements necessary for the improvements to Lee Highway shall be provided as determined by DEM.

16. The Lee Highway frontage improvements, as depicted on the Special Exception Plat shall be constructed in conjunction with the development of the subject property.

17. A 24 foot wide travel way to provide future interparcel access to the adjacent properties to the east and west shall be constructed across the Lee Highway frontage of the site in accordance with the Special Exception Plat. A public access easement along this travel way shall be recorded in the Fairfax County Land Records prior to site plan approval.

18. At the time of site plan approval the applicant-developer shall contribute to DEM for the Centreville Area Road Fund a sum of money equal to $4.37 per gross square foot of floor area. Said sum shall be subject to inflationary increase/decrease adjustments in the Virginia Highway Construction Bid Index as published in the Engineering News Record from the date of the approval of the Special Exception to the date this contribution is made.

19. If desired by Fairfax County Public Schools, the applicant shall provide landscaping and grading on the property of the Centreville Elementary School, generally along the common boundary. Prior to submission of the site plan, the applicant shall consult with Fairfax County Public Schools to develop a plan for the landscaping and grading which is mutually agreed upon by the applicant and the School representatives.

20. A clockwise traffic circulation pattern shall be established on site through the use of directional arrows painted on the pavement, or other measure(s) deemed appropriate by the Office of Transportation.

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 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.

The Board also:

- Waived the service drive requirement; and
- Modified the transitional screening requirement along the western property line to allow the screening as depicted on the Special Exception Plat.

If you have questions regarding the expiration of this Special Exception or filing a request for additional time they should be directed to the Zoning Evaluation Division of the Office of Comprehensive Planning at 703-324-1290. The mailing address for the Zoning Evaluation Division is Suite 801, 12055 Government Center Parkway, Fairfax,Virginia 22035.

