



APPLICATION ACCEPTED: May 12, 2014  
PLANNING COMMISSION: October 2, 2014  
BOARD OF SUPERVISORS: October 29, 2014

# County of Fairfax, Virginia

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September 25, 2014

## STAFF REPORT

### SPECIAL EXCEPTION AMENDMENT APPLICATION SEA 84-D-004-03

#### DRANESVILLE DISTRICT

**APPLICANT:** Sunoco, Inc. (R&M)

**ZONING:** C-6

**PARCEL(S):** 16-1 ((1)) 7A

**LOCATION:** 2150 Centreville Road

**ACREAGE:** 33,220 square feet

**FAR:** 0.06

**OPEN SPACE:** 18%

**PLAN MAP:** Retail and Other

**SE CATEGORY:** Category 5 Use: Service Station and Quick Service Food Store.

**PROPOSAL:** To establish service station and quick service food store in place of existing service station and mini mart with renovations, increased dumpster pad and Americans with Disability Act (ADA) compliant sidewalks. No changes are proposed to the fuel dispensers or canopy.

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Suzanne Wright

Department of Planning and Zoning  
Zoning Evaluation Division  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5509  
Phone 703-324-1290 FAX 703-324-3924  
[www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/)



## STAFF RECOMMENDATIONS:

Staff recommends approval of SEA 84-D-004-03 subject to the development conditions contained in Appendix 1.

Staff recommends approval of a waiver of the requirement that surface parking spaces be at least 10 feet away from the street right of way along Parcher Avenue and a modification of the requirement along Centreville Road pursuant to Section 13-203 of the Zoning Ordinance to that shown on the SEA Plat.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

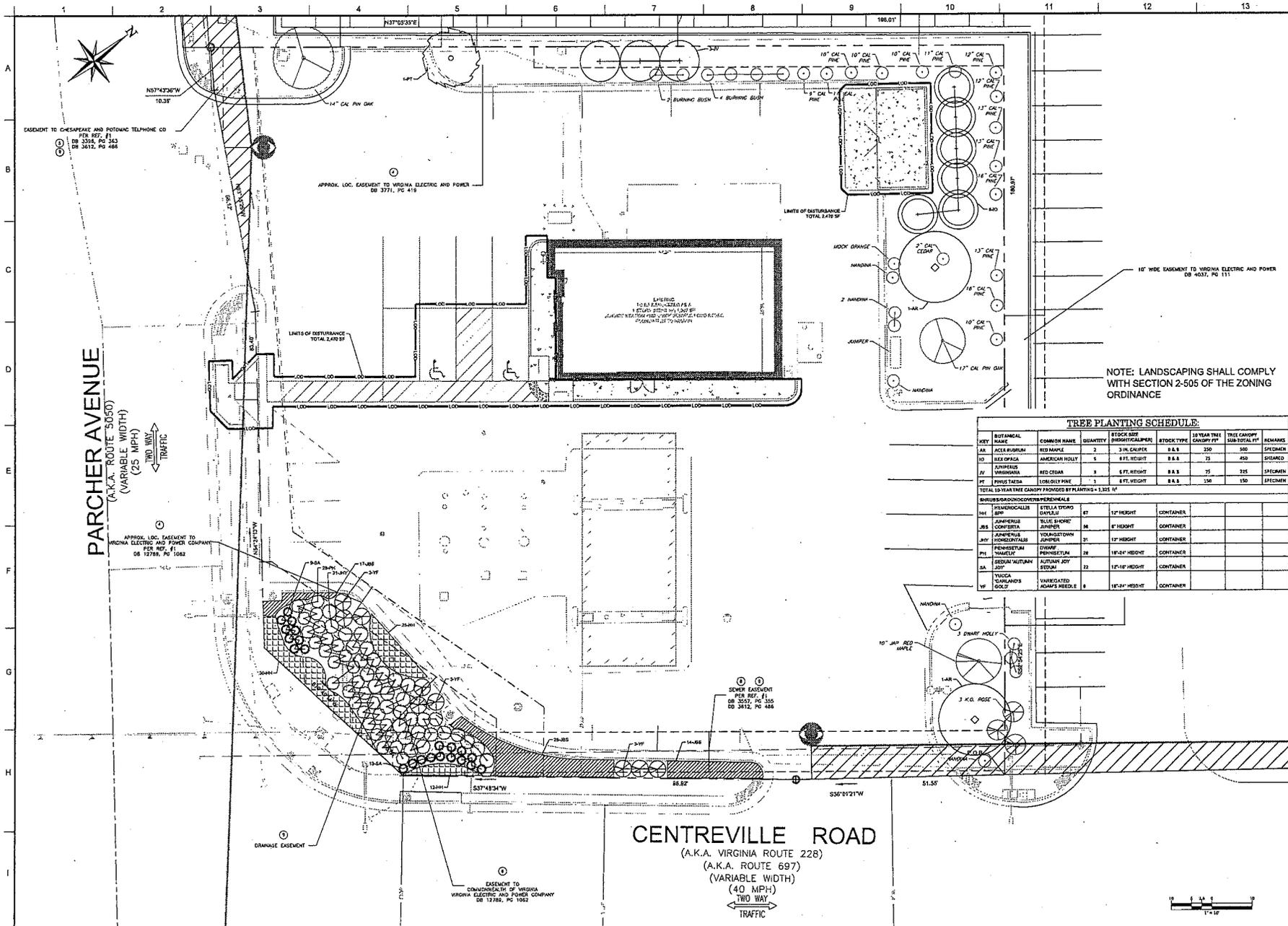
The approval of this rezoning does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

*O:\slin00\SE\_SEA\SEA84-D-004-03 Sunoco\staff report and appendices\01--Staff Report Cover.doc*



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).



NOTE: LANDSCAPING SHALL COMPLY WITH SECTION 2-505 OF THE ZONING ORDINANCE

**TREE PLANTING SCHEDULE**

KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	STOCK SIZE (HEIGHT/CALIPER)	STOCK TYPE	10 YEAR TREE CANOPY FT <sup>2</sup>	TREE CANOPY SUB-TOTAL FT <sup>2</sup>	REMARKS
AR	ACER RUBRUM	RED MAPLE	2	3 IN. CALIPER	B & B	250	500	SPECIES
ED	RED SPINUS	AMERICAN HOLLY	4	6 FT. HEIGHT	B & B	75	450	DISCARD
FR	FRAXINUS	RED CEDAR	3	6 FT. HEIGHT	B & B	75	225	SPECIES
HT	HYDRANGEA	LOW-GROWING	1	6 FT. HEIGHT	B & B	150	150	SPECIES
TOTAL 10 YEAR TREE CANOPY PROVIDED BY PLANTING = 1,325 FT <sup>2</sup>								
BULBS/GRASS/COVERS/PERENNIALS								
HE	HEMEROCALLIS LILIUM	STELLA YPPO	87	12" HEIGHT	CONTAINER			
JAP	JAPONICA	BLUE BIRD	34	12" HEIGHT	CONTAINER			
YOUNG	YOUNG	YOUNG	21	12" HEIGHT	CONTAINER			
PH	PHENIX	PHENIX	28	18"-24" HEIGHT	CONTAINER			
SA	SANTALUM	SAFARI	22	12"-18" HEIGHT	CONTAINER			
YF	YUCCA	YUCCA	8	18"-24" HEIGHT	CONTAINER			

**CORE STATES**

GROUP

101 N. Maple Avenue  
 Phone (703) 880-2125  
 Fax (703) 880-2024  
 Email: info@corestates.com

**811**

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**REVISIONS**

REV	DATE	COMMENT	BY

PROJECT: **SUNOCO IN HERNDON, VA**

CLIENT:

2150 CENTREVILLE RD  
 HERNDON, VIRGINIA

ENGINEER: REAL

SHEET TITLE: **CONCEPTUAL LANDSCAPE EXHIBIT**

JOB #: 2011-1024

DATE: 8/2/2011

SCALE: 1" = 10'

DRAWN BY: MJD

CHECKED BY: AD

SHEET NO. **1** OF 1

# Special Exception Amendment

SEA 84-D-004-03



Applicant: SUNOCO, INC. (R&M)  
Accepted: 05/12/2014  
Proposed: AMEND SE 84-D-004 PREVIOUSLY APPROVED FOR SERVICE STATION AND MINI MART TO REPLACE WITH SERVICE STATION AND QUICK SERVICE FOOD STORE

Area: 33220 SF OF LAND; DISTRICT - DRANESVILLE

Zoning Dist Sect: 04-060404-0604

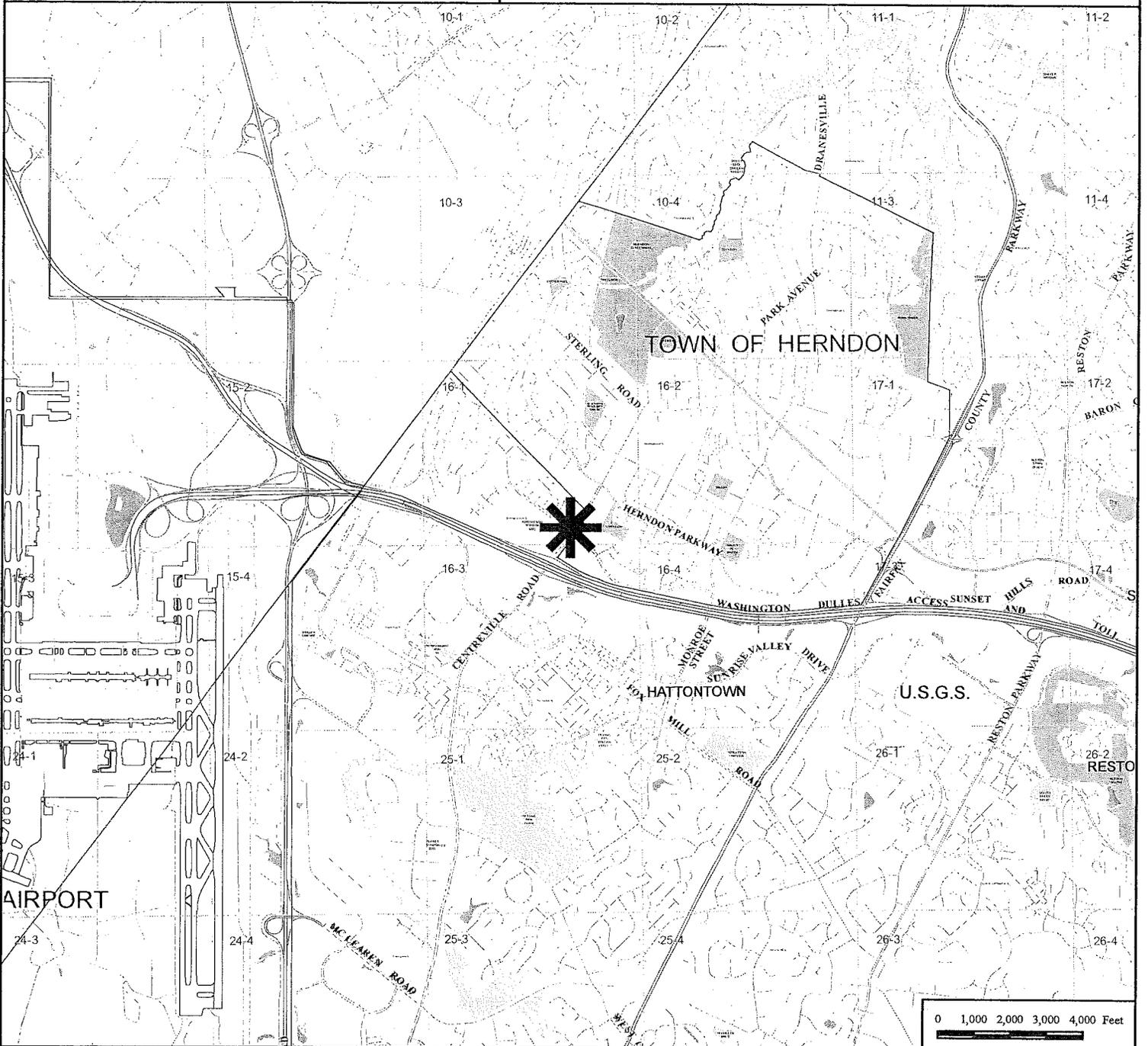
Located: 2150 CENTREVILLE ROAD, HERNDON, VA 20170

Zoning: C-6

Plan Area: 3,

Overlay Dist:

Map Ref Num: 016-1- /01/ /0007A



# Special Exception Amendment

SEA 84-D-004-03

Applicant: SUNOCO, INC. (R&M)  
Accepted: 05/12/2014  
Proposed: AMEND SE 84-D-004 PREVIOUSLY APPROVED FOR SERVICE STATION AND MINI MART TO REPLACE WITH SERVICE STATION AND QUICK SERVICE FOOD STORE

Area: 33220 SF OF LAND; DISTRICT - DRANESVILLE

Zoning Dist Sect: 04-060404-0604

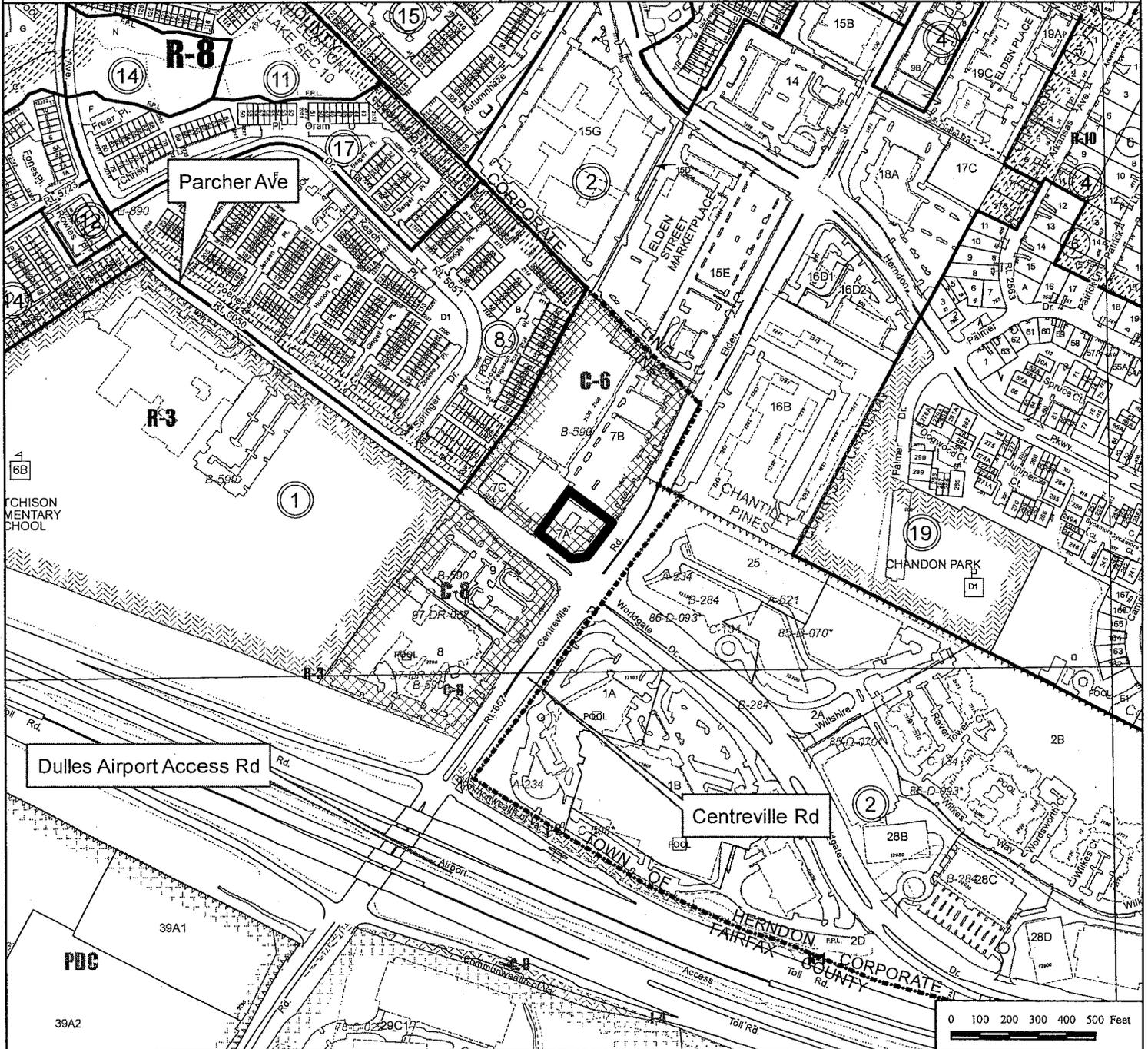
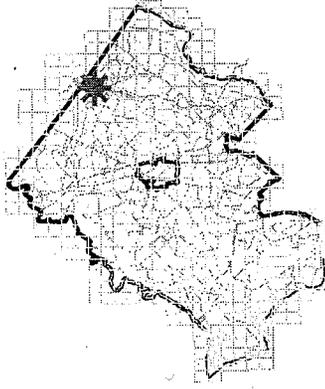
Located: 2150 CENTREVILLE ROAD, HERNDON, VA 20170

