County of Fairfax, Virginia
Planning Commission Meeting
February 25, 2026
Planning Commission Action

SEA-85-M-086-03 CONCURRENT WITH PCA 2020-MA-012 (RZPA 2024-MA-00046) – RADLEY MANAGEMENT, LLC
(Mason District)

PLANNING COMMISSION RECOMMENDATIONS:
On February 25, 2026, the Planning Commission voted 11-0 (Commissioner Hancock was absent from the meeting) to recommend to the Board of Supervisors approval of the following actions:

- PCA 2020-MA-012, subject to the proffers consistent with those dated February 5, 2026;

- SEA-85-M-086-03, subject to the development conditions consistent with those dated February 12, 2026;

- Waiver of the transitional screening requirement along the southeast portion of Parcel 108 in favor of that shown on the GDP/SEA Plat;

- Waiver of peripheral parking lot landscaping requirement along the eastern property line of Parcel 105, in favor of existing conditions as shown on the GDP/SEA Plat;

- A reduction of the required setback of the parking garage from future Seminary Road from a minimum of 47.47 feet to 30.35 feet and from Williams Lane a minimum of 40.4 feet to 36 feet, and 40.2 to 36 feet, as shown on the GDP/SEA Plat; and

- Waiver of the requirement to construct roadway improvements along the Columbia Pike frontage in favor of the proposed Right of Way (ROW) Dedication.

ATTACHED DOCUMENTS:
Proffers dated February 5, 2026
Development Conditions dated February 12, 2026

CD

PROFFERS

RADLEY MANAGEMENT, LLC

~~RZ~~ PCA 2020-MA-012

~~June 2, 2022~~
~~December 11~~February 5, 2025

Pursuant to Section 15.2-2303(A) of the Code of Virginia~~, 1950~~, as amended, and Section ~~18-204~~8100.2.D of the Zoning Ordinance of Fairfax County~~, 1978~~, as amended (hereinafter referred to as the "Zoning Ordinance"), Radley Management, LLC, for and on behalf of itself and its successors and/or assigns (hereinafter referred to as the "Applicant"), in ~~RZ~~ Proffered Condition Amendment ("PCA") 2020-MA-012 filed on property identified as Fairfax County Tax Map 61-2 ((1)) 108 (hereinafter referred to as the "Application Property") hereby proffers the following, provided that the Board of Supervisors (the "Board") approves ~~a~~ the above-referenced ~~rezoning~~ PCA ~~of application~~~~the Application Property from the R-3, C-8, HC and SC Districts to the C-8, HC and SC Districts~~. These proffers will replace and supersede any previously approved proffers on the Application Property, and will also apply to the property associated with the concurrent special exception amendment application SEA ~~85-M-086-02~~85-M-086-03, identified as Fairfax County Tax Map 61-2 ((1)) 103A, 105 and 105A, as indicated below. In the event this ~~rezoning~~ PCA is denied by the Board, these proffers and conditions will immediately be null and void and the proffers associated with RZ 2020-MA-012 will remain in full force and effect.

1. GENERALIZED DEVELOPMENT PLAN/SPECIAL EXCEPTION AMENDMENT PLAT.

   A. Development Plan. Subject to the provisions of ~~Section 18-204~~ subsection 8100.2.D of the Zoning Ordinance, the Application Property will be developed in substantial conformance with the ~~generalized development plan~~proffered condition amendment/special exception amendment plat entitled "Radley Acura Dealership" prepared by Dominion Surveyors, Inc. dated ~~June 1~~April 14, ~~2020~~ 2025 and revised through ~~May 27, 2022~~ (the "~~GDP~~GDP/SEA Plat"), except as noted in these proffers.

   B. Proffered Development Plan. Notwithstanding that the GDP~~GDP~~/SEA Plat is presented on thirty~~ nine (39~~ eight (38) sheets, it is understood that the proffered portion of the GDP will be the entire plan relative to the general points of access; maximum building height; maximum overall gross floor area; and the general quality and character of the landscaping.

