

## DRAFT CONDITIONAL USE PERMIT CONDITIONS

NOW THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this \_\_\_\_\_ day of \_\_\_\_\_, 2019, that a Conditional Use Permit pursuant to application CUP19\_\_\_\_\_ be and it hereby is approved with the following conditions:

1. This CUP is to allow for a total of five (5) drive-through facilities (4 restaurants and 1 pharmacy) within Land Bays 1, 2, 3 and 4 (collectively the "Property") as shown on the Generalized Development Plan entitled "Burns Corner Conditional Use Permit Plan," prepared by The Engineering Groupe, dated August 16, 2019 (the "GDP"). Said limitation shall not preclude the ability to have a drive-through in connection with a convenience store with motor vehicle fuel sales as permitted by CUP19\_\_\_.
2. The architectural elevations shall be in conformance with the design concepts and details set forth in the design guidelines entitled "Burns Corner," prepared by SKA Studio, dated August 16, 2019 (the "Design Guidelines").
3. All drive-through canopies shall be similar in color and materials as the building.
4. All drive-through facilities shall include a by-pass lane for vehicles that are not utilizing the drive-through areas.
5. Stacking lanes shall be designed as to not impede traffic circulation.
6. This CUP may be revoked for violations of these conditions or any Stafford County code, law ordinance or regulation after the Applicant has been notified, in writing, by the County of said violation(s) and the Applicant is given an opportunity to cure said violation(s). However, violations in accordance with the aforementioned, by one of the user(s) subject to this CUP shall not revoke this CUP as to the other user(s).