



# County of Fairfax, Virginia

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

March 21, 2012

David S. Houston  
Pillsbury Winthrop Shaw Pittman, LLP  
1650 Tysons Boulevard, Suite 1400  
McLean, VA 22102

RE: Special Exception Application SE 2011-SU-009  
(Concurrent with Rezoning Application RZ 2011-SU-024)

Dear Mr. Houston:

At a regular meeting of the Board of Supervisors held on March 20, 2012, the Board held a public hearing on Special Exception Application SE 2011-SU-009 in the name of Pohanka Stonecroft LLC. The subject property is located at 4175 Stonecroft Boulevard, on approximately 9.86 acres of land, zoned C-8, AN and WS in the Sully District [Tax Map 34-3 ((1)) 1D]. The Board's action permits a vehicle sale, rental, and ancillary service establishment and vehicle major service establishment and waiver of certain sign regulations, pursuant to Sections 4-804 and 9-620 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. 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.

---

**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. 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 February 1, 2012, 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.

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.

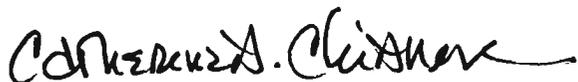
Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless, at a minimum, the use has been established or construction has commenced and been diligently prosecuted for one of the proposed buildings. 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.

**The Board also:**

- Modified the signage requirements as they pertain to the free standing signs, directional signs, and building mounting signs, in favor of the signage depicted on the Generalized Development Plan/Special Exception (GDP/SE) Plat.
- Waived the trail requirement along Stonecroft Boulevard in favor of the existing condition depicted on the GDP/SE plat.

- Waived the transitional screening and barrier requirements along the southern property line, in favor of the existing vegetation depicted on the GDP/SE plat.
- Modified the interior and peripheral parking lot landscaping, in favor of the planting shown on the GDP/SE plat.

Sincerely,



Catherine A. Chianese  
Clerk to the Board of Supervisors

Cc: Chairman Sharon Bulova  
Supervisor Michael Frey, Sully 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