   C. Minor Modifications. Pursuant to ~~Sections 9-004 and 18-204~~ subsection 8100.5.A(1) of the Zoning Ordinance, minor modifications to the ~~GDP~~GDP/SEA Plat may be permitted as determined by the Zoning Administrator. Minor modifications may include adjustments to the building footprint, and/or deceasing

the maximum floor area ratio ("FAR") based on final engineering and design without the need for a proffered condition amendment ("PCA"), or a special exception amendment ("SEA") provided such changes are in substantial conformance with the ~~GDP/SEA~~GDP/SEA Plat as determined by the Zoning Administrator and do not decrease the amount of open space, landscaping, or the distance to peripheral lot line as shown on the ~~GDP/SEA~~GDP/SEA Plat. In addition to the foregoing, and notwithstanding the points of access and on-site circulation patterns identified on the ~~GDP/SEA~~GDP/SEA Plat, minor modifications to access and circulation may be permitted in response to the acquisition of right-of-way and/or the construction of future roadway improvements along Columbia Pike by VDOT, FCDOT or others, provided such changes are in substantial conformance with the ~~GDP/SEA~~GDP/SEA Plat as determined by the Zoning Administrator.

D. Minor Variations. Minor variations to these proffered conditions and the ~~GDP/SEA~~GDP/SEA Plat may be approved in accordance with the provisions of ~~Section 18-204~~ subsection 8100.5.A(2) of the Zoning Ordinance without the need for a public hearing or a PCA.

E. Uses. The Application Property will be developed with a parking garage associated with the existing vehicle sale, rental and ancillary service establishment located on property identified as Fairfax County Tax Map 61-2 105 and 105A. The parking garage will include enclosed storage areas and an accessory indoor car wash facility that will be used exclusively for patrons of the vehicle sale, rental and ancillary service establishment, and not by members of the general public. In addition to the garage, the Applicant will install landscaping on the Application Property as depicted on the ~~GDP/SEA~~GDP/SEA Plat. Until such time as the parking garage and ultimate landscaping identified on the ~~GDP/SEA~~GDP/SEA Plat are constructed and installed by the Applicant, the Application Property may be used in the interim by the Applicant for the storage of vehicles associated with the vehicle sale, rental and ancillary service establishment, provided that interim landscaping ~~is~~ previously installed by the Applicant along the southern boundary of the Application Property ~~as identified on the interim landscape exhibit attached hereto as Exhibit A and incorporated by reference herein~~is maintained. ~~The Applicant will install the interim landscaping shown on Exhibit A within ninety (90) days of the Board's approval of RZ PCA 2020-MA-012.~~ No outdoor storage of equipment, materials or items other than vehicles is permitted on the Application Property. The Applicant will maintain the Application Property and keep it clear of debris until such time as the parking garage is constructed.

2. TRANSPORTATION

A. Columbia Pike. Subject to VDOT approval, the Applicant will reserve for future dedication right-of-way up to a minimum width of sixty~~-~~eight and one half (68.5) feet from the centerline of Columbia Pike along the frontage of Parcel 105A. The reserved area shown on the ~~GDP/SEA~~GDP/SEA Plat may be adjusted at the time of site plan in coordination with VDOT. Dedication of the reserved area will be

upon written demand of either Fairfax County or VDOT, at such time as said parties are prepared to proceed with the widening of Columbia Pike and construction of the ultimate streetscape improvements. Dedication of the reserved area will be provided at no cost to Fairfax County or VDOT. The Applicant will not be responsible for any streetscape maintenance or construction of future improvements to Columbia Pike within the dedicated right-of-way. The Applicant reserves the right to utilize the reserved area and will continue to maintain it until such time as it is dedicated.

B. Future Seminary Road Realignment. Subject to VDOT approval, the Applicant will reserve for future dedication approximately 13,348 square feet of the Application Property for the future realignment of Seminary Road as identified on the ~~GDP/SEA~~GDP/SEA Plat. The area reserved for future dedication will accommodate an ultimate right-of-way section of sixty-~~-~~seven (67) feet. Dedication of the reserved area will be made upon written demand of either Fairfax County or VDOT at such time as said parties are prepared to proceed with the construction of the Seminary Road realignment. Dedication of the reserved area will be provided at no cost to Fairfax County or VDOT. Prior to the issuance of a Non-RUP for the Application Property, the Applicant will install interim landscaping in the area reserved for future dedication as identified on the ~~GDP/SEA~~GDP/SEA Plat. The Applicant will not be responsible for the construction of the future Seminary Road realignment or costs thereof. The Applicant reserves the right to utilize the reserved area and will continue to maintain it until such time as it is dedicated.

