**County of Fairfax, Virginia**
**Planning Commission Meeting**
**November 12, 2025**
**Planning Commission Action**

RZ-2024-MA-00017 CONCURRENT WITH SEA-85-M-101-04– PHILLIPS PROGRAMS
(Mason District)

PLANNING COMMISSION RECOMMENDATIONS:
On November 12, 2025, the Planning Commission voted 11-0 (Commissioner Landgraf was absent from the meeting) to recommend to the Board of Supervisors approval of the following actions:

- RZ-2024-MA-00017 subject to the proffers consistent with those dated November 7, 2025;

- SEA-85-M-101-04 subject to the development conditions consistent with those dated November 7, 2025;

- The Parking Reduction Request (PKS-2024-00028) for the site based on the proximity of bus service to the use and subject to the conditions dated August 12, 2025, contained in Appendix 9 of the staff report;

- Modification of the transitional screening and barrier requirements in favor of those shown on the GDP/SEA Plat; and

- Modification of the peripheral parking lot landscaping requirements along Braddock Road in favor of the landscaping shown on the GDP/SEA Plat.

ATTACHED DOCUMENTS:
Proffers dated November 7, 2025
Proposed Development Conditions dated November 7, 2025

MJ

**ATTACHMENT 2**

# PROPOSED DEVELOPMENT CONDITIONS

## SEA-85-M-101-04

**~~October 30~~November 7, 2025**

If it is the intent of the Board of Supervisors to approve **SEA-85-M-101-04** located at Tax Map 71-3 ((8)) 5; 71-4 ((20)) 1, 3 and 4; 71-4 ((21)) 42 for a private school of education and a telecommunications facility, staff recommends that the Board of Supervisors condition its approval by requiring conformance with the following development conditions, which supersede all previously approved conditions for the subject property. Conditions marked with an *asterisk are carried forward from SEA-85-M-101-03.

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 (SEA 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. Any plan submitted pursuant to the Special Exception Amendment must be in substantial conformance with the approved Special Exception Amendment (SEA) Plat entitled "Phillips Programs – Annandale," prepared by Wiley Wilson dated April 28, 2025, as revised through October 27, 2025, consisting of thirty-two sheets and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Section 8100.5 of the Zoning Ordinance.

**Private School of Special Education**

4. The total maximum daily enrollment for the school site must not exceed 270 students and the maximum number of employees must not exceed 210 on site at any one time.

5. All bus trips must be scheduled to arrive after 8:45 AM and to depart before 3:00 PM so that bus trips will not conflict with peak travel hours.

~~6. Additional noise mitigation must be provided around the proposed outdoor play area to the north of the proposed 2-story school building expansion if the noise study referenced in the associated proffers shows noise levels exceed in 65 decibels. Noise mitigation may include but is not limited to noise dampening materials on the inside of the fence, additional landscaping or other methods necessary to reduce noise levels below 65 decibels per the Comprehensive Plan Policy. If a noise wall is required, additional landscaping along its façade facing Backlick Road must be provided to soften the appearance of the wall.~~

**Telecommunication Facility**

~~7.~~6. The telecommunications tower must be designed as a flagpole in substantial conformance with the elevation shown on the GDP/ SEA Plat. The maximum height of the telecommunications tower must not exceed 115 feet inclusive of all antennas and other appurtenances.*

~~8.~~7. The size, location and configuration of the proposed antennas must be in substantial conformance with the elevation depicted on the GDP/SEA Plat. Minor modifications to the antennas may be permitted pursuant to Section 8100.5 of the Zoning Ordinance.*

~~9.~~8. The equipment compound area may include equipment shelters, cabinets, electrical panels, telephone panels and other improvements necessary and/or required for the operation of the telecommunications facility. Equipment shelters/cabinets must have a maximum height of eight (8) feet and must be located within a 1,250 square-foot telecommunications compound area as shown on the SEA Plat.*

