



County of Fairfax, Virginia

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

January 11, 2012

Lynne Strobel
Walsh, Colucci, Lubeley, Emrich &
Walsh, P.C.
2200 Clarendon Blvd., 13th Floor
Arlington, VA 22201

RE: Special Exception Application SE 2011-PR-007
(Concurrent with Rezoning Application RZ 2011-PR-021)

Dear Ms. Strobel:

At a regular meeting of the Board of Supervisors held on January 10, 2012, the Board held a public hearing on Special Exception Application SE 2011-PR-007 in the name Page Annandale Road Associates, L.L.C. The subject property is located at 6627 Clearview Drive; 2919, 2923, 2927, 2931, 2935 Annandale Road and 6660 Arlington Boulevard, on approximately 3.88 acres of land, zoned C-8 and HC in the Providence District [Tax Map 50-4 ((1)) 25, 26, 27 27A; 50-4 ((12)) 1, 1A, 2 and 3]. The Board's action permits a vehicle sale, rental and ancillary service establishment in a Highway Corridor Overlay District, pursuant to Sections 4-804 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. 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 General Development Plan/Special Exception Plat entitled "Bill Page Annandale Road," prepared by Dewberry & Davis LLC, dated June 3, 2011 as revised through December 21, 2011, consisting of 13 sheets, 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.

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4. 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 the County of Fairfax during the hours of operation of the permitted use.
5. If stormwater management/BMP waiver(s) are not granted by DPWES, the applicant shall provide stormwater management/BMP controls to the satisfaction of DPWES. If stormwater management/BMP facilities are not in substantial conformance with the GDP/SE Plat, the applicant may be required to submit a Special Exception Amendment.
6. All sidewalks and/or trails shown on the GDP/SE Plat that are outside of the public right-of-way shall be maintained by the applicant.
7. At the time of site plan approval, a public access easement shall be provided in a form approved by the County Attorney, for the purpose of providing access to the sidewalks along the Annandale Road and Arlington Boulevard frontages, in the approximate location shown on the GDP/SE Plat.
8. Hours of operation shall be limited to the following:
For Sales Department: Monday-Friday: 9:00 am to 9:00 pm, Saturday: 9:00 am to 8:00 pm, and Sunday: 11:00 am to 6:00 pm.
For Service Department: Monday-Friday: 7:30 am to 8:00 pm, Saturday and Sunday: 7:30 am to 6:00 pm.
9. All unloading of vehicles shall take place on the site. There shall be no unloading of vehicles from Annandale Road.
10. To the extent possible, the applicant shall incorporate native species into the landscape plan that is submitted in conjunction with the Site Plan, subject to review and approval by Urban Forest Management Division, Department of Public Works and Environmental Services.
11. Should loudspeakers be installed, their use shall be limited to the hours of 10:00 am to 6:00 pm.
12. The applicant shall provide site access and transportation improvements as shown on the GDP/SE Plat, as may be approved by VDOT. If access and improvements are not in substantial conformance with the GDP/SE Plat, the applicant may be required to submit a Special Exception Amendment.
13. Outdoor Storage. There shall be no outdoor storage or sales of materials on the Property, with the exception of vehicles for sale (which may only be parked in the Parking Structure or in the areas designated on the GDP/SE as "Display Parking Spaces"). There shall be no outdoor storage overnight of wrecked or inoperable vehicles on the property. Wrecked or inoperable

vehicles left on the Property after hours by customers or towing services shall be moved indoors when the Car Dealership reopens for business.