C. Reservation of Density. The Applicant reserves density credit as may be permitted by the provisions of ~~Paragraph 4 of Section 2-308~~ subsection 5100.2.E of the Zoning Ordinance for all eligible dedications described herein, or as may be required by Fairfax County or VDOT at the time of site plan approval.

D. Bicycle Parking. The Applicant will provide bicycle parking on the Application Property or Parcel 105 in accordance with the Fairfax County Bicycle Guidelines prior to the issuance of a Non-RUP. The location of bicycle parking will be as shown on the ~~GDP/SEA~~GDP/SEA Plat, subject to approval by the Fairfax County Department of Transportation (FCDOT) at the time of site plan. The quantity and type of bicycle racks will be determined in consultation with the FCDOT Bicycle Coordinator or his/her designee prior to site plan approval.

E. Williams Lane Vacation/Abandonment. In the event that the closure, vacation or abandonment of the Williams Lane outlet road along the eastern boundary of Parcel 105 is pursued in the future by others, the Applicant will consent to the closure, vacation, or abandonment and will participate in the associated proceedings, as necessary. Upon the closure of the outlet road the Applicant will remove the existing asphalt from the outlet road in conjunction with the installation of the plantings described in Proffer 3.F.

3. LANDSCAPING.

A. Landscape Plan. As part of the first and all subsequent site plan submissions, the Applicant will include a landscape planting plan and specifications for review and approval by the ~~Urban Forest Management Division ("UFMD~~Forest Conservation Branch ("FCON") of the Site Development and Inspections Division of Land Development Services ("LDS"). The landscape planting plan will show, at a minimum, landscaping in conformance with the types and quality of planting and landscape materials shown on the ~~GDP/SEA~~GDP/SEA Plat. The landscape plan will not include any invasive species and will incorporate native species to the greatest extent feasible; however, this limitation will not apply to seasonal plantings and ground cover. Adjustments to the type and location of vegetation will be permitted as approved by ~~UFMD~~FCON. All landscaping will be installed prior to the issuance of a Non-RUP for the Application Property, or as determined by ~~UFMD~~FCON, but no later than bond-release. The landscape planting plan and specifications will incorporate sustainable landscape planting techniques designed to reduce maintenance requirements, contribute to improved air quality, stormwater management, and resource conservation capabilities that can be provided by trees and other vegetation. Such techniques may include, but are not limited to, the following:

(i) The reduction of natural turf areas to minimize mowing operations and the resulting air pollution. Turf areas will be no more than seventy five percent (75~~%~~ percent) of the previous area on the Application Property, to the extent feasible. Mulched planting beds that incorporate groups of trees and other vegetation will be utilized where feasible to provide a root zone environment favorable to trees and other vegetation.

(ii) Where feasible, trees will be planted in areas to contribute to energy conservation for buildings as depicted in Plate 4-12 of the Public Facilities Manual.

(iii) The provision of a diverse selection of non-invasive and, to the extent feasible, native plants to encourage native pollinators and reduce the need for supplemental watering and the use of chemical fertilizers, herbicides, and chemical control of harmful insects and disease.

(iv) Where feasible, the grouping of overstory trees, understory trees, shrubs and groundcovers.

B. Landscape Planting Pre-installation Meeting. Prior to installation of any plants to meet the requirements of the approved landscape planting plan, the Applicant or its designated contractor will coordinate a pre-installation meeting on the site with the landscape contractor, ~~UFMD~~ FCON staff, and any additional appropriate parties. Any proposed changes to planting locations, tree/shrub planting sizes, and species substitutions shown on the approved plan will be reviewed and must be approved by ~~UFMD~~ FCON staff prior to planting. The installation of plants not approved by ~~UFMD~~ FCON may require the submission of a revision to the

landscape plan or removal and replacement with approved trees/shrubs prior to bond release.

C. Mulch Beds. Prior to the issuance of a Non-RUP, the Applicant will contact ~~UFMD~~ FCON to schedule an inspection of mulch beds to confirm installation has been completed in accordance with the landscape planting plan. Upon approval by ~~UFMD~~FCON, mulch beds will become the responsibility of the Applicant who will not be precluded from managing or planting these areas in its discretion.

D. Tree Space Requirements. Tree planting spaces proposed in the streetscape and other areas restricted by barriers to root growth will provide a planter open surface area at least 6 feet by 6 feet. Where minimum planting areas cannot be met and planting spaces at least 8 feet wide cannot be provided, a rooting zone width a minimum of 8 feet will be provided beneath paved surfaces using structural cell technology or other solutions acceptable to ~~UFMD~~ FCON that provide uncompacted soil within the planting space, with planting sites meeting the following specifications:

(i) A minimum of 6 feet open surface width and 36 square feet open surface area.

(ii) Rooting area beneath paved surfaces a minimum of 8 feet wide, taking into consideration sloped sides as may be needed to support adjacent compacted soils for roadways and pedestrian walkways. Planting space depth will be 4 feet within four feet of the tree on all sides. Soil depth in areas beyond four feet may be shallower or narrower as long as specified minimum soil volumes are met. Paved surfaces over the specified rooting area will not be dependent upon compacted soil for structural support.

(iii) Soil volume for Category III or IV trees (as indicated in Table 12.17 of the Public Facilities Manual) will be a minimum of 700 cubic feet per tree for single trees. For two trees planted in a contiguous planting area, a total soil volume of at least 1200 cubic feet will be provided. For three trees or more planted in a contiguous area, the soil volume will equal at least 500 cubic feet per tree. A contiguous area will be defined as any area with a soil depth of 3-4 feet, within which lateral root growth is unrestricted.

(iv) Soil in planting sites will be as specified in planting notes to be included in site plans reviewed and approved by ~~UFMD~~FCON.

(v) The Applicant will contact ~~UFM~~ FCON (703-324-1770) at least 3 business days prior to installation of trees, and provide an opportunity for ~~UFMD~~ FCON staff to verify conformance with these requirements.

E. Urban Bio-Retention Planters. To the extent the urban bio-retention planters will be used for tree planting, such planters will meet the following minimum specifications:

(i) The filter media and 20~~%~~ percent leaf compost. Each component will be further defined and specified at time of first and all subsequent site plan submissions. A complete narrative for testing, monitoring, reporting and installation of the soil mixture will also be included on the site plan. This media will be used in each bio-retention planter.

(ii) A minimum depth for urban bio-retention tree pits will be 4 feet and maintained at a 4~~ feet~~ -foot deep a minimum distance of 4 feet in all directions centered on the tree.

(iii) A permanent automatic irrigation system located within designated bio-retention tree pits is prohibited therefore tree species selection will need to fully consider the growing conditions for each bio-retention planter. Temporary irrigation may be proposed during the establishment period for the specified trees, as applicable.

(iv) The maintenance of each bi-retention tree pit will greatly impact the establishment and longevity of the tree. A detailed maintenance narrative covering the establishment period for the specified trees, as outlined in DCR Specification No. 9, section 8 will be provided on the site plan.

F. Outlet Road Plantings. Plantings located in the Williams Lane outlet road along the eastern boundary of Parcel 105 as depicted on the ~~GDP/SEA~~GDP/SEA Plat will be installed by the Applicant at such time as the outlet road is closed, abandoned or vacated by others and all applicable easements are extinguished or otherwise released.

G. Plantings in Future Seminary Road. The Applicant will install landscaping in the area of the Application Property reserved for dedication for the future Seminary Road alignment as shown on the ~~GDP/SEA~~GDP/SEA Plat. Plantings in the reserved area will include trees and a native meadow seed mix as shown on Sheet 25 of the ~~GDP/SEA~~GDP/SEA Plat. Such plantings will be maintained by the Applicant until such time as the reserved area is dedicated pursuant to Proffer 2.B.