~~10.~~9. All associated equipment shelters/cabinets for the telecommunication facility must be enclosed by an eight (8) foot tall board on board fence as shown on the GDP/SEA Plat.*

~~11.~~10. The flagpole monopole must not be lighted or illuminated unless required by the Federal Aviation Administration (FAA), the Federal Communications Commission (FCC), or the County. A steady marker light must be installed and operated at all times, unless the Zoning Administrator waives the red marker light requirement upon a determination by the Police Department that such marker light is not necessary for the flight safety of police and emergency helicopters.*

~~12.~~11. There will be no outdoor storage of materials, equipment, or vehicles within the wireless compound for the telecommunications facility.*

~~13.~~12. No signs will be permitted on the subject property for the advertisement of the users of the telecommunications facility.*

~~14.~~13. Should the need arise to alter the telecommunication flagpole from that shown on the SEA Plat, the applicant will submit engineering and structural data to LDS affirming that said alterations conform to structural wind load and all other requirements of the Virginia Uniform Statewide Building Code.*

~~15.~~14. Any component(s) of the telecommunications facility must be removed within one hundred and twenty (120) days after such component(s) are no longer in use.*

~~16.~~15. Available space on the telecom flagpole and within the equipment compound area may be made available for lease for telecommunications purposes to other telecommunications operators, including but not limited to Fairfax County, subject to reasonable industry-standard lease terms and fair market rent.*

~~17.~~16. The applicant must conduct a field test to assure compliance with FCC guidelines for Human Exposure to Radiofrequency Electromagnetic fields as established by Federal Communication Commission Rules and Regulations (47 CFR Part 1.1310 Radiofrequency Radiation Exposure Limits for General Public/Uncontrolled Exposure Standards) after the installation of each carrier's antennas within the flagpole monopole. The cumulative radiofrequency radiation of the antennas must also be field tested. A report of the results of these field tests must be provided to the Department of Planning and Development (DPD) and the Fairfax County Department of Information Technology (DIT). In the event that the monitoring indicates that the radiation levels exceed the amounts deemed appropriate by the applicable standards, any and all necessary actions determined necessary and approved by DIT must be taken immediately to comply with accepted standards and agreements and to reduce radiation emissions to the applicable standards.*

~~18.~~17. No flags will be displayed on the telecommunication monopole.*

~~19.~~18. Pursuant to the Zoning Ordinance, this Special Exception Amendment(SEA) will automatically expire, without notice, 36 months after the date of approval unless, at a minimum, the use has been established as evidenced by the issuance of a Non RUP for the use. 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 SE. 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.

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

**DRAFT**
**PROFFER STATEMENT**
**PHILLIPS PROGRAMS**
**RZ-2024-MA-00017**

**August 5, 2025**
**September 18, 2025**
**October 7, 2025**
**October 27, 2025**
**November 7, 2025**

Pursuant to Section 15.2-2303(A) of the Code of Virginia (1950, as amended) and Section 8100.2 of the Fairfax County Zoning Ordinance (2021, as amended) (the "Zoning Ordinance"), Phillips Programs, as the owner, for itself and its successors and assigns ("Applicant") in this rezoning application hereby proffers that the development of the property identified as Fairfax County Tax Map Reference 71-3 ((8) 5, 71-4 ((20)) 1, 3, 4 (the "Property") will be in accordance with the following conditions ("Proffers") if, and only if, the Fairfax County Board of Supervisors approves RZ-2024-MA-00017 (the "Application"). In the event the Board of Supervisors denies the Application, the Proffers will immediately be null and void, and any and all existing development conditions applicable to the Property will remain in full force and effect.

## GENERAL

1. Substantial Conformance. The Property will be developed in substantial conformance with the Generalized Development Plan/Special Exception Amendment Plat ("GDP/SEA Plat") dated April 28, 2025, and revised through October 27, 2025, prepared by Wiley Wilson consisting of thirty-two (32) sheets.