Zoning: C-6

Plan Area: 3,

Overlay Dist:

Map Ref Num: 016-1-/01/ /0007A



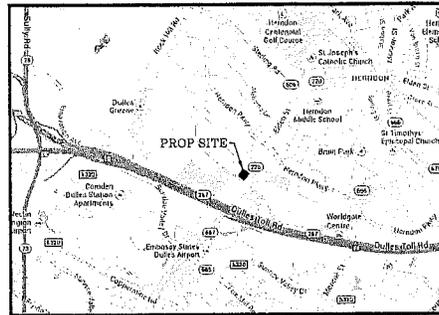
**SITE INFORMATION**

1. THE PROPERTY DELINEATED HEREON IS DESIGNATED AS LOT 7A, BLOCK 1 SECTION 16.1 ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP, WITH AN AREA OF 33,220 SF (0.7628 AC) THE ADDRESS FOR THE SITE IS 2150 CENTREVILLE RD HERNDON VA.
  2. THE PROPOSED USE IS A SERVICE STATION AND QUICK SERVICE FOOD STORE. THE EXISTING SITE IS MOSTLY PAVED WITH EXISTING GAS PUMPS AND SERVICE STATION.
  3. BOUNDARY AND FIELD RUN SURVEY PROVIDED BY GALLAS SURVEYING GROUP, LLC 171 CHURCH LANE NORTH BRUNSWICK, NJ 08902 TELEPHONE 732-422-4700 FAX 732-240-8788
- TITLE:  
ALTA / ACBN LAND TITLE SURVEY  
LOT 7A, BLOCK 1, SECTION 16.1  
TOWN OF HERNDON  
COUNTY OF FAIRFAX  
COMMONWEALTH OF VIRGINIA  
FILE Q 12177  
DATED 11/17/2012
4. OWNER  
SUNOCO, INC.  
10 INDUSTRIAL HIGHWAY BUILDING G  
LESTER, PA 19029
  5. ZONING DATA: C-4 COMMUNITY RETAIL COMMERCIAL DISTRICT
  6. NO BURIAL SITE OR GRAVE YARD IS KNOWN TO EXIST AT THIS PROPERTY.
  7. NO RESOURCE PROTECTION AREA, ENVIRONMENTAL QUALITY CORRIDOR OR FLOOD PLAIN IS KNOWN TO EXIST AT THIS PROPERTY.
  8. THE SITE IS NOT CURRENTLY SERVED WITH STORM WATER MANAGEMENT FACILITIES (QUANTITY & QUALITY). THE SITE DRAINS OVERLAND TO CENTREVILLE ROAD AND PARCHER AVENUE TO EXISTING CURB INLETS OFF SITE. THE LIMITS OF DISTURBANCE IS LESS THAN 2,500 SF. THEREFORE, A PRELIMINARY STORMWATER MANAGEMENT PLAN IS NOT PROVIDED. STORMWATER MANAGEMENT IN ACCORDANCE WITH THE FPM REQUIREMENTS WILL BE PROVIDED AT THE TIME OF SITE PLAN.
  9. ALL KNOWN EXISTING EASEMENTS ARE SHOWN ON THE SPECIAL EXCEPTION AMENDMENT PLAN
  10. THERE ARE NO SCENIC ASSETS WORTHY OF PROTECTION
  11. THE PROPOSED PLAN COMPLIES WITH ALL REGULATIONS AND ORDINANCES EXCEPT AS MODIFIED BY THIS APPLICATION
  12. THE EXISTING BUILDING AND CANOPY WERE ORIGINALLY CONSTRUCTED IN 1972 AND ARE TO REMAIN
  13. ZONING REQUIREMENTS
- |                                    | REQUIRED / ALLOWED                                       | PROVIDED       |
|------------------------------------|--|----------------|
| A. MINIMUM LOT AREA                | 40,000 SF  | 33,220 SF *    |
| B. MINIMUM LOT WIDTH               | 200'   | 187.4'         |
| C. MINIMUM BUILDING SETBACK        |  |                |
| FRONT (CENTREVILLE ROAD)           | 40' MIN (45' BULK PLANE SEE DIAGRAM BELOW)               | 99.11'         |
| FRONT (PARCHER AVENUE)             | 40' MIN (45' BULK PLANE SEE DIAGRAM BELOW)               | 72.0'          |
| SIDE (NORTH)                       | 0'   | 54.68'         |
| REAR (WEST)                        | 20'  | 47.69'         |
| D. MINIMUM PARKING SETBACK         |  |                |
| FRONT (CENTREVILLE ROAD)           | 10'  | 4.85'          |
| FRONT (PARCHER AVENUE)             | 10'  | 0'             |
| SIDE (NORTH)                       | 1'   | 5.14'          |
| REAR (WEST)                        | 1'   | 46.79'         |
| E. PARKING REQUIREMENTS            | 2 SPACES PER SERVICE BAY + 6.0 SPACES PER GROSS 1,000 SF | 13 SPACES      |
| F. MAXIMUM BUILDING HEIGHT         | 40'  | 13.16'         |
| G. F.A.R.                          | 0.40   | 0.06           |
| H. OPEN SPACE                      | 10% (4,993 SF)   | 12% (5,053 SF) |
| I. BULK PLANE                      |  |                |
| *SEE BULK PLANE DIAGRAM THIS SHEET |  |                |
| J. GROSS FLOOR AREA                | 13,286 SF  | 1,992 SF       |
| K. LOADING REQUIREMENTS            | 0  | 0              |
14. THE SITE IS CURRENTLY SERVICED BY PUBLIC WATER AND SEWER
  15. ALL PROPOSED SIGNAGE SHALL CONFORM TO ARTICLE 12 OF FAIRFAX COUNTY ZONING ORDINANCE
  16. THE PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, FAIRFAX COUNTY"
  17. ELEVATIONS AS DEPICTED ON SHEET 8 ARE ILLUSTRATIVE ONLY. FINAL MATERIAL SELECTION FOR THE BUILDING AND DUMPSTER ENCLOSURE SHALL BE DETERMINED BY THE APPLICANT AND MAY BE MODIFIED FROM WHAT IS SHOWN ON SHEET 8.
- \* LOT SIZE AND LOT WIDTHS MEET THE MINIMUM REQUIREMENTS AT THE TIME OF LOT CREATION. EXISTING LOT SIZE AND WIDTH ARE PERMITTED BY SECTION 2-406 OF THE ZONING ORDINANCE.

# SPECIAL EXCEPTION AMENDMENT PLAT

FOR

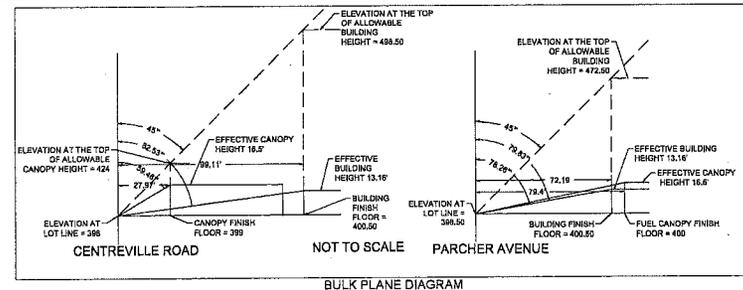
## SUNOCO, INC 2150 CENTREVILLE RD HERNDON, FAIRFAX COUNTY, VA TM PARCEL 16-1-01-0007A



LOCATION MAP  
1" = 200'

SHEET NUMBER	SHEET NAME
1	COVER SHEET
2	ANNOTATED PREVIOUSLY APPROVED SPECIAL EXCEPTION PLAN
3	SURVEY
4	EXISTING VEGETATION MAP
5	SPECIAL EXCEPTION AMENDMENT PLAN
6	LANDSCAPE PLAN
7	SIGHT DISTANCE PLAN
8	PROPOSED EXTERIOR ELEVATIONS

WAIVER / MODIFICATIONS HEREBY REQUESTED BELOW				
CODE	SECTION	REQUIREMENT	PROVIDED	
ZONING ORDINANCE	4-65(1)	MINIMUM LOT AREA OF 40,000 SF	33,220 SF	
ZONING ORDINANCE	4-66(1)	MINIMUM LOT WIDTH OF 200'	187	
ZONING ORDINANCE	11-102(5)(1)	PARKING SETBACK OF 10' FROM ANY FRONT LOT LINE	0' AND 4.85' PROVIDED ALONG FRONTAGES	



**DESIGN AND DEVELOPMENT CONTACTS:**

APPLICANT	SUNOCO, INC 10 INDUSTRIAL HIGHWAY BUILDING G LESTER, PA 19029
OWNER	SUNOCO, INC 10 INDUSTRIAL HIGHWAY BUILDING G LESTER, PA 19029
CIVIL ENGINEER	CORE STATES GROUP 201 S. MAPLE AVENUE SUITE 300 AMHLER, PA 19002 CONTACT: ARON BODENSCHATZ, P.E. (610) 859 - 2125
ARCHITECT	CORE STATES GROUP 3902 CONFOREX PARK DR SUITE 600 TAMPA, FL 33619 CONTACT: PAUL ROBERTS (813) 482 - 1785
SURVEYOR	GALLAS SURVEYING GROUP 171 CHURCH LANE NORTH BRUNSWICK, NJ 08902 CONTACT: GREGORY GALLAS (732) 422 - 6700

**UTILITY CONTACTS:**

ELECTRICITY	DOMINION POWER 100 REDDY DRIVE WOODBRIDGE, VA 22184 CONTACT: DALE BOWMAN PHONE: (703) 406 - 2816
GAS	WASHINGTON GAS 585 INDUSTRIAL ROAD SPRINGFIELD, VA 22151 (703) 752 - 1000
WATER	FAIRFAX WATER 2800 FAIRVIEW PARK DRIVE, FLOOR 6 FALLS CHURCH, VA 22042 CONTACT: STEVEN H. PURYEAR (703) 266 - 3477



REGULATORY PREPARED BY ARCHITECTS, INC. INCLUDING THIS DOCUMENT ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SHOULD NOT BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN CONSENT OF CORE STATES, INC. IT IS DONE UNASSUMED AND AT THE USER'S OWN RISK. IT IS NOT A WARRANTY OF ANY KIND. HOLD OVERSIC INC. IS NOT RESPONSIBLE FOR ALL CLAIMS AND DAMAGES.



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REVISIONS			
NO.	DATE	COMMENTS	BY
1	12/14/14	PRE-STAFFING COMPLETE	MM
2	12/14/14	PER CERT AND COMMENTS	MM

PROJECT  
**SPECIAL EXCEPTION AMENDMENT**  
SUNOCO, INC. (R&M)  
10 INDUSTRIAL HIGHWAY BUILDING G  
LESTER, PA 19029  
#0187-8891

SITE LOCATION  
2150 CENTREVILLE RD  
HERNDON VIRGINIA  
ENCLOSURE

SHEET TITLE  
**COVER SHEET**

JOB #: 0187-8891  
DATE: 09/16/14  
SCALE: N/A  
DRAWN BY: MM  
CHECKED BY: AJ

SHEET NO.  
**1**  
OF 8

ROTUNDSU INVESTMENT CORP. - PARCEL D-1  
ZONED C-G

### LEGEND

DIFFERENCES BETWEEN PREVIOUSLY APPROVED SPECIAL EXCEPTION PLAT AND PROPOSED SPECIAL EXCEPTION AMENDMENT PLAT

CONSTRUCTION COMPLETED AFTER PREVIOUSLY APPROVED SPECIAL EXCEPTION PLAT BUT PRIOR TO THIS PROPOSED SPECIAL EXCEPTION AMENDMENT PLAT

### NOTES

THE PROPERTY SHOWN HEREON IS OWNED BY MOBILE OIL CORPORATION, CAN BE LOCATED ON TAX ASSESSMENT MAP # 10-1-113 TA AND IS CURRENTLY ZONED C-G. THIS SITE IS PRESENTLY SERVICED BY PUBLIC SEWER AND WATER. ALL IMPROVEMENTS SHOWN HEREON ARE EXISTING UNLESS SO NOTED. FOR EASEMENTS NOT SHOWN, IF ANY, REFER TO TITLE REPORT. NO TITLE REPORT FURNISHED. SUBDIVISION OF THIS LOT WAS APPROVED ON APRIL 7, 1972 AND IS RECORDED AT DEED BOOK 5412 PAGE 495.