4. GREEN BUILDING PRACTICES.

A. The Applicant will incorporate into the design of the building addition identified on the ~~GDP/SEA~~GDP/SEA Plat and implement the green building technologies and strategies listed in Proffer 4.D below. The Applicant will, at the time of site plan and building plan review, provide a certification statement from a LEED or equivalent-accredited professional (the "LEED-AP"), who is also a professional engineer or licensed architect, confirming that the green building elements listed below have been incorporated into the design of the building, to the extent possible at the time of site plan and building plan review, or that they will be incorporated and implemented with the final buildout. In addition to this statement, the Applicant must also provide documentation at 50 percent building design and at 50 percent building construction that the green building elements listed below have

been or will be incorporated for review by ~~Environment and~~ Development Review Branch (“~~EDRB”)~~ DRB”) of the Department of Planning and ~~Land~~ Development ~~Services (“LDS”)~~(“DPD”) and LDS.

B. Prior to building plan approval, the Applicant will post a “green building escrow” in the form of cash or a letter of credit from a financial institution acceptable to LDS and defined in the Public Facilities Manual. The amount of the escrow will be fifty ~~seven thousand thirty~~ -seven-thousand-thirty-three dollars ($57,033.00), which is five percent (5~~%~~ percent) of the total value of the proposed assessed value of the building addition as estimated by the Department of Tax Administration. The green building escrow will be in addition to and separate from other bond requirements. This escrow will be released once the following conditions are met:

(i) Prior to final construction bond release, the LEED-AP will submit a certification statement including supporting documentation as detailed below, confirming that the green building elements listed in Proffer 4.D have been incorporated into the design and construction of the building.

(ii) Concurrence and acceptance of the certification statement by ~~EDRB of the Department of Planning and Development (“DPD”)~~DRB of DPD.

C. If the Chief of ~~EDRB~~ DRB does not concur or accept the certification statement described herein, and a review of the documentation determines that the green building elements have not been implemented or included in the design and construction of the project to the extent possible at the time of construction bond release, then the Chief of ~~EDRB~~ DRB will notify the Applicant’s LEED-AP. The Applicant’s LEED-AP and the Chief of ~~EDRB~~ DRB will meet to discuss the potential deficiencies and to develop appropriate resolutions, which may include substitute techniques or elements that achieve the same intended sustainability or energy conservation benefits. Upon receipt of a revised certification statement within ninety (90) days of the meeting with the ~~EDRB~~ DRB Chief, and its acceptance by ~~EDRB~~DRB, the escrow will be released. If the Applicant fails to take the necessary corrective actions and if the Applicant’s LEED-AP does not submit a revised certification statement with supporting documentation within ninety (90) days of the meeting with the ~~EDRB~~ DRB Chief, then the entirety of the green building escrow will be released to Fairfax County and posted to a fund within the County budget supporting implementation of County environmental initiatives. However, if Applicant demonstrates that the necessary corrective actions cannot be completed within ninety (90) days, then the time period may be extended as determined appropriate by the Zoning Administrator.

D. The Applicant will incorporate into the building design and implement the green building technologies and strategies in the proposed building addition to be constructed on the Application Property as described below. Proof of installation of the following will be provided to ~~EDRB~~ DRB prior to the issuance of a Non-RUP:

(i) Incorporation of a "white" roofing membrane on the proposed vehicle sales building;

(ii) Installation of motion sensor faucets, flush valves, and ultralow-flow plumbing fixtures;

(iii) Use of low-emitting materials for all adhesives, sealants, paints, coatings, flooring systems, composite wood, and agrifiber products. The Applicant will provide proof of installation and manufacturers' data to ~~EDRB~~ DRB prior to the issuance of a Non-RUP. Lot-emitting is defined in accordance with the following table:

Application	(VOC Limit g/L less water)
Carpet Adhesive	50
Rubber Floor Adhesive	60
Ceramic Tile Adhesive	65
Anti-Corrosive/Anti-Rust Paint	250
Clear Wood Finishes	350

(iv) Installation of LED or fluorescent lamps in all signage and shell interior building lighting fixtures;

(v) Incorporation of an increased R-value of roof/wall insulation to R-30 in order to increase R-value of the building envelope and cut down on heat loss/gain;

(vi) Utilization of zero VOC paint and low VOC adhesives, sealants and coatings;

(vii) Installation of HVAC unit filters are a minimum Merv 8;

(viii) Installation of Energy Star equipment and appliances;

(ix) Provision of an area for the separation, collection and storage of recyclables for glass, paper, metal, plastic and cardboard generated by both customers and employees;

