



APPLICATION ACCEPTED: March 23, 2016
PLANNING COMMISSION: July 13, 2016
BOARD OF SUPERVISORS: Not Yet Scheduled

County of Fairfax, Virginia

June 28, 2016

STAFF REPORT

SPECIAL EXCEPTION AMENDMENT APPLICATION SEA 97-L-065

MOUNT VERNON DISTRICT



APPLICANT:	Dogwood Petroleum Realty, LLC
ZONING:	C-6 (Community Retail Commercial)
PARCEL:	99-1 ((17)) 3
ACREAGE:	1.24 acres
FLOOR AREA RATIO (FAR):	0.05
PLAN MAP:	Industrial
PROPOSAL:	Amend SE 97-L-065 to re-classify the use from service station/mini-mart to service station/quick-service food store. No physical site modifications or improvements are proposed.

STAFF RECOMMENDATIONS:

Staff recommends that SEA 97-L-065 be approved subject to the development conditions contained in Appendix 1.

Staff recommends reaffirmation of a previously approved modification to Sect. 2-414, requiring that commercial buildings be located 75 feet from an interstate right-of-way to permit the existing building to remain approximately 58 feet from the right-of-way.

Angelica P. Gonzalez

It should be noted that it is not the intent of staff to recommend that the Board, in imposing any conditions, 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 Special Exception Amendment 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.



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Exception Amendment

SEA 97-L-065



Applicant:
Accepted:
Proposed:

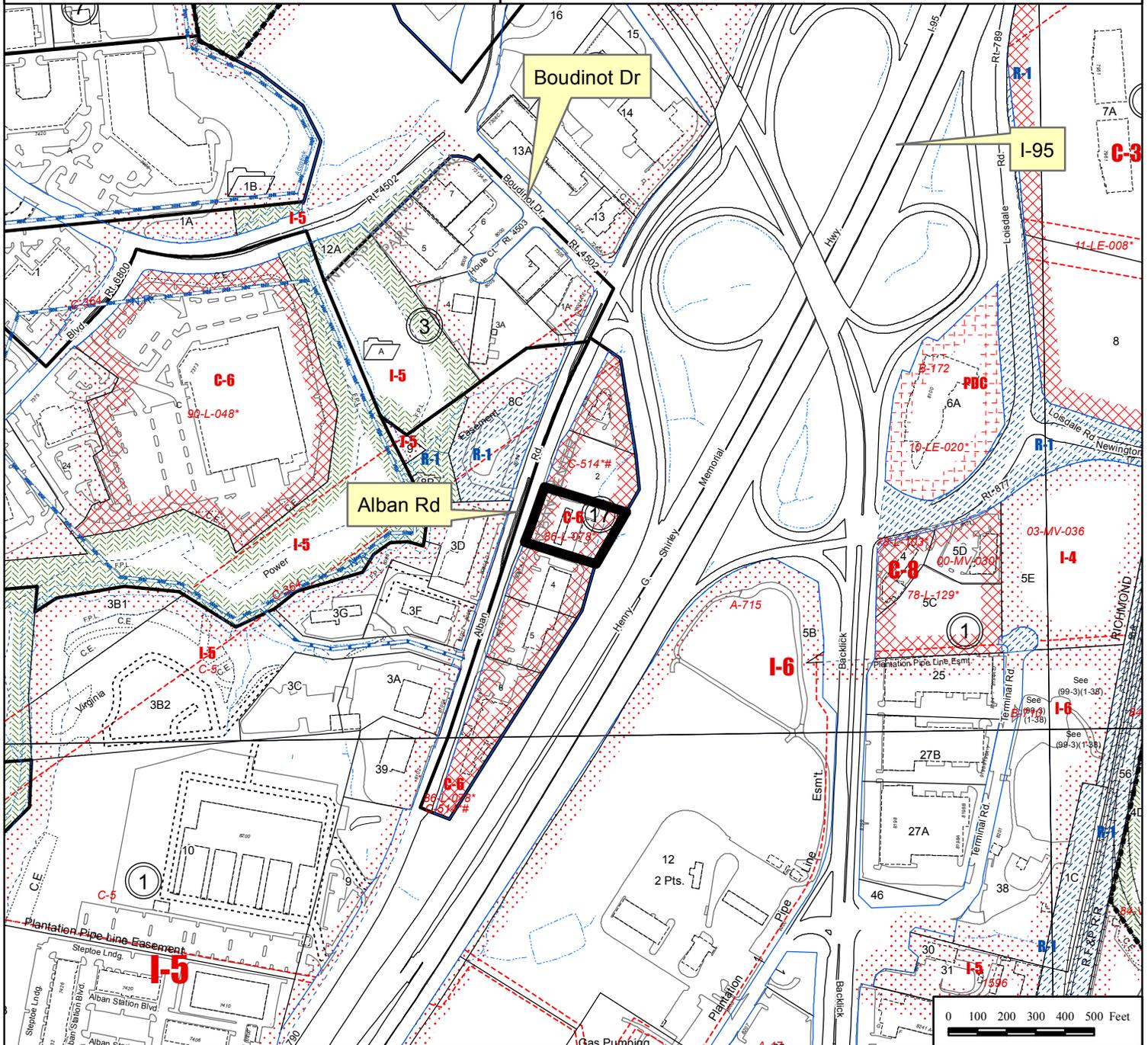
DOGWOOD PETROLEUM REALTY, LLC
03/23/2016
AMEND SE 97-L-065 PREVIOUSLY APPROVED
FOR SERVICE STATION/MINI-MART TO
CONVERT TO A SERVICE STATION/QUICK
SERVICE FOOD STORE

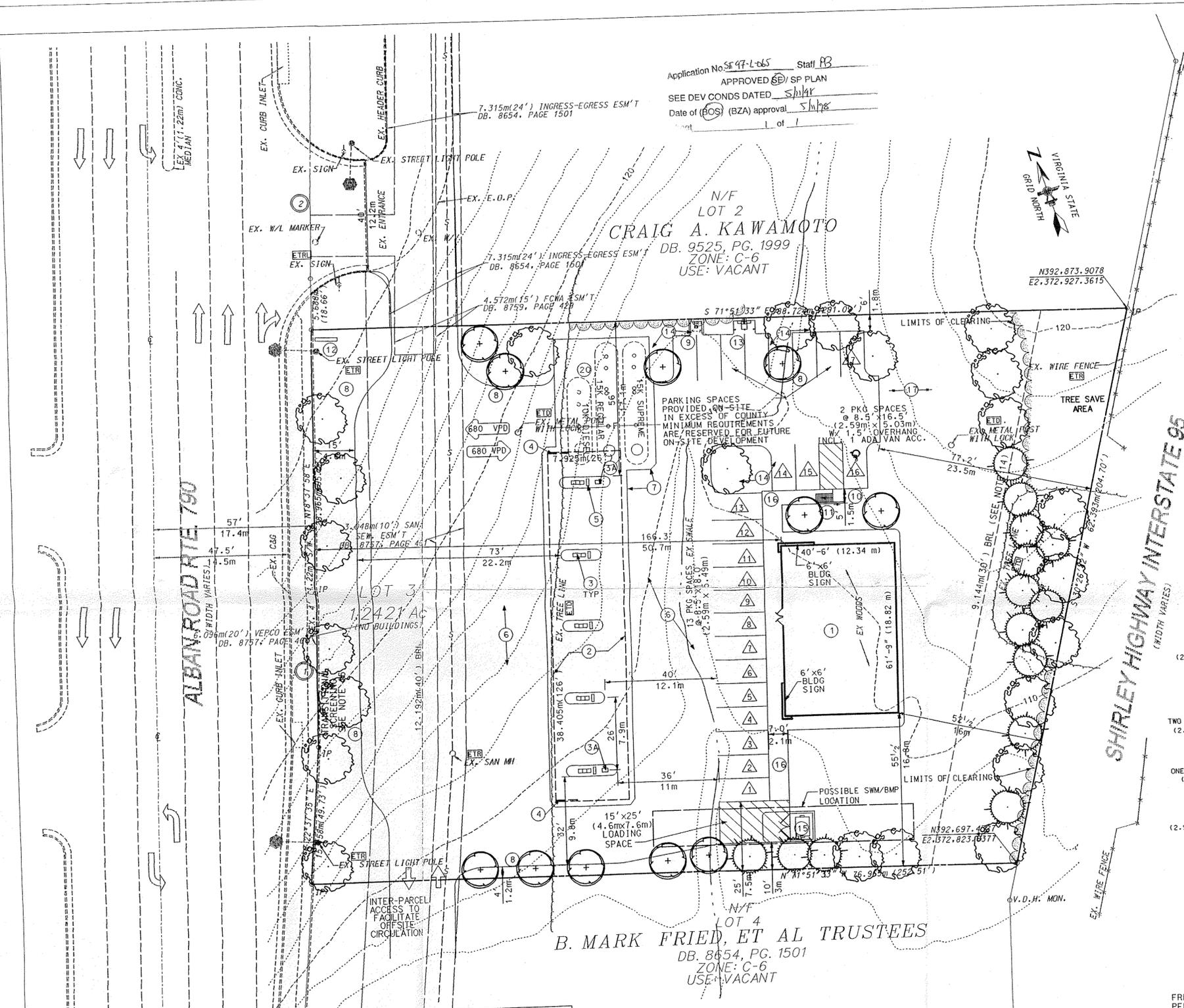
Area:

