County of Fairfax, Virginia
Planning Commission Meeting
May 6, 2026
Planning Commission Action

SEA-85-C-069-04 – CHICK-FIL-A, INC.
(Sully District)

PLANNING COMMISSION RECOMMENDATIONS:
On May 6, 2026, the Planning Commission voted 11-0 (Commissioner Thomas was absent from the meeting) to recommend to the Board of Supervisors approval of SEA-85-C-069-04, subject to the development conditions consistent with those dated April 23, 2026.

ATTACHED DOCUMENTS:
Proposed Development Conditions dated April 23, 2026

CD

PROPOSED DEVELOPMENT CONDITIONS

SEA-85-C-069-04

April 23, 2026

If it is the intent of the Board of Supervisors to approve SEA-85-C-069-04, property located at Tax Map Parcel 34-4 ((1)) 16C, to amend SE 85-C-069, previously approved for fast-food restaurant with drive-through in a highway corridor overlay district, to modify site conditions for the addition of two new canopies over the existing drive-through lanes and the addition of a bypass lane. Staff recommends that the Board of Supervisors condition the approval by requiring conformance with the following development conditions, which supersede all previous development conditions. Conditions carried forward from previous approval are marked with an asterick (*). These conditions supersede only the conditions previously approved for SEA 85-C-069-03, and do not supersede the conditions approved for other special exception uses within the Sully Plaza shopping center.

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

3. Development of the property will be in substantial conformance with the Special Exception Plan Amendment (SEA) entitled “Special Exception Amendment for Chick-fil-A” prepared by Bohler, consisting of 9 sheets, dated October 1st, 2025 as revised through December 12th, 2025, and these conditions.

4. The maximum gross floor area of the fast food restaurant must be 4,792 square feet. *

5. A parking tabulation which demonstrates that parking requirements are met for all uses in the shopping center must be approved by the Department of Public Works and Environmental Services (DPWES) prior to the issuance of the Non-RUP for the fast food restaurant. All parking spaces must conform to the provisions of Article 11 of the Zoning Ordinance and the geometric design standards in the Public Facilities Manual, as determined by DPWES. *

6. The exterior design, building materials and colors of the restaurant must be consistent on all four sides and must generally conform to the character and quality of the site perspectives contained in the SEA Plat. The drive-through must

be designed with brick pillars and fencing, and furnished with design features such as ornamental lighting and hanging baskets, as shown on Sheets 9 and 10 of the SEA Plat. *

7. The trash enclosure must consist of masonry on three sides to match the restaurant building, and the doors on the fourth side must consist of materials designed to be opaque and fully screen the dumpsters. *

8. Small truck deliveries must be scheduled to avoid morning, noon time and evening peak hours of operation. Large truck deliveries must be scheduled to occur when the restaurant is closed unless unusual circumstances such as emergencies, atypical weather or traffic conditions require a large truck delivery to occur during restaurant hours. Circulation with large trucks must take place as shown on Sheet 4 of the SEA Plat. *

9. Pedestrian crosswalks to improve safety and connectivity to the shopping center and the adjacent CVS store, as well as other signage and pavement markings for safe vehicular and pedestrian circulation, must be shown on the site plan and subject to review by the Fairfax County Department of Transportation. The crosswalks and any other signage and pavement markings must be provided prior to issuance of a Non-RUP for the proposed restaurant. *

10. The Applicant must install stormwater management facilities in substantial conformance with the SEA Plat and in accordance with the Fairfax County Stormwater Management Ordinance and the Public Facilities Manual. The Best management Practices must be designed to achieve 50 percent phosphorus load removal as required for the Water Supply Overlay District, subject to review and approval by the Department of Public Works and Environmental Services (DPWES). *

11. The site plan must be in conformance with the approved geotechnical report dated June 30, 2016, and the following conditions:
    a. All construction involving problem soils must be performed under the full-time inspection of the geotechnical engineer.
    b. The geotechnical engineer must furnish a written opinion to the County as to whether or not work has been performed in accordance with the approved plans prior to the issuance of a Non-RUP.
    c. If blasting is required for the proposed development, notices must be sent out to adjoining property owners per Fairfax County Code, Virginia Chapter 62 – Fire Protection and per Letter to Industry 09-13.

