County of Fairfax, Virginia
Planning Commission Meeting
October 22, 2025
Planning Commission Action

SE-2024-PR-00039 – VIP MANAGEMENT, LLC
(Providence District)

PLANNING COMMISSION RECOMMENDATIONS:
On October 22, 2025, the Planning Commission voted 11-0 (Commissioner Bennett was not present for the vote) to recommend to the Board of Supervisors approval of SE-2024-PR-00039, subject to the development conditions consistent with those dated October 9, 2025, as included in the staff report.

ATTACHED DOCUMENTS:
Proposed Development Conditions dated October 9, 2025

MJ

APPENDIX 2

PROPOSED DEVELOPMENT CONDITIONS

SE 2024-PR-00039

October 9, 2025

If it is the intent of the Board of Supervisors to approve SE 2024-PR-00039, located at Tax Map 49-3 ((1)) 60, for an adult day care, staff recommends that the Board of Supervisors condition the approval by requiring conformance with the following development conditions.

1. This Special Exception (SE) is granted for and runs with the land indicated on the application, described as Tax Map # 49-3 ((1)) 60, and is not transferable to other land.

2. This SE is granted only for the adult day care center use as shown on the SE Plat, titled “Proposed Special Exception Plat, 8704 Route 29” prepared by Civiland LLC, consisting of 2 sheets, dated March 2025, as revised through September 24, 2025, and approved with this application, as qualified by these development conditions.

3. A copy of the approved SE development conditions must be posted in a conspicuous place on the property.

4. The applicant must maintain all required licenses from the Virginia Department of Social Services (DSS) prior to issuance of a Nonresidential Use Permit (Non-RUP) for the adult day care center.

5. The maximum daily enrollment of the adult day care center must be no greater than 63 participants on site at any one time. The final occupancy limits for the adult day care center will be determined by Land Development Services (LDS) based on the approved building plans and the County-issued Occupancy Load Certificate.

6. The hours of operation for the adult day care center participants are limited to 7:00 am to 1:30 pm, Monday through Friday.

7. All participant activities are limited to the first floor of the building and the outdoor area as depicted on the SE Plat.

8. All participants must arrive and depart via mini-vans and buses operated by the adult daycare. Drop-off and pick-up must take place on-site within the two parking spaces labeled “Daycare Minivan Parking” on the SE Plat.

9. Any buses/vehicles owned and operated by the adult day care are prohibited from parking in the accessible spaces at all times.

10. Prior to the issuance of the Non-RUP, the outdoor recreation area as shown on the SE Plat must be established. This area must include elements consistent with that depicted on the SE Plat.

11. Prior to the issuance of the Non-RUP, an accessible ramp must be installed to provide access from the building to the outdoor area. This ramp must meet ADA requirements, including but not limited to grade and width, as determined by LDS.

12. Pursuant to the Zoning Ordinance, this Special Exception will automatically expire, without notice, thirty-six (36) 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.

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. The applicant is responsible for obtaining the required business licenses and state social services licenses.