2. Minor Modifications and Minor Variations. Minor modifications to the GDP/SEA Plat and these Proffers will be permitted pursuant to Section 8100.5 of the Zoning Ordinance when necessitated by sound engineering or when necessary as part of final site design or engineering. Minor variations to the GDP/SEA Plat and/or Proffers may be permitted by approval of the Board of Supervisors with public notice, and may not need a public hearing, pursuant to Section 8100.5 of the Zoning Ordinance.

3. Existing and Proposed Development. The existing approximately 62,508 square foot private school may remain as well as the existing telecommunications facility as approved in SEA-85-M-101-03. The Applicant may expand the private school by up to 44,110 square feet of gross floor area as generally as shown on Sheet C-103 of the GDP/SEA Plat.

4. Future Applications. Any portion of the Property may be the subject of a Proffered Condition Amendment ("PCA"), Rezoning ("RZ"), Special Exception ("SE"), Special Permit ("SP"), Variance or other zoning action without the joinder and/or consent of the owner(s) of the other land area(s), provided that such application complies with Section 8100.2 of the Zoning Ordinance and Section 15.2-2302 of the Code of Virginia, as

applicable.

5. Phasing. Construction may proceed in phases as shown on Sheet C-109 of the GDP/SEA Plat. Notwithstanding the phasing shown on the GDP/SEA Plat, the Applicant reserves the right to construct the proposed improvements in different phases, subject to compliance with all applicable codes, ordinances, and other regulations.

**TREE PRESERVATION AND LANDSCAPING**

6. Tree Inventory and Condition Analysis. The Applicant must submit a Tree Inventory and Condition Analysis at the time of the first and all subsequent site plan submissions. The Tree Inventory and Condition Analysis must be prepared by an International Society of Arboriculture (ISA) Certified Arborist or Registered Consulting Arborist and must be consistent with Fairfax County Public Facilities Manual ("PFM") 12-0307 as determined by the Forest Conservation Branch ("FCON") of the Site Development and Inspections Division ("SDID") of Land Development Services ("LDS").

7. Tree Preservation Plan and Narrative. The Applicant must submit a Tree Preservation Plan and Narrative at the time of the first and all subsequent site plan submissions. The Tree Preservation Plan and Narrative must be prepared by an International Society of Arboriculture (ISA) Certified Arborist or Registered Consulting Arborist and must be consistent with PFM 12-0309 as determined by FCON.

8. Tree Preservation Walk-Through. Prior to the pre-construction meeting, the Applicant must mark the approved limits of clearing and grading with a continuous line of flagging. The Applicant must also retain an International Society of Arboriculture (ISA) Certified Arborist or Registered Consulting Arborist (Project Arborist) to attend the pre-construction meeting. During the meeting, the Project Arborist and FCON will review the clearing and grading limits to identify possible adjustments that could enhance tree preservation and improve the survivability of trees at the boundary. The Project Arborist must document any adjustments, and tree protection fencing must be installed under their supervision in accordance with these modifications.

9. Tree Protection Devices. The Applicant must install appropriate tree protection devices based on site conditions and proposed construction activities, as reviewed and approved by FCON prior to the commencement of land disturbing activities.

10. Tree Preservation Measures. Tree preservation measures must be clearly identified, labeled, and detailed on both the Erosion and Sediment Control Plan sheets and the Tree Preservation Plan. These measures may include, but are not limited to, root pruning, crown pruning, mulching, and watering. The plan must provide specifications on how each preservation measure will be implemented. All tree preservation activities must be completed during Phase 1 of the Erosion and Sediment Control Plan implementation under the supervision of the Project Arborist.

11. Demolition. The demolition of all existing structures and site features within or adjacent to tree preservation areas must be carried out in the least disruptive manner possible, as

reviewed and approved by FCON. All tree protection fencing must be installed and verified by a County representative before demolition activities begin.

