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

RZ 2025-MA-00020 CONCURRENT WITH SEA 80-A-072-002 – VERSAR PROPERTY OWNER, LLC
(Mason District)

PLANNING COMMISSION RECOMMENDATIONS:
On March 25, 2026, the Planning Commission voted 12-0 to recommend to the Board of Supervisors approval of the following actions:

- RZ-2025-MA-00020, subject to the execution of the proffers consistent with those dated March 10, 2026; and

- SEA 80-A-072-002, subject to the approval of the proposed development conditions dated March 12, 2026.

ATTACHED DOCUMENTS:
Proffers dated March 10, 2026
Proposed Development Conditions dated March 12, 2026

CD

PROFFER STATEMENT
VERSAR PROPERTY OWNER LLC
RZ-2025-MA-00020

March 10, 2026
March 4, 2026
January 16, 2026
November 19, 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 1978, as amended and effective as of May 10, 2023 (hereinafter referred to as the "Zoning Ordinance"), VERSAR PROPERTY OWNER LLC both as owner and as agent and on behalf of, and their successors and/or assigns (hereinafter referred to as the "Applicant"), in RZ 2024-MA-00025 filed on property identified as Fairfax County 2025 Tax Map 80-2 ((1)) 22A and 80-2 ((1)) 22B (hereinafter referred to as the "Application Property") hereby proffers the following, provided that the Fairfax County Board of Supervisors (the "Board") approves a rezoning of the Application Property to the C-8 (Highway Commercial) District. Upon approval of the rezoning, these proffers will replace and supersede all previous proffers approved on the Application Property. In the event this rezoning is denied by the Board, these proffers and conditions will immediately be null and void.

GENERAL

1. Development Plan. Subject to the provisions of subsection 8101.2.B of the Zoning Ordinance, the Application Property will be developed in substantial conformance with the generalized development plan/special exception amendment plat entitled "Versar Center Automobile Dealership" prepared by Bohler Engineering. dated September 12, 2025, and revised through February 2, 2026 (the "GDP/SEA Plat").

2. Minor Modifications. Minor modifications to the GDP/SEA Plat may be permitted as determined by the Fairfax County Zoning Administrator (the "Zoning Administrator") in accordance with subsection 8100.5.A.(1) of the Zoning Ordinance, including the flexibility to modify the layout shown on the GDP/SEA Plat for all buildings provided such changes are in substantial conformance with the GDP/SEA Plat as determined by the Zoning Administrator and do not affect the proffered elements of the GDP/SEA Plat as specified herein.

3. Minor Variations. Minor variations to these proffered conditions and the GDP/SEA Plat may be approved in accordance with the provisions of subsection 8100.5.A.(2) of the Zoning Ordinance without the need for a Proffered Condition Amendment (PCA).

4. Fire Marshal Evaluation. Changes to the GDP/SEA Plat may be permitted in response to the review of site plans by the Fire Marshal as necessary to allow for required emergency vehicle access, without requiring approval of a PCA or an amendment to the CDP/FDP provided such modifications are approved by the Zoning Administrator in consultation with other applicable agencies as determined by the Zoning Administrator and are in substantial conformance with the GDP/SEA Plat and these proffers.

5. VDOT Evaluation. Changes to the GDP/SEA Plat may be permitted in response to the review of site plans by the Virginia Department of Transportation (VDOT) as necessary without requiring approval of a PCA or an amendment to the GDP/SEA Plat provided such modifications are approved by the Zoning Administrator in consultation with other applicable agencies as determined by the Zoning Administrator and are in substantial conformance with the GDP/SEA Plat and these proffers.

6. Existing Development. As reflected on Sheet C-04 of the CDP/FDP, the existing development includes approximately 108,322 sq.ft. of GFA, existing surface and structured parking, and a monopole/telecommunication facility (collectively, the "Existing Development"). For the purposes of these proffer conditions, Sheets C-3 through Sheet C-5 GDP/SEA Plat will constitute a GDP and SE for the purposes of the existing development and improvements. The existing buildings' office uses and any uses in the C-8 District are permitted without triggering the obligations of these Proffers for redevelopment. The existing building and its associated uses must continue to meet the required parking per Article 6 of the Zoning Ordinance, subject to the continuation of any existing legally non-conforming conditions, until the Existing Development is redeveloped.

PROPOSED DEVELOPMENT

7. Proposed Development. The Application Property will be developed with a vehicle sales, rental, and service establishment and accessory uses up, such as office, to a maximum floor area ratio (FAR) of 0.08, exclusive of cellar space, as shown on the GDP/SE Plat.

