



# County of Fairfax, Virginia

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

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December 8, 2010

Sarah E. Hall  
Blankingship and Keith, PC  
4020 University Drive, Suite 300  
Fairfax, VA 22030

Re: Special Exception Amendment Application SEA 86-M-023-03

Dear Ms. Hall:

At a regular meeting of the Board of Supervisors held on December 7, 2010, the Board approved Special Exception Amendment Application SEA 86-M-023-03 in the name of Regency Furniture of Alexandria, Incorporated and Regency Furniture, Incorporated. The subject property is located at 6200 Little River Turnpike-on approximately 22.65 acres of land zoned C-6 and HC in the Mason District [Tax Map 72-4 ((1)) 3]. The Board's action amends Special Exception Application SE 86-M-023 previously approved for a waiver of open space requirements to permit a waiver of certain sign regulations and modifications to development conditions, pursuant to Sections 9-612 and 9-620 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions which supersede all previous development conditions; conditions carried forward unchanged from previous approvals are marked with an asterisk (\*):

**SHOPPING CENTER:**

1. \*This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.
2. \*This Special Exception Amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception amendment plat approved with the application, as qualified by these development conditions.
3. \*This Special Exception Amendment is subject to the provisions of Article 17, Site Plans as determined by the Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Special Exception Amendment shall be in substantial conformance with the approved Special Exception Plat, entitled, "Plaza at Landmark", prepared by Walter L. Philips, dated December 23, 1993 with revisions through June 30, 1994 and these conditions.

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**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](mailto:clerktothebos@fairfaxcounty.gov)  
<http://www.fairfaxcounty.gov/bosclerk>

4. \*A brick enclosure for the dumpster along the northern boundary and all trash dumpsters shall be screened by brick walls and covered, as viewed from adjacent residentially zoned properties. There shall be no outside storage which shall include and not be limited to boxes and pallets.
5. \*The minimum size of the landscaping materials at the time of planting shall be as follows:

Deciduous Trees- 2.5 inch caliper

Evergreen Trees- six to eight feet tall

Evergreen Shrub- two feet tall

6. \*Prior to site plan approval, a landscape plan shall be submitted to the Urban Forester for review and approval. At a minimum, this plan shall include landscaping as depicted on the Special Exception Amendment Plat and shall include the following:
  - a). If it is determined to be practical by the Urban Forester to further supplement the existing/proposed landscaping along the northern boundary of the main property (southeast of Beauregard Street), in order to provide more effective year round screening of the subject property for the adjacent residential properties to the north, then such additional supplemental landscaping shall be provided, as approved by the Urban Forester. Appropriate easements and/or licenses from the Virginia Department of Transportation (VDOT) to permit landscaping within the public right-of-way as depicted on the Special Exception Amendment Plat and as may be necessitated by the supplemental landscaping shall be sought.
  - b). The area located on the north side of Beauregard Street shall be used as landscaped open space. At a minimum, the amount of landscaping provided in the area located on the north side of Beauregard Street shall be equivalent to the density and planting types required in Transitional Screening Type 2 as determined by the Urban Forester. If it is determined that additional parking is required due to parking spaces being lost as a result of right-of-way dedication, then all or a portion of the area located on the north side of Beauregard Street may be used for parking. If parking is to be provided in the area located on the north side Beauregard Street, then the existing access onto Lincolnia Road shall be maintained, with no direct access to Beauregard Street. Furthermore, in order to provide more effective year- round screening of the parking for the adjacent residential properties to the north, then such additional supplemental landscaping shall be provided from that

depicted on the Special Exception Amendment Plat, as determined to be practical and feasible by the Urban Forester.

7. \*A parking tabulation based on the use shall be submitted to the Department of Public Works (DPWES) and Environmental Services with each request for a Non-Residential Use Permit (NON-RUP) in accordance with data presented on the Special Exception Amendment Plat. The tabulation shall be approved by DPWES prior to the issuance of any NON-RUP for the site. Each parking tabulation shall reflect current uses in all occupied space and shall include the parking requirements for the portion of the shopping center for which the NON-RUP is sought.
8. \*Parking spaces located wholly or partially within the right-of-way of the Beaugard Street/Lincolnia Road intersections shall not be counted towards meeting any parking requirements. \*No employee parking shall be permitted between the southern facades of buildings 5, 6, and 7 and Little River Turnpike.
9. \*If the required parking cannot be removed on the south side of Beaugard Street after the reconfiguration of the parking spaces in order to meet the minimum parking space setback from public right-of-way, or if a variance of the minimum parking space setback from public right-of-way is not approved by the Board of Zoning Appeals then approval of this Special Exception Amendment shall be null and void.
10. \*Upon demand by the County and/or VDOT, additional right-of-way and all ancillary easements along the east side of Beaugard Street and the site's frontage of Little River Turnpike shall be dedicated in fee simple to Board of Supervisors in accordance with County Bond Project 6497 at such time as the County and/or VDOT has identified a funding source for the Little River Turnpike/North Beaugard Street grade separated interchange. All site plans shall reflect the future road dedication. Any parking spaces lost for this dedication shall not be credited against the overall parking requirements for the site.
11. \*Prior to the issuance of any building permit for the additions approved pursuant to this Special Exception Amendment, the Little River Turnpike entrance shall be (re)constructed to be in accordance with County Bond Project 6497 as determined by DEM and/or VDOT.

## **SIGNAGE**

- 13) \*A signage plan directing patrons to the parking structure shall be coordinated with and approved by the Fairfax County Department of Transportation and DPWES prior to Final Site Plan approval for the parking structure. The signage shall be in place prior to the issuance of the NON-RUP for the parking structure,

as determined by DPWES.

- 14) The proposed building mounted sign identifying "Regency Furniture Showrooms" shall be limited to the location, size and dimensions provided in Exhibits A and B of these conditions. A sign permit shall be obtained prior to the installation of this sign.
- 15) All other signage on site shall comply with the Provisions of Article 12, Signs.

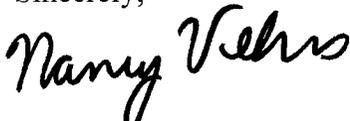
This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicants shall be themselves responsible for obtaining the required Sign Permit through established procedures, 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:**

- Reaffirmed the minimum open space waiver.
- Reaffirmed the transitional screening modification and barrier requirement waiver along the northern boundary.
- Reaffirmed the interior and peripheral parking lot landscaping modification.

Sincerely,



Nancy Vehrs  
Clerk to the Board of Supervisors  
NV/ph

Cc: Chairman Sharon Bulova  
Supervisor Penelope Gross, Mason 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  
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

**NOTES:**

1. THE ADJOINING PROPERTIES SHOWN HEREON ARE IDENTIFIED ON FAIRFAX COUNTY TAX ASSESSMENT MAP AS NUMBER 055-1-01-0032, ZONED PDH-2 AND AS NUMBER 055-1-26-B, ZONED PDH-8.
2. RESIDUE PARCEL 32 (TM#055-1-01-0032) IS CURRENTLY IN THE NAME OF BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA AS RECORDED IN DEED BOOK 9967 AT PAGE 636. PARCEL B, FAIRCREST (TM#055-1-26-B) IS CURRENTLY IN THE NAME OF FAIRCREST HOMEOWNERS ASSOCIATION AS RECORDED IN DEED BOOK 13483 AT PAGE 371 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
3. THE PROPERTY SHOWN HEREON APPEARS TO LIE IN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 500-YR FLOOD PLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL 518525 0025 D AND DATED MARCH 5, 1990.
4. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY VIKI, INC. LAST FIELD DATE: FEB., 2001.
5. THE HORIZONTAL DATUM SHOWN HEREON IS BASED VIRGINIA STATE GRID NORTH (DB 12763 PG 1263).
6. ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS OR OTHER INTERESTS OF THE COUNTY REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SHOWN ON THIS PLAT.
7. THE ABANDONMENT OF ARROWHEAD PARK DRIVE SHOWN HEREON IS IN CONJUNCTION WITH REZONING CASE NUMBER RZ 2000-SU-029 (PROFFER 11(d)). SHOULD ANY OF THE EXISTING UTILITIES LOCATED WITHIN THE EXISTING RIGHT-OF-WAY OF THE ABOVE MENTIONED PUBLIC ROAD REMAIN IN USE AND REQUIRE EASEMENTS AFTER THE RIGHT-OF-WAY IS ABANDONED, SUCH EASEMENTS WOULD BE GRANTED IN CONJUNCTION WITH THE APPROVED ENGINEERING SITE PLANS.

