



APPLICATION ACCEPTED: June 27, 2016
PLANNING COMMISSION: November 16, 2016
BOARD OF SUPERVISORS: Not yet scheduled

County of Fairfax, Virginia

November 1, 2016

STAFF REPORT

SEA 94-H-009

HUNTER MILL DISTRICT



APPLICANT: Macs Retail LLC

ZONING: C-8 (Highway Commercial District)

PARCEL: 11-2 ((1)) 13A and 11-2 ((1)) 13B

SITE AREA: 40,472

FAR: 0.03

PLAN MAP: Retail and Other

PROPOSAL: Amend SE 94-H-009, to permit a modification of development conditions associated with the service station/quick-service food store. No physical site modifications or improvements are proposed.

STAFF RECOMMENDATIONS:

Staff recommends approval of SEA 94-H-009, subject to development conditions consistent with those contained in Appendix 1.

Staff recommends reaffirmation of previously approved modification of Transitional Screening and Barrier Requirement along the southern property boundary to that shown on the Special Exception Plat and subject to the development conditions.

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

Angelica P. Gonzalez



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 application 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 94-H-009



Applicant:
Accepted:
Proposed:

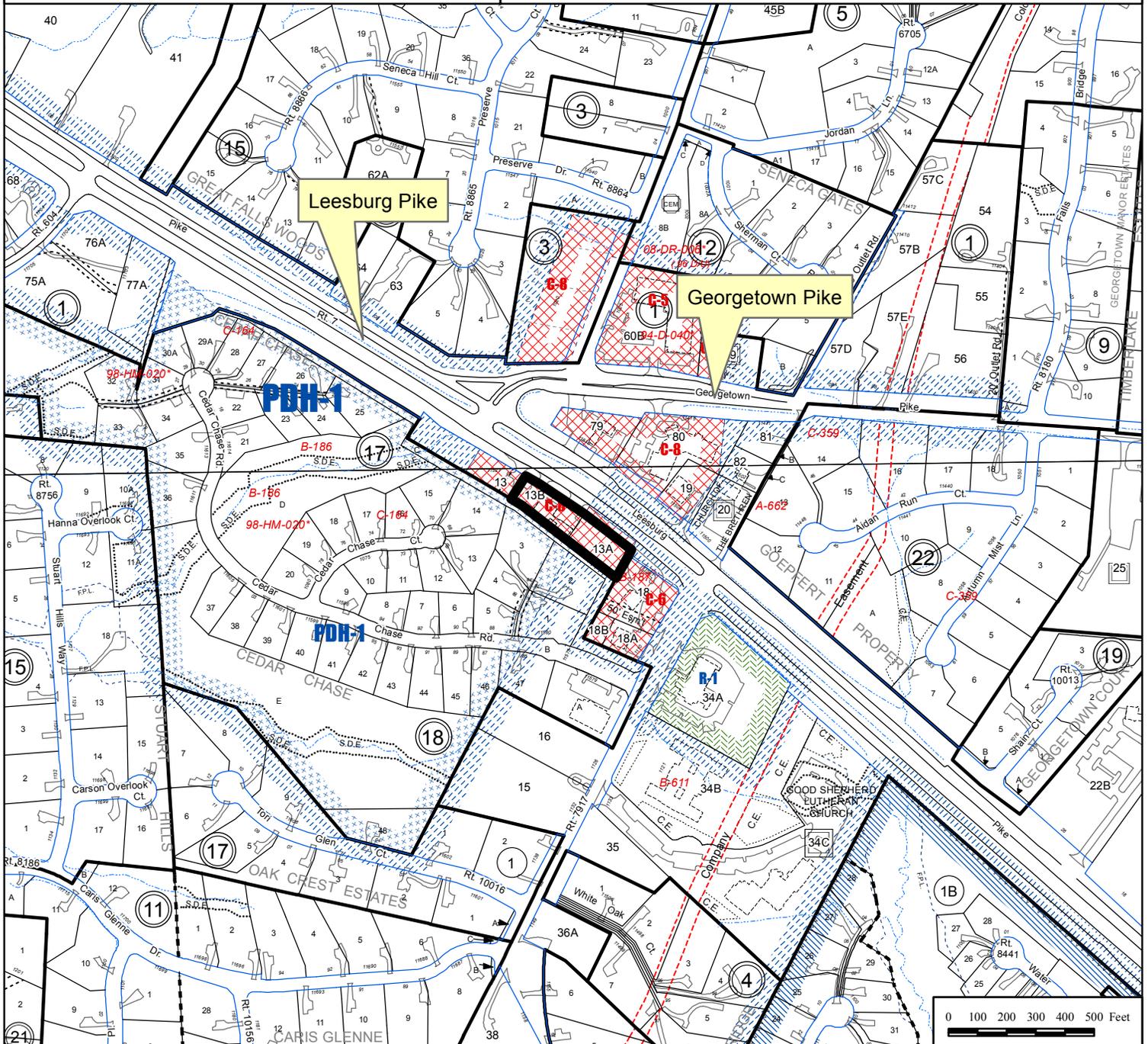
MACS RETAIL LLC
06/27/2016
AMEND SE 94-H-009 PREVIOUSLY APPROVED FOR SERVICE STATION WITH QUICK-SERVICE FOOD STORE TO MODIFY DEVELOPMENT CONDITIONS

Area: 40472 SF OF LAND; DISTRICT - HUNTER MILL

Zoning Dist Sect: 04-080404-0804
Located: 11515 AND 11519 LEESBURG PIKE, HERNDON, VA 20170

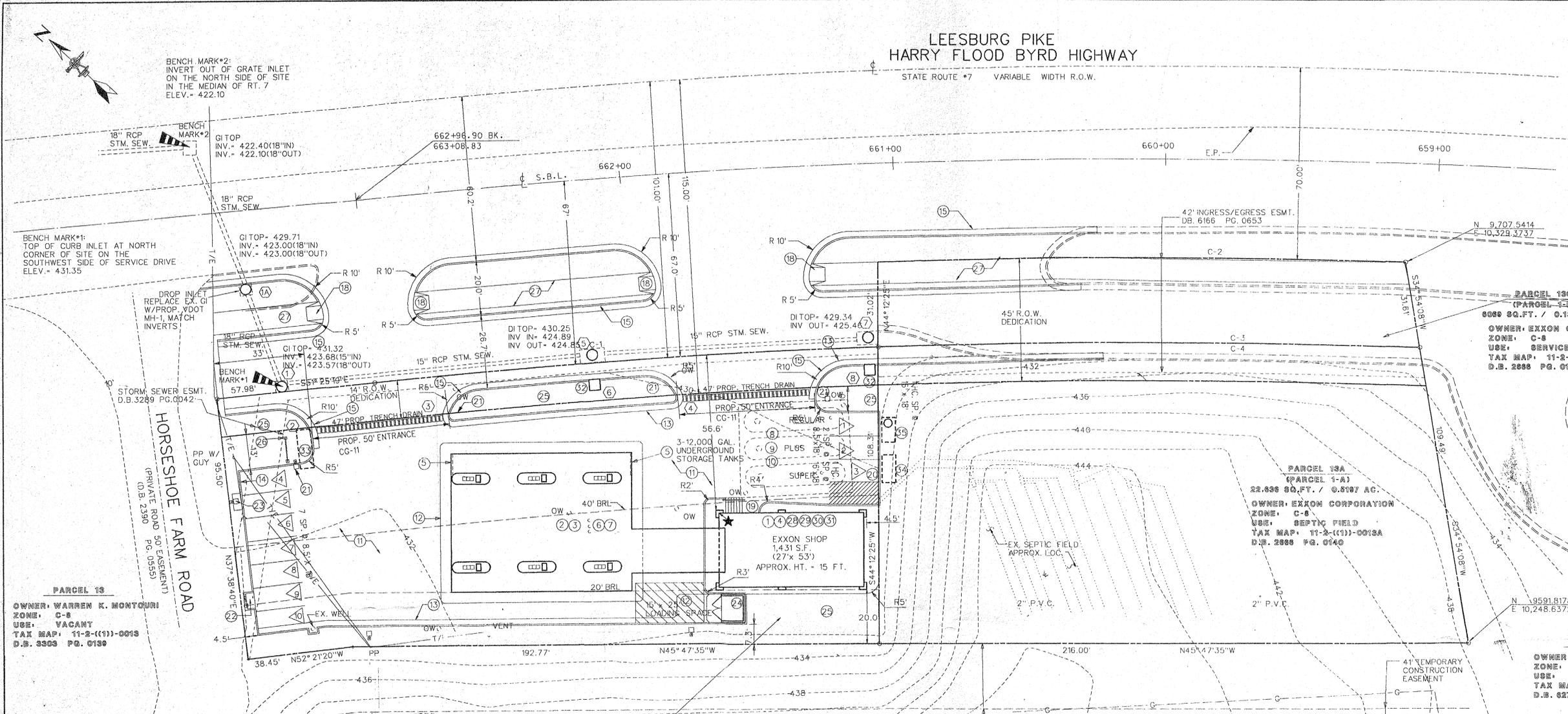
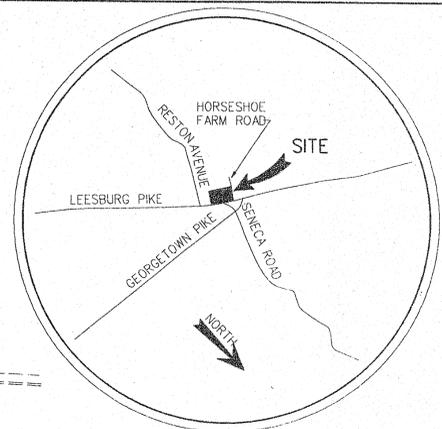
Zoning: C-8
Plan Area: 3,

Overlay Dist:
Map Ref Num: 011-2- /01/ /0013A /01/ /0013B



LEESBURG PIKE
HARRY FLOOD BYRD HIGHWAY

STATE ROUTE #7 VARIABLE WIDTH R.O.W.



Application No. **SE 94-14-009**

APPROVED SE/SP PLAT

SEE DEVELOPMENT CONDITIONS

Date of (BOS) (RZA) approval: **9/26/94**

Staff Coordinator: *[Signature]*

ITEM NUMBER	FURNISHED BY	INSTALLED BY	DESCRIPTION	DRAWING NUMBER
GENERAL NOTES:				
BS - BUILDING SUPPLIER				
GC - GENERAL CONTRACTOR				
E - EXXON				
O - OTHER				
BUILDING				
1	BS	BS	BUILDING TYPE - 27' x 53' EXXON SHOP	5213-4B/7500-1
CANOPY / ISLANDS				
2	BS	BS	CANOPY TYPE - 66'x50' W/34'x18' EXTENSION	5213-1,3/7500-1
3	E	GC	DISPENSING EQUIPMENT ON CONCRETE ISLANDS (6) MPD ADVANTAGE W/ GRIND	5213-1,3/7500-1
4	E	GC	TRANSAC SYSTEM TCR-15 (C1-SITE, 2-REQ'D) (36 F.P.)	
5	E	BS	(2) CANOPY FASCIA SIGN - "EXXON" (WIRING BY GC)	
6	GC	GC	CANOPY DOWNSPOUT DRAINS - UNDERGROUND	
7	GC	GC	COLUMNESS SPREADER BARS (6) BLANK	
YARD AREA - TANKS				
8	E	GC	FIBERGLASS TANKS FOR MOTOR FUEL (EXISTING TO REMAIN) REGULAR PLUS SUPREME STP W/LEAK DETECTORS (3) 1-1/2HP	7006F-1 THRU 5
9	E	GC	ENVIROFLEX PRODUCT PIPING & VENTING LINES	
10	GC	GC	VAPOR RECOVERY SYSTEM (STAGE I) PIPE FOR STAGE II	
YARD AREA - OTHER				
11	GC	GC	ASPHALT PAVING PER EXXON SPECIFICATION DEPTH, (2" DEPTH - TYPE "A")	8-0025-1,2/2-5469, 11
12	GC	GC	6" CONCRETE	8-0025A 1-3
13	GC	GC	6" CURB WITH 18" GUTTER	2-5469, 11
14	GC	GC	6" INTEGRAL CURB	2-5469, 11
15	GC	GC	DRIVE APPROACH AND CURBING OUTSIDE PROPERTY LINE PER LOCAL CODE (VDOT STD. CG-11 AND CG-6(R) RESPECTIVELY)	2-5469, 11
18	GC	GC	HANDICAP RAMP WITH EXPOSED AGGREGATE FINISH (VDOT STD.)	2-5469, 10
19	GC	GC	HANDICAP RAMP WITH TEXTURE FINISH	
20	GC	GC	INSTALL ONE (1) "HANDICAPPED PARKING ONLY" SIGN	2-5469, 10
21	E	GC	(2) NEW YARD LIGHT FIXTURES	2-5469, 10
22	GC/E	GC	AIR / WATER / LIGHT - SELF SERVICE UNIT	1043, 1/2-5469, 10
23	GC	GC	3"x6"x4" REINFORCED CONCRETE MAT W/ CONDUIT FOR PUBLIC TELEPHONES	1043, 1-2
24	GC	GC	TRASH ENCLOSURE	2-5469, 10
25	GC	GC	LANDSCAPING AND IRRIGATION	1169A, 1/2-5469, 7
26	E	GC	MAJOR I.D. SIGN SYSTEM	
27	GC	GC	8' WIDE ASPHALT PEDESTRIAN TRAIL	2-5469, 11

PARCEL 13B (PARCEL 2-A)
24,013 SQ. FT. / 0.5513 AC.
OWNER: EXXON CORPORATION
ZONE: C-8
USE: SERVICE STATION
TAX MAP: 11-2-(11)-0013B
D.B. 2888 PG. 0140

PARCEL 12
OWNER: WARREN K. MONTGOMERY
ZONE: R-1
USE: VACANT
TAX MAP: 11-2-(11)-0012
D.B. 8887 PG. 1862

PARCEL 17
OWNER: WARREN K. MONTGOMERY
ZONE: R-1
USE: VACANT
TAX MAP: 11-2-(11)-0017
D.B. 8887 PG. 0608

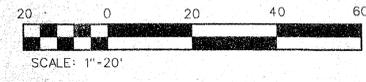
ITEM NUMBER	FURNISHED BY	INSTALLED BY	DESCRIPTION	DRAWING NUMBER
28	GC	GC	BLDG ELECTRICAL & TELEPHONE SERVICES ROUTE UNDERGROUND PER EXXON'S FIELD ENGINEER & PER LOCAL CODE	
29	GC	GC	PROVIDE NEW 1-1/2 TYPE K W/2 FROM WELL TO BLDG.	2-5469, 6
30	GC	GC	4" SANITARY SEWER LATERAL TO THE INTO EX. SEPTIC SYSTEM	2-5469, 6
31	GC	GC	15" RCP STORM SEWER PIPE & MANHOLE	2-5469, 6, 13
32	GC	GC	OIL/GRIT SEPARATOR	2-5469, 14
33	GC	GC	SEPTIC TANK	2-5469, 6, 12
34	GC	GC	EFFLUENT PUMP	2-5469, 6, 12

NOTES:

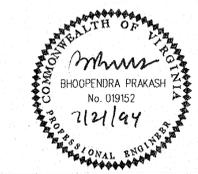
- THIS APPLICATION REQUESTS AMENDMENT OF SPECIAL EXCEPTION IN THE C-8 ZONING DISTRICT TO ADD 6 MPD'S, CANOPY AND QUICK SERVICE FOODSTORE.
- PROPOSED USE OF THE SITE IS A SERVICE STATION AND QUICK SERVICE FOODSTORE.
- THE AREA OF THE PROPOSED BUILDING ASSIGNED TO THE QUICK SERVICE FOODSTORE IS 750 S.F. IN ORDER TO MEET A.D.A. REQUIREMENTS FOR INTERNAL DESIGN CLEARANCES.
- THIS SITE IS IDENTIFIED ON FAIRFAX COUNTY TAX MAP #11-2 (11), PARCELS 13A, B & C AND FOUND OF RECORD IN DB 4319 PG. 504 PRESENTLY IN THE NAME OF EXXON CORPORATION TOTAL AREA OF THE SITE IS 52,718 S.F..
- AREA BEFORE DEDICATION = 52,718 SF
AREA AFTER DEDICATION = 40,470 SF
AREA TO BE DEDICATED = 12,248 SF.
- ALL EXISTING SURFACE IMPROVEMENTS ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
- PARKING REQUIREMENTS ARE CALCULATED AS FOLLOWS:
SERVICE STATION: PROVIDED (INCLUDING 1H/C) - 10.00 SPACES OTHERWISE NOTED.
SERVICE STATION:
2/BAY + 1/EMPLOYEE, MIN. OF 5 - 5.00 SPACES
QUICK SERVICE FOODSTORE:
6.5/1000 X 750 S.F. RETAIL SPACE - 4.87 SPACES
TOTAL SPACES REQUIRED - 9.87 SPACES
TOTAL SPACES PROVIDED (INCLUDING 1H/C) - 10.00 SPACES
- THE PROPERTY IS CURRENTLY SERVED BY EXISTING WELL AND SEPTIC FIELD.
- WATER QUALITY WILL BE PRESERVED BY A PROPOSED OIL/GRIT SEPARATOR OR OTHER METHODS AS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT. STORM WATER MANAGEMENT WILL BE ADDRESSED DURING THE SITE PLAN PROCESS.
- THE PROPOSED F.A.R. IS CALCULATED AS FOLLOWS:
GROSS FLOOR AREA 27' X 53' = 1,431 SQ. FT.
TOTAL SITE AREA = 52,718 S.F.
1,431/52,718 = 0.03 F.A.R.
- SEE SHEET 2 FOR CONCEPTUAL LANDSCAPE PLAN.
- NO FLOODPLAIN ENCLOSES UPON THIS SITE BASED ON RESEARCH OF F.E.M.A. F.I.R.M. PANELS FOR FAIRFAX COUNTY.
- THERE ARE NO KNOWN GRAVES OR BURIAL SITES ON THIS PROPERTY.

CURVE DATA TABLE

NO.	RADIUS	DELTA	TANGENT	ARC	CHORD	C. BEARING
1	2850.34'	03°42'40"	92.34'	184.61'	184.58'	S49°33'59"E
2	2881.34'	03°50'32"	96.65'	193.22'	193.19'	S45°46'09"E
3	2850.34'	03°59'13"	99.21'	198.34'	198.30'	N45°43'03"W
4	2850.34'	03°59'13"	99.21'	198.34'	198.30'	S45°43'03"E



SITE TABULATION			
	REQUIRED	PROVIDED	REMARK
MINIMUM LOT AREA	40000 S.F.	52,718 S.F.	
MINIMUM LOT WIDTH	200.0 FT.	440.93 FT.	
MAXIMUM BLDG HEIGHT	40' FT.	12.1 FT.	
MINIMUM YARD REQ.			
FRONT (LEESBURG PIKE)	40 FT.	40 FT.	
SIDE	0 FT.	4.5 FT.	
REAR	20 FT.	20 FT.	
MAXIMUM F.A.R.	0.35	0.04	
OPEN SPACE	15%	25%	
PARKING	10 SP.	10 SP.	



CHECKED BY: *[Signature]* DATE: _____

QUALITY CONTROL ENGINEER

Date:	Revisions	By:	Chk By:

EXXON CORPORATION
Marketing Department Real Estate & Engineering

SPECIAL EXCEPTION PLAT

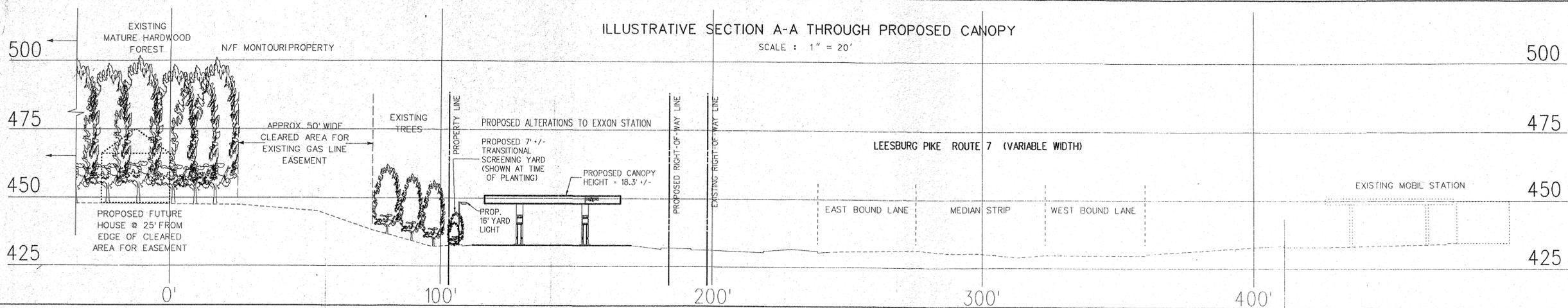
11519 LEESBURG PIKE
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

RS No: 2-5469
Scale: 1"=20'
Date: JUNE 1994
County No: 8989-SP-01
Designed By: _____
File Name: _____
Drafted By: SHEET
Checked By: 1 OF 3

TPS The Plan Source
Consulting Engineers
10493 Labrador Loop • Manassas, VA 22111
(703) 330-0954 FAX (703) 335-9062

ILLUSTRATIVE SECTION A-A THROUGH PROPOSED CANOPY

SCALE: 1" = 20'

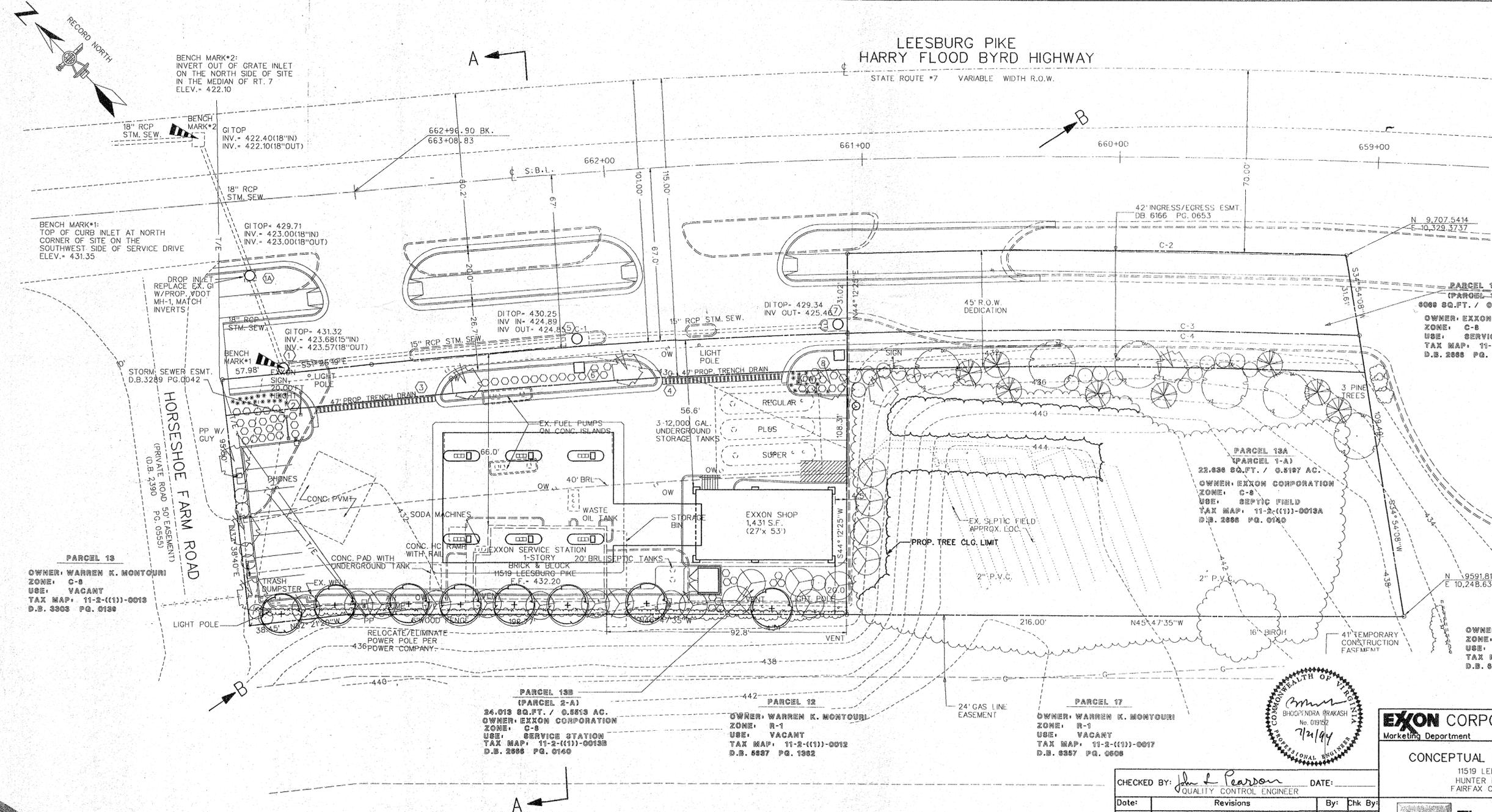


LANDSCAPE LEGEND

SYMBOL	DESCRIPTION
	LARGE DECIDUOUS SHADE TREE
	LARGE COLUMNAR EVERGREEN
	EVERGREEN, EXAMPLE, NORWAY SPRUCE
	LARGE DECIDUOUS TREE, QUICK GROWING/LARGE CANOPY
	LOW GROWING DECIDUOUS TREE
	SHRUBBERY, EX. PHOTINIA
	SHRUBBERY, EX. INKBERRY
	SHRUBBERY, EX. JUNIPER

LEESBURG PIKE HARRY FLOOD BYRD HIGHWAY

STATE ROUTE #7 VARIABLE WIDTH R.O.W.



Application No. SE 94-H-009

APPROVED SE/SP PLAN

SEE DEVELOPMENT CONDITIONS

Date of (BOS) (BZA) approval 9/26/98

Staff Coordinator A. Johnson

Sheet 2 of 3

PARCEL 13
OWNER: WARREN K. MONTOURI
ZONE: C-8
USE: VACANT
TAX MAP: 11-2-(11)-0013
D.B. 2802 PG. 0129

PARCEL 13C
(PARCEL 1-B)
6008 SQ.FT. / 0.1393 AC.
OWNER: EXXON CORPORATION
ZONE: C-8
USE: SERVICE DRIVE
TAX MAP: 11-2-(11)-0013C
D.B. 2808 PG. 0140

PARCEL 13A
(PARCEL 1-A)
22,038 SQ.FT. / 0.5107 AC.
OWNER: EXXON CORPORATION
ZONE: C-8
USE: SEPTIC FIELD
TAX MAP: 11-2-(11)-0013A
D.B. 2808 PG. 0140

PARCEL 18
OWNER: SOUTHLAND CORP.
ZONE: C-8
USE: 7-11 RETAIL STORE
TAX MAP: 11-2-(11)-0018
D.B. 0277 PG. 0030

PARCEL 13B
(PARCEL 2-A)
24,013 SQ.FT. / 0.5513 AC.
OWNER: EXXON CORPORATION
ZONE: C-8
USE: SERVICE STATION
TAX MAP: 11-2-(11)-0013B
D.B. 2808 PG. 0140

PARCEL 12
OWNER: WARREN K. MONTOURI
ZONE: R-1
USE: VACANT
TAX MAP: 11-2-(11)-0012
D.B. 0527 PG. 1992

PARCEL 17
OWNER: WARREN K. MONTOURI
ZONE: R-1
USE: VACANT
TAX MAP: 11-2-(11)-0017
D.B. 0527 PG. 0508

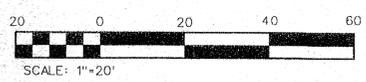


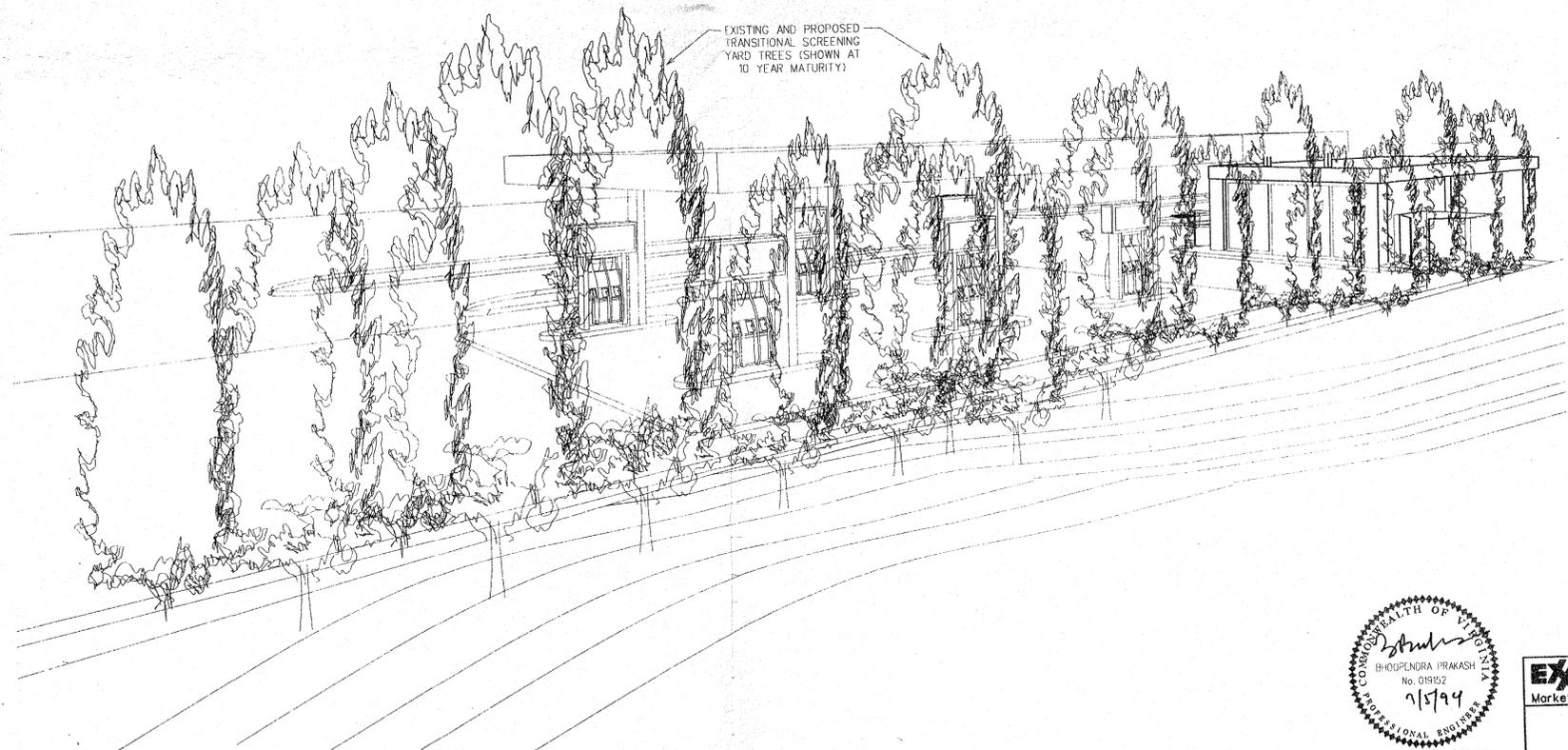
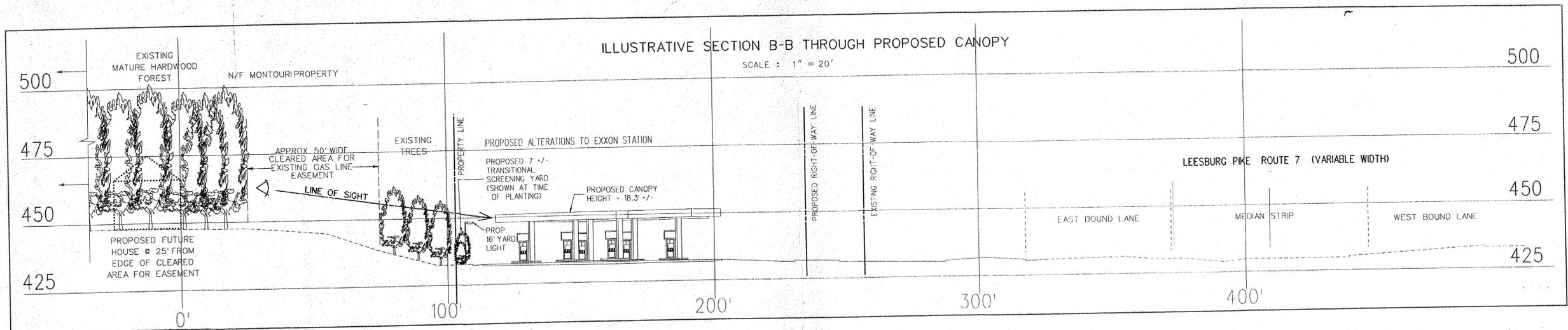
EXXON CORPORATION
Marketing Department Real Estate & Engineering

CONCEPTUAL LANDSCAPING PLAN
11519 LEESBURG PIKE
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

RS No:	2-5469
Scale:	1" = 20'
Date:	JUNE 1994
County No:	8989-SP-01
Designed By:	D.M.
Filename:	SHEET
Drafted By:	C.P.
Checked By:	2 OF 3 B.P.

CHECKED BY: <u>John L. Pearson</u> DATE:		QUALITY CONTROL ENGINEER	
Date:	Revisions	By:	Chk By:
7/5/94	REVISED LANDSCAPING	P.D.P.	B.P.





Application No. SE 94-11-009

APPROVED SE/SP PLAT

SEE DEVELOPMENT CONDITIONS

Date of (BOS) (BZA) approval 9/26/94

Site Coordinator [Signature]

Sheet 3 of 3



CHECKED BY: [Signature] DATE: 7/5/94

QUALITY CONTROL ENGINEER

Date:	Revisions	By:	Chk By:

EXXON CORPORATION
Marketing Department Real Estate & Engineering

PERSPECTIVE VIEW & SECTION
11519 LEESBURG PIKE
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

TPS The Plan Source
Consulting Engineers
10493 Labrador Loop • Manassas, VA 22111
(703) 330-0954 FAX (703) 335-9062

RS No:	2 5469
Scale:	
Date:	JULY 1994
County No:	
Designed By:	GBP
Filename:	
Drafted By:	SHEET
Checked By:	3 OF 3

DESCRIPTION OF THE APPLICATION

The applicant, Macs Retail LLC, requests approval of a Special Exception Amendment to SE 94-H-009 to permit a modification of development conditions associated with the service station/quick-service food store¹ to allow the applicant flexibility in what products can be sold.

The applicant requests deletion of Development Condition 13 of SE 94-H-009 which states:

The types of items which may be sold in the quick-service food store shall be limited to prepackaged items which are normally sold from vending machines, including coffee and similar hot beverages, cakes, pies, soft drinks, juices, dairy products, prepackaged sandwiches, snack food items, e.g., pretzels, potato chips, etc., cookies, assorted gum, cigarettes and tobacco products and similar items. No groceries, other than as above, shall be permitted. Food preparation and the use of microwave ovens shall not be allowed. No alcoholic beverages shall be allowed to be sold. The marketing of video tapes or video machines shall not be allowed on the premises. These restrictions, however shall not limit the sale of automobile-related products under the definition of service station.

No physical site modifications or improvements are proposed and the hours of operation will continue to be limited from 5:00 A.M. to 12:00 A.M.

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 the Transitional Screening and Barrier Requirement along the southern property boundary as shown in the Special Exception Plat.

LOCATION AND CHARACTER

Site Description:

The subject property is located at 11515 and 11519 Leesburg Pike (Route 7), in the

1 Pursuant to the Zoning Ordinance definitions, a 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."

Highway Commercial District (C-8). The subject property is located on the south side of Leesburg Pike and approximately 350 feet from the intersection of Georgetown Pike and Leesburg Pike. It is comprised of two parcels with a total land area of 40,472 square feet and features an existing service station/quick-service food store and a septic field. Access to the site is provided via two curb cuts from an existing service drive off of Leesburg Pike. The eastern half of the site is the location of the septic field serving the service station as shown in Figure 1 below.

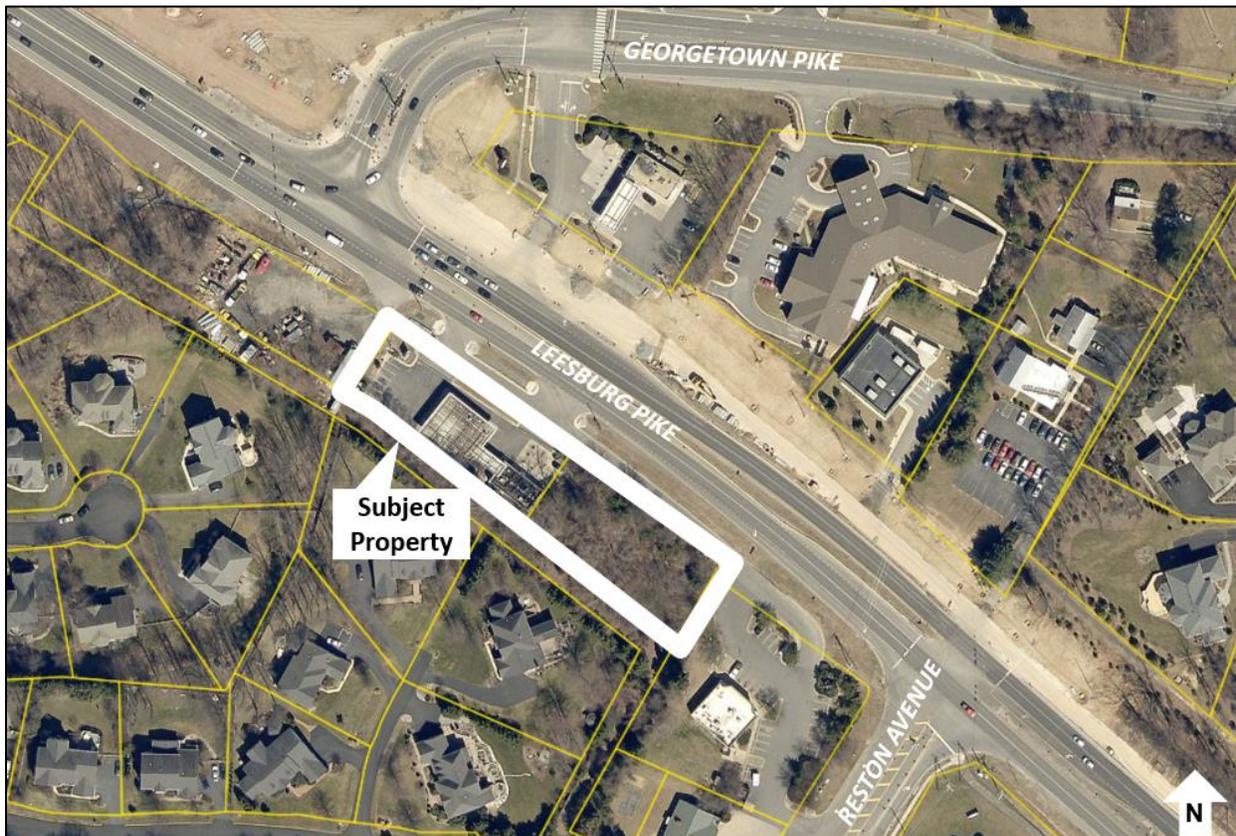


Figure 1: Aerial Photograph of the Subject Property, Source: Fairfax County Pictometry

A summary of the surrounding land use, zoning, and Comprehensive Plan recommendations is provided in the following table:

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Service Station	C-8	Commercial
	Veterinary Hospital	C-8	Commercial
East	Quick-Service Food Store	C-6	Commercial
South	Open Space	PDH-1, R-1	Residential, .5-1 du/ac
	Single Family Detached		
West	Vacant	C-8	Commercial

BACKGROUND:

The existing service station was established in 1965 as a by right use. On September 26, 1994, the Board of Supervisors approved SE 94-H-009 to permit the addition of a quick-service food store and to permit site renovations to the existing service station. A copy of the approved development conditions for this special exception can be found in Appendix 4.

On January 27, 1997, the Board of Supervisors adopted ZO-97-294 to revise the definition of Service Station, by adding a new definition of Service Station/Mini-Mart and revising the definition of Quick-Service Food Store. Service Station/Mini-Mart generally combines the service station with a building area up to 2,500 square feet and precludes the sale of alcoholic beverages, rental of video tapes and video cassette recorders, and the preparation of food. Quick-service food store allows retail sales of food in excess of 2,500 square feet but less than 5,000 square feet and allows the preparation of food and the sale of alcoholic beverages.

COMPREHENSIVE PLAN PROVISIONS (Appendix 6)

Plan Area:	Area III
Plan District:	Upper Potomac Planning District
Planning Sector:	UP5 Greater Reston
Plan Map:	Retail and Other Uses

A review of the Comprehensive Plan's recommendations were evaluated under the original Special Exception application. In staff's opinion the site would continue to be in harmony with the Comprehensive Plan with the deletion of development condition 13 to allow the flexibility in what can be sold.

DESCRIPTION OF THE SPECIAL EXCEPTION PLAT (SE PLAT)

Special Exception Plat (SE Plat):	(copy at front of staff report)
Title of Special Exception Plat:	Special Exception Plat – 11519 Leesburg Pike
Prepared by:	The Plan Source
Date:	June 1994

As no site modifications are proposed, the requirement to submit a Special Exception Amendment Plat was modified to allow the previously approved Special Exception Plat associated with SE 94-H-009 to be submitted as the Special Exception Amendment Plat.

The Special Exception Plat is comprised of 3 sheets. Sheet 1 depicts the site layout and tabulations. Sheet 2 contains the conceptual landscaping plan and sheet 3 is for illustrative purposes only and provides a perspective view of the service station and canopy with the proposed transitional screening from the residentially zoned parcels to the south.

The site includes two parcels with a total land area of 40,472 square feet. The western parcel has a total land area of 20,628 which includes the service station and quick-service food store. The service station is located on the western parcel and includes an 18 foot tall canopy with six pump islands. The existing 1,431 square foot single-story Exxon shop is located on the eastern edge of the service station side adjacent to the open space area containing the septic field to the east. There are a total of 10 parking spaces on the site that are located along the east and west property lines. The site also provides a loading space located southwest of the Exxon shop.

ZONING ORDINANCE PROVISIONS ANALYSIS

General Special Exception Standards (Sect. 9-006)

All Special Exception uses are subject to 8 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.*

A review of the Comprehensive Plan's recommendations for the subject property indicates the site is generally developed in conformance with the plan. The proposed application represents a modification to the development conditions to allow flexibility in what products can be sold and remove restrictions that are permitted by right in a quick-service food store. The deletion of the development condition to allow flexibility in what products can be sold will not adversely impact the Comprehensive Plan designation for commercial use. 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 current application carries forward improvements associated with SE 94-H-009, which included an addition of a 1,431 square foot quick-service food store with

specific limitations on what products can be sold. The applicant seeks permission to delete this development condition which is consistent with the definition of a quick-service food store. The proposed modification to the development conditions would not significantly modify or intensify the current use. The existing quick-service food store dedicates 750 square feet of retail space and with the deletion of development condition, the quick-service food store will continue to provide 750 square feet of retail space. Staff does not anticipate that allowing the flexibility in what products can be sold will adversely affect the use or development of neighboring properties in accordance with applicable zoning district regulations and the adopted comprehensive plan. The table below depicts how the site complies with the Zoning Ordinance regulations. Staff does not object to the proposed amendment to the development conditions.