1.24 AC OF LAND; DISTRICT - MOUNT VERNON

Zoning Dist Sect:
Located:
Zoning:
Plan Area:
Overlay Dist:
Map Ref Num:

04-060404-0604
8071 ALBAN ROAD, SPRINGFIELD, VA 22150
C-6
4,
099-1- /17/ /0003





Application No. SE 97-L-065 Staff PB
 APPROVED SP PLAN
 SEE DEV CONDS DATED 5/14/98
 Date of (BOS) (BZA) approval 5/14/98

N/F LOT 2
CRAIG A. KAWAMOTO
 DB. 9525, PG. 1999
 ZONE: C-6
 USE: VACANT

N/F LOT 4
B. MARK FRIED, ET AL TRUSTEES
 DB. 8654, PG. 1501
 ZONE: C-6
 USE: VACANT

LEGEND

ITEM NUMBER LISTED BELOW

9 PARKING SPACE
 10 EXISTING TO BE RELOCATED
 11 EXISTING TO REMAIN

NEW YARD LIGHTS, FIXTURES & POLES

BUILDING

1 2500 SF (232.26 m²) MINI-MART/SERVICE STATION

CANOPY / ISLANDS

2 7.95m(26'1")x38.41m(126'-0") CANOPY
 W/5.89m(19'-4") x 18.29m(60') EXT. HT=6.10(20')

3 DISPENSING EQUIPMENT
 (5) MPD-3 ADVANTAGE SERIES W/CRIND

3A (2) DIESEL DISPENSING EQUIPMENT

4 (2) CANOPY FASCIA SIGNS "EXXON"
 WHITE DECALS ON RED BACKGROUND

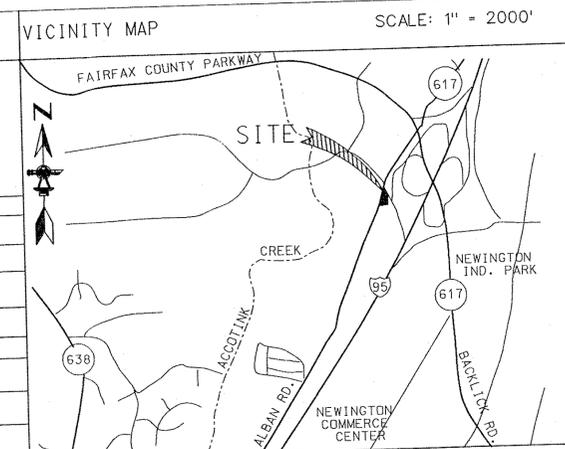
5 CANOPY, COLUMN AND DOWNSPOUT DRAINS
 UNDERGROUND ABOVE GROUND

YARD AREA

6 ASPHALT PAVEMENT
 7 CEMENT CONCRETE PAD
 8 CONCRETE CURB
 9 AIR/WATER UNIT W/YARD LIGHT
 10 ADA PARKING ONLY SIGNS PER CODE
 11 ADA ACCESS RAMP
 12 ID/PRICE SIGN
 13 PUBLIC PHONES
 14 LANDSCAPING W/IRRIGATION
 15 TRASH ENCLOSURE
 16 SIDEWALKS
 17 SEEDING
 20 FIBERGLASS TANKS FOR MOTOR FUEL

LANDSCAPE NOTES

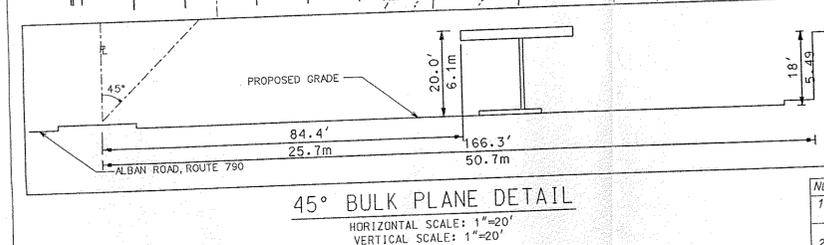
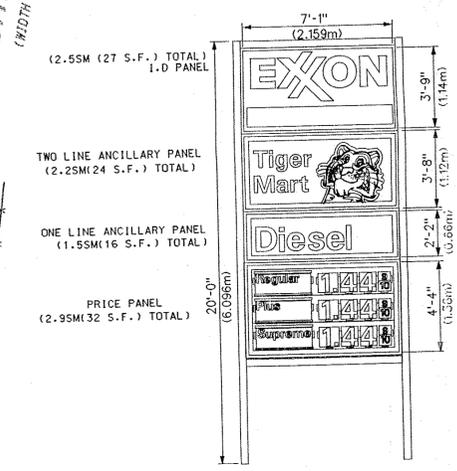
SYMBOL	DESCRIPTION
(Symbol: Circle with cross)	SHADE TREE
(Symbol: Circle with dot)	ORNAMENTAL TREE
(Symbol: Circle with vertical lines)	EVERGREEN TREES



SITE TABULATION ZONE C-6

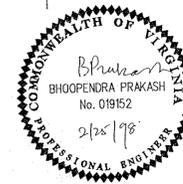
	REQUIRED	PROVIDED	REMARK
MINIMUM LOT AREA	3716 SM. (40000SF)	5026 SM. 54,106 SF.	
MINIMUM LOT WIDTH	60.960m 200 FT.	62.819m 206.1 FT.	
MAXIMUM BLDG HT.	12.192m (40 FT.)	50.7m (166' ± FT.)	
MINIMUM YARD REQ.			
FRONT (ALBAN ROAD)	12.192m (40 FT.)	50.7m (166' ± FT.)	
SIDE (NORTHERN AND SOUTHERN BOUNDARY)	NONE	16.8m (55.5' ± FT.)	
REAR (SHIRLEY HIGHWAY)	9.144m (30 FT.)	16m (52.5' ± FT.)	NOTE 14
OPEN SPACE	15%	30%	
MAX F.A.R.	0.40	0.05	NOTE 8

- NOTES**
- THIS SITE AND SURROUNDING PARCELS ARE WITHIN THE C6 ZONING DISTRICT. THIS APPLICATION REQUESTS A SPECIAL EXCEPTION FOR THE PURPOSE OF CONSTRUCTING A MINI-MART/SERVICE STATION.
 - PROPOSED USE OF THE SITE IS A MINI-MART/SERVICE STATION.
 - THIS SITE IS IDENTIFIED ON FAIRFAX COUNTY TAX MAP #99-1-(117) AND FOUND OF RECORD IN D.B. 8654 PAGE 1501. PRESENTLY IN THE NAME OF B. MARK FRIED, ET AL TRUSTEES. TOTAL AREA OF THE SITE IS 54,106 SQUARE FEET, AND IS LOCATED IN A C6 ZONE. LIMITS OF CLEARING SHALL BE CONFINED WITHIN THE PROPERTY AND TO THE MAXIMUM POSSIBLE EXTENT.
 - ALL EXISTING SURFACE IMPROVEMENTS WITHIN THE LIMITS OF CLEARING ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
 - PARKING REQUIREMENTS ARE CALCULATED AS FOLLOWS:
 MINI-MART: 6.5/1000x 2500 SF (232.3 SM) = 16.25 SPACES
 TOTAL REQ'D = 17 SPACES
 TOTAL PROVIDED = 17 SPACES
 INCLUDES (1) ADA VAN ACCESSIBLE SPACES
 - THE PROPERTY IS CURRENTLY SERVED BY PUBLIC WATER AND SEWER.
 - WATER QUALITY WILL BE PRESERVED BY METHODS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT. LOT 3 WILL BE SERVED BY AN ON-SITE UNDERGROUND STORMWATER MANAGEMENT FACILITY AND SAND FILTER OR BY A COMMON FACILITY SERVING ALL OF THE LOTS AT ALBAN CENTER AND AN ON-SITE OIL/GRIT SEPARATOR. THE FINAL DETERMINATION WILL BE MADE DURING THE SITE PLAN PROCESS AND STORMWATER MANAGEMENT WILL BE PROVIDED AS REQUIRED BY THE DEPARTMENT OF ENVIRONMENTAL MANGEMENT.
 - THE PROPOSED F.A.R. IS CALCULATED AS FOLLOWS:
 TOTAL GROSS FLOOR AREA = 2325M(2,500 SF)
 TOTAL SITE AREA = 5026SM(54,106 SF)
 2325M(2,500)/5026SM(54,106) = 0.05 F.A.R.
 A MAXIMUM F.A.R. OF 0.17 IS PROFFERED FOR ALBAN CENTER (PCA 86-L-078). SURVEY DONE BY RAYMOND A. FROST, AS OUTLINED ON A PLAT DATED JULY 24, 1997. EXISTING TOPOGRAPHIC INFORMATION SHOWN IS BASED ON PCA PLAN BY HUNTLEY, NYCK & ASSOCIATES, P.C.
 - UNDERGROUND FUEL STORAGE TANKS WILL BE INSTALLED.
 - AS PER FAIRFAX COUNTY FLOOD INSURANCE RATE MAP, FEMA COMMUNITY PANEL 515525-0125-D, THIS PROPERTY IS LOCATED IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN. EFFECTIVE DATE MARCH 5, 1990.
 - THERE ARE NO KNOWN GRAVES OR BURIAL SITES ON THIS PROPERTY.
 - BULK PLANE IS PROVIDED - SEE THIS SHEET.
 - BRL WAS MODIFIED FROM 75 FT TO 30 FT BY PCA86-L-078
 - TRANSITIONAL SCREENING ALONG ALBAN ROAD HAS BEEN MODIFIED IN CONFORMANCE WITH PCA86-L-078.
 - PERIPHERAL PARKING LOT LANDSCAPING ALONG HIGHWAY 95 HAS BEEN MODIFIED IN CONFORMANCE WITH PCA86-L-078.



