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

SEA-2006-PR-008– SONIC DEVELOPMENT, LLC
(Providence District)

PLANNING COMMISSION RECOMMENDATIONS:
On November 12, 2025, the Planning Commission voted 10-0 (Commissioner Wang was not present for the vote. Commissioner Landgraf was absent from the meeting.) to recommend to the Board of Supervisors approval of the following actions:

- SEA 2006-PR-008 subject to the development conditions consistent with those dated October 30, 2025;

- Modification of streetscape and sidewalk/trail requirements along Route 29 and Prosperity Avenue in favor of the existing conditions as shown on the SEA Plat; and

- Modification of the front yard setback along Route 29 to that shown on the SEA Plat.

ATTACHED DOCUMENTS:
Proposed Development Conditions dated October 30, 2025

MJ

APPENDIX 2

PROPOSED DEVELOPMENT CONDITIONS

SEA-2006-PR-008

October 30, 2025

If it is the intent of the Board of Supervisors to approve SEA-2006-PR-008 at Tax Map 49-3 ((1)) 41A, and 42 to permit a building addition to a vehicle sale, rental and ancillary establishment, pursuant to Sect. 4102.1.F.2 and Sect.4102.5.PP of the Fairfax County Zoning Ordinance, staff recommends that the Board of Supervisors condition its approval by requiring conformance with the following development conditions, which supersede all previously approved development conditions. An asterisk (*) denotes conditions carried forward from SE-2006-PR-008:

1. This Special Exception Amendment (SEA) is granted for and runs with the land indicated in this application and is not transferable to other land.*

2. A copy of this SEA and the Non-Residential Use Permit (Non-RUP) MUST BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.*

3. This SEA is granted only for the purpose(s), structure(s), and or use(s) indicated on the SEA Plat, as qualified by these development conditions.

4. This SEA is subject to the provisions of Zoning Ordinance subsection 8100.7 (Site Plans and Minor Site Plans) as may be determined by the Director of Land Development Services (LDS). Any site plan submitted pursuant to this SEA must be in substantial conformance with the approved SEA Plat entitled “BMW Of Fairfax Showroom” prepared by VIKA Virginia, LLC, consisting of 24 sheets dated March 7, 2025, as revised through September 15, 2025, and these conditions. Minor modifications may be permitted pursuant to Section 8100.5 of the Zoning Ordinance.

5. The existing curb ramps along the Route 29 and Prosperity Avenue frontages will be upgraded to CG-12 curb ramps, subject to Virginia Department of Transportation (VDOT) approval, prior to the issuance of the first Non-Residential Use Permit (Non-RUP) for vehicle sales use.

6. The architecture for the building addition must conform with the illustrative architectural elevations as shown on the SEA Plat Sheet PEL-1, as determined by LDS. *

7. In order to protect the landscaping along the site’s Route 29 frontage, the applicant will install a concrete curb with a minimum height of 8-inches between

the outdoor vehicle display area and the landscape panel prior to the issuance of the Non-RUP for the improved new vehicle sales building.

8. Concurrent with the first site plan submission, the applicant must designate at least nine (9) of the parking spaces to be equipped with universal, Level 2 electric vehicle charging stations. Prior to the issuance of the Non-Residential Use Permit (Non-RUP), these electric vehicle charging stations must be fully wired and functional.

9. Landscape Plan. As part of the initial site plan submission, a detailed landscape and tree cover plan (the 'Landscape Plan') must be provided for review and approval of Forest Conservation. The Landscape Plan must be in conformance with the landscaping shown on the SEA Plat and include a similar quality of landscaping. The Landscape Plan must include, among other elements:

    - Irrigation information.
    - Design specifications for tree wells and other planting areas located above structures and along streets.
    - 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.

10. 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 PFM 12-0307 as determined by Forest Conservation.

11. Tree Preservation Plan. 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 Forest Conservation.

12. 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 must 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 applicant's Project Arborist.

13. Project Arborist/Pre-Construction Meeting. 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 Forest Conservation must 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.

14. Tree Protection Fencing. The applicant must install appropriate tree protection devices based on site conditions and proposed construction activities, as reviewed and approved by Forest Conservation prior to the commencement of land disturbing activities.

15. Landscape Planting Pre-installation Meeting. Before installing any plants required by the approved Landscape Plan, the applicant must coordinate an on-site pre-installation meeting to include the applicant's landscape contractor, Forest Conservation, 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 Forest Conservation 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.

16. 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 Forest Conservation. All tree protection fencing must be installed and verified by a County representative before demolition activities begin.

17. 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 Forest Conservation. The Project Arborist must submit written reports to Forest Conservation and the Site Development and Inspections Division 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.

18. 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 must provide notes and details on the site plan outlining the soil restoration process for review and approval by Forest Conservation.

19. Remedial pruning to trees specified on Sheet L-01 of the SEA Plat is required to be carried out by an International Society of Arboricultural (ISA) Certified Arborist. The pruning will meet ANSI A300 standard for pruning and make every effort for the trees natural structure to be restored FCON will need to be notified of the pruning and confirm it is completed to the specifications of ANSI A300 standards for pruning during the dormant season.

20. The outdoor area devoted to loading, parking and display of vehicles must be limited to that area so designated on the SEA Plat, and no vehicles must be displayed on the site in a manner that will impede the flow of traffic or pedestrian access on-site. No parking must be permitted along sidewalks, service drives and within landscaped areas. No storage of vehicles must be permitted on-site except for that area depicted for display of vehicles on the SEA Plat. *

21. No more than one freestanding sign must be permitted at the subject site. Such sign must be a monument type; no pole signs must be permitted. No buntings, flags, balloons, or other types of decorative materials used for promotional purposes must be located in such a manner as to be visible from off-site, except as otherwise allowed by the provisions of Article 7 of the Zoning Ordinance. *

22. Any dumpster and recycling containers located on the exterior of the building must be located within a gated enclosure that is constructed of brick or architectural block.*

23. There must be no loading or unloading of vehicles for sale conducted on-site or on the adjacent streets. All such loading and unloading must be done off-site at the dealer's service center location (8504 Route 29.) *

24. There must be no vehicle repair or inoperable vehicles stored on-site.*

25. There must be no maintenance or refueling of vehicles on-site.*

26. The applicant must grant ingress/egress easements for the benefit of Lot 49-3 ((1)) 43 for the interparcel access shown on the SEA Plat.*

27. The applicant must recycle the fluorescent light bulbs used on the property.*

28. Pursuant to the Zoning Ordinance, this SEA will automatically expire, without notice, thirty-six (36) months after the date of approval unless, at a minimum, the use has been established as evidenced by issuance of a Non-Residential Use Permit. 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 unless and until adopted by that Board of Supervisors.

This approval, contingent on the above noted conditions, must not relieve the Applicant 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.