



# County of Fairfax, Virginia

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

September 24, 2014

Elizabeth A. Nicholson  
Walsh, Colucci, Lubeley and Walsh, P.C.  
2200 Clarendon Boulevard, Suite 1300  
Arlington, VA 22201

RE: Special Exception Amendment Application SEA 2010-LE-009  
(Concurrent with Proffered Condition Amendment Application PCA 2010 LE-005 and Special Exception Applications SE 2014-LE-004 and SE 2014-LE-005)

Dear Ms. Nicholson:

At a regular meeting of the Board of Supervisors on September 23, 2014, the Board approved Special Exception Amendment Application SEA 2010-LE-009 in the name of Jennings Business Park, LLC. The subject property is located at on the W. side of Fredericksburg and Potomac Railroad, E. side of Loisdale Road, approximately 2,800 feet S. of its intersection with Lois Drive, on approximately 35.52 acres of land zoned C-8 in the Lee District [Tax Map 90-4 ((1)) 6 A2; 90-4 ((1)) 6 A3 pt.; 90-4 ((1)) 6 A4 pt.; and 90-4 ((1)) 6 A5]. The Board's action amends Special Exception Application SE 2010-LE-009 previously approved for a vehicle sale, rental and ancillary service establishment to permit additional parking for vehicle sale, rental and service establishment and associated modifications to site design and development conditions, pursuant to Section 4-804 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions which supersede all previous development conditions. Previously approved conditions or those with minor modifications are marked with an asterisk (\*).

1. This Special Exception 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 Generalized Development Plan (GDP)/Special Exception Amendment (SEA) Plat approved with this application, as qualified by these development conditions.
3. A copy of this Special Exception Amendment and the Non-Residential Use Permit (Non-RUP) shall be posted in a conspicuous place on the property of the use and made available to all departments of the County of Fairfax during the hours of operation of the permitted use.

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**Office of the Clerk to the Board of Supervisors**  
12000 Government Center Parkway, Suite 533  
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903  
Email: [clerktothebos@fairfaxcounty.gov](mailto:clerktothebos@fairfaxcounty.gov)  
<http://www.fairfaxcounty.gov/bosclerk>

4. This Special Exception Amendment 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 Amendment shall be in substantial conformance with the approved GDP/SE Plat entitled "Safford Automotive," prepared by Walter L. Phillips, Inc., dated October 4, 2013 as revised through July 21, 2014, consisting of 21 sheets and these conditions. Minor modifications to the approved Special Exception Amendment may be permitted pursuant to Paragraph 4 of Section 9-004 of the Zoning Ordinance.
5. The maximum number of employees on the Property at any given time shall be 200.
6. There shall be no outdoor storage of wrecked or inoperable vehicles on the site for a period exceeding 72 hours. Any spaces reserved for loading, parking, vehicle storage and vehicle display shall not be used for wrecked or inoperable vehicles, and all non-operating vehicles must be stored away from Loisdale Road. All parking of inoperable vehicles shall be located in designated, paved parking spaces.
7. There shall be no outdoor storage or sales of materials on the site, with the exception of vehicles for sale (which may be parked in that area designated on the GDP/SEA Plat as "Vehicle Display Area" or "Vehicle Storage" or indoors).
8. All vehicular service and maintenance shall occur indoors. If such service occurs between the hours of 10:00 p.m. and 8:00 a.m., it shall be in a fully enclosed interior space with no windows or doors open.
9. The car wash shown on the GDP/SEA Plat shall not be open to the public, but shall be used solely by the vehicle sales, rental and ancillary service establishment. All cleaning (including washing, mechanical drying, vacuuming and detailing (shall take place inside the building. Hand drying shall be permitted outside.
10. The following condition sets forth a program for a Transportation Demand Management Plan (the "TDM Plan") that shall be implemented by the Applicant to encourage the use of transit (Metrorail and bus), other high occupancy vehicle commuting modes, walking and biking all in order to reduce automobile trips generated by the Property.
  - a. Program Manager. Prior to the approval of the Site Plan, the Applicant shall designate an individual to act as the Program Manager ("PM"), whose responsibility shall be to implement the TDM strategies. The duties of the PM may be part of other duties assigned to the individual(s).
  - b. TDM Plan. Ninety (90) days after the appointment of the PM, the PM shall submit to FCDOT for review and approval the TDM Plan

to be implemented for the Property. The TDM Plan and any amendments thereto shall include, but not be limited to, provisions for the following with respect to the Property:

- i. Information Dissemination. The PM shall make Metrorail and bus maps, schedules and forms, ridesharing, and other relevant transit option information available to employees, visitors, and guests in a common area; such as the central lobby and management office.
  - ii. Ride Matching. The PM shall coordinate and assist with vanpool and carpool formation programs, ride-matching services, and established guaranteed ride home programs for employees.
  - iii. Preferential Parking. Applicant shall provide preferential parking for employees can/van pools in all parking facilities within the Property.
  - iv. Coordination. The PM shall work with FCDOT, and any other transportation management entities established in the local area of the development, to promote alternatives to single-occupant automobile commute trips.
- c. FCDOT Response. If FCDOT has not responded with any comments to the PM within ninety (90) days of receipt of the TDM Plan, the TDM Plan shall be deemed to be approved, and the Applicant, through the PM, shall implement the TDM Plan.
- d. Annual Surveys and Coordination with FCDOT. One (1) year following approval of the TDM program by FCDOT for the Property, the PM shall conduct a survey (the "Survey") to then be completed every four (4) years and provided to FCDOT. The Survey shall be conducted during a week without any holidays and when Fairfax County Public Schools are in session. The Survey shall gather information on the effectiveness of the TDM Plan and shall be used by the PM to determine whether changes to the TDM Plan are needed. If the Survey reveals that changes to the TDM Plan are needed, the Applicant, through the PM, shall coordinate such changes with FCDOT and implement and adjust the TDM Plan accordingly. The PM shall coordinate the preparation of the Survey materials and the methodology for validating survey results with FCDOT at least thirty (30) days prior to completing each Survey, and shall collect and analyze the results. Such analysis shall include at a minimum:

- i. A description of the TDM measures in effect for the survey period and a description of how such measures have been implemented;
- ii. The number of people surveyed and the number of people who responded on the Property;
- iii. The results of any surveys taken during the survey period;
- iv. The number of employees participating in the TDM programs displayed by mode of use; and
- v. An evaluation of the effectiveness of the TDM Plan and its program elements and, if necessary, proposed modifications to the plan and program elements.

After the completion of the 4<sup>th</sup> survey, FCDOT may, at their discretion, terminate the need for further surveys.

- e. SmarTrip Cards. The Applicant shall offer SmarTrip Cards with a minimum beginning value of \$5 to any interested employee at that employee's start of employment at the dealership.
15. The Applicant shall utilize the services of a LEED-accredited professional in the design of the dealership building. In addition, the Applicant shall register the project with the United States Green Building Council (USGBC) and pursue a goal of attaining the base certification level under the LEED NC V.3 program or the applicable program at the time of certification. The LEED project limits exclude the remote parking lot on Parcel 6A5.

The Applicant shall use thermoplastic membrane (TPO) roofing material with a Solar Reflectance Index (SRI) of greater than 0.50, which is the Energy Star standard. In addition, the Applicant shall have the option to consider the inclusion of additional green building technologies, such as solar panels. Should the Applicant pursue solar energy technologies in the future, panels and other related mechanical equipment shall be subject to Section 2-506 of the Zoning Ordinance.

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 responsible for obtaining the required Non-Residential Use Permit (Non-RUP) through established procedures, and this Special Exception Amendment shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this Special Exception Amendment 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 of 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 Amendment. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