(x) Implementation of recycling programs for batteries/light bulbs and computer equipment, including printers and ink cartridges. Documentation of the recycling program will be provided to the ~~EDRB~~ DRB prior to building plan approval;

(xi) Provision of a construction waste management plan that consists of hiring a waste removal and diversion company to process all construction waste at

a recycling center. Documentation of the construction waste management plan will be provided to the ~~EDRB~~ DRB prior to building plan approval;

(xii) A minimum of two percent (2~~%~~ percent) of all surface parking spaces on the Application Property, exclusive of the parking spaces on the portion of Parcel 103A that is leased by the Applicant, will be installed with universal electric vehicle charging stations or prior to the issuance of a Non-RUP. To the extent feasible, the wiring or conduit supports must be installed to accommodate additional electric vehicle charging stations in the future. The number of electric vehicle or electric vehicle-ready parking spaces will be exclusive of parking spaces located in the proposed garage or parking spaces designated for vehicle inventory.

5. ARCHITECTURAL DESIGN.

A. Design. The architectural design of the proposed parking garage and building addition will be generally consistent with the quality of construction and materials depicted on the ~~GDP/SEA~~GDP/SEA Plat. The conceptual images are intended to illustrate the general character and type of construction of the garage and building addition. The images are not intended to represent the final building design or to be interpreted as a commitment to specific dimensions or building elements such as roof type, and the number and placement of windows and doors. Final architectural design for the proposed parking garage and building addition will be determined by the Applicant at time of building plan submission. Notwithstanding the foregoing, the architectural treatment of the garage will include the installation of decorative banners to the exterior facades as depicted on the ~~GDP/SEA~~GDP/SEA Plat. The banners will be a mesh fabric or similar material affixed to the garage using an aluminum or other metal frame. The banners will include artwork or graphics consistent with the character of what is shown on the ~~GDP/SEA~~GDP/SEA Plat, however, the final design of the banners will be determined in coordination with the Mason District Supervisor's office, with input from a local arts group if requested by the Mason District Supervisor. Notwithstanding the foregoing, the banners will not include logos, branding or other content to advertise the vehicle sales, rental and ancillary service establishment.

B. ~~Dumpster~~ Car Wash Screening. The proposed ~~dumpsters~~ interior car wash bays located on the west side of the parking garage behind the existing service building to remain as identified on the ~~GDP/SEA~~GDP/SEA Plat will be screened with a fence or similar measure to limit visibility. The screen will consist of a six (6) foot board-on-board style fence, masonry wall, or comparable material, to be determined by the Applicant at the time of site plan. The fence or similar screening measure will be installed prior to the issuance of a Non-RUP.

C. Fences. The proposed fences located along the drive aisle to the rear of the proposed parking garage will consist of a board-on-board style or similar opaque fence, to be determined by the Applicant at the time of site plan, subject to review and approval by the Community Revitalization Section (~~CRS~~"CRS") of DPD.

6. TREE PRESERVATION AND LANDSCAPING

A. Tree Inventory and Condition Analysis. The Applicant will submit a Tree Inventory and Condition Analysis as part of the first and all subsequent site plan submissions. All trees must be clearly tagged with their corresponding numbers in the field using durable metal tags. 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 project as determined by ~~UFMD~~FCON.

B. Tree Preservation Plan. The Applicant will submit a Tree Preservation Plan and Narrative for those portions of the Property identified on the ~~GDP/SEA~~GDP/SEA Plat as areas of tree preservation as part of the site plan submission. The Tree Preservation Plan and Narrative will be prepared by the Project Arborist, and will include elements of PFM 12-0309 deemed appropriate to the project site as determined by ~~UFMD~~FCON.

C. Project Arborist/Pre Construction Meeting. The Project Arborist will attend a pre-construction meeting to review the limits of clearing and grading with a ~~UFMD~~ FCON representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the limits of clearing and grading. Prior to the pre-construction meeting the Applicant will have the approved limits of clearing and grading flagged with a continuous line of flagging. Adjustments to the limits of clearing and grading will be recorded by the Project Arborist and tree preservation fencing will be implemented under the Project Arborist's supervision based on these adjustments.

