DEVELOPMENT CONDITIONS

SEA 93-Y-059

April 23, 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. *

15. <u>No outdoor storage or display of goods for sale or rent shall be permitted.</u>

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.