CURVE DATA

NO.	DEGREE	RADIUS	DELTA	ARC	TAN.	CHORD BRG.	CHORD
1	00°30'00"	3493.460m	00°16'37"	16.886m	8.443m	N18°29'39"E	16.886m
2	01°13'09"	1432.359m	01°41'42"	42.370m	21.187m	N19°28'49"E	42.370m



CHECKED BY: [Signature] DATE: 2/23/99
 QUALITY CONTROL ENGINEER

Date:	Revisions:	By:	Chk By:

EXXON COMPANY, U.S.A.
 A DIVISION OF EXXON CORPORATION Real Estate & Engineering

SPECIAL EXCEPTION PLAT
 EXXON STATION 2-0390
 ALBAN CENTER
 LEE DISTRICT, FAIRFAX COUNTY, VIRGINIA

RS No: 2-0390
 Scale: SCALE: 1"=20'
 Date: FEBRUARY 25, 1998
 County No:

Designed By: RMR
 File Name: 0390SE
 Drafted By: RMR
 SHEET
 Checked By: DAD
 1

The Plan Source
 8565-C Sudley Road
 Manassas, VA 20110-3811
 Tel: (703) 330-0954
 Fax: (703) 335-9062
 plansrc@erols.com

RECEIVED
 ENGINEERS PLANNERS PERMIT CONSULTANTS OFFICE OF COMPREHENSIVE PLANNING

MAR 2 1998

ZONING EVALUATION DIVISION

PLANTING SCHEDULE

SYMBOL	CODE	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	10-YR CANOPY
	QP	5	QUERCUS PHELLOS	WILLOW OAK	5.0 cm (2") CAL.	B & B	90 m ² (18 EA.)
	CB	4	CARPINUS BETULUS	EUROPEAN HORNBEAM	5.0 cm (2") CAL.	B & B	52 m ² (13 EA.)
	CC	6	CERCIS CANADENSIS	EASTERN RED BUD	2.5 cm (1") CAL.	B & B	36 m ² (9 EA.)
	CK	4	CORNUS KOUSA	KOUSA DOGWOOD	2.5 cm (1") CAL.	B & B	12 m ² (3 EA.)
	PS	11	PINUS STROBUS	EASTERN WHITE PINE	2.0-2.5m (7'-8") HT.	B & B	198 m ² (18 EA.)
	AR	11	ACER RUBRUM	RED MAPLE	5.0 cm (2") CAL.	B & B	198 m ² (18 EA.)
	TC	4	TILIA CORDATA	LITTLE LEAF LINDEN	5.0 cm (2") CAL.	B & B	72 m ² (9 EA.)
	TG	3	THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	1.5-1.8m (5'-6") HT.	B & B	9 m ² (1 EA.)
	TM	14	TAXUS MEDIA	ANGLED YEW	90-100 cm (3'-4') HT.	5 GAL. CONTAINER	
			FLOWERS, GROUNDCOVER, AND SHRUBS	SEE FLOWER SELECTION GUIDE AND CTE GUIDELINES FOR LAYOUT AND PLANT SELECTION			

GENERAL LANDSCAPE NOTES

- A COMPLETE LIST OF PLANTS, INCLUDING A SCHEDULE OF SIZES, QUANTITIES, AND OTHER REQUIREMENTS, IS SHOWN ON THE DRAWINGS. IN THE EVENT THAT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANT MATERIALS LIST, THE PLANTING PLANS SHALL GOVERN.
- PROTECT EXISTING UTILITIES, PAVING AND OTHER FACILITIES FROM DAMAGE CAUSED BY LANDSCAPING OPERATIONS.
- THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF SAME BEFORE COMMENCING ANY DIGGING OPERATIONS BY CALLING "MISS UTILITY" AT 1-800-257-7777.
- LOCATE PLANTS AS INDICATED OR AS APPROVED IN THE FIELD AFTER STAKING BY THE CONTRACTOR. IF OBSTRUCTIONS ARE ENCOUNTERED THAT ARE NOT SHOWN ON THE DRAWINGS, DO NOT PROCEED WITH PLANTING OPERATIONS UNTIL ALTERNATE PLANT LOCATIONS HAVE BEEN SELECTED.
- PERFORM CLEANING DURING INSTALLATION OF THE WORK AND UPON COMPLETION OF THE WORK. REMOVE FROM SITE ALL EXCESS MATERIALS, SOIL, DEBRIS, AND EQUIPMENT. LANDSCAPING CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING DAMAGE RESULTING FROM PLANTING OPERATIONS.
- LANDSCAPE CONTRACTOR TO PROVIDE OWNER WITH GUARANTEE TO WARRANT PLANT MATERIAL TO REMAIN ALIVE AND BE IN HEALTHY, VIGOROUS CONDITION FOR A PERIOD OF ONE (1) YEAR AFTER COMPLETION, PROVIDED PLANTS ARE GIVEN PROPER CARE DURING THIS PERIOD.
- LANDSCAPE CONTRACTOR SHALL COMPLY WITH EXXON'S CTE LANDSCAPE INSTALLATION GUIDELINES.
- ALL DENUDED AREAS WITHIN THE LIMITS OF GRADING EXCEPT FOR MULCH BEDS SHALL BE SEEDED.
- PRIOR TO SEEDING AND SODDING CONTRACTOR SHALL ENSURE ALL UTILITY ITEMS (I.E. WATER METER COVERS, VALVE BOX COVERS, AND CLEANOUTS) IN THE YARD AREA ARE BROUGHT TO GRADE.

LANDSCAPING CALCULATIONS

INTERIOR PARKING LOT LANDSCAPING

AREA OF PARKING LOT	= 1211m ²
5% OF PARKING LOT	= 61m ²
AREA PROVIDED	= 82m ²
% PROVIDED	= 6.7%

TRANSITIONAL SCREENING - ALBAN RD.
PLANTINGS SHOWN HEREON ARE IN CONFORMANCE WITH MODIFICATIONS GRANTED IN PCA 86-L-078 AND PLANTINGS SHOWN ON SE 97-L-065.

PERIPHERAL PARKING LOT LANDSCAPING

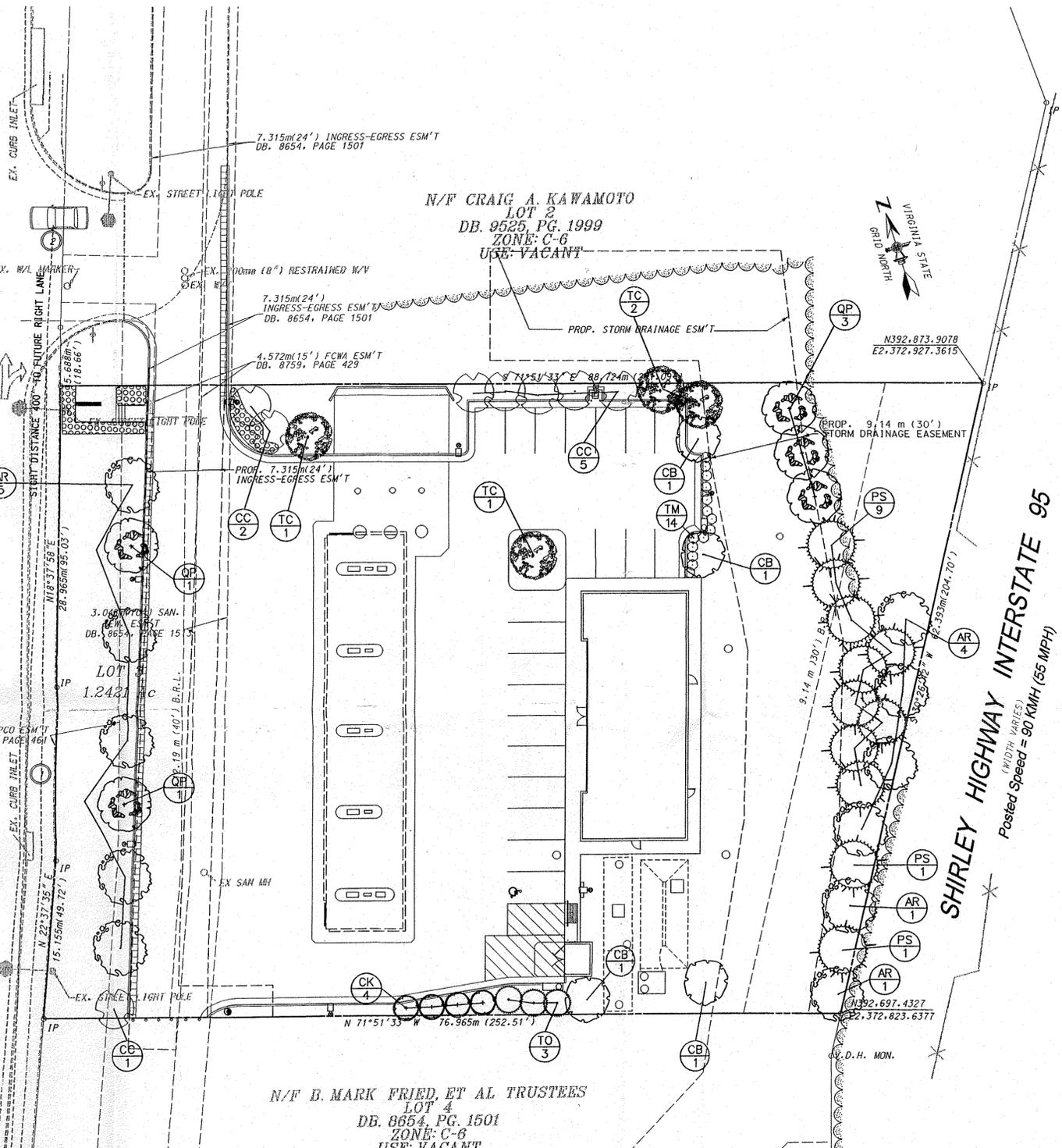
NORTHERN BOUNDARY	
PARKING LOT LENGTH	= 36m
TREES REQUIRED (1/15.2)	= 3 TREES
TREES PROVIDED	= 4 TREES
SOUTHERN BOUNDARY	
PARKING LOT LENGTH	= 15m
TREES REQUIRED (1/15.2)	= 1 TREES
TREES PROVIDED	= 7 TREES

1-95
PLANTINGS SHOWN HEREON ARE IN CONFORMANCE WITH MODIFICATIONS GRANTED IN PCA 86-L-078 AND PLANTINGS SHOWN ON SE 97-L-065.