Sincerely,

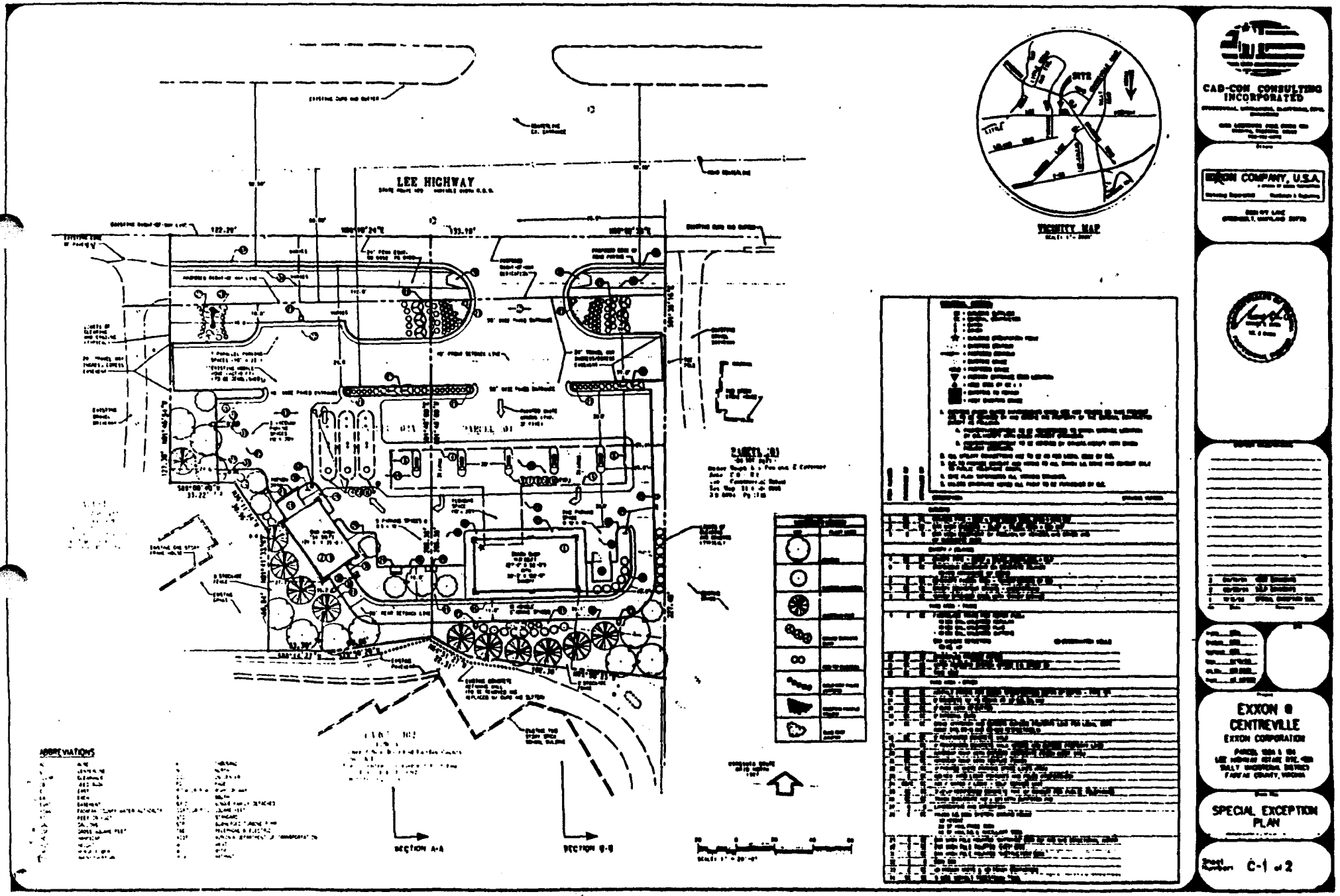
Nancy Vehrs

Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns
cc: John M. Yeatman, Director, Real Estate Dvs., Assessments
Melinda M. Artman, Deputy Zoning Administrator
Frank Jones, Assistant Chief, PPRB, OCP
Audrey Clark, Chief, Inspection Srvs., BPRB, DEM
Barbara A. Byron, Director, Zoning Evaluation Dvsn., OCP
Robert Moore, Trnsprt'n. Planning Dvs., Office of Transportation
Paul Eno, Project Planning Section, Office of Transportation
Department of Environmental Management
Y. Ho Chang, Resident Engineer, VDOT
Land Acqu. & Planning Dvs., Park Authority

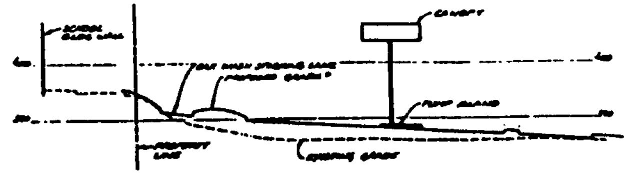
RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
AUG 2
ZONING EVALUATION DIVISION

SE 93-Y-059

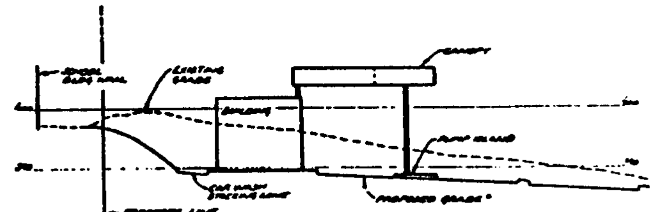

LEE HIGHWAY
VICINITY MAP
SITE
CAD-CON CONSULTING INCORPORATED
EXXON COMPANY, U.S.A.
EXXON @ CENTREVILLE
EXXON CORPORATION
SPECIAL EXCEPTION PLAN
C-1 of 2
ABBREVIATIONS
SECTION A-A
SECTION B-B

SITE PLANT LIST

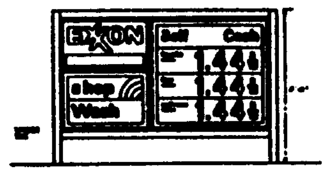
KEY	QUANT.	NAME	SIZE	REMARKS
QI	11	QUERCUS PALUSTRIS PIN OAK	2.0" CAL	B&B
MS	7	MAGNOLIA X. SOULANGIANA SAUCER MAGNOLIA	1.5" CAL	B&B
PN	11	PINUS NIGRA AUSTRIAN PINE	6'	B&B
EA	10	EUONYMUS ALATA 'COMPACTA' DWARF BURNING BUSH	30"	B&B
PF	34	PHOTINIA X. FRASERI RED TIP PHOTINIA	30"	5 GAL.
CP	46	CHAMAECYPARIS PISIFERA 'FILIFERA MOPS' GOLD MOP FALSE CYPRESS	12"	3 GAL.
SP	30	SALIX PURPUREA 'PENDULA' WEEPING PURPLE WILLOW	6'	1 GAL. 3' O.C.
JH	80	JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP JUNIPER	12"	3 GAL. 3' O.C.



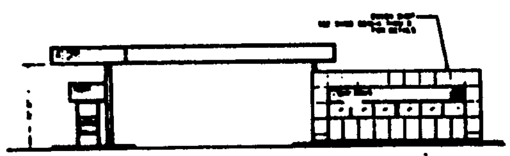
SEC. A-A



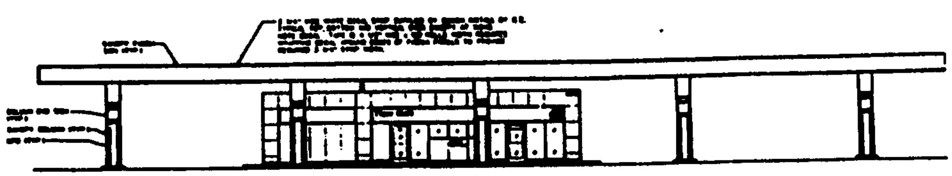
SEC. B-B



TYPICAL GROUND MOUNT SIGN



CANOPY RIGHT SIDE ELEVATION



CANOPY FRONT ELEVATION

CAD-CON CONSULTING INCORPORATED

EXXON COMPANY, U.S.A.

EXXON @ CENTREVILLE

EXXON CORPORATION

LEE HIGHWAY STATE RTE #29

SULLY MAGISTERIAL DISTRICT

FAIRFAX COUNTY, VIRGINIA

SPECIAL EXCEPTION PLAN

Sheet Number C-2 of 2

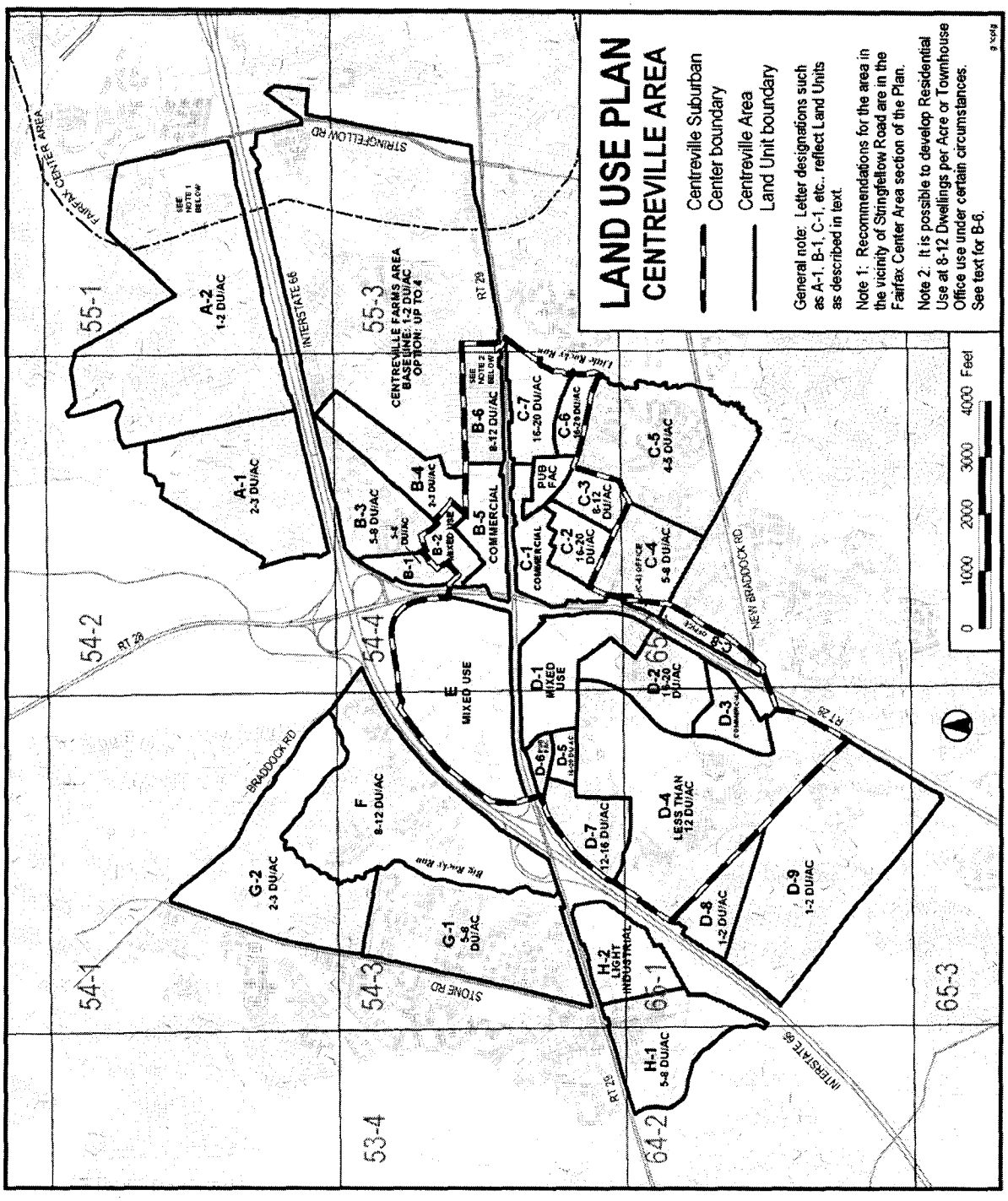

LAND USE PLAN
CENTREVILLE AREA
Centreville Suburban Center boundary
Centreville Area Land Unit boundary
General note: Letter designations such as A-1, B-1, C-1, etc., reflect Land Units as described in text.
Note 1: Recommendations for the area in the vicinity of Stringfellow Road are in the Fairfax Center Area section of the Plan.
Note 2: It is possible to develop Residential Use at 8-12 Dwellings per Acre or Townhouse Office use under certain circumstances. See text for B-6.
0 1000 2000 3000 4000 Feet
A-1 2-3 DU/AC
A-2 1-2 DU/AC
B-1 5-8 DU/AC
B-2 5-8 DU/AC
B-3 5-8 DU/AC
B-4 2-3 DU/AC
B-5 COMMERCIAL
B-6 8-12 DU/AC
C-1 COMMERCIAL
C-2 16-20 DU/AC
C-3 8-12 DU/AC
C-4 5-8 DU/AC
C-5 4-5 DU/AC
C-6 16-20 DU/AC
C-7 16-20 DU/AC
CENTREVILLE FARMS AREA BASELINE: 1-2 DU/AC OPTION: UP TO 4
D-1 MIXED USE
D-2 16-20 DU/AC
D-3 COMMERCIAL
D-4 LESS THAN 12 DU/AC
D-5 HOSPITAL
D-7 12-16 DU/AC
D-8 1-2 DU/AC
D-9 1-2 DU/AC
E MIXED USE
F 8-12 DU/AC
G-1 5-8 DU/AC
G-2 2-3 DU/AC
H-1 5-8 DU/AC
H-2 LIGHT INDUSTRIAL
PUB FAC
INTERSTATE 66
RT 29
RT 28
STRINGFELLOW RD