12. Site Monitoring. The Applicant's Project Arborist must be present on-site during the implementation of all tree preservation measures and monitor any construction activities conducted within or adjacent to designated tree preservation areas. These activities include, but may not be limited to clearing, root pruning, tree protection fence installation, vegetation or tree removal, and demolition. As additional Erosion and Sediment Control devices are implemented, the Project Arborist must conduct regular site visits to monitor tree preservation efforts and ensure compliance with the Tree Preservation Plan as approved by FCON. The Project Arborist must submit written reports to FCON and the SDID Site Inspector, including dated photographs documenting site conditions. The Tree Preservation Plan must outline the monitoring schedule and reporting requirements, which must be included as part of the initial and all subsequent site plan submissions.

13. Invasive Plant Species Management. Forested areas containing invasive plant species in quantities that threaten long-term health and survival of existing vegetation must be managed under an invasive plant species management plan to qualify for any 10-year canopy credit. At the time of site plan submission, the Applicant must provide a management plan for review and approval by FCON. The plan must include the common and scientific names of the invasive species targeted for management, the designated management area, control and disposal methods, treatment timing and monitoring procedures, program duration, and any necessary reforestation efforts.

14. Landscape Plan. The Applicant will implement the landscape design as illustrated in the GDP/SEA Plat. The GDP/SEA Plat outlines the proposed plantings and features, including streetscapes. The GDP/SEA Plat is intended as a general guide and may be modified during final engineering and building design. Any modifications must maintain a similar quality of landscaping as depicted in the Landscape Site Plan and the GDP/SEA Plat, as determined by FCON.

    a. Sustainable Elements. The landscape planting plan and specifications must incorporate sustainable techniques that reduce maintenance needs and promote a cleaner, healthier environment. These techniques should enhance air quality, improve stormwater management, and support resource conservation through the use of trees and other beneficial vegetation. Sustainable methods include:

        i. Reduce turf areas to minimize mowing and the associated air pollution. Turf must not cover more than 75 percent of the pervious area of each lot (site). Mulched planting beds with grouped trees and vegetation should be incorporated to create a root zone environment that supports healthy tree and plant growth.

        ii. Plant trees in strategic locations to enhance energy conservation for buildings, following the guidelines outlined in Plate 4-12 of the Public Facilities Manual (PFM).

iii. Use a diverse selection of native and non-invasive plants to support native pollinators and minimize the need for supplemental watering, chemical fertilizers, salt, herbicides, and chemical pest or disease control.

iv. Sustainable landscape planting, implemented with the subdivision/site plan should consist of grouped plantings that include larger overstory trees (Category III and IV, as listed in PFM Table 12.14), smaller understory trees (Category II), shrubs, and groundcovers. In this approach, it is acceptable for the 10-year projected canopies of overstory trees to overlap with the canopies of understory trees, shrubs, native grasses, and groundcovers, mimicking a natural, multi-layered wooded environment.

v. Mulch beds must be inspected for compliance with the approved subdivision/site plan prior to the issuance of the Non-RUP for each building or phase of the project. Once mulch areas are approved, their maintenance becomes the responsibility of the property owner, who may manage or plant these areas according to their preference.

b. Native, Non-Invasive Species. The Applicant will use non-invasive species throughout the Property, prioritizing predominately native or adapted species.

c. Site Plan. As part of the initial site plan submission, the Applicant will provide FCON with a detailed landscape and tree cover plan (the "Landscape Plan") for review and approval. The Landscape Plan will include, among other elements:

i. Irrigation information.

ii. Design specifications for tree wells and other planting areas located above structures and along streets.

iii. Specifications for planting materials and/or structural soils used for street trees and plantings located within or atop structures, along with methods to ensure their long-term viability.

15. Modifications to Landscape Plan. The Landscape Plan will align with the quality and quantity of plantings and materials shown on the GDP/SEA Plat and may include additional shade trees and other plant materials as determined by the Applicant. The Applicant may modify the type and location of vegetation, as well as the design of public spaces, courtyard areas, streetscape improvements, and plantings, with approval from FCON and the Zoning Evaluation Division. These adjustments must remain in substantial conformance with the GDP/SEA Plat. Modifications to plant type and placement may also be made to avoid conflicts with utilities and other site engineering considerations.