TREE CANOPY COVERAGE

SITE AREA	= 5026 m ²
TOTAL 10-YR CANOPY	= 667 m ²
REQUIRED COVERAGE	= 10%
PROVIDED COVERAGE	= 13.5%

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
AUG 13 1999
ZONING EVALUATION DIVISION



FLOWER SELECTION GUIDE

WHITE	BLUE	RED	WARMER CLIMATE ANNUAL	WARMER CLIMATE PERENNIAL	COLDER CLIMATES ANNUAL	COLDER CLIMATES PERENNIAL
PANSIES	PANSIES	PANSIES	LANTANA	LANTANA	GERANIUMS	PEONIES
AGERATUM	AGERATUM	SALVIA	PORTULACA	DAY LILY	AFRICAN DAISY	ASTERS
DIANTHUS	SALVIA	DIANTHUS	HIBISCUS	VERBENA		DAY LILY
PETUNIAS		PETUNIAS	VERBENA	PLUMBAGO		
BEGONIAS		BEGONIAS				

*FLOWER BEDS MAY BE ACCENTED WITH ORNAMENTAL GRASSES AND GROUND COVERS.

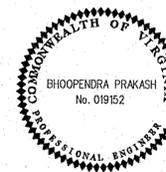
ALL DIAMETERS ARE SHOWN IN MILLIMETERS. ALL OTHER DIMENSIONS ARE SHOWN IN METERS. EXCEPT WHERE NOTED OTHERWISE.



SCALE: 1:250

HEREBY CERTIFY THAT NO OTHER CHANGES HAVE BEEN MADE ON THE PLAN OR PROFILE EXCEPT THOSE PREVIOUSLY APPROVED.

CHECKED BY:	DATE:	By:	Chk By:
QUALITY CONTROL ENGINEER		SMC	BP
Date:	Revisions		
7-15-99	MODIFICATION OF TREE PLANTINGS AND LOCATION DUE TO NEW BUILDING FOOTPRINT		



EXXON COMPANY, U.S.A.
A DIVISION OF EXXON CORPORATION Real Estate & Engineering

LANDSCAPING PLAN
EXXON STATION 2-0390
8071 ALBAN ROAD
LEE DISTRICT, FAIRFAX COUNTY, VIRGINIA

RS No: 2-0390
Scale: SCALE: 1:250
Date: JULY 1999
County No: 9796-SP-01-1
Designed By: RMR
File Name: 0390LSCP
Drafted By: RMR
SHEET
Checked By: BP
15

The Plan Source
8565-C Sudley Road
Manassas, VA 20110-3811
Tel: (703) 330-0954
Fax: (703) 335-9062
www.plan-source.com

DESCRIPTION OF THE APPLICATION

The applicant, Dogwood Petroleum Realty, LLC, requests approval of a Special Exception Amendment to re-classify an existing service station/mini-mart¹ use to a service station/quick-service food store² use.

Per the definitions under the Zoning Ordinance, the reclassification of the use allows the applicant flexibility in what products can be sold. No physical site modifications or improvements are proposed and the hours of operation will continue to be 24 hours a day and seven days a week.

A reduced copy of the Special Exception Amendment Plat is included at the front of this report. Copies of the proposed development conditions, applicant's statement of justification, and the affidavit are included in Appendices 1, 2, and 3, respectively.

Modifications:

The applicant requests to re-affirm a modification of Sect. 2-414, to the Zoning Ordinance requirements, requiring that commercial buildings be located 75 feet from an interstate right-of-way, to permit the existing building to remain approximately 58 feet.

LOCATION AND CHARACTER

The property is zoned in the C-6 District and located at 8071 Alban Road in the southeast quadrant of the intersection of Boudinot Drive and Alban Road and directly west of I-95. The property features an existing service station/mini-mart, housed in a 2,500 square foot building (7-Eleven). There are two access points from Alban Road. Access to the property from Alban Road is located at a curb cut just north of the subject property, which serves as a common private service drive providing access to the

-
- 1 Per the Zoning Ordinance definitions a service station/mini-mart is *"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 2500 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. A service station with retail sales of food and/or other items in excess of 2500 square feet of gross floor area, exclusive of automotive service or repair areas, shall be deemed a service station and quick-service food store."*
 - 2 Per the Zoning Ordinance definitions a service station/quick-service food store is *"any building, except a service station or service station/mini-mart, which contains less than 5000 square feet of net floor area and which is used for the retail sale of food or food and other items."*

existing McDonald's to the north and Alban Center to the south. The second access point is located approximately 200 feet south of the property from Alban Road which also serves as a common private service drive as shown in Figure 1 below.



Figure 1: Aerial Photograph, Source: Fairfax County Pictometry

At the rear of the building, there is an existing stream along the eastern side of the subject property. The stream enters the parcel in the northeast corner of the subject property and then exits at the southeast corner. An accessory storage structure and trash enclosure are located near the southern property line. A summary of the surrounding land use, zoning, and Comprehensive Plan recommendations is provided in the following table:

Direction	Existing Zoning	Existing Use	Comprehensive Plan Recommendation
North:	C-6	Vacant	Industrial
South:	C-6	Retail	Industrial
East:	I-6	I-95 and Tank Farm	Industrial
West	R-1, I-5	Electric Substation, Industrial Park	Industrial

BACKGROUND

On August 3, 1987, the Board of Supervisors approved RZ 86-L-078 to rezone approximately 7.92 acres from the General Industrial District (I-5) to the Community Retail Commercial District (C-6).

On December 14, 1992, the Board of Supervisors approved a proffer amendment, PCA 86-L-078, to permit additional uses and a different layout. The PCA was heard concurrently with SE 92-L-013 to allow a fast food restaurant located to the north of the subject property. A copy of the Board approval of PCA 86-L-078 can be found in Appendix 4.

On May 11, 1998, the Board of Supervisors approved SE 97-L-065 to allow a service station/mini-mart. A copy of the approved conditions is provided in Appendix 4.

On August 24, 1999, an interpretation was completed by the Department of Planning and Zoning for a request made by the engineer for a minor change in the building footprint of the mini-mart (7-Eleven) as shown in the Landscaping Plan which is included at the front of this report. The change in the building footprint was determined to be in substantial conformance with the SE Plat. A copy of the interpretation is available from the Zoning Evaluation Division (ZED) office in the Department of Planning and Zoning (DPZ).

On December 17, 1999, the construction of a new 130 square foot accessory storage structure located directly north of the trash enclosure was determined to be in substantial conformance with the SE Plat by the Department of Planning and Zoning. A copy of the interpretation is available from the Zoning Evaluation Division (ZED) office in the Department of Planning and Zoning (DPZ).

COMPREHENSIVE PLAN PROVISIONS

Plan Area:	Area IV
Planning District:	Springfield Planning District
Planning Sector:	Belvoir Community Planning Sector; I-95 Corridor Industrial Area
Plan Map:	Industrial Use
Plan Text:	

On pages 22-23 of the 2013 edition of the Area IV Plan as amended through October 20, 2015, under the heading "I-95 Corridor Industrial Area, Recommendations, Land Use, Land Unit D," the Plan states:

This land unit is located along Alban Road between Accotink Creek and I-95 and south of Boudinot Drive. The land unit is planned for industrial

use up to .35 FAR. In this area, any development should provide substantial buffering between potentially incompatible residential and industrial uses to eliminate visual, noise or other impacts and be designed to preserve natural contours and vegetation.

As an option, retail development may be appropriate on the parcels between Alban Road and Shirley Highway (Tax Map 99-1((17)) 1-6) provided that such development meets the following conditions:

- *A well-designed project up to .20 FAR that includes substantial landscaping along Alban Road. Existing quality vegetation should be retained wherever possible;*
- *Dedication of right-of-way and construction along Alban Road, including any necessary access improvements;*
- *Access to the site should be consolidated and meet applicable standards regarding crossover spacing. Driveway entrances should be aligned with existing and future opposing entrances on the west side of Alban Road. No more than two entrances from Alban Road into the subject site should be provided. An interparcel travelway should be provided within the subject site;*
- *Incorporation into development proposals plans for the I-95 and Fairfax County Parkway (Route 286) interchange and providing necessary dedication; and*
- *Development of no more than two free-standing drive-through facilities, only one of which shall be a restaurant.*

DESCRIPTION OF THE SPECIAL EXCEPTION PLAT (SE PLAT)

Special Exception Plat (SE Plat): (copy at front of staff report)

Prepared by: The Plan Source

Original and Revision Dates: February 25, 1998 (Sheet 1)
July 1999 (Sheet 15)

As no site modifications are proposed, the requirements to submit a Special Exception Amendment Plat was modified to allow the SE Plat associated with SE 97-L-065 and the Landscaping Plan associated with the interpretation to be submitted as the Special Exception Amendment Plat for the site as shown on the following page in Figure 2.

