



County of Fairfax, Virginia

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

October 9, 2013

Sara V. Mariska
Walsh, Colucci, Lubeley, Emrich &
Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, VA 22201

RE: Special Exception Amendment Application SEA 88-S-077-06
(Concurrent with Proffered Condition Amendment Application PCA 88-S-026)

Dear Ms. Mariska:

At a regular meeting of the Board of Supervisors on October 8, 2013, the Board approved Special Exception Amendment Application SEA 88-S-077-06 in the name of Sunoco, Inc. (R&M). The subject property is located at 4475 Daly Drive, on approximately 1.45 acres of land zoned C-6 and WS in the Sully District, Tax Map 44-1 ((9)) E2 pt. and F2 pt. The Board's action amends Special Exception Application SE 88-S-077 previously approved for a service station, quick service food store, carwash, drive-in financial institutions, fast food restaurants with drive thru windows, increase in building height, hotels, vehicle rental establishments, and a waiver of sign regulations to permit redevelopment of the existing service station, quick service food store and car wash and associated modifications to site design and development conditions pursuant to Section 4-604 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions which supersede all previous development conditions. Previously approved conditions or those with minor modifications are marked with an asterisk (*).

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 Amendment 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.

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
<http://www.fairfaxcounty.gov/bosclerk>

- A. In the event that the option for an expansion of the service station, quick service food store, and car wash is implemented, any plan shall be in substantial conformance with the Generalized Development Plan/Special Exception Amendment Plat entitled "Generalized Development Plan/Special Exception Amendment Plat for Sunoco, Inc. (R&M)", prepared by Cornerstone Consulting dated March 3, 2012, as revised through September 10, 2013, and these conditions.
 - B. Minor modifications to the approved Special Exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. Subject to the proffers accepted in conjunction with RZ 86-S-026, as amended, and the regulations for the C-6 District in the Zoning Ordinance, any portion of the property may be subject to special exception amendment (SEA) without joinder and/or consent of the owners of the other portion of the property if such SEA does not affect such other portion of the property. Previously approved development conditions applicable to the portion of the property not subject to the SEA shall otherwise remain in full force and effect.*
 5. Landscaping for the service station property shall be provided in accordance with the landscape plan shown on the Special Exception Amendment dated March 3, 2012, as revised through August 26, 2013. All landscaping shall be maintained in good condition and shall receive regular maintenance. This maintenance includes, but is not limited to, removal of dead/diseased plantings and their prompt replacement to maintain the required landscaping of this Special Exception, as determined by Urban Forest Management.
 6. Directional signage shall be provided as determined necessary by the Director of DPWES to facilitate traffic flow and pedestrian movements to the adjacent fast food park and retail/office development.*
 7. Signage for the service station, quick service food store, and car wash shall be of compatible materials and of consistent character with the architectural treatment of the service station, may be lighted, and may be either building mounted or freestanding in accordance with the provisions of Article 12 of the Zoning Ordinance. If freestanding, signage shall be ground mounted and shall not exceed six (6) feet in height.*
 8. The car wash shall be equipped to capture at least 80% of the waste water associated with a single cycle of the car wash operation. All waste water discharged from the car wash shall be discharged to the sanitary sewer system.
 9. The quick service food store on the site shall incorporate environmentally sustainable attributes into its building program, that may include, but not necessarily be limited to, such elements as high-efficiency mechanical systems, use of materials with recycled content, a high performance and insulated building envelope, water efficient fixtures, low volatile organic compounds in

paints, sealants and finish materials, construction waste management, and storage and collection of recyclables.

10. At the time of site plan approval the applicant may utilize the existing stormwater management system for the Chantilly Place Shopping Center, of which the subject site is a part, in lieu of the proposed new stormwater structures and facilities shown on the SEA Plat, subject to determination by DPWES that such substitution would be adequate and in conformance with all applicable standards of the Public Facilities Manual and Zoning Ordinance.
11. The sale of alcoholic beverages at the quick service food store shall be permitted subject to the following conditions: 1) Sales of single bottles of beer or six-packs shall be prohibited; 2) Beer and wine shall not be refrigerated or kept chilled; 3) The Applicant shall install a sign in proximity to the beer and wine stating that alcoholic beverages shall not be consumed on the property.

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 amendment to permit an expansion to the service station, car wash, and quick service food store, 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. 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.

Sincerely,



Catherine A. Chianese
Clerk to the Board of Supervisors

cc: Chairman Sharon Bulova
Supervisor Michael Frey, Sully District
Tim Shirocky, Acting 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
Donald Stephens, Department of Transportation
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
Planning Commission
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

SEA 88-S -077-06

Zoning Application Closeout Summary Report

Printed: 11/4/2013

General Information

APPLICANT: SUNOCO, INC. (R & M)
DECISION DATE: 10/08/2013
CRD: NO
HEARING BODY: BOS
ACTION: APPROVE
STAFF COORDINATOR: BRENT KRASNER
SUPERVISOR DISTRICT: SULLY (PREV P)

DECISION SUMMARY:

ON OCTOBER 8, 2013, THE BOARD UNANIMOUSLY APPROVED SEA88-S-077-06 ON A MOTION BY SUPERVISOR FREY SUBJECT TO DEVELOPMENT CONDITIONS DATED OCTOBER 4, 2013.

