



APPLICATION ACCEPTED: July 20, 2016
PLANNING COMMISSION: November 16, 2016
BOARD OF SUPERVISORS: (to be determined)

County of Fairfax, Virginia

November 2, 2016
STAFF REPORT
SEA 93-Y-059-02
SULLY DISTRICT



APPLICANT: Macs Retail, LLC

ZONING: C-8 (Highway Commercial), WS, SC, HC **WS**

PARCEL: 54-4 ((1)) 104, 103A

AREA: 42,470 square feet

FAR: 0.05

OPEN SPACE: 40%

PLAN MAP: Retail and Other

SE CATEGORY: Category 5 – Commercial and Industrial Uses of Special Impact, and Category 6 – Service Station / Quick-Service Food Store in a Highway Corridor Overlay District

PROPOSAL: Condition modifications associated with a service station, quick-service food store, and car wash.

STAFF RECOMMENDATIONS:

- Staff recommends approval of SEA 93-Y-059-02, subject to the proposed development conditions in Appendix 1.

Michael H. Lynskey, ASLA

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



- Staff recommends reaffirmation of a waiver of the service drive requirement along the Lee Highway frontage, in favor of the existing travel aisle with public access easement.
- Staff recommends approval of a modification of the transitional screening requirement along the southern property line, in favor of the landscaping shown on the SE Plat.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any development 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 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

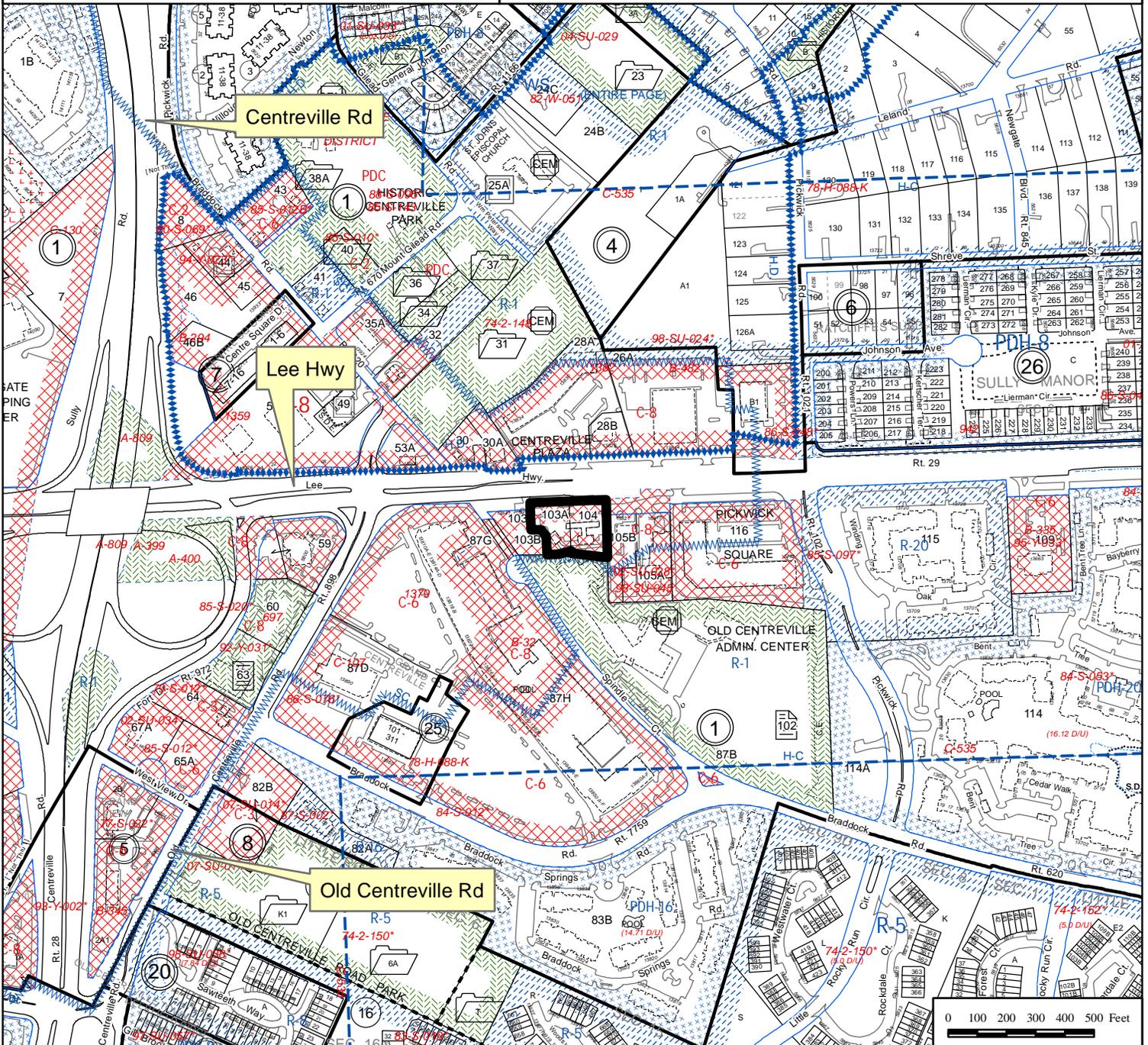
SEA 93-Y-059-02

Applicant:
Accepted:
Proposed:

MACS RETAIL LLC
07/20/2016
AMEND SE 93-Y-059 PREVIOUSLY APPROVED FOR SERVICE STATION, QUICK SERVICE FOOD STORE AND CAR WASH TO PERMIT MODIFICATION OF DEVELOPMENT CONDITIONS



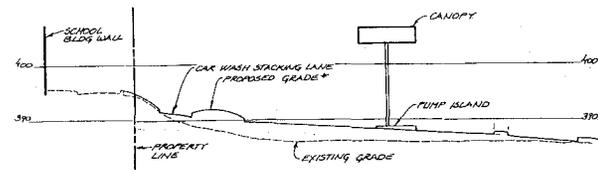
Area: 42470 SF OF LAND; DISTRICT - SULLY
Zoning Dist Sect: 04-080404-080404-0804
Located: 13825 & 13829 LEE HIGHWAY, CENTREVILLE, VA 20121
Zoning: C-8
Plan Area: 3,
Overlay Dist: SC WS HC
Map Ref Num: 054-4- /01/ /0103A /01/ /0104



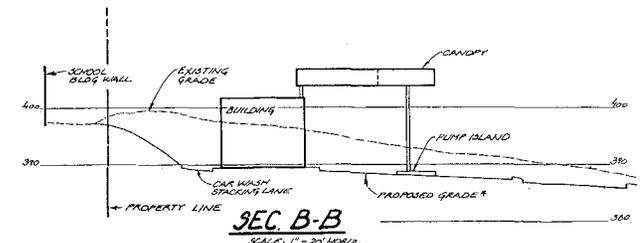
GENERAL NOTES

- CONTRACT: EXXON COMPANY, U.S.A. 6301 WY LANE, SUITE 170 GREENBELT, MD 20770
- ENGINEER: CAD-CON CONSULTING, INC. 1700 SULLY BLVD. SUITE 250 VIENNA, VA 22182
- ELECTION DISTRICT: SULLY
- DRAINAGE SHEET: CUR ROW
- SANITARY SEWER DISTRICT: UPPER OCCOQUON T-5-A
- DEED BOOK: 574 PG 124
- TAX MAP: 54-4100 PARCELS 103A AND 104
- USE: EXISTING: VACANT PROPOSED: SERVICE STATION W/ GUNK SERVICE FOOD STORE AND CAR WASH
- ZONE: C-8
- SETBACKS: FRONT: 45' ANGLE OF REAR PLANE BUT NOT LESS THAN 40 FT. SIDE: 10 FT. REAR: 20 FT.
- SITE AREA: REQUIRED: 40,000 SF EXISTING: 51,812 SF R.O.C. INDICATION: 4,385 SF PROPOSED: 44,800 SF
- SITE WIDTH: REQUIRED: 200 FT. ACTUAL: 236 FT.
- BUILDING AREA: EXISTING TO BE DEMOLISHED: 400 SF PROPOSED: 2,952 SF 11,435 SF GASOLINE STATION 754 SF CAR WASH
- BUILDING HEIGHT: EXISTING: 9.0 FT. PROPOSED: 35 FT. 10'-2" CONVENIENCE FOOD STORE (CANOPY: 17'-0") 15'-0" CANOPY
- OPEN SPACE: REQUIRED: 15% 44,802 x 0.15 = 6,720 SF PROPOSED: 10,791 SF
- TREE COVER: GROSS SITE AREA: 44,802 SF BUILDING FOOTPRINT: 2,952 SF ADJUSTED SITE AREA: 42,850 SF REQUIRED TREE COVER: 1% (42,850 SF) = 429.2 SF PROPOSED: 11 LARGE OCCOQUON TREES @ 200 SF 7 MED EVERGREEN TREES @ 100 SF 54 PLANTING TREES @ 80 SF TOTAL: 4,550 SF
- FAR: EXISTING: 400/44,802 = 0.01 PERMITTED: 0.15 PROPOSED: 2,952/44,802 = 0.06
- HOURS OF OPERATION: 24
- ESTIMATED NUMBER OF PATRONS PER DAY: 600
- ESTIMATED TRAFFIC IMPACT: REGULAR HOURS: 12.00 VPM/PLP/PM PEAK HOURS: 20.37 VPM/PLP/PM ASSUMING: 1.5 HOURS (MORNING) + 1 HOUR (LUNCH) + 1.5 HOURS (EVENING) = 4 HOURS AT PEAK LEVEL. REMAINING 20 HOURS AT REGULAR LEVEL. (24 HOURS(20.37 VPM/PLP/PM) + (20 HOURS(12.00 VPM/PLP/PM)) x 10 PLATS = 3,395 VPD PER 1.0 AC. MAXIMUM FOR STATION WITH CONVENIENCE STORE AND CAR WASH
- PARKING: REQUIRED: 10 SPACES INCLUDING ONE HANDICAPPED PROPOSED: 10 SPACES INCLUDING ONE HANDICAPPED REQUIRED PARKING: 5 FOR GASOLINE STATION + (6.5/1000 SPORES) RETAIL 5 + 6.5 (750/1000) = 5 + 6.47 = 11.47 = 11
- LOADING: REQUIRED: 1 SPACE PROPOSED: 1 SPACE
- BOUNDARY AND TOPO FIELD RUN BY CAD-CON CONSULTING, INC. DATED APRIL 20, 1993.
- LIMITS OF CLEARING AND GRADING SHALL BE ALONG THE PROPERTY LINE.
- ALL EXISTING STRUCTURES AND FACILITIES WILL BE DEMOLISHED PRIOR TO CONSTRUCTION OF PROPOSED IMPROVEMENTS.
- REQUEST WAIVER OF SERVICE DRIVE REQUIREMENT ALONG ROUTE 28, LEE HIGHWAY AND TO PROVIDE IN LIEU A LAFAYETTE ACCESS/EGRESS ALONG THE FRONTAGE OF OUR SITE.
- REQUEST WAIVER OF TRANSITIONAL SCREEN YARD ALONG THE WESTERN BOUNDARY OF THE SITE. THIS SITE WILL BE SERVED BY PUBLIC SANITARY SEWER AND WATER.
- CRUDE STORMWATER DRAINAGE SHALL BE COLLECTED AND RATED OFFSITE. A WAIVER OF STORMWATER MANAGEMENT QUALITY AND QUANTITY CONTROLS WILL BE REQUESTED OF DEAM BASED ON THE FACT THAT THIS SITE IS IN THE WATERSHED OF FAIRFAX COUNTY'S REGIONAL SWP EXTENSION POND NO. C23. TO THE BEST OF OUR KNOWLEDGE, THERE IS NO DRAVE, DITCH OR STRUCTURE MARKING A PLACE OF SEWER ON THE SITE.
- WITH THE GRANTING OF THE ABOVE REQUESTED WAIVERS AND SPECIAL EXCEPTIONS, THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISIONS OF THE APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS. THE 24 INGRESS/EGRESS EASEMENT SHALL EXTEND TO THE EASTERN AND WESTERN PROPERTY LINES OF THE SITE TO PERMIT THE EXTENSION OF THE INGRESS/EGRESS EASEMENT ACROSS THE ADJACENT PARCELS.

SITE PLANT LIST				
KEY	QUANT.	NAME	SIZE	REMARKS
QI	11	QUERCUS PALUSTRIS PIN OAK	2.0" CAL	B&B
MS	7	MAGNOLIA X. SOULANGIANI SAUCEUR MAGNOLIA	1.5" CAL.	B&B
PN	11	PINUS NIGRA AUSTRIAN PINE	6"	B&B
EA	10	EUCONYMUS ALATA "COMPACTA" DWARF BURNING BUSH	30"	B&B
PF	24	PHOTINIA X. FRASERI RED TIP PHOTINIA	30"	5 GAL.
CP	45	CHAMAECYPARIS PISIFERA "FLUFERA MOPS" GOLD MOP FALSE CYPRESS	12"	3 GAL.
SP	70	SALIX PURPUREA 'PENDULA' WEeping PURPLE WILLOW	6"	1 GAL. 3" O.C.
JH	80	JUNIPERUS HORIZONTALIS "BLUE CHIP" BLUE CHIP JUNIPER	12"	2 GAL. 2" O.C.

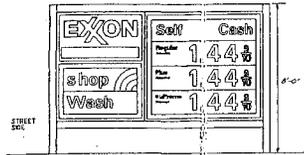


SEC. A-A

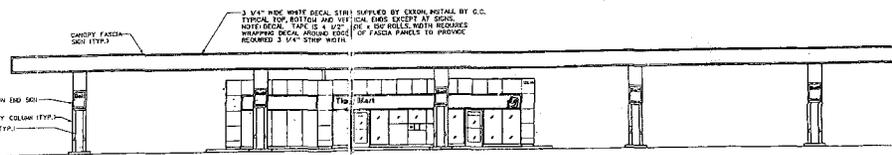
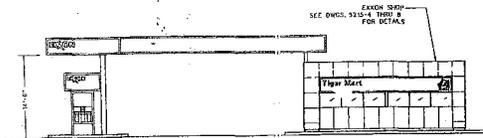


SEC. B-B

A PROPOSED GRADES ARE APPROXIMATE AND ARE SUBJECT TO FINAL ENGINEERING



- SIGN NOTES:**
- "SHOP" LETTERS WILL BE REPLACED BY THE LETTERS "MART" OR "TIGER MART" DEPENDS ON FINAL SIGN CONFIGURATION.
 - "RAINBOW" LOGO WILL BE REPLACED BY NEW "TIGER" LOGO.
 - SIGN SHOWN IS APPROXIMATE. ACTUAL CONFIGURATION OR SIZE OF THE PANELS MAY VARY.
 - SIGN HEIGHT SHALL NOT EXCEED 10 FEET.
 - OVERALL SIGN AREA SHALL NOT EXCEED FOURTY SQUARE FEET (EXCLUDING PRICE SIGN).
 - PRICE SIGN AREA SHALL NOT EXCEED TWENTY SQUARE FEET.



2 CANOPY FRONT ELEVATION (WITH BUILT EXXON SHOP)

Application No. SEA 93-Y-059 Staff S.Z.
 Approx. 8' x 5' SP PLAN
 SEE DEV-CONDS DATED Aug 23, 2010
 Date of (BOS) (WZA) Approval Aug 27, 2010
 Sheet 2 of 2

Application No. SEA 93-Y-059
APPROVED SE/SP PLAN
 SEE DEVELOPMENT CONDITIONS
 Date of (BOS) (WZA) Approval 7/18/04
 Staff Coordinator [Signature]

CAD-CON CONSULTING INCORPORATED
 STRUCTURAL, MECHANICAL, ELECTRICAL, CIVIL ENGINEERING
 8103 LEEBOURNE PIKE, SUITE 200
 VIENNA, VIRGINIA 22182
 703-761-4878
 FAX: 703-761-4878

EXXON COMPANY, U.S.A.
 A division of Exxon Mobil Corporation
 Marketing Department Real Estate & Engineering
 8301 WY LANE
 GREENBELT, MARYLAND 20770

COMMONWEALTH OF VIRGINIA
 PROFESSIONAL ENGINEER
 [Signature]
 10/15/94
 S.C. # 00428

CAD-CON Issues/Revisions

No.	Date	Revisions
1	04/25/04	PER C.D. COMMENTS
2	02/22/04	SE/SP COMMENTS
3	04/15/04	WZV COMMENTS
4	04/23/04	SPECIAL EXCEPTION SUB.

Checked	By	Date
Checked	CDM	11/15/03
Checked	DEF	11/15/03
Checked	RES	11/15/03
Checked	AS NOTED	11/15/03

EXXON @ CENTREVILLE
 EXXON CORPORATION
 PARCEL 103A & 104
 LEE HIGHWAY (STATE RTE. #28)
 SULLY MAGISTERIAL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SPECIAL EXCEPTION PLAN
 [Signature]
 [Signature]

DESCRIPTION OF THE APPLICATION

The applicant requests approval to amend a Special Exception, previously approved to permit a service station, car wash, and quick-service food store on two parcels, totaling 42,470 square feet, zoned C-8, WS, SC and HC, and located on Lee Highway (Route 29), in the Certreville area.

Figure 1 – Details of Proposed Use.	
Use:	Service Station, Car Wash, and Quick-Service Food Store
Hours of Operation:	24 hours, 7 days/week
Gross Floor Area (GFA):	<ul style="list-style-type: none">• 1,431 sf – service station/ quick-service food store• 754 sf – car wash• TOTAL - 2,185 sq ft
Floor Area Ratio (FAR):	0.05
Estimated Patrons per Day:	750
Number of Employees:	4
Parking Spaces:	10 spaces

The proposed amendment would modify the previously-approved Special Exception Conditions (included in Appendix 4) as follows:

- Condition 6: *“There will be a maximum of three (3) employees on site at any one time”.*

The applicant requests a maximum of four employees at any one time, rather than three.

- Condition 8: *“No alcoholic beverages shall be allowed or sold.”*

The applicant proposes to eliminate Condition Number 6 altogether, in order to remove the outdated restrictions on the sale of alcoholic beverages. There are no other use changes or site modifications included in this proposal.

Staff’s proposed development conditions, the applicant’s affidavit, and the applicant’s Statement of Justification are included in Appendices 1, 2 and 3, respectively.

LOCATION AND CHARACTER



Figure 2: Project location and adjacent uses.

Site Description:

The property consists of two parcels, located along the south frontage of Lee Highway (Route 29), in the Centreville area, just east of Old Centreville Crossing Shopping Center and west of Pickwick Square Shopping Center. Other C-8 properties adjoin the property on all sides except the south frontage, which adjoins Mountain View Alternative High School, which is zoned R-1. The C-8 parcel located directly west of the application property is currently vacant.

Figure 3: Surrounding Use Descriptions			
Direction	Use	Zoning	Comprehensive Plan Recommendation
North	Shopping Center (Centreville Plaza)	C-8	Retail and Other
West	Residential Single-Family Unit		
East	Retail		
South	Public School (Mountain View High School)	R-1	Public Facility

Existing improvements on the site include a 1,431-square-foot service station/quick-service food store, 5 covered pump bays, and a detached 754-square-foot automatic car wash. A dumpster/recycling enclosure exists to the east of the food store and a single freestanding sign exists along Lee Highway. Access is directly from Lee Highway, as well as interparcel access from the neighboring commercial properties to the east. An interparcel access easement is recorded on the subject property to permit access to the vacant parcel to the west, at such future time as it might develop.



Figure 4: Site detail.

ZONING BACKGROUND (Appendix 4)

- Prior to the approval of **SE 93-Y-059**, the property was utilized for temporary sale of seasonal goods. In 1986, **SE 86-S-039** was approved to permit a quick-service food store on the property for the sale of seafood. That use was never established and the SE expired.
- **SE 93-Y-059** (July 18, 1994): The Board of Supervisors approved a Special Exception to permit a service station, quick-service food store, and car wash, subject to Development Conditions. According to County records, the use was established in 1997.
- (March 11, 2009): A notice of violation was issued, citing violations of the approved development conditions, including too many employees on the site, the sale of alcohol and grocery items, and the use of a microwave oven. The owner subsequently filed a Special Exception Amendment application to address the violations.
- **SEA 93-Y-059** (April 27, 2010): The Board of Supervisors approved an amendment to the Special Exception for the site, in order to modify the development conditions to permit the sale of additional food items, use of a microwave oven, allow outside display of goods, and to permit one additional employee (bringing maximum number to three). The sale of alcoholic beverages remained restricted by the modified development conditions.

WAIVERS AND MODIFICATIONS

Two waivers and modifications would be carried forward with this application:

- Waiver of service drive requirement along the Lee Highway frontage
- Modification of the transitional screening requirement along the southern property line, in favor of the landscaping shown on the SE Plat

SPECIAL EXCEPTION AMENDMENT PLAT

Title:	“Exxon @ Centreville”
Prepared By:	Cad-Con Consulting, Inc.
Original and Revision Dates:	Dated November 15, 1993, as revised through May 3, 1994
Number of Pages:	2

Since no new construction or site modifications are currently proposed, the requirement to submit a revised SE Plat has been waived in lieu of the previously-approved SE Plat, which is included at the beginning of this report.

STAFF ANALYSIS

PROPOSED CONDITION MODIFICATIONS:

The applicant proposes to modify the approved Development Conditions associated with SE 93-Y-059, as noted at the beginning of this report. Staff has no issue with the applicant's request to modify Condition Number 6 to allow a maximum of four employees, rather than three. The proposal to eliminate Condition Number 8, which restricts the sale of alcoholic beverages, is consistent with current County policies and with similar cases that have recently gone before the Board.

At one time, such conditioned restrictions were commonplace in the County, in order to distinguish full-service convenience stores from service-oriented establishments. In 1997 the Zoning Ordinance was amended to create the service station/mini-mart classification and to revise the definition of quick-service food store, in order to provide a clearer distinction between the types of establishments. Service stations/mini marts are restricted from selling alcoholic beverages and/or retail sales of food, while the current definition of quick-service food store allows for the sale of all types of food and there is no restriction on the sale of alcohol.

Since such a distinction is now handled by the Zoning Ordinance, and previous Condition Number 8 is not consistent with the current Ordinance definition of a quick-service food store, staff supports the proposed removal of the condition.

During review of the current application, staff also noticed that some of the landscaping depicted on the original SE Plat no longer exists on the site (see Appendix 6). An additional Development Condition (Condition Number 15) requires the applicant to replace missing vegetation prior to receipt of a new use permit for the property, to the satisfaction of the Urban Forest Management Division of the Department of Public Works and Environmental Services.

ZONING ORDINANCE PROVISIONS (Appendix 5)

Service stations and quick-service food stores require a Category 5 Special Exception in the C-8 District (per Sect. 4-804), and are also subject to a Category 6 Special Exception (which includes additional provisions) if also located within a Highway Corridor (HC) Overlay District; therefore, this application is subject to General Standards for all Special Exceptions (Sect. 9-006), Evaluation Standards for all Category 5 Uses (Sect. 9-503), Additional Standards for Automobile-Oriented Uses (Sect. 9-505), and Provisions for Approving Quick-Service Food Stores and Service

Stations in a Highway Corridor Overlay District (Sect. 9-611), in addition to standard Zoning Ordinance requirements for Parking and Loading, Landscaping and Screening, Tree Cover, Stormwater Management, and others (see Figure 5, below). In addition to the HC Overlay District, the subject parcel is also subject to Water Supply Protection (WS) and Sign Control (SC) Overlay Districts (per Article 7 of the Ordinance).

The proposed modifications to the approved Development Conditions would have no effect on the site's continued conformance with applicable Zoning Ordinance requirements, and the site would continue to satisfy the required additional SE standards referenced above.

Figure 5: ZONING ORDINANCE PROVISIONS (Appendix 5) (Sect. 4-800, Articles 9, 11, 13)		
Standard	Required	Provided
Min. Lot Area	40,000 sq. ft.	42,470 sq. ft.
Min. Lot Width	200 ft.	+/- 256 ft.
Max. Bldg. Height	40 ft.	+/- 17 ft. 6 in. (canopy)
Front Yard (McLearen Rd.)	45° bulk plane, not less than 40 ft.	+/- 102 ft.
Rear Yard (N. Line)	20 ft.	+/- 35 ft.
F.A.R.	Maximum 0.50	0.05
Open Space	Minimum 15%	+/- 40%
Parking Spaces	(6.5 spaces per 1000 sf of quick-service food store) 10 spaces required + 10 stacking spaces for car wash	10 spaces + 13 stacking spaces

Waivers and Modifications

- Waiver of service drive requirement along the Lee Highway frontage

The service drive requirement along Lee Highway was waived with the previous approval, in lieu of the separate travel aisle with public access easement that was

constructed on the site and serves the same purpose as a service drive in this location. Staff supports reaffirmation of the waiver with this amendment.

- Modification of the transitional screening requirement along the southern property line, in favor of the landscaping shown on the SE Plat

The property to the south of the application site is residentially-zoned, but is occupied by a public alternative high school. Due to the intensive nature of the neighboring use, staff supports the modification of the transitional screening requirement along the south boundary, in favor of the vegetation shown on the SE Plat.

COMPREHENSIVE PLAN GUIDANCE (Appendix 6)

(Fairfax County Comprehensive Plan, 2013 Edition, Dulles Suburban Center, Amended through 10-20-2015)

Plan Area:	III
Planning District:	Bull Run
Planning Sector:	Centreville Area
Special Area:	Centreville Suburban Center – Land Unit C-1
Plan Map:	Retail and Other

Area Plan:

Land fronting on Lee Highway between Centreville Road and Pickwick Road is planned for neighborhood-serving commercial use at an FAR not to exceed .30. The Plan provides for commercial and offices uses to be available for residents in the immediate area. Land Unit C-1 contains neighborhood-serving, highway-oriented retail commercial uses. A full interchange for the Sully Road/Centreville Road/Lee Highway intersection has been constructed. Neighborhood-serving retail commercial uses will remain appropriate in this land unit. Limited office use is also appropriate to serve local needs for professional services.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff feels that the proposal to modify conditions associated with SE 93-Y-059 would have no effect on the site's continued conformance with the Zoning Ordinance and Comprehensive Plan recommendations, and the property would also continue to conform to governing zoning approvals.

Staff Recommendations

- Staff recommends that the Board of Supervisors approve application SEA 93-Y-059-02, subject to the proposed Development Conditions contained in Appendix 1.
- Staff recommends reaffirmation of a waiver of the service drive requirement along the Lee Highway frontage, in favor of the existing travel aisle with public access easement.
- Staff recommends approval of a modification of the transitional screening requirement along the southern property line, in favor of the landscaping shown on the SE Plat.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any development 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, covenant, or other agreement between parties, as they may apply to the property subject to this application.

APPENDICES

1. Proposed SEA Development Conditions
2. Affidavit
3. Statement of Justification
4. Prior SE Conditions (SEA 93-Y-059)
5. Zoning Ordinance Provisions
6. UFMD - Urban Forest Management Memo
7. Glossary of Terms

PROPOSED DEVELOPMENT CONDITIONS
SEA 93-Y-059-02
November 2, 2016

If it is the intent of the Board of Supervisors to approve SEA 93-Y-059-02, located at 13825 and 13829 Lee Highway, Tax Map 54-4 ((1)) 104 and 103A, for a service station, quick-service food store, and car wash, pursuant to Sect. 4-804 and Sect. 9-505 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions, which shall supersede the previous SE conditions on the property. Conditions carried forward from previous approvals are marked with an asterisk (*).

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land. _*
2. This Special Exception Amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Amendment Plat approved with the application, as qualified by these development conditions. _*
3. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to this Special Exception Amendment shall be in conformance with the approved Special Exception Plat, entitled, "Exxon @ Centreville", prepared by Cad-Con Consulting, Inc., which is dated November 15, 1993 and revised to May 3, 1994, and these conditions. _*
4. Stormwater management facilities designed to meet the Best Management Practices (BMP) requirements of the Water Supply Protection Overlay District (WSPOD) shall be provided as determined by the Director of DPWES. _*
5. Landscaping shall be provided and maintained on-site in conformance with that depicted on the Special Exception Plat, as approved by Urban Forest Management. _*
6. There willshall be a maximum of three (3)-four (4) employees on site at any one time. _*
7. The size of the quick service food store shall be limited to a maximum of 1450 square feet. _*
8. A facility to accommodate used motor oil shall be provided on-site and shall be available for use by the public for individual non-commercial recycling purposes. _*
9. The car wash shall be designed to capture 80% of the wastewater associated with a single cycle of the car wash operation. All wastewater discharged from the car wash shall be discharged to the sanitary sewer system. _*
10. There shall be facilities to provide air for tires and water to the public at no charge. _*

11. There shall be a maximum of one (1) freestanding sign which will be a monument style sign, a maximum of ten (10) feet in height with a brick base, in conformance with Article 12 of the Zoning Ordinance.*
12. The front and sides of the quick service food store and car wash buildings shall be a combination of red brick and light tan panels along with the operator's logo color panels; there shall be a metal hip roof on the car wash building.*
13. All ancillary and construction easements necessary for the improvements to Lee Highway shall be provided as determined by Fairfax County DOT.*
14. No outdoor storage or display of goods for sale or rent shall be permitted.*
- ~~14-15.~~ Prior to issuance of a Non-RUP for this SEA approval, the applicant shall replace any vegetation shown on the SE Plat that no longer exists on the site, to the satisfaction of the Urban Forest Management Division of DPWES.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

Pursuant to Section 9-015 of the Zoning Ordinance, this Special Exception Amendment shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established by the issuance of a new Non-Residential Use Permit.

SPECIAL EXCEPTION AFFIDAVIT

DATE: 09/23/2016
 (enter date affidavit is notarized)

135941

I, Bhoopendra Prakash, 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 93-Y-059-02
 (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)
MACS Retail LLC	8020 Park Lane, Dallas, TX 75231	Owner/ Applicant TM# 054-4-((01))-014
The Plan Source, Inc Bhoopendra Prakash, President	8565 D Sudley Road, Manassas, VA 20110	Agent for Applicant and Title Owners
Southside Oil LLC	8020 Park Lane, Dallas, TX 75231	Owner TM# 054-4-((01))0103A

(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 AFFIDAVIT

DATE: 09/23/2016
 (enter date affidavit is notarized)

135941

for Application No. (s): SEA 93-Y-059-02
 (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)

MACS Retail LLC
 8020 Park lane, Dallas, TX 75231

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

Sole Member: Mid-Atlantic Convenience Stores, LLC

(check if applicable) 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: 09/23/2016
(enter date affidavit is notarized)

135941

for Application No. (s): SEA 93-Y-059-02
(enter County-assigned application number (s))

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

Mid-Atlantic Convenience Stores, LLC
8020 Park Lane, Dallas, TX 75231

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)

Susser Petroleum Property Company LLC, Sole Member

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

Susser Petroleum Property Company LLC, Sole Member

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)

Susser Petroleum Operating Company LLC, Sole Member

(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: 09/23/2016
(enter date affidavit is notarized)

135941

for Application No. (s): SEA 93-Y-059-02
(enter County-assigned application number (s))

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

Susser Petroleum Operating Company LLC
8020 Park Lane, Dallas, TX 75231

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)

Sunoco LP, Sole member

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

The Plan Source, Inc.
8565D Sudley Road, Manassas, VA 20110

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)

Bhoopendra Prakash

(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: 09/23/2016
(enter date affidavit is notarized)

135941

for Application No. (s): SEA 93-Y-059-02
(enter County-assigned application number (s))

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

Southside Oil LLC
8020 Park Lane, Dallas, TX 75231

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)

Susser Petroleum Property Company LLC, Sole Member

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

Susser Petroleum Property Company LLC, Sole Member

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)

Susser Petroleum Operating Company LLC, Sole Member

(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: 09/23/2016
(enter date affidavit is notarized)

135941

SEA 93-Y-059-02

for Application No. (s):
(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)
Sunoco LP
8020 Park Lane, Dallas, TX 75231

(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)

Sunoco LP is a master limited partnership consisting of numerous investors and publicly traded on the NYSE

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: 09/23/2016
 (enter date affidavit is notarized)

135941

for Application No. (s): SEA 93-Y-059-02
 (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: 09/23/2016
(enter date affidavit is notarized)

135941

Application No.(s): SEA 93-Y-059-02
(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

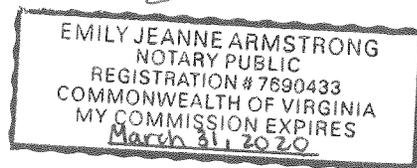
[X] Applicant's Authorized Agent

Bitopetara Prunett
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 23 day of September 20 16, in the State/Comm. of Virginia, County/City of Fairfax.