### PARKING

SERVICE STATION  
2 PER SERVICE BAY - 0 SERVICE DAYS - 0  
1 PER EMPLOYEE PER SHIFT - 4 PER SHIFT - 4  
QUICK SERVICE FOOD STORES  
1 PER EVERY 200' FOR FIRST 1,000' - 180'  
REQUIRED  
11

### LANDSCAPED OPEN SPACE

C-G ZONE REQUIRES 16% OF 68,500 SQ. FT. = 11,160 SQ. FT.  
EXISTING LANDSCAPED OPEN SPACE = 2,250'

### C-G ZONE

MAXIMUM BUILDING HEIGHT  
MINIMUM YARD REQUIREMENTS  
FRONT: NOT LESS THAN 40'  
SIDE: NO REQUIREMENT  
REAR: 10'

MAXIMUM FLOOR AREA RATIO: 0.70  
MAXIMUM EXISTING F.A.R. 0.09

### NEW LANDSCAPE MATERIALS

#	NAME	SIZE	FOOT	HEIGHT	SPREAD
1	PIN OAK	6-8"	CONT.	25'	
2	DWARF CHINESE HOLLY	12-15"	CONT.	2-2 1/2'	5-4'
3	DWARF COMPACT JUNIPER	12-15"	CONT.	3-4'	5-10'
4	THYME ROCKSPRAY CORNBASTER	9-12"	CONT.	2'	4'

FOR ANNOTATED PREVIOUSLY APPROVED SPECIAL EXCEPTION PLAT

SEAL AND SIGNATURE OF ARCHITECT

DATE: 12-1-83

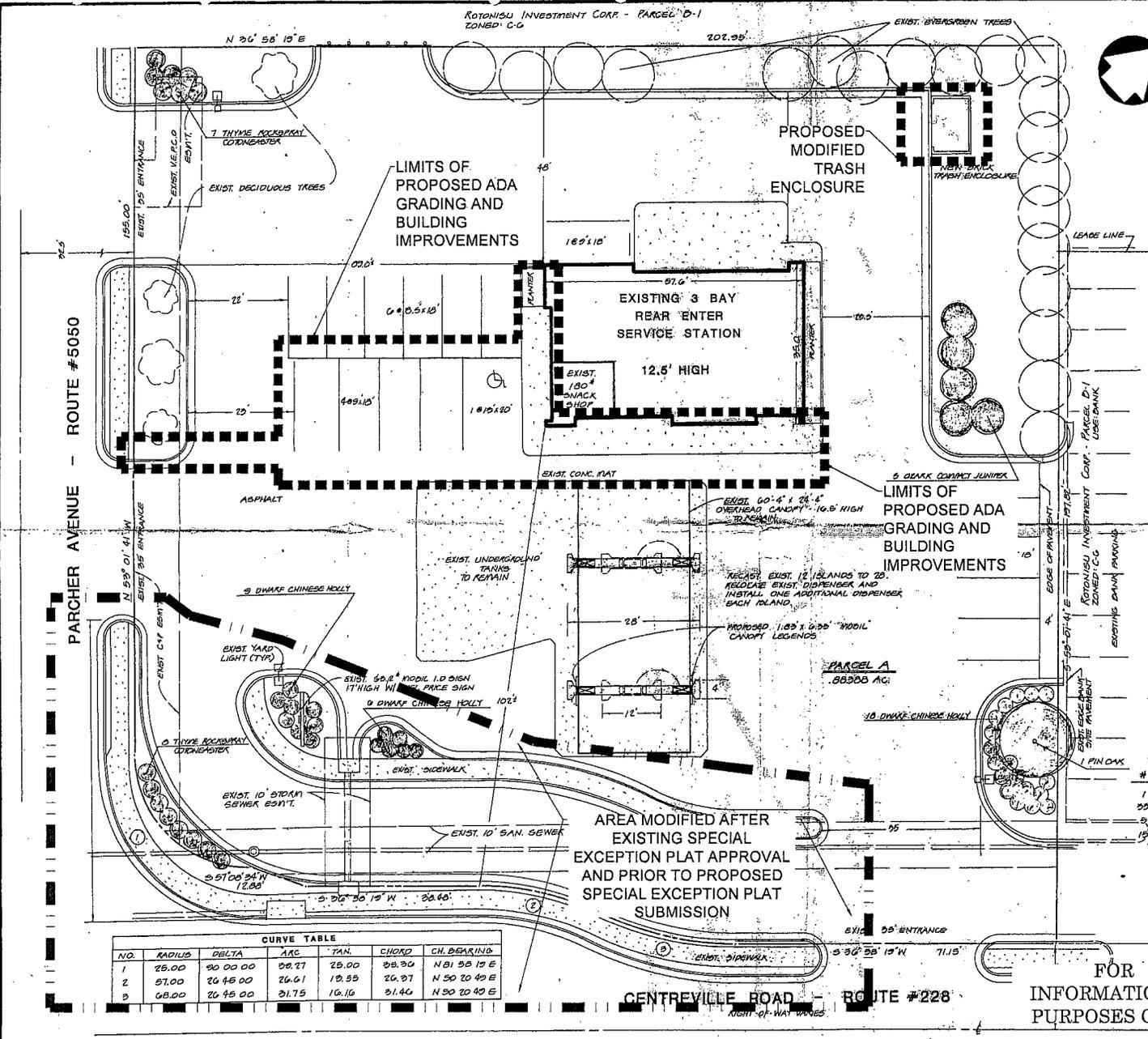
RICHARD O. SPENCER, INC.  
SURVEYORS  
LAND PLANNERS  
10195 G MAIN STREET, FAIRFAX, VIRGINIA  
337-3001

PLAT TO AMEND SEA 84-D-004-1  
**HERNDON MOBIL**  
2150 CENTREVILLE ROAD  
DRANESVILLE DISTRICT, FAIRFAX COUNTY, VIRGINIA

VISIONS:  
MAY 10, 1983 - LARGE PARKING, ADD SERVICE AND TRADING AND PARK NOTE. INTERFERING WITH EXISTING EASEMENTS. ALL 11,160 - FIELD INSPECTION REQUIRED PROJECT.

SCALE: 1" = 10'  
DATE: JANUARY 1983

SHEET 2 OF 8

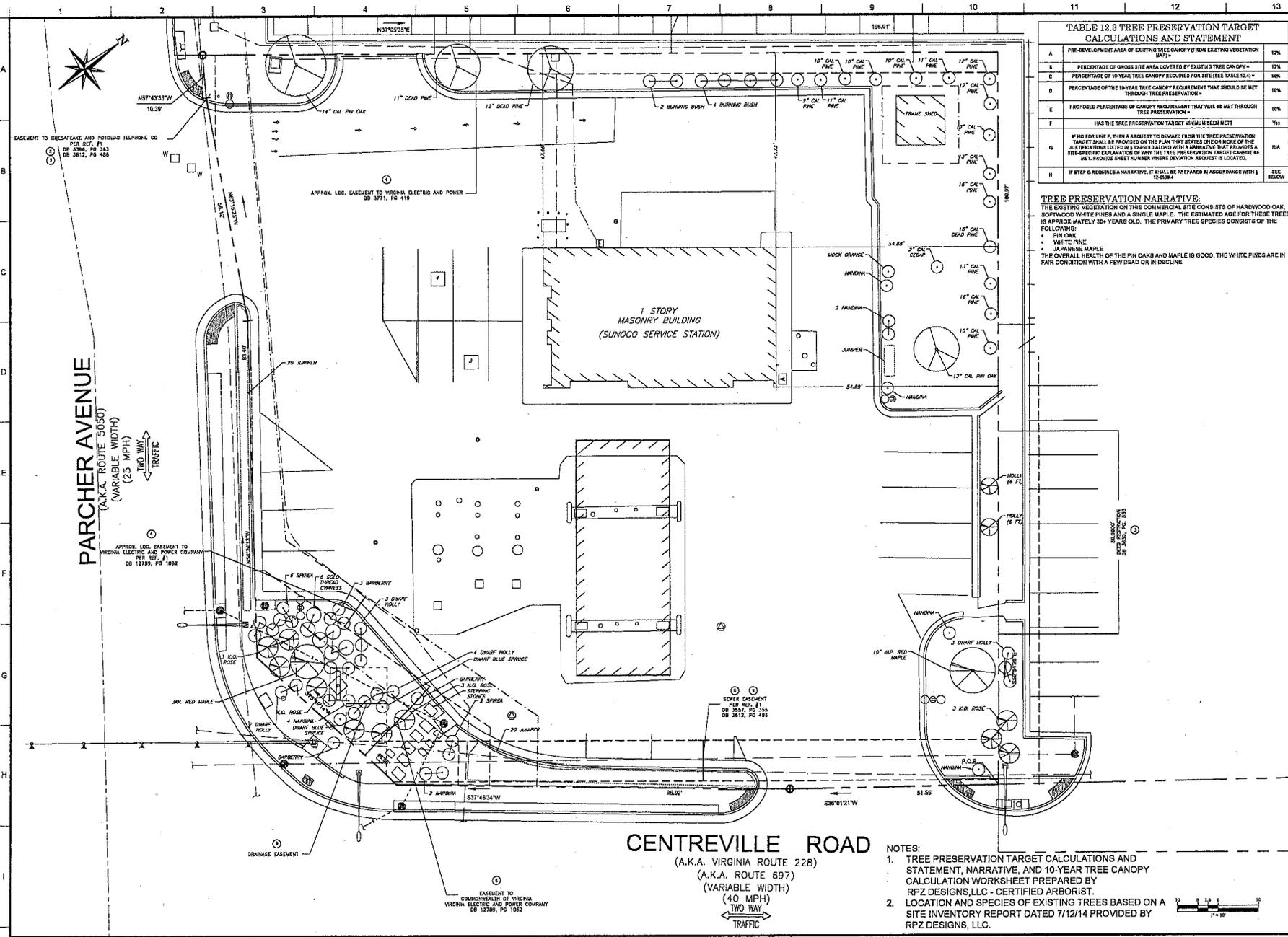


### CURVE TABLE

NO.	RADIUS	DELTA	ARC	TAN.	CHORD	CH. BEARING
1	25.00	90 00 00	25.27	25.00	25.30	N 01 55 15 E
2	57.00	20 46 00	26.61	13.55	26.27	N 50 20 40 E
3	68.00	20 46 00	31.75	16.10	31.46	N 50 20 40 E

FOR ANNOTATED PREVIOUSLY APPROVED SPECIAL EXCEPTION PLAT





**TABLE 12.3 TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT**

LINE	DESCRIPTION	PERCENTAGE
A	PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM EXISTING VEGETATION MAP)	12%
B	PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY	12%
C	PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE (SEE TABLE 12.4)	10%
D	PERCENTAGE OF THE 10-YEAR TREE CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION	10%
E	PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION	10%
F	HAS THE TREE PRESERVATION TARGET MINIMUM BEEN MET?	YES
G	IF NO FOR LINE F, THEN A REQUEST TO DEVIATE FROM THE TREE PRESERVATION TARGET SHALL BE PROVIDED ON THIS PLAN THAT STATES ONE OR MORE OF THE JUSTIFICATIONS LISTED IN § 12-59B.3 ALONG WITH A NARRATIVE THAT PROVIDES A SITE-SPECIFIC EXPLANATION OF WHY THE TREE PRESERVATION TARGET CANNOT BE MET. PROVIDE SHEET NUMBER WHERE DEVIATION REQUEST IS LOCATED.	N/A
H	IF STEP G REQUIRES A NARRATIVE, IT SHALL BE PREPARED IN ACCORDANCE WITH § 12-59B.4	SEE BELOW

**TREE PRESERVATION NARRATIVE:**  
 THE EXISTING VEGETATION ON THIS COMMERCIAL SITE CONSISTS OF HARDWOOD OAK, SOFTWOOD WHITE PINES AND A SINGLE MAPLE. THE ESTIMATED AGE FOR THESE TREES IS APPROXIMATELY 20+ YEARS OLD. THE PRIMARY TREE SPECIES CONSISTS OF THE FOLLOWING:  
 • PIN OAK  
 • WHITE PINE  
 • JAPANESE MAPLE  
 THE OVERALL HEALTH OF THE PIN OAKS AND MAPLE IS GOOD, THE WHITE PINES ARE IN FAIR CONDITION WITH A FEW DEAD OR IN DECLINE.

**CORE STATES GROUP**

202 S. Main Avenue  
 P.O. Box 12110  
 Norfolk, VA 23512-1110  
 Phone: (757) 635-2225  
 Fax: (757) 635-2226  
 www.corestates.com

IF THIS PLAN IS SUBMITTED FOR REVIEW OR APPROVAL BY ANY AGENCY, THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

**REVISIONS**

NO.	DATE	COMMENT	BY
1	TBD	PRE-STAFFING COMMENTS	AW
2	TBD	PER STAFFING COMMENTS	AW

**PROJECT**  
 SPECIAL EXCEPTION AMENDMENT

**SUBJECT**  
 SUNOCO, INC. (R.&M)  
 10 INDUSTRIAL HIGHWAY,  
 BUILDING G  
 LESTER, PA 19029

#0187-8891

**SITE LOCATION**  
 2160 CENTREVILLE RD  
 HERNDON VIRGINIA

UNDEVELOPED

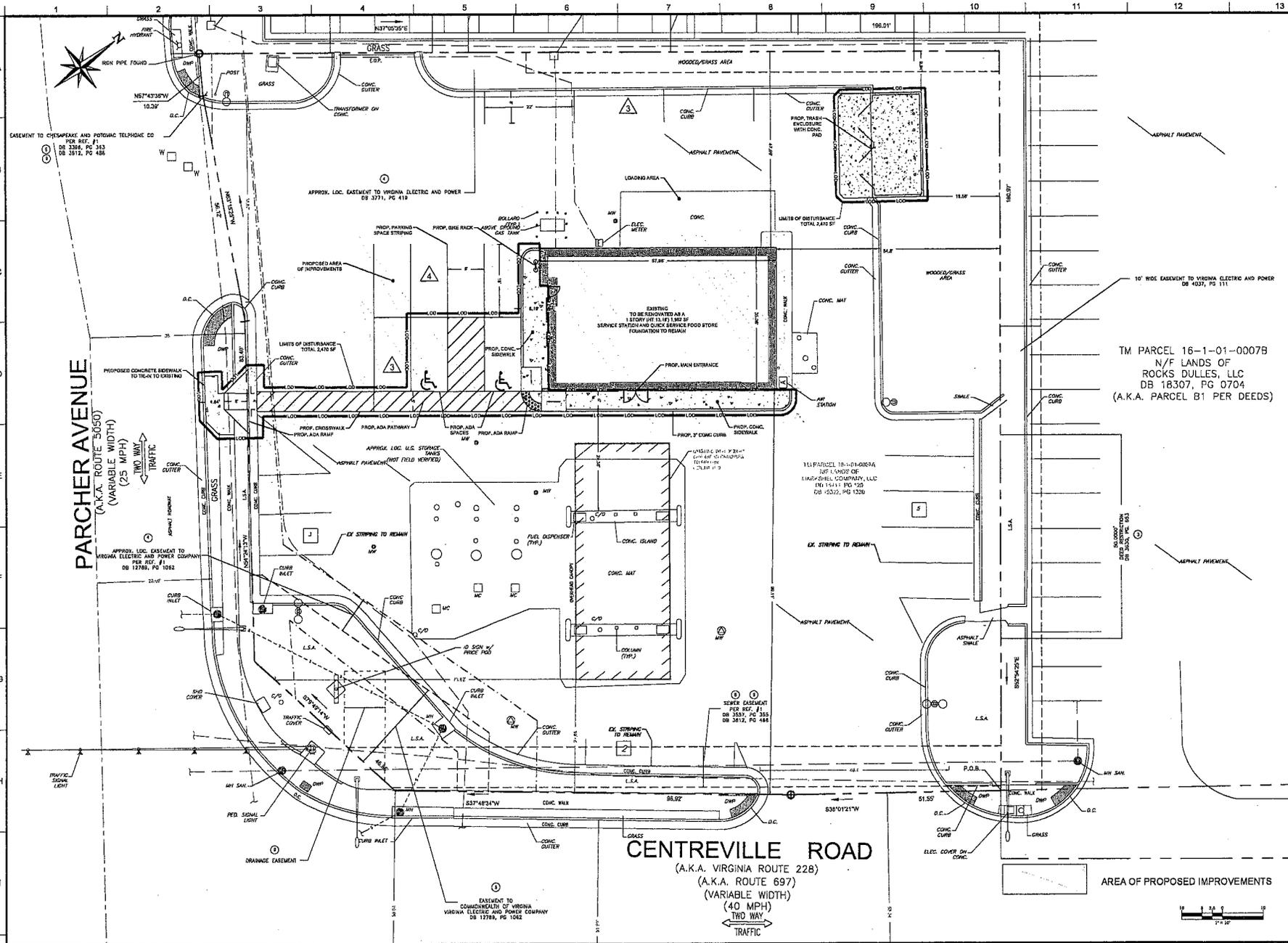
**SHEET TITLE**  
 EXISTING VEGETATION MAP

**JOB #:** SUN-18-04  
**DATE:** 08-18-18  
**SCALE:** 1"=10'  
**DRAWN BY:** AW  
**CHECKED BY:** AR

**SHEET NO.**  
 4 OF 8

- NOTES:**
- TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT, NARRATIVE, AND 10-YEAR TREE CANOPY CALCULATION WORKSHEET PREPARED BY RPZ DESIGNS, LLC - CERTIFIED ARBORIST.
  - LOCATION AND SPECIES OF EXISTING TREES BASED ON A SITE INVENTORY REPORT DATED 7/12/14 PROVIDED BY RPZ DESIGNS, LLC.





