County of Fairfax, Virginia
Planning Commission Meeting
June 3, 2026
Planning Commission Action

SE-2025-MA-00035– SJS&W WASHINGTON PROPERTY LLC
(Mason District)

PLANNING COMMISSION RECOMMENDATIONS:
On June 3, 2026, the Planning Commission voted 10-0 (Commissioners Bennett and Thomas were absent from the meeting) to recommend the Board of Supervisors approve SE-2025-MA-00035, subject to the development conditions consistent with those dated May 21, 2026.

ATTACHED DOCUMENTS:
Development Conditions dated May 21, 2026

MJ

PROPOSED DEVELOPMENT CONDITIONS
SE-2025-MA-00035
May 21, 2026

If it is the intent of the Board of Supervisors to approve SE-2025-MA-00035 located at Tax Map 80-2((1))30 to increase the floor area ratio on the Subject Property, add a private school use, make site modifications, and modify the operation of the St. James Academy, staff recommends that the Board of Supervisors condition its approval by requiring conformance with the following development conditions, which carry forward conditions from the previously approved special permit application:

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 only for the purpose(s), structure(s) and/or uses(s) indicated on the SE Plat approved with this application, as qualified by these development conditions.

3. Any site plan submitted pursuant to this Special Exception must be in substantial conformance with the approved SE Plat entitled “Special Exception for The St. James”, prepared by Bohler Engineering, dated October 3, 2025, as revised through March 13, 2026 and these conditions. Minor modifications to the approved Special Exception may be permitted pursuant to Sect. 8100.5 of the Zoning Ordinance.

4. Maximum occupancy must be based on the approved Non-RUP occupancy as issued by the Fairfax County Department of Public Works and Environmental Services (DPWES), and subject to final approval by the Fire Marshal's office.

5. The number of required parking spaces must be provided as shown on the SE Plat and in conformance with the provisions of Article 11 of the Zoning Ordinance (ZO), as determined by DPWES.

6. If food is served, the applicant must maintain a valid food handler’s permit with the Virginia Department of Health and the site must be in conformance with the provisions of said permit at all times. There must be no exterior advertising of the accessory retail, food service, child care, amusement games, or multi-purpose room uses, and they must remain subordinate in size and operation to the indoor commercial recreation use.

7. Landscape Plan: As part of the first and all subsequent plan submissions, the applicant must submit a landscape plan showing, at a minimum, the landscaping

detailed on the Special Exception Plat (SE Plat) for the Forest Conservation Branch's (FCON) approval.

8. 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. 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.

9. Within 60 days of the non-appealable decision of the Board of Supervisor, a Traffic Management Plan must be submitted by the Applicant to FCDOT for review and approval. During the period between the approval of the Proposed Development and the approval of the Traffic Management Plan, the Applicant shall continue its current traffic and parking management activities during events at the Subject Property, including the use of appropriate personnel to direct traffic and parking, use of temporary wayfinding signage, and use of off-site parking. The Traffic Management Plan submitted to FCDOT by the Applicant will include, but not be limited to, a plan for managing traffic and parking with a commitment to use appropriate personnel to direct traffic and parking during events expected to attract 285 or more participants and/or spectators and must be approved by FCDOT no later than the issuance of a Non RUP for Phase II for the proposed development and implemented at the Subject Property.

10. 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.

11. Site Monitoring: The Applicant's Project Arborist must be present on-site during implementation of all tree preservation measures 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 the remaining Erosion and Sediment Control devices, 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 FCON. Written reports must be submitted to FCON and SDID site inspector detailing site visits. A monitoring schedule and Project Arborist reports must be described and

detailed in the Tree Preservation Plan on the first, and all subsequent submissions of the site plan.

12. 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 SDID, Fairfax County Parks Authority (FCPA) and FCON representatives 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 report and tree protection fencing must be implemented under the Project Arborist's supervision based on these adjustments.

13. 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 fences 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.

14. Invasive Plant Species Management: Forested areas containing plant species that are known to be invasive in quantities that threaten the long-term health and survival of the existing vegetation present must be the subject of an invasive plant species management plan in order for the area to be awarded full 10-year canopy credit. At the time of site plan submission, the applicant must provide a management plan for review and approval by FCON specifying the common and scientific name of invasive species proposed for management, the target area for management efforts, methods of control and disposal of invasive plants, timing of treatments and monitoring, duration of the management program, and potential reforestation as needed.

15. Soil Remediation and Enhancement: 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 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 landscape plants for review and approval by FCON.

16. Tree Planting Installation observation: The registered landscape architect of record, will be on-site during all critical phases of landscape work, including, but not limited to, soil preparation, compacted soil remediation, plant delivery, “heeling in” of plants (if not immediately planted), preparation to plant (discard wires, tags and wrappings, eliminate girdling roots etc.), planting (with specific attention paid to planting depths and planting space widths, irrigation installation and schedules, substitution requests to be submitted to FCON, spacing (from signs and light poles) and final bond release inspection with FCON to verify plant material quantities and quality. The landscape architect of record must report each of these activities in a report form to SDID and FCON, the schedule and method of reporting must be detailed at the time of final Site Plan submittal.

17. All lighting must be in conformance of subsection 5109.4.B of the Zoning Ordinance.

18. All signage must be in conformance with Article 7 of the Zoning Ordinance

19. Pursuant to the Zoning Ordinance, this Special Exception(SE) will automatically expire, without notice, 36 months after the date of approval unless, at a minimum, the use has been established as evidenced by the issuance of a Non RUP for the use. 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 SE. 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.

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. The applicant is responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception will not be valid until this has been accomplished.