d. If blasting is required for the proposed development, appropriate precautionary measures must be taken, including, but not limited to, pre-blast survey and vibration monitoring at property lines, subject to approval by DPWES.
e. The piers to support the elevated slab drive-through must be extended sufficiently deep below the bottom elevation of the pond (a minimum of 7 to 10 feet below) to ensure no adverse impact on the integrity of the pond.*

12. The Applicant must provide landscaping, including trees and shrubs, in substantial conformance with the SEA Plat. The exact number, species, location and spacing of trees and other plant material must be determined at the time of site plan review and must be subject to review and approval of the Urban Forest Management Division (UFMD), DPWES. *

13. Landscape Planting Pre-installation Meeting: Prior to installation of any plants to meet the requirements of the approved landscape planting plan, the contractor/developer must coordinate a pre-installation meeting on the site with the landscape contractor, UFMD staff, and any additional appropriate parties. Any proposed changes to planting locations, tree/shrub planting sizes, and species substitutions shown on the approved plan must be reviewed and must be approved by UFMD staff prior to planting. *

14. Tree Preservation Plan: The Applicant must submit a Tree Preservation Plan and Narrative as part of all site plan submissions. The Tree Preservation Plan and Narrative must be prepared by a Certified Arborist or Registered Consulting Arborist, and must include the items identified in Sect. 12-0509 of the Public Facilities Manual. *

15. Tree Protection Fencing: The Applicant must provide appropriate tree protection devices, based on site conditions and proposed construction activities, as approved by UFMD at the time of site plan. Tree protection fencing 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. *

16. 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 root pruning, crown pruning, mulching, and/or watering. 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. *

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

18. Site Monitoring: The Applicant's Project Arborist must 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 must 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. Written reports must be submitted to UFMD and SDID site inspector detailing site visits. A monitoring schedule and Project Arborist reports must be described and detailed in the Tree Preservation Plan. *

19. The applicant will post, a "green building escrow," in the form of cash or a letter of credit from a financial institution acceptable to DPWES as defined in the Public Facilities Manual, in the amount of $50,000. This 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 U.S. Green Building Council, under the most current version of the LEED-NC rating system or other LEED rating system determined, by the U.S. Green Building Council. The provision to the Environment and Development Review Branch of DPZ of documentation from the U.S. Green Building Council that the building has attained LEED certification will be sufficient to satisfy this commitment. At the time LEED certification is demonstrated to the EDRB, the escrowed funds and/or letter(s) of credit must be released to the Applicant.

    If prior to bond extension, reduction or final bond release for the building site, whichever occurs first, the Applicant provides to EDRB documentation demonstrating that LEED certification for the building has not been attained but that the building has been determined by the USGBC to fall within three (3) points of attainment of LEED-NC certification, 50% of the green building escrow

will be released to the Applicant; the other 50% will be released to Fairfax County and will be posted to a fund within the County budget supporting 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 must be automatically extended to the time of the next bond extension or extension. However, the documentation must be provided prior to the final bond release for the building site.

If prior to the bond extension, reduction or final bond release for the building site, whichever occurs first, the Applicant fails to provide documentation to EDRB demonstrating attainment of LEED-NC certification or demonstrating that the building has fallen short of LEED-NC certification by three (3) points or less, the entirety of the escrow for that building will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives. If the certification is still in progress at the time of application for bond extension or reduction, the time frame for the provision of the documentation described above must 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 building site.

If the Applicant provides documentation from the USGBC demonstrating, to the satisfaction of the Environment and Development Review Branch of DPZ, that USGBC completion of the review of the LEED certification application has 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 must be made to the Applicant or to the County during the extension. *

1. 20 This special exception amendment 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 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, does not relieve the Applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards.