County of Fairfax, Virginia
Planning Commission Meeting
January 29, 2025
Planning Commission Action

SEA-85-P-054-002 – BELTWAY PETRO MART, INC.
(Providence District)

PLANNING COMMISSION RECOMMENDATIONS:
On January 29, 2025, the Planning Commission voted 9-0 (Commissioners Bennett and Cortina were absent from the meeting) to recommend to the Board of Supervisors the following actions:

- Approval of SEA-85-P-054-002, subject to the development conditions consistent with those dated January 15, 2025;

- Reaffirmation of a modification of the transitional screening requirements in subsection 5108.5.B of the Zoning Ordinance along the northern property line in favor of that shown on the SEA 85-P-054 Plat; and

- Reaffirmation of a waiver of the barrier requirements in subsection 5108.5.C of the Zoning Ordinance along the northern boundary line in favor of that shown on the SEA 85-P-054 Plat.

ATTACHED DOCUMENTS:
Development Conditions dated January 15, 2025

CD

PROPOSED DEVELOPMENT CONDITIONS

SEA-85-P-054-002

January 15, 2025

If it is the intent of the Board of Supervisors to approve SEA-85-P-054-002, located at Tax Map 50-1((1))51B, previously approved for a service station and quick service food store in a Highway Corridor Overlay District to permit modifications of development conditions pursuant to subsection 8100.3.D(5) of the Fairfax County Zoning Ordinance, staff recommends that the Board of Supervisors condition the approval by requiring conformance with the following development conditions. Those conditions carried forward from the previous Special Exception (with minor edits) are marked 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 8, Site Plans as may be determined by the Director of Land Development Services (LDS). Any plan submitted pursuant to this Special Exception Amendment must be in substantial conformance with the approved Special Exception Amendment Plat entitled “Special Exception Plat,” prepared by Merestone Land Surveying, PLLC which is dated October 15, 2024 and revised on November 12, 2024.

4. There must be no more than three (3) employees on site at any one time.*

5. The convenience retail store must not exceed 917 gross square feet.*

6. Landscaping must be provided as shown on the Special Exception Amendment Plat approved with SEA 85-P-054 (also attached for reference as Attachment 1). However, in lieu of the landscape schedule on this SE Plat, the applicant must utilize native to the mid-Atlantic region species to replace any missing plants from SEA-85-P-054 (see Attachment 1). Prior to the issuance of the Non-Residential Use Permit (Non-RUP), the applicant must submit a rough grading plan or other plan as identified by the Forest Conservation Division of Land Development Services (LDS) to include landscape plan for review and approval by the Forest Conservation Division of LDS.

7. The need for and type of stormwater management must be determined at the time of site plan review by the Department of Land Development Services (LDS).*

8. Hydrocarbon removal measures as recommended for "vehicle intensive" uses (e.g. gas stations, vehicle service establishments, etc.) must be installed to reduce hydrocarbons concentrations in runoff. Possible hydrocarbon removal measures include the use of vegetated filter strips, infiltration trenches and other methods that promote infiltration including oil/grit separators. Where oil/grit separators are provided, they must be designed in conformance with the methods recommended in Chapter 8 of the Metropolitan Washington Council of Governments (COG) document entitled Controlling Urban Runoff or with other methods approved by LDS. The oil/grit separator must be cleaned via vacuum pumping at least four times per year. The qualifications of the maintenance operator shall be reviewed and approved by the appropriate Fairfax County agency as determined by LDS. Oil/grit separator maintenance records must be kept on-site and shall be made available to County officials upon request.*

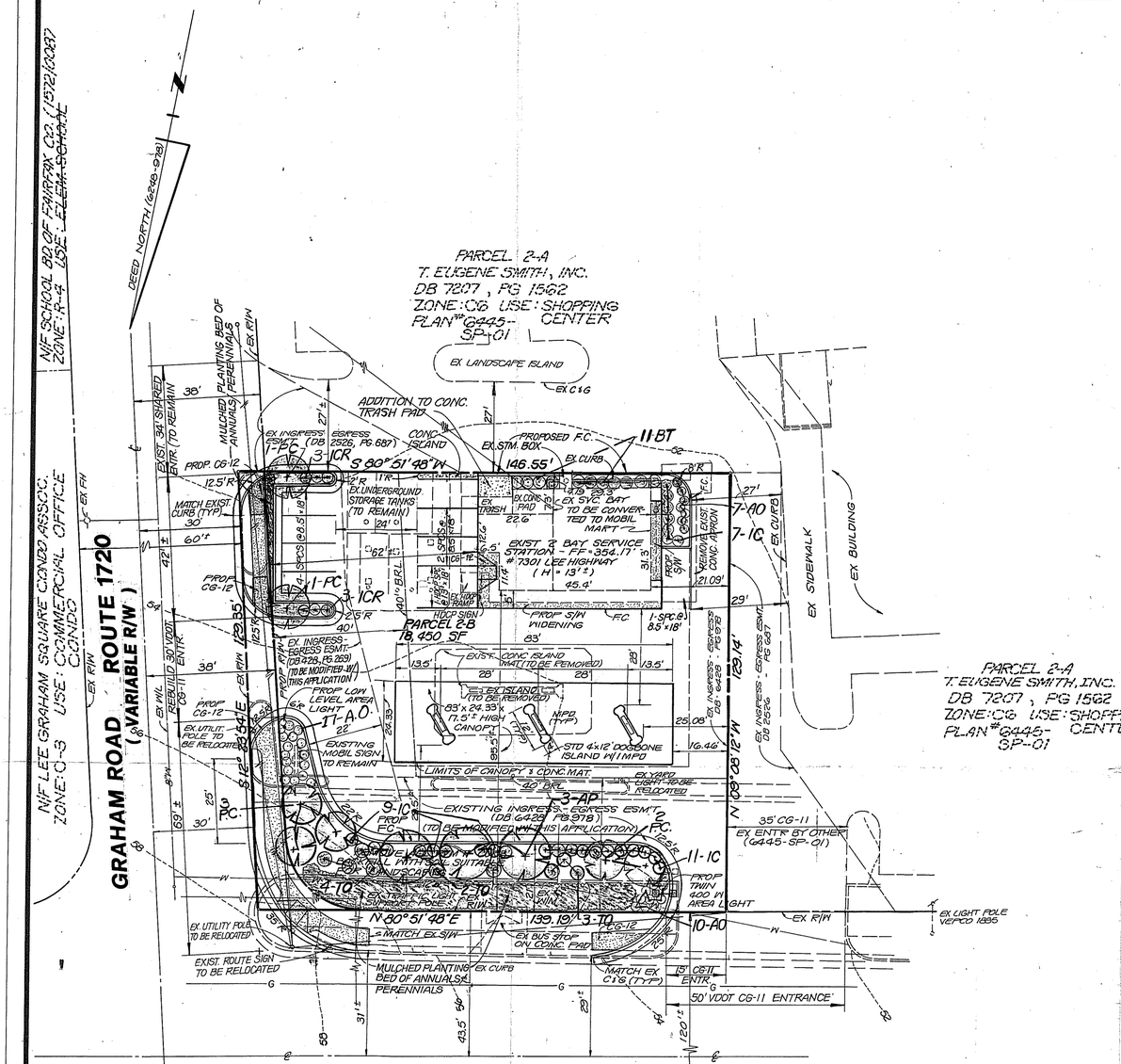
9. The existing bus shelter, located on Route 29 adjacent to the service station, must be retained or replaced if disturbed by site construction.*

10. Pursuant to subsection 8100.3.D(4) of the Zoning Ordinance, this special exception amendment will take effect upon issuance of the non-RUP.