BRADDOCK RD
NEW BRADDOCK RD
STONE RD
FAIRFAX CENTER AREA
SEE NOTE 1 BELOW
SEE NOTE 1 BELOW
55-1
55-3
54-2
54-4
54-1
54-3
53-4
65-1
65-3
64-2

FIGURE 8

Land Unit C (344 Acres)

Land Unit C is generally planned for residential use with C-2, C-6 and C-7 planned for multi-family use at 16-20 dwelling units per acre. Land fronting on Route 29 between Route 28 and Pickwick Road is planned for neighborhood-serving commercial use at an FAR not to exceed .30. The Plan provides for commercial and offices uses to be available for residents in the immediate area.

C-1 (38 Acres) Suburban Center

Land Unit C-1 contains neighborhood-serving, highway-oriented retail commercial uses. The A full interchange for the Route 28/Route 29 intersection has been constructed. Neighborhood-serving retail commercial uses will remain appropriate in this land unit. Limited office use is also appropriate to serve local needs for professional services.

The realignment of Braddock Road bisects Land Units C-1, C-2, and C-3. If land consolidation is accomplished at the southeast quadrant of Old Centreville Road and Lee Highway, coordinated mixed-use development with neighborhood-serving retail commercial use and low-rise office use would be appropriate on the north side of realigned Braddock Road (Land Units C-1 and C-2), at an FAR not to exceed .30. Multi-family residential use is planned at approximately 15 dwelling units per acre for the south side of realigned Braddock Road (Land Units C-2 and C-3).