14. All signage on the property shall conform to Article 12 of the Zoning Ordinance. In addition, pursuant to Section 2-505 of the Zoning Ordinance, all freestanding signs shall be located so as not to restrict sight distance for drivers entering or exiting travel intersections, aisles, or driveways. With the exception of any required regulatory signage, no illuminated signs shall be placed on the northern-facing elevation of the parking structure.
15. Lighting. Parking lot and exterior lighting located on the Property shall be directed inward and/or downward and designed with shielded fixtures in order to minimize glare onto adjacent properties and in accordance with Article 14 of the Zoning Ordinance. Building mounted security lighting shall utilize full cut-off fixtures with shielding such that the lamp surface is not directly visible.
 - A. Structured Parking Lighting. Lighting on the top level of the structured parking shall be comprised entirely of bollards and sconces.
 - B. Outdoor Display Area Lighting. The outdoor display area of the car dealership shall not exceed a maintained lighting level of thirty (30) footcandles, as measured horizontally at grade.
 - C. Northern Property Line Lighting. Lighting along the northern property line shall be comprised entirely of bollards and sconces. Regardless of that shown on the GDP/SE Plat, no light poles shall be placed in the landscape area along the northern property line.
16. Green Building Practices. The applicant shall utilize green building practices for the development, including but not limited to the following features:
 - A. Green Building Professional. The development shall be designed by a design firm with at least one professional accredited by LEED (or equivalent program) on the team. Prior to building permit issuance, the accredited professional shall provide documentation to the Department of Public Works and Environmental Services demonstrating compliance with development condition #16.
 - B. Sustainable sites. The applicant shall install bike racks for employees and customers, provide incentives for employees who walk or bike to work, provide preferred parking for carpools and low emission vehicles, provide showering and changing facilities for those employees who bike, walk, or jog to work, implement a light pollution reduction strategy utilizing motion

sensors and photocell/time clock, and install a "white" roofing membrane to increase reflectiveness.

C. Water efficiency. The applicant shall install motion sensor faucets and flush valves and install ultra-low-flow plumbing fixtures.

D. Energy and atmosphere. The applicant shall provide occupancy sensors in applicable areas, turn-off all computers & peripherals when not in use, install daylight sensors (automatic light controls tied into skylights), provide LED or fluorescent lamps in building light fixtures, provide Energy Star equipment and appliances, install large fans to facilitate air movement and cut down on use of air conditioning systems, recycle all waste oil, utilize vegetable oil (instead of caustic hydraulic fluid) for service lifts, increase roof and wall insulation to increase R-value of the building envelope and cut down on heat loss/gain, install high-speed doors at service areas to cut down on heat loss/ gain, and provide airlock at entry areas with walk-off mats.

E. Materials and resources. The applicant shall provide for the separation, collection and storage of recyclables for glass, paper, metal, plastic and cardboard waste, implement a battery/ light bulb recycling program, recycle all computer equipment (printers, cartridges, etc.), and use rapidly renewable, certified and recycled content products when available.

F. Indoor environmental quality. The applicant shall use only "green" cleaning products for janitorial services, install carbon dioxide monitors with demand control ventilation, prohibit smoking from inside the building and designate tobacco use areas 25' away from building entrances and air intakes, install of walk-off mats to reduce the pollutants coming into the building, utilize HVAC unit filters that are a minimum Merv 8, use products and paints with low or no VOC's, provide appropriate exhaust for areas where hazardous materials or services are provided, use low-emitting materials for adhesives, sealants, carpet, paints and coatings, specify non ozone-depleting refrigerants in HVAC systems, provide additional outside air ventilation opportunities to improve indoor air quality, prohibit the use of any materials which contain urea formaldehyde resins , and provide individual and multi-occupancy thermal comfort controls.

17. The applicant shall provide signage along the 5 foot wide trail on Annandale Road to alert pedestrians to the reduced trail width, subject to the issuance of sign permits by the Zoning Inspections Branch, Department of Planning and Zoning.
18. The transitional screening buffer yard along the northern property line shall not be reduced in width, plant type, or planting intensity from that shown on the GDP/SE Plat. The proposed landscaping on the site shall be subject to a

walk-through inspection and final review by Urban Forest Management, prior to the issuance of a Non-RUP.

19. Prior to the commencement of construction, the applicant shall provide contact information in writing to the owners of the properties that abut the northern property line. This contact information shall include the name and telephone number of the Bill Page Toyota General Manager, as well as the telephone number for the Fairfax County Department of Code Compliance.

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. If the project is phased, development of the initial phase shall be considered to establish the use for the entire development as shown herein. 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:

- Approved a modification of the transitional screening and barrier requirements on the northern property line, in favor of that shown on Generalized Development Plan/Special Exception (GDP/SE) plat and as conditioned.
- Directed the Director of the Department of Public Works and Environmental Services to waive the tree preservation target area requirement.

- Approved the loading space modification to that shown on the GDP/SE plat.

Sincerely,



Catherine A. Chianese
Clerk to the Board of Supervisors

Cc: Chairman Sharon Bulova
Supervisor Lynda Smyth, Providence District
Janet Coldsmith, Director, Real Estate Division, Dept. of Tax Administration
Barbara C. Berlin, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Angela K. Rodeheaver, Section Chief, Transportation Planning Division
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
District Planning Commissioner
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation