County of Fairfax, Virginia
Planning Commission Meeting
May 13, 2026
Planning Commission Action

SE-2025-DR-00027– SWEETGREEN DUPONT, LLC
(Dranesville District)

PLANNING COMMISSION RECOMMENDATIONS:
On May 13, 2026, the Planning Commission voted 12-0 to recommend to the Board of Supervisors approval of the following actions:

- SE-2025-DR-00027 subject to the development conditions consistent with those dated April 29, 2026;

- Modification of the minimum lot area requirement for the C-6 District;

- Waiver of the interior parking landscaping requirement;

- Waiver of the peripheral parking lot landscaping requirement along Old Dominion Drive and Briar Ridge Road;

- Modification of stacking space requirement to permit 9 stacking spaces in lieu of the required 11 stacking spaces; and

- Waiver of the Comprehensive Plan trail requirement along Old Dominion Drive.

ATTACHED DOCUMENTS:
Development Conditions dated April 29, 2026

MJ

PROPOSED DEVELOPMENT CONDITIONS

SE-2025-DR-00027

April 29, 2026

If it is the intent of the Board of Supervisors to approve SE-2025-DR-00027 located on a portion of Tax Map 31-3((1))113, to permit a restaurant with drive-through, 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 in this application and is not transferable to other land.

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

3. Any plan submitted pursuant to this Special Exception must be in substantial conformance with the approved Special Exception Plat entitled "Special Exception SE-2025-DR-00027," prepared by Bohler Engineering, dated September 11, 2025, and revised through March 27, 2026, and consisting of six sheets.

4. The drive-through lane must be limited to order pick-up only. No orders must be placed from the drive-through lane and no menu board signage is permitted within the drive-through lane.

5. The pick-up window and drive-through operations are limited to the restaurant within Tenant Space 1, as designated on the SE Plat.

6. As shown on the SE Plat, the Applicant must provide two bicycle parking spots. Prior to the issuance of the Non-Residential Use Permit (Non-RUP) for the drive-through restaurant, the two bicycle parking spaces and their location must be approved by Fairfax County Department of Transportation (FCDOT) in accordance with the Fairfax County Bicycle Parking Guidelines and provided on-site.

7. Pursuant to subsection 8100.3.D(4) of the Zoning Ordinance, this special exception will take effect upon issuance of the Non-RUP.

8. Pursuant to subsection 8100.3.D(6) of the Zoning Ordinance, this special exception automatically expires, without notice, 36 months after the date of approval unless the special exception use is established and diligently pursued. The Board of Supervisors may grant additional time to establish the use 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.