C-2 (20 Acres) Suburban Center

This land unit, because of its proximity to nearby commercial development and good access to Route 28, Route 29 and I-66, provides an excellent opportunity to help satisfy the need for higher density housing. This land unit is planned for multi-family residential use at 16-20 dwelling units per acre with the exception of parcels 54-4((8))(6)K and 6A (Old Centreville Road Park) that are planned for public park use, and parcels 54-4((1))81 and 82 that are planned for low intensity office use up to .20 FAR.

As an option, office use up to .30 FAR may be appropriate if parcels 54-4((1))81 and 82 can be combined with a portion of the park property such that a unified two-acre office development site is created using parcel 54-4((1))82 and a portion of parcel 54-4((8))(6)K. The remaining land should then be incorporated into Old Centreville Road Park.

C-3 (25 Acres)

Land Unit C-3 has good access to the regional transportation network and local-serving commercial uses. Residential use at 8-12 dwelling units per acre is planned.

C-4 (52 Acres)

Land Unit C-4 is located in the southeast quadrant of the intersection of Route 28 and Route 29 where Old Centreville Road intersects Route 28. It is planned for residential use at 5-8 dwelling units per acre, except for Tax map 65-2((1))5, 6, 7, and 8 which are planned for office use up to .20 FAR with a building height limit of 2 stories. Office development should be designed to mitigate impacts on the residential communities on the east side of Old Centreville Road using techniques such as buffering and screening.

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, including the submission of a sports illumination plan or photometric plan as may be required by Part 9 of Article 14.
3. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

9-505 Additional Standards for Automobile-Oriented Uses, Car Washes, Drive-In Financial Institutions, Drive-Through Pharmacies, Fast Food Restaurants, Quick-Service Food Stores, Service Stations and Service Stations/Mini-Marts

1. In all districts where permitted by special exception:

A. Such a use shall have on all sides the same architectural features or shall be architecturally compatible with the building group or neighborhood with which it is associated.

B. Such a use shall be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties.

C. The site shall be designed to minimize the potential for turning movement conflicts and to facilitate safe and efficient on-site circulation. Parking and stacking spaces shall be provided and located in such a manner as to facilitate safe and convenient vehicle and pedestrian access to all uses on the site.

D. In reviewing such a use or combination of uses, it shall be determined that the lot is of sufficient area and width to accommodate the use and that any such use will not adversely affect

any nearby existing or planned residential areas as a result of the hours of operation, noise generation, parking, glare or other operational factors.
E. For a drive-through pharmacy, signs shall be required to be posted in the vicinity of the stacking area stating the limitations on the use of the window service and/or drive-through lane. Such signs shall not exceed two (2) square feet in area or be located closer that five (5) feet to any lot line.
2. In the C-3 and C-4 Districts, in addition to Par. 1 above:
A. All such uses, except drive-in financial institutions, shall be an integral design element of a site plan for an office building or office building complex containing not less than 35,000 square feet of gross floor area.
B. Such a use shall have no separate and exclusive curb cut access to the abutting highway.
C. There shall be no outside storage or display of goods offered for sale.
D. Service stations shall not include any ancillary use such as vehicle or tool rental, and shall be limited to the servicing and retail sales of products used primarily by passenger vehicles.
E. Service stations shall not be used for the performance of major repairs, and shall not include the outdoor storage of more than two (2) abandoned, wrecked or inoperable vehicles on the site for more than seventy-two (72) hours, subject to the limitation that there shall be no dismantling, wrecking or sale of said vehicles or parts thereof. In addition, in no event shall any one (1) abandoned, wrecked or inoperable vehicle be stored outdoors for a period exceeding seventy-two (72) hours.
3. In the C-5 and C-6 Districts, in addition to Par. 1 above:
A. There shall be no outdoor storage or display of goods offered for sale except for the outdoor storage or display of goods permitted at a service station or service station/mini-mart.
B. Service stations and service station/mini-marts shall not be used for the performance of major repairs, and shall not include the outdoor storage of more than two (2) abandoned, wrecked or inoperable vehicles on the site for more than seventy-two (72) hours, subject to the limitation that there shall be no dismantling, wrecking or sale of said vehicles or parts thereof. In addition, in no event shall any one (1) abandoned, wrecked or inoperable vehicle be stored outdoors for a period exceeding seventy-two hours.
4. In the C-7, C-8 and C-9 Districts, in addition to Par. 1 above:
A. In the C-7 or C-9 District, there shall be no outdoor storage or display of goods offered for sale except for the outdoor storage or display of goods permitted at a service station or service station/mini-mart.
B. Service stations and service station/mini-marts shall not be used for the performance of major repairs, and shall not include the outdoor storage of more than four (4) abandoned, wrecked or inoperable vehicles on the site for more than seventy-two (72) hours, subject to the limitation that there shall be no dismantling, wrecking or sale of said vehicles or parts thereof. In addition, in no event shall any one (1) abandoned, wrecked or inoperable vehicle be stored outdoors for a period exceeding seventy-two (72) hours.
C. The outdoor area devoted to any use such as vehicle or tool rental shall be limited to the area so designated on an approved special exception plat.