DOCUMENTS PREPARED BY CORE STATES, INC. INCLUDING THIS DOCUMENT, ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SPECIFIC USE FOR WHICH THEY WERE PREPARED, AND EXTENSION OF USE TO ANY OTHER PROJECTS, BY OWNER OR BY ANY OTHER PARTY, WITHOUT THE EXPRESS WRITTEN CONSENT OF CORE STATES, INC. IS DONE SOLELY AT THE USER'S OWN RISK. IF USED IN ANY MANNER OTHER THAN THAT SPECIFICALLY INTENDED, USER SHALL HOLD CORE STATES, INC. HARMLESS FROM ALL CLAIMS AND LOSSES.

REVISIONS			
NO.	DATE	COMMENT	BY
1	7/21/14	PER STARTING COMMENTS	HW
2	8/25/14	PER STARTING COMMENTS	HW

**SPECIAL EXCEPTION AMENDMENT**

PROJECT CLIENT  
**SUNOCO, INC. (R&M)**  
 10 INDUSTRIAL HIGHWAY, BUILDING G  
 LBSTER, PA 19029

#0187-8891

SITE LOCATION  
 2150 CENTREVILLE RD  
 HERNDON VIRGINIA

**SPECIAL EXCEPTION AMENDMENT PLAT**

JOB # 2014-1024  
 DATE: 08/18/14  
 SCALE: 1"=10'  
 DRAWN BY: HW  
 CHECKED BY: MW

SHEET NO. **5** OF 8

**PARCHER AVENUE**  
 (A.K.A. ROUTE 5050)  
 (VARIABLE WIDTH)  
 (25 MPH)  
 TWO WAY TRAFFIC

**CENTREVILLE ROAD**  
 (A.K.A. VIRGINIA ROUTE 228)  
 (A.K.A. ROUTE 697)  
 (VARIABLE WIDTH)  
 (40 MPH)  
 TWO WAY TRAFFIC

TM PARCEL 16-1-01-0007B  
 N/W LANDS OF  
 ROCKS DULLES, LLC  
 DB 18307, PG 0704  
 (A.K.A. PARCEL B1 PER DEEDS)

AREA OF PROPOSED IMPROVEMENTS







**A GLOSSARY OF TERMS FREQUENTLY  
USED IN STAFF REPORTS WILL BE  
FOUND AT THE BACK OF THIS REPORT**

**DESCRIPTION OF THE APPLICATION**

This application proposes a Category 5 Special Exception to amend a previously approved service station and mini mart to replace it with a service station and quick service food store. According to the definitions in the Zoning Ordinance, a quick service is any building, except a service station or service station/mini-mart, which contains less than 5,000 square feet of net floor area and which is used for the retail sale of food or food and other items. A service station/mini-mart is defined as a building and premises for a combination service station and retail sales of food and other items, with the building area limited to a maximum gross floor area of 2,500 square feet, excluding any automotive service or repair areas. In addition, there may be fifty (50) square feet of accessory outdoor storage and display area for goods offered for sale. Sales of alcoholic beverages, rental of video tapes and video cassette recorders, and the preparation of food, other than that allowed in a Limited Food-Service Establishment pursuant to Chapter 43.1 of The Code, shall not be permitted; provided, however, that the use of microwave ovens by customers for purchased food items is allowed.

The applicant proposes to renovate the existing building, improve its façade, remove the service bays and convert the existing building to the quick service food store. The square footage of the building is and will remain 1,982 SF. No changes are proposed to the canopy or four fuel dispensers. The access points from Centreville and Parcher Roads are not proposed to change. Land disturbing activities are limited to retrofitting the sidewalks around the building to comply with the American with Disabilities Act (ADA) and enlarging the dumpster area.

The hours of operation would be unchanged at 24 hours a day, seven days a week.

The estimated number of patrons is also unchanged at 1,000 per day with a maximum of four employees on site at any one time.

The applicant requests certain modifications generally associated with lot size and width requirements. Specifically, the applicant requests a modification of the minimum lot size, the minimum lot width and the requirement to provide a 10 foot minimum distance between a front lot line and off-street parking spaces. The applicant does not meet these requirements due to right of way takings and their modification is permitted by Section 2-405. The request for the waiver and modification to the 10-foot minimum setback for surface parking is analyzed under Section 13-203 of the Zoning Ordinance.

**LOCATION AND CHARACTER**

The 33,220 SF parcel, in the northwestern quadrant of the intersection of Parcher and Centreville Roads in Herndon, is currently developed with a single building which contains a service station, service bays and a mini-mart. There are four gas pumps as well. The site is relatively flat and the building is surrounded by surface parking with

landscaping at the corner of Parcher and Centreville Roads. The landscaping area is slightly raised. In addition, there are some trees along the periphery of the site. The site is surrounded by these streets and the Kohl's department store and its parking structure.

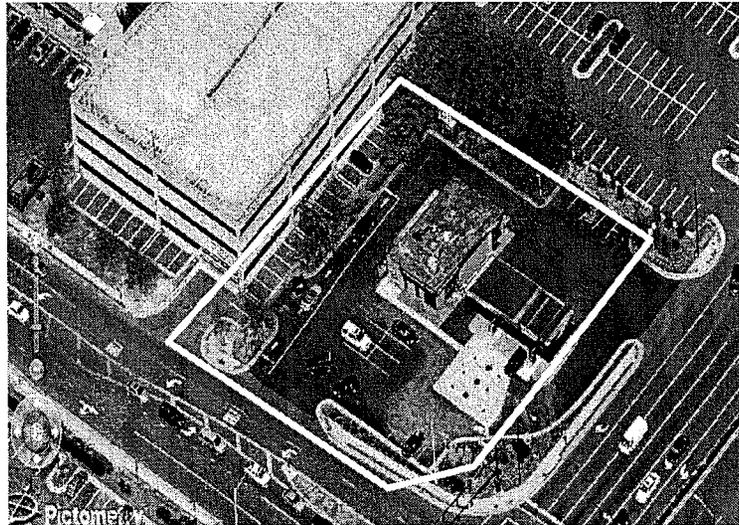


Figure 1 Aerial Photo of the site (Source: Fairfax County Pictometry)

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Retail (Kohl's)	C-6	Retail
South	Fast Food Establishment (Wendy's) (across Parcher Avenue)	C-8	Retail
East	Mixed Use (Worldgate) (across Centreville Road)	(Herndon)	Town of Herndon
West	Retail (Kohl's Parking Structure)	C-6	Retail

**BACKGROUND**

**Site History:**

Fairfax County records indicate that the building was constructed in 1973 and has received several land use approvals to operate including SE 84-D-004. The use today is governed by SEA 84-D-004-02 which was approved by the Board of Supervisors on December 5, 1988, to permit the expansion of the service station and mini mart (extension of gasoline pump islands and addition of multi-hose dispensers).

**COMPREHENSIVE PLAN PROVISIONS (Appendix 5)**

**Plan Area:** Area III  
**Planning District:** Upper Potomac  
**Planning Sector:** Greater Herndon Community  
**Map:** Retail and Other

*Parcels 16-1((1)) 7A, 7B, 7C, 8, and 9 are planned for retail and other uses. The currently approved retail and hotel uses are planned to remain. Pedestrian access within these commercial uses and to the surrounding neighborhood and commercial uses should be encouraged. Improvements to the existing vegetated buffer between the commercial uses and the Reflection Lakes community should be encouraged to ensure an effective buffer and transition between uses. Pedestrian and bicycle access across the Dulles Toll Road should be maintained and improved in proximity to or along Centerville Road.*

**ANALYSIS**

**Special Exception Amendment Plat (Copy at front of staff report)**

Title of SEA Plat: Sunoco, Inc.  
 Prepared By: Core States Group  
 Original and Revision Dates: July 16, 2014 through August 25, 2014

The SEA Plat contains 6 sheets.

Sheet	Description
1	Title, site information, notes
2	Previously approved plat (for informational purposes)
3	Easements, existing building conditions
4	Existing vegetation Map
5	Special Exception Amendment Plat
6	Conceptual elevations

**Land Use Analysis**

There are no land use issues associated with the renovation of an existing structure to establish a quick service food store and service station to replace the existing service station and mini mart. The application is consistent with the Plan recommendations for use and intensity.

## **Transportation Analysis (Appendix 6)**

During review of this application, staff noted that it would have been preferable to limit access points along Centreville Road in favor of interparcel access through the adjacent Kohl's site [Tax Map 16-1 ((1)) 7B]. The SEA Plat indicates that there are deed restrictions requiring obstructions to be limited in two areas adjacent to Kohl's. These restrictions seem to predate the development of the Kohl's site. However, while the deed restrictions were put into place to make sure that the Sunoco site could accommodate interparcel access to the west and north, such interparcel access was not pursued during the Kohl's development. Nevertheless, staff recommends maintaining the deed restriction and notes that while the SEA Plat shows surface parking in one of the areas, Sunoco has adequate parking in other locations onsite which would allow these spaces to be eliminated should interparcel access be sought in the future.

To that end, the Virginia Department of Transportation (VDOT) and the Fairfax County Department of Transportation (FCDOT) have noted that while the applicant's access points are existing, and traffic is not expected to increase with the proposed changes, all sight distances and easements will be required for the entrances. The sight distances are shown on the SEA Plat on Sheet 7 and will be reviewed again with the minor site plan. Offsite sight distance easements, as determined necessary by VDOT and FCDOT, will be required prior to approval of the applicable site plan. In addition, it appears that the landscaping at the corner of Parcher Avenue and Centreville Road has grown higher than allowed under the Zoning Ordinance for corner lots. Specifically, Section 2-505 of the Zoning Ordinance states that there shall be no structure or planting of such nature and dimension as to obstruct sight distance other than a post, column or trunk of a tree (but not branches or foliage), which is not greater than one (1) foot in cross section or diameter. While the intent of this provision seems to be protecting the sight distance of the intersection at a corner lot, in this case, the primary result of the taller vegetation is to reduce the visibility for those using the Parcher Avenue entrance. While the entrance is existing, the sight distance could be improved if the planting bed and plants were to meet the requirements of Zoning Ordinance. Therefore, the applicant has provided an exhibit showing how the area could be landscaped with lower vegetation and has agreed to meet the requirements of a clear plane at 3 ½ feet at the intersection.

In addition, staff has recommended that a bicycle rack be provided onsite and proposed a development condition which requires the applicant to coordinate with the Fairfax County Department of Transportation to provide the proper amount and location for the bike rack(s). With the conditions and exhibit, staff finds that there are no outstanding transportation concerns related to this application.

## **Environmental Analysis (Appendix 7)**

### *Green Building Practices*

As the application proposes to renovate an existing building to establish a new use, there could be opportunities to incorporate green building practices into the renovation. As such, the applicant has agreed to provide measures such as energy efficient

mechanical systems, use of materials with recycled content, a high-performance and insulated building envelope, water efficient fixtures, low volatile compounds in paints, sealants and finish materials, construction waste management and the storage and collection of recyclables. Staff has proposed a condition that the applicant adheres to these measures.

The applicant has depicted adequate tree preservation for the site and staff has proposed a condition requiring the replacement of trees which are identified as dead or dying in the existing vegetation map.

With the proposed development conditions, staff finds that the environmental issues raised by this application have been resolved.

### Public Facilities Analysis (Appendix 8)

The Department of Public Works and Environmental Services (DPWES) has reviewed the application and noted that with the limited amount of land disturbance, a minor site plan could be pursued in lieu of a full site plan. However, the applicant must meet all requirements for minor site plan submission. If it is determined that a full site plan must be submitted, the applicant would be expected to meet all stormwater requirements, among the rest of the site plan requirements. Even though the construction activity proposed here is modest, staff encourages the applicant to provide as much innovative stormwater management as possible.

### ZONING ORDINANCE PROVISIONS (Appendix 9)

Bulk Standards (C-6 Zoning)		
Standard	Required	Provided
Lot Size	40,000 square feet	33,220 SF*
Lot Width	200 feet	180 feet*
Front Yard (Centreville Rd.)	45 angle of bulk plane, not less than 40 feet	99.11 feet
Front Yard (Parcher)	45 angle of bulk plane, not less than 40 feet	72.5 feet
Side Yard	No requirement	54.88 feet
Rear Yard	20 feet	47.69 feet
Front yard parking setback (Centreville Rd.)	10 feet	4.95 feet
Front yard parking setback (Parcher Rd.)	10 feet	0 feet
Side	1 foot	5.14 feet

Bulk Standards (C-6 Zoning)		
Standard	Required	Provided
Rear	1 foot	46.79 feet
Building Height	40 feet	13.16 feet
FAR	0.40	0.06 (1,983 SF)
Open Space	15%	33%
Tree Cover	10%	10%
Parking Spaces	2 spaces per service bay/6.5 per 1000 SF of retail 0 service bays = 0 1,983 = 13 spaces	20 spaces
Loading Spaces	0	0

\*Under Section 2-405, if a lot was recorded prior to the effective date of this Ordinance, and said lot met the requirements of the Zoning Ordinance in effect at the time, such lot may be used for any use permitted in the zoning district in which located under this Ordinance even though the lot does not meet the minimum lot area or lot width requirements of the district. The lot met the minimum size and width requirements at the time of its creation (prior to 1978) but has been reduced over time by right-of-way takings.

### Waivers/Modifications

**Waiver/Modification:** *Parking Setback*

**Basis:** Par. 3 of Sect. 13-302:

Section 13-203(2) states that when surface parking abuts a right of way of a street, a landscaping strip of ten feet in width, which shall not include a sidewalk or trail, shall be located between the parking lot and the property line. The SEA Plat shows a zero foot setback along Parcher Avenue and a 4.95 foot setback on Centreville Road. However, the Board, in conjunction with a special exception, may approve a modification or waiver of the requirement where such waiver or modification will not have any deleterious effect on the existing or planned development of adjacent properties. As discussed above, this parcel has provided right of way along Parcher Avenue and Centreville Road, which has constricted the space onsite. The applicant's design along the rights of way includes redesigned landscaping where possible. With the redesign improving the safety of the Parcher Avenue frontage, and given the nature of the site's overall area reduction, staff supports the requested waiver along Parcher Avenue and modification along Centreville Road.

**Other Zoning Ordinance Requirements:****Special Exception Requirements (Appendix 8)****Category 5 Standards (Sect. 9-501)**

Standard 1 requires, except as qualified in the following Sections, all uses shall comply with the lot size and bulk regulations of the zoning district in which located. With the exceptions discussed above, staff finds that the site meets the lot size and bulk requirements. Therefore, staff finds this standard is met.

Standard 2 requires that all uses shall comply with the performance standards specified for the zoning district in which located, including photometric findings. The application proposes interior renovations or sidewalk ADA compliance; no alterations—including replacement or additions of fixtures—to the existing canopy or lighting onsite are sought. As such, staff has proposed a development condition that all lighting performance standards applicable per the Zoning Ordinance be continued to be met on the site. Therefore, staff finds this standard is met.

Standard 3 requires that, before establishment, all uses, including modifications to existing uses, shall be subject to the provisions of Article 17, Site Plans. Staff has proposed a development condition to that effect and the applicant is aware of the site plan requirements. Therefore, staff finds this standard is met.

**Additional Standards for Automobile-Oriented Uses, Quick-Service Food Stores, Service Stations**

Standard 1(a) requires that all sides of the building have the same architectural features or be architecturally compatible with the building group or neighborhood with which it is associated. The applicant has submitted conceptual elevations showing it is treated on all four sides and staff has proposed a development condition that the proposed quick service food store conform to the character depicted on the elevations, including finishing all four sides with like materials, thus staff finds this standard is met.

Standard 1(b) requires that such a use be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties. The subject property here has sidewalks along both street frontages. In addition, the applicant shows deed restrictions to the property to the west and north to allow future interparcel access if it becomes available. As noted, while there are five parking spaces shown now, the applicant can meet the parking requirements onsite without these five spaces. Finally, the applicant has shown sight distances, redesigned landscaping, and will obtain sight distance easements offsite to assure the vehicular entrances are safe. Staff finds this standard is met.

Standard 1(c) requires that the site be designed to minimize the potential for turning movement conflicts and to facilitate safe and efficient on-site circulation. Parking and stacking spaces shall be provided and located in such a manner as to facilitate safe and convenient vehicle and pedestrian access to all uses on the site. As noted, the

circulation pattern is not changing with this application, as the alterations to the building are interior. However, the applicant is adding ADA accessible sidewalks around the building and has shown a striped walkway to be located near several parking spaces. The vehicular circulation onsite is also acceptable, as there is the ability to drive around the site and, with the removal of the service bays, there are fewer conflict points at the rear of the building with no need for stacking in the rear. The fuel dispensers are not proposed to be changed, and staff notes that they can be accessed without significant maneuvering from the vehicular entrances. Staff finds this standard has been met.

Standard 1(d) requires that with such a use or combination of uses, it shall be determined that the lot is of sufficient area and width to accommodate the use and that any such use will not adversely affect any nearby existing or planned residential areas as a result of the hours of operation, noise generation, parking, glare or other operational factors. As discussed above, the parcel does not meet the current lot size and width requirements of the Zoning Ordinance due to the expansion of the surrounding roadways. Nevertheless, staff does believe that the site is of appropriate area and width to accommodate the use. The proposed changes will not extend the service station's hours (it already operates 24 hours a day/seven days a week) nor will it cause the need for additional parking. No change is proposed to the lighting. increase lighting. The removal of the service bays would remove a noise generator from the site. In addition, the site is buffered from the closest residential development (along Parcher Avenue) by the Kohl's parking structure. Therefore, staff finds this standard has been met.

Standard 1(e) is inapplicable as it relates solely to drive-through pharmacies.

Standards 3(a) and 3 (b) apply in the C-6 District. Standard 3(a) requires that there shall be no outdoor storage or display of goods offered for sale except for the outdoor storage or display of goods permitted at a service station or service station/mini-mart. Staff has proposed a development condition expressly noting that only these outdoor storage provisions of the Zoning Ordinance are allowed. As such, staff finds this standard is met.

Standard 3(B) requires that service stations and service station/mini-marts shall not be used for the performance of major repairs, and that no wrecked, inoperative or abandoned vehicles may be temporarily stored outdoors for a period in excess of seventy-two (72) hours, subject to the limitation that there shall be no dismantling, wrecking or sale of said vehicles or parts thereof. In addition, there shall be no more than two (2) such vehicles onsite at any one time. This application proposes to remove the vehicle repair operation that is currently on this site, and staff has proposed a development condition reiterating its removal and prohibited activities. As such, staff finds this standard is met.

### **General Special Exception Standards (Sect. 9-006)**

All special exception uses shall satisfy the following general standards:

General Standard 1 requires that the proposed use at the specified location be in harmony with the adopted Comprehensive Plan. Staff concludes that the proposal,

which is located in an area that envisions retail and hotel uses, is in harmony with the Comprehensive Plan. This standard has been met.

General Standard 2 requires that the proposed use be in conformance with the general purpose and intent of the applicable zoning district regulations. The Zoning Ordinance states, in part, that “[t]he C-6 District is established to provide locations for retail commercial and service uses which are oriented to serve several neighborhoods or approximately 20,000 persons,” and that “[d]evelopment within the district should be encouraged in compact centers that are planned as a unit and preferably confined to one quadrant of an intersection so as to provide for orderly development.” Given that the proposed use would continue to be located within an established shopping center, that no changes are proposed to the site’s access points, and that renovations are intended to enhance both the building and the site, staff feels that the proposed use would continue to effectively serve local needs and meets the general standard.

General Standard 3 requires that the proposed use be harmonious with and not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size, and height of buildings, structures, walls, and fences, and the nature and extent of screening, buffering, and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof. The service station/quick service store is designed to be compatible with the other existing uses through the articulation of all four sides of the building and a commitment to the elevations shown on the SEA Plat. The site has been integrated into the larger quadrant via both vehicular and pedestrian connections, and appropriate landscaping. Staff does not find that this use will adversely impact the surrounding uses.

General Standard 4 requires that the proposed use be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood. The proposed plat identifies pedestrian and vehicular pathways, such that users are able to safely drive or walk to the use. In addition, both frontages are served by existing sidewalks. Staff therefore finds this standard satisfied.

General Standards 5, 6, and 7 require landscaping, screening, open space, adequate utility, drainage, parking, loading, and other necessary facilities to serve the proposed use to be regulated in accordance with the Zoning Ordinance. The applicant is meeting these requirements, and has agreed to a development condition calling for the replacement of dead or dying trees onsite. Staff encourages the applicant to continue to refine their plans to incorporate any drainage improvements such as low impact development as possible. Staff finds that this standard is satisfied.

General Standard 8 states that signs shall be regulated by the provisions of Article 12 and that the Board may impose more strict requirements for a given use than those set forth in the Zoning Ordinance. Any new signs would be required to be in conformance with Article 12 of the Zoning Ordinance and a proposed development condition reiterates this requirement. Therefore, this standard is satisfied.

## **Summary of Zoning Ordinance Provisions**

All applicable standards have been satisfied with the proposed development conditions.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Staff Conclusions**

Staff finds the use and intensity in harmony with the Comprehensive Plan and, subject to the proposed development conditions, in conformance with the Zoning Ordinance.

### **Recommendation**

Staff recommends that the Board of Supervisors approve SEA 84-D-004-03 subject to the proposed development conditions in Appendix 1.

Staff further recommends that the Board of Supervisors approve a modification to the 10-foot setback for surface parking space requirement for Centreville Road in favor of that shown on the SEA Plat.

Staff further recommends that the Board of Supervisors approve a waiver to the 10-foot setback for surface parking space requirement for Parcher Avenue in favor of that shown on the SEA Plat.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

The approval of this special exception does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

## **APPENDICES**

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. Clerk's Letter for SEA 84-D-004-02
5. Plan Citations and Land Use Analysis
6. Transportation Analysis
7. Environmental Analysis
8. Public Facilities Analysis

- 9. Applicable Zoning Ordinance Provisions
- 10. Glossary

**PROPOSED DEVELOPMENT CONDITIONS**

**SEA 84-D-004-03**

**September 18, 2014**

If it is the intent of the Board of Supervisors to approve SEA 84-D-004-03 located at 2150 Centreville Road [Tax Map 16-1 ((1)) 7A] for a service station and quick service food store pursuant to Sect. 4-604 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions, previously approved conditions are marked with an asterisk (\*):

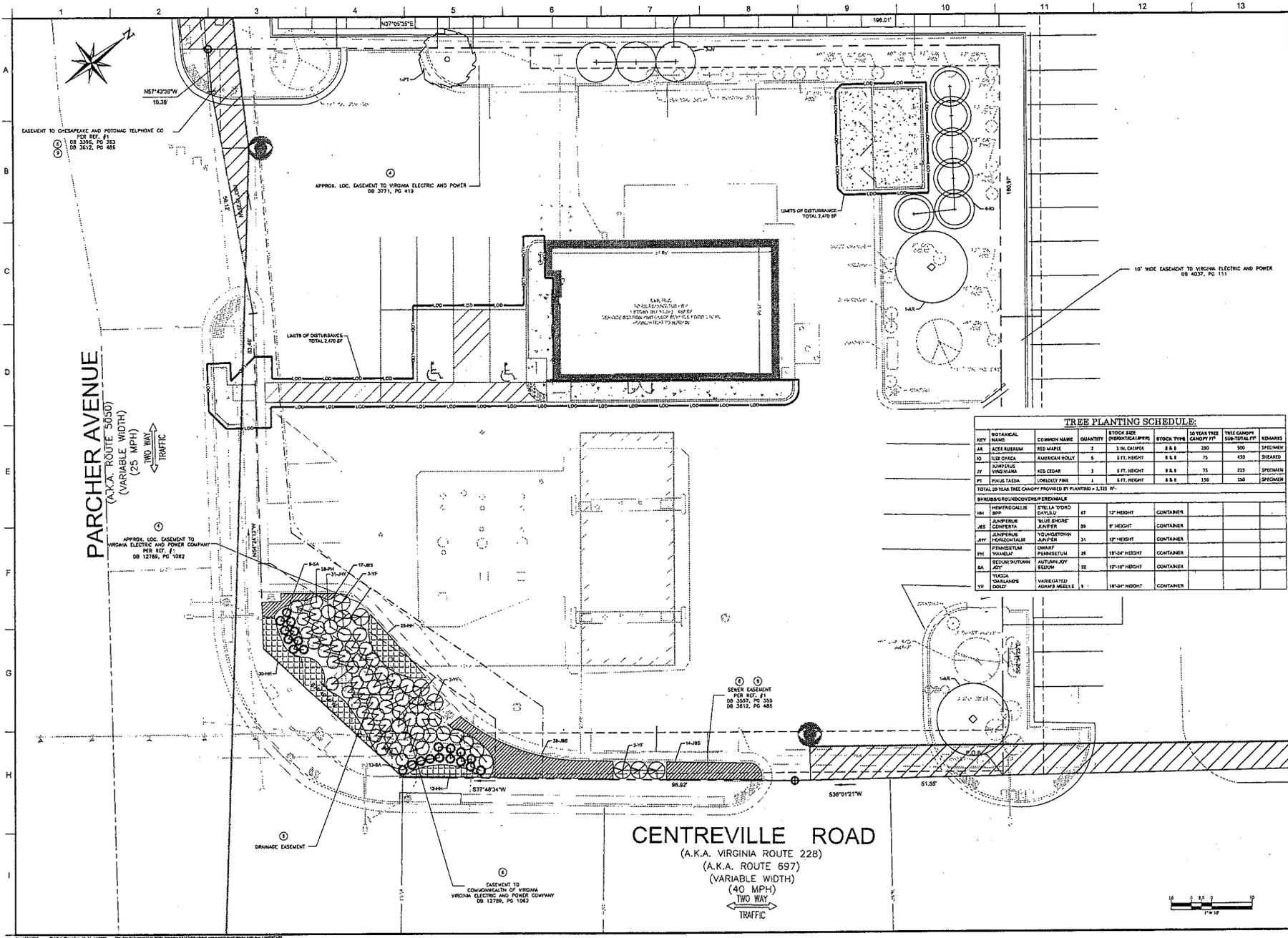
1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.\*
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions. Other by-right special permit and/or special exception uses may be permitted on the Application Property without the approval of a Special Exception Amendment if such uses do not affect this Special Exception.\*
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 Special Exception Plat entitled Sunoco, Inc., 2150 Centreville Road, prepared by CoreStates Group and dated July 16, 2014 and revised through August 25, 2014, 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.\*
4. Landscaping shall be provided as shown on the Special Exception Amendment Plat. The landscaping at the corner of Parcher Avenue and Centreville Road shall comply with Section 2-505 of the Zoning Ordinance. The landscaped area will be generally in conformance with the Conceptual Landscape Exhibit (attached to these conditions).
5. All dead and dying trees as identified by the SEA Plat and the Urban Forest Management Division shall be replaced prior to issuance of a Non-Residential Use Permit (Non-RUP).

6. The total number of employees shall be limited to four (4) on each shift.\*
7. There shall be no display, selling, storing, rental, or leasing of automobiles, trucks, trailers, recreational vehicles, lawn mowers on this property.\*
8. Any offsite sight distance easements necessary for the entrances will be required at site plan approval.
9. The applicant shall provide green building practices, including use of energy efficient mechanical systems, use of materials with recycled content, a high performance and insulated building envelope, water efficient fixtures, low volatile compounds in paints, sealants and finish materials, construction waste management and the storage and collection of recyclables.
10. The service station and quick service food store shall not be used for performance of major repairs, and no wrecked, inoperative or abandoned vehicles may be temporarily stored outdoors for a period of seventy-two (72) hours and there shall be no more than two (2) such vehicles onsite at any one time.
11. The building shall be in general conformance with the elevations shown on the SEA Plat, to include use of similar materials on all sides with similar articulation and material quality.
12. Sidewalks shall be ADA accessible and a ramp shall be added at the northeast quadrant of the building.
13. The lighting onsite shall conform to the Zoning Ordinance performance standards in Article 14.
14. No outdoor storage prohibited by the Zoning Ordinance is permitted.
15. All signs shall be in conformance with Article 12.

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 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.



**PARCHER AVENUE**  
(A.K.A. ROUTE 5050)  
(VARIABLE WIDTH)  
(25 MPH)  
TWO WAY TRAFFIC

**CENTREVILLE ROAD**  
(A.K.A. VIRGINIA ROUTE 228)  
(A.K.A. ROUTE 697)  
(VARIABLE WIDTH)  
(40 MPH)  
TWO WAY TRAFFIC

**TREE PLANTING SCHEDULE:**

KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	STOCK SIZE (DIAMETER/HEIGHT)	STOCK TYPE	10 YEAR TREE CANOPY FT	TREE CANOPY SUB-TOTAL FT	REMARKS
AX	ACER RUBRUM	RED MAPLE	2	3 IN. CALIPER	B & B	250	500	SPECIMEN
AD	ILEX OPACOL	AMERICAN HOLLY	5	5 FT. HEIGHT	B & B	75	450	SPECIMEN
JY	VIRGINIANA	RED CEDAR	3	5 FT. HEIGHT	B & B	75	225	SPECIMEN
PT	PHYLLOCLADUS	LODGEPOLE PINE	1	5 FT. HEIGHT	B & B	150	150	SPECIMEN
TOTAL 10-YEAR TREE CANOPY PROVIDED BY PLANTING = 1,350 SF.								
<b>SHRUBS/BURNINGCOVER PERENNALES</b>								
YN	HEMIFRAXILLIS	STELLA YDRO	27	12" HEIGHT	CONTAINER			
JES	JUNIPERUS	WILD SHORE	28	12" HEIGHT	CONTAINER			
JAY	HORIZONTALIS	YOUNGSTOWN	31	12" HEIGHT	CONTAINER			
PTL	PENNAETUM	OWENS	26	18"-24" HEIGHT	CONTAINER			
BA	BEGONIA	AUTUMN JOY	22	12"-18" HEIGHT	CONTAINER			
YB	YUCCA	VAREGATED	1	18"-24" HEIGHT	CONTAINER			

**CORE STATES**

GROUP

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**REVISIONS**

REV.	DATE	COMMENT	BY

PROJECT  
**SUNOCO IN HERNDON, VA**

CUSTOMER

SITE LOCATION  
**2150 CENTREVILLE RD  
HERNDON, VIRGINIA**

ENGINEER SEAL

SHEET TITLE  
**CONCEPTUAL LANDSCAPE EXHIBIT**

JOB #: SUN-1224  
DATE: 6-12-2014  
SCALE: 1" = 10'  
DRAWN BY: JMS  
CHECKED BY: JMS

SHEET NO.  
**1**  
OF 1





# County of Fairfax, Virginia

## MEMORANDUM

Office of the County Attorney  
 Suite 549, 12000 Government Center Parkway  
 Fairfax, Virginia 22035-0064  
 Phone: (703) 324-2421; Fax: (703) 324-2665  
 www.fairfaxcounty.gov

**DATE:** August 26, 2014

**TO:** Suzanne Lin, Staff Coordinator  
 Zoning Evaluation Division  
 Department of Planning and Zoning

**FROM:** Jo Ellen Groves, Paralegal *JEG*  
 Office of the County Attorney

**SUBJECT:** Affidavit  
 Application No.: SEA 84-D-004-03  
 Applicant: Sunoco, Inc. (R&M)  
 PC Hearing Date: 10/2/14  
 BOS Hearing Date: 10/28/14

**REF.:** 125485

RECEIVED  
 Department of Planning & Zoning

AUG 27 2014

Zoning Evaluation Division

Attached is an affidavit which has been approved by the Office of the County Attorney for the referenced case. Please include this affidavit dated 8/20/14, which bears my initials and is numbered 125485a, when you prepare the staff report.

Thank you for your cooperation.

Attachment

cc: (w/attach) Jonathan Buono, Planning Technician I (Sent via e-mail)  
 Zoning Evaluation Division  
 Department of Planning and Zoning

**SPECIAL EXCEPTION AFFIDAVIT**

DATE: August 20, 2014  
(enter date affidavit is notarized)

I, Sara V. Mariska, attorney/agent, do hereby state that I am an  
(enter name of applicant or authorized agent)

125485a

(check one)             applicant  
                              applicant's authorized agent listed in Par. 1(a) below

in Application No.(s): SEA 84-D-004-03  
(enter County-assigned application number(s), e.g. SE 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,\* and, if any of the foregoing is a **TRUSTEE**,\*\* each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Sunoco, Inc. (R&M)  Agents: Donald N. Lore Joan C. Scarpa Anthony M. Williams Clayton L. McCane	10 Industrial Highway Lester, PA 19029	Applicant/Title Owner of Tax Map 16-1 ((1)) 7A
Core States Inc.  Agent: Jennifer L. Adams Aaron M. Bodenschatz	44355 Premier Plaza, Suite 240 Ashburn, Virginia 20147	Engineer/Agent

(check if applicable)             There are more relationships to be listed and Par. 1(a) is continued on a "Special Exception Attachment to Par. 1(a)" form.

\* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

\*\* List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

**Special Exception Attachment to Par. 1(a)**

DATE: August 20, 2014  
 (enter date affidavit is notarized)

for Application No. (s): SEA 84-D-004-03  
 (enter County-assigned application number (s))

125485a

**(NOTE:** All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel (s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in <b>BOLD</b> above)
~ Walsh, Colucci, Lubeley & Walsh, P.C.  Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Sara V. Mariska G. Evan Pritchard ~ Jonathan D. Puvak (former) ~ Andrew A. Painter ~ Matthew J. Allman Elizabeth D. Baker Inda E. Stagg Elizabeth A. Nicholson	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agent  Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Planner/Agent Planner/Agent Planner/Agent

(check if applicable)            There are more relationships to be listed and Par. 1(a) is continued further on a "Special Exception Attachment to Par. 1(a)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: August 20, 2014
(enter date affidavit is notarized)

125485a

for Application No. (s): SEA 84-D-004-03
(enter County-assigned application number(s))

1(b). The following constitutes a listing\*\*\* of the SHAREHOLDERS of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name and number, street, city, state, and zip code). Sunoco, Inc. (R&M)
10 Industrial Highway
Lester, PA 19029

DESCRIPTION OF CORPORATION: (check one statement)

- [x] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial and last name)

ETP Holding Corporation

(check if applicable) [x] There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit Attachment 1(b)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

**Special Exception Attachment to Par. 1(b)**

DATE: August 20, 2014  
(enter date affidavit is notarized)

125485a

for Application No. (s): SEA 84-D-004-03  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

~ ETP Holding Corporation  
3738 Oak Lawn Avenue  
Dallas, TX 75219

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

~ Energy Transfer Equity, L.P.  
~ Energy Transfer Partners, L.P.

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

~ Walsh, Colucci, Lubeley & Walsh, P.C.  
2200 Clarendon Boulevard, 13th Floor  
Arlington, Virginia 22201

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

David J. Bomgardner, E. Andrew Burcher,	Michael D. Lubeley, J. Randall Minchew,
Thomas J. Colucci, Michael J. Coughlin,	G. Evan Pritchard, M. Catharine Puskar,
Peter M. Dolan, Jr., Jay du Von, William A.	John E. Rinaldi, Kathleen H. Smith,
Fogarty, John H. Foote, H. Mark Goetzman,	Lynne J. Strobel, Garth M. Wainman,
Bryan H. Guidash, Michael J. Kalish,	Nan E. Walsh, Martin D. Walsh

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

**Special Exception Attachment to Par. 1(b)**

DATE: August 20, 2014  
(enter date affidavit is notarized)

for Application No. (s): SEA 84-D-004-03  
(enter County-assigned application number (s))

125485a

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**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Energy Transfer Partners, L.L.C.  
3738 Oak Lawn Avenue  
Dallas, TX 75219

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Energy Transfer Equity, L.P.

---

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**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

LE GP, LLC  
3738 Oak Lawn Avenue  
Dallas, TX 75219

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Energy Transfer Equity, L.P.

---

---

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

**Special Exception Attachment to Par. 1(b)**

DATE: August 20, 2014  
(enter date affidavit is notarized)

125485A

for Application No. (s): SEA 84-D-004-03  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Core States Inc.  
44355 Premier Plaza, Suite 240  
Ashburn, Virginia 20147

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

John M. Scheffey  
Glenn M. Phillips  
Richard A. Perez  
Richard A. Cote

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: August 20, 2014
(enter date affidavit is notarized)

125485a

for Application No. (s): SEA 84-D-004-03
(enter County-assigned application number(s))

1(c). The following constitutes a listing\*\*\* of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, and number, street, city, state, and zip code)
Energy Transfer Partners, L.P.
3738 Oak Lawn Avenue
Dallas, TX 75219

(check if applicable) [ ] The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

General Partner/Manager:
Energy Transfer Partners GP, L.P.

Energy Transfer Partners L.P. is a master limited partnership consisting of millions of limited partners/investors and publicly traded on the NYSE.

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued on a "Special Exception Affidavit Attachment to Par. 1(c)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

**Special Exception Attachment to Par. 1(c)**

DATE: August 20, 2014  
(enter date affidavit is notarized)

125485a

for Application No. (s): SEA 84-D-004-03  
(enter County-assigned application number (s))

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)

Energy Transfer Equity LP  
3738 Oak Lawn Avenue  
Dallas, TX 75219

(check if applicable)  The above-listed partnership has no limited partners.

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,  
**General Partner, Limited Partner, or General and Limited Partner)**

General Partner/Manager:  
LE GP, LLC

Energy Transfer Equity LP is a master  
limited partnership consisting of millions of  
limited partners/investors and publicly  
traded on the NYSE.

(check if applicable)  There is more partnership information and Par. 1(c) is continued further on a  
"Special Exception Attachment to Par. 1(c)" form.

**Special Exception Attachment to Par. 1(c)**

DATE: August 20, 2014  
(enter date affidavit is notarized)

125485a

for Application No. (s): SEA 84-D-004-03  
(enter County-assigned application number (s))

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)

Energy Transfer Partners GP, L.P.  
3738 Oak Lawn Avenue  
Dallas, TX 75219

(check if applicable)  The above-listed partnership has no limited partners.

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,  
**General Partner, Limited Partner, or General and Limited Partner)**

General Partner/Manager:  
Energy Transfer Partners, L.L.C.

(check if applicable)  There is more partnership information and Par. 1(c) is continued further on a  
"Special Exception Attachment to Par. 1(c)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: August 20, 2014  
(enter date affidavit is notarized)

125485a

for Application No. (s): SEA 84-D-004-03  
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

**EXCEPT AS FOLLOWS:** (NOTE: If answer is none, enter "NONE" on the line below.)

None

(check if applicable)  There are more interests to be listed and Par. 2 is continued on a "Special Exception Attachment to Par. 2" form.

Application No.(s): SEA 84-D-004-03  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL EXCEPTION AFFIDAVIT**

DATE: August 20, 2014  
(enter date affidavit is notarized)

125485a

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

**EXCEPT AS FOLLOWS:** (NOTE: If answer is none, enter "NONE" on line below.)  
None

**NOTE:** Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [ ] There are more disclosures to be listed and Par. 3 is continued on a "Special Exception Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

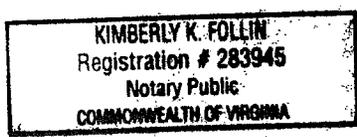
(check one)  Applicant  Applicant's Authorized Agent

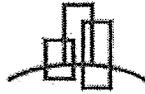
Sara V. Mariska, attorney/agent  
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 20 day of August 20 14, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin  
Notary Public

My commission expires: 11/30/2015





Sara V. Mariska  
 (703) 528-4700 Ext. 5419  
 smariska@thelandlawyers.com

WALSH COLUCCI  
 LUBELEY & WALSH PC

Revised  
 July 24, 2014

Via Hand Delivery

Barbara Berlin, Director  
 Zoning Evaluation Division  
 Fairfax County Department of Planning & Zoning  
 12055 Government Center Parkway, Suite 801  
 Fairfax, Virginia 22035

Re: Proposed Special Exception Amendment  
 Applicant: Sunoco, Inc. (R&M)

Dear Ms. Berlin:

Please accept this letter as a statement of justification for a special exception amendment application on property identified among the Fairfax County tax map records as 16-1 ((1)) 7A (the "Subject Property").

The Subject Property is located in the northwestern quadrant of the intersection of Centreville Road (Route 697) and Parcher Avenue (Route 5050) in the Dranesville Magisterial District. The Subject Property contains approximately 33,220 square feet, is zoned to the C-6 District, and is developed with a service station, service bays, and mini-mart. The Subject Property has been the subject of several prior land use approvals granted by the Fairfax County Board of Supervisors (the "Board"). Most recently, the Board approved special exception amendment SEA 84-D-004-2 to allow site improvements and modifications to development conditions.

The Applicant now proposes to replace the existing mini-mart and service bays with a quick service food store that contains a total of 1,982 square feet of gross floor area ("GSF"). A larger store is necessary to better serve customer demands as it provides a sufficient retail space to offer a wider range of products. The proposal does not modify the location of the service station canopy with four (4) fuel dispensers that is to the east of the quick service food store. Existing points of site access at Centreville Road and Parcher Avenue will also remain unchanged. The enlarged quick service food store will be constructed within the same footprint as the existing mini-mart and the service bays combined. More specifically, the existing building will be retained and the bays will be converted to the quick service food store use. The Applicant will improve the façade of the existing building as shown in more detail in the enclosed SEA Plat.

ATTORNEYS AT LAW

703 528 4700 • WWW.THELANDLAWYERS.COM  
 2200 CLARENDON BLVD. • SUITE 1300 • ARLINGTON, VA 22201-3359

LOUDOUN 703 737 3633 • WOODBRIDGE 703 680 4664

The only additional impervious surface that will be added to the Subject Property is the addition of a second dumpster. The proposed improvements result in an overall site intensity of 0.06 floor area ratio ("FAR") that is well below the 0.40 FAR permitted in the C-6 District. The Applicant also proposes to replace and update the curbing and sidewalk surrounding the quick service food store so that it is compliant with the Americans with Disabilities ("ADA") requirements. Other than the additional sidewalk and dumpster, and the addition of three parallel parking spaces in the rear of the quick service food store, no physical changes are proposed to the Subject Property.

The Subject Property is located within Area III of the Fairfax County Comprehensive Plan (the "Plan"). More specifically, the Subject Property is located within the Greater Herndon Planning Sector within the Upper Potomac Planning District. The Plan map designates the Subject Property as appropriate for retail and other use. The Applicant's proposal is in conformance with the Plan language.

In accordance with Section 9-011 of the Fairfax County Zoning Ordinance (the "Ordinance") please accept the following information:

- The type of operation proposed is a service station with a quick service food store.
- Hours of operation:  
  
The service station and quick service food store will be open twenty-four (24) hours a day, seven (7) days a week.
- The estimated number of patrons is approximately 1,000 persons per day.
- The estimated number of employees is a maximum of four (4) on site at any one time.
- The proposed use will generate approximately 2,000 trips per day.
- The general area to be served by the use is Herndon and the surrounding area.
- The proposed use results in approximately 1,982 GSF in building improvements. The building materials may include glass, block, and/or vinyl siding.
- Petroleum products, as defined in Title 40, Code of Federal Regulations, are the only known hazardous or toxic substances to be utilized and stored on the Subject Property.

- The proposed use conforms to the provision of all applicable ordinances, regulations, adopted standards and conditions except as modified by this application:
  - Pursuant to Section 2-405 of the Zoning Ordinance, the Applicant hereby requests a modification of the minimum lot size and lot width requirements of the Zoning Ordinance. The lot met the minimum requirements at time of lot creation; however, the lot size and width has been reduced since its creation due to right-of-way takings. Such reduction is permitted consistent with Section 2-405 of the Zoning Ordinance. Additionally, this modification is a reaffirmation of a modification granted with SEA 84-D-004-2.
  - Pursuant to 13-203, Paragraph 3 of the Zoning Ordinance, the Applicant hereby requests a modification of the requirement to provide a 10 foot minimum distance between a front lot line and off-street parking space. The size of the Subject Property has been reduced since its creation as a result of right-of-way takings. As a result, the parking does not meet the strict requirements of the Zoning Ordinance. The modification will not have any deleterious effect on existing or planned development of adjacent properties.

Should you have any questions regarding this proposal, or require additional information, please do not hesitate to contact me. I would appreciate the acceptance of this application and the scheduling of a public hearing before the Fairfax County Planning Commission at your convenience.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.



Sara V. Mariska

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SVM/kae

Enclosures

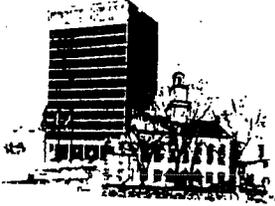
cc: Don Lore

Clayton L. McCane

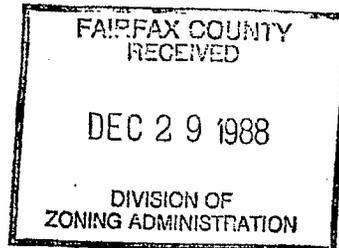
Aaron Bodenschatz

Jennifer L. Adams

Lynne J. Strobel



COMMONWEALTH OF VIRGINIA  
COUNTY OF FAIRFAX  
4100 CHAIN BRIDGE ROAD  
FAIRFAX, VIRGINIA 22030



December 22, 1988

Jonathan P. Rak, Esquire  
Hazel, Thomas, Fiske, Beckhorn and Hanes  
Post Office Box 547  
Fairfax, Virginia 22030

Re: Special Exception Amendment  
Number SEA 84-D-004-2

Dear Mr. Rak:

At a regular meeting of the Board of Supervisors held on December 5, 1988, the Board approved Special Exception Amendment Number SEA 84-D-004-2, in the name of Mobil Oil Corporation, located at Tax Map 16-1 ((1)) 7A to permit extension of gasoline pump islands and addition of multi-hose dispensers pursuant to Section 4-604 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

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. Any plan submitted pursuant to this Special Exception Amendment shall be in substantial conformance with the approved Special Exception Amendment Plat and these conditions.

December 22, 1988

-2-

4. Landscaping shall be provided as shown on the Special Exception Plat and as approved by the County Arbcrist.
5. The total number of employees shall be limited to four (4) on each shift.
6. There shall be no display, selling, storing, rental, or leasing of automobiles, trucks, trailers, recreational vehicles, lawn mowers, on this property.
7. The quick service food store within the existing building shall be limited to one hundred and eighty (180) square feet of floor area.
8. There shall be no alcoholic beverages sold from the subject property.
9. The above Development Conditions supercede the Development Conditions approved by the Board of Supervisors on October 21, 1985 for SEA 84-D-004-1.

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 Amendment shall not be valid until this has been accomplished.

Under Section 9-015 of the Zoning Ordinance, this Special Exception Amendment shall automatically expire, without notice, twenty-four (24) months after the approval date of the Special Exception Amendment unless the activity authorized has been established, or unless construction has commenced and is diligently pursued, or unless additional time is approved by the Board of Supervisors because of the occurrence of conditions unforeseen at the time of the approval of this Special Exception Amendment. A request for additional time shall be justified in writing, and must be filed with the Zoning Administrator prior to the expiration date.

December 22, 1988

-3-

If you have any questions concerning this Special Exception Amendment, please give me a call.

Sincerely,



Theodore Austell, III  
Clerk to the Board of Supervisors (Acting)

TALII/ns

cc: Joseph T. Rix  
Real Estate Division, Assessments  
Gilbert R. Knowlton, Deputy  
Zoning Administrator  
Donald D. Smith  
Permit, Plan Review Branch  
Seldon H. Garnet, Chief  
Inspection Services Division  
Building Plan Review Branch  
Barbara A. Eyrone, Director  
Zoning Evaluation Division  
Robert Moore, Transportation Planning Division,  
Office of Transportation  
Kathy Ichter, Transportation Road Bond Division,  
Office of Transportation  
Department of Environmental Management  
A. V. Bailey, Resident Engineer  
Virginia Department of Transportation

## **UP4 GREATER HERNDON COMMUNITY PLANNING SECTOR**

### **CHARACTER**

This sector is generally bounded on the south by the Dulles Airport Access Road and Dulles Toll Road (DAAR, Route 267), on the east by Reston, on the north by Leesburg Pike (Route 7), and on the west by Loudoun County. This planning sector includes the Innovation Center Transit Station Area and the Town of Herndon.

The Town of Herndon is an incorporated town within Fairfax County. The town grew around the railroad depot that opened in 1857, providing local dairy farmers with transportation for their products to the City of Washington. Incorporated in 1879, the town remained a rural community until recently when it began to experience rapid growth. The immediate county neighborhoods and the Washington Dulles International Airport to the west, Reston to the east and the planned mixed-use development along the DAAR and the Metrorail Silver line affects the town in terms of development pressure and environmental impacts.

Herndon has jurisdiction over its own planning. The county's planning efforts within surrounding planning sectors should strive to advance the integrity of the town and compatibility with neighboring areas. The need to preserve and promote coordinated planning efforts in this part of the county is advanced by the existence of this sector in the county Plan. Fairfax County provides Herndon with a number of public facilities and services, including schools, libraries, health facilities, social services, fire services, and sewer service. Consult the Town of Herndon's Comprehensive Plan for further guidance in this area.

The Sugarland Run area, the portion of the county immediately north of Herndon, is largely developed in single-family neighborhoods. This single-family development, in combination with the variety of types of townhouses available in Herndon, gives this planning sector a diversity of housing choices. A large part of the area is dominated by the Sugarland Run stream valley and its floodplain. Local-serving commercial uses are located primarily in Herndon, Reston and Sterling in Loudoun County.

The Center for Innovative Technology (CIT), a state supported research and development consortium of state universities and colleges, is located north of the DAAR and south of the Town of Herndon boundary.

This planning sector is rich in heritage resources. The Herndon Historic District is listed in the Virginia Landmarks Register and the National Register of Historic Places. Local Heritage Preservation Overlay Districts are administered by the Town of Herndon. Dranesville Tavern, also in the Virginia and National Registers, is protected by a county historic overlay district. Individual sites within these districts are listed in the Fairfax County Inventory of Historic Sites. A list and map of heritage resources are included in the Upper Potomac Planning District Overview section, Figures 4, 5 and 6. Additional historic sites in this sector are also included in the inventory.

### **CONCEPT FOR FUTURE DEVELOPMENT**

The Greater Herndon Community Planning Sector, except for the Town of Herndon and the northern portion of the Innovation Center Transit Station Area, is recommended to develop

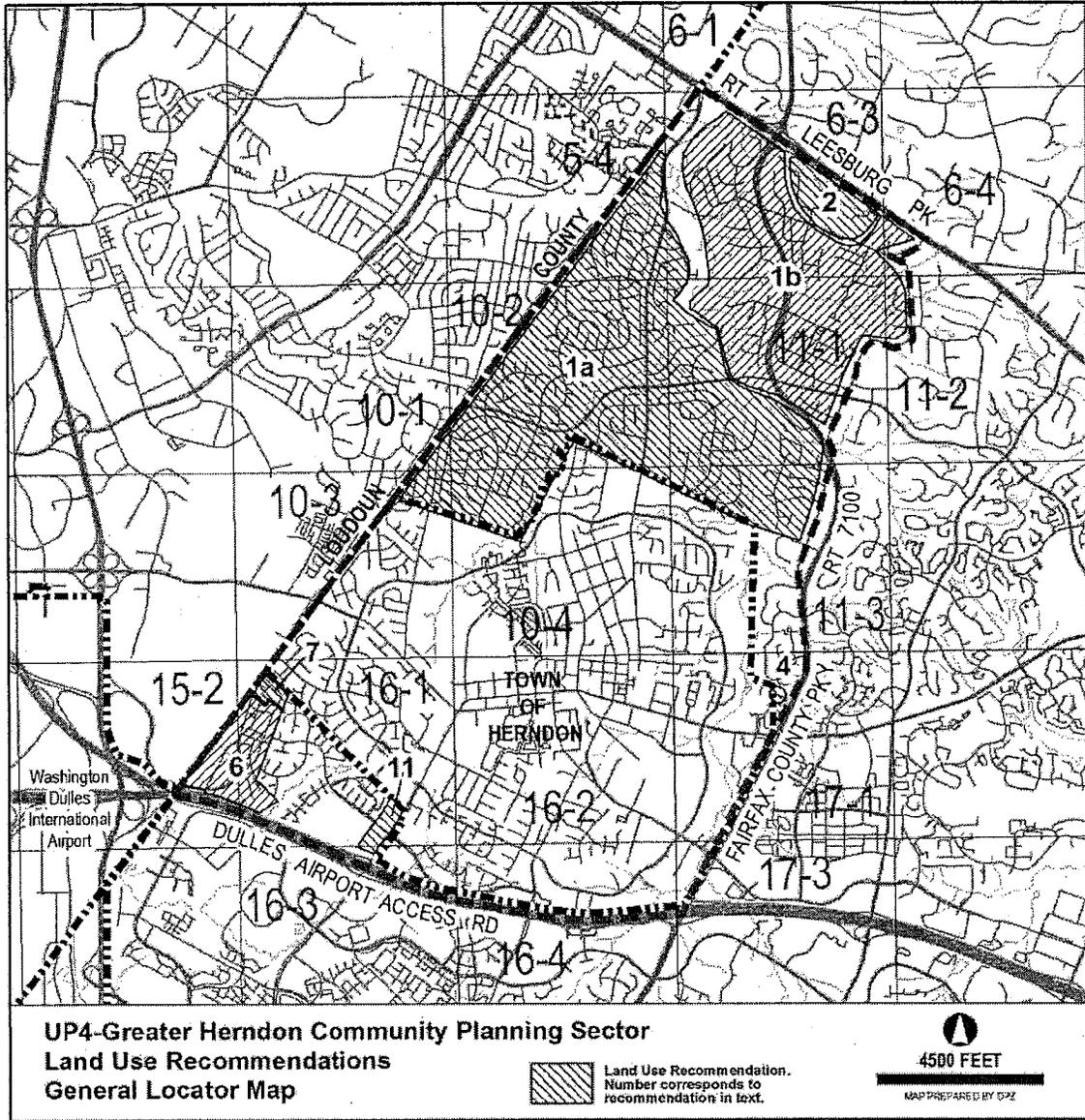


FIGURE 62

as Suburban Neighborhoods in the Concept for Future Development. The area within the Innovation Center is recommended to develop as a Transit Station Area, as shown on Figure 61.

## RECOMMENDATIONS

### Land Use

The Greater Herndon Community Planning Sector is largely developed with stable residential neighborhoods. Infill development in these neighborhoods should be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

Where substantial parcel consolidation is specified, it is intended that such consolidations will provide for projects that function in a well-defined, efficient manner and provide for the development of unconsolidated parcels in conformance with the Area Plan.

The land use and density plans for the Town of Herndon and Fairfax County apply to this sector. Fairfax County and the Town of Herndon should coordinate planning efforts to ensure compatible land use relationships and effective transitions and buffers between uses and intensities within this planning sector.

Figure 62 indicates the geographic location of land use recommendations for this sector. Where recommendations are not shown on the General Locator Map, it is so indicated.

1. The area (1a) north of the Town of Herndon and west of Sugarland Run is planned for residential development at 2-3 dwelling units per acre as shown on the Plan map. The area (1b) generally located east of Sugarland Run is planned for residential development at .5-1 dwelling unit per acre. This provides for compatible density west of Sugarland Run and a low density buffer type area adjacent to the Sugarland Run stream valley. The area in Reston should conform to the Reston Master Plan.
2. Density within the Dranesville Tavern Historic Overlay District is planned for .2-.5 dwelling unit per acre, except for the area west of Holly Knoll Drive and south of Leesburg Pike where it is planned for .5-1 dwelling unit per acre.
3. Cluster residential development should be used to preserve open space. [Not shown]
4. The land west of Stuart Road, south of Reston (Tax Map 17-1((24))A, 1-38) is planned for development at 3-4 dwelling units per acre. As an option, this area may be developed at 7-9 dwelling units per acre, contingent upon the following conditions:
  - Complete consolidation of all parcels, including the commercially-zoned parcels immediately north of Laurel Way;
  - Provision of a minimum 50-foot landscaped buffer including preservation of mature vegetation supplemented by evergreen and deciduous trees and shrubs (which includes the right-of-way located along the northern boundary) to provide substantial buffering and screening to the single-family detached residential community to the north;

- Provision of a substantial landscaped buffer along the Fairfax County Parkway, maintaining mature vegetation and supplemented with at a minimum 6-foot evergreen trees;
  - Provision of a minimum 35-foot landscaped buffer (supplemented with deciduous and evergreen trees) or a minimum 7-foot barrier wall and 15-foot landscaped buffer including shade and ornamental trees with underplantings along the southern and western boundary;
  - Provision of a pedestrian system that links new Laurel Way to the residential area on the north;
  - Provision of recreational amenities such as a tot lot, picnic area, etc.;
  - Noise attenuation measures (which may include noise barriers), as may be determined appropriate by the county.
5. Some land in this sector located adjacent to the Loudoun County line is planned for residential development at 2-3 dwelling units per acre as shown on the Plan map. In order to protect the low density residential communities planned for this area from higher density residential and nonresidential uses planned in Loudoun County, a 25-foot evergreen buffer and barriers should be provided on all land adjacent to Loudoun County. [Not shown]
6. This area is located east of the Loudoun County boundary, north of the Dulles Airport Access Road (DAAR), west of the Reflection Lake community and south of the Town of Herndon (see Figure 63). A portion of the area is planned for transit oriented development (TOD) focused on the planned Innovation Center Station. Land use options in support of TOD follow the baseline recommendations.

**Baseline Recommendations for Land Units A, B and C**

Land Unit A is developed as the Center for Innovative Technology, a state-supported research and development consortium of state universities and colleges. Land Unit A at the baseline is planned for this existing institutional use.

Land Units B and C are located west of Rock Hill Road and are planned at the baseline for office and research and development uses. Tax map parcels 15-2((1))3, 4, 5 and 16-1((1))4A contain extensive Resource Protection Areas, Environmental Quality Corridors and floodplain. The development potential of these parcels is severely constrained. The restoration, as may be needed, and dedication of these properties to the Fairfax County Park Authority or other land conservation entity as part of a zoning action would address several goals, including preservation of environmentally fragile and valuable land and habitat, and providing open space amenities.

Land Unit B (Parcels 15-2((1))4, 5, 16) is planned for a maximum intensity of .50 FAR. A hotel or conference center use up to .50 FAR which would appropriately complement the CIT is also appropriate in Land Unit B. Community-serving retail use incorporated on the ground level of buildings is desirable and appropriate.

8. The Route 7 Corridor is planned for and should continue to be reserved for residential development. Industrial, office, research and development (R&D), and retail commercial uses are not appropriate in the Route 7 Corridor. Uses requiring special permits and special exception approval should be rigorously reviewed and permitted only when the use is of a size and scale that will not adversely impact adjacent land uses and the overall low density residential character of the corridor in order to prevent commercial or quasi-commercial encroachment. [Not shown]
9. Right-of-way for the Wiehle Avenue extension from Dranesville Road to the Loudoun County Line has been set aside during the development review process. Any construction of Wiehle Avenue west of Dranesville Road would be subject to a corridor study. This study would examine four lane, two lane, and no-build options. It would be conducted with participation from affected communities. Should only two lanes be required, the additional right-of-way could be used for non-vehicular improvements that benefit the community, for example, pedestrian paths, bike trails and landscaping). [Not shown] (See Figure 64 "Transportation Recommendations".)
10. Parcels 6-3((1))11 and 11A are planned for single-family detached residential use at 3-4 dwelling units per acre. In order to protect this low density residential use from higher residential and nonresidential uses planned in Loudoun County, a 25-foot evergreen buffer and barrier should be provided along the Loudoun County boundary.

If housing for the elderly or an assisted living and acute care facility is proposed for this site, it should be subject to the following development conditions:

- The project should achieve a residential appearance. Building height should not exceed 4 stories;
  - Hughes Branch, part of the environmentally sensitive Sugarland Run watershed, should be protected;
  - A large open space buffer of evergreen and deciduous trees, should be established adjacent to Dranesville Road;
  - Development of the property should include access to Woodson Drive via Westminster Place, west of the site in Loudoun County; and
  - A minimum 50-foot buffer should be provided adjacent to the Loudoun County boundary or the site should be developed in conjunction with the adjacent property in Loudoun County with uses that are compatible with housing for the elderly.
11. Parcels 16-1((1))7A, 7B, 7C, 8, and 9 are planned for retail and other uses. The currently approved retail and hotel uses are planned to remain. Pedestrian access within these commercial uses and to the surrounding neighborhood and commercial uses should be encouraged. Improvements to the existing vegetated buffer between the commercial uses and the Reflection Lakes community should be encouraged to ensure an effective buffer and transition between uses. Pedestrian and bicycle access across the Dulles Toll Road should be maintained and improved in proximity to or along Centerville Road.



## County of Fairfax, Virginia

**MEMORANDUM**

DATE: August 27, 2014

**TO:** Barbara Berlin, Director  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Michael A. Davis, Acting Chief   
Site Analysis Section  
Department of Transportation

**FILE:** 3-5 (SE 84-D-004)

**SUBJECT:** Transportation Impact

**REFERENCE:** SEA 84-D-004-3 Sunoco, Inc. (R&M)  
Land Identification Map: 16-1 ((1)) 7A

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on plats made available to this office dated February 6, 2014, and revised through July 25, 2014. The applicant is requesting approval to replace the existing 180 GSF mini-mart and the service bays with a quick service food store with 1,982 GSF. The location of the service station fuel dispensers and canopy will be unchanged. The existing curbing and sidewalk around the quick service food store will be made compliant with ADA requirements.

- Provide a bicycle rack approved by FCDOT at the proposed convenience store.
- Provide an ADA ramp at the NE corner of the convenience store.
- Verify sight distances at both entrances according to VDOT standards and the Fairfax County Zoning Ordinance (2-505) for sight distances at corner lots.
- Sight distance easements should be obtained if necessary.

MAD/LAH/lah

September 12, 2014

**To:** Ms. Barbara Berlin  
Director, Zoning Evaluation Division

**From:** Noreen H. Maloney  
Virginia Department of Transportation – Land Development

**Subject:** SEA 84-D-004-03  
Sunoco

All submittals subsequent to the first submittal shall provide a response letter to the previous VDOT comments. Submittals without comment response letters are considered incomplete and will be returned without review.

This office has reviewed the subject application and offers the following comments.

- An easement is needed where the line of sight escapes the right of way.
- Plantings located within the right of way will need a perpetual maintenance agreement as well as a separate Streetscape Plan for review.



