County of Fairfax, Virginia
Planning Commission Meeting
January 7, 2026
Planning Commission Action

PCA-78-D-049, RZ-2024-DR-00018, SE-2024-DR-00031- Flagship Virginia OPCO, LLC
(Dranesville District)

PLANNING COMMISSION RECOMMENDATIONS:
On January 7, 2026, the Planning Commission voted 12-0 to recommend to the Board of Supervisors approval of the following actions:

- PCA-78-D-049, subject to the proffers consistent with those dated December 22, 2025;

- RZ-2024-DR-00018 subject to the proffers consistent with those dated December 22, 2025; and

- SE-2024-DR-00031 subject to the development conditions consistent with those dated December 23, 2025.

ATTACHED DOCUMENTS:
Proffers dated December 22, 2025
Development Conditions dated December 23, 2025

MJ

PROFFERS

1013 DRANESVILLE ROAD, LLC

RZ 2024-DR-00018

December 22, 2025

Pursuant to Section 15.2-2303(A) of the Code of Virginia, 1950, as amended, and subsection 8100.2.D of the Zoning Ordinance of Fairfax County (2023, as amended) (hereinafter referred to as the "Zoning Ordinance"), 1013 Dranesville Road, LLC and 12219 Leesburg Pike LLC, for and on behalf of themselves and their successors and/or assigns (collectively referred to as the "Applicant") hereby proffer that the development of the parcels under consideration and shown on the Fairfax County Tax Maps as Tax Map references 006-3 ((01)) Parcels 2A and 2B (the "Application Property") will be in accordance with the following conditions if, and only if, Rezoning application RZ 2024-DR-00018 and the companion partial Proffer Condition Amendment ("PCA") application PCA 78-D-049 (collectively, the "Application") are granted by the Board of Supervisors. In the event that the Application is denied, these proffers will immediately be null and void and of no further force and effect, and the proffers accepted with RZ 78-D-049 will remain in effect for the portions of the Property for which they were accepted.

1. Proposed Development. The Application Property will be developed in substantial conformance with the Generalized Development Plan and Special Exception Plat entitled "1013 & 1015 Dranesville Road" prepared by Bowman Consulting Group, Ltd. dated August 12, 2024 and as revised through December 12, 2025, consisting of twenty-five (25) sheets (the "GDP/SE Plat").

2. Minor Modifications. Minor modifications may be permitted when necessitated by sound engineering or that may become necessary as part of final site design or engineering, pursuant to subsection 8100.5 of the Zoning Ordinance, provided that such minor modifications are determined by the Zoning Administrator to be in substantial conformance with the GDP/SE Plat and these Proffers.

3. Minor Variations. Minor variations to these proffered conditions and the GDP/SE Plat may be approved in accordance with the provisions of subsection 8100.5 of the Zoning Ordinance.

4. Existing Development. The existing development, as shown on Sheet 4 of the GDP/SE Plat (the "Existing Development"), may remain until such time as the Application Property is redeveloped in accordance with these Proffers. The Applicant may secure site plans, building permits, and/or Non-Residential Use Permits ("Non-RUPs") for the Existing Development without the need for a PCA, subject to Section 8104 of the Zoning Ordinance.

5. Landscape Plan. The Applicant will implement the landscape design (the "Landscape Plan") for the Proposed Development as illustrated in the GDP/SE Plat. This plan outlines the proposed plantings and features, including streetscapes and parks. The Landscape Plan 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 Plan and the GDP/SE Plat, as determined by Forest Conservation ("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 site plan prior to the issuance of the first Non-RUP for the Proposed Development. 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 Proposed Development, 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 plan (the "Detailed Landscape Plan") for review and approval. The Detailed Landscape Plan will include, among other elements:

i. Irrigation information.

ii. Design specifications for planting areas along streets.

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

D. Planting Quality. The Detailed Landscape Plan will align with the quality and quantity of plantings and materials shown on the GDP/SE 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 with approval from FCON and the Zoning Evaluation Division. Modifications to plant type and placement may also be made to avoid conflicts with utilities and other site engineering considerations.

E. 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 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.

F. 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.

G. Tree Inventory and Condition Analysis. The Applicant must submit a Tree Inventory and Condition Analysis as part of the first and all subsequent plan submissions. The Tree Inventory and Condition Analysis must be prepared by a Certified Arborist or Registered Consulting Arborist and must include elements of PFM 12-0307 deemed appropriate to the Application Property as determined by FCON.

H. Tree Protection Fencing. The Applicant must provide appropriate tree protection devices, based on site conditions and proposed construction activities as reviewed and approved by FCON. Tree protection fence must consist of four-foot-high welded wire attached to six-foot steel posts driven 18 inches into the ground and spaced no further than 10 feet apart; or super silt fence.

I. Native Landscaping. Landscaping must be generally consistent with the quality, quantity and the locations shown on the development plans and must be non-invasive, predominantly native species and include a plant selection that includes species that will reduce the need for supplemental watering and the use of chemical fertilizers, herbicides and pesticides. All landscaping provided must be native to the mid-Atlantic region to the extent available and feasible, and must be non-invasive (the Applicant will not use any plant species identified in the 2014, or latest version, of the Virginia Invasive Plant Species List published by the Virginia Department of Conservation and Recreation). The Applicant reserves the right, in consultation with and subject to approval by FCON, to modify the exact species to be used, including but not limited to when plant materials are not available or have been deemed by FCON to no longer be appropriate.

J. Demolition. The demolition of all existing structures and site features within or adjacent to tree preservation areas and existing vegetation proposed to be retained must be accomplished in the least disruptive manner practical as reviewed and approved by FCON. All tree protection fencing must be in place and verified by a County representative prior to commencement of demolition activities.

K. Soil Remediation. Soil in planting areas that contain construction debris and rubble, are compacted or unsuitable for the establishment and long-term survival of landscape plants, must be the subject of remedial action to restore planting areas to satisfy cultural requirements of trees, shrubs, and groundcovers specified in the landscape planting plan. The Applicant must provide notes and details specifying how the soil will be restored for the establishment and long-term survival of landscape plants for review and approval by FCON.

L. 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 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.

6. Sanitary Sewer Access Easement. Prior to site plan approval, and subject to approval by Fairfax County Park Authority ("FCPA"), Applicant will vacate the "Existing Temp Access Easement to be Vacated" and will replace it with the "Proposed 15' Sanitary Access Easement," both generally depicted on Sheet 20 of the GDP. Such relocation will be subject to the following conditions, any of which may be amended or deleted with the mutual consent of the Applicant and FCPA.

A. All trees on the FCPA Parcel with a diameter of six inches (6") or greater that fall within the limits of disturbance ("LOD") and sanitary sewer access easement should be added to a table for compensation.

B. All trees with a diameter of 6 inches and greater that are outside of the newly requested easement which have their critical root zones intersected by the proposed LOD (omitting any that fall within the existing sanitary sewer easement) should also be added to a table for compensation.

C. For any work depicted that proposes to remove or impact the critical root zones of trees on FCPA park property, it is expected that mitigation funding will be provided to FCPA. Mitigation funding is determined through a tree appraisal by a Certified Arborist or Registered Consulting Arborist with experience in plant appraisal to determine the value of all trees 6 inches in diameter and greater designated to be removed that fall within or outside the proposed limits of clearing and grading, or any trees that fall outside the limits that will experience intrusions into their critical root zones as shown on the Tree Preservation Plan. The appraised value takes into consideration the age, size and condition of these trees and is determined by the "Trunk Formula Method" contained within the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture, subject to review by FCPA Natural Resources Branch (NRB). The site rating component should be equal to at least 80%.This information is then provided within a table form for each tree as described in paragraphs a and b above. (FCPA Policy 201, NRMP).

D. Any tree or vegetation on park property proposed for removal or a tree through which the LOD bisects the critical root zone must be replaced at a 1:2 ratio; i.e., for every one tree removed, two nursery trees of similar species with 2" caliper or greater are planted onsite. Additionally, disturbed soil along park property must be stabilized with a native seed mix. Replacement and native seed mix must be clearly specified on the plans for remediation.

E. To reduce negative impacts to the environmental health of Sugarland Run SVP, any parking lot/fueling station surface treatment should include a pre-treatment with brine and then only provide salt after the spreader has been properly calibrated to reduce excessive application rates. Additionally, salting should include salt management best practices.

F. To reduce impacts to the natural communities on Park Authority property, please propose construction practices along and on Park Authority property that will reduce grading, soil compaction (e.g. deck matting, to protect the critical root zones of existing trees), cutting into critical root zones (grading or E&S measures that require trenching) and/or soil erosion (e.g. trenchless super silt fence as a control measure anywhere sediment control is needed near trees).

G. Remove any existing or new trash, debris, and illegal dumping by hand on Fairfax County Park Authority Parcel C upon completion of the access easement construction.

H. The Applicant will provide FCPA with gate access via standard FCPA-provided locking mechanism.

7. Resource Protection Area ("RPA") And Environmental Quality Corridor ("EQC"). The Applicant will develop a RPA/EQC protection and restoration plan, which is in conformance with Fairfax County's Chesapeake Bay Preservation Ordinance as approved by FCON. Prior to land disturbance, the Applicant will protect the RPA/EQC. The restoration plan will be submitted concurrently with the site plan submission for review and approval by FCON. The plan will propose an appropriate selection of species based on existing and proposed site conditions to restore the area to a native forest cover type. All replanting within the RPA/EQC will occur according to riparian buffer standards consistent with Chapter 118 and the Public Facilities Manual (PFM) to the extent practicable given the underlying easements. Said plan will include the following at a minimum:

A. Super silt fence will be used immediately adjacent to the RPA during clearing and grading and construction activities.