Emily Jeanne Armstrong
Notary Public

My commission expires: March 31, 2020



STATEMENT OF JUSTIFICATION

13825 Lee Highway

This service station is presently conditioned to disallow a microwave and to limit food sales to only prepackaged items normally dispensed from vending machines. Additionally, it is conditioned to disallow the operator to sell alcoholic beverages even though it is allowable by Virginia ABC.

This condition is historically based on the sentiment that Gas businesses shall not sell food and Food businesses shall not sell gas. Times and sentiments have changed over the last thirty years and the applicant now requests a Special Exception Amendment to remove these conditions.

This proposed condition amendment does not affect the physical building or site infrastructure. We therefore, request a waiver of the typical site layout plan associated with new applications. This application relies on the record SE plans on file.

The following information is pertinent to the use and operation. The below information upholds the current zoning as no changes are proposed:

- a. **Type of Operation:** Service Station. Quick Service Food Store and Car Wash
- b. **Hours of Operation:** 24 hours, daily
- c. **Estimated number of patrons:** 750 per day
- d. **Proposed number of employees:** Four
- e. **Estimated Traffic Impact of proposed use, including maximum expected trip generation:** 900 VPD
- f. **Vicinity of General Area to be served by the use:** Pass by traffic Eastbound on Lee Highway and immediate surrounding.
- g. **Description of building facade and architecture or proposed new building or additions:** Aluminum composite and brick store fascia, canopy fascia and glass storefront. Flat roof.
- h. **A listing, if known, of all hazardous or toxic substances to be generated, utilized, stored, treated and /or disposed or on site and the size and contents of any existing or proposed storage tanks or containers:** Primarily gasoline product. Underground, double walled storage tanks exist on the property.

- I. A statement that the proposed use conforms to the provisions of all applicable ordinances, regulations, adopted standards and any applicable conditions, or, if any waiver, exception or variance is sought by the applicant from such ordinances, regulations, standards and conditions, such shall be specifically noted with the justification for any such modification.

Zoning Ordinance Compliance. The proposed development conforms to the provisions of all applicable ordinances, regulations and adopted standards or, if any waiver, exception or variance is sought, such request has been specifically noted with the justification for such modification.



Applicant's Signature

6/13/2016
Date



County of Fairfax, Virginia

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

April 28, 2010

David G. Fiske
100 N. Pitt Street
Suite 206
Alexandria, VA 22314

Re: Special Exception Amendment Application SEA 93-Y-059

Dear Mr. Fiske:

At a regular meeting of the Board of Supervisors held on April 27, 2010, the Board approved Special Exception Amendment Application SEA 93-Y-059 in the name of Exxon Mobil Corporation. The subject property is located at 13825 and 13829 Lee Highway on approximately 1.17 acres of land zoned C-8, HC, SC and WS in the Sully District [Tax Map 54-4 ((1)) 103A and 104]. The Board's action amends Special Exception Application SE 93-Y-059 previously approved for a service station, quick service food store, and car wash in a Highway Corridor Overlay District to permit modifications to development conditions pursuant to Section 7-607 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions which supersede all previous development conditions; conditions carried forward unchanged from previous approvals are marked with an asterisk (*):

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.*
2. This Special Exception Amendment is granted for only the purpose(s), structure(s), and/or use(s) indicated on the Special Exception Amendment Plat approved with this application, as qualified by these development conditions which supersede all previous special exception conditions.*
3. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans, as may be determined by Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Special Exception Amendment shall be in conformance with the approved Special Exception Amendment Plat entitled "Exxon @ Centreville," and prepared by Cad-Con Consulting, Incorporated, dated November 15, 1993 as revised through May 3, 1994, and these conditions.*

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

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

SEA 93-Y-059
April 28, 2010

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4. Stormwater management facilities designed to meet the Best Management Practices (BMP) requirements of the Water Supply Protection Overlay District (WSPOD) shall be provided as determined by the Director of DPWES. *
5. Landscaping shall be provided on-site in conformance with that depicted on the Special Exception Plat, as approved by Urban Forest Management. *
6. There will be a maximum of three (3) employees on site at any one time.
7. The size of the quick service food store shall be limited to a maximum of 1450 square feet.*
8. No alcoholic beverages shall be allowed or sold.
9. A facility to accommodate used motor oil shall be provided on-site and shall be available for use by the public for individual non-commercial recycling purposes.*
10. The car wash shall be designed to capture 80% of the wastewater associated with a single cycle of the car wash operation. All wastewater discharged from the car wash shall be discharged to the sanitary sewer system. *
11. There shall be facilities to provide air for tires and water to the public at no charge. *
12. There shall be a maximum of one (1) freestanding sign which will be a monument style sign, a maximum of ten (10) feet in height with a brick base, in conformance with Article 12 of the Zoning Ordinance.*
13. The front and sides of the quick service food store and car wash buildings shall be a combination of red brick and light tan panels along with the operator's logo color panels; there shall be a metal hip roof on the car wash building.*
14. All ancillary and construction easements necessary for the improvements to Lee Highway shall be provided as determined by Fairfax County DOT. *
15. No outdoor storage or display of goods for sale or rent shall be permitted.

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

SEA 93-Y-059
April 28, 2010

-3-

required Non-Residential Use Permit through established procedures, and this Special Exception Amendment shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established as evidenced by the issuance of a new Non-Residential Use Permit. The Board of Supervisors may grant additional time to establish the use 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.

The Board also:

- Waived the service drive along Lee Highway in favor of the existing travel lane.
- Waived the transitional screening requirement along the property's western lot line in favor of the landscaping as shown on the SEA Plat.

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors
NV/ph

Cc: Chairman Sharon Bulova
Supervisor Michael Frey, Sully District
Janet Coldsmith, Director, Real Estate Division, Dept. of Tax Administration
Regina Coyle, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Angela K. Rodeheaver, Section Chief, Transportation. Planning Division
Eric Teitelman, Capital Projects and Operations Div., Dept. of Transportation
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
District Planning Commissioner
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

Selected applicable Zoning Ordinance Provisions from the Fairfax County Zoning Ordinance, dated June 22, 2016. For the full, unabridged, ordinances please visit the website of the Fairfax County Planning and Zoning Department or view a copy in person at the Fairfax County Planning and Zoning office.

ARTICLE 4 – COMMERCIAL DISTRICT REGULATIONS

PART 8 4-800 C-8 HIGHWAY COMMERCIAL DISTRICT *(excerpts)*

4-804 Special Exception Uses

For specific Category uses, regulations and standards, refer to Article 9.

4. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:

P. Quick-service food stores

R. Service stations

ARTICLE 9 – SPECIAL EXCEPTIONS

PART 0 9-000 GENERAL PROVISIONS *(excerpt)*

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.

PART 5 9-500 CATEGORY 5 COMMERCIAL AND INDUSTRIAL USES OF SPECIAL IMPACT

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.

4. In the C-7, C-8 and C-9 Districts, in addition to Par. 1 above:

A. In the C-7 or C-9 District, 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 four (4) such vehicles on site at any one time.

C. The outdoor area devoted to any use such as vehicle or tool rental shall be limited to the area so designated on an approved special exception plat.

PART 6 9-600 CATEGORY 6 MISCELLANEOUS PROVISIONS REQUIRING BOARD OF SUPERVISORS' APPROVAL

9-611 Provisions for Approving Drive-In Financial Institutions, Fast Food Restaurants, Quick-Service Food Stores, Service Stations and Service Station/Mini-Marts in a Highway Corridor Overlay District

The Board may approve a special exception for the establishment or for the enlargement, extension, relocation or increase in intensity of a drive-in financial institution, fast food restaurant, quick-service food store, service station or service station/mini-mart in a Highway Corridor Overlay District, but only in accordance with the provisions of Part 6 of Article 7.

ARTICLE 7 - OVERLAY AND COMMERCIAL REVITALIZATION DISTRICT REGULATIONS

PART 6 7-600 HIGHWAY CORRIDOR OVERLAY DISTRICT

7-608 Use Limitations

All uses shall be subject to the use limitations set forth in the underlying zoning district(s), and, in addition, drive-in financial institutions, fast food restaurants, quick-service food stores, service stations and service station/mini-marts shall be subject to the following use limitations:

1. In any Highway Corridor Overlay District:

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

B. Such a use shall have access designed so as not to impede traffic on a public street intended to carry through traffic. To such end, access via the following means may be given favorable consideration:

(1) Access to the site is provided by a public street other than one intended to carry through traffic, and/or

(2) Access to the site is provided via the internal circulation of a shopping center, which center contains at least six (6) other commercial uses, or an office complex having a limited number of well-designed access points to the public street system and no additional direct access is provided to the site from a public street intended to carry through traffic over and above those entrances which may exist to provide access to the shopping center, and/or

(3) Access to the site is provided by a functional service drive, which provides controlled access to the site.

C. 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.

4. Where the underlying district is C-7, C-8, C-9, I-3 or I-4, in addition to Par. 1 above:

A. 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 four (4) such vehicles on site at any one time.



County of Fairfax, Virginia

MEMORANDUM

DATE: August 16, 2016

TO: Michael Lynskey, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Linda Barfield, Urban Forester II
Forest Conservation Branch, DPWES 

SUBJECT: Exxon Centreville
SEA 93-Y-059-02

The following comments are based on a review of the Special Exception Amendment application and Statement of justification stamped "Received, Department of Planning and Zoning, June 20, 2016" and a Special Exception Amendment Plat set stamped "Received, Department of Planning and Zoning, May 6, 2016".

Specific comments:

1. Comment: It appears that some areas of existing landscape plantings are not currently in substantial conformance with the approved SE plat (SE-92-4-016) sheet C-1 of 2. Two (2) pin oaks and one (1) saucer magnolia appear to be lacking along the west property line. One planter area north of the pump canopy is missing shrubs and the other planting area appears to have been eliminated. Also seven (7) shrubs are lacking east of the Exxon shop building along the property line.

Recommendation: Trees and shrubs shown on the approved plan should be replaced to bring the site into conformance.

lb/

UFMDID #: 218760

cc: DPZ File

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



GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

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