



County of Fairfax, Virginia

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

March 24, 2010

Benjamin F. Tompkins
Reed Smith LLP
3110 Fairview Park Drive, Suite 1400
Falls Church, VA 22042

Re: Special Exception Application SE 2009-LE-022

Dear Mr. Tompkins:

At a regular meeting of the Board of Supervisors held on March 23, 2010, the Board approved Special Exception Application SE 2009-LE-022 in the name of BB&T (Successor in Interest to Mount Vernon National Bank and Trust Company). The subject property is located at 6618 Richmond Highway on approximately 42,500 square feet of land, zoned C-6, CRD and HC in the Lee District [Tax Map 93-1 ((27)) 1B and 3C]. The Board's action permits a drive-in financial institution in a Highway Corridor Overlay District and modifications and waivers in a Commercial Revitalization District pursuant to Sections 9-622 and 7-607 of the Fairfax County Zoning 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. A copy of this Special Exception and the Non-Residential Use Permit (Non-RUP) shall be posted in a conspicuous place on the property of the use and be made available to all departments of Fairfax County during the hours of operation on the permitted site.

Office of the Clerk to the Board of Supervisors

12000 Government Center Parkway, Suite 533

Fairfax, Virginia 22035

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

Email: clerktothebos@fairfaxcounty.gov

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

4. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "BB&T Bank at Beacon Hill", prepared by Walter L. Phillips, consisting of 9 sheets dated August 3, 2009, as revised through March 11, 2010, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
5. The conceptual elevations may be modified with respect to materials (such as brick, exterior insulation finishing system [EIFS], masonry/stone, glass, steel, split-face block and pre-cast panels, and other final architectural details and accents that may include other materials) and building articulation by the Applicant as part of final engineering and building design, provided that the modifications are in substantial conformance with the elevations shown on the SE Plat.
6. Right-of-way to 99 feet from the centerline along the site's Richmond Highway frontage and right-of-way to 36 feet from the centerline along the site's Southgate Drive frontage as shown on the SE Plat, shall be dedicated to the Board of Supervisors in fee simple at no cost, at the time of site plan approval or upon demand (whichever occurs first). Density credit, as approved with the dedication of the ROW, shall be calculated and granted upon conveyance or dedication to Fairfax County, pursuant to Par. 4 of Sect. 2-308 of the Zoning Ordinance.
7. A landscape plan shall be submitted concurrent with site plan review and shall provide for the number and sizes of trees and plantings consistent with that shown on the SE Plat and shall be subject to the review and approval of Urban Forest Management Division (UFMD), DPWES.
8. Prior to the issuance of the Non-RUP, a license agreement, such as a covenant of perpetual maintenance, shall be entered into by the applicant with the Virginia Department of Transportation (VDOT) to permit landscaping to be provided and maintained by the applicant in the right-of-way along Richmond Highway, including the area to be dedicated on the roadway, as shown on the SE Plat.
9. A tree box filterra and detention facility shall be provided in substantial conformance to that shown on the SE Plat. Such facilities shall be constructed and maintained in accordance with the PFM Standards, as determined by DPWES.

10. All signs shall be in conformance with Article 12 of the Zoning Ordinance. Pole mounted and pylon signs shall be prohibited, with the exception of those signs permitted by Section 12-103 of the Zoning Ordinance.
11. All lighting, including streetlights, security lighting, signage lighting and pedestrian or other incidental lighting shall be in accordance with the Performance Standards contained in Part 9 of Article 14 of the Zoning Ordinance.
12. At such time that the service drive along Richmond Highway is closed, interparcel access shall be provided between Parcel 93-1 ((27)) 1B and Parcel 1. A public ingress-egress access easement shall cross Parcel 1B from Parcel 1 and provide two-way access, 23 feet in width, to all entrances on site subject to FCDOT's approval. The future ingress-egress access easement and interparcel access shall be shown on the initial and all subsequent site plans.
13. All necessary and ancillary easements, up to 17 feet of the property's frontage, shall be provided in conjunction with the expansion of Richmond Highway and upon demand by Fairfax County.

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 loading space requirement.
- Modified the minimum lot size and rear yard requirements in the Commercial Revitalization District to that shown on the SE Plat.

- Modified the Richmond Highway Corridor Area Streetscape Elements to that shown on the SE Plat.
- Waived the frontage improvements with the implementation of the development conditions.
- Waived the service drive requirement with the implementation of the development conditions.

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors
NV/ph

Cc: Chairman Sharon Bulova
Supervisor Jeff McKay, Lee District
Janet Coldsmith, Director, Real Estate Division, Dept. of Tax Administration
Regina Coyle, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Angela K. Rodeheaver, Section Chief, Transportation, Planning Division
Eric Teitelman, Capital Projects and Operations Div., Dept. of Transportation
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
District Planning Commissioner
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

REVITALIZATION



COUNTY OF FAIRFAX
Department of Planning and Zoning
Zoning Evaluation Division
 12055 Government Center Parkway, Suite 801
 Fairfax, VA 22035 (703) 324-1290, TTY 711
www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION No: SE 2009.LE-022
 (Staff ~~with~~ RECEIVED)
 Department of Planning & Zoning

SEP 11 2009

Zoning Evaluation Division

APPLICATION FOR A SPECIAL EXCEPTION

(PLEASE TYPE or PRINT IN BLACK INK.)

APPLICANT	NAME BB & T (successor in interest to Mt. Vernon Nat'l Bank and Trust Co.)	
	MAILING ADDRESS PO Box 1290 Winston Salem, NC 27102	
	PHONE HOME ()	WORK ()
	PHONE MOBILE ()	
PROPERTY INFORMATION	PROPERTY ADDRESS 6618 Richmond Highway Alexandria, VA 22306	
	TAX MAP NO. 93-1-27, Parcels 1B and 3C	SIZE (ACRES/SQ FT) .975 acres / 42,500 sf
	ZONING DISTRICT C-6, HC & CRD	MAGISTERIAL DISTRICT Lee
	PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION:	
SPECIAL PERMIT REQUEST INFORMATION	ZONING ORDINANCE SECTION Section 9-601(7) -- Category 6 Special Exception, Overlay Districts: HC and CRD	
	PROPOSED USE Drive-in Financial Institution and waivers, modifications in a CRD	
AGENT/CONTACT INFORMATION	NAME Ann Eberhart Goode, AICP / Benjamin F. Tompkins, Esq.	
	MAILING ADDRESS 44084 Riverside Parkway Ste. 300 Leesburg, VA 20176	
	PHONE HOME (540) 882-3094	WORK (703) 729-8536 - Goode
	PHONE MOBILE (703) 402-9098	
MAILING	Send all correspondence to (check one): <input type="checkbox"/> Applicant -or- <input checked="" type="checkbox"/> Agent/Contact	
<p>The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application.</p> <p>Ann Eberhart Goode, AICP</p>		
TYPE/PRINT NAME OF APPLICANT/AGENT	SIGNATURE OF APPLICANT/AGENT	

DO NOT WRITE IN THIS SPACE

Date Application accepted: 10/9/09

Application Fee Paid: \$ 15,865.00