9-611 Provisions for Approving Drive-In Financial Institutions, Fast Food Restaurants, Quick-Service Food Stores, Service Stations and Service Station/Mini-Marts in a Highway Corridor Overlay District

The Board may approve a special exception for the establishment or for the enlargement, extension, relocation or increase in intensity of a drive-in financial institution, fast food restaurant, quick-service food store, service station or service station/mini-mart in a Highway Corridor Overlay District, but only in accordance with the provisions of Part 6 of Article 7.

PART 5 7-500 SIGN CONTROL OVERLAY DISTRICT

7-501 Purpose and Intent

Sign Control Overlay Districts are established in furtherance of Sect. 12-101 by restricting freestanding signs in the intensely developed commercial and industrial areas of the County where there is an increased need to reduce visual clutter, sight distance obstructions and interference with traffic control signals and mechanisms and where the speed of traffic does not warrant the freestanding signs otherwise permitted by the provisions of Article 12.

This district shall be in addition to and shall overlay all other zoning districts where it is applied, so that any parcel of land lying in such an overlay district shall lie in one or more of the other zoning districts provided for by this Ordinance. The effect is to create a new district which has the characteristics and limitations of the underlying district, together with the characteristics and limitations of the overlying district.

7-502 District Boundaries

The Sign Control Overlay District boundaries shall be as established on the Official Zoning Map.

7-503 Establishment of Districts

Sign Control Overlay Districts shall be established in like manner as any other zoning district permitted by this Ordinance, and may be amended in accordance with the provisions of Part 2 of Article 18.

7-504 Administration

The administration of the provisions of this Sign Control Overlay District shall be as provided for in Article 12.

7-505 Permitted Uses

All uses permitted by right in the underlying zoning district(s)

7-506 Special Permit Uses

All uses permitted by special permit in the underlying zoning district(s)

7-507 Special Exception Uses

All uses permitted by special exception in the underlying zoning district(s)

7-508 Use Limitations

As specified in the underlying zoning district(s), and as qualified for signs by the provisions of Sect. 12-204.

7-509 Lot Size Requirements

As specified in the underlying zoning district(s)

7-510 Bulk Regulations

As specified in the underlying zoning district(s)

7-511 Open Space

As specified in the underlying zoning district(s)

7-512 Additional Regulations

As specified in the underlying zoning district(s)

PART 6 7-600 HIGHWAY CORRIDOR OVERLAY DISTRICT

7-601 Purpose and Intent

In furtherance of the purposes set forth in Sections 15.2-2200, 15.2-2283, 15.2-2284 and 15.2-1200 of Va. Code Ann. and, in general, to protect and promote the health, safety and general welfare of the public by the prevention or reduction of traffic congestion and/or danger in the public and private streets, a limitation is placed on certain automobile oriented, fast service, or quick turn-over uses by the imposition of the Highway Corridor Overlay District. Except as allowed by right or except as qualified by Sections 607 and 608 below, the following uses shall be regulated in the Highway Corridor Overlay District:

1. Drive-in financial institutions.

2. Fast food restaurants.

3. Quick-service food stores.

4. Service stations.

5. Service station/mini-marts.

Nothing herein shall be construed so as to impair a vested right.

7-602 District Boundaries

1. Highway Corridor Overlay District boundaries shall be as established on the Official Zoning Map.

2. In lieu of a metes and bounds description, the District boundaries may be described by fixing the points of beginning and end in the centerline of a street and the distance on one or both sides from the centerline to which this district shall extend.

7-603 Establishment of Districts

1. The Board of Supervisors may apply the Highway Corridor Overlay District to the land along any street or highway upon concluding that:

   A. A major purpose of the street or highway is to carry through traffic; and

   B. The construction and/or utilization of regulated uses would have an adverse impact on level of service, increase danger and/or congestion in the streets, impair the public health, safety, convenience and welfare and/or impede the maintenance or creation of a convenient, attractive and harmonious community.