**The Board also:**

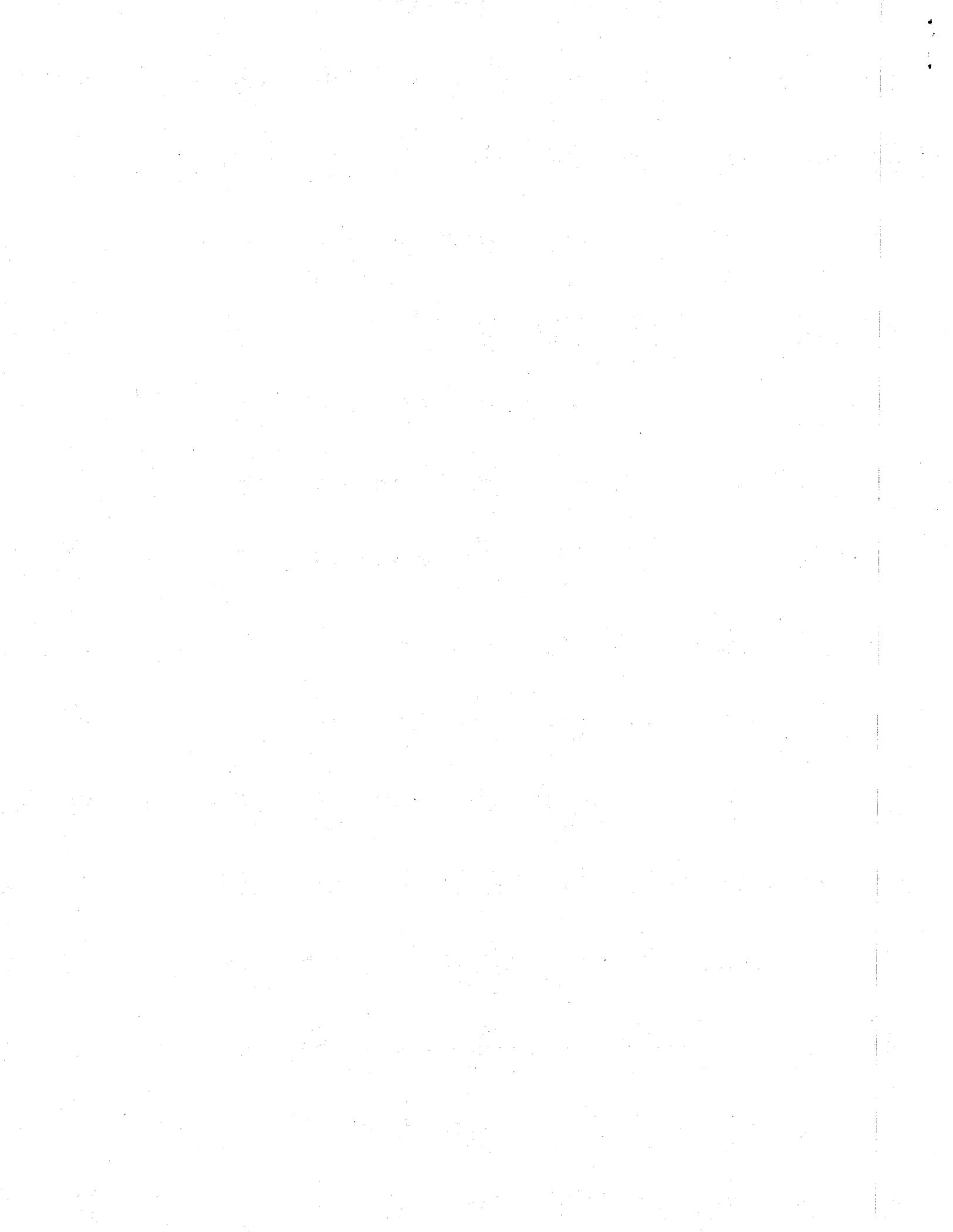
- Approved a waiver of frontage improvements along Loisdale Road

Sincerely,



Catherine A. Chianese  
Clerk to the Board of Supervisors

cc: Chairman Sharon Bulova  
Supervisor Jeffrey McKay, Lee District  
Tim Shirocky, Acting Director, Real Estate Division, Dept. of Tax Administration  
Barbara C. Berlin, Director, Zoning Evaluation Division, DPZ  
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning  
Michael Davis, Section Chief, Transportation, Planning Division  
Donald Stephens, Department of Transportation  
Department of Highways-VDOT  
Sandy Stallman, Park Planning Branch Manager, FCPA  
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division  
Jill Cooper, Executive Director, Planning Commission  
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation



# SEA 2010-LE-009

## Zoning Application Closeout Summary Report

Printed: 10/6/2014

### General Information

**APPLICANT:** JENNINGS BUSINESS PARK, LLC  
**DECISION DATE:** 09/23/2014  
**CRD:** NO  
**HEARING BODY:** BOS  
**ACTION:** APPROVE  
**STAFF COORDINATOR:** MICHAEL VAN ATTA

**SUPERVISOR DISTRICT:**

**DECISION SUMMARY:**

ON SEPTEMBER 23, 2014, THE BOARD UNANIMOUSLY APPROVED SEA 2010-LE-009 ON A MOTION BY SUPERVISOR MCKAY SUBJECT TO DEVELOPMENT CONDITIONS DATED SEPTEMBER 15, 2014.

