County of Fairfax, Virginia
Planning Commission Meeting
March 18, 2026
Planning Commission Action

SE-2025-PR-00034 – INSIGHT MEMORY CARE CENTER
(Providence District)

PLANNING COMMISSION RECOMMENDATIONS:
On March 18, 2026, the Planning Commission voted 10-0 (Commissioners Batchelor-Causey and Thomas were absent from the meeting) to recommend to the Board of Supervisors approval of SE-2025-PR-00034, subject to the proposed development conditions dated March 5, 2026.

ATTACHED DOCUMENTS:
Proposed Development Conditions Dated March 5, 2026

MJ

PROPOSED DEVELOPMENT CONDITIONS

SE 2025-PR-00034

March 5, 2026

If it is the intent of the Board of Supervisors to approve SE 2025-PR-00034, located at Tax Map 49-3 ((21)) 1, for an adult day care, staff recommends that the Board of Supervisors condition the approval by requiring conformance with the following development conditions.

1. This Special Exception (SE) is granted for and runs with the land indicated on the application, described as Tax Map # 49-3 ((21)) 1, and is not transferable to other land.

2. This SE is granted only for the adult day care center use as shown on the SE Plat, titled “Insight Memory Care Center 8550 Arlington Boulevard” prepared by Urban, consisting of 7 sheets, dated September 11, 2025, as revised through February 26, 2026, and approved with this application, as qualified by these development conditions.

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

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

5. The maximum daily enrollment of the adult day care center must be no greater than 65 participants on site at any one time. The final occupancy limits for the adult day care center will be determined by Land Development Services (LDS) based on the approved building plans and the County-issued Occupancy Load Certificate.

6. The hours of operation for the adult day care center participants are limited to 7:30 am to 5:30 pm, Monday through Friday.

7. In order to ensure the safety of all participants, a doorbell or alarm will be installed to alert staff of people entering or exiting the premises during operating hours.

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

9. 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 any newly proposed trees, shrubs and groundcovers specified in the landscape planting plan. The Applicant will provide notes and details specifying how the soil will be restored and enhanced for the establishment and long-term survival of any newly proposed landscape plants for review and approval by FCON.

10. Landscaping must be provided as shown on the Special Exception Amendment Plat approved with SE-2025-PR-00034. However, in lieu of the landscape schedule on this SE Plat, the applicant must utilize species native to the mid-Atlantic region to replace any missing plants from SE-2025-PR-00034. Prior to the issuance of the Non-Residential Use Permit (Non-RUP), the applicant must submit a rough grading plan, or other plan as identified by the Forest Conservation Division (FCON) of Land Development Services (LDS), that includes a landscape plan for review and approval by the FCON.

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

12. Pursuant to the Zoning Ordinance, this Special Exception will automatically expire, without notice, thirty-six (36) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the Special Exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

The above-proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors.

This approval, contingent on the above-noted conditions, does not relieve the applicant from compliance with the provisions of any applicable ordinance, regulations, or adopted standards. The applicant is responsible for obtaining the required business licenses and state social services licenses.