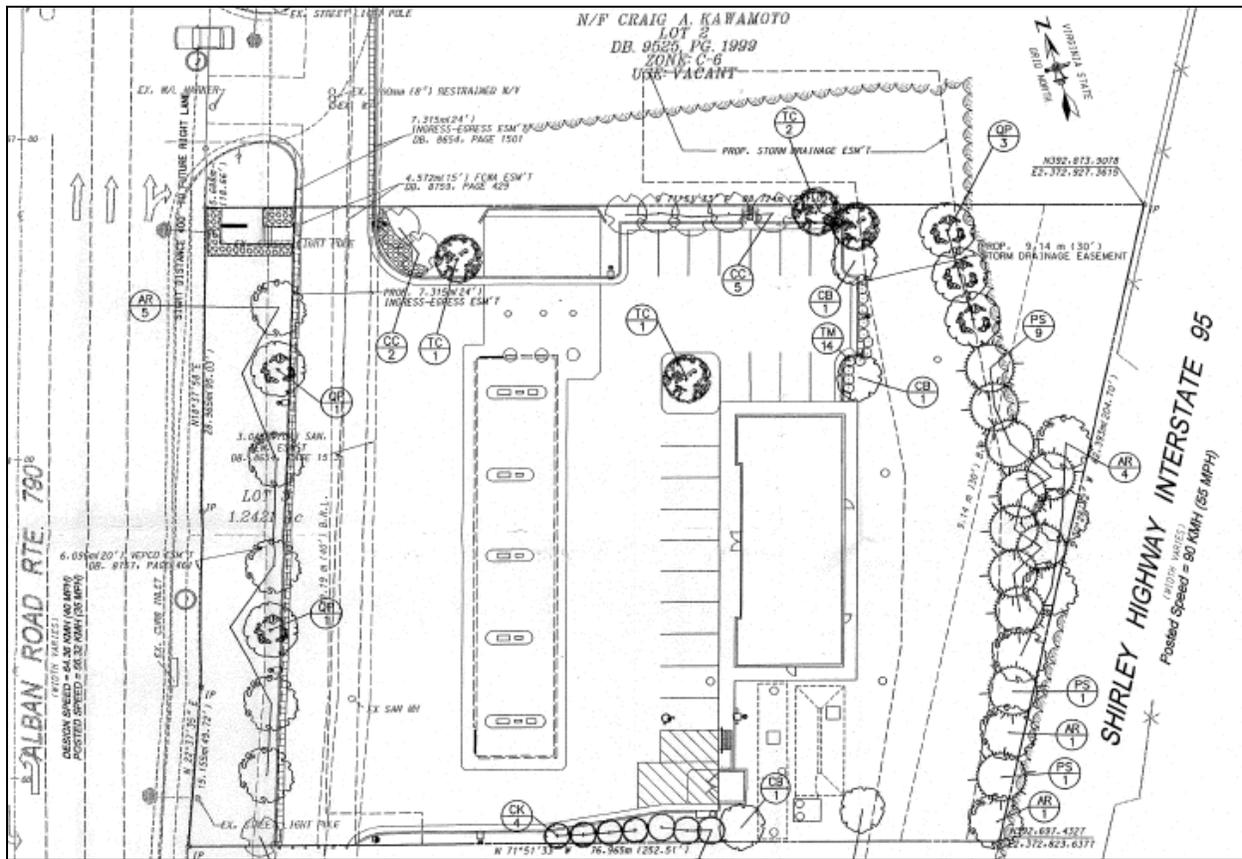


Figure 2: Special Exception Plat, Source: The Plan Source

As indicated in the SE Plat, the site includes an existing 2,500 square foot single-story building (7-Eleven) that is located on the eastern side of the property. There is an existing canopy with five pump islands and seven fuel dispensers. There is a total of 20 parking spaces on the site, which includes one handicap accessible parking space. The site also provides a loading space located on the southern side of the property.

ZONING ORDINANCE PROVISIONS ANALYSIS

The parcel under the application is zoned C-6. Pursuant to the Zoning Ordinance under Section 4-804, both the quick-service food store and service station uses are permissible by Special Exception (SE) in the C-6 District. The table on the following page describes that the existing development is in accordance with the Zoning Ordinance requirements.

C-6 Lot Requirements (Sect. 4-600)		
Standard	Required	Provided
Min. Lot Area	40,000 sq. ft.	54,106 sq. ft.
Min. Lot Width	200 ft.	206 ft.
Max. Building Height	40 ft.	25 ft.
Front Yard	40 ft.	167 ft.
Floor Area Ratio (FAR)	0.17*	0.05
Open Space	15%	30%
Parking Spaces	17	20
Loading Space	1	1

* Pursuant to the proffers for PCA 86-L-078, the overall FAR for the land subject to the PCA is limited to 0.17.

General Special Exception Standards (Sect. 9-006)

All Special Exception uses are subject to eight general special exception standards as discussed below:

General Standard 1 & 2: *The proposed use at the specified location shall be in harmony with the adopted comprehensive plan and requires that the proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.*

The proposed application represents a minor change in use from a service station/mini-mart to a service station/quick-service food store. Reclassifying the use does not adversely impact the Comprehensive Plan designation for industrial use and in staff's opinion the site would continue to be in harmony with the Comprehensive Plan.

General Standard 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 applicable zoning district regulations and the adopted comprehensive plan. The location, size and buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and the use of adjacent nearby land and/or building or impair the value thereof.*

The adjacent neighboring properties include an electric substation and an industrial park to the west, vacant property to the north, retail to the south, and an interstate right-of-way and a tank farm located east of the subject property. The proposed

service station/quick-service food store is compatible with the existing Alban Center retail development located south of the subject property and is integrated into the larger 7.92 acre commercial site, with shared vehicular and pedestrian connections, and would not adversely impact the surrounding uses. The proposed re-designation from a service station/mini-mart to a service station/quick-service food store would not significantly modify or intensify the current use of the site and staff does not object to the proposed change in use designation.

During the review of the application, staff conducted a site visit and identified several maintenance issues. The site has been poorly maintained and a large amount of trash is accumulating on the perimeter of the site as well as into the existing stream. In addition, storage was found outside of the building and the fence located at the rear of the building on the eastern side of the property was broken. After the site visit, the applicant was made aware of these issues and staff recommends development conditions which include that the applicant maintain the site by weekly removal of litter, repair the existing fence, and extend the fence along the rear of the property. With these conditions, staff finds that there are no outstanding maintenance issues will remain rectified.

General Standard 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.

During the review of this application, Fairfax County Department of Transportation (FCDOT) evaluated the proposal to ensure that the trips generated by the change in use would be adequately addressed. FCDOT concluded that the change from a service station/mini-mart to a service station/quick-service food store will not significantly generate new trips. However, FCDOT staff has recommended that a bicycle rack be provided onsite near the building entrance and provide one long-term bicycle parking space in a secure location inside of the building for employees as recommended by the Fairfax County Bicycle Master Plan, adopted by the Board of Supervisors on October 28, 2014. For additional information refer to Appendix 6. Staff has proposed a development condition to provide a bike rack and a long-term bicycle space. With these conditions, staff finds that there are no outstanding transportation concerns related to this application.

General Standard 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.

The abutting land is zoned to industrial districts, I-5 and I-6; zoned to a commercial district, C-6; or is used for a use, an electrical substation, which does not require that the proposed service station/quick-service food store provide either transitional screening or a barrier pursuant to the matrix contained in Article 13.

During the review of this application, the Urban Forest Management Division (UFMD) evaluated the project for compliance with County policies and regulations regarding landscaping on the subject property. During the site visit, several deficiencies were noted, where landscaping was non-existent or in poor condition, contrary to that shown on the Special Exception Plat and requires maintenance or be replaced. For additional information refer to Appendix 7. During the review of the Special Exception Amendment application, the applicant was made aware of the issues and staff has recommended several proposed development conditions which require the addition of new landscaping. With these conditions, staff finds that there are no outstanding landscaping concerns related to this application.

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

In the C-6 District the applicant is required to provide 15 percent of the gross area be landscaped open space under Sect. 4-608. Reclassification of the use will not change the open space provided onsite since there are no proposed physical changes. The applicant will continue to provide 30 percent open space as noted in the approved Special Exception Plat.

General Standard 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.*

The Zoning Ordinance under Sect. 11-104 requires that service station/mini-mart provide a total of 17 parking spaces. The site currently includes twenty parking spaces and therefore, the site provides adequate parking.

General Standard 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.*

In reviewing the application, staff observed that a freestanding sign was altered without permits. Upon identifying the issue, staff made the applicant aware of the issue as well as provided direction to correct it. The applicant has applied for a sign permit on May 5, 2016, which was failed by the Zoning Inspection Branch (ZIB) due to the lack of information provided in the application. Staff has proposed a development condition that requires that the applicant correct the issue within one year from the approval of this Special Exception Amendment application and prior to the receipt of the non-residential use permit (Non-RUP) for the service station/quick-service food store use. With this condition, staff finds that there are no outstanding signage concerns related to this application.