**APPLICATION DESCRIPTION:**

ADDITIONAL PARKING FOR VEHICLE SALE, RENTAL AND ANCILLARY SERVICE ESTABLISHMENT

### Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
DISTRICT	AREA	DISTRICT	AREA	DISTRICT	AREA
				C- 8	35.52 ACRES

### Tax Map Numbers

0904 ((01))\ )0006 A2      0904 ((01))\ )0006 A3      0904 ((01))\ )0006 A5      0904 ((01))\ )0006 A4

### Approved Land Uses

Zoning District: C- 8

LAND USE	DU'S	RES LAND AREA	ADU'S	WDU'S	GFA	FAR	NRES LAND AREA
VEH/SALE/A					90,000	0.06	35.52 ACRES
<b>TOTALS</b>					<b>90,000</b>	<b>0.06</b>	<b>35.52 ACRES</b>

### Approved Waivers/Modifications

WAIVE FRONTAGE IMPROVEMENTS

10/6/2014

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**Approved Development Conditions**DEVELOPMENT CONDITION STATEMENT DATE: 09-15-2014

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<u>DEVELOPMENT CONDITION</u>	<u>DUE</u>	<u>TRIG #</u>	<u>TRIG EVENT</u>	<u>CONTRIB</u>	<u>EXPIR DTE</u>
OTHER - GENERAL	01-01-0001	0	N/A	0	01-01-0001
PARKING	01-01-0001	0	N/A	0	01-01-0001
USE RESTRICTIONS	01-01-0001	0	N/A	0	01-01-0001
OTHER - ENVIRONMENT	01-01-0001	0	N/A	0	01-01-0001
COPY SHALL BE POSTED	01-01-0001	0	N/A	0	01-01-0001
ACCESSORY USES	01-01-0001	0	N/A	0	01-01-0001
NUMBER OF EMPLOYEES	01-01-0001	0	N/A	0	01-01-0001
APPROVED FOR LOCATION/STRUCTURE/USES ETC ON PLATS	01-01-0001	0	N/A	0	01-01-0001
TRANSPORTATION DEMAND MANAGEMENT PROGRAM (TDM)	01-01-0001	0	N/A	0	01-01-0001
SUBJECT TO SITE PLANS / SUBDIVISION PLATS	01-01-0001	0	N/A	0	01-01-0001

10/6/2014



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

APPLICATION No: PCA 2010-LE-005  
 (Assigned by staff)

*Concurrent with* RECEIVED  
 SE 2014-LE-009 Department of Planning & Zoning  
 SE 2014-LE-005  
 SEA 2010-LE-009 JAN 22 2014

Zoning Evaluation Division

**APPLICATION FOR A REZONING**  
 (PLEASE TYPE or PRINT IN BLACK INK)

**PETITION**

**TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA**  
 I (We), Gramm Springfield Property, LLC, the applicant (s) petition you to adopt an ordinance  
 amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the N/A District to the N/A District  
 the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.  
 (Proffered Condition Amendment)

**LEGAL DESCRIPTION:**

Parcels 6A3, 6A4, 6A5, <u>6A2</u>			23125	959
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

**TAX MAP DESCRIPTION:**

90-4	1		6A 3	460,311 SF/10.6 ac.
90-4	1		6A 4	344,190 SF/7.9 ac
90-4	1		6A 5	516,300 SF/11.8 ac
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage

**POSTAL ADDRESS OF PROPERTY:**

Loisdale Road (no postal address assigned)

**ADVERTISING DISCRIPTION:** (Example - North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)  
East side of Loisdale Road, West of CSX railroad tracks and south of Loisdale Park.

**PRESENT USE:** Vacant Land **PROPOSED USE:** Automotive Dealership  
**MAGISTERIAL DISTRICT:** Lee **OVERLAY DISTRICT (S):** N/A

The name(s) and address(s) of owner(s) of record shall provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representative on official business to enter on the subject property as necessary to process the application.

Martin D. Walsh by: Elizabeth A. Nicholson  
 Type or Print Name  
 Walsh, Colucci, Lubeley and Walsh, P.C.  
 2200 Clarendon, Blvd., Suite 1300, Arlington, VA 22201  
 Address

*Ent Walsh by Elizabeth Nicholson*  
 Signature of Applicant or Agent  
 (Work) 703-528-4700 (Mobile)  
 Telephone Number

Please provide name and telephone number of contact if different from above:

DO NOT WRITE BELOW THIS SPACE

Date application accepted: 3-7-14

PCA 2013-0285 mc  
 Fee Paid \$ 41,850.<sup>00</sup> 1/22/14

*Virginia Ruffner*





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

APPLICATION No: SE 2014-LE-004

(Staff will assign)

*Concurrent with SEA 2010-LE-004*  
 RECEIVED  
 SE 2014-LE-004  
 Department of Planning & Zoning  
 SEA 2010-LE-009  
 JUL 4 2013