2. The Highway Corridor Overlay District shall be in addition to and shall overlay all other zoning districts where it is applied so that any parcel of land lying in a Highway Corridor Overlay District shall also lie within one or more of the other zoning districts provided for by this Ordinance. The effect shall be the creation of new zoning districts consisting

of the regulations and requirements of both the underlying district(s) and the Highway Corridor Overlay District.

3. Such districts may be amended in accordance with the provisions of Part 2 of Article 18.

7-604 Administration

The administration of the provisions of the Highway Corridor Overlay District shall be as provided for in Article 9 for drive-in financial institutions, fast food restaurants, quick-service food stores, service stations and service station/mini-marts and as provided for in Article 18 for all other uses.

7-605 Permitted Uses

All uses permitted by right in the underlying zoning district(s)

7-606 Special Permit Uses

All uses permitted by special permit in the underlying zoning district(s)

7-607 Special Exception Uses

1. All uses permitted by special exception in the underlying zoning district(s) except as qualified by Sect. 601 above.

2. Except as permitted by right pursuant to Sections 4-502, 4-602, 4-702, 4-802, 4-902 and 10-202, drive-in financial institutions, fast food restaurants, quick-service food stores, service stations and service station/mini-marts subject to the provisions of Part 6 of Article 9 and Sect. 608 below.

7-608 Use Limitations

All uses shall be subject to the use limitations set forth in the underlying zoning district(s), and, in addition, drive-in financial institutions, fast food restaurants, quick-service food stores, service stations and service station/mini-marts shall be subject to the following use limitations:

1. In any Highway Corridor Overlay District:

   A. Such a use shall be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties.

   B. Such a use shall have access designed so as not to impede traffic on a public street intended to carry through traffic. To such end, access via the following means may be given favorable consideration:

      (1) Access to the site is provided by a public street other than one intended to carry through traffic, and/or

(2) Access to the site is provided via the internal circulation of a shopping center, which center contains at least six (6) other commercial uses, or an office complex having a limited number of well-designed access points to the public street system and no additional direct access is provided to the site from a public street intended to carry through traffic over and above those entrances which may exist to provide access to the shopping center, and/or

(3) Access to the site is provided by a functional service drive, which provides controlled access to the site.

C. There shall be no outdoor storage or display of goods offered for sale except for the outdoor storage or display of goods permitted at a service station or service station/mini-mart.

2. Where the underlying district is C-2, C-3 or C-4, in addition to Par. 1 above:

A. Service stations shall not include any uses such as vehicle or tool rental.

B. Service stations shall not be used for the performance of major repairs, and shall not include the outdoor storage of more than two (2) abandoned, wrecked or inoperable vehicles on the site for more than seventy-two (72) hours, subject to the limitation that there shall be no dismantling, wrecking or sale of said vehicles or parts thereof. In addition, in no event shall any one (1) abandoned, wrecked or inoperable vehicle be stored outdoors for a period exceeding seventy-two (72) hours.

3. Where the underlying district is C-5 or C-6, in addition to Par. 1 above:

A. Service stations and service station/mini-marts shall not be used for the performance of major repairs, and shall not include the outdoor storage of more than two (2) abandoned, wrecked or inoperable vehicles on the site for more than seventy-two (72) hours, subject to the limitation that there shall be no dismantling, wrecking or sale of said vehicles or parts thereof. In addition, in no event shall any one (1) abandoned, wrecked or inoperable vehicle be stored outdoors for a period exceeding seventy-two (72) hours.

4. Where the underlying district is C-7, C-8, C-9, I-3 or I-4, in addition to Par. 1 above:

A. Service stations and service station/mini-marts shall not be used for the performance of major repairs, and shall not include the outdoor storage of more than four (4) abandoned, wrecked or inoperable vehicles on the site for more than seventy-two (72) hours subject to the limitation that there shall be no dismantling, wrecking or sale of said vehicles or parts thereof. In addition, in no event shall any one (1) abandoned, wrecked or inoperable vehicle be stored outdoors for a period exceeding seventy-two (72) hours.