APPROX. LOCATION C/L  
V.E.P.C.O. ESM'T  
DB 2128 PG 564

N 6993941.3257  
E 1795559.2952

N 6993893.8918  
E 1795563.0266

7,512 SQ. FT OF EXISTING  
ARROWHEAD PARK DRIVE  
(HEREBY ABANDONED)

1,371 SQ. FT OF EXISTING  
ARROWHEAD PARK DRIVE  
(HEREBY ABANDONED)

ROUTE 645  
1,371 S.F. PREVIOUSLY DEDICATED  
FOR PUBLIC STREET PURPOSES  
DB 9967 PG 636

171 S.F. PREVIOUSLY DEDICATED  
FOR PUBLIC STREET PURPOSES  
DB 12763 PG 1263

STRINGFELLOW ROAD  
(VARIABLE WIDTH R-O-W)  
(DB 9967 PG 636)

APPROX. LOCATION C/L  
V.E.P.C.O. ESM'T  
DB 2119 PG 544

TM# 055-1-26-B  
PARCEL B  
LANDBAY 1, SECTION 2  
FAIRCREST  
132,557 SF OR 3,0431 AC.  
DB 13483 PG 371

TM# 055-1-01-0032  
RESIDUE  
BOARD OF SUPERVISORS  
DB 9967 PG 636  
10,885 SF OR 0.24988 AC.

EX. GRADING AND TEMP.  
CONSTRUCTION ESM'T  
(DB 12763 PG 1263)

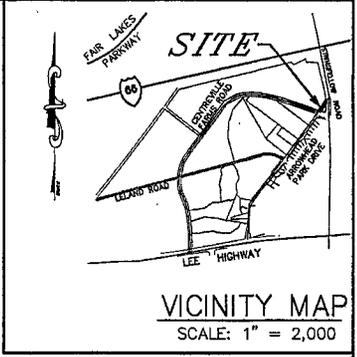
8,937 S.F. PREVIOUSLY DEDICATED  
FOR PUBLIC STREET PURPOSES  
DB 12763 PG 1263

CENTREVILLE FARMS ROAD  
ROUTE 1210  
(VARIABLE WIDTH R-O-W)  
(D.B. 12438 PG. 852)

PARCEL C-2  
FAIRCREST

LISA DAWN LANE - ROUTE 10098  
(VARIABLE WIDTH R-O-W)  
(DB 9967 PG 636)

LOT 46  
THE WOODLANDS OF FAIR LAKES - SECTION 3

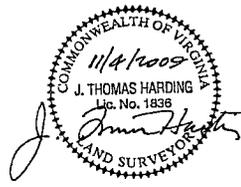


CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BRG	CHORD
C1	47.58'	1374.89'	1°58'59"	23.79'	S04°29'52"E	47.58'
C2	34.45'	522.00'	3°46'52"	17.23'	N69°15'58"W	34.44'

**SURVEYOR'S CERTIFICATION:**

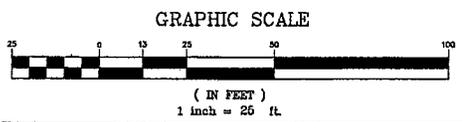
I, J. THOMAS HARDING, A LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY DELINEATED ON THIS PLAT OF ABANDONMENT AND THAT IT IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THAT IT IS A PORTION OF ARROWHEAD PARK DRIVE AS RECORDED IN DEED BOOK 9967 AT PAGE 636 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.

I FURTHER CERTIFY THAT THE LAND EMBRACED BY THIS VACATION LIES ENTIRELY WITHIN THE BOUNDS OF THE ORIGINAL TRACT, THAT THIS PLAT REPRESENTS AN ACCURATE SURVEY OF THE SAME AND THAT ALL COURSES ARE REFERENCED TO VIRGINIA STATE GRID NORTH (DB 12763 PG 1263) IN ACCORDANCE WITH THE REQUIREMENTS OF THE FAIRFAX COUNTY SUBDIVISION ORDINANCE.



J. THOMAS HARDING  
LICENSED LAND SURVEYOR  
VIRGINIA #1836

SHEET 1 OF 1  
PLAT SHOWING  
**THE ABANDONMENT OF  
A PORTION OF  
ARROWHEAD PARK DRIVE**  
PRESCRIPTIVE RIGHT-OF-WAY  
DEED BOOK 9967 AT PAGE 636  
SULLY DISTRICT AND SPRINGFIELD DISTRICT  
FAIRFAX COUNTY, VIRGINIA  
SCALE: 1" = 25' DATE: 10/29/2009  
REVISED: 11/4/09

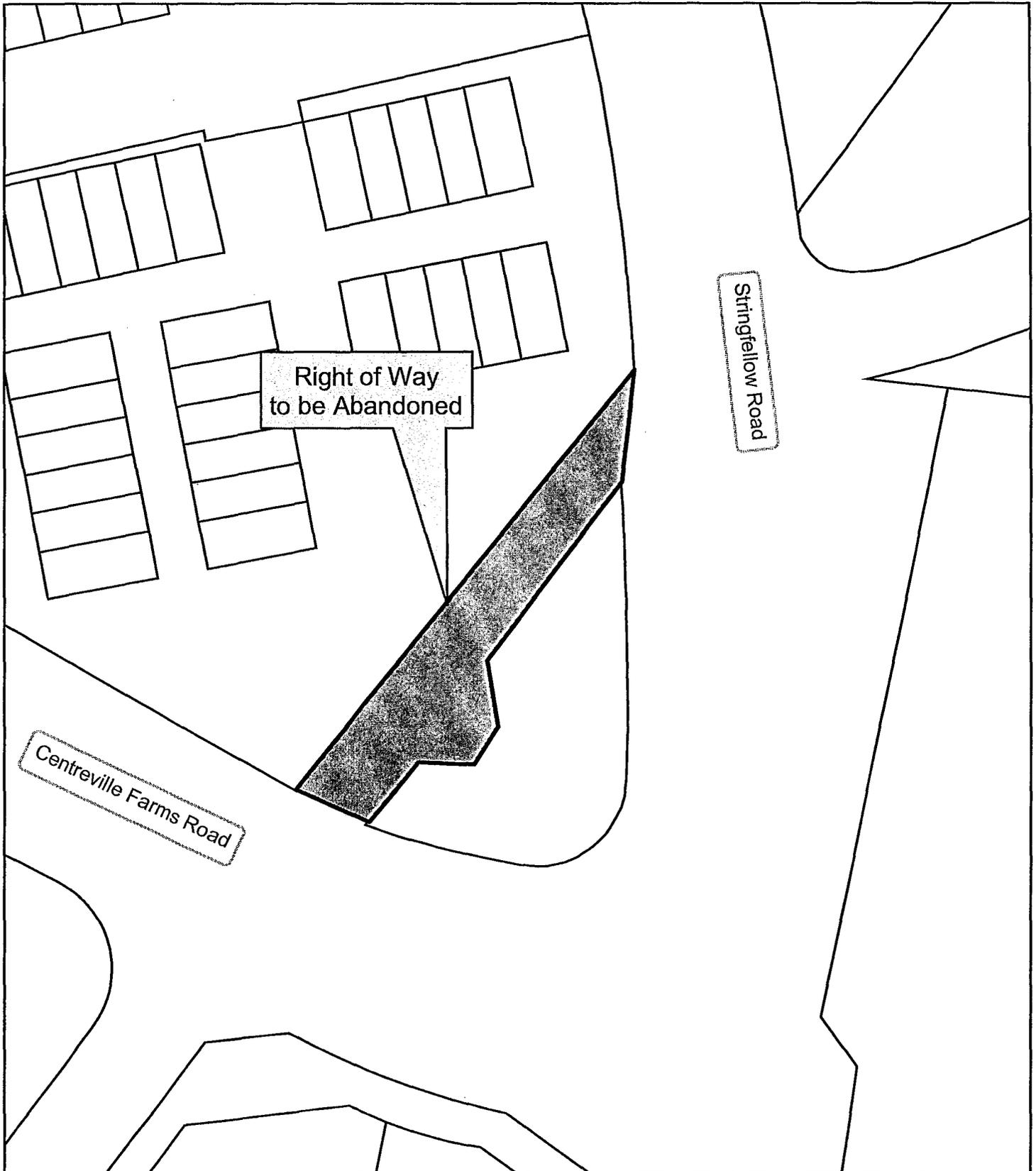


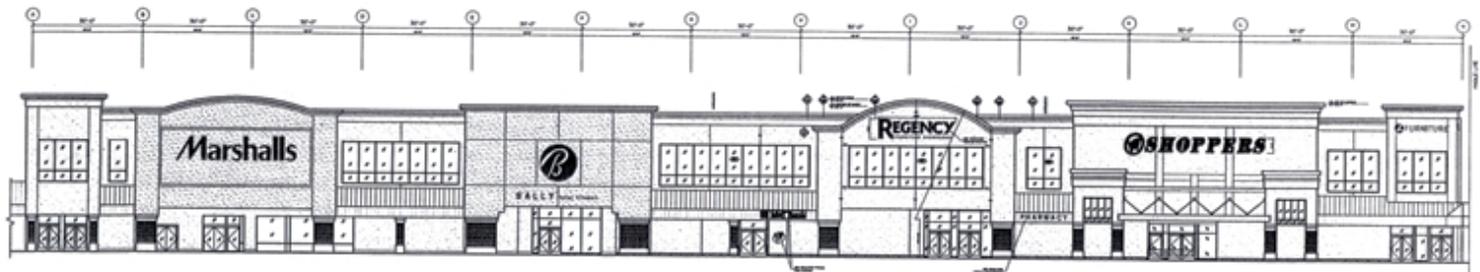
**VIKI**  
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES  
VIKI INCORPORATED  
8180 GREENSBORO DRIVE SUITE 200 ■ McLEAN, VIRGINIA 22102  
(703)428-7800 ■ FAX (703)761-2787  
McLEAN, VA FREDERICK, MD

RP# 11924

P:\Surveys\LD03-PRJ\FCTS\A107-rm\dwg\10107637 ARROWHEAD ABANDONMENT.dwg 10/29/2009 4:15:30 PM ETT

Vicinity Map - Tax Map 55-1





PLAZA AT LANDMARK- EXTERIOR ALTERATIONS 08/20/09

Σxk:lt B

### SIGN LAYOUT AND DESIGN

#### FRONT ELEVATION



TOTAL SIGN AREA 118' SQ. FEET

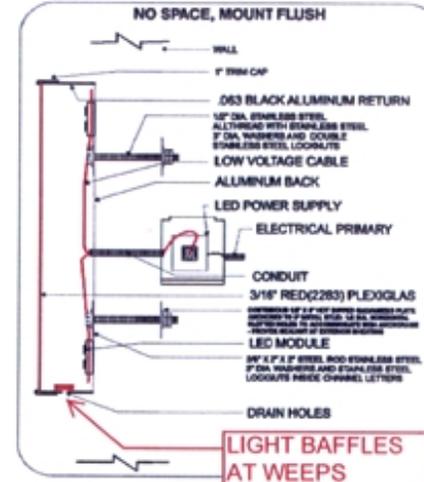
#### SIGN DETAILS

(1) Sets Internally illuminated Channel Letters  
 Mounted directly to exterior walls with no clearance  
 Signage size: 5'-6" X 21' - 5"  
 REGENCY letter sizes: R = 5'-6" X 4'-10", E's=3'-4" X 2'-3"<sup>1/2</sup>, G= 3'-5" X 2'-11", N=3'-4" X 3'-8"<sup>1/2</sup>, C=3'-5" X 2'-10", Y=3'-4" X 3'-7"  
 FURNITURE SHOWROOMS letter sizes: F = 11" X 7"<sup>3/4</sup>, (2) U's=11" X 10"<sup>3/4</sup>, (3) R's=11" X 9"<sup>3/4</sup>, N=11" X 11"<sup>3/4</sup>, I= 11" X 5"  
 T= 11" X 10", E= 11" X 7"<sup>3/4</sup>, (2) S's= 11" X 7", H= 11" X 10", (3) O's= 11" X 9"<sup>3/4</sup>, W=11" X 16"<sup>3/4</sup>, M= 11" X 13"<sup>3/4</sup>  
 Trim and Returns: Black  
 Illumination: RED LEDS

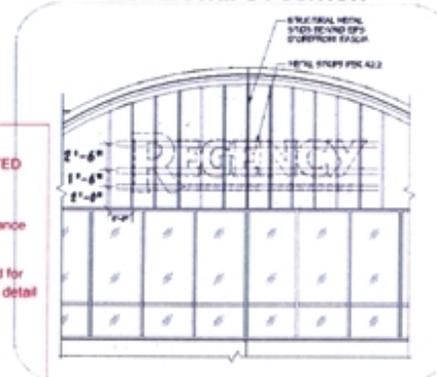
#### CHANNEL LETTER

ALUMINUM BACKING  
 3/16 RED (2283) PLEXIGLAS  
**R** 1" BLACK TRIM CAP  
 BLACK .063 ALUMINUM RETURN

#### CHANNEL LETTER CONSTRUCTION AND MOUNTING DETAILS



#### METAL STRIPS POSITION



SHOP DRAWING REVIEW  
 MAKE CORRECTIONS NOTED  
 DATE 9/2/09 BY DRB  
 Review is for general compliance with contact documents.  
 No Responsibility is assumed for omissions or errors of dimensions or detail  
 KCA ARCHITECTURE + ENGINEERING PC  
 202-234-8800  
 Formerly KCAI Corporation Architects, PC

ALL WORK IS U.L. APPROVED



Client Regency Furniture Alexandria  
 Location \_\_\_\_\_  
 Date SEP 2, 2009

Revised By \_\_\_\_\_  
 Revised Date \_\_\_\_\_  
 Property Managers Approval \_\_\_\_\_

Scale \_\_\_\_\_  
 File Name \_\_\_\_\_  
 Client Approval \_\_\_\_\_

EXHIBIT B

EXHIBIT B