

## DEVELOPMENT CONDITIONS

SE 2011-SU-009

January 13, 2012

If it is the intent of the Board of Supervisors to approve SE 2011-SU-009 located on 4175 Stonecroft Boulevard [Tax Map 34-3 ((1)) 1D], to permit a vehicle sale, rental and ancillary service establishment and vehicle major service establishment pursuant to 4-804 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval 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. 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.
3. 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.
4. This Special Exception is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to the special exception shall be in substantial conformance with the approved Special Exception (SE) Plat entitled "Generalized Development Plan / Special Exception Plat, Pohanka Stonecroft, LLC", consisting of seven sheets, prepared by Burgess & Niple dated June 2011, as revised through December 9, 2011, and these conditions. Minor modifications to the approved special exception may be permitted as determined by the Zoning Administrator.
5. The proposed wind turbine facility indicated on the GDP/SE Plat shall be painted a neutral white, gray or earth-tone color and shall not contain any commercial copy or other ornamentation that would allow it to be considered a sign under Article 12 of the Zoning Ordinance.
6. All ancillary service and vehicle major service repair work shall be conducted inside of the building. Any visibly damaged vehicles undergoing or awaiting repair at the autobody establishment shall be stored at the rear of the site, out of view from Stonecroft Boulevard.

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 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, at a minimum, the use has been established or construction has commenced and been diligently prosecuted for one of the proposed buildings. 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.