11. Pursuant to subsection 8100.3.D(6) of the Zoning Ordinance, this special exception amendment automatically expires, without notice, 30 months after the date of approval unless the special exception use is established and diligently pursued. 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 above-proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors. This approval, contingent on the above-noted conditions, does not relieve the applicant from compliance with the provisions of any applicable ordinance, regulations, or adopted standards.

Attachment 1


N/F SCHOOL BD OF FAIRFAX CO. (1512/0087)
ZONE: R-4 USE: ELEM. SCHOOL
N/F LEE GRAHAM SQUARE CONDO ASSOC.
ZONE: C-3 USE: COMMERCIAL OFFICE CONDOS
DEED NORTH (6428-0128)
GRAHAM ROAD ROUTE 1720 (VARIABLE R/W)
LEE HIGHWAY U.S. ROUTE 29-211 (VARIABLE R/W)
WOODLEY PLACE ROUTE 1720 (50' R/W)
PARCEL 2-A
T. EUGENE SMITH, INC.
DB 7207, PG 1562
ZONE: C-6 USE: SHOPPING CENTER
PLAT #6445-SP-01
PARCEL 2-B
18,450 SF
EX. LANDSCAPE ISLAND
ADDITION TO CONC. TRASH PAD
EX. UNDERGROUND STORAGE TANKS (TO REMAIN)
EXIST. 2 BAY SERVICE STATION - FF=354.17' #7301 LEE HIGHWAY (H=13'±)
EX. SVC. BAY TO BE CONVERTED TO MOBIL MART #2
EX. TRASH PAD
EX. CANOPY TO REMAIN
EX. CANOPY TO BE REMOVED
PROP. CANOPY
EX. ISLANDS (TO BE REMOVED)
PROP. ISLANDS
EX. CANOPY 3 CONC. MAT.
EX. CANOPY LIGHT TO BE RELOCATED
EXISTING MOBIL SIGN TO REMAIN
EX. UTILITY POLE TO BE RELOCATED
EXIST. ROUTE SIGN TO BE RELOCATED
EX. BUS STOP ON CONC. PAD
EX. LIGHT POLE VEPCO 1935
EX. INGRESS-EGRESS ESMT. (DB 2526, PG 687)
EX. INGRESS-EGRESS ESMT. (DB 6428, PG 269) (TO BE MODIFIED W/ THIS APPLICATION)
EX. INGRESS-EGRESS ESMT. (DB 6428, PG 978) (TO BE MODIFIED W/ THIS APPLICATION)
EX. INGRESS-EGRESS ESMT. DB 6428, PG 687
PROP. LOW LEVEL AREA LIGHT
PROP. TWIN 400 W AREA LIGHT
EX. ENTR. BY OTHER (6445-SP-01)
EX. SIDEWALK
EX. BUILDING
EX. CURB
PROP. F.C.
EX. STM. BOX
EX. C&G
EX. R/W
PROP. C&G-12
MATCH EXIST. CURB (TYP)
EXIST. 34' SHARED ENTR. (TO REMAIN)
MULCHED PLANTING BED OF ANNUALS & PERENNIALS
PROP. HDCP SIGN
PROP. S/W WIDENING
EX. S/W RAMP
EX. VAULT
EX. VENT
EX. MANHOLE
EX. WIL
EX. UTILITY POLE
EX. SIGN
EX. WATER VALVE
EX. FIRE HYDRANT
EX. GAS VALVE
EX. TELEPHONE PEDESTAL
EX. TELEPHONE MANHOLE
EX. TELEPHONE BOX
EX. GAS METER
EX. GAS LINE
EX. WATER LINE
EX. SANITARY SEWER
EX. STORM SEWER
EX. GUY WIRE
EX. GUARD RAIL
EX. CONC. ISLAND (TO BE REMOVED)
EX. CONC. ISLAND (TO BE REMOVED)
EX. CONC. MAT. (TO BE REMOVED)
EX. CONC. ISLAND (TO BE REMOVED)
EX. CONC. ISLAND (TO BE REMOVED)
EX. CONC. ISLAND