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

SE-2024-MA-00023– LAADAM FAMILY, 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 to the Board of Supervisors approval of the following actions:

- SE-2024-MA-00023 subject to the development conditions consistent with those dated May 21, 2026; and

- Modification of Zoning Ordinance Section 8100.7 E requiring Comprehensive Plan trail improvements in favor of the existing sidewalk and streetscape shown on the SE Plat.

ATTACHED DOCUMENTS:
Development Conditions dated May 21, 2026

MJ

PROPOSED DEVELOPMENT CONDITIONS
SE-2024-MA-00023
May 21, 2026

If it is the intent of the Board of Supervisors to approve SE-2024-MA-00023, located at Tax Map 7-11((01))102D to permit an ATM drive through in an existing financial institution, 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. This Special Exception is subject to the provisions of Article 8, Site Plans as may be determined by the Director of Land Development Services (LDS). Any plan submitted pursuant to this Special Exception must be in substantial conformance with the approved Special Exception Plat entitled “Chase Bank–Annandale”, prepared by DSG Development Services Group Inc. and BDG Architects dated February 25, 2025, amended through May 18, 2026, and consisting of seven sheets.

4. 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 of Land Development Services (LDS) to include a landscape plan for review and approval by the Forest Conservation Division (FCON) of Land Development Services. The landscape plan must demonstrate compliance with the landscaping and screening requirements in Section 5108 of the Zoning Ordinance.

5. The applicant must show the required number of bicycle parking spaces and their location in accordance with the Fairfax County Bicycle Parking Guidelines, subject to review and approval by the Fairfax County Department of Transportation (FCDOT) and provided prior to the issuance of the Non-RUP.

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

7. Pursuant to the Zoning Ordinance, this special exception automatically expires, without notice, 36 months after the date of approval unless the use is established as evidence 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 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.