D. Tree Protection Fencing. The Applicant will provide appropriate tree protection devices, based on site conditions and proposed construction activities as reviewed and approved by ~~UFMD~~FCON. Tree protection fence will 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.

E. Tree Preservation Measures. Tree preservation measures must be clearly identified, labeled, and detailed on the Erosion and Sediment Control Plan sheets and Tree Preservation Plan. Tree preservation measures may include, but are not limited to the following: root pruning, crown pruning, mulching, watering, etc. Specifications must be provided on the plan detailing how preservation measures must be implemented. Tree preservation activities must be completed during implementation of Phase 1 of the Erosion and Sediment Control Plan.

F. Site Monitoring. The Applicant's Project Arborist will be present on-site during implementation of the Phase 1 Erosion and Sediment Control Plan and monitor any construction activities conducted within or adjacent to areas of trees to be preserved. Construction activities include, but may not be limited to, clearing, root pruning, tree protection fence installation, vegetation/tree removal, and demolition activities. During implementation of Phase 2 Erosion and Sediment Control Plan, the Project Arborist will visit the site on a regular basis to continue monitoring tree preservation measures and ensure that all activities are conducted as identified in the Tree Preservation Plan and approved by ~~UFMD~~FCON. Written reports will be submitted to ~~UFMD~~ FCON and the SDID site inspector detailing site visits. A monitoring schedule and Project Arborist reports will be described and detailed in the Tree Preservation Plan.

G. Soil Remediation. Soil in planting areas that contain construction debris and rubble, are compacted or are unsuitable for the establishment and long-term survival of landscape plants, will be the subject of remedial action to restore planting areas to satisfy cultural requirements of trees, shrubs and groundcovers specified on the landscape planting plan. The Applicant will 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 ~~UFMD~~FCON.

7. STORMWATER MANAGEMENT.

A. Subject to the approval of LDS at time of site plan, the Applicant will implement a Stormwater Management ("SWM") and Best Management Practices ("BMP") plan to control the quantity and quality of stormwater runoff from the Application Property in conformance with that shown on the ~~GDP/SEA~~GDP/SEA Plat. Said plan will include the provision of on-site BMPs, including, at a minimum, the BMPs described and identified on Sheet 12 of the ~~GDP/SEA~~GDP/SEA Plat, and the Applicant will maximize on-site treatment to the fullest extent possible in consideration of on-site conditions.

B. Should new stormwater management regulations be issued affecting the Application Property, the Applicant reserves the right to accommodate necessary changes to its stormwater/BMP facility designs without the requirement of a PCA/SEA, or gain approval of any administrative modifications to the ~~GDP/SEA~~GDP/SEA Plat or proffers, provided the facility designs substantially conform with the ~~GDP/SEA~~GDP/SEA Plat.

8. SIGNS. Any proposed signs will be in conformance with the requirements of Article ~~12~~ 7 of the Zoning Ordinance. Signs will be installed above the entrance to the proposed service drop-off area directing patrons to the entrance.

9. LIGHTING. All outdoor lighting will be in conformance with the requirements of ~~Article 14~~ subsection 5109 of the Zoning Ordinance.

10. MISCELLANEOUS.

A. Timing of Completion. Upon demonstration by the Applicant that, despite diligent efforts or due to factors beyond the Applicant's control, construction of any of the required improvements described herein has been delayed beyond the timeframes specified, the Zoning Administrator may agree to a later date for completion of such improvement without the necessity of a PCA or SEA.

B. 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 owner(s) from time to time of the Application Property during the period of their ownership.

C. Litter Control. The Applicant will perform regular trash, recycling and litter removal on the Application Property, Parcel 105, Parcel 105A and the leased portion of Parcel 103A.

D. Parking Restrictions. The parking or storage of vehicles on landscaped portions of the Application Property or Parcel 105 is prohibited. The parking or storage of vehicles in the service drive along Columbia Pike is prohibited. No more than ten (10) vehicles at a time may be displayed in the concrete paved display area adjacent to the service drive abutting Parcel 105.