Additional Standards for Automobile-Oriented Uses (Sect. 9-505)

Section 9-505 specifies additional standards for the proposed uses, to further ensure

compatibility with surrounding properties. Conformance of the proposal with the Additional Standards and for all Category 5 Uses was evaluated under the Special Exceptions application. The proposed amendment would not substantially alter the intensity or layout of the site as previously approved by the Board of Supervisors, and staff considers the Additional Standards for Automobile-Oriented Uses met.

MODIFICATIONS REQUESTED:

The applicant requests reaffirmation of a previously approved modification of Section 2-414, requiring that commercial buildings be located 75 feet from an interstate right-of-way. On December 4, 2016, the Board of County Supervisors approved PCA 86-L-078 and modify Sect. 2-414, to allow buildings within 30 from the right-of-way. However, the applicant is requesting to maintain the existing building that is located approximately 58 feet from the interstate right-of-way and staff supports the modification request.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

There are no external or building modifications associated with the proposal; staff believes that the proposed Special Exception Amendment represents a minor change from the existing use to permit flexibility in items that may be sold onsite.

Staff does not believe that reclassifying the use will have a negative impact on the surrounding area. The proposed change is compatible with other uses surrounding the subject property and is in harmony with the recommendations of the Comprehensive Plan.

Recommendations

Staff recommends that SEA 97-L-065 be approved subject to the development conditions contained in Appendix 1.

Staff recommends reaffirmation of a previously approved modification to Sect. 2-414, requiring that commercial buildings be located 75 feet from an interstate right-of-way to permit the existing building to remain approximately 58 feet from the right-of-way.

It should be noted that it is not the intent of staff to recommend that the Board, in imposing any conditions, 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 Special Exception Amendment 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.

APPENDICES

1. Proposed Development Conditions
2. Statement of Justification
3. Special Exception Affidavit
4. SE 97-L-065 Development Conditions and PCA 86-L-078 Proffers
5. Zoning Ordinance Provisions
6. FCDOT – Transportation Memo
7. UFMD – Site Inspections Memo
8. Glossary of Terms

PROPOSED DEVELOPMENT CONDITIONS**SEA 97-L-065****June 28, 2016**

If it is the intent of the Board of Supervisors to approve SEA 97-L-065, located at Tax Parcel 99-1 ((17)) 3 for use as a service station/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:

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.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Special Exception shall be in conformance with the Special Exception Plat entitled Exxon Station 2-0390, both prepared by The Plan Source which is dated February 25, 1998 and the Landscaping Plan which is dated July 15, 1999 and these conditions.
4. A copy of this Special Exception and the Non-Residential Use Permit shall be posted in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
5. Notwithstanding any notations on the Special Exception Plat, SEA 97-L-065 hereby authorizes the service station/quick-service food store use, rather than the previous service station/mini-mart use.
6. On a weekly basis, the site shall be inspected and any loose trash shall be picked up and placed in dumpsters.
7. The applicant shall repair the existing fence and extend it along the rear of the property located on the eastern side of the subject property.
8. One freestanding sign is permitted on the property, but is not limited to the freestanding sign as shown on the Special Exception Plat. The freestanding sign shall not exceed a maximum sign area of 80 square feet, height of 20 feet, and

shall in no instance project beyond any lot line or be within five feet of the curb line of a service drive, travel lane or adjoining street. However, the sign area may be increased in size in accordance with Article 4 of Chapter 10 of the Code of Fairfax. Prior to the receipt of a Non-RUP for the service station/quick-service food store use, the applicant shall obtain an approved sign permit.

9. Within one year of the approval of this Special Exception Amendment application and prior to the receipt of a Non-RUP, the applicant shall complete the following as shown on the Special Exception Plat and match the sizes depicted on the Planting Schedule:
 - A. Provide flowers, ground cover, and shrubs that are missing around the freestanding sign on the eastern side of the northern entrance.
 - B. Remove the willow oak located along the northern boundary and replace with two redbud trees to avoid overhead electrical lines.
 - C. Remove the redbuds in poor condition along the northern boundary and replace with five redbuds.
 - D. Remove the redbud in poor condition along the northeastern edge of the parking lot and replace with seven yew.
 - E. Replace the dogwood in poor condition along the southern boundary and replaced with four kousa dogwoods, two arborvitae, and one European hornbeam.
 - F. Remove the two existing red maples in poor condition along the western boundary and replace with one redbud and three red maples.
10. Exterior storage and display of goods is limited to 50 square feet, per the Zoning Ordinance definition of a service station use, and shall not be located so as to block any required entrance, sidewalk or accessible path.
11. All exterior lighting, including signage, canopy lighting, security, pedestrian and/or other incidental lighting, shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance.
12. The applicant shall install one bicycle parking space located in front of the building within close proximity to the building entrance and provide one long-term bicycle parking space in a secure location inside the building for employees, prior to issuance of a Non RUP.
13. The service station/quick-service food store may operate seven days a week, 24 hours per day.

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 of Supervisors.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless, at a minimum, the use has been established or construction has commenced and been diligently prosecuted as evidenced by the issuance of a Non-Residential Use Permit for the use. 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.



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

**WALSH COLUCCI
 LUBELEY & WALSH PC**

Revised
 June 13, 2016

Via E-mail and Hand Delivery

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

Re: Proposed Special Exception Amendment
 Applicant: Dogwood Petroleum Realty, LLC
 Subject Property: Fairfax County Tax Map Reference 99-1 ((17)) 3

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 99-1 ((17)) 3 (the "Subject Property").

The Subject Property, located at 8071 Alban Road in Springfield, Virginia, is located on the east side of Alban Road just south of the intersection of Alban Road and Boudinot Drive in the Mount Vernon Magisterial District. The Subject Property consists of approximately 54,106 square feet, is zoned to the C-6 zoning district, and is developed with a service station and mini-mart. The Subject Property has been the subject of prior land use approvals granted by the Fairfax County Board of Supervisors (the "Board"). On May 11, 1998, the Board approved SE 97-L-065 to establish the current uses on the Subject Property. The Applicant now proposes a special exception amendment to convert the existing mini-mart use to a quick service food store use.

The Applicant proposes to convert the existing mini-mart to a quick service food store to provide its customers with a wider variety of product offerings and services. The Applicant seeks to diversify its offerings, remain economically viable and competitive, and better meet customer demand. The Applicant's proposal will not require additional gross square footage, building construction, or additional land disturbance. The proposal does not modify the location of the service station canopy or modify the five (5) pump islands or seven (7) previously approved fuel dispensers. Approximately 30% of the site is provided as open space, well in excess of the requirement to provide 15% of the site as open space.

The existing access point on Alban Road will not be altered. A quick service food store comprised of 2,500 square feet requires a total of seventeen (17) parking spaces under Section

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

11-104(17) of the Zoning Ordinance. Twenty (20) parking spaces are provided on the Subject Property, in excess of the Zoning Ordinance requirements.

The Subject Property is located within Area IV of the Fairfax County Comprehensive Plan (the "Plan"). More specifically, the Subject Property is located within the Springfield Planning District, within the I-95 Industrial Area, within Land Unit D. The Plan indicates that retail development in Land Unit D is appropriate on parcels where the Subject Property is located between Alban Road and Shirley Highway (I-95), provided that such development meets the conditions set forth in the Plan. Given that the existing use and the Applicant's proposed use is a neighborhood-serving retail use at less than .20 FAR that includes landscaping along Alban Road, the Applicant's proposal is in conformance with the Plan language.

In accordance with Section 9-011 of 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 food store will continue to be open twenty-four hours a day, seven days a week, in accordance with the existing approvals.

- The estimated number of patrons is approximately 1,250 persons per day.
- The estimated number of employees is a maximum of three (3) on-site at any one time.
- The proposed use will generate approximately 2,500 trips per day.
- The general area to be served by the use is the I-95 Corridor Industrial Area between Springfield and Lorton.
- The proposed use proposes no changes to existing conditions. The Subject Property is currently developed with approximately 2,500 of gross floor area contained in a single, one-story building.
- 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 provisions of all applicable ordinances, regulations, adopted standards and conditions except as follows:
 - Pursuant to Section 2-414 of the Zoning Ordinance, the Applicant hereby requests a modification of the required 75 foot setback for commercial buildings from an interstate highway in favor of a 30 foot setback. The Applicant requests no additional square footage or building modifications and seeks to reaffirm the setback modification that was approved in conjunction with RZ 86-L-078.

In conclusion, the Applicant simply proposes a change in use to ensure the continued success and economic viability of the existing operation on the Subject Property. The proposed change in use from a mini-mart to a quick service food station will require no physical site modifications of the Subject Property, and will allow the Applicant the ability to prepare food and diversify its product offerings to satisfy customer demand and remain competitive.

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 earliest convenience.

Very truly yours,

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



Sara V. Mariska

cc: Christopher Decre

SPECIAL EXCEPTION AFFIDAVIT

DATE: June 1, 2016
(enter date affidavit is notarized)

134194a

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

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

in Application No.(s): SEA 97-L-065
(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.)

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 BOLD above)
Dogwood Petroleum Realty LLC Agents: Erika L. Dogan Eyob (nmi) Mamo	6820B Commercial Drive Springfield, VA 22151	Applicant/Ground Lessee of Tax Map 99-1 ((17)) 3
GTY-CPG (VA/DC) Leasing, Inc. Agents: Erika L. Dogan Eyob (nmi) Mamo Monty T. Berhane	6820B Commercial Drive Springfield, VA 22151	Title Owner/Ground Lessor of Tax Map 99-1 ((17)) 3

(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)

134194a

DATE: June 1, 2016
(enter date affidavit is notarized)for Application No. (s): SEA 97-L-065
(enter County-assigned application number (s))

(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 BOLD above)
7-Eleven, Inc. Agent: Christopher M. Decre	1722 Routh Street, Suite 1000 Dallas, TX 75201	Lessee of Tax Map 99-1 ((17)) 3 pt.
Walsh, Colucci, Lubeley & Walsh, P.C. Agents: Martin D. Walsh Lynne J. Strobel M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Andrew A. Painter Matthew J. Allman Jeffrey R. Sunderland Robert D. Brant Elizabeth D. Baker Inda E. Stagg Amy E. Friedlander	2200 Clarendon Boulevard, Suite 1300 Arlington, VA 22201	Attorneys/Agents for Applicant Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney*/Agent Attorney/Agent Planner/Agent Planner/Agent Planner/Agent

*Admitted in New York and California. Admission to Virginia Bar pending.

(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: June 1, 2016
(enter date affidavit is notarized)

134194a

for Application No. (s): SEA 97-L-065
(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)

Dogwood Petroleum Realty LLC
6820B Commercial Drive
Springfield, VA 22151

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)

Dogwood Petroleum Holding, LLC
Dogwood SPE, Inc., Manager (owns less than 10% of Dogwood Petroleum Realty LLC)

(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: June 1, 2016
(enter date affidavit is notarized)

134194a

for Application No. (s): SEA 97-L-065
(enter County-assigned application number (s))

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

Dogwood Petroleum Holding, LLC
6820B Commercial Drive
Springfield, VA 22151

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)

✓ Eyob (nmi) Mamo
✓ Gerald (nmi) Schaeffer

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

✓ GTY-CPG (VA/DC) Leasing, Inc.
6820B Commercial Drive
Springfield, VA 22151

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)

✓ Getty Realty Corp.

(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: June 1, 2016
(enter date affidavit is notarized)

134194a

for Application No. (s): SEA 97-L-065
(enter County-assigned application number (s))

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

Getty Realty Corp.
Two Jericho Plaza, Suite 110
Jericho, NY 11753

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)

Publicly traded on the NYSE.

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

Walsh, Colucci, Lubeley & Walsh, P.C.
2200 Clarendon Boulevard, Suite 1300
Arlington, VA 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)

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

(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: June 1, 2016
(enter date affidavit is notarized)

134194a

for Application No. (s): SEA 97-L-065
(enter County-assigned application number (s))

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

7-Eleven, Inc.
1722 Routh Street, Suite 1000
Dallas, TX 75201

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)

SEJ Asset Management & Investment Company, Inc.

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

SEJ Asset Management & Investment Company, Inc.
1722 Routh Street, Suite 1000
Dallas, TX 75201

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)

Seven Eleven Japan Co., Ltd.

(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: June 1, 2016
(enter date affidavit is notarized)

134194a

for Application No. (s): SEA 97-L-065
(enter County-assigned application number (s))

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

Seven Eleven Japan Co., Ltd
8-8 Nibancho Chiyoda-ku
Tokyo, 102-9452 Japan

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)

Seven & I Holdings Co., Ltd.

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

Seven & I Holdings Co., Ltd.
8-8 Nibancho Chiyoda-ku
Tokyo, 102-8452 Japan

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: June 1, 2016
(enter date affidavit is notarized)

134194a

for Application No. (s): SEA 97-L-065
(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)

None

(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)

(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 AFFIDAVIT

DATE: June 1, 2016
(enter date affidavit is notarized)

134194a

for Application No. (s): SEA 97-L-065
(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.

SPECIAL EXCEPTION AFFIDAVIT

DATE: June 1, 2016
(enter date affidavit is notarized)

134194a

for Application No. (s): SEA 97-L-065
(county-assigned application number(s), to be entered by County Staff)

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 [x] Applicant's Authorized Agent
Sara V. Mariska

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 1 day of June 2016, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2019

KIMBERLY K. FOLLIN
Registration # 283945
Notary Public
COMMONWEALTH OF VIRGINIA

DEVELOPMENT CONDITIONS

**SE 97-L-065
(As Adopted by the Board of Supervisors)**

If it is the intent of the Board of Supervisors to approve SE 97-L-065 located at Tax Map 99-1 ((1)) 3 for use as a service station/mini-mart pursuant to Sect. 4-604 of the Fairfax County Zoning Ordinance, the Planning Commission recommended that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. 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.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by DEM. Any plan submitted pursuant to this special exception shall be in conformance with the approved Special Exception Plat (SE Plat) **entitled Exxon Station 2-0390 and prepared by The Plan Source which is dated February 25, 1998 and these conditions.**
4. A sand filtration system, designed, to the satisfaction of DEM, in accordance with the design guidelines contained in the addendum to the Northern Virginia BMP Handbook shall be incorporated in the stormwater management/best management practice facility installed at this site. An alternative system, designed to address hydrocarbon runoff, as well as any Chesapeake Bay requirements, may be installed, subject to the approval of the Department of Environmental Management.

The above proposed conditions are 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.



FAIRFAX COUNTY

OFFICE OF THE CLERK
BOARD OF SUPERVISORS
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035-0072

V I R G I N I A

Telephone: 703-324-3151
January 7, 1993

Ms. Barbara J. Fried
6551 Loisdale Court - Suite 900
Post Office Box 215
Springfield, Virginia 22150

Re: Proffered Condition Amendment
Number PCA 86-L-078
(Concurrent with SE 92-L-013)

Dear Ms. Fried:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on December 14, 1992, approving Proffered Condition Amendment PCA 86-L-078 in the name of Alban Road Joint Venture, subject to the proffers dated December 1, 1992, on subject parcels 99-1 ((1)) 7 consisting of approximately 7.92 acres in Lee District.

The Board also:

- Modified the transitional screening requirement and waived the barrier requirement along the western boundary of the site;
- Modified the building set back from I-95 to 30 feet; and
- Modified the peripheral parking lot landscaping from I-95.

Sincerely,

Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns

cc: John M. Yeatman, Director, Real Estate Dvsn., Assessments
Melinda M. Artman, Deputy Zoning Administrator
Barbara A. Byron, Director, Zoning Evaluation Dvsn., OCP
Robert Moore, Trnsprt'n. Planning Dvsn., Office of Transportation
Kathy Ichter, Trnsprt'n. Road Bond Dvsn., Office of Transportation
Department of Environmental Management
Y. Ho Chang, Resident Engineer, VDOT
Land Acq. & Planning Dvsn., Park Authority

DEC 1 1992

PROFFERED CONDITION AMENDMENT

PCA 86-L-078

ZONING EVALUATION DIVISION

The Applicant, pursuant to the rezoning of 9.1596 acres in 86-L-078 to the C-6 zone, together with a modification of the transitional screening along Alban Road (§13-301, formerly §13-111.9), a modification of the building set back from I-95 to 30 feet (§2-414), and modification of the peripheral parking lot landscaping from I-95 (§13-202, formerly §13-107.3), proffered certain conditions. It wishes to modify those conditions, contingent on retaining the C-6 zoning and the aforesaid modifications previously granted to it, as follows:

1. All of the proffers, being Proffers 1 through 17, set forth in its letter dated July 30, 1987 are hereby deleted, and in lieu thereof pursuant to Section 15.1-491 (a) of the Code of Virginia, 1950, as amended, in Sections 18-201(3) and 18-204 of the Zoning Ordinance of Fairfax County, Virginia, 1978, as amended, the Applicant, concerning property referred to among the land records of Fairfax County, Virginia as Tax Map 99-1-(1) Parcel 7, hereby proffers that the development of 7.9257 acres (and as shown on the Proffered Condition Amendment Plan (PCA Plan) prepared by Huntley Nyce & Associates, P.C., dated as of January 24, 1992, revised November 2, 1992) shall be in strict accordance with the conditions set forth in this submission.

II.

1. The property shall be subdivided into six lots and shall have a private travel lane as shown on the PCA plan.

2. Development of Lot 1 which is the subject of a concurrently filed Special Exception for McDonald's shall be in accordance with the PCA Plan and Special Exception plan for Lot 1 attached and incorporated by reference.

3. There shall be no more than two free-standing drive-through facilities, only one of which shall be a restaurant.

4. The access points shall be limited to two as shown on the PCA Plan.

5. The Applicant will pay for the design, equipment, and installation of a traffic signal at either the southern or northern entrance, as determined by VDOT and at such time as VDOT determines a signal is warranted. The signal shall include a quartz clock, so that it may be coordinated with a signal at Boudinot Drive.

6. Storm detention facilities shall be provided in basins as shown on the Site Plan for Lot 1 and the PCA plan or in underground pipes or a combination thereof using BMP subject to DEM approval at the time of site plan approval for each lot.

7. All dumpster locations shall be screened subject to the approval of the Urban Forestry Branch of the County.

8. FAR will be no more than 0.17 overall.

9. Development shall be limited to one story buildings.

10. Inter parcel access together with covenants for the mutual maintenance of the travel lane shall be set forth in all deeds conveying any of the lots.

11. A detailed lighting plan which will have inward pointing lights in order to reduce glare on Alban Road, will be provided with the site plan for each lot, subject to the approval of DEM.

12. Landscaping will be provided on each lot as it is developed in accordance with §13-201 and §13-202 of the Zoning Ordinance and in accordance with the attached landscaping plan specifying species and quantity, subject to approval, including spacing, by the Urban Forestry Branch. The trees shown are intended as a maximum, and trees may be eliminated or substituted after consultation with the Urban Forester if they do not meet the minimum space required by the Code or interfere with parking spaces.

13. Applicant shall dedicate right-of-way to Fairfax County in fee simple from existing center line along Alban Road as shown on the PCA Plan and provide ancillary utility easements. Dedication of right-of-way shall be made on demand of Fairfax County or VDOT.

14. Concurrently with the construction of McDonald's on Lot 1, improvements shall be constructed for a distance from 47 ft. from the existing center line of Alban Road to face of curb as shown on the PCA plan to approximately Station 58+75 together with a taper down to 35 ft. from existing center line to approximately Station 60+25.

15. When the southern entrance is constructed, the applicant will build the remainder of the roadway improvements shown on the PCA plan: (1) 35 ft. from the existing center line to the face of curb from approximately Station 60+25 to approximately Station 69 with a sidewalk and build (2) the southern raised median from approximately Station 57+08 to approximately Station 63+40.

16. Applicant is proffering the PCA plan to the extent of:

(a) The dedication and construction of right of way as shown thereon subject to the timing set forth in these proffers.

(b) The landscaping as shown thereon.

(c) The general configuration of buildings, reserving the right to internally arrange the building envelopes, parking and uses permitted under the C-6 Zone subject to Proffer #3 including the substitution of in-line buildings for a free-standing restaurant so long as the overall FAR of 0.17 is not exceeded.

(d) The subdivision of the property into 6 lots as shown thereon reserving the right to minimally adjust lot lines between Lots 2 through 6 in conformance with the Subdivision Ordinance.

(e) Location of the two entrances as shown thereon.

(f) Storm detention facilities as shown thereon and as may be modified pursuant to Proffer #6.

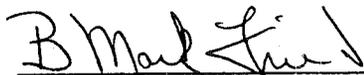
17. The use on Lot 1, McDonald's, will commence as soon as the requisite site plan, subdivision and other development procedures are approved, and construction can begin.

18. Development of the remainder of the property will occur as economic and marketing conditions permit.

19. Parking spaces are proffered only to the number required under the Zoning Ordinance. Any excess parking spaces as shown on the PCA Plan are reserved for future cooperative or contiguous parking uses or may be eliminated due to reconfiguration of storm water management facilities.

20. The southern entrance and interparcel access along Lots 4, 5 and 6 shall be constructed prior to the issuance of any non-residential use permit (non-RUP) for Lots 4, 5 and 6. Interparcel access between Lots 2 and 3 shall be completed prior to the issuance of a non-RUP for either Lot 2 or 3.

Respectfully Submitted,



B. Mark Fried, Trustee
for and General Partner
of Alban Road Joint Venture,
the Applicant

Stanley Levine

Stanley Levine, Trustee
for and General Partner
of Alban Road Joint Venture,
the Applicant

Barbara J. Fried

Barbara J. Fried,
Trustee for Alban Road Joint Venture,
the Applicant

McDonald's Corporation
(Contract Purchaser of Lot 1)

BY:

Robert S. Mannon

Robert S. Mannon, Real Estate
Representative

ZONING ORDINANCE EXCERPTS

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:

1. 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.

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. 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.

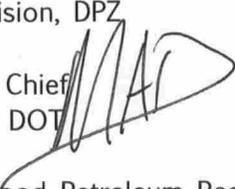


County of Fairfax, Virginia

MEMORANDUM

DATE: May 26, 2016

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Michael Davis, Acting Chief
Site Analysis Section, DOT 

SUBJECT: SEA-97-L-065 – Dogwood Petroleum Realty, LLC
Land Identification Maps: 99-1((17)) 3.

This department has reviewed the subject Special Exception Amendment submittal dated March 28, 2016. The applicant seeks to convert the existing mini-mart to a quick service food store to offer additional products to its customer. The conversion will not require any additional square footage, building construction, or additional land disturbance. No construction will occur on site with this proposed conversion but some landscape remediation will be needed. Since minor improvements are being made to the site, staff has requested that the applicant install a bicycle rack and identify a space within the existing building in which to accommodate a long term bicycle parking space for employees per the bicycle parking standards. The applicant has agreed to the bicycle parking facility requests.

MAD/MWG

Cc: Angelica Gonzalez, DPZ

Fairfax County Department of Transportation

4050 Legato Road, Suite 400

Fairfax, VA 22033-2895

Phone: (703) 877-5600 TTY: 711

Fax: (703) 877-5723

www.fairfaxcounty.gov/fcdot





County of Fairfax, Virginia

MEMORANDUM

DATE: April 20, 2016

RECEIVED
Department of Planning & Zoning

TO: Angelica Gonzalez, Staff Coordinator
Zoning Evaluation Division, DPZ

MAY 25 2016
Zoning Evaluation Division

FROM: Rachel Habig-Myers, Urban Forester II
Forest Conservation Branch, UFMD

RHM

SUBJECT: Alban Center Lot 3.SEA 97-L-065

This review is based upon the special exception amendment application SEA 97-L-065 stamped "Received, Department of Planning and Zoning, February 29, 2016" and the Special Exception Plat stamped "Received, Department of Planning and Zoning, March 23, 2016." A site visit was conducted on April 20, 2016.

1. Comment: This site is shown to have landscaping in the form of trees, shrubs, ground covers and flowers around the perimeter of the site. The following deficiencies were noted during site visit:

- Flowers, ground covers, and shrubs were not found on either side of the northern entrance.
- Along the northern boundary, the area just east of the site entrance was to be planted with 2 redbud and one little leaf linden. None of these trees were found onsite, however 2 willow oaks were found growing in their place. One of the willow oaks was heavily pruned to avoid conflicts with overhead electrical lines. Further east, 5 redbud and 2 little leaf linden were specified in the plan. 3 redbud were found onsite, however all of them were found to be in poor condition. One little leaf linden was found growing in a parking lot island that is not depicted on the plat, and 2 willow oaks were found growing where the linden were shown to be planted in the northwest corner.
- Along the northeastern edge of the parking lot, 2 European hornbeam and 14 yew were shown to be planted west of the storm drainage easement. Three (3) willow oak, 11 white pine and 6 red maples were to be planted east of the storm drainage easement along the eastern property boundary. One (1) European hornbeam was to be planted in the southeastern corner, west of the storm drainage easement. No European hornbeam were found near the northeaster edge of the parking lot, but 2 zelkova and a redbud were found growing in their place. Approximately

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



half of the area that was supposed to be planted with yew was found to contain yew. The area east of the storm drain easement contained approximately half of the trees shown to be planted on site, and has also grown into a young forest comprised of native pioneer trees species such as cherry, sweet gum, yellow poplar, in addition to some white pine, red maple, and various oak species. A zelkova was found to be planted in the southeastern corner of the site, just west of the storm drainage easement.

- The southern boundary required 1 European hornbeam, 3 arborvitae, and 4 kousa dogwood. The European hornbeam was missing, as well as 2 of the arborvitae. Three dogwoods were missing, and the one onsite was found to be in poor condition.
- The western boundary was shown to be planted with 8 trees: 1 redbud, 2 willow oaks, and 6 red maples. The redbud was missing, as was one of the red maples. Two additional red maples were found to be in poor condition because they were growing as bushes, having suffered damage or disease at some point and recovered by sending out several main stems at or near ground level. The two willow oaks were found in fair to good condition, however one of them had been pruned to avoid conflicts with overhead electrical lines.
- One little leaf linden was found growing in fair to good condition in a parking lot island adjacent to the northwest corner of the building.

Recommendation: Due to substitutions, the presence of a tree in a parking lot island that is not depicted on the plan, and the presence of a relatively healthy young forest along the eastern property boundary, the following replacement trees are suggested to ensure substantial conformance with the Special Exception plat originally date July 1999.

- Flowers ground covers and shrubs should be provided along around the sign and on the eastern side of the northern entrance as shown on the SE Plat.
- Along the northern boundary, the willow oak that has been pruned to avoid overhead electrical lines should be replaced with the 2 redbud trees shown on the SE Plat. The redbuds found to be in poor condition should be removed, and 5 redbuds should be planted as depicted on the SE plat.
- Along the northeastern edge of the parking lot, the redbud found to be in poor condition should be removed. Seven (7) yew should be planted to complete the area they are shown to fill on the SE Plat.
- Along the southern boundary, the dogwood found to be in poor condition should be removed, and 4 kousa dogwoods, 2 arborvitae, and 1 European hornbeam should be provided as shown on the SE plat.



- Along the western boundary, the 2 red maples found to be in poor condition should be removed. One (1) redbud and 3 red maples should be provided as shown on the SE plat.

RHM/

UFMDID #: 213120

cc: DPZ File



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.

QUICK-SERVICE FOOD STORE: Any building, except a service station or service station/mini-mart, which contains less than 5000 square feet of net floor area and which is used for the retail sale of food or food and other items.

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.

SERVICE STATION/MINI-MART: 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 2500 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. A service station with retail sales of food and/or other items in excess of 2500 square feet of gross floor area, exclusive of automotive service or repair areas, shall be deemed a service station and quick-service food store.

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		