8. Future Applications. Any portion of the Application Property may be the subject of a Proffered Condition Amendment ("PCA"), Rezoning ("RZ"), Special Exception ("SE"), Special Exception Amendment ("SEA"), 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. Previously approved proffered conditions or development conditions applicable to a particular portion of the Property that are not the subject of such an application will remain in full force and effect.

9. Vehicle Repair. All vehicle repair must occur within a structure.

10. No New Fill in Floodplain. The area of fill in the floodplain in the revised site plan will be limited to that fill necessary to provide for extension of Hechinger Drive to provide access to the site. (Parcel 22).

11. Dumpster/Trash Enclosures. If outdoor dumpster area(s) are included on future site plans, they will be located a minimum of fifty (50) feet from the Resource Protection Area (RPA) and Environmental Quality Corridor (EQC) boundary as shown on the GDP/SEA Plat. In addition, a site plan showing such dumpster area(s) will provide for a water quality treatment facility per Virginia Department of Environmental Quality (DEQ) and Fairfax County Public Facilities Manual (PFM) requirements to capture and treat runoff from the dumpster areas at the source. The applicant will provide regular maintenance of any storm drains to keep out any trash and other debris from accumulating.

12. Limits of Redevelopment. The development of any structure will not encroach beyond the building restriction lines as shown on the GDP/SEA Plat. The limits of clearing and grading associated with the construction of any structure will not exceed the "Limits of Redevelopment" lines as shown on the GDP/SEA Plat. The limits of redevelopment will not preclude the demolition of existing structures and/or existing impervious areas within RPA that are to be removed as shown on the GDP/SEA Plat. In addition, the limits of redevelopment will not preclude the reconstruction of the curbs and/or drive aisles along the property line and Limited Access VDOT right of way as shown on the GDP/SEA Plat.

ENVIRONMENTAL

13. Resource Protection Area (RPA) and Environmental Quality Corridor (EQC) Protection. The subject property contains RPA and EQC; the limits of which must be delineated and appropriately labeled on each site plan. Prior to any land disturbance, the applicant must install appropriate temporary fencing or other similar continuous markings of the RPA and EQC boundary as shown on the GDP/SEA Plat in order to prohibit the disturbance of land in these environmentally sensitive areas. No further encroachment into these areas is permitted other than that currently depicted on the GDP/SEA Plat.

14. Resource Protection Area (RPA) and Environmental Quality Corridor (EQC) Revegetation. Areas of proposed disturbance outside of the Limited Access VDOT right of way and within the RPA/EQC will be restored and revegetated in accordance with the standards specified in Par. (f) of Section 118-3-3 of the Chesapeake Bay Preservation Ordinance and as reviewed and approved by Forest Conservation Branch, LDS (FCON). A restoration plan will be part of the site plan submission and the restoration work will be completed prior to issuance of the first non-residential use permit.

15. Electric Vehicle Charging. At least five percent (5%) of the surface parking spaces will be equipped with Level 2 electric vehicle ("EV") charging stations to serve the Proposed Development. Such EV charging stations must be fully wired and function at the time of the Non-RUP for the Property. This requirement will not apply to spaces identified for vehicle storage or display area on the GDP/SEA Plat.

16. Green Building Certification.

    A. The Applicant will select one of the following programs to be implemented and will inform Environmental Policy and Plan Development Branch (EPPDB) of the Department of Planning and Development (DPD) which program the Applicant has chosen at the time of site plan submission:

        i. LEED New Construction. If the Applicant selects the Leadership in Energy and Environmental Design-New Construction ("LEED-NC") rating system, or another LEED rating system for which the project meets the eligibility requirements, or another equivalent rating system, with approval by EPPDB (as detailed in (2) below), then the Applicant will pursue certification for the development under the most recent version of the LEED for Building Design and Construction, New Construction Rating System ("LEED

BD+C-NC") rating system, or the most recent version of the applicable LEED rating system for which the project meets the eligibility requirements, or another equivalent rating system, with approval by EPPDB.

1. Project Checklist. The Applicant will include, as part of the building plan submission for the development, a list of specific credits within the applicable LEED BD+C rating system that the Applicant anticipates attaining for the development. A LEED AP who is also a professional engineer or licensed architect will provide project scorecard updates at the time of building plan review for the development confirming that the items on the list will meet at least the minimum number of credits necessary to attain LEED Silver Certification for the development.

2. County Team Member. In addition, the Applicant will designate the Chief of EPPDB as a team member in the USGBC's LEED Online system. This team member will have privileges to review the project status and monitor the progress of all documents submitted by the project team, but will not be assigned responsibility for any LEED credits and will not be provided with the authority to modify any documentation or paperwork.