C-8 (Highway Commercial District) Lot Requirements		
Standard	Required	Provided
Min. Lot Area	40,000 sq. ft.	40,472 sq. ft.
Min. Lot Width	200 ft.	441 ft.
Max. Building Height	40 ft.	Canopy – 18.3 ft. Exxon Shop – 15 ft.
Floor Area Ratio (FAR)	0.50	0.03
Open Space	15%	25%
Parking Spaces	10	10
Loading Space	1	1

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.*

Staff evaluated the proposal to ensure that the trips generated by the deletion of a development condition would be adequately addressed. A development condition pertaining to the extension of the right turn deceleration lane is proposed to be deleted because it was extended. No objections were made to delete the development condition (Appendix 5).

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.*

On September 26, 1994 the Board of Supervisors approved the SE application request for a modification of the transitional screening and barrier requirements. The approved modifications includes Transitional Screening 3 (50 foot planting strip) and a

Barrier consisting of a 6 foot high solid fence or brick wall along the southern property line as the site abuts property zoned for low density residential use. The applicant is requesting reaffirmation of the approved modification and staff supports this request.

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 landscaping be replaced. For additional information refer to Appendix 6. 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 requires the maintenance of 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-8 District the applicant is required to provide 15 percent of the gross area be landscaped open space under Section 4-608. The applicant will continue to provide 25 percent of open space as noted in the approved Special Exception Plat and staff finds that there are no outstanding landscaping concerns related to this application.

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/quick-service food store provide a total of 10 parking spaces. The proposed amendment does not change the required parking since there are no external building or site modifications. The site currently provides the required 10 parking spaces and therefore, the site will continue to provide 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 did not identify any issues related to signs and therefore, staff finds that there are no outstanding signage concerns related to this application.

Section 9-503 - Standards for all Category 5 Uses

All Category 5 special exception uses shall comply with the lot size and bulk regulations of the zoning district in which located; shall comply with the performance standards

specified for the zoning district in which located; and shall be subject to the provisions of Article 17, Site Plans.

Conformance of the proposal with the Standards for all Category 5 Uses was evaluated under the previous Special Exception application. The SEA request does not include external building or site modifications associated with the proposal. Staff believes that these standards continue to be met. All other previously approved development conditions will be carried forward.

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

The additional standards require that the proposal: have on all sides the same architectural features or shall be architecturally compatible with the building group or neighborhood with which it is associated; shall be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties; shall be designed to minimize the potential for turning movement conflicts and to facilitate safe and efficient on-site circulation; shall provide and locate parking and stacking spaces in such a manner as to facilitate safe and convenient vehicle and pedestrian access to all uses on the site; in reviewing such a use or combination of uses, 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; shall be an integral design element for a site plan of an industrial building or building complex containing not less than 30,000 sq. ft. of gross floor area; and shall have no Building Permit approved unless a Building Permit has been approved for the related industrial building(s).

Conformance of the proposal with the Additional Standards for Automobile-Oriented Uses were evaluated under the previous Special Exception application. There are no external building or site modifications associated with the proposal. Staff believes that these standards continue to be met. All other previously approved development conditions will be carried forward.

MODIFICATIONS REQUESTED:

The applicant requests reaffirmation of a previously approved modification of Transitional and Barrier Requirement. Under Section 13-303, a service station is required to provide Transitional Screening 3 (50 foot planting strip) and a Barrier consisting of a 6 foot high solid fence or brick wall. On September 26, 1994, the Board of Supervisors approved SE 94-H-009 to modify the Transitional Screening and Barrier Requirement. Staff supported the modification, subject to the proposed development condition requiring that the Conceptual Landscaping Plan be subject to review and approval by the Urban Forester to ensure that the appropriate number and type of screening to minimize the view and activity of the service station operation from the residential properties to the south. In addition, the required 6 foot fence was waived

due to the immediate rise in elevation of the property to the south. The proposal does not include any external building or site modifications and staff supports the reaffirmation of the modifications requested.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

There are no external building or site modifications associated with the proposal and staff does not believe that the change in condition language to permit the flexibility in items that may be sold on site will have a negative impact on the surrounding area. Staff concludes that the proposal would be in harmony with the Comprehensive Plan and the applicable Zoning Ordinance provisions.

Recommendations

Staff recommends approval of SEA 94-H-009, subject to the proposed development conditions in Appendix 1.

Staff recommends reaffirmation of a previously approved modification of Transitional Screening and Barrier Requirement along the southern property boundary to that shown on the Special Exception Plat and subject to the development conditions.

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

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

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

APPENDICES

1. Proposed Development Conditions
2. Statement of Justification
3. Affidavit
4. SE 94-H-009 - Development Conditions
5. Fairfax County Department of Transportation Analysis
6. Urban Forest Management Division Analysis
7. Glossary of Terms

PROPOSED DEVELOPMENT CONDITIONS

SEA 94-H-009

November 1, 2016

If it is the intent of the Board of Supervisors to approve SEA 94-H-009, located at Tax Parcel 11-2 ((1)) 13A and 13B for use as a service station/quick-service food store pursuant to Section 4-804 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions (those conditions carried forward from previous approvals are marked with an asterisk and those proposed to be deleted are marked by a strikethrough):

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 Corporation, Special Exceptions Plat, 11519 Leesburg Pike and prepared by The Plan Source which is dated June 1994 and these conditions.*
4. ~~The right turn deceleration lane along Route 7 which serves the site shall be extended to meet Virginia Department of Transportation (VDOT) standards.*~~
5. At the time of site plan approval, the applicant escrowed funds for the future closure of the westernmost median opening between the service drive and the main travel lane for Route 7. This closure shall occur at such time as the service drive is extended to the west and a new point of access to the service road is established.*
6. The southern and western faces of the canopy shall be painted with a non-reflective paint in a muted color with a matte finish to minimize the visual impact of the canopy from the residentially zoned property along the site's southern boundary. Further, there shall be no lighted panels along the southern and western faces of the canopy.*

7. Pole-mounted lighting shall not exceed 16 feet in height, shall be focused downward and shielded to minimize glare and shall meet the Performance Standards set forth in Article 14.*
8. All rooftop mounted mechanical equipment shall be oriented as far as feasible from the southern property boundary and shall be insulated and fully enclosed with solid screening walls to the maximum extent feasible from an engineering standpoint.*
9. A transitional screening yard consisting of existing vegetation and supplemental plantings shall be provided along the site's southern property in accordance with that shown on the Conceptual Landscaping Plan in accordance with Public Facilities Manual (PFM) standards, subject to review and approval of the Urban Forest Management Division staff. Such screening shall consist of a combination of evergreen and deciduous trees and shall be of sufficient height and density to provide an effective year round screen of the canopy and service station building from the adjacent residentially zoned property. 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 under sheet 2 of 3 titled, "Conceptual Landscaping Plan" dated, June 1994:.*
 - A. Provide 4 low growing deciduous trees, 14 shrubbery such as inkberry, and 2 shrubbery such as photinia along the north frontage island and the western property line adjacent to the parking area.
 - B. Remove one large columnar evergreen in poor condition along the southern transitional screening yard near the Exxon shop and replace in kind.
 - C. Tree pruning and invasive plant management shall be implemented in accordance with the latest edition of the American National Standards Institute (ANSI) standards and by personnel who through training and experience, understand the techniques of work needed.
10. Existing vegetation adjacent to the septic field and to the east of the service station building shall be preserved and shall be supplemented as approved by the Urban Forest Management Division staff to adequately screen the service station building from the residentially zoned property to the south.*
11. Landscaping shall be provided along the property's Route 7 frontage in accordance with that shown of the Conceptual Landscaping Plan subject to approval by the Urban Forest Management Division staff and VDOT for site distance issues. Any landscaping within VDOT right-of-way will require the appropriate easements/permits from VDOT.*

12. Hours of operation shall be limited from 5:00 A.M. to 12:00 A.M. (midnight).*
13. ~~The types of items which may be sold in the quick service food store shall be limited to prepackaged items which are normally sold from vending machines, including coffee and similar hot beverages, cakes, pies, soft drinks, juices, dairy products, prepackaged sandwiches, snack food items, e.g., pretzels, potato chips, etc., cookies, assorted gum, cigarettes and tobacco products and similar items. No groceries, other than as above, shall be permitted. Food preparation and the use of microwave ovens shall not be allowed. No alcoholic beverages shall be allowed to be sold. The marketing of video tapes or video machines shall not be allowed on the premises. These restrictions, however shall not limit the sale of automobile-related products under the definition of service station.~~

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.

STATEMENT OF JUSTIFICATION

11519 and 11515 Leesburg Pike 11-2((1))13A and 13B

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 physical or use changes are proposed:

- a. **Type of Operation:** Service Station. Quick Service Food Store (no change)
- b. **Hours of Operation:** 5:00 am to midnight, daily (no change)
- c. **Estimated number of patrons:** 1000 per day
- d. **Proposed number of employees:** Two per shift
- e. **Estimated Traffic Impact of proposed use, including maximum expected trip generation:** 900 VPD (no change)
- f. **Vicinity of General Area to be served by the use:** Pass by traffic southbound on Route 7 and immediate surrounding (no change)
- g. **Description of building facade and architecture or proposed new building or additions:** Aluminum composite store fascia, canopy fascia and glass storefront and flat roof exist and will remain (no change)
- 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 (no change)

SPECIAL EXCEPTION AFFIDAVIT

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

135545

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 94-H-009
 (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# 011-2-((01))-0013B
The Plan Source, Inc Bhoopendra Prakash, President	8565 D Sudley Road, Manassas, VA 20110	Agent for Applicant and Title Owners

(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)

135545

for Application No. (s): SEA 94-H-009
(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)

- [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)

Sole Member: Mid-Atlantic Convenience Stores, 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: 09/23/2016
(enter date affidavit is notarized)

135545

for Application No. (s): SEA 94-H-009
(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)

135545

for Application No. (s): SEA 94-H-009
(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 AFFIDAVIT

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

135545

for Application No. (s): SEA 94-H-009
(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)

135545

for Application No. (s): SEA 94-H-009
(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)

135545

Application No.(s): SEA 92-Y-030-02
(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:

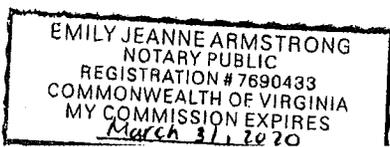
(check one) [] Applicant [x] Applicant's Authorized Agent

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

Subscribed and sworn to before me this 23 day of September 2016, in the State/Comm. of Virginia, County/City of Fairfax.

Notary Public signature

My commission expires: March 31, 2020



APPENDIX 1

PROPOSED DEVELOPMENT CONDITIONS

SE 94-H-009

July 13, 1994

If it is the intent of the Board of Supervisors to approve SE 94-H-009 located at Tax Map 11-2 ((1)) 13A, 13B and 13C for use as a service station and quick-service food store pursuant to Sect. 4-804 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. Any plan submitted pursuant to this special exception shall be in conformance with the approved Special Exception Plat **entitled Exxon Corporation, Special Exception Plat, 11519 Leesburg Pike and prepared by TPS The Plan Source which is dated June 1994 and these conditions.**
4. The right turn deceleration lane along Route 7 which serves the site shall be extended to meet Virginia Department of Transportation (VDOT) standards.
5. At the time of site plan approval, the applicant shall escrow funds for the future closure of the westernmost median opening between the service drive and the main travel lanes for Route 7. This closure shall occur at such time as the service drive is extended to the west and a new point of access to the service road is established.
6. The southern and western faces of the canopy shall be painted with a non-reflective paint in a muted color with a matte finish to minimize the visual impact of the canopy from the residentially zoned property along the site's southern boundary. Further, there shall be no lighted panels along the southern and western faces of the canopy.
7. Pole-mounted lighting shall not exceed 16 feet in height, shall be focused downward and shielded to minimize glare and shall meet the Performance Standards set forth in Article 14.
8. All rooftop mounted mechanical equipment shall be oriented as far as feasible from the southern property boundary and shall be insulated and fully enclosed with solid screening walls to the maximum extent feasible from an engineering standpoint.

9. A transitional screening yard consisting of existing vegetation and supplemental plantings shall be provided along the site's southern property in accordance with that shown on the Conceptual Landscape Plan in accordance with PFM standards, subject to review and approval of the Urban Forester. Such screening shall consist of a combination of evergreen and deciduous trees and shall be of sufficient height and density to provide an effective year round screen of the canopy and service station building from the adjacent residentially zoned property.
10. Existing vegetation adjacent to the septic field and to the east of the service station building shall be preserved and shall be supplemented as approved by the Urban Forester to adequately screen the service station building from the residentially zoned property to the south.
11. Landscaping shall be provided along the property's Route 7 frontage in accordance with that shown of the Conceptual Landscape Plan subject to approval by the Urban Forester and VDOT for site distance issues. Any landscaping within VDOT right-of-way will require the appropriate easements/permits from VDOT.
12. Hours of operation shall be limited from 5:00 A.M. to 12:00 A.M. (midnight).
13. The types of items which may be sold in the quick service food store shall be limited to prepackaged items which are normally sold from vending machines, including coffee and similar hot beverages, cakes, pies, soft drinks, juices, dairy products, prepackaged sandwiches, snack food items, e.g., pretzels, potato chips, etc., cookies, assorted gum, cigarettes and tobacco products and similar items. No groceries, other than as above, shall be permitted. Food preparation and the use of microwave ovens shall not be allowed. No alcoholic beverages shall be allowed to be sold. The marketing of video tapes or video machines shall not be allowed on the premises. These restrictions, however, shall not limit the sale of automobile-related products under the definition of service station.

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

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

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.



County of Fairfax, Virginia

MEMORANDUM

DATE: August 15, 2016

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

FILE: SE 94-H-009

SUBJECT: SEA 94-H-009, Macs Retail
Land Identification Maps: 11-2 ((1)) 13B

This department has no objection this application to allow beer sales at an already operating convenience store.

MAD

Cc: Angelica Gonzalez, ZED



County of Fairfax, Virginia

MEMORANDUM

DATE: July 29, 2016

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

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

SUBJECT: Exxon Station-SEA 94-H-009

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 gaps exist in the landscape plantings and the site is not currently in substantial conformance with the approved SE plat (SE-94-H-009) sheet 2 of 3-"Conceptual Landscaping Plan". Four (4) low growing deciduous trees; fourteen (14) shrubbery ie. inkberry; two (2) shrubbery ie. photinia are lacking along the north frontage island and the western property line adjacent to the parking area.

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

2. Comment: One large columnar evergreen along the southern transitional screening yard near the Exxon Shop appears to be dead or dying and needs replacement.

Recommendation: Any vegetation required by the approved plan which is dead or not healthy should be replaced by the applicant.

3. Comment: It appears that noxious vines and lack of invasive plant management are threatening the long-term viability of the trees and forested areas located on the property.

Recommendation: Tree pruning and invasive plant management should be implemented in accordance with the latest edition of the American National Standards Institute (ANSI) standards and by personnel who through training and experience, understand the techniques of work needed.

If you have any further questions, please feel free to contact us at 703-324-1770.
lb/UFMDID #:218002 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.

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		