## County of Fairfax, Virginia

**MEMORANDUM**

DATE: September 10, 2014

**TO:** Barbara Berlin, Director  
Zoning Evaluation Division, DPZ

**FROM:** Pamela G. Nee, Chief *PN*  
Environment and Development Review Branch, DPZ

**SUBJECT:** ENVIRONMENTAL ASSESSMENT for: SEA 84-D-004-03  
Sunoco, Inc. (R & M)

This memorandum, prepared by John R. Bell, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the above referenced special exception plat as revised through July 23, 2014. Possible solutions to remedy identified environmental impacts are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

**COMPREHENSIVE PLAN CITATIONS:**

The Comprehensive Plan is the basis for the evaluation of this application. The assessment of the proposal for conformity with the environmental recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

In the Fairfax County Comprehensive Plan, Policy Plan, 2013 Edition, Environment section as amended through July 1, 2014, on page 7 through 9, the Plan states:

**“Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County. . . .**

Policy k. For new development and redevelopment, apply better site design and low impact development techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the County’s streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives:

Department of Planning and Zoning  
Planning Division  
12055 Government Center Parkway, Suite 730  
Fairfax, Virginia 22035-5509  
Phone 703-324-1380  
Fax 703-653-9447  
[www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/)



- Minimize the amount of impervious surface created. . . .
- Maximize the use of infiltration landscaping within streetscapes consistent with County and State requirements. . . .

Development proposals should implement best management practices to reduce runoff pollution and other impacts. Preferred practices include: those which recharge groundwater when such recharge will not degrade groundwater quality; those which preserve as much undisturbed open space as possible; and, those which contribute to ecological diversity by the creation of wetlands or other habitat enhancing BMPs, consistent with State guidelines and regulations. . . .

Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, pages 19, 20 and 21:

**Objective 13: Design and construct buildings and associated landscapes to use energy and water resources efficiently and to minimize short- and long-term negative impacts on the environment and building occupants.**

Policy a. In consideration of other Policy Plan objectives, encourage the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. These practices may include, but are not limited to:

- Optimization of energy performance of structures/energy-efficient design;
- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products;
- Application of best practices for water conservation, such as water efficient landscaping and innovative wastewater technologies, that can serve to reduce the use of potable water and/or reduce stormwater runoff volumes;
- Reuse of existing building materials for redevelopment projects;
- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris;
- Use of recycled and rapidly renewable building materials;
- Use of building materials and products that originate from nearby sources;
- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials;

- Reuse, preservation and conservation of existing buildings, including historic structures;
- Retrofitting of other green building practices within existing structures to be preserved, conserved and reused;
- Solid waste and recycling management practices; and
- Natural lighting for occupants.

Encourage commitments to implementation of green building practices through certification under established green building rating systems for individual buildings (e.g., the U.S. Green Building Council's Leadership in Energy and Environmental Design for New Construction [LEED-NC<sup>®</sup>] or the U.S. Green Building Council's Leadership in Energy and Environmental Design for Core and Shell [LEED-CS<sup>®</sup>] program or other equivalent programs with third party certification). An equivalent program is one that is independent, third-party verified, and has regional or national recognition or one that otherwise includes multiple green building concepts and overall levels of green building performance that are at least similar in scope to the applicable LEED rating system. Encourage commitments to the attainment of the ENERGY STAR<sup>®</sup> rating where available. Encourage certification of new homes through an established residential green building rating system that incorporates multiple green building concepts and has a level of energy performance that is comparable to or exceeds ENERGY STAR qualification for homes. Encourage the inclusion of professionals with green building accreditation on development teams. Encourage commitments to the provision of information to owners of buildings with green building/energy efficiency measures that identifies both the benefits of these measures and their associated maintenance needs.

In the Fairfax County Comprehensive Plan, Policy Plan, 2013 Edition, Environment section as amended through July 1, 2014, on page 7 through 9, the Plan states:

**“Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County. . . .**

Policy k. For new development and redevelopment, apply better site design and low impact development techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the County's streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives:

- Minimize the amount of impervious surface created. . . .
- Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with County requirements.
- Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with County requirements. . . .
- Maximize the use of infiltration landscaping within streetscapes consistent with County and State requirements. . . .

Development proposals should implement best management practices to reduce runoff pollution and other impacts. Preferred practices include: those which recharge groundwater when such recharge will not degrade groundwater quality; those which preserve as much undisturbed open space as possible; and, those which contribute to ecological diversity by the creation of wetlands or other habitat enhancing BMPs, consistent with State guidelines and regulations. . . .

#### **ENVIRONMENTAL ANALYSIS:**

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed land use. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions.

#### **Green Building**

The applicant is proposing modifications to an existing structure in order to establish a quick service food store at this location. While the structure itself will remain largely intact, the applicant has been encouraged to apply green building measures to the remodeled structure.

The applicant has offered to incorporate green building measures, such 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 paint, sealants and finish materials, construction waste management and the storage and collection of recyclables.

While some of the proposed green building measures offered by the applicant clearly meet with expectations for green building measures, others, such as high-efficiency mechanical systems, are not as readily quantifiable as green building measures given the limited information provided to staff. Staff continues to encourage the application of green building measures to the proposed redevelopment of the subject property.

**Water Quality**

The subject property is currently developed with an existing service station. The property consists of extensive impervious surface areas with no existing stormwater management features noted. Staff feels that the proposed work represents an opportunity to improve runoff from the site by incorporating one or more features, such as a raingarden, filterra, infiltration area, other feature designed to reduce runoff and improve water quality. No such facilities have been offered at this time. Staff continues to encourage the addition of onsite stormwater management and/or best management practices as part of the proposed development. Any final determination regarding regulatory standards for managing runoff will be made by the Department of Public Works and Environmental Services (DPWES).

PGN:JRB



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** August 14, 2014

**TO:** Ms. Suzanne Wright, Staff Coordinator  
Zoning Evaluation Division, DPZ

**FROM:** Craig Herwig, Urban Forester III *CSA*  
Forest Conservation Branch, DPWES

**SUBJECT:** Sunoco Inc. (R&M).SEA 84-D-004-03

This review is based on the revised Special Exception plat stamped "Received, Department Of Planning and Zoning, July 24, 2014" and the comment response dated July 24, 2014.

- 1. Comment:** The Applicant has provided Tree Preservation Target Calculations and Statement, (Table 12.3) and 10-Year Tree Canopy Calculations and Worksheet, (Table 12.10), however the tree preservation target calculations are incorrect.

**Recommendation:** The tree preservation target is reached as follows: 3,322 (area of 10-year tree canopy required) X .12 (percentage of gross site area covered by existing tree canopy) = 398.64 (tree preservation target). The Applicant has demonstrated that the tree preservation target is met for this site.

- 2. Comment:** It is unclear if the Applicant is meeting the 10-year tree canopy requirement for this site. The Applicant has taken a 1.25 multiplier for trees meeting the Tree Condition Standards of PFM 12-0403. The Tree Preservation Narrative states "the white pines are in fair condition with a few dead or in decline. Trees that do not meet the pre-development standards for structural integrity and health shall not be afforded tree canopy credit for the purposes of meeting 10-year tree canopy credit.

**Recommendation:** The Applicant should not count trees that are dead or in poor condition for the purposes of meeting the 10-year tree canopy requirement. The Urban Forest Management Division recommends the Applicant remove the dead and dying white pine trees for purposes of safety and replace with new evergreen trees to meet the 10-year tree canopy requirement.

CSH/

UFMDID #: 191902

cc: DPZ File

Department of Public Works and Environmental Services  
Urban Forest Management Division  
12055 Government Center Parkway, Suite 518  
Fairfax, Virginia 22035-5503  
Phone 703-324-1770, TTY: 711, Fax: 703-653-9550  
[www.fairfaxcounty.gov/dpwes](http://www.fairfaxcounty.gov/dpwes)





# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** September 4, 2014

**TO:** Ms. Suzanne Wright, Staff Coordinator  
Zoning Evaluation Division, DPZ

**FROM:** Craig Herwig, Urban Forester III *CSH*  
Forest Conservation Branch, DPWES

**SUBJECT:** Sunoco Inc. (R&M).SEA 84-D-004-03

This review is based on the revised Special Exception plat stamped, "Received, Department of Planning and Zoning, August 28, 2014." A site visit was conducted on June 12, 2014.

1. **General Comment:** The applicant has adequately addressed all comments and recommendations made in my memo dated August 14, 2014.

Please feel free to contact me at 703-324-1770 with any questions or concerns.

CSH/

UFMDID #: 191902

cc: DPZ File

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Department of Public Works and Environmental Services  
Urban Forest Management Division  
12055 Government Center Parkway, Suite 518  
Fairfax, Virginia 22035-5503  
Phone 703-324-1770, TTY: 711, Fax: 703-653-9550  
[www.fairfaxcounty.gov/dpwes](http://www.fairfaxcounty.gov/dpwes)



## APPENDIX 9

### 9-503 Standards for all Category 5 Uses

In addition to the general standards set forth in Sect. 006 above, all Category 5 special exception uses shall satisfy the following standards:

1. Except as qualified in the following Sections, all uses shall comply with the lot size and bulk regulations of the zoning district in which located.
2. All uses shall comply with the performance standards specified for the zoning district in which located, including the submission of a sports illumination plan or photometric plan as may be required by Part 9 of Article 14.
3. 3. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

### 9-505 Additional Standards for Automobile-Oriented Uses, Car Washes, Drive-In Financial Institutions, Drive-Through Pharmacies, Fast Food Restaurants, Quick-Service Food Stores, Service Stations and Service Stations/Mini-Marts

1. In all districts where permitted by special exception:

A. Such a use shall have on all sides the same architectural features or shall be architecturally compatible with the building group or neighborhood with which it is associated.

B. Such a use shall be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties.

C. The site shall be designed to minimize the potential for turning movement conflicts and to facilitate safe and efficient on-site circulation. Parking and stacking spaces shall be provided and located in such a manner as to facilitate safe and convenient vehicle and pedestrian access to all uses on the site.

D. In reviewing such a use or combination of uses, it shall be determined that the lot is of sufficient area and width to accommodate the use and that any such use will not adversely affect any nearby existing or planned residential areas as a result of the hours of operation, noise generation, parking, glare or other operational factors.

E. For a drive-through pharmacy, signs shall be required to be posted in the vicinity of the stacking area stating the limitations on the use of the window service and/or drive-through lane. Such signs shall not exceed two (2) square feet in area or be located closer than five (5) feet to any lot line.

3. In the C-5 and C-6 Districts, in addition to Par. 1 above:

A. There shall be no outdoor storage or display of goods offered for sale except for the outdoor storage or display of goods permitted at a service station or service station/mini-mart.

B. Service stations and service station/mini-marts shall not be used for the performance of major repairs, and no wrecked, inoperative or abandoned vehicles may be temporarily stored outdoors for a period in excess of seventy-two (72) hours, subject to the limitation that there shall be no dismantling, wrecking or sale of said vehicles or parts thereof. In addition, there shall be no more than two (2) such vehicles on site at any one time.

### 9-006 General Standards

In addition to the specific standards set forth hereinafter with regard to particular special exception uses, all such uses shall satisfy the following general standards:

The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.

2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.

3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.

4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.

6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.

7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.

8. Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

#### **2-405 Permitted Reduction in Lot Size Requirements for Certain Existing Lots**

1. If a lot was recorded prior to March 1, 1941, or if a lot was recorded prior to the effective date of this Ordinance, and said lot met the requirements of the Zoning Ordinance in effect at the time of recordation, then such lot, either as a single lot or in combination with other such lots pursuant to a Building Permit, may be used for any use permitted in the zoning district in which located under this Ordinance even though the lot(s) does not meet the minimum district size, lot area, lot width and/or shape factor requirements of the district, provided all other regulations of this Ordinance can be satisfied.

This provision shall not apply to any such lot which, subsequent to the effective date of this Ordinance, is rezoned at the request of the owner or his agent or is subdivided by the owner or his agent, except for:

A. A subdivision resulting from a voluntary dedication by the owner or a condemnation or acquisition of a portion thereof for public purposes by any governmental agency; or

B. A subdivision for a minor adjustment of lot lines, which may be permitted by the Director in accordance with Chapter 101 of The Code and the following:

(1) Such subdivision shall only be to consolidate land area of contiguous lots, or to rearrange lot lines in order to reallocate land area between contiguous lots such that the reconfigured lots contain either the same lot area as existed prior to the adjustment of the lot lines or a greater area than existed prior to the adjustment of the lot lines which results in a reduced number of lots; and

(2) There shall be no additional lots or outlots created, no increase in the maximum density and the resultant lot lines shall not create any new or aggravate any existing noncompliance with regard to minimum lot area, lot width, shape factor or minimum yard requirements.

## Peripheral Parking Lot Landscaping

If any parking lot contains twenty (20) or more spaces and transitional screening is not required by Sections 302 and 303 below, then peripheral parking lot landscaping shall be required as follows:

1. When the property line abuts land not in the right-of-way of a street:

A. A landscaping strip four (4) feet in width shall be located between the parking lot and the abutting property lines, except where driveways or other openings may necessitate other treatment.

B. At least one (1) tree for each fifty (50) feet shall be planted in the landscaping strip; however, this shall not be construed as requiring the planting of trees on fifty (50) foot centers.

2. Where the property line abuts the right-of-way of a street:

A. A landscaping strip ten (10) feet in width, which shall not include a sidewalk or trail, shall be located between the parking lot and the property line.

B. At least one (1) tree for each forty (40) feet shall be planted in the landscaping strip; however, this shall not be construed as requiring the planting of trees on forty (40) foot centers.

C. Where peripheral landscaping required by this Section conflicts with street planting regulations of the Virginia Department of Transportation, the regulations of the latter shall govern.

3. The Board, in conjunction with the approval of a rezoning or special exception, and the BZA, in conjunction with the approval of a special permit, may approve a waiver or modification of the requirements of this Section and the requirement to provide a ten (10) foot minimum distance between a front lot line and an off-street parking space set forth in Par. 8 of Sect. 11-102. Such waiver or modification may be approved:

A. For an interim use of a specified duration, and/or where deemed appropriate due to the location, size, surrounding area or configuration of the parking lot; and

B. Where such waiver or modification will not have any deleterious effect on the existing or planned development of adjacent properties.

## GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

**ABANDONMENT:** Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

**ACCESSORY DWELLING UNIT (OR APARTMENT):** A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

**AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT:** Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

**AGRICULTURAL AND FORESTAL DISTRICTS:** A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

**BARRIER:** A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

**BEST MANAGEMENT PRACTICES (BMPs):** Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

**BUFFER:** Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

**CHESAPEAKE BAY PRESERVATION ORDINANCE:** Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

**CLUSTER DEVELOPMENT:** Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

**COUNTY 2232 REVIEW PROCESS:** A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

**dba:** The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

**DENSITY:** Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

**DENSITY BONUS:** An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

**DEVELOPMENT CONDITIONS:** Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

**DEVELOPMENT PLAN:** A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

**EASEMENT:** A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

**ENVIRONMENTAL QUALITY CORRIDORS (EQCs):** An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

**ERODIBLE SOILS:** Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

**FLOODPLAIN:** Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

**FLOOR AREA RATIO (FAR):** An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

**FUNCTIONAL CLASSIFICATION:** A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

**GEOTECHNICAL REVIEW:** An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

**HYDROCARBON RUNOFF:** Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

**IMPERVIOUS SURFACE:** Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

**INFILL:** Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

**INTENSITY:** The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

**Ldn:** Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

**LEVEL OF SERVICE (LOS):** An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

**MARINE CLAY SOILS:** Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

**OPEN SPACE:** That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

**OPEN SPACE EASEMENT:** An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

**P DISTRICT:** A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

**PROFFER:** A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

**PUBLIC FACILITIES MANUAL (PFM):** A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

**RESOURCE MANAGEMENT AREA (RMA):** That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

**RESOURCE PROTECTION AREA (RPA):** That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

**SITE PLAN:** A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

**SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP):** Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

**STORMWATER MANAGEMENT:** Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

**SUBDIVISION PLAT:** The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

**TRANSPORTATION DEMAND MANAGEMENT (TDM):** Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

**TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS:** This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

**URBAN DESIGN:** An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

**VACATION:** Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

**VARIANCE:** An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

**WETLANDS:** Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

**TIDAL WETLANDS:** Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

#### Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		