**APPLICATION FOR A SPECIAL EXCEPTION**  
 (PLEASE TYPE or PRINT IN BLACK INK)

Zoning Evaluation Division

<b>APPLICANT</b>	<b>NAME</b> Gramm Springfield Property, LLC
	<b>MAILING ADDRESS</b> See Agent/contact information below
	<b>PHONE HOME</b> ( ) <b>WORK</b> (703) 528-4700
	<b>PHONE MOBILE</b> ( )
<b>PROPERTY INFORMATION</b>	<b>PROPERTY ADDRESS</b> Loisdale Road (no postal address assigned)
	<b>TAX MAP NO.</b> 90-4((1))6A3, part of
	<b>SIZE (ACRES/SQ FT)</b> 447,950 SF / 10.28 AC 460,311 SF / 10.6 ac. mpc
	<b>ZONING DISTRICT</b> C-8
	<b>MAGISTERIAL DISTRICT</b> Lee
	<b>PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION:</b> N/A
<b>SPECIAL EXCEPTION REQUEST INFORMATION</b>	<b>ZONING ORDINANCE SECTION</b> Category 5- Sect. 4-0804
	<b>PROPOSED USE</b> Vehicle Sale, Rental and Ancillary Service Establishment
<b>AGENT/CONTACT INFORMATION</b>	<b>NAME</b> Martin D. Walsh by: Elizabeth Nicholson
	<b>MAILING ADDRESS</b> Walsh, Colucci, Lubeley, Emrich, and Walsh, P.C., 2200 Clarendon Blvd. Suite 1300, Arlington, VA 22201
	<b>PHONE NUMBER HOME WORK</b> 703-528-4700
	<b>PHONE NUMBER MOBILE</b>
<b>MAILING</b>	Send all correspondence to (check one): <input type="checkbox"/> Applicant -or- <input checked="" type="checkbox"/> Agent/Contact
<p>The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application.</p> <p>Martin D. Walsh by: Elizabeth Nicholson</p> <p><u>TYPE/PRINT NAME OF APPLICANT/AGENT</u> <u>Signature of Elizabeth A. Nicholson</u>  <u>SIGNATURE OF APPLICANT/AGENT</u></p>	

SE 2013-0289

mpc  
1/23/14

DO NOT WRITE IN THIS SPACE

Date application accepted: 3-7-14 Application Fee Paid: \$ 16,375.00

*Virginia Ruffin*



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

APPLICATION No: SE 2014-LE-005

Concurrent w/ (Staff will assign)

PCA 2010-LE-005 RECEIVED  
 SE 2014-LE-005  
 SEA 2010-LE-009  
 UCI 04 2013

**APPLICATION FOR A SPECIAL EXCEPTION**  
 (PLEASE TYPE or PRINT IN BLACK INK) Zoning Evaluation Division

APPLICANT	NAME Gramm Springfield Hyundai Property, LLC Contact: Elizabeth Nicholson	
	MAILING ADDRESS See Agent/contact information below	
	PHONE HOME ( )	WORK (703) 528-4700
	PHONE MOBILE ( )	
PROPERTY INFORMATION	PROPERTY ADDRESS Loisdale Road (no postal address assigned)	
	TAX MAP NO. 90-4((1))6A4, part of	SIZE (ACRES/SQ FT) 333,399 SF / 7.65 AC 344,190 SF / 7.9 ac. MW
	ZONING DISTRICT C-8	MAGISTERIAL DISTRICT Lee
	PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION: N/A	
SPECIAL EXCEPTION REQUEST INFORMATION	ZONING ORDINANCE SECTION Category 5- Sect. 4-0804	
	PROPOSED USE Vehicle Sale, Rental and Ancillary Service Establishment	
AGENT/CONTACT INFORMATION	NAME Martin D. Walsh by: Elizabeth Nicholson	
	MAILING ADDRESS Walsh, Colucci, Lubeley, Emrich, and Walsh, P.C., 2200 Clarendon Blvd. Suite 1300, Arlington, VA 22201	
	PHONE NUMBER HOME	WORK 703-528-4700
	PHONE NUMBER MOBILE	
MAILING	Send all correspondence to (check one): <input type="checkbox"/> Applicant -or- <input checked="" type="checkbox"/> Agent/Contact	
<p>The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application.</p> <p>Martin D. Walsh by: Elizabeth Nicholson</p> <p>TYPE/PRINT NAME OF APPLICANT/AGENT <u>Elizabeth G. Nicholson</u>          SIGNATURE OF APPLICANT/AGENT</p>		

DO NOT WRITE IN THIS SPACE

Date application accepted:

3-7-14

Application Fee Paid: \$ 16,375.00

SE 2013-0290

mcc  
1/23/14

*Virginia Ruffner*