



# County of Fairfax, Virginia

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

LED

March 3, 2006

Sheri L. Hoy, Land Use Planner  
McGuire, Woods, LLP  
1750 Tysons Boulevard, Suite 1800  
McLean, Virginia 22102-4215

Re: Special Exception Application Number SE 2005-MV-025

Dear Ms. Hoy:

At a regular meeting of the Board of Supervisors held on February 27, 2006, the Board approved Special Exception Application Number SE 2005-MV-025 in the name of Enterprise Leasing Company d/b/a Enterprise Rent-A-Car located at 7500 Fullerton Road (Tax Map 99-1 ((7)) 2A) for a vehicle rental establishment pursuant to Section 5-504 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions. These development conditions shall be in addition to the previously approved development conditions for SE 020-78 which shall remain in full force and effect.

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Plat approved with the application, as qualified by these development conditions. Other by-right, Special Exception, and/or Special Permit uses may be allowed on the site without amendment of this Special Exception (SE), so long as such uses do not interfere with those specific areas shown on the SE Plat to be utilized for this use.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "Special Exception Plat Lot 2A Property of Massis Investments LLC" prepared by Christopher Consultants, and dated July 15, 2005 as revised through January 4, 2006, and these conditions. Minor modifications to the approved Special Exception may be permitted pursuant to Paragraph 4 of Section 9-004 of the Zoning Ordinance.

4. The vehicle rental establishment shall consist of a maximum of 4,550 square feet of building area and the associated parking spaces shown on the Special Exception (SE) Plat.
5. No inoperable vehicles shall be stored on-site.
6. There shall be no maintenance or refueling of vehicles on-site.
7. Any preparation of vehicles for use by customers shall occur in front of the loading dock at the southeast corner of the building, designated on the SE Plat as "vehicle prep area."
8. Rental vehicles shall be stored in those spaces designated on the SE Plat.
9. Vehicle rentals shall be limited to automobiles, minivans, vans, and sports utility vehicles. No trucks, other than pick-up trucks, shall be rented or stored on-site. No vehicles shall be marked with logos, signs, or other advertising materials, other than the standard enterprise "e" decal located on the rear of the vehicle.
10. All freestanding and building-mounted signs shall comply with the provisions of Article 12 of the Zoning Ordinance. No pole-mounted signs shall be permitted.
11. A landscape plan shall be submitted as part of the site plan and shall be reviewed and approved by Urban Forest Management.
12. All site improvements shown on the SE Plat, including installation of landscaping and sidewalk shall be completed prior to the issuance of a Non-Residential Use Permit.
13. All lighting, including streetlights, security lighting, signage lighting and pedestrian or other incidental lighting shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance. All outdoor lighting for the vehicle rental establishment shall conform to full cut-off fixture standards of Par. 2A of Sect. 902 of Article 14 of the Zoning Ordinance.
14. Prior to the issuance of a Non-Residential Use Permit, a parking tabulation for the entire site (Tax Map 99-1 ((7)) 2A) shall be shown on the site plan to demonstrate that adequate parking has been provided for the overall site, including the proposed vehicle rental establishment use. If it cannot be demonstrated that adequate parking is available, the number of rental vehicles stored on site shall be reduced until the provisions of Article 11 are met.

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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. 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.

If you have questions regarding the expiration of this Special Exception or filing a request for additional time, they should be directed to the Zoning Evaluation Division in the Department of Planning and Zoning at 703-324-1290. The mailing address for the Zoning Evaluation Division is Suite 801, 12055 Government Center Parkway, Fairfax, Virginia 22035.

Sincerely,



Nancy Vehrs  
Clerk to the Board of Supervisors

NV/ns

cc: Chairman Gerald E. Connolly  
Supervisor Gerald W. Hyland, Mount Vernon District  
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Admin.  
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ  
Leslie B. Johnson, Deputy Zoning Administrator/Zoning Permit Review  
Thomas Conry, Dept. Mgr. - GIS - Mapping/Overlay  
Angela K. Rodeheaver, Section Chief, Trnsprt'n. Planning Div.  
Charles Strunk, Project Planning Section, Dept. of Transportation  
Audrey Clark, Director - Building Plan Review DPWES  
Michelle A. Brickner, Director, Deputy Director, DPWES  
Ken Williams, Plans & Document Control, ESRD, DPWES  
Deloris Harris, DPWES  
Department of Highways - VDOT  
Sandy Stallman, Park Planning Branch Mgr., FCPA  
Gordon Goodlett, Development Officer, DHCD/Design Development Div.  
Mount Vernon District Planning Commissioner  
Barbara J. Lippa, Executive Director, Planning Commission  
Jose Comayagua, Director, Facilities Management  
Gary Chevalier, Office of Capital Facilities/Ffx. Cnty. Public Schools



PLEASE TYPE  
OR PRINT IN BLACK INK

COMMONWEALTH OF VIRGINIA  
COUNTY OF FAIRFAX  
APPLICATION FOR SPECIAL EXCEPTION

APPLICATION NO. SE 2005-MV-025  
(Assigned by Staff)

Category 5 Special Exception

ZONING ORDINANCE SECTION UNDER WHICH APPLICATION IS FILED: 5-504(5)(S) & 9-518

PROPOSED USE: Vehicle Rental Establishment

NAME OF APPLICANT(S): Enterprise Leasing Company, d/b/a Enterprise Rent-A-Car

POSTAL ADDRESS OF PROPERTY: 7500 Fullerton Road, Springfield, Virginia

TAX MAP DESCRIPTION:  
99-1-((7))-2A

Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.
SUBDIVISION NAME: <u>Fullerton Industrial Park</u>			
TOTAL AREA (AC. OR SQ.FT.): <u>50,541 square feet</u>			
PRESENT ZONING: <u>I-5</u>			
PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION: <u>n/a</u>			
SUPERVISOR DISTRICT: <u>Mount Vernon</u>			

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

Jonathan P. Rak, Esquire or Sheri L. Hoy, Land Use Planner  
Type or Print Name of Applicant or Agent

[Signature]  
Signature of Applicant or Agent

McGuireWoods LLP, 1750 Tysons Boulevard, Suite 1800, McLean, VA 22102  
Address

(703) 712-5483  
Telephone No.

Home

Work

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

DO NOT WRITE IN THIS SPACE

Date application received: \_\_\_\_\_

Application Fee Paid: \$ 575

Date application accepted: 1/25/05

Form SE (10/89)

**RECEIVED**  
Department of Planning & Zoning

**MAR 17 2006**

Zoning Evaluation Division