APPLICATION DESCRIPTION:

AMEND SE 88-S-077 TO PERMIT REDEVELOPMENT OF EXISTING SERVICE STATION, QUICK SERVICE FOOD STORE AND CAR WASH

Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
DISTRICT	AREA	DISTRICT	AREA	DISTRICT	AREA
				C-6	1.45 ACRES

Tax Map Numbers

0441 ((09)) () F2 0441 ((09)) () E2

Approved Land Uses

Zoning District: C-6

LAND USE	DU'S	RES LAND AREA	ADU'S	WDU'S	GFA	FAR	NRES LAND AREA
CAR/WASH					1,298	0.00	1.45 ACRES
QUICK/SRVC					3,159		
SVC/STATN							

TOTALS

11/4/2013

Approved Development ConditionsDEVELOPMENT CONDITION STATEMENT DATE: 10-04-2013

DEVELOPMENT CONDITION	DUE	TRIG #	TRIG EVENT	CONTRIB	EXPIR DTE
ENERGY EFFICIENCY	01-01-0001	0	N/A	0	01-01-0001
APPROVED FOR LOCATION/STRUCTURE/USES ETC ON PLATS	01-01-0001	0	N/A	0	01-01-0001
SUBJECT TO SITE PLANS / SUBDIVISION PLATS	01-01-0001	0	N/A	0	01-01-0001
ALTERNATIVE SWM MEASURES	01-01-0001	0	N/A	0	01-01-0001
USE RESTRICTIONS	01-01-0001	0	N/A	0	01-01-0001
OTHER - GENERAL	01-01-0001	0	N/A	0	01-01-0001
LANDSCAPE PLAN REQUIRED	01-01-0001	0	N/A	0	01-01-0001
SIGNAGE - TRANSPORTATION	01-01-0001	0	N/A	0	01-01-0001
SIGNAGE	01-01-0001	0	N/A	0	01-01-0001

11/4/2013



COUNTY OF FAIRFAX
 Department of Planning and Zoning
 Zoning Evaluation Division
 12055 Government Center Parkway, Suite 801
 Fairfax, VA 22035 (703) 324-1290, TTY 711
 www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION No: SEA 88-5-077-06

(Staff will assign)

concurrent
with

RECEIVED
Department of Planning & Zoning

PCA 88-5-026-03 NOV 15 2012

Zoning Evaluation Division

APPLICATION FOR A SPECIAL EXCEPTION

(PLEASE TYPE or PRINT IN BLACK INK)

APPLICANT	NAME Sunoco, Inc. (R&M)
	MAILING ADDRESS c/o Walsh, Colucci, Lubeley, Emrich & Walsh, P.C. 2200 Clarendon Boulevard, #1300 Arlington, Virginia 22201
	PHONE HOME () WORK (703) 528-4700
	PHONE MOBILE ()
PROPERTY INFORMATION	PROPERTY ADDRESS 4475 Daly Drive Chantilly, Virginia 20151
	TAX MAP NO. 44-1 ((9)) E2 (part) and F2 (part)
	SIZE (ACRES/SQ FT) Approx. 1.4489 acres <i>1.45 ac</i>
	ZONING DISTRICT C-6, WS MAGISTERIAL DISTRICT Sully
	PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION: C-6
SPECIAL EXCEPTION REQUEST INFORMATION	ZONING ORDINANCE SECTION 9-501, 4-604
	PROPOSED USE Applicant proposes to redevelop an existing service station, quick service food store, and car wash with the same uses.
AGENT/CONTACT INFORMATION	NAME Sara V. Mariska
	MAILING ADDRESS Walsh, Colucci, Lubeley, Emrich & Walsh, P.C. 2200 Clarendon Boulevard, #1300 Arlington, Virginia 22201
	PHONE HOME () WORK (703) 528-4700
	PHONE MOBILE ()
MAILING	Send all correspondence to (check one): <input type="checkbox"/> Applicant -or- <input checked="" type="checkbox"/> Agent/Contact
<p>The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application.</p> <p>Sara V. Mariska, Agent <i>Sara V. Mariska</i></p>	
TYPE/PRINT NAME OF APPLICANT/AGENT	SIGNATURE OF APPLICANT/AGENT

DO NOT WRITE IN THIS SPACE

SEA 2012-0262

mpc
3/18/13

Date Application accepted: March 18, 2013 Application Fee Paid: \$ 10,375.⁰⁰

Virginia Ruffen