16. Pre-Installation Meeting. Before installing any plants required by the approved Landscape

Plan, the contractor or developer will coordinate an on-site pre-installation meeting with the landscape contractor, FCON, and SDID Site Inspections. Any proposed changes to planting locations, tree or shrub sizes, or species substitutions from the approved plan must be reviewed and approved by FCON before planting. Installing unapproved plants may require a landscape plan revision or the removal and replacement of non-compliant trees or shrubs before bond release.

17. Tree Identification. To ensure compliance with the approved Landscape Plan, the Applicant must stake out tree locations as shown on the plan before the Landscape Pre-installation meeting. FCON will review these locations in the field during the meeting before planting begins.

18. Tree Canopy Compliance. To verify compliance with 10-year tree canopy credit, the Applicant must submit a purchase order confirming that the tree species match those approved on the Landscape Plan. This documentation will be reviewed during the bond release inspection.

19. Soil Remediation. Planting areas containing construction debris, rubble, compacted soil, or other unsuitable conditions for the establishment and long-term survival of landscape plants will undergo remedial action. These actions will restore the soil to meet the requirements of trees, shrubs, and groundcovers specified in the landscape planting plan. The Applicant will provide notes and details on the site/subdivision plan outlining the soil restoration process for review and approval by FCON.

20. Modification of Conservation Easement. Prior to the issuance of a Non-RUP for the building identified as the "Prop. 2-story School Building" on the GDP/SEA Plat, the Applicant must modify the conservation easement to allow the removal and management of non-native invasive plants and the planting of supplemental native plant communities of perennials, shrubs, understory trees, and overstory trees and ensure that the overall land area included in the conservation easement is the same as the land area included in the easement at time of approval of this Application.

**DESIGN**

21. Architecture. The architecture of the proposed buildings will be generally compatible with the appearance and color of the existing buildings on the Property and with the architectural exhibit prepared by Wiley Wilson entitled "Phillips Programs – Annandale Campus Improvements: Kitchen, Greenhouse, and School Expansion," dated December 12, 2024.

22. Outdoor Lighting. Outdoor lighting fixtures used to illuminate the parking area and walkways between buildings must be in conformance with Section 5109 of the Zoning Ordinance and must not exceed 12 feet in height. Lighting of the new parking areas must be equipped with switching or sensor devices such that after 10:00 PM or one hour after the end of the last scheduled activity, whichever is later, the amount of overhead lighting in the parking area is reduced by a minimum of 50%. Only motion sensitive lighting that is in conformance with Section 5109 of the Zoning Ordinance will be permitted.

23. Noise. Prior to site plan approval for the "Prop. 2-story School Building," the Applicant will submit an acoustical analysis to LDS for review and approval and distribution to the Development Review Branch (DRB) of the Department of Planning and Development (DPD). The Applicant will show any noise impacted areas identified by the acoustical analysis on the site plan associated with the "Prop. 2-story School Building" and provide mitigation measures appropriate to reduce indoor noise levels for the "Prop. 2-story School Building" to no more than DNL 45 DBA. Should the acoustical analysis conclude that the outdoor play area to the north of the "Prop. 2-story School Building" will be exposed to noise levels in excess of DNL 65 DBA, the Applicant will provide noise mitigation around the proposed play area. Noise mitigation may include but is not limited to noise dampening materials on the inside of the fence, additional landscaping, or other methods necessary to reduce noise levels below DNL 65 DBA. The Applicant reserves the right to accommodate outdoor recreation in an alternative location on the Property, provided it is in substantial conformance with the Application

**STORMWATER MANAGEMENT**

24. Stormwater Management Design. As part of site plan approval, the Applicant will demonstrate that it will meet applicable PFM requirements for stormwater quantity and stormwater quality in effect at the time of the approval of this Application. Stormwater management facilities/Best Management Practices ("BMPs") will be provided as generally depicted on the GDP/SEA Plat. The Applicant reserves the right to pursue additional or alternative stormwater measures provided the same are in substantial conformance with the GDP/SEA Plat.

25. Salt Management. Salt should only be applied during freezing inclement weather only to paved surfaces where and when needed for safety. When no longer needed, the Applicant will direct maintenance personnel to remove excess or leftover salt for reuse or proper disposal. Residual salt must not be swept or shoveled into planted landscape areas, wet ponds, or bioretention ponds. When not in use, salt should be stored in a covered area to protect it from precipitation.

26. Dumpster and/or Trash Compactor Monitoring. The Applicant will regularly monitor all dumpsters and/or trash compacters to ensure that they are covered and properly maintained.

**TRNANSPORTATION IMPROVEMENTS**

27. Braddock Road Shared Use Path. Prior to the issuance of the first Non-RUP for either the proposed kitchen or the greenhouse, whichever proceeds first, and subject to VDOT and FCDOT approval, the Applicant will construct an approximately ten (10) foot shared-use path, and eight (8) foot buffer along Braddock Road as shown on Sheet C-103 of the GDP/SEA Plat. Prior to initial site plan approval associated with the proposed kitchen and/or greenhouse, the Applicant will either:

    a. Dedicate right-of-way in fee simple to the Board of Supervisors; or

b. Record a public access easement to the benefit of Fairfax County in the land records in a form acceptable to the County Attorney over the shared use path.

28. Backlick Road Sidewalk Improvements.

a. Southern Portion of Backlick Road Sidewalk. Prior to the issuance of the first Non-RUP for either the proposed kitchen or the greenhouse, whichever proceeds first, and subject to VDOT and FCDOT approval, the Applicant will construct an approximately five (5) foot sidewalk, four (4) foot buffer, and one (1) foot maintenance strip as shown on Sheet C-109 of the GDP/SEA Plat.

b. Northern Portion of Backlick Road Sidewalk. Prior to the issuance of a Non-RUP for the "Prop. 2-story School Building" and subject to VDOT and FCDOT approval, the Applicant will construct an approximately five (5) foot sidewalk, four (4) foot buffer, and one (1) foot maintenance strip as shown on Sheet C-109 of the GDP/SEA Plat. A reduced sidewalk buffer may be constructed for a portion of this sidewalk improvement, subject to VDOT approval of any necessary waiver(s) at time of site plan for the new school building.

c. Prior to site plan approval associated with the "Prop. 2-story School Building," the Applicant will either:

i. Dedicate right-of-way in fee simple to the Board of Supervisors; or

ii. Record a public access easement to the benefit of Fairfax County in the land records in a form acceptable to the County Attorney over the sidewalk.

29. New Backlick Road Property Access. If required by VDOT or FCDOT at time of site plan for the "Prop. 2-story School Building," the Applicant will modify the new northernmost Backlick Road Property access shown on Sheet C-103, subject to VDOT and FCDOT approval, without necessitating approval of a PCA, SEA, and/or Minor Variation. Such modifications may include, but not be limited to, shifting the exact Property access location, reduced transitional screening and/or reduced tree preservation.

**MISCELLANEOUS**

30. Density Credit. The Applicant hereby reserves all intensity/density credit attributable to any eligible dedications and/or conveyances of land pursuant to these Proffers or as may be required by Fairfax County or VDOT in accordance with applicable provisions of the Zoning Ordinance.

31. Binding Effect. These Proffers will bind and inure to the benefit of the Applicant and its successors and assigns. Each reference to "Applicant" in this proffer statement will include within its meaning and will be binding upon the Applicant's successor(s) in interest of the Property or any portion of the Property. If any portion of the Property is sold or otherwise transferred, the associated Proffers become the obligation of the

purchaser or other transferee and will no longer be binding on the seller or other transferor.

[SIGNATURES ON FOLLOWING PAGES]

**ATTACHMENT 1**

TITLE OWNER

_____

By:_____

Its:_____

[SIGNATURES END]

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