3. Green Building Escrow. The Applicant will, prior to building plan approval, post a "Green Building Escrow" in the form of cash or a letter of credit from a financial institution authorized to do business in the Commonwealth of Virginia in the amount of $2 per gross square foot of the development. The Green Building Escrow will be in addition to, and separate from, other bond requirements and will be released upon demonstration of attainment of LEED Certification, or higher level of certification, by the USGBC, under the applicable version of the LEED BD+C rating system. The provision to the EPPDB of documentation from the USGBC that the development have attained LEED Certification will be sufficient to satisfy this commitment.

4. Waiver of Green Building Escrow. If the Applicant, prior to building plan approval for the development and prior to the posting of the Green Building Escrow pursuant to these development conditions, submits documentation to the EPPDB from the USGBC's design final review portion of the split review process, demonstrating that the development is anticipated to attain a sufficient number of design-related credits that, along with anticipated construction-related credits, will be sufficient to attain LEED BD+C-Silver under the applicable rating system, the requirement for posting the Green Building Escrow will be waived. In the event the Applicant is unable to provide said documentation, or in the event the design final

review portion of the split review process is incomplete at the time of building plan approval, then the Applicant will be required to post the Green Building Escrow.

5. Release of Green Building Escrow. The Green Building Escrow will be released in accordance with the following:

    a. If the Applicant is able, subsequent to building plan approval, to provide the USGBC's documentation of the design final review portion of the split review process as described above demonstrating that the development is anticipated to attain LEED BD+C, or the most recent version of the applicable LEED rating system for which the project meets the eligibility requirements, the County will release the entirety of the Green Building Escrow to the Applicant. Prior to release of the bond for the project, the Applicant will provide documentation to the EDRB demonstrating the status of attainment of LEED Certificate from the USGBC for the development.

    b. If, prior to bond extension, reduction or final bond release for the Property, whichever occurs first, the Applicant provides to the EPPDB documentation demonstrating that LEED Certification for the development have been attained, the entirety of the Green Building Escrow will be released to the Applicant. If the certification is still in progress at the time of application for the bond extension or reduction, the time frame for the provision of the documentation described above will be automatically extended to the time of the next bond extension or reduction. However, the documentation must be provided prior to the final bond release for the Property.

    c. If prior to bond extension, reduction, or final bond release for the Property, whichever occurs first, the Applicant provides to the EPPDB, documentation demonstrating that LEED Certification for the development has not been attained but that the building has been determined by the USGBC to fall within three points of the attainment of LEED Certification, fifty percent of the Green Building Escrow will be released to the Applicant; the other fifty percent will be released to Fairfax County and will be posted to a fund within the County budget supporting the implementation of County environmental initiatives. If the certification is still in progress at the time of application for the bond extension or reduction, the time frame for the provision of the documentation described above will be automatically

extended to the time of the next bond extension or reduction. However, the documentation must be provided prior to the final bond release for the Property.

d. If prior to bond extension, reduction, or final bond release for the Property, whichever occurs first, the Applicant fails to provide to the EDRB documentation demonstrating the attainment of LEED Certification or demonstrating that the EPPDB has fallen short of LEED Certification by three points or less, the entirety of the Green Building Escrow will be released to Fairfax County and will be posted to a fund within the County budget supporting the implementation of County environmental initiatives. If the certification is still in progress at the time of application for the bond extension or reduction, the time frame for the provision of the documentation described above will be automatically extended to the time of the next bond extension or reduction. However, the documentation must be provided prior to the final bond release for the Property.

e. Extension of Time. If the Applicant provides documentation from the USGBC demonstrating, to the satisfaction of EPPDB, that USGBC's completion of the review of the LEED Certification application for the buildings have been delayed through no fault of the Applicant, the Applicant's contractors or subcontractors, the time frame may be extended as determined appropriate by the Zoning Administrator, and no release of escrowed funds will be made to the Applicant or to the County during the extension; or

B. EarthCraft Light Commercial. If the Applicant selects EarthCraft certification in accordance with the EarthCraft Light Commercial ("ECLC"), , the applicant will provide documentation from the assigned EarthCraft Light Commercial (ECLC) Project Manager demonstrating that the project has had both the ECLC Design and Planning Review and the ECLC Pre-Construction Meeting, and is meeting all requirements to obtain ECLC certification. The applicant will provide documentation from the assigned ECLC Project Manager demonstrating that the project has met all requirements pertaining to the ECLC Final Site Visit and has applied for the ECLC Certification. Then the Applicant must provide documentation to LDS and Environmental Branch of DPD demonstrating that the project has attained ECLC certification prior to the issuance of the Non-RUP for each building; or

C. Alternative Program. The Applicant reserves the right to utilize an equivalent program in consultation with and approved by the EPPDB of the Department of Planning and Development prior to the issuance of the non-RUP.

17. Stormwater LIDs. The applicant must include LIDs with the final site plan design to reduce stormwater runoff volumes and peak flows, increase groundwater recharge, and increase the preservation of undisturbed areas.

18. On-Site Water Quality Treatment. All water quality treatment must be done on-site. No offsite nutrient credits may be purchased.

19. Bird-Friendly Design. The applicant must employ bird-friendly design strategies and features within the proposed buildings, with particular attention to glazing features. At the time of site plan submission for each building, a narrative of bird-friendly design strategies to be employed with the buildings will be prepared and submitted to the Development Review Branch (DRB) of DPD for review. The objective of the strategies would be to make the buildings visible to birds in flight and reduce reflections that distract or confuse birds through the use of appropriate glazing treatments or architectural elements, such as color, texture, opacity, patterns, louvers, screens, interior window treatments, or ultraviolet materials that are visible to birds. The Applicant should describe the results of its studies of bird-friendly design strategies and describe to what extent any of the strategies will be implemented, in a narrative at the time of building permit issuance. To the extent that strategies are identified but not implemented, the narrative should describe the reason(s) for the exclusion of such strategies.

20. Salt Management. Salt must be applied during freezing increment weather only to paved surfaces where and when needed for safety. When no longer needed, excess or leftover salt must be removed for reuse at a later date or disposal 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.

21. WQIA. The applicant must submit a WQIA for review and approval concurrent with the site plan approval.

22. Emergency Management Plan. The applicant will create an emergency management plan in case of an accident with toxic substances on site, practice emergency preparedness and will keep the plan on display for quick reference.

23. Geotechnical Study. Prior to site plan approval, the Applicant will submit a geotechnical study that is in accordance with the provisions of the PFM, the Applicant will submit a supporting geotechnical study of the proposed development to the Geotechnical Review Board ("GRB") through LDS/SDID. Following the GRB's and SDID's review and approval of the study and its recommendations, all recommendations of the Study will be implemented, to the satisfaction of LDS.

LANDSCAPING

24. Landscape Planting Plan: As part of the first and all subsequent site plan submissions, the Applicant must include a landscape planting plan and specifications for review and approval by FCON. All landscaping must be installed prior to the issuance of the first

RUP/Non-RUP on the property, or as determined by FCON for a particular project, but no later than bond release. The landscape planting plan and specifications must incorporate sustainable landscape planting techniques designed to reduce maintenance requirements; and contribute to a cleaner and healthier environment with improved air quality, stormwater management, and resource conservation capabilities that can be provided by trees and other desirable vegetation.

25. 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. All inventoried trees must be tagged in the field with durable metal or plastic 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 site as determined by FCON.

26. Tree Preservation Plan: The Applicant must submit a Tree Preservation Plan and Narrative as part of the first and all subsequent plan submissions. The Tree Preservation Plan and Narrative must be prepared by a Certified Arborist or Registered Consulting Arborist and must include elements of PFM 12-0309 deemed appropriate to the project site as determined by FCON.

27. Project Arborist/Pre-construction Meeting: Prior to the pre-construction meeting the Applicant must have the approved limits of clearing and grading flagged with a continuous line of flagging. The Applicant must retain the services of a Certified Arborist or Registered Consulting Arborist (Project Arborist) to attend the pre-construction meeting to review the limits of clearing and grading with an FCON representative to determine where adjustments to the clearing limits can be made to increase the area of the tree preservation and/or to increase the survivability of trees at the limits of clearing and grading. Such adjustments must be recorded by the Project Arborist and tree protection fencing must be implemented under the Project Arborist's supervision based on these adjustments.

28. 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 space no further than 10 feet apart; or super silt fence.

29. 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, bio-char soil application derived from wood, 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.

30. Soil Remediation. Planting areas containing construction debris, rubble, compacted soil, or other unsuitable conditions for the establishment and longterm survival of landscape plants will undergo remedial action specified in the landscape planting plan, with attention to

deep soil aeration, the addition of organic matter throughout the soil profile to at least 12 inches, and the addition of organic matter on top of the soil. Planting areas not used for walking or outdoor activities should be densely planted with native perennials to increase their habitat values and to avoid foot traffic and its attendant re-compaction of the amended soils. 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

31. Invasive Plant Species Management. At the time of site plan, the Applicant, in conjunction with the Project Arborist, will identify invasive plants within the tree preservation areas as shown on the GDP/SEA Plat. The Applicant will coordinate with the Project Arborist and FCON for the removal of such identified invasive plants. If invasive plant species are identified, an invasive plant management plan, including methods of control and disposal of invasive plants, timing of treatments and monitoring, duration of the management program,and a revegetation plan will be provided for all preservation areas prior to site plan approval. The Applicant may use hand tools, machines, chemical means, or other removal strategies, as determined to be appropriate by FCON. Trees identified for preservation on the GDP/SEA Plat are not to be harmed during removal activity.

MISCELLANEOUS

32. Monopole/Telecommunications. The existing monopole/telecommunication facility may remain in its current location on-site. Any future expansions and/or modifications to the facility may require an applicable county permit or approval.

33. Zoning Administrator Consideration. Upon demonstration that despite diligent efforts or due to factors beyond the Applicant's control, proffered improvements such as, but not limited to, turn lanes or pedestrian trails, have been delayed (due to, but not limited to, an inability to secure necessary permission for any utility or stormwater management relocations, VDOT approval for necessary easements and/or site plan approval, etc.) beyond the timeframes specified, the Zoning Administrator may agree to a later date for completion of these proffered improvement(s).

34. 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 Applicant’s successor(s) in interest and/or developer(s) of the site or any portion of the site.

[SIGNATURES BEGIN ON FOLLOWING PAGE]

APPLICANT / -TITLE OWNER OF TAX MAP:
80-2 ((1)) 22A and 80-2 ((1)) 22B

VERSAR PROPERTY OWNER LLC

_____

By:
Its:

[SIGNATURES END]

PROPOSED DEVELOPMENT CONDITIONS

SEA 80-A-072-002

March 12, 2026

If it is the intent of the Board of Supervisors to approve SEA 80-A-072-002 located at Tax Maps 80-2 ((1)) 22A & 22B, to permit vehicle sales, rental and service and sign modifications, staff recommends that the Board condition the approval by requiring conformance with the following development conditions, which supercede all previous development conditions. An asterisk denotes conditions carried forward from SEA 80-A-072:

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

2. This Special Exception is granted for only the purpose(s), structure(s) and/or use(s) indication on the Special Exception Plat approved with the application, as qualified by these development conditions*.

3. Development of the Application Site will be in substantial conformance with the Special Exception Amendment Plat entitled “Versar Center Automobile Dealership” consisting of 40 sheets dated August 28, 2025, as revised through February 2, 2026 (the “SEA Plat”), and these conditions. Minor modifications may be permitted pursuant to Sect. 8100.5. of the Zoning Ordinance.

4. Regardless of the depictions or descriptions of the signs highlighted in the SE, content of a sign is not regulated by this SE. All signs must be consistent with the number, location, size, and height indicated in the SE. The specific design, color palette, typography, and materials of signage may vary from that shown in the SE and may change over time, provided such signs are consistent throughout the project and remain in conformance with the overall limitations set forth in the SE. Nothing in this SE will preclude individual project branded identification, provided that such signs remain in conformance with the overall limitations set forth in the SE.

5. A matrix must be provided to the Zoning Administrator prior to the issuance of the first sign permit and all subsequent sign permits which includes the project and/or owner name, address, sign type, sign height, sign area, and Non-Residential Use Permit number (if issued) and/or Building Permit number for the vehicle sales establishment, any other pertinent information deemed necessary by the Zoning Administrator in order to allow efficient tracking of all signage to be provided on site. Each sign permit will be accompanied by a letter from the property owner, manager and/or agent of the property stating that the requested sign has been reviewed for compliance with this approval.

6. Illumination of signs must be in conformance with the performance standards for glare as set forth in Subsection 7101.1.B of the Zoning Ordinance. Signs that

require lighting must be internally illuminated or downlit to avoid glare and light trespass.

7. Any by-right signage that would otherwise be allowed as set forth in Subsection 7101 of the Zoning Ordinance that is not shown on this SE Plat is not permitted and will require an SEA.

8. As shown on the SEA Plat, a maximum of two temporary building-mounted signs on the vehicle sales, rental and service buildings will be displayed for a maximum of 24 months from the start of the display. A request for additional time beyond 24 months will require an SEA.

9. This special exception amendment will automatically expire, without notice, thirty-six (36) months after the date of approval for the vehicle, rental and service and sign modifications unless, at a minimum, 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 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 requested.

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.

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