[SIGNATURE ON FOLLOWING PAGE]

Applicant/Title Owner of

Tax Map 61-2 ((1)) 108

RADLEY MANAGEMENT, LLC

_____

By: Vincent P. B. Radley
Its: Manager

[SIGNATURE END]

PROPOSED DEVELOPMENT CONDITIONS

SEA-85-M-086-03

February 12, 2026

If it is the intent of the Board of Supervisors to approve SEA-85-M-086-03 to permit additional GFA for washing and detailing service facility ancillary use, with a mezzanine for storage and parts and associated modifications to site design and development conditions on the subject property located at Tax Maps 61-2 ((1)) 103A, 105, 105A, and 108, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions, which supersede all previous development conditions; conditions carried forward from previous approvals or those with minor modifications are marked with an asterisk (*):

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 plat approved with the application, as qualified by these development conditions. *

3. Any plan submitted must be in substantial conformance with the approved SEA Plat entitled “Radley Acura Dealership #5823 Columbia Pike”, prepared by Dominion Surveyors Inc., consisting of 38 sheets, dated April 14, 2025, revised December 9, 2025, and these conditions. Minor modifications may be permitted pursuant to Sect. 8100.5 of the Zoning Ordinance.

4. At the time of site plan, the applicant must demonstrate that a minimum of 15% open space is provided on the overall SEA site, notwithstanding that shown on the GDP/SEA Plat (14.2%). *

5. The applicant must obtain a dustless surface waiver as required by LDS for the existing gravel parking lots on Tax Map Parcels 61-2 ((1)) 103A and 108). *

6. The outdoor storage or parking of construction equipment, construction vehicles, construction machinery or vehicles such as solid waste collection vehicles, dump trucks, cement mixers, tractors and/or trailers of tractor-trailer trucks is not permitted. *

7. The hours of operation shall not exceed Monday through Friday, 7:00 am to 2:00 am (the next morning), and 8:00 am to 6:00 pm Saturday and Sunday. *

8. There will be a maximum of seventy (70) employees on-site at any one time. *

9. Parking must be provided in accordance with Article 11 of the Zoning Ordinance, as determined by DPWES. The applicant must obtain a Dustless Surface Waiver for the existing gravel lots or any required site approvals, subject to final determination by LDS. *

10. There must be no outside loudspeaker. *

11. Lighting will meet the following requirements:

    a. All new outdoor lighting fixtures shall be in accordance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance. *

    e. On all nonresidential lots that contain a minimum of four parking lot light poles, parking lot lighting levels for ground surface parking lots and the top levels of parking structures must be reduced by a least 50 percent of full operational levels within 30 minutes after the close of business. This provision does not require parking lot lighting levels to be reduced to less than 0.2 footcandles as measured horizontally at the surface on which the light pole is mounted. This reduced lighting level must be achieved by extinguishing at least 50 percent of the total number of pole mounted lamps; dimming lighting levels to no more than 50 percent of the levels used during business or activity hours; or some combination of (1) and (2) as reviewed and approved by Zoning Administration Division (ZAD), Zoning Permits Branch (ZPB). *

12. The area shown on Parcel 103A as "remnant area," may continue to be used as a contractor’s office as shown on the SEA Plat (0.04 FAR for Parcel 103A). Any expansion of that use or change in use will require the amendment of this Special Exception. *

13. New vehicle storage and display will be limited to those spaces so designated on the SEA Plat on Parcel 105, that area designated as “leased for parking” on Parcel 103A, and the display areas in front of the showroom. No parking of vehicles intended for sale will be allowed in the 101 spaces required by this use. No more than ten vehicles at a time shall be displayed in the plaza area on-grade with the service drive (labeled “concrete paved display area” on Exhibit 1). The travel aisle (labeled “15’ wide service drive” on Exhibit 1) will not be used for the parking, display or storage of vehicles for sale. No vehicles that are not in operating condition will be stored or displayed outside in any area of the site. *

14. No vehicular service or maintenance will occur outside. * If VDOT closes an entrance on Columbia Pike associated with the future Columbia Pike improvement project, no SEA application is necessary provided a safe access

to site remains, and the site otherwise remains in substantial conformance with the approval. *

15. 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.

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

17. Pursuant to the Zoning Ordinance, this special exception amendment (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 evidence of a Non-Rup for the use. The Board of Supervisors may grant additional time to establish such signage if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception amendment. 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 Planning Commission unless and until adopted by that Commission.

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.