5. Where the underlying district is I-5 or I-6, in addition to Par. 1 above:

A. Service stations and service station/mini-marts shall not be used for the performance of major repairs.

7-609 Lot Size Requirements

As specified in the underlying zoning district(s)

7-610 Bulk Regulations

As specified in the underlying zoning district(s)

7-611 Open Space

As specified in the underlying zoning district(s)

7-612 Additional Regulations

As specified in the underlying zoning district(s)

PART 8 7-800 WATER SUPPLY PROTECTION OVERLAY DISTRICT

7-801 Purpose and Intent

Water Supply Protection Overlay Districts are created for the purpose of promoting the public health, safety, and welfare through the protection of public water supplies from the danger of water pollution. Regulations within such districts are established to prevent water quality degradation due to pollutant loadings within the watersheds of public water supply reservoirs.

This district shall be in addition to and shall overlay all other zoning districts where it is applied, so that any parcel of land lying in such an overlay district shall lie in one or more of the other zoning districts provided for by this Ordinance. The effect is to create a new district which has the characteristics and limitations of the underlying district, together with the characteristics and limitations of the overlying district.

Regulations within such an overlay district are intended to provide a means for specific review and approval of residential, commercial, industrial and other development proposals that may have adverse water quality impacts; to encourage land uses and activities which will be compatible with water quality protection; and to assure that structures and uses within such overlay districts will be developed in a manner that will serve the health, safety and welfare objectives of preserving the environmental integrity of public water supply reservoirs.

7-802 District Boundaries

Water Supply Protection Overlay District boundaries shall be established on the Official Zoning Map, and shall be drawn so as to include lands draining into a water supply reservoir.

7-803 Establishment of Districts

Water Supply Protection Overlay Districts shall be established in the same manner as any other zoning district permitted by this Ordinance, and may be amended in accordance with the provisions of Part 2 of Article 18.

7-804 Administration

1. The Director shall be responsible for reviewing all proposed uses to determine if the property to be developed and/or used is located in the overlay district.

2. If any proposed use is so located, then such use shall be subject, as applicable, to the provisions of Sect. 808 below.

7-805 Permitted Uses

All uses permitted by right in the underlying zoning district(s)

7-806 Special Permit Uses

All uses permitted by special permit in the underlying zoning district(s)

7-807 Special Exception Uses

All uses permitted by special exception in the underlying zoning district(s)

7-808 Use Limitations

In addition to the use limitations presented in the underlying zoning district(s), the following use limitations shall apply:

1. Any subdivision which is subject to the provisions of Chapter 101 of The Code or any use requiring the approval of a site plan in accordance with the provisions of Article 17 shall provide water quality control measures designed to reduce by one-half the projected phosphorus runoff pollution for the proposed use. Such water quality control measures or Best Management Practices (BMPs) shall be reviewed, modified, waived and/or approved by the Director in accordance with the Public Facilities Manual. In no instance shall the requirement for BMPs be modified or waived except where existing site characteristics make the provision impractical or unreasonable on-site and an alternative provision is not or cannot be accommodated off-site, and where it can be established that the modification or waiver will not affect the achievement of the water quality goals for the public water supply watershed as set forth in the adopted comprehensive plan.

2. Any establishment for warehousing, production, processing, assembly, manufacture, compounding, preparation, cleaning, servicing, testing, or repair of materials, goods or products which generates, utilizes, stores, treats, and/or disposes of a hazardous or toxic material or waste, as set forth in Title 40, Code of Federal Regulations, Parts 116.4 and 261.30 et seq., shall submit the following information with any application for a proposed development or use unless deemed unnecessary by the Director:

   A. A listing of all toxic and hazardous materials and wastes that will be generated, utilized, stored, treated, and/or disposed of on site;

   B. A soils report describing the nature and characteristics of the soils covering the site;

   C. A description of surface and groundwater characteristics of the site and the surrounding area within 300 feet of site boundaries;

   D. A description of all spill prevention, containment, and leakage control measures proposed by the applicant, for all toxic and hazardous materials and wastes generated, utilized, stored, treated, and/or disposed of on the site.

3. Such information shall be referred to the Department of Public Works and Environmental Services for review in accordance with the provisions of Chapter 67 of The Code and other applicable laws and ordinances. When deemed appropriate, the Director of the Department of Public Works and Environmental Services may furnish a copy of the application and information to the Virginia Department of Environmental Quality and other appropriate agencies.

7-809 Lot Size Requirements

As specified in the underlying zoning district(s)

7-810 Bulk Regulations

As specified in the underlying zoning district(s)

7-811 Open Space

As specified in the underlying zoning district(s)

7-812 Additional Regulations

As specified in the underlying zoning district(s)

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