B. Plant list detailing species, sizes and stock types of trees and other vegetation to be planted.

C. Soil treatments and amendments, if necessary.

D. Invasive monitoring, maintenance, and removal for two (2) years.

8. Signage. Signage for the Application Property will be provided in accordance with the requirements of Article 7 of the Zoning Ordinance. The Applicant reserves the right to pursue a future Special Exception ("SE") for sign modifications without the need for a PCA.

9. Environmental Quality Corridor (EQC). Portions of the site area include Environmental Quality Corridor ("EQC") as delineated on the approved development plans. This EQC boundary must be delineated and appropriately labeled site plan. Vegetation within the EQC must be restored through removal of invasive species and incorporation of native plantings, as approved by FCON. The Applicant must monitor the revegetated areas for a period of five (5) years from installation or until site plan bond release (whichever is sooner) to ensure a survival rate of at least 50% of the planted material.

10. Environmental Site Assessments. A Phase I Environmental Site Assessment (ESA) must be submitted to Land Development Services (LDS) for review in consultation with the Health Department and Fire Marshal at time of site plan submission.

A. If any contamination from the previous use is found on site, the applicant will comply with all local, state, and federal laws and regulations for remediation.

B. In the event a Phase 2 ESA is required, the applicant must first obtain approval and/or a release letter from the Virginia Department of Environmental Quality prior to

submitting this study to LDS. The applicant must comply with any required on-going mitigations and/or monitoring.

11. 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, excess or leftover salt must be removed for reuse or disposed properly. Residual salt must not be swept or shoveled into planted landscape areas. When not in use, salt should be stored in a covered area to protect it from precipitation.

12. Due Diligence. Notwithstanding the foregoing, upon demonstration that, despite diligent efforts or due to factors beyond the Applicant's control, proffered improvements provided herein are delayed beyond the timeframes specified, the Zoning Administrator may agree to a later date for completion of such improvements without the necessity of a PCA or an amendment to the GDP.

13. Successors and Assigns. 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 and/or the owners from time to time of any portion of the Application Property during the period of their ownership. If portions of the Application Property are sold or otherwise transferred, the associated proffers will become the obligation of the purchaser or other transferee and will no longer be binding on the seller or other transferor.

[SIGNATURES BEGIN ON NEXT PAGE]

PROPOSED DEVELOPMENT CONDITIONS

SE-2024-DR-00031

December 23, 2025

If it is the intent of the Board of Supervisors to approve SE-2024-DR-00031, located at Tax Map 6-3((1)) 2A and 2B, to permit a car wash, staff recommends that the Board condition the approval by requiring conformance with the following development conditions. Previous development conditions for other uses onsite have not been superseded, however, these conditions apply solely to the use described above.

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

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

3. Any plan submitted pursuant to this SE must be in substantial conformance with the approved Generalized Development Plan and SE Plat entitled "1013 & 1015 Dranesville Road" prepared by Bowman Consulting Group, LTD, dated August 12, 2024 as amended through December 12, 2025, consisting of twenty-five sheets, and these conditions. Any plan must generally adhere to the limits of disturbance, although maintenance and upkeep are permitted elsewhere onsite. Any disturbance needed otherwise may be permitted as a minor modification if determined to be in substantial conformance with this approval. Minor modifications to the approved Special Exception Amendment may be permitted pursuant to Section 8100.5 of the Zoning Ordinance.

4. Water Treatment. In order to ensure all runoff is treated prior to release into the sanitary sewer, a wastewater collection and drainage system capable of receiving all runoff created by the car wash and serving as an oil and water separator or interceptor must be installed prior to the issuance of the Non-Residential Use Permit (Non-RUP). The locations and specifications of this system must be included with all submissions of the site plan.

5. Water Recycling. Prior to the issuance of a Non-RUP, the applicant will install and use a water recycling system. The locations and specifications of this system must be included with on all submissions of the site plan.

6. Waste Collection. To prevent waste from entering local waterways, the applicant must complete daily trash collection throughout the entire site.

7. Dranesville Road Service Drive. Vehicle stacking for the car wash use must not occur within the service drive area along Dranesville Road.

Pursuant to the Zoning Ordinance, this Special Exception will automatically expire, without notice, thirty-six (36) months after the date of approval unless construction has commenced and been diligently prosecuted, in conformance with this SE approval. 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 unless and until adopted by 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 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.